

The Wethersfield Historic District Commission held a Public Hearing on August 12, 2008 in the First Floor Conference Room at the Wethersfield Police Department, 250 Silas Deane Highway, Wethersfield, Connecticut.

Members Present: Robert Garrey, Chairperson  
Eric Hart, Vice Chairperson (Arrived at 7:40)  
John Maycock, Clerk  
Gary McLeod  
Susan O'Brien  
Bette Botticello, Alternate  
Mark Raymond, Alternate (Arrived at 8:00)  
Michael Rell, Alternate

Members Absent: None

Also Present: Kristin Stearley, Historic District Coordinator

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 *Hartford Courant* on August 1, 2008.

**APPLICATION NO. 3621-08.** Diane McCue seeking to install a 3' x 7' wood sign above the window at 287 Main Street.

Diane McCue of 287 Main Street, appeared before the commission and explained that originally she wanted to propose a 3' x 7' sign; however, she has since changed the dimensions to 6'5" x 2'8". It would be a wood painted sign.

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. 3623-08.** Jeff Ladd seeking to install either one (1) double wood composite garage door or two (2) single wood composite garage door at 41 Center Street.

Jeff Ladd of 41 Center Street appeared before the commission and stated that there are currently no doors on the garage. Mr. Ladd's first preference is to install two (2) single steel carriage style garage doors with no windows. The doors will be white.

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. 3624-08.** Joan Driscoll seeking to install wood fencing, demolish existing garage and replace with 12' x 26' garage at 1 Fernwood Street.

Joan Driscoll of 1 Fernwood Street appeared before the commission.

The current garage has a dirt floor, no side entrance, and is beginning to be unstable. Ms. Driscoll would like to demolish the existing structure and replace it with a pre-fabricated, 12' x 26', structure by Carefree Small Buildings. The new garage will be slightly larger than the current structure. The colors of the new garage will be yellow and white. Ms. Driscoll also stated that she would prefer that the new structure be vinyl clad to match the house. The windows will be "as shown" in the brochure that was given to the commission. The garage door will be an overhead steel panel door with no windows.

The proposed fence will be put up for privacy reasons. It will be a wood constructed fence made of 6' tall by 8' wide sections. The fencing will not extend beyond the front of the house and there will be about five (5) sections in place before a section of trees that grows along the edge of the property, and two (2) sections after the trees. The fence would be a straight board fence with no gaps and will be painted white. Each section has a wooden post at the end of it with square caps on them.

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. 3625-08.** Webb-Deane-Stevens Museum seeking to 1) modify the 18th century woodshed next to the Webb House; 2) Demolish the existing 20th century additions located behind the woodshed and; 3) construct new addition as per proposed plan at 211 Main Street.

Anne Kuckro of 471 Main Street appeared before the commission and presented a detailed history and overview of the museum and its functions. Ms. Kuckro stated that they are trying to minimize the view of the addition from Main Street as much as possible. She stated that the one issue that the museum is faced with is that the public is unaware that it is actually a public museum. They would like to install a bold glass entryway in the front. This would allow the public to know that this is a modern museum, but it also allows them to see through to the original historic entryway. The renovations will also allow the museum's architects to install handicapped accessible bathrooms, a service elevator, as well as a service kitchen. The roof pitch on the new addition, as well as the posts on the new porch will mimic those currently on the Deane House. The new addition will be entirely cemetitious clapboard.

Ms. Kuckro stated that the modifications to the 18th century woodshed will include raising it 1" to allow for handicapped accessibility. They will also be replacing the clapboard; however, the modifications will not change the façade of the structure. The woodshed will also include a clear glass connector to the Webb House. The idea behind this was to connect the two structures while creating the illusion that the woodshed is a free-standing structure. The windows will be Marvin double hung with painted wood corner and trim boards. No color has been chosen as of yet; however, Ms. Kuckro states that it will be an earth tone.

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

Carol Bruce of 381 Hartford Avenue 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. 3618-08.** THD At Home Services seeking to install replacement windows at 58 Church Street (Tabled from the July 22, 2008 meeting).

Aaron Alibrio of 345A Greenwood Street, Worcester, MA appeared before the commission. Mr. Alibrio reminded the commission that he would like to replace three (3) windows; two (2) are paired in the kitchen and are casement windows and one is a basement window. Currently the casement windows do not match the other windows on the house. Mr. Alibrio is looking make all of the windows on the house match.

The current wood basement window will be replaced with a vinyl Simonton single vent slide window. The remaining two (2) windows will be replaced with vinyl Simonton windows. All of the windows will be simulated divided light.

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. 3626-08.** Douglas and Virginia Buck seeking to 1) install lightning rods at the north end of the house and chimney; 2) replace three (3) windows on the south side of the main structure; 3) construct and 8' x 12' greenhouse on the south side of chicken house; 4) install solar panels on the roof of the chicken house; and 5) install post lamps at southeast entrance to main structure and Jordan Lane gate at 411 Hartford Avenue.

Douglas and Virginia Buck of 411 Hartford Avenue appeared before the commission. Mr. Buck explained that three trees in their yard have been hit by lightening in four years. They would like to install a decorative, 18" lightning rod in the color red at the north end of the house. On the chimney, they wish to install an 18" plain brass lighting rod.

The windows being replaced on the side of the house will be the exact same windows as on the front of the house; they will be made of wood and will be true divided light.

The proposed 18' x 12' greenhouse will be positioned to the left of the chicken house and will be made of cedar wood. In addition, they would like to add decorative beams to the roof of the greenhouse.

The Bucks would like to install ten (10) Sanyo solar panels. They will be 1.5" thick and in the color black. They will sit 8" above the roof vertically and extend to the edge horizontally.

The Bucks stated that there is a dark section of the walkway to their house so they would like to add more light. They would like to install one (1) black post on the walk toward the southeast corner of the property. They would also like to install solar post cap lamps on the gate at Jordan Lane. The fixtures will be on either side of the gate and will be painted black.

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. 3627-08.** Shireen and John Aforismo seeking to change fencing material from wood to wrought iron at 49 Broad Street.

Shireen and John Aforismo of 49 Broad Street appeared before the commission. The current wood fencing is both rotting, and falling down. They would like to install a 5.5' high wrought iron fence. The

end posts will 3" x 3" and will include a pineapple topper. They would also like to move the fencing 10' forward toward Broad Street. The gate will be kept in the same position.

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. 3628-08.** Georgia Gallas seeking to install (2) replacement doors at the front of the property at 313-315 Middletown Avenue.

Georgia Gallas of 313 Middletown Avenue appeared before the commission and explained that she is making the replacements as a result of a fire that occurred in the house. Ms. Gallas stated that she would like to replace the door at 313 Middletown Avenue with a Feather River white front door with side lights. The door at 315 Middletown Avenue will be replaced with a Feather River white door with no sidelights.

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. 3629-08.** Douglas Buck seeking to 1) adaptively re-use the existing barns for an Arts Academy; 2) demolish and replace/reconstruct the buildings known as the Ox Shed and the Carriage House; 3) construct a twenty-three (23) car parking area; 4) install landscaping and lighting; 5) temporarily remove, for later replacement, the building known as the Manure Shed at 411 Hartford Avenue.

Gary Vivian of 43 Old Pewter Lane appeared before the commission as the project's architect. The project will be the site for the Wethersfield Academy for the Arts. Mr. Vivian stated that the Carriage House and the Ox Shed had previously been demolished and that all the materials were being stored. At the time the buildings had poor foundations. Now the applicants would like to rebuild them, as they were, with the previously used materials. They would be installing custom wood windows with true divided light. The Carriage House would have Eagle aluminum clad wood double hung windows. The Ox Shed would also have Eagle windows. The roof pitch would be as it was originally. They would also have a 2.5' flat stock wood trim and use all the leftovers for the siding. If any more siding was necessary, they would match the original siding being used. Mr. Vivian reiterated that they will be rebuilding the structures with the existing materials on new foundations.

Mr. Vivian also stated that the applicant would need to come back before the commission regarding signage and lighting at a later date.

The curb would need to be widened by Jordan Lane to accommodate a twenty-three (23) space parking lot. One side will be granite curbing and the other will include posts instead of curb stops. The posts will be both reused from other areas of the property and they will also install new ones. The applicants will also be adding additional trees on the Hartford avenue side of the property, as well brick sidewalks.

The manure shed will be removed temporarily, and replaced as it was originally after the construction has commenced.

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

Charles Stewart of 416 Hartford Avenue spoke in opposition to the application.

Mark Dimattia of 456 Hartford Avenue spoke in favor of the application so long as they used an alternative material to asphalt for the parking area.

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. 3630-08.** Kerri Sipala seeking to replace the two (2) existing signs, one on the building measuring 9' tall x 23" wide and one that will hang from the existing wrought iron post measuring 15" wide x 23" tall at 280 Main Street

Kerri Sipala of 90 Ox Yoke Drive appeared before the commission. Ms. Sipala stated that the lettering on the signs will be indigo blue and black with a silver border. The material for the signs will be a pressed foam in the color white. The hanging sign will have raised lettering, while the building sign will have the letters painted on.

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. 3616-08.** Roseann Gorski seeking to remove two (2) story enclosed porch at rear of property and replace with two (2) story deck and replace gutters at 43-45 Main Street (Tables from the July 22, 2008 meeting).

Roseann Gorski of 43-45 Main Street appeared before the commission. Ms. Gorski would like to install a two story back porch in an open-deck style. It would be a 16 square foot double deck with a roof.

Brian Roy, the contractor for the project, stated that the material used will be a grey colored, pressure treated wood composite by Timber Tech. It will include a turned post with square post caps and a railing. The roofing will match the current roofing on the house and the trusses are pre-built. The first floor base will be elevated at 2'8". The porches will have a box frame with diagonal wood lattice. The stairs for the first floor porch will go directly from the driveway to the porch.

Ms. Gorski is also seeking to replace the gutters with Leaf Guard gutters for the entire house in an off-white color.

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 Hart, and seconded by Commissioner O'Brien and a poll of the Commission, it was voted to close the public hearing and open the public meeting on all the applications.

Aye: Garrey, O'Brien, Maycock, Hart, McLeod

**APPLICATION NO. 3621-08.** Diane McCue seeking to install a 3' x 7' wood sign above the window at 287 Main 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 sign shall be 6'5" x 2'8"

**Discussion**

Aye: Garrey, Maycock, McLeod

Abstention: Hart

Nay: O'Brien

**APPLICATION NO. 3623-08.** Jeff Ladd seeking to install either one (1) double wood composite garage doors or two (2) single wood composite garage door at 41 Center Street.

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

- 1) The garage shall have two (2) single wood composite doors.

**Discussion**

Commissioner O'Brien felt that the application is keeping with the tone of the area.

Aye: Garrey, Maycock, McLeod, O'Brien

Abstention: Hart

**APPLICATION NO. 3624-08.** Joan Driscoll seeking to install wood fencing, demolish existing garage and replace with 12' x 26' garage at 1 Fernwood Street.

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

**Discussion**

Commissioner O'Brien felt that the pre-fabricated building does not fit in with the Historic District and would prefer the applicant to repair the current structure. The commissioners agreed that the applicant should take the time to speak with Kristin Stearley and come back at a later date.

Aye: Garrey, Maycock, McLeod, O'Brien

Abstention: Hart

**APPLICATION NO. 3625-08.** Webb-Deane-Stevens Museum seeking to 1) modify the 18th century woodshed next to the Webb House; 2) Demolish the existing 20th century additions located behind the woodshed and; 3) construct new addition as per proposed plan at 211 Main Street.

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

**Discussion**

The commission felt that this was an overdue project, but that they needed to visit the site to take in the size of the project and see where the buildings will be placed.

Aye: Garrey, Hart, Maycock, McLeod, O'Brien

**APPLICATION NO. 3626-08.** Douglas and Virginia Buck seeking to 1) install lightning rods at the north end of the house and chimney; 2) replace three (3) windows on the south side of the main structure; 3) construct and 8' x 12' greenhouse on the south side of chicken house; 4) install solar panels on the roof of the chicken house; and 5) install post lamps at southeast entrance to main structure and Jordan Lane gate at 411 Hartford Avenue.

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

**Discussion**

Commissioner Maycock felt that this was a well presented application and would have a minimal impact on the District.

Aye: Garrey, Maycock, McLeod, Hart

Abstention: O'Brien

**APPLICATION NO. 3627-08.** Shireen and John Aforismo seeking to change fencing material from wood to wrought iron at 49 Broad Street.

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

**Discussion**

Aye: Garrey, Maycock, McLeod, Hart

Abstention: O'Brien

**APPLICATION NO. 3628-08.** Georgia Gallas seeking to install (2) replacement doors at the front of the property at 313-315 Middletown Avenue.

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

**Discussion**

Commissioner Hart felt that this was a good application as it was to repair the damages sustained by the fire and that the changes would have a minimal impact on the structure and on the District.

Aye: Garrey, Hart, Maycock, McLeod

Abstention: O'Brien

**APPLICATION NO. 3629-08.** Douglas Buck seeking to 1) adaptively re-use the existing barns for an Arts Academy; 2) demolish and replace/reconstruct the buildings known as the Ox Shed and the Carriage House; 3) construct a twenty-three (23) car parking area; 4) install landscaping and lighting; 5) temporarily remove, for later replacement, the building known as the Manure Shed at 411 Hartford Avenue.

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

**Discussion**

Commissioner Hart felt that the Commissioners needed to visit the proposed site at their own leisure to get a sense of the scope and size of the project. Commissioner Garrey felt that they were being sensitive to the District by re-using the original materials.

Aye: Garrey, Hart, Maycock, McLeod, O'Brien

**APPLICATION NO. 3630-08.** Kerri Sipala seeking to replace the two (2) existing signs, one on the building measuring 9' tall x 23" wide and one that will hang from the existing wrought iron post measuring 15" wide x 23" tall at 280 Main Street

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

**Discussion**

Aye: Garrey, Hart, Maycock, McLeod, O'Brien

**APPLICATION NO. 3616-08.** Roseann Gorski seeking to remove two (2) story enclosed porch at rear of property and replace with two (2) story deck and replace gutters at 43-45 Main Street (Tables from the July 22, 2008 meeting).

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

**Discussion**

Aye: Garrey, Hart, Maycock, O'Brien                      Abstention: McLeod

**APPLICATION NO. 3618-08.** THD At Home Services seeking to install replacement windows at 58 Church Street (Tabled from the July 22, 2008 meeting).

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

**Discussion**

Aye: Hart, Maycock, McLeod, O'Brien                      Abstention: Garrey

**APPROVAL OF MINUTES OF: July 22, 2008**

Upon motion by Commissioner Maycock, seconded by Commissioner Hart and a poll of the Commission the minutes of the July 22, 2008 meeting were approved with changes.

**OTHER BUSINESS**

**Election of Officers**

Upon motion by Commissioner O'Brien, seconded by Commissioner Hart and a poll of the Commission it was voted to keep the Officers of the Commission as they are for the next year.

Aye: Garrey, Hart, Maycock, McLeod, O'Brien

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

None.

**Report of the Historic District Coordinator**

None.

**Correspondence**

None.

**ADJOURNMENT**

Upon motion by Commissioner Hart and seconded by Commissioner Maycock and a poll of the Commission, it was unanimously voted to ADJOURN the meeting at 10:00PM.

Aye: Garrey, Hart, Maycock, McLeod, O'Brien

Respectfully Submitted  
TOWN OF WETHERSFIELD  
HISTORIC DISTRICT COMMISSION

John Maycock  
Clerk