

**WETHERSFIELD HISTORIC DISTRICT COMMISSION
PUBLIC HEARING
MARCH 28, 2006**

The Wethersfield Historic District Commission held a Public Hearing on March 28, 2006 in the Town Council Conference Room at the Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present:

Susan O'Brien, Chairperson
Douglas Ovian, Vice Chairperson
Jennifer Wolf, Clerk
Robert Garrey
Vacek Miglus
Bette Botticello, Alternate
Eric Hart, Alternate
Gary McLeod, Alternate

Also Present:

Robert Cook, Historic District Coordinator

Commissioner O'Brien, Chairperson, called the meeting to order at 7:30PM, and read the opening comments. Commissioner Wolf, Clerk, read the Legal Notice as it appeared in the Hartford Courant on March 17, 2006.

APPLICATION NO. 3372-06. Jonathan Bell seeking to replace windows and siding at 18 Willard Street.

Jonathan Bell of 18 Willard Street appeared before the commission. He explained that he installed replacement windows in November 2004, but did not obtain a building permit or a Certificate of Appropriateness before the installation was done. He stated he was not aware that a Certificate of Appropriateness was required, and was now appearing before the HDC in order to obtain the certificate.

Mr. Bell explained that he replaced all the windows on the lower floor of the home. There are four windows on the front porch, one on the north side, four on the south side, and two on the back of the house. The windows are double sash, vinyl replacement windows with the grills in between the glass. The windows on the upper level of the house were repaired and will not be replaced.

The siding on the house will be replaced like for like.

Commissioner O'Brien asked whether there was anyone else wishing to speak in favor or in opposition to this application. Lou Winkler of 16 Willard Street appeared before the commission, and spoke in support of the project and the work that is being done to restore the house.

Commissioner O'Brien 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. 3373-06. William Livingston seeking to install replacement windows on the back porch, wood siding on porch to match house and a new back entrance door at 62 Main Street.

William Livingston of 74 Brussels Avenue appeared before the commission. He is the contractor working on the project. He reminded the commission that he appeared before it regarding the first phase of the work done on this property. The application was #3354-05, and the work has been completed.

Mr. Livingston described the second phase of the project as involving work on the back porch. Pictures and drawings were provided. He is proposing the removal of jalousie windows that are no longer functional. The windows will be

replaced with a Vetter aluminum clad casement window. The windows will have no grids. The three individual units each measure 3' x 5'. A 2' x 6' door will be installed. A picture was provided. If a storm door is installed, it will be full-view.

A current deck has a plastic lattice around it. Mr. Livingston proposed removing the plastic lattice and replacing it with the same design in wood. Cedar shakes will be installed to match existing.

Commissioner Hart asked whether the clipped corners on the porch will remain. Mr. Livingston said they would.

Commissioner O'vian stated he felt the jalousie windows were more in keeping with the style of the house, and asked Mr. Livingston whether he would consider an awning style window to breakup the vast expanse of window that will result from the installation of casement windows. Mr. Livingston stated the homeowners had considered having one of the new windows be dead light as a way of minimizing the amount of glass on the porch. However, the cost of the windows was a consideration in deciding on the proposed window.

Commissioner O'Brien 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. 3369-06. Gary Vivian seeking to construct a two-story addition with attached 3-car garage and breezeway at 323 Hartford Avenue (Tabled from March 14, 2006 meeting).

Gary Vivian of Cactus Design, 43 Old Pewter Lane appeared before the commission. Also appearing before the commission was the homeowner, Mary Raymond, of 323 Hartford Avenue.

Mr. Vivian reviewed the proposed work being done on the house as discussed at the previous meeting. He displayed elevations that included the changes discussed at the prior meeting. Changes included lowering the pitch of the roof, and the addition of windows and change in the doors in the back of the garage.

The proposed windows are Anderson vinyl clad. A sample was displayed. Commissioner Miglus asked how the trim will meet the window frame. Mr. Vivian stated the installation will match the existing. Commissioner O'vian indicated that it should be noted that the windows that are not being replaced are replacement windows, not the windows that were originally installed in the house. Ms. Raymond confirmed that the only original windows on the house are the windows located over the porch and the playroom.

Commissioner O'Brien asked whether there was anyone else wishing to speak in favor or in opposition to this application. Billye Logan of 318 Hartford Avenue appeared before the commission, and spoke in support of the project. She indicated that the addition will read as such. The windows do not have to match others in the house, and a door facing the street is not necessary. Ms. Logan also read from the CT Preservation Trust magazine about the goal of preservation in a historic district.

Commissioner O'Brien 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. 3374-06. Nicholas J. Uccello seeking to construct a new single family residence at Lot #2, 41 Nott Street.

Nicholas Uccello of 101 Hammer Mill Road, Rocky Hill, appeared before the commission. He is the contractor working on the project.

The project involves the building of a single family residence approximately 2450 square feet with a 2-car garage at the back of the property. The style will be Greek Revival with some Colonial style elements. Natural materials will be used in construction, such as wood clapboard, masonry chimney, asphalt roof shingles, and an Anderson 400 Series vinyl clad window. Samples of the materials were displayed. Shutters will be made of wood, and will be non-functioning.

Commissioner O'vian asked whether there was glass over the front door. Mr. Uccello confirmed that there would be a dead light over the door. The side panels are also glass.

Commissioner Miglus asked there were any drawings of the trim. Mr. Uccello stated he did not have such drawings. Flat stock will be used in the gables, and crown molding will be used in some areas.

Commissioner Miglus asked whether the windows will have sills. Mr. Uccello stated he was planning on a picture frame style.

Commissioner O'Brien asked whether Mr. Uccello would consider reducing the amount of glass surrounding the door. Mr. Uccello displayed a picture of the door at the Village Tavern, and indicated he was proposing a similar door. There was some question as to how the proposed door was displayed in the drawings provided, which were answered.

Commissioner McLeod asked for the height of the houses next door. Mr. Uccello stated he was not sure, but thought the house on the left may be a bit taller because its foundation is somewhat raised.

Commissioner Miglus asked whether the garage doors were steel. Mr. Uccello confirmed that the doors are wood. Commissioner Miglus also asked what the thought process was for putting the two small windows over the front door. He indicated the design is not common to Greek Revival homes, or on earlier homes. Mr. Uccello indicated that the windows are in a bathroom.

Commissioner O'vian noted that the proposed windows are 6/1, and indicated that 6/6 windows are more consistent with a house of the proposed style. He asked whether any thought had been given to installing 6/6 windows. Mr. Uccello indicated he had thought about 6/6 windows, but noted that the two houses both sides lot have 6/1 windows. Although those houses are of a different style, he thought the new house would blend in with those houses better if 6/1 windows were used. He also considered the increased cost of having 6/6 windows. Commissioner O'Brien asked whether Mr. Uccello would be opposed to installing 6/6 windows. Mr. Uccello indicated he would. Although the cost of the 6/6 windows was not the primary reason for his decision, he wants to ensure the house is marketable.

Commissioner O'Brien asked whether there was anyone else wishing to speak in favor or in opposition to this application. Tracy McDougall of 45 Nott Street appeared before the commission. She indicated that the proposal is a good one. However, she stated that, although she understood the commission could do little to address her concerns, she wanted the commission to know that she had concerns about the project causing an increase in water run-off and in standing water.

Emily Sipala of 41 Nott Street appeared before the commission. She indicated that she would like to see the large swamp maple tree on the left front corner of the property preserved. The tree may also help alleviate the problems mentioned by Ms. McDougall.

Commissioner O'vian asked whether the tree had to be removed. Mr. Uccello stated he did not know whether the tree had to be removed until the house was staked out. His major concern is that the root system may be destroyed once digging begins. He has spoken with Peter Gillespie who has spoken with the tree warden. The issue will be revisited once the house is staked out. The tree is on Mr. Uccello's property, but the tree warden has offered his expertise if questions arise as to what should be done with the tree.

Commissioner O'Brien 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. 3370-06. Town of Wethersfield seeking to install a bench in front of the Masonic Hall on a concrete pad at 245 Main Street (Tabled from March 14, 2006 meeting).

Robert Cook, HDC Coordinator, represented the Town of Wethersfield and appeared before the commission. He did mark the proposed location of the bench, which is located right in front of the building.

Commissioner Miglus asked whether the donor still wanted the bench to face the church across the street. Mr. Cook

indicated it was still the wish of the donor to have the bench face the church. Commissioner Miglus displayed a photograph of what would be seen if one were sitting on the bench. The church is not directly across the street, but rather over to the side somewhat.

Commissioner Hart noted that the bench would be on a concrete pad and asked where one's feet would rest. Commissioner O'vian indicated that the pad is big enough to rest one's feet on it when sitting.

Commissioner O'Brien 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. 3371-06. Bijoux Rose LLC seeking to install a sign mounted on the building at 277 Main Street (Tabled from March 14, 2006 meeting).

Rose Brodeur and Lynn Decker of 277 Main Street appeared before the commission. Ms. Decker thanked the commission for approving the sign over their door. They now wanted approval for a light over the sign. Pictures of the proposed light were given to commissioners.

Robert Cook indicated that he did not know that the application for lights would be filed, and has not yet presented the proposal to P & Z. Commissioner O'Brien indicated that the HDC can approve the lights before the P & Z review.

Commissioner Wolf asked for clarification of the number of signs and lights that were being proposed. Ms. Decker confirmed that there is only one sign, which will be on the Main Street side. The proposed lights will be over that sign.

The applicants are requesting three lights over the sign. Commissioner Miglus asked how far from the building the lights are. The applicants stated they did not know, but the intent was to have the lights look like those over the sign at The Creamery. According to the literature presented to the commission, the lights extend from 18" to 35 7/8". The lights will be evenly spaced over the 8' sign.

Commissioner Hart asked whether P & Z regulated light wattage. Mr. Cook indicated he was not sure whether wattage was regulated.

Mr. Cook reminded the applicants that they must have the lights approved by P & Z before the lights are installed. Mr. Cook also asked whether the applicants wished to discuss a change to the front door. The applicants stated that they are not changing the door. They merely want to install a light over the door.

Commissioner O'Brien asked whether there was anyone else wishing to speak in favor or in opposition to this application. Billye Logan of 318 Hartford Avenue appeared before the commission. She indicated that the applicants do not have to have the light over the door approved by the P & Z. She asked for clarification as to where the sign will be located. She was told the sign would be on Main Street and over the windows.

Commissioner O'Brien 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. 3321-05. Greg & Haddya Nye seeking to amend the approved Certificate of Appropriateness to substitute the type of windows at 7 Summerfield Drive (Tabled from March 14, 2006 meeting).

Gary Vivian of Cactus Design, 43 Old Pewter Lane appeared before the commission. Robert Cook indicated that he and Commissioner Miglus visited the site after the last meeting.

Mr. Vivian indicated that windows that were originally approved were Eagle aluminum clad windows. The applicants are asking to install an Anderson wood vinyl clad window instead. The proposed window is an Anderson Series 400 with snap-in grills on the interior as exists now.

Commissioner O'Brien 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. 3361-05. Cynthia MacAuley seeking to amend the approved Certificate of Appropriateness to substitute regular stockade fencing in place of shadow box fencing along backyard at 6 Railroad Place.

Cynthia and Scott MacAuley appeared before the commission. Mr. MacAuley explained that they now realize that the shadow box fencing is much more expensive than the stockade fence. They do not wish to incur the expense, and are asking for approval of a stockade fence. The good side of the fence will face out. The fence will be 6' high.

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

Aye: Garrey, Miglus, O'Brien, Ovian, Wolf

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APPLICATION NO. 3372-06. Jonathan Bell seeking to replace windows and siding at 18 Willard Street.

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

- The windows shall be vinyl clad wood, aluminum clad, or solid wood, simulated or true divided light with grill work to match original.

Discussion

Commissioner Miglus indicated that the house is a good example of a Hubbard house. The installation of vinyl replacement windows is not an appropriate change.

Aye: Hart, McLeod, Miglus, Ovian, Wolf Abst: Garrey, O'Brien

APPLICATION NO. 3373-06. William Livingston seeking to install replacement windows on the back porch, wood siding on porch to match house and a new back entrance door at 62 Main Street.

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

Discussion

Commissioner Miglus indicated that he made the motion because the change from jalousie windows to casement windows on a porch is appropriate. The loss of the jalousie windows is a consideration, but there is a change in use of the porch from a summer-use room to a room requiring more protection from cold weather. He did not feel that using awnings instead of casement windows would improve the look of the house.

Commissioner Ovian stated he felt the casement windows will be too large for the porch, and more reminiscent of a 1970's home as opposed to a 1950's house. He felt the windows would be less imposing if they were vertically installed awning windows.

Aye: Garrey, Hart, Miglus, Wolf Nay: Ovian Abst: O'Brien

APPLICATION NO. 3374-06. Nicholas J. Uccello seeking to construct a new single family residence at Lot #2, 41 Nott Street.

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

- No shutters shall be used on the front bathroom windows.
- Windows shall be trimmed out with a true sill with ears to support the trim above it.
- Sidelights to front door shall be paneled to match door from chair rail down.

Discussion

Commissioner Ovian asked whether a third stipulation that the windows be 6/6 could be added. He felt that pattern was more consistent with the house's design. Commissioner O'Brien agreed saying that 6/6 windows would clarify the house's design. Commissioner Garrey stated the house does not read as a historic house, and there was no need for the house to mimic the design period so closely. He stated the house should read as a new house.

Commissioner Miglus indicated that the proposed house is a mix a different styles and blends in well with the various styles of homes on the street. Installing 6/6 windows will accentuate the disparity between the elements of other styles brought into the design of the house and the Greek Revival style.

Commissioner Ovian asked why Commissioner Miglus stipulated a sill on the windows, which would probably not be noticed, and not include a prominent feature such as a window pattern. Commissioner Miglus stated he felt more strongly about the window sills because the sill pattern is repeated in the neighbors' houses.

Commissioner O'Brien asked how commissioner's felt about the amount of glass around the door. In particular, the glass around the door goes to the floor. Commissioner Wolf suggested the area be paneled below the chair rail. Commissioner Ovian indicated that the style of the glass around the door depends on whether the house is to read as a reproduction, or as new construction.

Aye: Garrey, Miglus Nay: O'Brien, Ovian, Wolf

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

- No shutters shall be used on the front bathroom windows.
- Windows shall be trimmed with true sill with ears to support the trim.
- Windows to be 6/6 in light division.
- Sidelights to front door shall be raised panel to match the front door from chair rail height.

Aye: Miglus, O'Brien, Ovian, Wolf Nay: Garrey

APPLICATION NO. 3369-06. Gary Vivian seeking to construct a two-story addition with attached 3-car garage and breezeway at 323 Hartford Avenue (Tabled from March 14, 2006 meeting).

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

Discussion

Commissioner Ovian stated that the applicant has returned with a proposal that meets all the concerns expressed at the prior meeting. Commissioner Wolf agreed.

Aye: Botticello, Garrey, Miglus, Ovian, Wolf Abst: O'Brien

APPLICATION NO. 3370-06. Town of Wethersfield seeking to install a bench in front of the Masonic Hall on a concrete pad at 245 Main Street (Tabled from March 14, 2006 meeting).

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:

- The bench shall be set beginning at current south end of marking.

Discussion

Commissioner Ovian indicated that he felt the bench should be moved over so that it is not directly in front of the Masonic Hall. Commissioner Hart agreed saying the bench obstructs the view of the building.

Aye: Garrey, Hart, Miglus, Ovian, Wolf Abst: O'Brien

APPLICATION NO. 3371-06. Bijoux Rose LLC seeking to install a sign mounted on the building at 277 Main Street (Tabled from March 14, 2006 meeting).

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

- There shall be two hanging lights above the sign as per the drawing submitted.
- There shall be one hanging light above the front door as per drawing submitted.

Discussion

Commissioner Ovian expressed concern that the lights are too large.

Robert Cook stated he had not notified the owner of the property that there was an application pending before the HDC brought by tenants. He questioned whether the commissioners wished to table the application in order to allow time to send a notice to the property owner. It was decided to proceed with a vote on the application.

Aye: Garrey, McLeod, Miglus, Wolf Nay: Ovian Abst: O'Brien

APPLICATION NO. 3321-05. Greg & Haddya Nye seeking to amend the approved Certificate of Appropriateness to substitute the type of windows at 7 Summerfield Drive (Tabled from March 14, 2006 meeting).

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

- The grill work shall be simulated divided light.

Discussion

Commissioner Miglus explained that, although the current windows have snap-in grills, he would like to see the new windows be simulated divided light. The existing windows will need to be replaced in the near future. When they are replaced, they can be replaced with simulated divided light windows.

Commissioner Ovian stated that the commission had an opportunity to make this same decision on another house of similar vintage, but decided snap-in grills were acceptable in that case. In addition, he felt that to impose the installation of simulated divided light windows now will result in a jarring contrast between the two types of windows that could last for some time.

Commissioner Garrey disagreed that stipulating SDL windows would guarantee the installation of those windows

when all the remaining windows are replaced. The original windows have snap-in grills. When the homeowners replace the remaining windows, they could easily replace the windows with snap-in grills without filing an application with the HDC.

Aye: Miglus, O'Brien Nay: Garrey, Ovian, Wolf

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

Aye: Garrey, Ovian, Wolf Nay: Miglus, O'Brien

APPLICATION NO. 3361-05. Cynthia MacAuley seeking to amend the approved Certificate of Appropriateness to substitute regular stockade fencing in place of shadow box fencing along backyard at 6 Railroad Place.

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

Aye: Botticello, Garrey, Ovian, Wolf Nay: Miglus Abst: O'Brien

APPROVAL OF MINUTES OF: [March 14, 2006](#)

Upon motion by Commissioner Garrey the minutes were approved without objection.

OTHER BUSINESS

Public comments on general matters of the Historic District

Commissioner O'Brien thanked Commissioner Hart for the work he did in researching and writing the memo regarding Robert's Rules of Order and their use by the HDC.

Report of the Historic District Coordinator

Robert Cook discussed a press release regarding windows. The release was from the Building Department to the residents of the historic district reminding residents that a building permit is needed when replacing windows.

Procedures for handling violations have discussed. Thirty days have passed since letters were sent to a few homeowners asking that violations be remedied. Those cases will now be referred to Jack Bradley. The Assistant to the Town Manager is working with the town council to put a processing together for fining.

A memo regarding Wethersfield Wayfinding Signage was distributed to the commission members. Commissioner Ovian indicated he will discuss this issue in more detail at the next meeting.

CORRESPONDENCE

None.

ADJOURNMENT

Upon motion by Commissioner Garrey and seconded by Commissioner Wolf and a poll of the Commission, it was unanimously voted to ADJOURN the meeting at 9:42PM.

Aye: Garrey, Miglus, O'Brien, Ovian, Wolf

Respectfully Submitted
TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

Jennifer Wolf
Clerk