

The Wethersfield Historic District Commission held a Public Hearing on April 13, 2010 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, Vice Chairperson  
Gary McLeod, Clerk  
Michael Rell  
Bette Botticello, Alternate

Members Absent: Susan O'Brien  
Mark Raymond, Alternate  
Lisa Wurzer, Alternate

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

Commissioner Garrey called the meeting to order at 7:33 PM, and read the opening comments. Commissioner McLeod, Clerk, read the Legal Notice as it appeared in the *Hartford Courant* on April 2, 2010.

**APPLICATION NO. 3791-10.** Cornelius Dempsey seeking to construct a 17' x 24' single story addition at 30 Elm Street.

Cornelius Dempsey of 30 Elm Street appeared before the Commission. He would like to remove the 12' x 27' screened in porch in the rear of the house. His builder has suggested that the size of the addition should be 18' x 24'. It will be set back inside of the existing porch footprint. It will have a gable roof. The current porch is one step below the house. The addition will be on the same level as the house. There will be a mudroom. The windows will match the windows on the house, 8 over 8 wood aluminum clad with muntins in between the glass (2<sup>nd</sup> choice would be with muttons applied to the interior and exterior of the glass). He is looking at Andersen and Pella doors. The door will be a fiberglass, two panel door with 9 lights. They will have a screen door. The addition will have a crawl space. There will be two steps up to the mudroom and a landing. There will be a railing to match existing. There will be standard gutters and all trim will be white.

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. 3792-10.** Wethersfield Cove Yacht Club seeking to replace the existing signage at 270 Hartford Avenue.

Bill Leonard, Treasurer of the Yacht Club, 71 Center Street, Wethersfield, appeared before the Commission. The existing sign is made of plywood with painted lettering. The lettering is black with a white background, blue flag, red moon, white star. The existing sign is 35" long x 20" high. Proposed sign is 35" long x 26" high. They would like to refurbish and reuse the existing pole. The club's first preference is to use a megaboard which has a polyethylene core with aluminum applied to it. They would imprint the logo onto vinyl and stick it to the aluminum. It would be coated in a laminate to weather-protect it. They would trim the sign in wood. The second option is to make a wood sign with vinyl lettering. It would be 3/4" thick wood painted white and letters would be attached to the wood and trimmed with wood. They will make the sign fit on the existing post and they will use the same hangers.

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. 3793-10.** Richard Bukowski seeking to replace the existing siding with new vinyl siding and install sash replacement kits at 26 Oldham Road.

Richard Bukowski of 26 Oldham Road, Wethersfield, and Steve Czerwinski, 1365 Silver Lane, East Hartford, appeared before the Commission. They are trying to match the existing siding material. The insurance company has approved to replace siding only on the front of the house, but the owner wants to replace the siding on the whole house. He will be using a 4" reveal vinyl siding in Silver Gray. The cornerboards will be gray. The trim will be white. The three windows in front will be replaced with 8 over 8 double-hung aluminum clad wood windows. They will use 3" white aluminum wrap with a sill and no shutters.

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. 3794-10.** Arnold Uvino seeking to replace the existing shed with a 10' x 14' shed at 6 Hubbard Place.

Arnold Uvino of 6 Hubbard Place, Wethersfield, appeared before the Commission. He would like to replace the existing shed with an English Garden shed with T111 siding, and a double door. The door gable is facing front. The windows face the backyard. The shed is all wood. The roof material is black 30 year architectural shingles. There will be a double window and a flower box. It will have 6 over 6 windows. There will be a 4' wood ramp in the front. The whole shed sits on 4 x 4s. There will be no 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. 3795-10.** James Bankowski seeking to demolish the existing garage and replace with a 24' x 24' two (2) bay garage at 94 Hartford Avenue.

James Bankowski of 94 Hartford Avenue, Wethersfield, appeared before the Commission. He would like to demolish the existing garage and replace it with a 24' x 24' two (2) bay garage. It will be located where the existing garage is now, but it is slightly wider and will be set back 2' further to allow for the foundation. It will have rough sawn vertical siding of varying width and 30 year architectural shingles to match the house. The gutters are to match the main house. There will be a steel insulated six panel single door with no windows. It will have the hardware. It is the Newport model. It will be a carriage style door in white. They will use full wood true divided light windows, one on the side and one on the back. The siding will be natural color.

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

Susan Grassman of 21 Meggat Park, Wethersfield, 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. 3796-10.** Aspen Contracting seeking to replace the aluminum siding with vinyl siding at 89 Garden Street.

BJ Shalas, Aspen Contracting, 161 Mill Street, Berlin, appeared before the Commission. He would like to replace the aluminum siding with vinyl siding that is the same size and looks the same. The main body of the original house has 4" clapboard. They would like to replace any aluminum siding with vinyl. The gable is currently wood. Existing trim is all wood. The main house has 4" aluminum with aluminum cornerboards. They will be replacing with vinyl cornerboards and vinyl wrapped windows. There is a crown molding by the gutters which requires that the gutters be nailed to the roof. They would like to remove the crown molding and make it normal fascia like what the addition has.

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. 3797-10.** Joseph Ranniello seeking to construct a 16' x 22' deck at 12 Kenwood Road.

John Maycock of 13 Meggat Park, Wethersfield, appeared before the Commission. The deck will be on the rear of the house and is visible minimally from the west side. It is a wood deck with pressure treated framework with cedar 5/4 6" decking. There will be no railings. The decking materials will be 16" off the ground to match the existing slider. There will be no skirting. There will be one large step on the rear landing that will wrap around the deck. There will be a 16' privacy wall on the west side. At the house, it will be 6' high and go out eight feet, then it will step down to 4' to the end. The siding on that will match the siding on the house of wood clapboard.

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. 3798-10.** John Petruck seeking to rebuild the front porch at 62 Center Street.

John Petruck of 62 Center Street, Wethersfield, appeared before the Commission. The existing front steps have a lot of cracks and water is leaking into the basement. He would like to pour new footing around the steps and rebrick them with the Robinson & Portsmouth brick, which is a tumbled old looking brick. He would like to use 1½" bluestone cap, square cut and it will have a drip edge. He wants to bring out the front step about 3' to make more of a landing. He would also like to add a white wood railing with wood spools. His second choice would be black wrought iron railing.

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. 3799-10.** Cactus Design LLC seeking to amend application number 3780-10 to modify the existing picture window rather than install two (2) double hung windows on the second floor at 351 Hartford Avenue.

Gary Vivian, Cactus Design LLC, 43 Old Pewter Lane, Wethersfield, appeared before the Commission. Construction has started and they found some water damage in the upstairs bedroom where they got approval to replace the large picture window with casement windows on each side. They intended to replace that window unit with two double hung windows the same size as the adjacent windows. There is a concern that they are getting too close to the roof of the porch therefore, they can't go with a full size window. Using an Eagle replacement sash, they would like to

permanently apply the mullion on the inside and outside. They would like to replace the center unit and leave the casements on the sides and all of the trim. It will be painted aluminum clad.

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. 3800-10.** Paul Brennan seeking to amend application number 3787-10 to change the front door to a 6 light, 3 panel fiberglass door at 118 Church Street.

Kristin Stearley, 505 Silas Deane Highway, Wethersfield, appeared before the Commission. The applicant would like to use a 6 light, 3 panel fiberglass door to replace the existing 8 light 3 panel wood door that will be painted.

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. 3801-10.** Charles Hughes seeking to demolish or repair the garage extension at 24 Center Street.

Charles Hughes of 24 Center Street, Wethersfield, appeared before the Commission. A tree destroyed a shed attached to the back of his garage. He would like to take the shed down. A 20' x 10' concrete pad would be left on the ground. He would replace the roof shingles. The siding on the back of the garage will have to be replaced if necessary.

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

Jennifer Peleponuk, 30 Center Street, Wethersfield, 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. 3802-10.** Eric Lindgren seeking to construct a 34' x 28' two (2) story addition at 15 Willard Street.

Eric Lindgren, 24 Silver Hill Road, Derby, and Susan and Pete Johnson of 15 Willard Street, Wethersfield, appeared before the Commission. They would like to construct a 34' x 28' addition which would include an in-law accessory apartment for their father/father-in-law behind their existing house. It is a cottage style house and they will try to match it as best as they can. The father/father-in-law would occupy the lower level and the upper level would be a master bedroom suite. There will be a 6' breezeway. The roof shingles will match the existing. The windows will be 8 over 1 or 12 over 1 (depending on size), Windsor 5/8" divided lights, Pinnacle series fiberglass clad wood window. The window trim will match the existing detail. The exterior siding will match the existing wood shake shingle 7" exposure. The trim is wood and will match the existing. The exterior entry door will match the existing door details. The gutters will match the existing. There will be a full concrete basement on the addition. They don't plan to install any exterior lighting fixtures. For the deck, they are proposing Azek decking in a gray color. The existing stairs are gray. The deck frame will be pressure treated wood with no latticework. The railing will use a three rail system per drawing. It will be a wood rail with a Tyvek cap.

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

Robert and Martha Smart, 62 Church Street, Wethersfield, spoke against the application via written correspondence dated April 12, 2010.

Robert Heath, 61 Hartford Avenue, Wethersfield, spoke against the application.

Dmytri Kolaczenko, 15 Willard Street, Wethersfield, 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. 3803-10.** Brian Sitler seeking to renovate the enclosed porch at 5 Avalon Place.

Brian Sitler of 5 Avalon Place, Wethersfield, appeared before the Commission. He wants to keep the existing roof, but make the porch a four season room. Currently, there are two windows facing front and four facing the side. He would like to have one window facing the front and two facing the side. The siding will match the existing around the reframed windows. He would like to install a 6 over 1 interior/exterior true divided light Andersen wood window to match the rest of the house. The trim around the windows will match the main body of house. There will be shutters on the window facing front.

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 Maycock seconded by Commissioner Rell, 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, Rell, McLeod, Botticello

**APPLICATION NO. 3791-10.** Cornelius Dempsey seeking to construct a 17' x 24' single story addition at 30 Elm Street.

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

1. There shall be a standard fiberglass door off the mudroom which shall be a 9 light, 2 panel door.
2. All the windows shall be wood aluminum clad in an 8/1 light pattern with the muntins permanently affixed to the interior and exterior.
3. All the railings shall be standard wood to match the existing.
4. All gutters and downspouts shall match the existing.

**Discussion**

Commissioner Maycock stated that it has a very minimal view.

Commissioner Garrey stated it's a very basic addition that matches the house in style and design and has minimal impact.

Aye: Garrey, Maycock, McLeod, Rell, Botticello

**APPLICATION NO. 3792-10.** Wethersfield Cove Yacht Club seeking to replace the existing signage at 270 Hartford Avenue.

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

1. The overall sign dimensions shall be 35"x26" including the trim.
2. The sign shall be made of wood.
3. The lettering shall be vinyl.

**Discussion**

Commissioner Maycock stated that he doesn't like aluminum.

Commissioner Botticello agrees.

Commissioner Rell stated that weatherization might deteriorate the wood and cause the letters to peel off. He agrees that he doesn't want aluminum.

Commissioner Garrey stated that the material sample that they saw was silver so it was hard to tell whether the sign board would appear to be artificial in the white color.

Aye: Garrey, Maycock, McLeod, Botticello

Nay: Rell

**APPLICATION NO. 3793-10.** Richard Bukowski seeking to replace the existing siding with new vinyl siding and install sash replacement kits at 26 Oldham Road.

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 three front windows shall be Windsor Pinnacle with an 8/8 light pattern, aluminum clad simulated divided light with the muntins permanently affixed to the interior and exterior.
2. The trim around the three front windows shall be 3" wide white aluminum.
3. The siding shall be a 4" reveal clapboard vinyl siding in silver grey and the trim shall be white aluminum.

**Discussion**

Commissioner Maycock stated that the applicant is having a tough time with his insurance company and the applicant is getting it as close as possible since that color and siding is not manufactured any more. He really thinks it's going to look like a shadow on the side of the house if anything, but he doesn't think it will be noticeable.

Commissioner Garrey stated it is a like for like change.

Aye: Garrey, Maycock, McLeod, Rell, Botticello

**APPLICATION NO. 3794-10.** Arnold Uvino seeking to replace the existing shed with a 10' x 14' shed at 6 Hubbard Place.

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 position of the shed shall have the door facing the front of the property.

**Discussion**

Commissioner Maycock stated this is a nice wood shed.

Aye: Garrey, Maycock, McLeod, Rell, Botticello

**APPLICATION NO. 3795-10.** James Bankowski seeking to demolish the existing garage and replace with a 24' x 24' two (2) bay garage at 94 Hartford Avenue.

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

1. The gutters and downspouts shall match the existing.

**Discussion**

Commissioner Maycock stated the current garage is not usable. He likes that the applicant is using the random wood boards. He would prefer to see two doors there, but it will be a problem for the homeowner to navigate into and out of the garage.

Commissioner Garrey stated that because of the dimensions of the existing garage, he probably couldn't use two doors with him leaving the garage in the existing location.

Aye: Garrey, Maycock, McLeod, Rell, Botticello

**APPLICATION NO. 3796-10.** Aspen Contracting seeking to replace the aluminum siding with vinyl siding at 89 Garden Street.

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

1. The fascia and gutters shall match those on the addition.
2. The gable shall remain untouched and as it currently exists.

**Discussion**

Commissioner Maycock stated that he just can't see how they can wrap the wood gable to make it look like it is now.

Commissioner Garrey stated that the Commission certainly has had precedent for replacing aluminum siding with vinyl siding with the same reveal because it's artificial siding, but in his opinion because the gable is existing wood and it's beautiful and the only character left from the original house, he suggests that they leave it as is.

Aye: Garrey, Maycock, McLeod, Rell, Botticello

**APPLICATION NO. 3797-10.** Joseph Ranniello seeking to construct a 16' x 22' deck at 12 Kenwood Road.

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

**Discussion**

Commissioner McLeod stated that this is pretty straightforward.

Aye: Garrey, McLeod, Rell, Botticello

Abstention: Maycock

**APPLICATION NO. 3798-10.** John Petruck seeking to rebuild the front porch at 62 Center Street.

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

1. The steps shall be Portsmouth brick with blue stone caps which shall be square cut.
2. The railing shall be made of wood with turned balusters and posts, painted white.
3. The landing shall extend at least 3' from the house.

**Discussion**

Commissioner Garrey stated that this is a very nice design and in keeping with the style and period of the house.

Commissioner Rell stated that he likes the wood railing.

Aye: Garrey, Maycock, McLeod, Rell, Botticello

**APPLICATION NO. 3799-10.** Cactus Design LLC seeking to amend application number 3780-10 to modify the existing picture window rather than install two (2) double hung windows on the second floor at 351 Hartford Avenue.

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

**Discussion**

Commissioner Maycock stated this is minimal impact.

Aye: Garrey, Maycock, McLeod, Rell, Botticello

**APPLICATION NO. 3800-10.** Paul Brennan seeking to amend application number 3787-10 to change the front door to a 6 light, 3 panel fiberglass door at 118 Church Street.

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

**Discussion**

Commissioner Rell stated that the Commission has been kicking this door around for two months now. This is what the Commission had originally stated to the owner. The Commission wanted true divided light and it didn't matter how many panels. The applicant has matched it as best as he can to what the Commission recommended. Unfortunately, it's fiberglass, not wood.

Commissioner Garrey stated that many fiberglass doors have been used in the District and you cannot tell the difference between fiberglass and wood once it's painted. Clearly there is a beautiful door on the house and the Commission had a lot of discussions with the homeowner. This is probably the closest you can match that door.

Aye: Garrey, Maycock, McLeod, Rell, Botticello

**APPLICATION NO. 3801-10.** Charles Hughes seeking to demolish or repair the garage extension at 24 Center Street.

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 stipulations:

1. The rear shed/garage extension shall be demolished.
2. All siding and trim revealed after demolition shall be repaired or replaced to match the existing siding and trim.
3. The exposed roofing shall be replaced to match the existing roof shingles.

**Discussion**

Commissioner Garrey stated that it can only get better.

Aye: Garrey, Maycock, McLeod, Rell, Botticello

**APPLICATION NO. 3802-10.** Eric Lindgren seeking to construct a 34' x 28' two (2) story addition at 15 Willard 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 gutters and downspouts shall match the existing.
2. The windows shall be Windsor Pinnacle fiberglass clad wood with an 8/1 or 12/1 light pattern, depending on size, with the muntins permanently affixed to the interior and exterior.
3. The deck shall have pressure treated wood for the framework with Trex grey decking.
4. The railing design shall be as submitted.

**Discussion**

Commissioner Maycock stated that the addition is in keeping with the house. He likes the way they designed the roof. He understands the concerns of the neighbors as it is a big addition, but the applicant has a large piece of property and it won't overwhelm his property.

Commissioner Botticello stated that it is a nice application. She is concerned about the size of the structure.

Commissioner Garrey stated that this is a very deep property with the garage sitting very far back on the property. It will be larger than the other structures but it's not inappropriate.

Aye: Garrey, Maycock, McLeod, Rell, Botticello

**APPLICATION NO. 3803-10.** Brian Sitler seeking to renovate the enclosed porch at 5 Avalon Place.

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. There shall be one window on the front and two windows on the side. The windows shall be Andersen full wood true divided light windows with a 6/1 light pattern.
2. The siding and trim shall match the existing on the house.
3. One pair of shutters shall be installed on the front window and shall match the existing shutters on the house.

### **Discussion**

Commissioner Garrey stated that this is a very nice design to read as a year-round side sunroom that would be seen on a structure of that style and period. He is very happy to see wood windows and trim to match existing.

Aye: Garrey, Maycock, McLeod, Rell, Botticello

### **MINUTES OF MARCH 23, 2010**

Upon motion by Commissioner Rell, seconded by Commissioner Maycock and a poll of the Commission, the minutes of the March 23, 2010 meeting were approved as submitted.

Aye: Garrey, Maycock, Rell, O'Brien, Botticello

### **OTHER BUSINESS**

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

None.

#### **Report of the Historic District Coordinator**

None.

#### **Correspondence**

None.

**ADJOURNMENT**

Upon motion by Commissioner Maycock, seconded by Commissioner Botticello and a poll of the Commission, it was voted to ADJOURN the meeting at 9:35 PM.

Aye: Garrey, Maycock, Rell, O'Brien, Botticello

Respectfully Submitted

TOWN OF WETHERSFIELD  
HISTORIC DISTRICT COMMISSION

Gary McLeod  
Clerk