

The Wethersfield Historic District Commission held a Public Hearing on November 9, 2010 at the Wethersfield Town Hall, Town Manager's Conference Room – First Floor, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present: Robert Garrey, Chairperson
Gary McLeod, Clerk
Bette Botticello
Michael Rell
Susan Gillanders, Alternate
Mark Raymond, Alternate
Lisa Wurzer, Alternate

Members Absent: John Maycock, Vice Chairperson

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 McLeod, Clerk, read the Legal Notice as it appeared in the *Hartford Courant* on October 29, 2010.

APPLICATION NO. 3874-10. Heald's Cabinetry & Millwork LLC seeking to install replacement windows at 45 Garden Street.

Lee Hale of 21 Deerfield Road appeared before the Commission. He would like to install Harvey Majesty windows for the rear porch. The existing windows have a 1/1 light pattern. He would replace them with 1/1 aluminum clad replacement windows to match the existing in design and size. The color 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. 3875-10. Joseph Roberts seeking to install replacement windows at 7 Harmund Court.

Joseph Roberts of 7 Harmund Court appeared before the Commission. He would like to install Window World vinyl double-pane, double-hung windows. The existing windows are 2/2 wood windows. All the windows will be replaced. They will match the existing in size. He would like to change the light pattern from 2/2 to 1/1. The bay window is currently separate window units instead of an actual bay window and will be replaced with separate window units.

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. 3876-10. George Bartholomay seeking to install replacement windows at 2 Howard Avenue.

George Bartholomay of 256 Brownstone Ridge, Meriden, and David Grant, 25 Meadow Road, Windsor, appeared before the Commission. They would like to replace the existing 2/2 double-hung wood windows with Anderson Renewal fibrex 1/1 double-hung windows. The windows will match the existing in size and style. The picture window will be done with three separate window units.

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. 3877-10. Azra Alihodzic seeking to install replacement windows at 267 Middletown Avenue.

Azra Alihodzic of 267 Middletown Avenue appeared before the Commission. The original windows were 6/6 wood windows. All 17 windows on the house were replaced. The new windows have already been installed. He used Anderson 1200 Series Silverline double-hung vinyl windows with a 6/1 light pattern.

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. 3882-10. Sacred Heart Church seeking to install new signage at 56 Hartford Avenue.

Brian Freeman of 59 Church Street appeared before the Commission. He would like to change the text on the existing sign. The sign will be painted white. The existing section that lists service times is a 20" x 8½" x ¾" wood plaque. The replacement plaque listing service times would be 35" x 11½" x ¾" and painted 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. 3869-10. Jim Stavola seeking to install replacement windows at 39 Middletown Avenue. (Tabled from the October 12, 2010 and October 26, 2010 meetings. The last date to act is November 23, 2010.)

Applicant was not present at meeting.

APPLICATION NO. 3881-10. Peter Spangenberg and Tina LaMorte seeking to construct a 12' x 16' storage shed, install a hot tub, and fencing at 15 Old Pewter Lane.

Peter Spangenberg and Tina LaMorte of 15 Old Pewter Lane appeared before the Commission. They would like to construct a 12'x16' shed in the southwest corner of the lot. It will be red barn type with a gambrel roof. There will be no shutters, no window boxes, and there will be no white trim. It will have 4/4 windows on every wall (two in front, two in back, and one on each side). It will have double barn doors with transom windows and a ramp. The roof shingles will match the house as closely as possible. It will have T111 vertical siding. They would also like to install a hot tub behind the garage. It will be surrounded with privacy fencing with one gate on each end. There will be a total of approximately 31' of fencing. The fence would be a vertical dog eared 6' high cedar fence. They would also like to install the same style of fence along the property line.

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

Gary Vivian of 43 Old Pewter Lane 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. 3878-10. Doug Schuman seeking to construct a two (2) story addition approximately 22' x 26' at 66 Center Street.

Doug Schuman of 66 Center Street appeared before the Commission. He would like to add a two story addition. The addition will be on a concrete foundation. He will use wood siding to match the existing on the house. It will have the same reveal as the existing and will match the trim/eaves. The stairs will be constructed of concrete with a wrought iron railing. The windows will be Renewal by Andersen with a 6/1 or 4/1 pattern depending on size. The windows will be white and the trim will match the existing. He will add two French doors and a 15 light door with simulated divided light with muntins applied to the exterior. He will use an Andersen Renewal two light window in the bump out. The roof will be standard asphalt shingles to match the existing on the house. The gutters and downspouts will match the existing which are standard K-style aluminum. The existing roofline will not be interrupted.

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. 3879-10. Susan and Patrick Hayes seeking to demolish the existing rear addition, relocate the storage shed, and construct a new two (2) story addition which will consist of 28' x 16' on the first story with a 14' x 20' porch and 16' x 20' on the second story at 451 Main Street.

Gary Vivian of Cactus Design, 43 Old Pewter Lane, appeared before the Commission. The applicant would like to build an addition on the rear of the house. He will remove the existing 4' lean-to addition and relocate the shed to the back of the property. The first floor addition will be 18' x 34' with a 13' x 21' porch. The second floor addition is 18' x 27'. The porch will be a three season porch with a concrete foundation. It will be faced in front with brownstone to match the house. The side entrance on the driveway side will enter in to the porch. The clapboard on the new addition will be Hardy plank cement board with the same reveal as the wood on the rest of the house. They will keep the corner boards to keep the same rooflines in tact. The window/roof trim will be wood to match the

existing. The gutters and downspouts will match the existing. The asphalt roof shingles will match the existing.

The two 12/8 windows on the rear of the house will be re-used. All the new will have a 12/8 light pattern on the second floor and a 12/12 light pattern on the first floor. The casement windows on the porch will have a 15 divided light pattern. They will be Eagle aluminum clad all-wood windows in a cinnamon color. The gutters will match the existing K-style gutters. The railing on the side porch and on the back will be all-wood 2x2 balustrades with simple posts. They will continue the brownstone under the porch and stairs. On the porch area, they are proposing three Velux windows. It is a very flat roof area and there will be minimal impact. They currently have skylights on the main body of the house and will use skylights on the porch. The shed is facing the driveway now and it will be rotated 90°. The door will be an Eagle all wood aluminum clad French door.

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. 3880-10. Paula Rubinow seeking to demolish the existing two (2) car garage and construct a 20' x 40' three (3) car detached garage and a 24' x 24' single story addition at 271 Main Street.

Paula Rubinow of 271 Main Street and Paul Randazzo of 467 Griswold Street, Glastonbury, appeared before the Commission. They would like to demolish the existing two-car garage. They hired an engineer; Michael Girard, P.O. Box 4115, Old Lyme, CT to assess the garage and the letter dated October 18, 2010 was read into the record. They plan to replicate the exterior of the current home with the 24' x 24' addition by using the same materials. They will use wood clapboard siding, wood or Azek trim around the windows, and wood 6/6 windows. They prefer to use a Marvin Integrity window. The roof will match the existing and they will use a 30 year Timberline architectural shingle. The garage will be a 20' x 40' three car garage with no dormer on the back. It will be 18' high and it will have a gable roof. They will use a four section raised panel garage door that is 1½" aluminum with windows on the top section. There will be a standard wood louvered cupola with a copper roof and a copper weathervane constructed on the garage. The driveway will not be paved and it will remain landscaping stone. They will add gooseneck lamps over the door facing west going into the addition and one over the door facing east facing the garage.

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

Tom Shokite of 11 Hartford Avenue spoke against the application.

William Dest of 53 McMullen Avenue spoke in favor of the application.

Kathleen Williams of 15 Hartford Avenue spoke against the application.

Margaret Downie and Matthew Atwater of 400 Hartford Avenue spoke in favor of the application via written correspondence dated November 1, 2010.

Roger Rubinow, 1150 South Main Street, Middletown, 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.

Upon motion by Commissioner Botticello seconded by Commissioner Rell, and a poll of the Commission, it was voted to close the public hearing on all applications except Application #3869-10 which shall remain open and open the public meeting.

Aye: Garrey, McLeod, Rell, Botticello, Raymond

APPLICATION NO. 3877-10. Azra Alihodzic seeking to install replacement windows at 267 Middletown Avenue.

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

Discussion

Commissioner Garrey stated that he wants to go back and look at the property and the windows.

Aye: Garrey, McLeod, Rell, Botticello, Raymond

APPLICATION NO. 3882-10. Sacred Heart Church seeking to install new signage at 56 Hartford Avenue.

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

Discussion

Commissioner Raymond stated that it's the same sign.

Aye: Garrey, McLeod, Rell, Botticello, Raymond

APPLICATION NO. 3881-10. Peter Spangenberg and Tina LaMorte seeking to construct a 12' x 16' storage shed, install a hot tub, and fencing at 15 Old Pewter Lane.

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

1. The shed shall be 12' x 16' Dutch barn with red T111 vertical siding.
2. The shed shall have six windows (two on the front, two on the rear, and one on either end) which shall have a 4/4 light pattern.
3. All trim shall be red and the roof shingles shall match what currently exists on the house.
4. The fence shall be a 6' dog eared stockade fence in cedar.

Discussion

Commissioner Garrey stated that this is a standard shed. The hot tub has minimal visibility. The fencing is appropriate and minimal impact.

Commissioner Raymond stated that the fence has spots where it will benefit owners and it will also look good to the neighbors.

Aye: Garrey, McLeod, Rell, Botticello, Raymond

APPLICATION NO. 3878-10. Doug Schuman seeking to construct a two (2) story addition approximately 22' x 26' at 66 Center Street.

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

1. The siding shall be wood and shall match the existing reveal.
2. The trim shall be wood and shall match the existing design.
3. The windows shall be Andersen in a fibrex material and the light pattern shall be 6/1 or 4/1 depending on size.
4. The doors shall be simulated divided light with the muntins permanently affixed to the exterior.
5. The stairs shall be concrete with a wrought iron railing.

Discussion

Commissioner Garrey stated that this is a very nicely designed addition to match the existing style of the building. It has some unique design features and the scale is very appropriate.

Aye: Garrey, McLeod, Rell, Botticello, Raymond

APPLICATION NO. 3879-10. Susan and Patrick Hayes seeking to demolish the existing rear addition, relocate the storage shed, and construct a new two (2) story addition which will consist of 28' x 16' on the first story with a 14' x 20' porch and 16' x 20' on the second story at 451 Main Street.

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 this is a very nicely designed addition. He likes that the foundation in addition to the material of the house is in keeping with the existing house and really complement the existing house. The skylights won't be visible.

Commissioner Raymond stated that he is surprised that there are skylights already on the house.

Commissioner Rell stated that this is a great application and very nicely done.

Aye: Garrey, McLeod, Rell, Botticello, Raymond

APPLICATION NO. 3880-10. Paula Rubinow seeking to demolish the existing two (2) car garage and construct a 20' x 40' three (3) car detached garage and a 24' x 24' single story addition at 271 Main Street.

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

1. The garage shall have no dormer.
2. The siding shall be wood and match the existing reveal.
3. The windows shall be Marvin Integrity simulated divided light to match the existing light pattern with the muntins permanently affixed to the exterior.
4. The addition shall have individual windows and shall not be mulled pairs.
5. The trim shall be Azek to match the existing trim.
6. The cupola shall be constructed of wood with a copper roof and weather vane.
7. The garage doors shall be carriage style with windows at the top and black wrought iron style hardware.
8. The driveway shall be landscape stone.

Discussion

Commissioner Garrey stated that his biggest concern would have been the dormer on the garage. Zoning has to deal with any issues with required setbacks with regard to property lines and with regard to use. He doesn't think there is a massing issue with this property. The addition doesn't in any way change the original building.

Commissioner Botticello stated that not having the dormer makes a difference. The properties are close together. The owner is mindful of materials.

Commissioner Raymond stated that as far as three garages go, one of the most prominent in the district is on State Street and it is absolutely beautiful and taller. There is already a two car garage there now.

Commissioner Rell stated that the applicant submitted the Historic Barns of Old Wethersfield and replicated one particular barn very well. He likes the fact that she tried to replicate the cupola and doors.

Aye: Garrey, Rell, Raymond

Abstain: Botticello

Nay: McLeod

MINUTES OF OCTOBER 12, 2010

Upon motion by Commissioner Rell, seconded by Commissioner McLeod and a poll of the Commission, it was voted to APPROVE the minutes of the October 12, 2010 meeting as submitted.

Aye: Garrey, McLeod, Rell, Botticello, Raymond

MINUTES OF OCTOBER 26, 2010

Upon motion by Commissioner Raymond, seconded by Commissioner Botticello and a poll of the Commission, it was voted to APPROVE the minutes of the October 26, 2010 meeting as submitted.

Aye: Garrey, McLeod, Rell, Botticello, Raymond

OTHER BUSINESS

Public comments on general matters of the Historic District

None.

Report of the Historic District Coordinator

The application for a Certificate of Appropriateness is now a writable PDF and it's on the website. The public can enter their information there and print it off and bring it in. Kristin can also use a writable PDF instead of typewriter.

Correspondence

None.

ADJOURNMENT

Upon motion by Commissioner Botticello, seconded by Commissioner Rell and a poll of the Commission, it was voted to ADJOURN the meeting at 9:37 PM.

Aye: Garrey, McLeod, Rell, Botticello, Raymond

Respectfully Submitted

TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

Gary McLeod
Clerk