

**WETHERSFIELD HISTORIC DISTRICT COMMISSION**  
**PUBLIC HEARING**  
**July 25, 2006**

The Wethersfield Historic District Commission held a Public Hearing on July 25, 2006 in the 1st Floor Conference Room at the Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present:

Susan O'Brien, Chairperson  
Jennifer Wolf, Clerk (arrived at 7:42PM)  
Robert Garrey  
Bette Botticello, Alternate  
Eric Hart, Alternate  
John Maycock, Alternate

Members Absent:

Gary McLeod  
Vacek Miglus

Also Present:

Kristin Stearley, Historic District Coordinator

Commissioner O'Brien, Chairperson, called the meeting to order at 7:34PM, and read the opening comments. Commissioner Garrey, Acting Clerk, read the Legal Notice as it appeared in the *Hartford Courant* on July 14, 2006.

**APPLICATION NO. 3417-06.** Ezekiel Williams Condo Association seeking to install a sign on right front of house, a rock wall in front of house and replace stair railings at 226 Broad Street.

Glenda Lara of 226 Broad Street appeared before the commission. She was representing the condominium association.

A sample of the proposed sign was provided to the commission. The proposed sign is wood with black lettering and white background, and is similar to other signs in the neighborhood.

The proposed wall is a retainer wall that will be less than 18" tall. The applicant had been told that no approval is required for a wall that height. She, therefore, indicated she would not be discussing that part of the application.

The proposed stair railing will be black wrought iron as already exists. The design will be the same, if available. The applicant was advised that she will need approval for the proposed railing if the final design is different from the current design.

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. 3419-06.** Robert Montstream seeking to remove overhang on northeast side and remove small porch on north side of house at 357 Garden Street.

Robert and Amalie Montstream of 357 Garden Street appeared before the commission. Mr. Montstream explained that the original design of the house was a 1 1/2 story post and beam house with a gambrel roof. Around 1850 the house was opened up at the 2nd and 3rd floors. The garrison remained, but could not support the extra weight of the 2nd and 3rd floors. A sun porch that was installed approximately 50 years ago was removed. As a result, the house shifted somewhat and plaster has cracked. The applicant has been advised that the problem needs to be addressed before the house is sided.

The proposal is to remove the garrison and install supports. Commissioner O'Brien noted that the change would make the house look more original. The applicant indicated that he also wishes to remove a small porch on the north side of the house. It matches the sun porch that was already removed.

Commissioner Maycock asked whether the new section of corner board will match the corner board above. The applicant indicated it would.

Commissioner Garrey asked the applicant to describe the stairs that will be installed. Mr. Montstream explained that new stairs will be installed when the deck is built, but that will be a separate application. Mrs. Montstream stated that stairs already exist, which will not be removed.

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. 3420-06.** Richard W. Savage seeking to replace the existing garage door at 69 Harmund Place.

Richard Savage of 69 Harmund Place appeared before the commission. Also appearing was Joe Ulrich of 121 High Street, Vernon. He was representing Lavalley Overhead Door Company.

Mr. Savage explained that he wishes to replace an existing wood garage door, which is original to the house. The door is rotted. He would like to replace the door with a steel door. A cut sheet was provided to the commission. The door has two center windows and 4 panels.

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. 3421-06.** Frank DeLuca seeking to replace two front porch windows at 17 Hubbard Place.

Frank DeLuca of 17 Hubbard Place appeared before the commission. He explained that he wishes to replace two center windows on the front of the house. The existing windows are behind screens and swing inward. The proposed windows are double-hung, with the same number of panes, and made by Jeld-Wen. The windows will have screens giving the same appearance as the existing windows.

The applicant provided photographs of houses in the neighborhood to show that no other home has similar windows that open inwardly. Commissioner Wolf stated that the commission will only consider the windows on the applicant's property and not consider windows in neighboring homes. The applicant stated that he wishes to change the windows because things in the house have to be moved whenever the windows are opened.

The proposed windows are wood and will be painted to match. Commissioner Wolf noted that the application indicates the proposed window is vinyl clad. The change was noted on the application, which the applicant initialed.

It was noted that none of the windows in the front of the house are double-hung even though the screens make them appear to be double-hung. Commissioner Wolf stated that the proposed windows will look odd next to the remaining windows on the front of the house which are not double-hung. The applicant stated the windows would be covered with screens. Commissioner Wolf stated that because the screens are not permanent structures, they cannot be considered as part of the windows.

Commissioner Wolf asked whether the applicant planned on changing the other windows to double-hung. The applicant indicated that other windows may possibly be changed. Commissioner Wolf stated that the commission should know whether other windows would be changed since changing the windows would change the look of the porch and the house. Mr. DeLuca stated that the windows on the porch would not be changed.

Commissioner Hart asked whether the applicant considered installing a window that opens outwardly. Mr. DeLuca stated that he had not considered that type of window because the screen would then have to be installed on the inside. Other houses in the neighborhood have screens installed on the exterior of the 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. 3422-06.** Belgin Emlak LLC seeking to revisit porch separation and propose keeping porch open without separation at 121 Main Street.

Kristin Stearley reported that the applicants have asked that the hearing on their application be postponed. The earliest it could be placed on the agenda is August 22, 2006.

**APPLICATION NO. 3411-06.** Robert & Amy Brough seeking to replace a garage door at 20 Old Pewter Lane (Tabled from July 11, 2006 meeting - Last Date to act on is September 12, 2006).

Robert Brough of 20 Old Pewter Lane appeared before the commission. He provided a picture of the proposed door. The proposed door is steel with four panels and no 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. 3412-06.** J.S. Griswold LLC seeking to install replacement windows at 106 Broad Street (Tabled from July 11, 2006 meeting - Last Date to act on is September 12, 2006).

Kristin Stearley reported that the applicant has requested that his application be withdrawn.

**APPLICATION NO. 3408-06.** Janet & Peter Leombruni seeking to construct a new single family house at 200 Broad Street (Tabled from June 27, 2006 - Last Date to act on is August 22, 2006).

Kristin Stearley reported that Mr. Leombruni is scheduled to appear before the Inland Wetlands Commission on August 16, 2006. Therefore, he will not be able to appear before the HDC prior to the August 22 deadline. Ms. Stearley will discuss with Mr. Leombruni whether he wishes to withdraw his application and refile at a later date.

The commissioners agreed that the application should be withdrawn without prejudice, and indicted that the applicant can refile without payment of another filing fee.

**APPLICATION NO. 3418-06.** Jeff Coyle seeking to finish porch with siding and windows to match house, construct a 12 X 12 deck with stairs and new exterior door, construct an overhang for basement door and construct a portico over the front door at 11 Middletown Avenue.

Jeff Coyle, 1 Pratt Street, Rocky Hill appeared before the commission. His daughter is the homeowner.

Pictures of the back and side of the house were provided. The porch currently is sided with plywood and the windows have no screens. The proposal is to side the porch with the same siding that is currently on the house, which is aluminum. The current windows will be replaced with Pella double-hung aluminum clad windows. They are new construction windows with 6/1 light divisions.

The proposal also includes the building of a deck at the back of the house. The deck will be made with pressure treated wood. A photograph of a similar deck built by Mr. Coyle was presented to the commissioners. Stairs will run parallel to the back of the house, along the outside of the deck. The dimensions of the deck are 9' X 12', and the stairs are 3' wide for a total of 12' X 12' for the entire area.

A door will be replaced, but Commissioner Wolf indicated that the door is not visible. Therefore, the door can be replaced with whatever material the applicant wants. Mr. Coyle indicated that the deck is barely visible as well because it is blocked by the neighbor's bushes. Commissioner O'Brien stated that the commission must envision the view without the bushes because they are not permanent structures.

The proposed overhang is 4' X 4'. Photographs of homes with similar overhangs to the proposed were provided. The

proposed door is steel with 9-lights and 2 panels, but Mr. Coyle indicated that he would install whatever door the commission felt was appropriate.

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 the discussed applications and to open the public meeting on those applications.

Aye: Botticello, Garrey, Maycock, O'Brien, Wolf

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PUBLIC MEETING  
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**APPLICATION NO. 3417-06.** Ezekiel Williams Condo Association seeking to install a sign on right front of house, a rock wall in front of house and replace stair railings at 226 Broad Street.

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

**Discussion**

Commissioner Garrey stated the proposed sign was similar to others in the district. Commissioner O'Brien agreed saying the sign is very appropriate and will add to the beauty of the property.

Aye: Botticello, Garrey, Hart, Maycock, O'Brien Abst: Wolf

**APPLICATION NO. 3419-06.** Robert Montstream seeking to remove overhang on northeast side and remove small porch on north side of house at 357 Garden Street.

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

- Trim and siding on north side of house to match existing.

**Discussion**

Commissioner O'Brien stated that the proposed project is appropriate for the district, will add to the house's flow, and return the house to the Federal style.

Aye: Botticello, Garrey, Hart, Maycock, O'Brien Abst: Wolf

**APPLICATION NO. 3420-06.** Richard Savage seeking to replace the existing garage door at 69 Harmund Place.

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

**Discussion**

Commissioner Maycock stated it was sad to see the wood door removed, but felt the applicant had chosen a door that is in keeping with the house in that it has the same design as the existing door. Commissioner Wolf stated that the proposed door is not a like for like replacement since there are differences in the style of windows and paneling. The

cross paneling on the existing door is the feature Commissioner O'Brien indicated she was sorriest to see go.

Commissioners Garrey, Hart, and Wolf indicated that they did not feel a steel door was appropriate for the house. Commissioner Wolf indicated that there were other doors that would be more appropriate. She indicated that by tabling the application, the applicant can be given an opportunity to review other options and select a more appropriate door.

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

**APPLICATION NO. 3418-06.** Jeff Coyle seeking to finish porch with siding and windows to match house, construct a 12 X 12 deck with stairs and new exterior door, construct an overhang for basement door and construct a portico over the front door at 11 Middletown Avenue.

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:

- Windows shall be 6/1 aluminum clad wood windows with muntins applied to the exterior glass.
- Deck railing shall be one by one wood balustrades with rounded rail cap and toe kick.
- Overhang over front door shall be approximately 4' X 4' with hip roof of height and pitch to match the existing side roof with angled side supports.
- Exterior door shall be 9-light, 2-panel steel door.

### **Discussion**

Commissioner Wolf indicated the application was well presented. The deck will be minimally visible. The rest of the project will greatly improve the appearance of the house.

Aye: Botticello, Garrey, Maycock, O'Brien, Wolf

**APPLICATION NO. 3421-06.** Frank DeLuca seeking to replace two front porch windows at 17 Hubbard Place.

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

### **Discussion**

Commissioner Wolf indicated that it was a mistake to replace the existing windows with double-hung windows. She suggested the commissioners visualize what the house will look like with the change in the windows. The homeowner's concern about the interior layout of the house cannot be considered by the commission. The proposed windows will change the look of the house. Commissioners Hart and O'Brien agreed.

Commissioner Garrey stated he did not feel the change in the windows would dramatically change the appearance of the house.

Aye: Garrey, Maycock Nay: Botticello, Hart, Wolf Abst: O'Brien

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

### **Discussion**

Commissioner O'Brien suggested that tabling the application would allow the applicant to review other options.

Aye: Botticello, Garrey, Hart, Maycock, Wolf Abst: O'Brien

**APPLICATION NO. 3411-06.** Robert & Amy Brough seeking to replace a garage door at 20 Old Pewter Lane (Tabled from July 11, 2006 meeting - Last Date to act on is September 12, 2006).

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

### **Discussion**

Commissioner Garrey indicated he had not had an opportunity to see the house, but believed it is wood with a very prominent garage door. Since the proposed door is steel, he stated he would like the chance to view the property.

Aye: Botticello, Garrey, Hart, Maycock, Wolf Abst: O'Brien

**APPLICATION NO. 3422-06.** Belgin Emlak LLC seeking to revisit porch separation and propose keeping porch open without separation at 121 Main Street.

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

### **Discussion**

Aye: Botticello, Garrey, Hart, Maycock, Wolf Abst: O'Brien

### **APPROVAL OF MINUTES OF: [July 11, 2006](#)**

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

### **OTHER BUSINESS**

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

Devon Smart of 11 Middletown Avenue thanked the commission for its approval of her application.

#### **Report of the Historic District Coordinator**

Kristin Stearley advised the commissioners that she had forwarded to them an email from Peter Gillespie. The email reports that the project whereby photographs of properties in the district will be placed on the website is being resurrected. Properties could then be researched on-line.

Commissioners asked Ms. Stearley to contact applicants Robert Brough and Richard Savage to explain why their applications had been tabled. Commissioners asked that the applicants be advised that a wood garage door with the light patterns matching the existing is preferred.

### **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 8:44PM.

Aye: Botticello, Garrey, Maycock, O'Brien, Wolf

Respectfully Submitted

TOWN OF WETHERSFIELD

HISTORIC DISTRICT COMMISSION

Jennifer Wolf, Clerk