

The Wethersfield Historic District Commission held a Public Hearing on October 23, 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

Members Absent: Douglas Ovian, Alternate
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 October 11, 2012.

APPLICATION NO. 4103-12. Webb-Deane-Stevens Museum seeking to reconstruct an original porch dating back to 1770 at 215 Main Street.

Lee G. Kuckro, 417 Main Street, and James Vance, Restoration Architect, appeared before the Commission. They would like to reconstruct the original porch. It had 5 posts across the front. Plans were submitted. They will rework the existing brownstone steps. There will be a 24" railing on the steps. The porch will be rebuilt on the original footprint and the stone for the foundation currently exists. It will be an all wood construction. The wood shingle roof has leaks. They will replace it with a wood shingle roof. There will be a ½ round copper gutter.

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. 4104-12. Capital Construction Services seeking to install vinyl replacement windows at 371 Garden Street.

Al Klavins, 325 Fox Hill, and Maureen McCurda, 371 Garden Street, appeared before the Commission. This is a lead poisoning/abatement project. The Health Department has required the owner to remove all lead paint on the interior and exterior of the house. The windows are a big problem. They are not repairable. There is no funding for her to purchase wood windows. They would like to replace all 41 windows. They would like to use all vinyl windows with the grids sealed between the glass. They are proposing to use Crystal windows. The exterior will be painted the same color as existing. The house currently has single pane, true divided light, all wood windows. The applicant is open to using Silverline windows. They are proposing replacement kits that will be white in color.

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

Margaret Taylor, 371 Garden Street, spoke in favor of 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. 4105-12. Sally M. Keating seeking to install a metal chimney cap for a chimney lining system at 109 Church Street.

Sally M. Keating, 109 Church Street, appeared before the Commission. The applicant is replacing her boiler and converting from oil to natural gas. The chimney has to be lined and when they put in the lining, they have to put on a chimney cap. Photos were submitted. The applicant did not have dimensions of the chimney cap. She was originally proposing two separate caps, but she is open to having one single cap over the chimney.

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. 4106-12. Jim Stavola seeking to install replacement windows at 39-41 Middletown Avenue.

Jim Stavola, 62 Stone Drive, appeared before the Commission. He would like to replace all 20 existing windows. They are currently original wood windows with true divided light. He would like to use Andersen 400 Series windows with muntins applied to the interior and exterior. The color will be Terra Tone. They will have the same light pattern. They are whole replacement windows, not just kits.

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. 4107-12. Terrance and Ana Brown seeking to install replacement windows at 38 Church Street.

Terrance Brown, 38 Church Street, appeared before the Commission. He would like to replace three windows in the kitchen area. He will be using Sequel Custom Windows. He would like to use aluminum clad wood windows with simulated divided light. They will have a 6/1 light pattern. The windows will be the same size as existing and white in color. He will use ½ screens.

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. 4108-12. Jason Perrone seeking to construct an 8' x 12' wood storage shed at 59 Foote Path Lane.

Jason Perrone, 59 Foote Path Lane, appeared before the Commission. He would like to relocate a shed to his property. A plot plan was submitted. It is an 8' x 12' all wood construction. The shed will be painted to match the house and it will be reroofed to match the roofing on the house.

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. 4109-12. Guiseppe Buonannata seeking to amend Certificate of Appropriateness number 4096-12 to change the dimensions of the front porch from 5' x 10' to 5' x 26' at 15 Middletown Avenue.

Kristin Stearley, 505 Silas Deane Highway, appeared before the Commission. The homeowners would like to extend the new front porch to go across the front of the property and it will now be 5' x 26'.

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 Rell 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. 4103-12. Webb-Deane-Stevens Museum seeking to reconstruct an original porch dating back to 1770 at 215 Main Street.

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 a great project. It's so unique to the period and the region and it's a very important project for the museum and it will add to the uniqueness of that museum property and the streetscape.

Aye: Garrey, Rell, Maycock, Greenblatt, Courchaine

APPLICATION NO. 4104-12. Capital Construction Services seeking to install vinyl replacement windows at 371 Garden Street.

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

Discussion

Commissioner Garrey stated that this is an unfortunate situation, but the commission can't take financial hardship into consideration. It's a very important house and location and those windows are not appropriate to the property. Lead abatement can be dealt with on those windows with paint and restoration. They either need to restore the windows that are there or find windows that are more appropriate to the property.

Aye: Garrey, Rell, Maycock, Greenblatt, Courchaine

APPLICATION NO. 4105-12. Sally M. Keating seeking to install a metal chimney cap for a chimney lining system at 109 Church 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 stipulation:

1. The chimney cap shall be one single cap to cover two (2) flues. The height and design shall match the existing single cap over one (1) flue.

Discussion

Commissioner Maycock stated that the homeowner was in agreement that she was looking for one cap instead of two. It will look more aesthetically pleasing.

Commissioner Garrey stated that his concern was two different style caps coming out of the same chimney. Hopefully, that satisfies the zoning requirements and the warranty.

Commissioner Rell asked if it would be a metal cap not the brick and slate cap. A metal cap would suffice on a smaller chimney.

Commissioner Greenblatt stated that she thought they were voting on a brick and slate cap.

Aye: Garrey, Rell, Maycock, Greenblatt, Courchaine

APPLICATION NO. 4106-12. Jim Stavola seeking to install replacement windows at 39-41 Middletown Avenue.

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 stipulation:

1. The windows shall be Andersen 400 Series in the color Terra Tone. The muntins shall be permanently affixed to the interior and exterior and the light patterns shall match the existing.

Discussion

Commissioner Maycock stated that these windows have been used successfully all over the District. It's a nice window.

Aye: Garrey, Rell, Maycock, Greenblatt, Courchaine

APPLICATION NO. 4107-12. Terrance and Ana Brown seeking to install replacement windows at 38 Church 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 muntins shall be permanently affixed to the interior and exterior of the window and the light patterns shall match the existing light patterns.
2. The windows shall have ½ screens.

Discussion

Commissioner Garrey stated that this is a beautiful Hubbard house. He's not replacing all of the windows. It's an aluminum clad window. There is plenty of visibility but it's not prominent to the street. These windows will work successfully with the ½ screens.

Aye: Garrey, Rell, Maycock, Greenblatt, Courchaine

APPLICATION NO. 4108-12. Jason Perrone seeking to construct an 8' x 12' wood storage shed at 59 Foote Path Lane.

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 Maycock stated that this is a nice, beautiful wood shed.

Aye: Garrey, Rell, Maycock, Greenblatt, Courchaine

APPLICATION NO. 4109-12. Guiseppe Buonannata seeking to amend Certificate of Appropriateness number 4096-12 to change the dimensions of the front porch from 5' x 10' to 5' x 26' at 15 Middletown Avenue.

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 Maycock stated that they had discussed putting the porch all the way across the front. It will look nicer with that and he is glad that they went with that.

Commissioner Greenblatt stated that they must have gone back and seen that to go the full length of the house will really make it look better.

Commissioner Garrey stated that it's very close to the street. He's surprised they have clearance.

Aye: Rell, Maycock, Greenblatt, Courchaine

Abstain: Garrey

MINUTES OF SEPTEMBER 25, 2012

Upon motion by Commissioner Maycock, seconded by Commissioner Rell and a poll of the Commission, it was voted to APPROVE the minutes of the September 25, 2012 meeting as submitted.

Aye: Garrey, Rell, Maycock, Courchaine

Abstain: Greenblatt

EXTENSION OF EXPIRATION DATE

Upon motion by Commissioner Maycock, seconded by Commissioner Rell and a poll of the Commission, it was voted to extend the expiration date of Certificate of Appropriateness number 3987-11 to November 9, 2013.

Aye: Garrey, Rell, Maycock, Greenblatt, Courchaine

OTHER BUSINESS

Public comments on general matters of the Historic District

None.

Report of the Historic District Coordinator

1. The Handbook Committee will have another meeting on November 13th. The materials have been presented to the Building Department for review.
2. Kristin is in the process of researching a digital recorder to be used at meetings. The logistics need to be figured out before it is purchased.

Correspondence

None.

ADJOURNMENT

Upon motion by Commissioner Rell, seconded by Commissioner Greenblatt and a poll of the Commission, it was voted to ADJOURN the meeting at 8:51 PM.

Aye: Garrey, Rell, Maycock, Greenblatt, Courchaine

Respectfully Submitted

TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

John Maycock
-Clerk -