

**WETHERSFIELD HISTORIC DISTRICT COMMISSION
PUBLIC HEARING
September 12, 2006**

The Wethersfield Historic District Commission held a Public Hearing on September 12, 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 8:40PM)
Robert Garrey
Gary McLeod
Vacek Miglus
Bette Botticello, Alternate
John Maycock, Alternate

Members Absent:

Eric Hart, Alternate

Also Present:

Kristin Stearley, Historic District Coordinator

Commissioner O'Brien, Chairperson, called the meeting to order at 7:33PM, and read the opening comments. Commissioner Garrey, Acting Clerk, read the Legal Notice as it appeared in the *Hartford Courant* on September 1, 2006.

Commissioner O'Brien asked Commissioner Botticello to vote in Commissioner Wolf's absence.

APPLICATION NO. 3430-06. Bruce and Patricia Crane seeking to replace the existing porch windows with windows and siding at 180 Middletown Avenue.

Bruce Crane of 180 Middletown Avenue appeared before the commission. He explained that the existing porch is 10' x 16' with jalousie windows on three sides. He wishes to replace the windows with two double-hung windows and with siding in order to create a room instead of the existing three-season porch. The siding is 4" vinyl siding, which is similar to the existing siding. Pictures and plot plan were provided.

The proposed windows are Anderson 400 Series wood vinyl clad with 8/8 grills. The windows on the house are double-hung. The proposed windows have removable snap-in grills. Commissioner O'Brien asked how the applicant felt about windows with not grillwork. He responded that he preferred the windows to have grillwork.

Commissioner Miglus asked how much of the porch is visible from the street. Kristin Stearley indicated that the west and south sides are visible.

Commissioner Miglus asked whether there was lattice work under the siding. The applicant indicated that there is cement foundation under the siding.

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. 3431-06. Carmella E. Starkowski seeking to remove a chimney at 96-98 Broad Street.

Carmella and Renee Starkowski both of 96-98 Broad Street appeared before the commission. Carmella Starkowski explained that there was a fire at her house. Afterwards she was advised by the Fire Marshall to remove the chimney

immediately. The chimney has been removed, and she would like to replace it with an exhaust fan vent cap. There are three chimneys on the house. The chimney that was removed was the one in the back of the house.

Commissioner O'Brien asked whether there was anyone else wishing to speak in favor or in opposition to this application.

A letter dated August 10, 2006 from Gary Santoro, Fire Marshall, was read into the record. The letter states that the chimney was seriously damaged and ordered removed. He asked the commission to approve the request not to replace the chimney since there is no support for a chimney. The presence of a chimney would create a hazard.

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. 3432-06. Sung Min Hong seeking to install a wall sign and light panel window sign at 229 Main Street.

Sung Min Hong of 110 Stevens Lane in Glastonbury appeared before the commission. He explained that he has opened a nail salon at 229 Main Street, and would like to install a sign. The proposed sign will be white with burgundy lettering with a 48" x 17" x 2.5" light panel behind the sign. The light will be on only at night. The sign will say "Annie's Nails". The color of the lettering will match the sign at Village Pizza.

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. 3433-06. Sara E. Winton seeking to install vinyl siding at 17 Oldham Road.

Sara Winton of 17 Oldham Road appeared before the commission. She was represented by Attorney Peter Barry of 1177 Silas Deane Highway. The contractor, Thomas Wise, of 77 Randy Lane Wethersfield was also present.

Mr. Barry explained that the applicant wishes to install vinyl shakes on the house. The house was built in 1957. The applicant has owned the house for about one year, and has had problems with maintaining the paint on the house. She is looking to install a product that will maintain the look of the current shingles, but that requires less maintenance. Pictures of the peeling paint were provided.

A sample of the proposed CertainTeed siding was provided, which Mr. Barry indicated looks like cedar shingles from the street. He stated that the house is located in a less prominent part of the historic district where the impact of the change in siding is less. Commissioner O'Brien indicated that the district is an evolving riverfront community with the largest number structures of any historic district. The charge of the district is to protect all homes regardless of their age or location.

Mr. Barry indicated that there are no plans to replace any of the current wood windows or shutters. There are mitered corners.

Commissioner Miglus expressed a concern about the house having minimal overhangs at the eaves meaning that the siding may end up being installed past the roof line. Mr. Wise indicated that a similar application of siding at 41 Garden Street was approved by the commission with no concern for the overhanging issue. Commissioner Miglus explained that the difference with the installation at the Garden Street location was that the original siding was stripped and a new roof was installed. The overhanging issue did not arise because the roof and the siding were installed at the same time.

Mr. Wise assured the commission that there would be no J-channels, and that the siding would not overhang the roof. The window trim will be replaced with vinyl trim. The siding will be installed behind the trim.

Commissioner O'Brien asked whether wood siding was considered. Mr. Wise indicated that they do not know how much lead paint exists and it is virtually impossible to avoid soil contamination. He stated he would rather cover the

existing siding. He also stated that he feels it is impossible to tell the siding is vinyl from the street. Their mission is to replicate the existing look and character of the house and he feels the proposed product accomplishes that goal.

Commissioner Miglus stated that the clipped corners at the eaves cannot be replicated. Mr. Wise indicated he has considered the issue and suggested a false soffet be installed. The siding would then be installed behind the soffet. The existing brick molding is in good condition and is not being removed.

Ms. Winton stated her respect for the HDC and the work it does. She stated her background is in Art history and she did restoration work in Italy. She understands the need to respect an artist's original design, and to do work that enhances the original work when viewed from a distance. She wishes to do the same type of work to her house by making a change that will have no impact when viewed from a distance.

Commissioner O'Brien asked whether there was anyone else wishing to speak in favor or in opposition to this application.

Bill Liska of 21 Chesterfield Road appeared before the commission to speak in favor of the application.

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. 3434-06. James A. D'Errico seeking to move and replace stockade fencing at 63 Middletown Avenue.

James D'Errico of 63 Middletown Avenue appeared before the commission. He explained that he wishes to replace three sections of a stockade fence at the end of the driveway. At the same time he would like to move the fence 20' forward to increase the size of his yard. The proposed fence is the same material as the existing fence. The fence will be moved toward the front of the house, but not past the front line of the house. A plot plan was provided.

Commissioner Miglus indicated the driveway will be halved once the fence is moved forcing the applicant to park his vehicle in the front of the house. The applicant stated that that is where he parks the vehicle presently.

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. 3435-06. Sebastian Bazzano seeking to install a fence in the rear of the house at 11 Fernwood Street.

Sebastian Bazzano of 11 Fernwood Street appeared before the commission. He explained that he wishes to install two 6' x 6' partitions at the end of the house to provide privacy. The proposed partitions are white vinyl.

Commissioner O'Brien reminded the applicant that vinyl fencing is rarely approved for use in the district. Mr. Bazzano stated he was aware of that, but thought the material was appropriate for the house that is vinyl sided.

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 (Tabled from July 25, 2006 meeting - Last date to act on is September 26, 2006).

Laura Saunders and Ozlem Camli both of 84 Hillcrest Street appeared before the commission. Ms. Saunders recapped the project. She stated the property is mixed use; business and residential. The entrance to the business is in the front. Building code requires a 3' landing at the entrance. The entrance door is the original door. The door on the left side is the second means of egress for the residence on the first floor. That door is solid wood in a similar style as the business entrance door.

It was originally thought that the town required that the two doors be separated. The original plan approved by the HDC called for moving the porch door and side panels 90 degrees. When the work started, it was noted that the door and side panels were in poor condition. At that point the applicants proposed leaving the porch open because it gave the house a clean and open look. The commission did not approve that plan.

A new design was presented, which used the original side panels. The panels are too short requiring a 22" wall support. Drawings of the new design were provided. The wall would be sided with the same siding on the house. The panels could be installed side by side with the entrance way on the side, or the entryway could be installed in between the panels. Either way the door to the residence would be hidden.

Commissioner O'Brien asked whether the applicants objected to putting a door in the entryway between the panels. Ms. Camli stated she preferred not to install door since the original door cannot be used, and she does not want to try to install a door that tries to replicate it.

Ms. Saunders clarified that the stairs in the front of the house were not widened.

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 Garrey and seconded by Commissioner Miglus 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, McLeod, Miglus, O'Brien

**WETHERSFIELD HISTORIC DISTRICT COMMISSION
PUBLIC MEETING
September 12, 2006**

APPLICATION NO. 3430-06. Bruce and Patricia Crane seeking to replace the existing porch windows with windows and siding at 180 Middletown Avenue.

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

- The windows shall have no grill work.

Discussion

Commissioner Miglus stated that the change in the windows will make the room look more like an extension of the house. His only objection to the proposed windows is the type of grillwork. Commissioner O'Brien suggested tabling the application so that the commission could work with the applicant to get a more appropriate window. Commissioner Garrey indicated that there could be a stipulation. The applicant could return to the commission if he chose not to install a window as stipulated.

Aye: Botticello, Garrey, McLeod, Miglus, O'Brien

APPLICATION NO. 3431-06. Carmella E. Starkowski seeking to remove a chimney at 96-98 Broad Street.

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

Discussion

Commissioner Miglus indicated that the removal of the chimney results in no architectural change to the house. Commissioner O'Brien agreed, and reiterated that the HDC regulates chimneys.

Aye: Botticello, Garrey, McLeod, Miglus, O'Brien

APPLICATION NO. 3432-06. Sung Min Hong seeking to install a wall sign and light panel window sign at 229 Main Street.

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

Discussion

Commissioner Miglus indicated that the proposed sign is not unlike others he has seen although he does not know whether a similar sign already exists in the district. Commissioner Botticello indicated that she did not feel the proposed sign was appropriate for the district. Commissioner Miglus stated the proposed sign is not too dissimilar to a sign that existed at the same location. The proposed sign was represented as having the same type of letters as on the Village Pizza sign. If executed properly, the sign would be appropriate.

Aye: Garrey, McLeod, Miglus, O'Brien Nay: Botticello

Commissioner Miglus asked Kristin Stearley to be sure the applicant understands that the coloring of the sign needs to match the sign at Village Pizza.

Upon motion by Commissioner Garrey, seconded by Commissioner Wolf and a poll of the Commission, it was voted to SUSPEND the meeting at 8:40PM.

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

Upon motion by Commissioner Garrey, seconded by Commissioner Wolf and a poll of the Commission, it was voted to RESUME the meeting at 8:44PM.

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

APPLICATION NO. 3433-06. Sara E. Winton seeking to install vinyl siding at 17 Oldham Road.

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

Discussion

The commissioners agreed to table the application pending a site visit.

Aye: Botticello, Garrey, McLeod, Miglus, O'Brien

APPLICATION NO. 3434-06. James A. D'Errico seeking to move and replace stockade fencing at 63 Middletown Avenue.

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

- The fence shall not exceed 5' in height and the sections shall be scalloped.

Discussion

Commissioner Miglus stated the size and location of the proposed fence are not appropriate. It hides the windows. He feels the reduced size and scalloping make the fence look less like a barrier and is more appropriate.

Aye: Botticello, Garrey, McLeod, Miglus, O'Brien

APPLICATION NO. 3435-06. Sebastian Bazzano seeking to install a fence in the rear of the house at 11 Fernwood Street.

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

Discussion

Commissioner Miglus stated the proposed vinyl fence is not appropriate for the location. It has a high gloss and in no way replicates a wood fence.

Aye: Botticello, Garrey, McLeod, Miglus, 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 (Tabled from July 25, 2006 meeting - Last date to act on is September 26, 2006).

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 stipulation:

- There shall be a wooden storm door installed.

Discussion

Commissioner Miglus stated that the applicants are under the impression that the commission approved using original doors only. He stated he did not recall that a distinction was made between the original door and one that replicates it. Commissioner O'Brien indicated that the motion is basically the design that was originally approved by the commission. Commissioner Miglus stated that the only difference was the addition of the wall.

The commissioners agreed that the proposed design lacks the detail of a door frame. A door would not have to be installed, but the frame is necessary to the design. Commissioners Botticello and O'Brien disagreed stating that the porch needs a door in order to replicate the look that existed. Commissioner Botticello indicated that the door should be 15-light.

Commissioner Miglus asked whether it was important the wall be 22" high as opposed to 36". Commissioners Maycock and O'Brien agreed that the wall should be 22" high.

Commissioner O'Brien asked whether there should be a stipulation that the door have 15 lights. She felt it was important to replicate the 15-light door that originally existed. Commissioner Miglus stated that a door with any number of lights would be appropriate.

Aye: Garrey, McLeod, Miglus
Nay: Botticello, O'Brien

APPROVAL OF MINUTES OF: [August 8, 2006](#) and [August 22, 2006](#)

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

OTHER BUSINESS

Public comments on general matters of the Historic District

None.

Report of the Historic District Coordinator

None.

CORRESPONDENCE

None.

EXECUTIVE SESSION

Upon motion by Commissioner O'Brien and seconded by Commissioner Garrey and a poll of the Commission, it was unanimously voted to go into Executive Session at 9:12PM to discuss the results of a meeting with the town's attorney attended by Commissioner Wolf.

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

Upon motion by Commissioner O'Brien and seconded by Commissioner Miglus and a poll of the Commission, it was unanimously voted to leave Executive Session at 9:36PM.

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

ADJOURNMENT

Upon motion by Commissioner O'Brien and seconded by Commissioner Miglus and a poll of the Commission, it was unanimously voted to ADJOURN the meeting at 9:36PM.

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

Respectfully Submitted

TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

Robert Garrey
Clerk Pro Tem