

The Wethersfield Historic District Commission held a Public Hearing on September 24, 2013 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
Douglas Ovian, Clerk Pro Tem
Lisa Wurzer, Alternate

Members Absent: John Maycock
Mark Raymond
Cynthia Greenblatt, Alternate

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

Commissioner Rell called the meeting to order at 7:32 PM, and read the opening comments. Commissioner Ovian, Clerk Pro Tem, read the Legal Notice as it appeared in the *Rare Reminder* on September 12, 2013.

APPLICATION NO. 4195-13. C.A.V.A. seeks to install replacement windows, replace doors, re-construct the parking area and install paver sidewalks at 277-79 and 285-87 Main Street.

Vincent Lenoci, 233 Ridge Road; Antonio Lenoci, 43 Pratt, Rocky Hill; and D. Novalis, Magee Companies, 7 Cody Street, West Hartford, appeared before the Commission. They would like to install Harvey Tribute windows with light patterns to match existing. They will not replace the stained glass window. The six aluminum storm windows on the second story porch will be replaced with white storm windows. A sample of the window was provided. They will use ½ screens on the windows. They would like to replace four business entry doors with Therma Tru fiberglass raised panel doors. Door specs were submitted. They will match the existing style. The doors are paintable. Nothing will be done to the gutters and the trim. They would like to pave the parking area and plant some decorative grasses around the border. They would also like to install 700 square feet total of wall to wall pavers between the two buildings. They will start at the parking lot and end at the front of the buildings. Sample pavers were provided. They will use a grey paver in a running bond pattern.

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

Bryon Kamay, 38 Hartford Avenue, spoke in favor of the application via written correspondence dated September 24, 2013.

Lucinda Hughes, 14 Meggat Park, spoke in favor of the application via written correspondence dated September 24, 2013.

Commissioner Rell 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. 4196-13. James Ebert and Allison Read seek to install 40' of 6' wood privacy fencing along the northern property line at 468 Main Street.

Applicant was not present.

APPLICATION NO. 4197-13. Cathy Carpino seeks to replace the columns on the front porch, change the height of the porch railing, and install railings on the stairs at 28 Middletown Avenue.

Erik Garofalo, 36 Mohegan Drive, West Hartford, and Cathy Carpino, 28 Middletown Avenue, appeared before the Commission. Drawings were submitted. They would like to reconstruct the front porch. They would like to raise the height of the railings to make them up to code. They would like to change the three square columns to round columns and change the direction of the tongue and groove decking. The rails and decking will be wood. The round columns would be paintable composite. The steps will be rebuilt as is with 7¼" steps. The railing will be exactly the same style and design, but to code height. There will be a hole in the shingle where the old railing joined the house. They would like to add an element to cover the hole. They will use the same wood boxed lattice under the porch. The stair rail will match the porch rail.

Commissioner Rell 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. 4198-13. James Campbell seeks to retain the demolition of the rear porch and to construct a new porch in the same location at 297 Hartford Avenue.

James and Linda Campbell, 297 Hartford Avenue, appeared before the Commission. They started to reinforce the back porch and the beams and porch were rotted. They would like to build an all wood 4'x4' porch with three support columns. The footprint of the porch will remain the same with an awning. The porch will be flush right across the back and there will be stairs from the porch to the side of the house. They will put a deck behind the house. The deck will not be visible to the public. The rails and caps will be wood. They will use square boxed wood lattice under the porch to match the front.

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

Christina Brine, 53 State Street, voiced concerns regarding the application.

Commissioner Rell 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. 4199-13. William Skarupa and Heather Willard seek to install vinyl replacement windows at 341 Middletown Avenue.

William Skarupa and Heather Willard, 341 Middletown Avenue, appeared before the Commission. They would like to install sash replacement windows. Photos were submitted. The storms will be removed. The existing windows are 1/1 or horizontal 2/2. They prefer to use all 1/1 windows. They would like to use Anderson 50 Series windows with ½ screens. They will be replacing 27 windows. They prefer no muntins. They bay window will be three different windows.

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

Dan and Kathy Poulin, 345 Middletown Avenue, spoke in favor of the application.

Commissioner Rell 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. 4200-13. Christina Brine seeks to construct a 14'x7' open porch on the front of the property with wood steps, metal railings, and lighting and to remove the shed dormer on the garage, remove the pillars on the garage, and replace the garage door with a traditional carriage door which shall swing out at 53 State Street.

Christina Brine, 53 State Street, appeared before the Commission. Drawings were submitted. Instead of just the previously approved arch and steps, she would like to construct an open wood porch with a bead board ceiling. The stairs will not be pillar to pillar. There will be an open light from the front view. A photo of the light was submitted. Zoning Board of Appeals approved for her to go out 88" from the house. The railing will be a metal knuckle style to match the other railing on the house. She would like to remove the pillars and the dormer from the garage. She will replace the garage door with two swing-out doors with black metal hardware.

Commissioner Rell 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. 4201-13. Robert and Nancy Jones seek to install business signage on the building and on an existing post at 7 Railroad Place.

Applicant was not present.

APPLICATION NO. 4202-13. Stephen Kelly seeks to amend Certificate of Appropriateness Number 4176-13 to change the color of the vinyl siding from Cameo to Wicker at 191-193 Garden Street.

Applicant was not present. Wicker is a darker, tannish color.

Upon motion by Commissioner Ovian seconded by Commissioner Garrey, and a poll of the Commission, it was voted to close the public hearing, leaving Application 4196-13 and Application 4201-13 open, and to open the public meeting.

Aye: Garrey, Rell, Ovian, Wurzer

APPLICATION NO. 4195-13. C.A.V.A. seeks to install replacement windows, replace doors, re-construct the parking area and install paver sidewalks at 277-79 and 285-87 Main Street.

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

1. The windows shall be double hung all wood sash replacement kits with a 1/1 light pattern and 1/2 screens.
2. The doors shall be constructed of wood with a single insulated glass light and a flat panel on the bottom. The hardware shall match the existing hardware.

Discussion

Commissioner Ovian stated that there are a lot of challenges here. He has a problem with the window and with the door. It's a tough building. There is a whole mix of windows. Some are long enough to be vertical 2/2, others are not. The least problematic way to proceed might be to go all 1/1. If you look at the window at the top, that is a Victorian 2 over louver. To a certain extent, he would consider going with that if the front windows weren't so short. The muntin was the best part of the window. It is a visible building. The kind of door they want is available in wood. The panel design on the door is not the same as the panels under the windows. You might want a flat panel, not a raised panel. He is against a clad window on that building. To stipulate something other than a wood window on Main Street is not the way to go.

Commissioner Garrey stated that he would say 2/2 vertical, but 1/1 or 2/2 vertical would be appropriate to the building but 6/1 and 8/1 are not. Your safest bet is 1/1. In a traditional Victorian, you would have uniformity in windows. The fiberglass doors are usually molded to look like wood. He likes the fiberglass doors because they read very well when painted. You wouldn't want a full screen on those windows. They are solid vinyl windows. He doesn't know if a solid vinyl window will be successful on that building. A wood window will give you the look versus a vinyl window. You could do a clad or wood replacement window.

Commissioner Rell asked what would stop the applicant from coming in with an aluminum window with a bevel. What kind of windows are on the building now?

Commissioner Wurzer stated that it increases the amount of glass. The 1/2 screen would accentuate the bevel. It's a prominent location. The building is a commercial building and it has had a lot of changes. It's not like we're preserving something that has a lot of history. Did we talk about the hardware on the doors at all?

Aye: Garrey, Rell, Ovian, Wurzer

APPLICATION NO. 4197-13. Cathy Carpino seeks to replace the columns on the front porch, change the height of the porch railing, and install railings on the stairs at 28 Middletown Avenue.

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

1. The columns shall remain square.

Discussion

Commissioner Garrey stated that the applicant wants round columns. Why do you want square versus round? He wants to know why round columns aren't appropriate. They discussed several options for covering the hole. He is going to buy an artificial round column. They are very basic four-square homes and the only decorative element is the porch. He thought it would be nice to have the uniqueness of the porch.

Commissioner Ovian stated that he wants square columns because the building is square. He suggested square pillars because that is what is there now. Both the building and the building next door have square and they were built that way. When you see round posts, very frequently, they are round composite posts. They are all over Wethersfield. He takes very seriously that the homeowner wants round posts, but he feels like the architectural reason for stipulating square is so compelling.

Commissioner Rell stated that everyone keeps mentioning Azek. That little piece would be the least of his worries, just as long as, if it is Azek, it would match the balusters and the railing. We don't need to stipulate covering that hole. The builder knows it needs to be covered. He agrees with Commissioner Wurzer. There are three houses that are all very similar. He sees Commissioner Ovian's point that you don't want to break up the unity, but if it is the desire of the homeowner, he doesn't think it's the purview of the Commission to dictate what design she would want to have.

Commissioner Wurzer stated that one of the things that we have forgotten is the piece that is going to go against the house. He mentioned that being Azek. If the rest is wood, we should stick with wood. The round columns are not wood and he did mention Azek for that piece to go against the house. Those houses are very plain and she can see where the homeowner would like to add a touch of a little something, on that particular house, it wouldn't be a mistake to do something like that. They didn't come with any examples or pictures of what those round columns would be. Her preference would be to keep them square, but the homeowner wants round.

Aye: Rell, Ovian, Wurzer

Nay: Garrey

APPLICATION NO. 4198-13. James Campbell seeks to retain the demolition of the rear porch and to construct a new porch in the same location at 297 Hartford Avenue.

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

1. The railing on the rear porch shall be constructed to match the front porch railing design in style and materials and the column shall match the front porch column in design, style and materials. The lattice skirting shall be constructed of wood and match the existing on the front porch in design.

Discussion

Commissioner Garrey stated that it's nice to have public comment. You have to compromise. You don't have a fancy column but the important element is that continuation of the siding design across. It's not a big job. It would be nice, but it's a utilitarian porch. Without the column, it's a nice compromise.

Commissioner Ovian stated that the front works really successfully. This will take care of the back. It still has a gable and it's enclosed. It feels like the house is missing its tail. You won't have to regulate the back railing because you won't see it.

Commissioner Rell stated that he likes that idea.

Commissioner Wurzer stated that she thinks they should do the column though. What's going on with the railings on the front porch?

Aye: Garrey, Rell, Ovian, Wurzer

APPLICATION NO. 4199-13. William Skarupa and Heather Willard seek to install vinyl replacement windows at 341 Middletown Avenue.

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

Discussion

Commissioner Garrey stated that for a window replacement, they are doing what you would ideally want which is a sash pack.

Commissioner Ovian stated that the abandonment of the 2/2 horizontal is made easier because the picture windows are so big that he thinks this house can pull off 1/1s.

Commissioner Rell stated that this homeowner has been before us. He does outstanding work. The neighbors commented that they support it. There is little impact to the District.

Aye: Garrey, Rell, Ovian, Wurzer

APPLICATION NO. 4200-13. Christina Brine seeks to construct a 14'x7' open porch on the front of the property with wood steps, metal railings, and lighting and to remove the shed dormer on the garage, remove the pillars on the garage, and replace the garage door with a traditional carriage door which shall swing out at 53 State Street.

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

1. The porch ceiling shall be wood beadboard.

Discussion

Commissioner Garrey stated that if you are looking at one of the Colonials where you have the example shown where it was open in the front and it has a plaster ceiling that is very prominent, he would have more of a concern. He views that front porch as very arts and crafts but you can't have a homeowner who is more passionate about what they want and the thought that's put behind it and, it's a light fixture. It's different. We might not like it later.

Commissioner Ovia stated that originally he was hesitant about if this would work on the streetscape. He was concerned. We'll grow to get used to it. Part of the reason why he can live with the lighting fixture is that it is behind the T. It will come and go. The light will shine through it in a lot of different ways. It's almost so much to the interior that he feels that it's part of homeowner decorating. The front needs an entrance now that's as prominent as the side.

Commissioner Rell stated that if the applicant takes the steps to put this light fixture in, one could envision that this applicant may change this light fixture when it's up in the near future if she doesn't like it. He would like to see a square arts and crafts style lantern there, but it's up to the applicant to add a bit of flair to it. It's going to be hidden behind the T. It's a very unique light fixture but this is a very unique structure on a unique home. It's a great architectural rendering and an improvement to what was submitted previously with the eyebrow.

Commissioner Wurzer stated that as a Commission, we spend a lot of time approving side coach lights next to a garage and very not prominent light fixtures, but this will be extremely prominent and it is not at all in keeping with the design of the house. She would prefer that it come back to natural style. It will be extremely prominent. People want to improve the appearance of their house, but there is a great deal of mention about the houses directly across from the prison. There is some historical value to maintaining even some of these more subtle houses as they are because they do represent the history. She doesn't like the idea of the porch coming out at all and she certainly doesn't like the light fixture. She has heard a lot of negativity about the house. You would think that in purchasing a house, people would see what they are getting and be attracted to it as is. Typically, what they are asked to do is people come in and want to put on an addition or do something and we try to make sure it stays true to the character of the house. In this case, it's almost the opposite. We're taking a house and completely changing the façade.

Aye: Garrey, Rell, Ovia

Nay: Wurzer

APPLICATION NO. 4202-13. Stephen Kelly seeks to amend Certificate of Appropriateness Number 4176-13 to change the color of the vinyl siding from Cameo to Wicker at 191-193 Garden Street.

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

Discussion

Commissioner Ovian stated that this application was previously discussed.

Aye: Garrey, Rell, Ovian

Abstain: Wurzer

MINUTES OF SEPTEMBER 10, 2013

Upon motion by Commissioner Garrey, seconded by Commissioner Rell and a poll of the Commission, it was voted to APPROVE the minutes of the September 10, 2013 meeting.

Aye: Garrey, Rell, Ovian, Wurzer

CERTIFICATE OF APPROPRIATENESS NUMBER 4097-12 – Paul Bagley seeks to extend the expiration date of Certificate of Appropriateness number 4097-12 on property located at 24 Willard Street for one year with the new expiration date being September 25, 2014.

Upon motion by Commissioner Garrey, seconded by Commissioner Ovian and a poll of the Commission, it was voted to APPROVE the extension of the expiration date.

Aye: Garrey, Rell, Ovian, Wurzer

CERTIFICATE OF APPROPRIATENESS NUMBER 4084-12 - The Wethersfield Historical Society seeks to extend the expiration date of Certificate of Appropriateness number 4084-12 on property located at 120 Hartford Avenue for one year with the new expiration date being September 25, 2014.

Upon motion by Commissioner Garrey, seconded by Commissioner Ovian and a poll of the Commission, it was voted to APPROVE the extension of the expiration date.

Aye: Garrey, Rell, Ovian, Wurzer

MEETING SCHEDULE FOR 2014

Upon motion by Commissioner Garrey, seconded by Commissioner Ovian and a poll of the Commission, it was voted to APPROVE the meeting schedule for 2014.

Aye: Garrey, Rell, Ovian, Wurzer

ELECTION OF CLERK PRO TEM FOR THE TERM SEPTEMBER 24 – DECEMBER 31, 2013

Upon motion by Commissioner Garrey, seconded by Commissioner Rell and a poll of the Commission, it was voted to APPROVE the election of Commissioner Ovian as Clerk Pro Tem.

Aye: Garrey, Rell, Ovian, Wurzer

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 Garrey, seconded by Commissioner Wurzer and a poll of the Commission, it was voted to ADJOURN the meeting at 10:38 PM.

Aye: Garrey, Rell, Ovian, Wurzer

Respectfully Submitted

TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

Douglas Ovian
-Clerk Pro Tem-