

The Wethersfield Historic District Commission held a Public Hearing on October 28, 2010 at the Wethersfield Town Hall, Town Manager's Conference Room – First Floor, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present: Robert Garrey, Chairperson
Bette Botticello, Clerk Pro Tem
Susan Gillanders, Alternate
Mark Raymond, Alternate
Lisa Wurzer, Alternate

Members Absent: John Maycock, Vice Chairperson
Gary McLeod, Clerk
Michael Rell

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 Botticello, Clerk, read the Legal Notice as it appeared in the *Hartford Courant* on October 15, 2010.

APPLICATION NO. 3873-10. Steven Andrea seeking to install replacement windows at 430 Main Street.

Steven Andrea of 430 Main Street appeared before the Commission. The windows are currently 1912 vintage true divided light double-hung windows in a 9/9 pattern. He would like to install Andersen "A" Series simulated divided light full replacement windows. He would like to use a 9/1 pattern in a canvas color. The replacement windows will be the same style and size as existing and will be trimmed with Azek. The second floor windows will be replaced in the first year and the first floor windows will be replaced in the second year.

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. 3869-10. Jim Stavola seeking to install replacement windows at 39 Middletown Avenue (Tabled from the October 12, 2010 meeting. The last date to act is November 23, 2010.)

Mike Vinruskus, 517 Hill Street, East Hartford, appeared before the Commission. He would like to replace 18 windows. The existing windows are wood and have aluminum storm windows. The front and side windows have an 8/12 light pattern and the back windows have a 6/6 light pattern. He would like to use Mercury Excelum vinyl windows with grids between the glasses and will match the existing light patterns. The windows will be brown in color. The exterior trim will be rewrapped in brown.

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. 3872-10. Rich and Cindy Wasserman seeking to amend application number 3742-09 to include a wood stove chimney and wind turbine at 33 Lincoln Road. (Tabled from the October 12, 2010 meeting. The last date to act is November 23, 2010.)

Cindy Wasserman of 33 Lincoln Road appeared before the Commission. She supplied photos of the wood stove chimney and the wind turbine and the Commissioners had an opportunity to drive by the property.

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

Aye: Garrey, Botticello, Raymond, Wurzer, Gillanders

APPLICATION NO. 3873-10. Steven Andrea seeking to install replacement windows at 430 Main Street.

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

1. The original and existing light pattern shall be maintained on all the windows.

Discussion

Commissioner Garrey stated that although there is intent on the owner's part to bring the window design in line to what he feels the style of the structure is, the 9/9 light pattern is original to the house.

Aye: Garrey, Botticello, Raymond, Wurzer, Gillanders

APPLICATION NO. 3869-10. Jim Stavola seeking to install replacement windows at 39 Middletown Avenue (Tabled from the October 12, 2010 meeting. The last date to act is November 23, 2010.)

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

Discussion

Commissioner Garrey stated that he would question the color of the grids on the proposed window. Kristin needs to discuss window options with the applicant since the house is in a very prominent location surrounded by historic structures. This isn't the type of window the Commission would normally approve even in that structure, but especially in that location.

Aye: Garrey, Botticello, Raymond, Wurzer, Gillanders

APPLICATION NO. 3872-10. Rich and Cindy Wasserman seeking to amend application number 3742-09 to include a wood stove chimney and wind turbine at 33 Lincoln Road. (Tabled from the October 12, 2010 meeting. The last date to act is November 23, 2010.)

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

Discussion

Commissioner Garrey stated that he's assuming these are aluminum. It's a very large barn and these don't seem to be substantial structures in regard to mass. It mirrors an historic barn with some unnecessary mechanicals. This isn't inconsistent with other types of chimneys for wood stoves that have been approved.

Commissioner Wurzer stated that at the last meeting, they were concerned about the finish on the product. If it's stainless steel, it will really stand out on the roof as opposed to blending in.

Aye: Garrey, Botticello, Raymond, Wurzer, Gillanders

MINUTES OF OCTOBER 12, 2010

Upon motion by Commissioner Garrey, seconded by Commissioner Raymond and a poll of the Commission, it was voted to TABLE the minutes of the October 12, 2010 meeting.

Aye: Garrey, Botticello, Raymond, Wurzer, Gillanders

PRE-APPLICATION MEETING

Paula Rubinow seeking to construct a 24' x 24' single story addition and 20' x 40' three (3) car garage at 271 Main Street.

Paula Rubinow and her contractor, Paul Randazzo of Percon, appeared before the Commission. The original plan was for a 50' x 20' four (4) car garage and a 24' x 24' single story addition. The maximum square footage for a garage is 850 square feet. The new application has a 40' x 20' three (3) car garage and a 24' x 24' single story addition. The maximum height of the garage is 18', and they are willing to change the height of the garage if necessary. An artist's drawing of the addition was submitted for review. The proposed vinyl windows can be changed to wood with divided light if necessary.

Commissioner Garrey suggested that the applicant stake out the location of the additions so that the Commission and public can view the scope of the work to be done. Commissioner Garrey also suggested the applicant complete full architectural drawings of the proposed additions which should include the current structures. He reviewed building materials which have been used successfully in the district in the past.

Mr. Randazzo will stake out where the addition will actually lie and he will show elevations from north and south sides on the drawings. The roof, siding and window materials will be matched to the existing structures. The existing garage is not an historic garage according to the Town Manager. In the Village Business District, they must be 5' away from property lines and they are within that limit. The driveway is currently landscape stone all the way back to the existing garage. There is no intention to pave all the way to the back to the existing garage. According to Planning and Zoning, the maximum building coverage is 50% of the lot and with the proposed additions, they are at 28%. They are adding a cupola to the garage.

OTHER BUSINESS

Public comments on general matters of the Historic District

None.

Report of the Historic District Coordinator

A letter was sent district-wide at the beginning of October 2010 reminding homeowners of their responsibilities for obtaining a building permit and Certificate of Appropriateness for any exterior alternations performed on their homes. Approximately 1,300 letters were sent.

Correspondence

None.

ADJOURNMENT

Upon motion by Commissioner Botticello, seconded by Commissioner Raymond and a poll of the Commission, it was voted to ADJOURN the meeting at 8:32 PM.

Aye: Garrey, Botticello, Raymond, Wurzer, Gillanders

Respectfully Submitted

TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

Gary McLeod
Clerk