

WETHERSFIELD HISTORIC DISTRICT COMMISSION
PUBLIC HEARING
September 26, 2006

The Wethersfield Historic District Commission held a Public Hearing on September 26, 2006 in the 1st Floor Conference Room at the Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present:

Jennifer Wolf, Clerk
Robert Garrey
Gary McLeod
Vacek Miglus
Eric Hart, Alternate
John Maycock, Alternate

Members Absent:

Susan O'Brien, Chairperson
Bette Botticello, Alternate

Also Present:

Kristin Stearley, Historic District Coordinator

Commissioner Wolf, Acting Chairperson, called the meeting to order at 7:31PM, and read the opening comments. Commissioner Garrey, Acting Clerk, read the Legal Notice as it appeared in the *Hartford Courant* on September 15, 2006.

APPLICATION NO. 3436-06. Girard Hayes seeking to replace the existing wooden porch steps with granite at 139 Broad Street.

Girard Hayes of 139 Broad Street appeared before the commission.

A photograph of the existing stairs and a piece of the granite that the applicant plans on using were provided to the commission. The proposal is to replace the existing stairs with granite. The size of the stairs will remain the same.

Commissioner Wolf 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. 3437-06. Konstin M. McCue seeking to install new windows at 4 Wells Road.

Konstin McCue of 4 Wells Road appeared before the commission.

The applicant explained that he wishes to install Pella aluminum clad windows. The windows are double hung with 6/6 light divisions. The large stationary center window in the front of the house will not be changed. The trim will be flat stock. He provided a brochure picturing the windows.

Commissioner Miglus asked whether the light divisions were flat, or had a profile. The applicant stated the divisions have some profile, but not one that could be seen from the street.

The current windows have no light divisions. Commissioner Garrey indicated that the current windows are not original to the house. The original windows were 2/2. Commissioner Hart asked why the applicant had selected windows with light divisions. He replied that he feels the light divisions better match the windows in other houses in the district. He stated that although his home was built in the 1960's, he would like his house to match some of the older homes around him.

Commissioner Wolf indicated that the goal of the commission is to preserve homes in the era in which they were built. She indicated that windows with either no light divisions or with the original 2/2 division are more appropriate. The applicant indicated that the suggested windows are not attractive. He indicated that the house has no character. He is installing cedar shingles, and feels the divisions on the windows will further enhance the look of the house.

Commissioner Wolf 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. 3438-06. William Liska seeking to install a patio fence at 21 Chesterfield Road.

William Liska of 21 Chesterfield Road appeared before the commission. A plot plan and a drawing of the proposed fence were provided.

The applicant explained that the house is on a corner lot. He plans on installing the fence at the back of the house. Commissioner McLeod asked whether the flags on the property designated where the fence was being installed. The applicant stated that he plans on installing a patio in that area so the fence would be within 6" of where the flags were located.

The proposed fence will be made of pressure treated wood, which will be painted. The proposed fence does not have a "bad" side.

Commissioner Wolf 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. 3439-06. Welles F. Hale seeking to install a 20' flagpole at 21 Deerfield Road.

Lee Hale of 21 Deerfield Road appeared before the commission. He is the applicant's son.

An aerial view of the property was provided with the proposed location of the pole marked. Commissioner Wolf noted that a stake on the property marks the proposed location.

Commissioner Wolf 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. 3440-06. Daniel and Leigh Moran seeking to install wood fencing around the back yard at 104 Church Street.

Leigh Moran of 104 Church Street appeared before the commission.

The applicant explained that the proposed fence will be made of wood and will be scalloped flat picket. A photograph of the proposed fence was provided. It will be 4' high with two gates to match the fence. The good side of the fence will face out.

Commissioner Wolf 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. 3441-06. John G. Eppler seeking to construct a deck in the rear including railings, remove porch windows, install cedar shingles, a wood screen door, a hot tub and a fence on the west side of the property at 90 Church Street.

John Eppler and Marie McHugh of 90 Church Street appeared before the commission. Mr. Eppler stated that he wishes to withdraw the application for the fence because it is 6' and not allowed close to the street. Another change to the application involves the size of the deck, which is being changed to 15' x 21'. The last change involves the screen door, which is being changed to a set of wooden double doors to better match a set of windows that currently exist. The doors were originally on the house. It has 15 lights.

The proposed hot tub will be set into the deck and will not be visible.

Commissioner Wolf 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 (Tabled from September 12, 2006 meeting).

Kristin Stearley asked that the application be tabled again pending the site visit scheduled for October 7, 2006.

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.

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

Aye: Garrey, Hart, McLeod, Miglus, Wolf

**WETHERSFIELD HISTORIC DISTRICT COMMISSION
PUBLIC MEETING
September 26, 2006**

APPLICATION NO. 3436-06. Girard Hayes seeking to replace the existing wooden porch steps with granite at 139 Broad Street.

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

Discussion

Commissioner Garrey indicated that the house is well maintained, and the granite steps will enhance the look of the house.

Aye: Garrey, Hart, McLeod, Miglus, Wolf

APPLICATION NO. 3437-06. Konstin M. McCue seeking to install new windows at 4 Wells Road.

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

- Windows shall be wood aluminum clad windows; 6/1 light divisions with muntins applied to the exterior of the glass.

Discussion

Commissioner Garrey explained that the commission already approved cedar clapboard siding, which is a change from the original cedar shake. Some of the colonial reproduction houses in the neighborhood have 6/1 window divisions. That pattern is more appropriate for a colonial revival with the narrow clapboard. He also indicated that leaving the large window in the front without grids would also be appropriate.

Aye: Garrey, Hart, McLeod, Miglus, Wolf

APPLICATION NO. 3438-06. William Liska seeking to install a patio fence at 21 Chesterfield Road.

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

Discussion

Commissioner Miglus indicated that the fence matches the house and the neighborhood.

Aye: Garrey, Hart, McLeod, Miglus, Wolf

APPLICATION NO. 3439-06. Welles F. Hale seeking to install a 20' flagpole at 21 Deerfield Road.

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

Discussion

Commissioner Miglus indicated that the pole is appropriate for a house of that period.

Aye: Garrey, Hart, McLeod, Miglus, Wolf

APPLICATION NO. 3440-06. Daniel and Leigh Moran seeking to install wood fencing around the back yard at 104 Church Street.

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

- The fence shall be installed with the good side out.

Discussion

Aye: Garrey, Hart, McLeod, Miglus, Wolf

APPLICATION NO. 3441-06. John G. Eppler seeking to construct a deck in the rear including railings, remove porch windows, install cedar shingles, a wood screen door, a hot tub and a fence on the west side of the property at 90 Church Street.

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

- No fencing shall be installed.
- There shall be a pair of 15-light French doors on to the deck from the rear porch.

Discussion

Commissioner Wolf indicated that, if the French doors have a different light pattern than stipulated, the applicant can request an amendment through Kristin Stearley.

Aye: Garrey, Hart, McLeod, Miglus Abst: Wolf

APPROVAL OF MINUTES OF: [September 12, 2006](#)

Upon motion by Commissioner Miglus the minutes of the September 12, 2006 meeting were approved without objection.

OTHER BUSINESS

Public comments on general matters of the Historic District

None.

Report of the Historic District Coordinator

Kristin Stearley reported that there will be a Historic District Forum sponsored by the Historical Society on Sept 28, 2006. Cocktails will be served from 6:30-7PM, and a meet and greet session will take place from 7-8PM. The HDC will be allowed up to eight minutes for comments. Commissioner Wolf encouraged commissioners to attend.

CORRESPONDENCE

None.

EXECUTIVE SESSION

Upon motion by Commissioner Garrey and seconded by Commissioner Miglus and a poll of the Commission, it was unanimously voted to go into Executive Session at 8:12PM to discuss the results of the pre-trial meeting pertaining to the DelMastro application.

Aye: Garrey, Hart, McLeod, Miglus, Wolf

Upon motion by Commissioner Wolf seconded by Commissioner Garrey and a poll of the Commission, it was unanimously voted to leave Executive Session at 8:27PM.

Aye: Garrey, Hart, McLeod, Miglus, Wolf

DELMASTRO APPLICATION

Commissioner Wolf explained that she, Commissioner Miglus, Mr. DelMastro, and his attorney attended the pre-trial session at Hartford Superior court before Judge Wagner. Town Attorney Jack Bradley was present as well. A tentative agreement was reached whereby Mr. DelMastro will be required to restore all the windows on the front façade of the property to wood. The rest of the windows on the house can remain as vinyl. The compromise was discussed in Executive Session, and Commissioner Wolf asked for a motion to ratify the compromise.

Upon motion by Commissioner Miglus seconded by Commissioner McLeod and a poll of the Commission, it was unanimously voted to ratify the compromise.

Aye: Garrey, Hart, McLeod, Miglus, Wolf

Commissioner Wolf indicated that she felt the agreement was a good resolution of the legal issue.

Although the HDC was in a good legal position, the commission is always interested in working with homeowners to come to a resolution that works for all parties. In the DelMastro case, the façade of the building, which is the most important part of the building is being maintained. The impact of the vinyl on the sides of the house will have minimal impact on the district, which does not apply to other homes in the district. In addition, the windows are 1/1 which means that there will be no unsightly light divisions.

ELECTIONS

Upon motion by Commissioner Wolf seconded by Commissioner Garrey and a poll of the Commission, it was unanimously voted to APPROVE the following slate of officers of the HDC:

Susan O'Brien , Chairperson
Vacek Miglus, Vice Chairperson
Jennifer Wolf, Clerk

Aye: Garrey, Hart, McLeod, Miglus, Wolf

ADJOURNMENT

Upon motion by Commissioner Wolf and seconded by Commissioner Garrey and a poll of the Commission, it was unanimously voted to ADJOURN the meeting at 8:33PM.

Aye: Garrey, Hart, McLeod, Miglus, Wolf

Respectfully Submitted

TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

Robert Garrey
Clerk Pro Tem