

The Wethersfield Historic District Commission held a Public Hearing on April 24, 2012 at the Wethersfield Town Hall, Town Manager's Conference Room – First Floor, 505 Silas Deane Highway, Wethersfield, Connecticut.

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

Members Absent: Mark Raymond

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 April 12, 2012.

APPLICATION NO. 4032-12. J.M. Kaye seeking to construct a 6' wood privacy fence at 21 Old Smithy Lane.

J.M. Kaye, 21 Old Smithy Lane, appeared before the Commission. He would like to install a Pro Series Anaheim wood privacy fence on one side of the property (as marked on the submitted plot plan). There will be 66' of fence which will be all the same height. It will have no gates. It will turn in to the house as noted on the plot plan. The rails will be as pictured on the submitted photo.

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

Peter Popowyz, 15 Old Smithy Lane, voiced concerns about the application.

Commissioner Garrey 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.

APPLICATION NO. 4033-12. David and Marilou Durocher seeking to construct a 6' wood privacy fence at 134 Church Street.

David and Marilou Durocher, 134 Church Street, appeared before the Commission. They would like to install an Oklahoma full privacy board fence. It will be 6' tall and will have a lattice top. It will go up one side of the property to the back corner of the property line. It will be 80' long. There will be no transition pieces or gates. They plan to stain the fence a natural color.

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. 4034-12. Giovanni and Antonella DiCenso seeking to construct a 20' x 20' single story addition to the rear of the house at 211 Middletown Avenue.

Antonella DiCenso, 211 Middletown Avenue, and Keith of Keith's Carpentry, 83 Mayflower Street, West Hartford, appeared before the Commission. They would like to construct a 20' x 20' addition and re-side the entire house. There will be new construction on the south side and back of the house. Drawings were submitted. The pitch of the addition will match the existing roof pitch. The roof will match the existing roof. The house is currently vinyl sided and will be re-sided with double lap siding with a 4" reveal in the color Tuscan Olive. Cornerboards will match the siding. The windows will be wrapped in white aluminum. Nothing will change in the design of the siding. There will be no shutters. The existing windows will be changing. The existing picture window will be changed to two windows that will fit in the existing hole. They will be mulled together. The house currently has 8/8 vinyl windows with sealed grids. They would like to use Silverline 8500 double-hung vinyl windows with muntins sealed inside the glass. They are putting new windows in the new addition, to replace the picture window and to add windows to the south elevation of the existing house. They will use 8/8 windows wherever possible. They will use standard K style gutters.

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. 4035-12. Michael Beaulieu seeking to construct a 4' wood picket fence with gates at 396 Main Street.

Michael Beaulieu, 396 Main Street, appeared before the Commission. He would like to enclose three sides of his property (from the garage back) with a picket fence. There is an existing fence on the fourth side. A drawing was submitted. He would like to use a 4' tall standard wood scalloped picket fence. There will be a double gate on the driveway side and a single gate into the property from Howard Avenue. There will be 4x4 wood posts. He will use standard black gate hardware.

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. 4036-12. Webb-Deane-Stevens Museum seeking to construct a 6' wood privacy fence at 211 Main Street.

Charles Lyle and Dick Agne, 211 Main Street, appeared before the Commission. They would like to replace the existing stockade fence on the north side (by Village Pizza) of the property. They would like to use a 6' cedar stockade fence that matches the other existing fence. It would be about 193' long. It will start at the beginning of the stairwell and continue to the abutter's fence. They did some clearing on their property which revealed the parking lot on the south side of the property, which they tried to screen but it didn't work very well, so they would like to install a section of fencing to block the view of the vehicles. The fence will start at the monument at the junction of the back door of the bar and run 64' west along the border of the parking lot. Another section would run east from the monument 48' toward the street. They will use cedar posts and cedar rails. They would also like to screen the dumpster with a section of fence. They would like the good side to face in towards their property for both proposed fencing locations.

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. 4037-12. Jean Parisi seeking to install replacement windows, replace the front door and basement door, and replace the shutters at 17 Chesterfield Road.

Jean Parisi, 17 Chesterfield Road, appeared before the Commission. She would like to install Andersen 400 Series Wood Wright windows. They are aluminum clad windows with the muntins on the interior and exterior. She would like to replace all windows on the house with same style and light pattern on all. The trim will be 2" white Fibrex brick mold material to match existing trim. The shutters will be wood and the same design and placement. The front door will be a Therma Tru fiberglass door with four panels and two lights. The storm door will be removed. There is a standard metal hatchway for entry to the basement. She will be replacing it with the same as existing.

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. 4038-12. Daniel Sehl seeking to construct a 25' x 36' single story addition to the rear of the house at 293 Middletown Avenue.

Daniel Sehl, 293 Middletown Avenue, appeared before the Commission. He would like to construct a one-story addition. A plot plan was submitted. He would like to go into the ground 4' or 5' and build up one story. The exposed foundation will be on the same plain as the existing foundation. On the south elevation, the bump-out is existing. The roofline above that will tie into the existing roof. The addition will be 36' from the existing bump-out on the south elevation and 41' on the north elevation. The addition will match the existing siding which is a white vinyl with a 4" reveal. The existing windows are 6/1. He would like to use clear glass instead (1/1 light pattern). He would like to use vinyl windows with grills inside or outside the glass. There will be two windows on the north side and one window on the south side. The trim and gutters will match the existing. The door will be a double (like a French door) steel door with a single pane (no light division). There will be a 4' x 8' platform with stairs made of wood. He will use Trex or Azek for the decking and the stair treads. He would like to use Azek or similar rails. The foundation will only come out of the ground 8" and there will be siding all the way down. There will be a light over the door and it will be a single black coach light style.

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. 4039-12. Amy Northrop Wittorff seeking to remove and enclose the bathroom window to the rear of the house, replace the wood garage door with a steel garage door, and construct a 16' x 30' wood deck to the rear of the house at 17 Center Street.

John and Amy Northrup Wittorff, 17 Center Street, appeared before the Commission. A drawing was submitted. They would like to remove and enclose the window in the middle on the first floor on the rear of the property. They will cover the opening from the window with cedar shake to match the existing on the house. They would like to replace the wood garage door with a Clopay Portfolio Line Gallery Collection short panel door. It will have carriage handles and windows on the top. It will have 3 panels and the fourth panel will have windows. It is a standard roll-up door. There is an existing back porch. The roof of the existing porch will be removed and replaced. They would like to build a 30' x 18' deck. There will be 30" – 36" railing. The railing will be square balusters with a standard deck cap with a design and a toe kick. The base of the deck will be wrapped with Trex or composite white lattice. The deck will be pressure treated wood. There will be one set of stairs on the east elevation. The deck will be left a natural color, but sealed with a clear coat.

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. 4029-12. Michael Deasy seeking to retain the installment of vinyl replacement windows and to retain the veneer on the foundation at 229-231 Hartford Avenue. (Tabled at the April 10, 2012 meeting. The last date to act is May 22, 2012.)

Michael Deasy, 58 Center Street, appeared before the Commission. The applicant submitted additional photos of the windows. The windows were replaced from 1980 to 1989. All replacements are 1/1. No light patterns were changed. The existing original windows are all 1/1 except for the attic window. He is seeking approval for what is there now.

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. 4040-12. James Bankowski seeking to amend application number 4016-12 to change the fencing material on the north side of the in-ground pool from wood to black metal to match the existing black metal fencing at 94 Hartford Avenue.

Kristin Stearley, 505 Silas Deane Highway, appeared before the Commission. Along the neighbor's side, the owner has decided that he would like to install the 4' aluminum non-decorative fence around the entire pool. He is just eliminating the wood fence.

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

Aye: Garrey, Rell, Maycock, Greenblatt, Courchaine

APPLICATION NO. 4032-12. J.M. Kaye seeking to construct a 6' wood privacy fence at 21 Old Smithy Lane.

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

1. The fence shall be placed 1' in from the property line.

Discussion

Commissioner Garrey stated that it's not unreasonable for someone to want a fence there with the neighbor's windows staring right at them, and they're not boxing the entire thing in. They're not bringing the fence all the way down the property line between the two houses. Zoning doesn't control fencing. They do have more space and the neighbor has more length of house that's affected by the fence. It's making the spacing of the fence more equal to the distance of the properties.

Commissioner Maycock stated that it is a tight area. Maybe they could bring it in a foot for maintenance purposes.

Commissioner Greenblatt stated that the neighbor seemed amenable to any kind of gesture to try and bring it in.

Commissioner Courchaine asked if that was part of Zoning. The result isn't necessarily better, it's an accommodation for the neighbor who doesn't want it that close.

Commissioner Ovian stated that if we have an appropriate reason for making that recommendation because of the aesthetic result, then it's defensible. Those are massing issues.

Commissioner Wurzer stated that having a property that is very small and tight and having fences on both sides that are directly on the line, the neighbors have to ask us to come onto the property and are stepping on her flowerbeds every time. It's an imposition.

Aye: Garrey, Rell, Maycock, Greenblatt, Courchaine

APPLICATION NO. 4033-12. David and Marilou Durocher seeking to construct a 6' wood privacy fence at 134 Church Street.

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

Discussion

Commissioner Maycock stated that he likes the fence.

Commissioner Garrey stated that it's a very pretty fence.

Commissioner Greenblatt stated that this is a very nice fence.

Aye: Garrey, Rell, Maycock, Greenblatt, Courchaine

APPLICATION NO. 4034-12. Giovanni and Antonella DiCenso seeking to construct a 20' x 20' single story addition to the rear of the house at 211 Middletown Avenue.

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 stipulations:

1. The siding shall be replaced with vinyl Mastic 4" exposure double lap in the color Tuscan Olive and the cornerboards and wraps shall match the existing in material and design.
2. The windows shall be as submitted with an 8/8 or 6/6 light pattern to match the existing.
3. All shutters shall be removed.

Discussion

Commissioner Maycock stated that if she wants to replace the windows, she has to come in.

Commissioner Garrey stated that this is a nice design of the addition in keeping with the massing and the style of the house, and we're getting windows added to an elevation that's completely windowless. This is a pretty minimal impact. They will read exactly the same way. There is uniformity here.

Commissioner Ovian asked if the Commission is comfortable with the windows given their interest in perhaps extending them to other parts of the house. If the other windows might be the subject of work, he thinks that a "yes" vote here has to indicate that you are happy enough with that window that it will be approvable on the rest of the building.

Aye: Garrey, Rell, Maycock, Greenblatt, Courchaine

APPLICATION NO. 4035-12. Michael Beaulieu seeking to construct a 4' wood picket fence with gates at 396 Main Street.

Upon motion by Commissioner Maycock, seconded by Commissioner Rell 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 out towards the neighbors.
2. The hardware on the gate shall be standard black metal gate hardware.

Discussion

Commissioner Garrey stated that this is a pretty standard, very nice wood scalloped picket fence. It keeps that property open. You wouldn't want to see a giant box sitting on that corner so it's a nice design from that perspective. You're not boxing the entire property just that back property.

Commissioner Rell stated that 4' high is not that obtrusive.

Aye: Garrey, Rell, Maycock, Greenblatt, Courchaine

APPLICATION NO. 4036-12. Webb-Deane-Stevens Museum seeking to construct a 6' wood privacy fence at 211 Main 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 good side of the fence shall face in towards the property.

Discussion

Commissioner Garrey stated that the broken tooth fence that's there now lost its charm years ago. The posts won't show. It's continuous stockade. It will be very nice. It's more rustic. You want the fence to look well kept and executed. It would have been board, but they did want to match that fence along the line of the property. There is a lot of property there, so the fence itself won't look huge. When standing in the museum, you don't want to be look at the bar and the parking lot. The hard part with a brand new stockade fence is that it's bright wood. It's new wood and it hasn't aged yet. He thinks it would look worse with posts.

Commissioner Courchaine stated that the fact that they're using a stockade fence – they wouldn't have had stockade fence at the time period of the house. You're arguing a non-historic issue right now.

Commissioner Greenblatt stated that she thinks people are going to be surprised by that massive fence there on that property where it has never existed before, especially on the south side. There are three broken pieces. There is no greenery or screening. Can we suggest a different fence?

Commissioner Rell stated that he did mention this about stockade fence that stockade without a post divide, he is not a fan of straight stockade for 193'. Breaking it up with a post ... The fence was non-uniform. It's like you are looking at the inside of a corral.

Commissioner Ovia asked whether or not the posts were going to show. What's there looks like it's not just aged, it looks like it was more rustic to begin with. It's the size of the pickets also. He liked what was there before but it is essentially a background fence. There is a longer life to the more standard stockade than there is to the more Colonial-esque looking one. That area wasn't previously exposed like it is now. If you look at the fence they are taking down, it was continuous stockade.

Aye: Garrey, Rell, Maycock, Courchaine

Nay: Greenblatt

APPLICATION NO. 4037-12. Jean Parisi seeking to install replacement windows, replace the front door and basement door, and replace the shutters at 17 Chesterfield Road.

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 stipulations:

1. The replacement windows shall be Andersen 400 Series Woodwright white aluminum clad with the muntins permanently affixed to the interior and exterior of the window to match the existing light patterns.
2. The window trim shall be replaced with Andersen Fibrex material to match the existing design and size.
3. The front door shall be replaced with a Therma Tru fiberglass door with 4 panels and 2 lights.

Discussion

Commissioner Garrey stated that the owner could be planning on changing the color of the siding or painting the house. The applicant applied for white and we're approving white. She was very agreeable to the door change.

Commissioner Wurzer stated that she thinks her intent was to maintain the existing look.

Commissioner Maycock stated that he thinks it's a nice application and very well thought out. She has nice wood windows and is using all good material.

Commissioner Ovia stated that he thinks the off-white trim currently goes better with the natural siding. But over the life of the building, the white aluminum will be more versatile. He doesn't think it's going to look very good with the siding. He wants to save the wood siding.

Aye: Garrey, Rell, Maycock, Greenblatt, Courchaine

APPLICATION NO. 4038-12. Daniel Sehl seeking to construct a 25' x 36' single story addition to the rear of the house at 293 Middletown Avenue.

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 stipulations:

1. All siding shall match the existing in style, material and reveal.
2. The windows shall be Andersen Series 400 Wood Wright windows with white aluminum cladding in a 6/1 light pattern with the muntins permanently affixed to the interior and exterior of the window.
3. The door shall be a double steel door with a full pane of glass with no light divisions.
4. The deck shall be constructed of Azek or similar materials and the railing shall be constructed of the same material in a standard design of square balusters with a toe kick.
5. The foundation shall match the existing.

Discussion

Commissioner Garrey stated that the HDC had previously approved an application for this property which he was worried about. It was much larger and it was a very radical change to the house. The massing was a concern. Because it's a 1 ½ story versus a 2 story, it reduces the overall impact of what the Commission had seen previously.

Commissioner Rell stated that he does not like the undivided light steel French doors.

Aye: Garrey, Rell, Maycock, Greenblatt, Courchaine

APPLICATION NO. 4039-12. Amy Northrop Wittorff seeking to remove and enclose the bathroom window to the rear of the house, replace the wood garage door with a steel garage door, and construct a 16' x 30' wood deck to the rear of the house at 17 Center Street.

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

1. The deck railings shall be constructed of square balusters with 4" posts and a toe kick.
2. The skirting shall be constructed of wood or composite lattice and shall be boxed in.

Discussion

Commissioner Garrey stated that no one will see the screening on deck but the abutters in back.

Commissioner Wurzer stated that the composite lattice with untreated deck wood will look very bright white.

Commissioner Ovian asked how far off the ground the deck is? It is common for a lower deck not to be skirted.

Aye: Garrey, Rell, Maycock, Greenblatt, Courchaine

APPLICATION NO. 4029-12. Michael Deasy seeking to retain the installment of vinyl replacement windows and to retain the veneer on the foundation at 229-231 Hartford Avenue. (Tabled at the April 10, 2012 meeting. The last date to act is May 22, 2012.)

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

Discussion

Commissioner Garrey stated that it's hard to tell the dates on this project from the photos.

Commissioner Maycock stated that the dates are all over the place. For future projects, the owner knows what's required.

Aye: Garrey, Rell, Maycock, Greenblatt, Courchaine

APPLICATION NO. 4040-12. James Bankowski seeking to amend application number 4016-12 to change the fencing material on the north side of the in-ground pool from wood to black metal to match the existing black metal fencing at 94 Hartford Avenue.

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

Discussion

None.

Aye: Garrey, Rell, Maycock, Greenblatt, Courchaine

MINUTES OF APRIL 10, 2012

Upon motion by Commissioner Greenblatt, seconded by Commissioner Rell and a poll of the Commission, it was voted to APPROVE the minutes of the April 10, 2012 meeting as amended.

Aye: Rell, Maycock, Greenblatt, Courchaine

Abstain: Garrey

OTHER BUSINESS

Public comments on general matters of the Historic District

None.

Report of the Historic District Coordinator

Kristin emailed the application from the Planning & Zoning department to the Connecticut Trust for Historic Preservation for a "Vibrant Community Initiative: Urban/Town/Village Center Visioning and Revitalization" grant to all Commission members. Part of this grant will require that the Historic District Commission becomes a Certified Local Government. The committee formed to support this grant is looking for members of the Historic District Commission to join. Paul Courchaine and Mark Raymond have volunteered to be members.

Correspondence

None.

ADJOURNMENT

Upon motion by Commissioner Greenblatt, seconded by Commissioner Maycock and a poll of the Commission, it was voted to ADJOURN the meeting at 9:40 PM.

Aye: Garrey, Rell, Maycock, Greenblatt, Courchaine

Respectfully Submitted

TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

John Maycock
Clerk