

The Wethersfield Historic District Commission held a Public Hearing on March 27, 2012 at the Wethersfield Town Hall, Town Manager's Conference Room – First Floor, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present: Robert Garrey, Chairperson
John Maycock, Clerk
Cynthia Greenblatt
Mark Raymond
Paul Courchaine, Alternate
Douglas Ovian, Alternate
Lisa Wurzer, Alternate

Members Absent: Michael Rell, Vice Chairperson

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

Commissioner Garrey called the meeting to order at 7:30 PM, and read the opening comments. Commissioner Maycock, Clerk, read the Legal Notice as it appeared in the *Rare Reminder* on March 15, 2012.

APPLICATION NO. 4024-12. Mr. and Mrs. Howard Greenblatt seeking to replace six (6) sections of 4' wood stockade fencing with six (6) sections of 6' wood stockade fencing at 35 Broad Street.

Cynthia Greenblatt, 35 Broad Street, appeared before the Commission. The long border that is shared with 23 Broad Street has a combination of wrought iron and stockade fence and the stockade fence was damaged in the tornado and in the October snowstorm. In the very back, she would like to replace up to 6 sections maximum of the existing 4' cedar stockade fence with 6' cedar stockade fence. She will use transition sections where the 4' and 6' sections meet. The good side of the fence will face out toward the neighbors.

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. 4025-12. Wieslaw Wlazniak seeking to replace the existing stone stairs with brick and brick pavers a 66 Northbrick Lane.

Wieslaw Wlazniak, 154 Charter Oak, and Marcus Wlazniak, 66 Northbrick Lane, appeared before the Commission. Drawings were submitted. They would like to replace the existing stairs with brick and brick pavers in the same location. They will have 22" high posts with a lantern on top. They will use pavers on the stairs and the same pavers for the sidewalk. There will be concrete capstone in the same red concrete color. They would like to use a globe or lantern light. The existing stone wall will remain as is.

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. 4026-12. Cactus Design LLC seeking to demolish the existing one (1) car garage and construct a 22' x 36' two (2) car detached garage at 11 Avalon Place.

Gary Vivian, Cactus Design, 43 Old Pewter Lane, appeared before the Commission. The homeowner would like to demolish the existing one car garage and construct a two car detached garage. It will be 36" x 22". It is a big garage on a small lot. The roofline is hipped to read smaller. The front will have a single overhead garage door and a single person door. The left side has no windows. The back side has two windows. The right side has one window. The garage door is a Clopay steel door with raised panels. It is a traditional style with glass on the top panel. The color is sandtone. The single person door is a half light Jeld-Wen steel door painted to match the siding. The proposed siding is a 7" exposure, shingle look, with irregular spaced gaps. The color is American Walnut. The corner posts will match. The windows will be white vinyl to match the house windows. There will be no gutters, but possibly a diverter over the single person door.

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. 4023-12. Bruce Daly seeking to retain the demolition of concrete steps and the installation of vinyl lattice around the foundation at 223 Garden Street. (Left open at the March 13, 2012 meeting. The last date to act is April 24, 2012.)

Bruce Daly, 796 Ridge Road, appeared before the Commission. The steps have already been demolished. The lattice was put up as a barrier until they could demolish the stairs and has been removed. They have installed vinyl lattice on two sides and partially on the front of the foundation. The original lattice under the porch was a diagonal wooden lattice boxed. The stairs will not be replaced.

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. 4027-12. Paul and Clare Meade seeking to amend Certificate of Appropriateness number 3953-11 to change the material and design of the fence for the in-ground pool.

Paul Meade, 373 Main Street, appeared before the Commission. He would like to use 4 x 4 posts with 2 x 4 connectors in the same location in a mesh material instead of the originally proposed aluminum rail fence. This fence will be along three sides of the pool.

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.

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

Aye: Garrey, Maycock, Raymond, Greenblatt, Ovia

APPLICATION NO. 4024-12. Mr. and Mrs. Howard Greenblatt seeking to replace six (6) sections of 4' wood stockade fencing with six (6) sections of 6' wood stockade fencing at 35 Broad Street.

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

Discussion

Commissioner Garrey stated that this is an in kind replacement. It's a change in size, a portion of it, but it's perfectly appropriate.

Commissioner Ovian stated that it's an area of the property where the increased height will have a minimal if any impact on the landscape.

Aye: Garrey, Maycock, Raymond, Ovian ABSTAIN: Greenblatt

APPLICATION NO. 4025-12. Wieslaw Wlazniak seeking to replace the existing stone stairs with brick and brick pavers a 66 Northbrick Lane.

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

1. The light fixtures shall be in black and a lantern style.
2. The caps for the light posts shall be bluestone or slate.

Discussion

Commissioner Maycock stated that the brick pavers will look more attractive than the concrete slabs. He is glad he's keeping the retaining wall. He is open to lantern style light fixtures which will look much more aesthetically pleasing.

Commissioner Garrey stated that he is not thrilled with paver posts, but they are short. They are 22" posts and paver stairs and it will be somewhat uniform. He's using the darker brick color for the posts. He would not have wanted to see the globe lights.

Commissioner Raymond stated that between the natural bluestone and the red brick, it will be nice.

Aye: Garrey, Maycock, Raymond, Greenblatt, Ovian

APPLICATION NO. 4026-12. Cactus Design LLC seeking to demolish the existing one (1) car garage and construct a 22' x 36' two (2) car detached garage at 11 Avalon Place.

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

Nay: Garrey, Maycock, Raymond, Greenblatt, Ovia

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

1. The garage door shall be constructed of wood in a flat panel design with no windows.

Discussion

Commissioner Garrey stated that another garage has been built in the District recently where they didn't have adequate turn to get into the garage and the Commission approved the double door. He doesn't love it now that he has seen it in person. He doesn't think you'll see a lot of the garage or the pedestrian door because it's so directly behind the building but you'll see the garage door. With a double door, he doesn't know that he'd like to see a steel door. This is a very plain four square with no overhangs or decorative siding elements. It's all standard cedar shake. He thinks when you use a cedar shake on a house like this, if you don't wrap all the trim, he doesn't think it will read very differently.

Commissioner Maycock stated that he agrees. The entry door is too far from the driveway. He doesn't like the steel door. It will be too glossy and he doesn't like the look. His other concern is vinyl siding. The house is wood and he fears that vinyl will be proposed next on the house.

Commissioner Ovia stated that it depends on the era. The house is four square from an era earlier than a lot of the other approvals. There are houses on Oldham that are one story capes and ranches where using vinyl is okay. Some of them work okay in part because you expect more contemporary material on a newer building. What makes this complex is if the Commission approves the vinyl just for the garage and not for the house, if the house isn't painted to match the vinyl but it's kind of close, it's going to accentuate the fact that there's vinyl on the garage. Do you want to use the house to block the vinyl that you approve or can you live with the vinyl on both buildings? Part of the thing about cedar shakes, cedar shakes and shingles age over time. In 10 years the plastic crease is still going to be there on these vinyl shingle lookalikes. He's not necessarily against them, but he's not sure about how they will age over time. No problem with a synthetic material as long as it replicates the other.

Commissioner Raymond stated that the more you look at the house with the modern day picture, there's some detail to this house. You start putting on vinyl siding and you've lost the character of the house.

Aye: Garrey, Maycock, Greenblatt

Nay: Raymond, Ovia

APPLICATION NO. 4023-12. Bruce Daly seeking to retain the demolition of concrete steps and the installation of vinyl lattice around the foundation at 223 Garden Street. (Left open at the March 13, 2012 meeting. The last date to act is April 24, 2012.)

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

1. All lattice surrounding the porch/foundation shall be replaced with a wood boxed lattice in a diagonal pattern.

Discussion

Commissioner Garrey stated that the Commission was never approached to approve any of the vinyl lattice. It's very, very artificial. Lattice on a porch skirt like that really does have to be boxed.

Commissioner Raymond stated that vinyl or wood, it still needs to be boxed.

Commissioner Oviaan stated that sometimes multiple materials of a modern vintage work better together, but it's hard to argue with the 2003 photograph. Looking at the picture now, what existed does look attractive. It looks like the lattice in the photo has been painted.

Aye: Garrey, Maycock, Raymond, Greenblatt, Oviaan

APPLICATION NO. 4027-12. Paul and Clare Meade seeking to amend Certificate of Appropriateness number 3953-11 to change the material and design of the fence for the in-ground pool.

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

Discussion

Commissioner Garrey stated that he likes the fence because what you see is painted wood and it has very little decoration. They have a lot of open property and it does disappear into the landscape.

Commissioner Maycock stated that it replicates something that would look fitting on that property with a barn; everything would have had chicken wire or a simple wire design.

Aye: Garrey, Maycock, Raymond, Greenblatt, Oviaan

MINUTES OF MARCH 13, 2012

Upon motion by Commissioner Maycock, seconded by Commissioner Raymond and a poll of the Commission, it was voted to APPROVE the minutes of the March 13, 2012 meeting as submitted.

Aye: Garrey, Maycock, Raymond, Oviaan

Abstain: Greenblatt

OTHER BUSINESS

Public comments on general matters of the Historic District

Bruce Daly, 796 Ridge Road, brought up several concerns regarding Lucky Lou's. He owns the rental property next door to Lucky Lou's. The Commission stated that the purview of the Commission is to approve the aesthetics of a property and not the use of a property.

Gary Vivian, 43 Old Pewter Lane, brought in a 6' stockade vinyl fence sample with a matte painted finish for the Commission's opinion. The Commission stated that the sample provided did not adequately replicate a wood stockade fence. The Commission referred Mr. Vivian to the condominiums on Sharon Lane to view a composite material fence that was approved by the Commission.

Report of the Historic District Coordinator

Kristin welcomed Lisa Wurzer back to the Commission.

Correspondence

None.

ADJOURNMENT

Upon motion by Commissioner Maycock, seconded by Commissioner Greenblatt and a poll of the Commission, it was voted to ADJOURN the meeting at 8:40 PM.

Aye: Garrey, Maycock, Raymond, Greenblatt, Ovia

Respectfully Submitted

TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

John Maycock
Clerk