

The Wethersfield Historic District Commission held a Public Hearing on December 9, 2014 at the Wethersfield Town Hall, Town Manager's Conference Room – First Floor, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present: Douglas Ovian, Vice Chairperson  
Chris Lyons, Clerk Pro Tem  
Mark Raymond  
John Aforismo, Alternate

Members Absent: Robert Garrey, Chairperson  
John Maycock, Clerk  
Lisa Wurzer, Alternate  
Damian Cregeau, Alternate

Also Present: Kristin Stearley, Historic District Coordinator  
Linda Messina, Recording Secretary

Commissioner Ovian called the meeting to order at 7:30 PM, and read the opening comments. Commissioner Lyons, read the Legal Notice as it appeared in the *Rare Reminder* on November 27, 2014.

**APPLICATION NO. 4328-14.** Ellen and Lewis Eastwood seek to 1) replace the existing siding with Certainteed Cedar Impressions vinyl siding in the color sterling grey with white trim on the front and sides of the house; 2) replace the existing siding on the rear of the house with Certainteed Monogram vinyl siding; 3) replace twelve (12) windows with Marvin Integrity Ultrex fiberglass windows; 4) replace two (2) garage doors with Clopay Classic Collection steel doors; and 5) replace the shutters with black shutters at 14 Garden Street. (Tabled at the November 11, 2014 and November 25, 2014 meetings. The last date to act is December 9, 2014.)

Ellen and Lewis Eastwood, 14 Garden Street, appeared before the Commission. They will keep the wood around the archway on the garage doors. They have proposed a new garage door. A photo was submitted. It is a Clopay Gallery door. It is white in color with a beaded panel. It is carriage style. The cornerboards will be white. They would still like to use the Certainteed Cedar Impressions vinyl siding.

Commissioner Ovian asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 4335-14.** Allan Wong seeks to install a stone sign with carved English and Chinese writing and to install a wood fence with a chain link gate at 188 Broad Street. (Tabled at the November 25, 2014 meeting. The last date to act is December 9, 2014.)

Allan Wong, 188 Broad Street, appeared before the Commission. He would like to add a gate between 168 and 174 Broad Street. The gate would go in between the two pine trees between the houses on the edge of his property. Photos were provided. The gate will be approximately 17' in length (two 8½' pieces) and it will be a 3 bar steel gate. The gate will swing inward. He would also like to install a 6' wood stockade fence on each side of the gate – the north side would be approximately 21' in length and the south side would be approximately 23' feet in length. The fence will stop at the existing arborvitaes on the south side and an existing fence on the north side. It will have round posts that will only be visible from the farm side. The good side of the fencing will face the neighbors. There will be no caps. He would like to install a sign on the property line on the south side

near the gate. The sign is a 5' tall, grey granite rectangular slab that is 2' wide. It has red lettering in English and Chinese.

Commissioner Ovian asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 4336-14.** Matthew Cooper seeks to remove three (3) windows from the rear second story addition, install one (1) casement style window on the rear of the second story addition, and demolish the fire escape at 130 Hartford Avenue.

Matthew Cooper, 179 Broad Street, appeared before the Commission. He would like to remove three windows and install one casement style window on the rear of the second story addition. He will take siding from the "lean to" shed on the back of the garage to make patches in the siding where he removed the windows. The fire escape will be demolished and removed.

Commissioner Ovian asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 4337-14.** 15-19 Jordan Lane LLC seeks to recertify the expired Certificate of Appropriateness Number 4194-13 to construct a new two (2) story home, to modify the square footage from 2200 square feet to 1900 square feet, and to construct a 600 square foot attached garage on a parcel of land known at 19 Jordan Lane.

Rich Rotundo, 838 Brook Street, Unit E, Rocky Hill, and Sam Cusano, 85 Deerfield Run, Rocky Hill, appeared before the Commission. Blueprints and drawings were submitted. They would like to remove 300 square feet from the overall size of the house. They will keep everything else as is. The house is on a rear lot. The details will remain the same. There will still be a two car attached garage facing the same direction.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 4338-14.** Vito Maffucci seeks to replace the existing basement windows with energy efficient windows at 41-43 State Street.

Vito Maffucci, 41 State Street, appeared before the Commission. He would like to replace the five basement windows (3 on one side, 2 on the other). He would like to use the same style windows. He would like to use Andersen vinyl tilt windows.

Commissioner Ovian asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 4339-14.** Smitty's Property Maintenance LLC seeks to construct a 4' fence with gates in the rear portion of the yard at 261 Hartford Avenue.

Ed Smith, 239 Prospect Street, appeared before the Commission. He has two possible fence options. One is a vinyl fence with a wood grain finish. The other fence is an aluminum wrought iron fence. He prefers the wrought iron fence. A plot plan was submitted. The fence is in the backyard. It will start in the left rear corner of house to property line and run to left, encircle the back yard until it reaches the garage, and from the front of garage, follow line to the back corner of the house. There

will be 4 gates, 2 on the driveway side, one on the opposite side, and one on the back side. The fence will be 4' high. Specs on the fence and gates were submitted.

Commissioner Ovian asked whether there was anyone wishing to speak in favor or in opposition to this application.

Helena Reilly, One Avalon Place, spoke in favor of the application.

Commissioner Ovian asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

Upon motion by Commissioner Lyons seconded by Commissioner Raymond, and a poll of the Commission, it was voted to close the public hearing on all applications and to open the public meeting.

Aye: Ovian, Raymond, Lyons, Aforismo

**APPLICATION NO. 4328-14.** Ellen and Lewis Eastwood seek to 1) replace the existing siding with Certainteed Cedar Impressions vinyl siding in the color sterling grey with white trim on the front and sides of the house; 2) replace the existing siding on the rear of the house with Certainteed Monogram vinyl siding; 3) replace twelve (12) windows with Marvin Integrity Ultrex fiberglass windows; 4) replace two (2) garage doors with Clopay Classic Collection steel doors; and 5) replace the shutters with black shutters at 14 Garden Street. (Tabled at the November 11, 2014 and November 25, 2014 meetings. The last date to act is December 9, 2014.)

Upon motion by Commissioner Lyons seconded by Commissioner Raymond and a poll of the Commission, it was voted to APPROVE the application as submitted.

### **Discussion**

Commissioner Ovian stated that they said they liked what they came forward with originally. He suggested a vinyl product all around the building, something that would replicate the look of the existing as an alternative. Commissioner Garrey had suggested researching fiber cement. The owners are not interested in those two options. Since the last meeting, he has looked at the Powers' home on Main Street and the property looks good with the fiber cement. He thinks they should consider fiber cement. It is a big house and, looking at the ranch across the street that has vinyl shingles on it, it's one story with a porch which minimizes how much of the plastic you see on the front. He would say that his preference would be to replicate the look of the existing either with smooth stiff vinyl or fiber cement. At the last meeting, they modified their presentation to keep the arches around the garage doors.

Commissioner Aforismo stated that they did come back with some changes. They want to improve their home drastically.

Commissioner Lyons stated that this is their third visit. They have made some changes based on recommendations. It is their desire to go with a shingled look. He's not opposed to vinyl if it's something that simulates the existing look. It's a huge façade. It's a prominent location.

Commissioner Raymond stated that he hasn't seen anything that changes his position on it. He said at the last meeting his biggest concern is that it's a long façade towards the street side, wrapping it in vinyl is going to be a very different look than what it is now and he's not sure that it fits.

Nay: Ovian, Raymond, Lyons, Aforismo

Upon motion by Commissioner Ovian seconded by Commissioner Raymond and a poll of the Commission, it was voted to DENY the application without prejudice.

Aye: Ovian, Raymond, Lyons, Aforismo

**APPLICATION NO. 4335-14.** Allan Wong seeks to install a stone sign with carved English and Chinese writing and to install a wood fence with a chain link gate at 188 Broad Street. (Tabled at the November 25, 2014 meeting. The last date to act is December 9, 2014.)

Upon motion by Commissioner Lyons seconded by Commissioner Raymond and a poll of the Commission, it was voted to APPROVE the application with the following stipulations:

1. The fence posts shall be 4" round posts.
2. The fencing shall be 6' wood stockade panels with the good sided facing out towards Broad Street.
3. The gate shall be a metal stock yard style gate.
4. The sign shall be placed as presented to the right side of the driveway in front of the fence entering from Broad Street.

### **Discussion**

Commissioner Ovian stated that the fence is way back. There is still the view of the farm that you will get from the gate. The stone sign is attractive.

Commissioner Raymond stated that it's encompassing part of the farm so he didn't like the 6' stockade fence but he sees the necessity for it. It's not inappropriate.

Commissioner Aforismo asked if the gate was chain link.

Commissioner Lyons stated that it is a livestock style gate.

Aye: Ovian, Raymond, Lyons, Aforismo

**APPLICATION NO. 4336-14.** Matthew Cooper seeks to remove three (3) windows from the rear second story addition, install one (1) casement style window on the rear of the second story addition, and demolish the fire escape at 130 Hartford Avenue.

Upon motion by Commissioner Lyons seconded by Commissioner Raymond and a poll of the Commission, it was voted to APPROVE the application with the following stipulation:

1. The aluminum siding used to repair the areas where the windows will be eliminated shall be harvested from the lean to structure attached to the garage. The lean to structure shall be repaired with aluminum siding which shall be painted to match the existing.

### **Discussion**

Commissioner Ovian stated that the application was discussed at length at the pre-application hearing.

Aye: Ovian, Raymond, Lyons, Aforismo

**APPLICATION NO. 4337-14.** 15-19 Jordan Lane LLC seeks to recertify the expired Certificate of Appropriateness Number 4194-13 to construct a new two (2) story home, to modify the square footage from 2200 square feet to 1900 square feet, and to construct a 600 square foot attached garage on a parcel of land known at 19 Jordan Lane.

Upon motion by Commissioner Raymond seconded by Commissioner Aforismo and a poll of the Commission, it was voted to TABLE the application.

**Discussion**

Commissioner Raymond stated that he would like more detail on where the 300 square feet reduction is coming from.

Commissioner Ovian stated that it's strange that they don't have updated before and after measurements.

Aye: Ovian, Raymond, Lyons, Aforismo

**APPLICATION NO. 4338-14.** Vito Maffucci seeks to replace the existing basement windows with energy efficient windows at 41-43 State Street.

Upon motion by Commissioner Ovian seconded by Commissioner Raymond and a poll of the Commission, it was voted to TABLE the application.

**Discussion**

Commissioner Ovian stated that basement windows are kind of like an accessory. When they go in they do "pop". The reality is that typically basement windows for replacement are vinyl. The application lists Andersen vinyl tilt basement windows.

Commissioner Raymond stated that there isn't a lot of variation in basement windows.

Commissioner Lyons stated that there are no window specifics. It is the driveway side and they are fairly visible, but with the trim and the artificial siding on the house, he can live with them. He agrees with Commissioner Aforismo that we do hold people to a certain standard.

Commissioner Aforismo stated that we hold people to a certain standard for applications. He would like to see photos of the replacement windows.

Aye: Ovian, Raymond, Aforismo

Nay: Lyons

**APPLICATION NO. 4339-14.** Smitty's Property Maintenance LLC seeks to construct a 4' fence with gates in the rear portion of the yard at 261 Hartford Avenue.

Upon motion by Commissioner Lyons seconded by Commissioner Ovian and a poll of the Commission, it was voted to APPROVE the application as submitted.

**Discussion**

Commissioner Aforismo stated that it's a great addition.

Commissioner Ovian stated that black aluminum fades into the background yet accomplishes the task. It's flexible in terms of how many gates you put on it.

Aye: Ovian, Raymond, Lyons, Aforismo

**MINUTES OF NOVEMBER 25, 2014**

Upon motion by Commissioner Ovian, seconded by Commissioner Raymond and a poll of the Commission, it was voted to APPROVE the minutes of the November 25, 2014 meeting as submitted.

Aye: Ovian, Raymond, Lyons, Aforismo

**OTHER BUSINESS**

**Public comments on general matters of the Historic District**

None.

**Report of the Historic District Coordinator**

Happy Holidays!

**Correspondence**

None.

**ADJOURNMENT**

Upon motion by Commissioner Lyons, seconded by Commissioner Ovian and a poll of the Commission, it was voted to ADJOURN the meeting at 8:59 PM.

Aye: Ovian, Raymond, Lyons, Aforismo

Respectfully Submitted

TOWN OF WETHERSFIELD  
HISTORIC DISTRICT COMMISSION

Chris Lyons  
- Clerk Pro Tem-