

The Wethersfield Historic District Commission held a Public Hearing on April 10, 2012 at the Wethersfield Town Hall, Town Manager's Conference Room – First Floor, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present: Michael Rell, Vice Chairperson  
John Maycock, Clerk  
Cynthia Greenblatt  
Paul Courchaine, Alternate  
Douglas Ovian, Alternate

Members Absent: Robert Garrey, Chairperson  
Mark Raymond  
Lisa Wurzer, Alternate

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

Commissioner Rell 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 29, 2012.

**APPLICATION NO. 4028-12.** Edward Collagan seeking to construct a wood stockade fence at 64 Harmund Place.

Edward Collagan, 64 Harmund Place, appeared before the Commission. They have a split rail 4' picket fence now around their above-ground pool. They have also planted arborvitae for privacy and most of them have died so they would like to remove the 4' fence and put in a 6' high standard stockade fence in 8' sections. It will be in the back yard. It is pressure treated wood. He prefers no caps and a continuous fence with no posts. The good side of the fence will face the neighbors.

Commissioner Rell 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. 4029-12.** Michael Deasy seeking to retain the installation of vinyl replacement windows and to retain the veneer on the foundation at 229-231 Hartford Avenue.

Michael Deasy, 58 Center Street, appeared before the Commission. The work has already been completed. He started putting in vinyl replacement windows in 1980 and he finished in 1989. Not all of the windows were replaced so there is a mix of replacement and original windows on the house now. The owner is not sure what brand of windows was used. The owner is unsure of the total number of windows replaced, but his best estimate is that 20 to 22 windows are replacement windows and 7 or 8 were not replaced. For the veneer on the foundation, there was no brownstone on the front. It was rubblestone. Originally, there was a wraparound porch which was partially removed so there was no finished brownstone. He was getting seepage into the basement, so the entire foundation was redone. Where there was brownstone, it was cleaned, took out the all the old mortar and repointed everything. Where there was rubblestone in front, he parched the surface to smooth it over. The work was done in 2008 and a verbal stop work order was issued by Kristin, but the owner did not request/receive a Certificate of Appropriateness from the HDC at that time. There was no application filed in 1980 for the window replacement because, at that time, the owner didn't realize it was necessary.

Commissioner Rell 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. 4030-12.** Suzanne Gallacher seeking to replace the garage doors with steel garage doors at 73-75 State Street.

Suzanne Gallacher, 73 State Street, appeared before the Commission. There are two garage doors on the back of the garage that she would like to replace with overhead doors. They will match the existing doors on the front of the garage. They are white steel doors. They might not be the same brand doors, but they will be as close a match as the owners can find. They will have small panels with bead board and lights at the top. These doors are much shorter than the doors on the front so the windows will look slightly smaller. The hardware will match the front.

Commissioner Rell 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. 4031-12.** Suzanne Aber seeking to construct a 4' black iron fence and install pool mechanicals for an in-ground pool at 169 Garden Street.

Suzanne Aber, 169 Garden Street, appeared before the Commission. She would like to install an in-ground pool and the associated mechanicals. The 3' x 3' x 3' filter will be housed outside the garage. There will be no diving board or slide. There will be a 32" ladder and a handrail for the steps leading into the pool. She would like to enclose the pool with an ornamental 4' aluminum fence painted black. Photos of the proposed fence were submitted. She plans to hide the mechanicals with vegetation.

Commissioner Rell 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 Rell seconded by Commissioner Greenblatt, and a poll of the Commission, it was voted to close the public hearing on all applications.

Aye: Rell, Maycock, Greenblatt, Courchaine, Ovian

Upon motion by Commissioner Greenblatt seconded by Commissioner Ovian, and a poll of the Commission, it was voted to open the public meeting.

Aye: Rell, Maycock, Greenblatt, Courchaine, Ovian

**APPLICATION NO. 4028-12.** Edward Collagan seeking to construct a wood stockade fence at 64 Harmund Place.

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

1. The good side of the fence shall face the neighbors.
2. The fence shall be a continuous fence without visible posts or caps.

### **Discussion**

Commissioner Ovia stated that he supports the motion. It's a very commonly used installation method in the District. Posts tend to be an aesthetic choice and as long as it's consistent, the absence or presence of them, consistency is the issue. A lack of visibility of those posts means that you're just seeing the stockade and generally speaking that's a very unobtrusive way to achieve privacy. It's a natural material and it tends to blend in with the landscape.

Commissioner Maycock stated that he agrees with Commissioner Ovia. It's a nice fence and a nice addition to that home.

Commissioner Rell stated that he agrees. He is not a fan of the continuous fence. It seems like it's just a wall of pickets. It is a pretty far run from the back of the house to the end of the property and then from the property line. He would like to see it split up aesthetically. He thinks it's just not attractive as a solid piece of fence. It looks like a stockade.

Aye: Rell, Maycock, Greenblatt, Courchaine, Ovia

**APPLICATION NO. 4029-12.** Michael Deasy seeking to retain the installation of vinyl replacement windows and to retain the veneer on the foundation at 229-231 Hartford Avenue.

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

### **Discussion**

Commissioner Maycock stated that he thinks the Commission needs more information from the homeowner on the type of windows that were put in. If the owner has any record on the style or manufacturer of the windows, it would be helpful. It's hard to see from the pictures. There was a stop work order on it for the foundation part and the owner never came before the Commission for an application. He thinks it needs more review than what was presented tonight including having the Commission drive by the property and more information from the homeowner. The Commission would like to know if there are original windows left and if they can get cut sheets on the windows that were installed. As far as the "original" windows, we mean whatever appears to be the oldest.

Commissioner Rell stated that he agrees on the motion to table. There are a lot of variables with this application. Were all of the windows replaced or just some of them? He doesn't know if any of the windows are still original to the house. Are the 1980s windows the oldest that are in there? In particular, about the veneer, what portions of the house were done? Is any of it still original or was it all done in the past four years? The homeowner can help clarify some of his concerns.

Commissioner Ovian asked if the part of the veneer that's before the Commission is just the plain area and not the one that looks like stone. What looks like stone appears to be original or not part of the homeowner's work. With respect to the veneer, essentially it looks like the front of the Silas Deane House. It isn't as fancy because there was a porch there at one time and so you see an area that's less attractive than what you see on the sides because you see the rubblestone. If what he did was face rubblestone, he doesn't find that to be an unattractive or unreasonable result under the circumstances, especially because a repair was done on the existing. It doesn't sound like he destroyed otherwise repairable areas. There is less concern with the veneer than with the windows. The windows were 1/1 to begin with and in some ways vinyl replacement windows have been most often successfully installed in buildings where they were 1/1 because they tend to be the most forgiving. On the other hand, he is concerned over the mix and where any approval will take them and whether this might be an opportunity to figure out where they might be going with the windows. It would be nice to have elevations and a photo of each side with the windows that haven't been changed circled.

Commissioner Greenblatt asked what it is that we'd like the homeowner to bring to the Commission?

Commissioner Courchaine asked that when we state "original windows" do we mean original to the house or original to the owner?

Aye: Rell, Maycock, Greenblatt, Courchaine, Ovian

**APPLICATION NO. 4030-12.** Suzanne Gallacher seeking to replace the garage doors with steel garage doors at 73-75 State Street.

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

1. The hardware shall match the hardware on the existing doors.

### **Discussion**

Commissioner Maycock stated that there are already two steel doors there in place. He's not a big fan of steel doors, but it's much more aesthetic if the doors are matching and the homeowner is trying to do that.

Commissioner Rell stated that it is evident from the work that she's done prior to this that the original doors definitely do need to be replaced. He thinks she has chosen a good match.

Commissioner Ovian stated that the photograph of the replaced doors speaks well of the product and he thinks it will be a successful application.

Aye: Rell, Maycock, Greenblatt, Courchaine, Ovian

**APPLICATION NO. 4031-12.** Suzanne Aber seeking to construct a 4' black iron fence and install pool mechanicals for an in-ground pool at 169 Garden Street.

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

1. The pool mechanicals shall be screened with foliage.

### **Discussion**

Commissioner Courchaine asked if the Commission is making it a little restrictive by saying that it has to be foliage. There are lots of ways you can hide mechanicals. You can get pieces of bamboo attached to wire that you can stick into the ground. He wouldn't want to make it incumbent on her to find plants that will survive around a pool that will have flushing.

Commissioner Greenblatt stated that the homeowner stated that she wanted plantings.

Commissioner Maycock stated that she indicated that she likes plantings and shrubberies. If she chooses to do something different, she just needs to come in for an amendment. He likes in-ground pools. They have used that style of fencing on other pools.

Commissioner Rell stated that that area on Garden Street and in particular this applicant's lot as you are driving north on Garden, you can see right into that yard and putting an iron rail fence versus an stockade fence is much better and more aesthetic. It is very pleasing to the eye. You want to be able to keep those backyards open to each other so you don't want to divide it up and block it off. It's a very good way to keep that continuous flow going.

Commissioner Ovian stated that this is a good example of the compromise that you have to make when you have pools. They can come and go, but you do have to hide them and they can create barriers in the backyards so it's nice that there won't be an additional one in this yard.

Aye: Rell, Maycock, Greenblatt, Courchaine, Ovian

### **MINUTES OF MARCH 27, 2012**

Upon motion by Commissioner Maycock, seconded by Commissioner Greenblatt and a poll of the Commission, it was voted to APPROVE the minutes of the March 27, 2012 meeting as amended.

Aye: Maycock, Greenblatt, Courchaine, Ovian

Abstain: Rell

### **EXECUTIVE SESSION**

Upon motion by Commissioner Rell, seconded by Commissioner Maycock and a poll of the Commission, it was voted to enter into EXECUTIVE SESSION at 8:45 p.m. to discuss pending litigation.

Aye: Rell, Maycock, Greenblatt, Courchaine, Ovian

Upon motion by Commissioner Rell, seconded by Commissioner Greenblatt and a poll of the Commission, it was voted to leave EXECUTIVE SESSION at 9:00 p.m.

Aye: Rell, Maycock, Greenblatt, Courchaine, Ovian

**OTHER BUSINESS**

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

Mark Kelley, owner of Mark Kelley Construction in Wethersfield, appeared before the Commission. He wanted to make the Commission aware of a new siding product that will be a great fit for the Historic District. It's comparable to Hardie Plank. Trish May, a representative of Valley Building Supply, was also present. Valley Building Supply distributes the product. Samples were provided. This product is made by Apex Fiberglass Siding a Division of Marvin. They use the same fiberglass they use in their windows.

**Report of the Historic District Coordinator**

None.

**Correspondence**

None.

**ADJOURNMENT**

Upon motion by Commissioner Couchaine, seconded by Commissioner Greenblatt and a poll of the Commission, it was voted to ADJOURN the meeting at 9:01 PM.

Aye: Rell, Maycock, Greenblatt, Courchaine, Ovian

Respectfully Submitted

TOWN OF WETHERSFIELD  
HISTORIC DISTRICT COMMISSION

John Maycock  
Clerk