

**WETHERSFIELD HISTORIC DISTRICT COMMISSION
PUBLIC HEARING
SEPTEMBER 13, 2005**

The Wethersfield Historic District Commission held a Public Hearing on September 13, 2005 in the Council Conference Room of the Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present:

Susan O'Brien, Chairperson
Douglas Ovian, Vice Chairperson
Robert Garrey
Vacek Miglus

Members Absent:

Jennifer Wolf, Clerk
Eric Hart, Alternate

Also Present:

Robert Cook, Historic District Coordinator

Chairperson O'Brien called the meeting to order at 7:35PM, and read the opening comments. Commissioner Garrey, Acting Clerk, read the Legal Notice as it appeared in the *Hartford Courant* on September 2, 2005.

APPLICATION NO. 3333-05. Donna & Paul Courchaine seeking to demolish the existing one-story addition and construct a new 16' X 16' one-story addition at the rear of the house at 481 Main Street.

Donna Courchaine of 481 Main Street appeared before the commission. Also appearing was Gary Vivian of Cactus Design, 43 Old Pewter Lane, Wethersfield. He is the architect on the project. Elevations were presented to the commission.

Mr. Vivian presented an overview of work that was approved by the Commission and completed 13 years ago. A model of the work that was approved at that time was presented to the Commission. It had been modified to represent some of the currently proposed work.

The proposal is to construct an addition in the rear of the house that will increase the current footprint by 16' X 16'. The cedar shingle siding will match the existing siding. Trim will match as well. The windows will be wood.

Commissioner Miglus expressed concern about the chimney being attached to the outside of the building, which he felt, was not in keeping with the 17th house or the 18th century addition. Mr. Vivian stated the homeowners are agreeable to that feature, which cannot be seen very well from the public way. Commissioner Miglus stated there is a full view of the chimney from Hanmer Street.

Commissioner Ovian noted that the chimney on the model was flat, where the chimney pictured on the elevation has a bump out. Mr. Vivian stated that the chimney will be flat. Commissioner Ovian asked whether any thought had been given to adding the bump out. Mr. Vivian stated he did not want to put too much emphasis on the chimney.

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. 3334-05. Mark & Donna Rich seeking to demolish the shed and replace it with a new shed and to replace all upstairs windows to match downstairs windows at 399 Main Street.

Mark and Donna Rich of 399 Main Street appeared before the commission. Ms. Rich stated that a shed was built by

the previous owner, which was made of different types of wood. The shed was located in the front of the property, and was an eyesore. It has already been removed. The proposal is to install another shed in the back right side of the property. The side of the shed with windows will face the yard. Robert Cook indicated that the proposed location is fairly well hidden by trees.

Ms. Rich also explained that the current windows on the house are not uniform. The proposal is to install 6/6 double-hung windows. The proposed windows are Jeldwen, wood windows, and simulated divided light. A brochure of the windows was provided to the commission. The plan is to replace all the windows in the house except a small window in a closet, which is blocked by a large pipe and difficult to get to.

Commissioner Miglus asked whether there were any other reasons for the desire to replace the windows other than to make them uniform. Ms. Rich stated that the windows were not very well taken care of by the previous owner. Some windows are painted closed, and most are not energy efficient. Commissioner Miglus stated that there may be less expensive ways to accomplish the energy conservation and consistency issues. Because of the major cost involved, he thought the homeowners may want to investigate those other options. He indicated the homeowners could get his telephone number from Robert Cook in order to discuss those options.

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. 3335-05. Peter C. Kahrman seeking to install vinyl siding at 71 Oldham Road.

Peter Kahrman of 71 Oldham Road appeared before the commission. Also appearing was the contractor, Peter Wentworth, Pro Builders, 180 Pond Circle, Glastonbury. A brochure of the type of siding the applicant would like to install was given to the Commission. The proposed color is Mystic Blue. The trim will be white.

The proposal is to replace the current cedar shingles with double-four vinyl siding. Commissioner Miglus asked how the current trim on the house would be handled, such as the brick mold around the windows, proper windowsills, and clipped corners in at the gable ends. Mr. Wentworth stated the corners will be wrapped in trim. The porch will have a solid white vinyl ceiling.

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. 3336-05. Jeffrey Morrisette seeking to install replacement windows at 55 Center Street.

Christine Morrisette of 55 Center Street appeared before the commission. Also appearing was the contractor, Don Gove, Gove Restoration, Wethersfield. Mr. Gove explained that the proposal is for sash replacement only. The windows will be Vetter aluminum clad windows. The color will be almond to match the house, although Ms. Morrisette state she would prefer white to match the current windows. Commissioner Miglus indicated there are many shades of white and suggested the applicant carefully consider the white she selects.

Only the windows on the older portion of the house will be replaced. The windows on the addition will be refurbished.

A letter was submitted by Sara and Larry Gluckman of 62 Center Street dated September 12, 2005. The letter was written in favor of the application, and was read into the record by Commissioner Garrey.

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. 3337-05. Paolo Ficara seeking to construct an addition in the rear of the house at 81 Harmund Place.

Samuela Mannino of 81 Harmund Place appeared before the commission on behalf of her father, Paolo Ficara. Also appearing was the contractor, Ted Panazopouli, 63 Quincy Drive, Berlin. He explained that the house is currently vinyl

sided. The windows and siding on the addition will match the existing, as will the roofing and trim.

Robert Cook explained that he has not had the opportunity to visit the property, or to speak with the applicant. The normal process from a building department perspective has not been completed as yet.

Commissioner O'Brien indicated that the current windows and the windows in the drawing do not match. The current windows are 1/1, while the windows on the drawing are 6/6. Mr. Panazopouli asked what the commission would approve. He was told that the decision is up to the applicant. Ms. Mannino indicated that they gave thought to the size of the windows because the house is close to a neighbor, but did not give a lot of thought to the light pattern.

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. 3338-05. Edward DelMastro seeking to install replacement windows at 167 Church Street.

Edward DelMastro of 167 Church Street appeared before the commission. He indicated that he wishes to install vinyl replacement windows. Commissioner O'Brien asked whether the windows had already been installed. Mr. DelMastro indicated they had not.

Mr. DelMastro stated the house and shutters are aluminum. The current windows are 1/1, and are wood with storm windows. The storm windows will be removed once the windows are replaced. He indicated that the windows are not working properly. Commissioner Miglus stated that some of the windows had already been replaced. Mr. DelMastro stated that the windows on the first level have been replaced. He stated he was not aware that a permit was needed to replace the windows. He thought the contractor would obtain the permit, but he did not. Mr. DelMastro also stated that he did not think the vinyl windows would be objectionable since the house is aluminum-sided.

Commissioner O'Brien stated that there is a problem with applicants appearing before the commission after the work has already been done. Commissioner O'Brien indicated the applicant should have been aware of the procedures since he is a long-time resident of the district. The applicant stated he did not think he needed a permit to replace the windows. He also stated he did not think that his house was regulated by the HDC because of its location, and the fact that it already had aluminum siding when he purchased it. Commissioner O'Brien reminded the applicant that any future renovations to the outside of the house and visible from the public way must be approved by the commission.

Mr. DelMastro submitted pictures of houses in his neighborhood that also have vinyl windows. Commissioner O'Brien stated that the commission is well aware that other houses have vinyl windows, either because a prior commission approved the windows, or because the windows were installed without approval.

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. 3331-05. Premier Construction Assn. LLC seeking to replace three windows and one door on the side and rear of the house at 194 Garden Street (Tabled from August 23, 2005).

Mark Thibodeau of Premier Construction Associates, 124 Webster Ridge, Berlin appeared before the commission. The company has been contracted to do the work at 194 Garden Street. An elevation showing the new windows was provided to the commission. This is the information that was requested at the August 23, 2005 meeting.

Mr. Thibodeau explained that the placement of the windows is based on how the homeowners want the kitchen cabinets to be placed.

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 O'Vian, seconded by Commissioner Garrey and a poll of the Commission, it was voted to close the public hearing on all the discussed applications and open the public meeting on all the aforementioned

items.

Aye: Garrey, Miglus, O'Brien, Ovian

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APPLICATION NO. 3331-05. Premier Construction Assn. LLC seeking to replace three windows and one door on the side and rear of the house at 194 Garden Street (Tabled from August 23, 2005).

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

Discussion

Commissioner Miglus stated that the proposed windows work well with the building. Commissioner O'Brien agreed, especially if the proportions of the windowpanes remain the same once the window is shortened.

Aye: Garrey, Miglus, O'Brien, Ovian

APPLICATION NO. 3333-05. Donna & Paul Courchaine seeking to demolish the existing one-story addition and construct a new 16' X 16' one-story addition at the rear of the house at 481 Main Street.

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

Discussion

Commissioner Miglus stated that the proposal provides a solution to an awkward part of the addition. Commissioner Ovian indicated that his only concern is that the chimney appears too contemporary for the building. Commissioner Garrey agreed, but did not find it so objectionable that he would vote against the motion. Commissioner O'Brien stated that she did not think the chimney could be seen very well from the public way, but even if it is she did not find the chimney unacceptable.

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

APPLICATION NO. 3334-05. Mark & Donna Rich seeking to demolish the shed and replace it with a new shed and to replace all upstairs windows to match downstairs windows at 399 Main Street.

Upon motion by Commissioner Ovian, seconded by Commissioner Miglus and a poll of the Commission, it was voted to TABLE the application leaving the public hearing open.

Discussion

Commissioner Ovian stated that he did not feel the paladian windows on the shed were appropriate. In addition, he did not feel the vinyl windows are appropriate for a wood structure. Commissioner Miglus stated that the shed is in the far back corner of the yard and cannot be seen very well from the public way.

Commissioner Ovian also expressed a concern about the roof, and thought a simple gable roof was more appropriate for the building. The consensus was that the shed was somewhat overdone.

Questions arose as to the type of windows the applicants wanted to install. The commissioners indicated that a true cut

sheet for the windows is needed, and also asked Robert Cook to discuss with the applicants options for other types of sheds.

Aye: Garrey, Miglus, Ovian, O'Brien

APPLICATION NO. 3335-05. Peter C. Kahrmann seeking to install vinyl siding at 71 Oldham Road.

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

Discussion

Commissioner Miglus stated that the proposed siding does not satisfactorily replicate the existing siding.

Aye: Garrey, Miglus, Ovian, O'Brien

APPLICATION NO. 3336-05. Jeffrey Morrissette seeking to install replacement windows at 55 Center Street.

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:

- Windows shall be ordered to match trim, or painted to match trim.

Discussion

Commissioner Ovian stated that windows of the type proposed have been installed on other homes of the same vintage. He has seen that the windows can be successfully installed. Commissioner O'Brien stated that she does not think the proposed windows are very attractive. She feels the windows should be true divided light. Commissioner Miglus stated the proposed windows are a change from what currently exists, and may not be architecturally appropriate for the house. Commissioner Ovian stated he expressed the same concern when the same windows were proposed for the home across the street from the Morrissette home. The windows were approved for that home.

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

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:

- Windows shall be wood, simulated divided light, painted, putty profiles to match existing profiles, sashes to match existing in size.

Discussion

Commissioner Miglus stated he could approve simulated divided light windows, but would like to see wood windows installed. Robert Cook asked for the difference between clad windows and wood windows. Commissioner Miglus indicated that the texture and the manufacturing of the joints are different. Commissioner O'Brien asked why true divided light windows were not included in the motion. Commissioner Miglus responded that unless single pane glass is stipulated, the muntins on true divided light windows with double pane glass will be very thick and inappropriate for the house.

Robert Cook suggested the application could be tabled to allow the applicants to present other window options. Commissioner O'Brien indicated that she preferred to give the applicants some direction. Commissioner Garrey indicated that he felt the stipulation satisfied the concerns of both the commission and of the applicant.

Aye: Garrey, Miglus, Ovian, O'Brien

APPLICATION NO. 3337-05. Paolo Ficara seeking to construct an addition in the rear of the house at 81 Harmund Place.

Upon motion by Commissioner Miglus, seconded by Commissioner Ovian and a poll of the Commission, it was voted to TABLE the application leaving the public hearing open.

Discussion

Commissioner Miglus stated that by tabling the motion Robert Cook will have the opportunity to review the project, and to address any zoning issues. He will then be better able to present the application to the commission.

Aye: Garrey, Miglus, Ovian, O'Brien

APPLICATION NO. 3338-05. Edward DelMastro seeking to install replacement windows at 167 Church Street.

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 flat piece of trim installed to the flat casing to span the area between the casing and piece of vinyl extrusion closest to the exterior of the vinyl window.

Discussion

Commissioner Miglus indicated that the current windows are 1/1, and the houses on both sides already have vinyl windows. He would like to see trim installed in such a way as to hide the protrusions inherent to vinyl windows.

Commissioner Ovian indicated that the installation of vinyl windows in the district has been most successful when the windows are 1/1. His decision boils down to whether he can approve the same look for the second floor of the house as the look on the first floor where vinyl windows have already been installed without the approval of the commission. Otherwise, the applicant will be required to remove the replacement windows on the first floor. Vinyl windows would not be his first choice as he would like to see a replacement window that would fit better with the aluminum trim.

There was discussion about if and under what circumstances the commission would allow the installation of vinyl windows in the district. Commissioner Ovian stated that he would approve vinyl windows for a house that already has a synthetic wrapping. He would consider each house individually without regard for where in the district the house is located. Commissioner O'Brien disagreed saying that she does not feel vinyl windows are appropriate on any house in any part of the district. She stated she is against this application also for the fact that the application was filed after vinyl windows had been installed.

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

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:

- Windows shall be aluminum clad wood windows with 1/1 sash replacements.

Discussion

Commissioner Ovian indicated the stipulated material is appropriate for the house, and the use of the sash replacement kit allows for the size of the windows to remain the same. He asked whether Commissioner Miglus wished to stipulate a color. Commissioner Miglus stated he would leave the color choice to the applicant.

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

APPROVAL OF MINUTES OF: August 9, 2005 & August 23, 2005

The revision of the minutes of August 9, 2005 were not presented.

Upon motion by Commissioner Miglus, seconded by Commissioner Ovian and a poll of the Commission, it was voted to APPROVE [the minutes of August 23, 2005](#) as submitted.

Aye: Garrey, Miglus, Ovian, O'Brien

OTHER BUSINESS

Public comments on general matters of the Historic District

Gary Vivian of 43 Old Pewter Lane spoke regarding the Commission's discussions about replacement windows. He indicated that his clients ask him for advice as to the type of windows that will be approved by the commission. He had heard rumors that only true divided light windows are approved. He had responded that that has not been the case for some time provided the proposed windows are of good quality. However, after hearing the discussion at that evening's public meeting, he is confused as to what advice to give his clients.

Commissioner O'Brien indicated the commission will never be able to be 100% consistent in its decisions because each application is reviewed individually.

Report of the Historic District Coordinator

Robert Cook reported that Diane Matrone suffered a workplace injury and will be out of work for several weeks.

Mr. Cook reported that the sign in front of Dr. Antonakos' office on Garden Street has not yet been removed.

Mr. Cook reported that the Building Department is tightening its enforcement procedures. Letters are being released to several homeowners who are not in compliance with the decisions made by the commission. Letters will be sent to Barbara Clancy, Dr. Antonakos, and others. The letters advise the homeowners to contact the Building Department with a date that they will comply with the decision. Mr. Cook will then ask the commission whether the date is acceptable. If it is not acceptable, the commission will specify an acceptable date. As part of the procedure, when an application is denied, Mr. Cook will ask the commission for a "remedy date". This is the date the applicant must remove any addition or change that was made without approval. Commissioner O'Brien asked what the date should be. The consensus was that the homeowner should be asked to give a date when the work will be completed. If the date is unreasonable, the commission will set a date.

Commissioner O'Brien stated she feels that fines must be imposed in order to stop the non-compliance with the commission's decisions, and to stop work from being done without commission approval.

Mr. Cook reported that Billye Logan will start helping with sending out the welcome letter. Commissioner O'Brien stated that Ms. Logan has also been very helpful to her.

A tree will be planted in front of the chiller unit at the Stillman building.

Mr. Cook advised Commissioner Miglus that he will be contacted shortly to finalize the DiPalma application regarding installation of a garage door.

Mr. Cook provided a memo from Peter Gillespie reminding P&Z commissioners that no ex parte communication is allowed. Commissioner Ovian asked how applicants can be given instruction on various topics without having off-the-record discussions with the applicant. Commissioner O'Brien stated that the commission needs to be very careful when having discussions with people with pending applications. Mr. Cook suggested that applicants be referred to him.

Commissioner Miglus stated he would be willing to talk with applicants in general terms, such as giving an opinion as to whether windows are need of replacement, where to receive information about different types of windows, etc. Commissioner Ovian stated he felt is was difficult for anyone to have that type of discussion without getting into what might be considered inappropriate discussion. Mr. Cook cautioned that something said in a general discussion could be misconstrued.

Commissioner Ovian has received inquiries about the house on Broad Street where a porch as been under construction for some time. It is considered a safety hazard. Mr. Cook suggested the concerns be referred to the Building Department.

CORRESPONDENCE

A letter was received from Kelly O'Brien of 76 Church Street thanking the commission for the approval of the fence she requested.

Mr. Cook displayed the picture of the house at 97/99 Main Street that appeared on the cover of a recent edition of *Wethersfield Post*. The contractor on the project, Ray Malouin, wrote a letter dated September 13, 2005 regarding scalloped shingles that were found during the removal of siding. A picture of the shingles was provided. He has requested permission to restore the shingles. The commission gave permission for the restoration of the shingles.

ADJOURNMENT

Upon motion by Commissioner Garrey, seconded by Commissioner Ovian and a poll of the Commission, it was unanimously voted to ADJOURN the meeting at 10:29PM.

Aye: Garrey, Miglus, O'Brien, Ovian

Respectfully Submitted
TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

Robert Garrey
Clerk Pro Tem