

**WETHERSFIELD HISTORIC DISTRICT COMMISSION
PUBLIC HEARING
OCTOBER 26, 2004**

The Wethersfield Historic District Commission held a public meeting on OCTOBER 26, 2004 at 7:30 p.m. in the Council Conference Room of the Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present:

Billye Logan, Chairperson
Douglas Ovian, Vice Chairperson
Jennifer Wolf, Clerk
Vacek Miglus
Robert A. Garrey
Eric Hart, Alternate

Members absent:

Tracey McDougall, Alternate
Heidi Lane, Alternate

Also Present:

Robert Cook, Wethersfield Historic District Coordinator

Chairperson Logan called the hearing to order at 7:30 pm and Clerk Wolf read the Legal Notice as it appeared in the *Hartford Courant* on October 15, 2004.

APPLICATION NO. 3254-04. Karen & Sharon Cutts seeking to construct an addition to the rear of house and reshingle house & addition at 15 Deerfield Road.

Karen Cutts of 15 Deerfield Road appeared before the Commission. Ms. Cutts brought in some drawings and pictures to explain the 16' x 18' proposed addition.

Commissioner Logan asked if any of the addition would be viewable from Deerfield Road.

Ms. Cutts stated that it would not be visible from the front.

Mr. Cook stated that there would not be a lot of it visible from Church Street either.

Ms. Cutts stated that they were trying to keep the addition at least 4' feet away from the side yard set back, and that they were also looking to match the existing roof, if their budge allows for it, they would like to re-shingle the entire roof and would pick one of the lighter approved colors.

Commissioner Logan asked whether the materials would match the existing on the house.

Ms. Cutts stated that their builder said they could match the siding and the gutters. She also stated that she would like to do a bit of an overhang.

Commissioner Logan stated that no one would see the overhang.

Commissioner Miglus stated that there would be very minimal impact, that it would be a non-issue. If a 2' overhang was used, then it would affect the house massively and would look awkward.

Ms. Cutts then stated that the windows used in the addition would be the same as the others throughout the house, Anderson, vinyl windows, with some kind of French doors facing the rear yard.

Commissioner Miglus asked where the railroad tracks were in comparison to the house.

Ms. Cutts informed the commission that the railroad tracks were in the back.

Commissioner Miglus stated that the house was set at angle to the street, and that he was having a hard time visualizing it.

Ms. Cutts stated that they were worried about the MDC right of way, but it is on the other side of the house and the front of the house.

Commissioner Logan asked what kind of windows would be used.

Ms. Cutts said they weren't sure and that the ones in the picture were stuff they pulled off the internet.

Commissioner Logan asked if they were to be vinyl 1/1 double-hung, and then doors coming out the side.

Ms. Cutts said the doors would come out the side of the addition into the back yard.

Commissioner Logan asked if the doors would be visible from the railroad tracks.

Ms. Cutts replied they would not be.

Commissioner Logan asked if there was anyone who wished to speak in favor or opposition of the application.

Commissioner Wolf read four letters, one from David Santoro of 187 Church Street, a 2nd from Josh W. Pizzoni of 191 Church Street, a 3rd from Daniel J. O'Connor of 34 Dorchester and a 4th from Susan M. Kelly of 183 Church Street (all dated October 2, 2004---on file) all in favor of the application.

There being no one else who wished to speak in favor or against this application, this portion of the hearing was declared closed.

APPLICATION NO. 3255-04. John & Jennifer Shafer seeking to replace windows at 211 Garden Street.

John Shafer of 211 Garden Street appeared before the Commission. Mr. Shafer stated that he would like to replace two windows on the Church Street side addition, and one (1) on the side, which is visible from Church Street. Mr. Shafer also stated that they had already replaced a window they did not originally intend to replace, but they were doing interior remodeling and their builder suggested that it be replaced because they discovered that it was damaged and the builder had already removed it from the wall, so they just replaced it.

Commissioner Ovia asked if this builder had worked in the district before.

Mr. Shafer said that the builder had and that he hoped to Commission would like the window that was put in, because they tried to replace it as close as possible to the existing windows

Commissioner Wolf asked if the Shafer's were planning on replacing the other 3 windows with wood 2/2 windows, just like what is there now.

Mr. Shafer stated that that is what they are planning on doing.

Commissioner Ovia asked if the upstairs window is wood.

Mr. Shafer replied that the window was vinyl clad wood.

Commissioner Miglus asked if it was wood or wood grain.

Mr. Shafer replied that he wasn't sure.

Commissioner Ovian asked if Mr. Shafer had provided a photograph of what was there.

Mr. Shafer replied no.

Commissioner Wolf asked if the window had light divisions or if it was 4/4.

Mr. Shafer replied that the original window was 4/4.

Commissioner Ovian asked if Mr. Shafer still had the window.

Mr. Shafer replied no, but it did match the windows next door, which are 4/4.

Mr. Cook stated that Mr. Shafer's previous application had quite a few pictures in it and that it might have a picture of the window in there.

Commissioner Ovian asked if Mr. Shafer is looking for 2/2 windows that look like the other windows on the house, so if the Commission were to request 2/2 windows it would help the applicant.

Mr. Shafer replied that that would help and that they were looking for unique windows that weren't that visible.

Commissioner Logan asked if the window that was replaced was smaller.

Mr. Shafer replied that the contractor could not find an exact match so a window that was 1" wider all around was put in.

Commissioner Logan asked if the window on the addition opened.

Mr. Shafer replied that it does open, but it was a crank window and he didn't think it was a historic window. He also noted that the addition was done about 100 years ago.

Commissioner Logan asked if there was anything else Mr. Shafer wanted to comment on.

Mr. Shafer just wanted to add that they could not find a window to match and that now that the window is larger, it opens up the room because it is the only window.

Commissioner Ovian asked again why the applicant did not come in for an application prior to replacing the window.

Mr. Shafer replied that he wasn't sure what the rule is and that the contractor had already removed the old window.

Commissioner Logan explained if there is a change that can be seen from the public way, you must come before the Commission.

Mr. Shafer replied that he knows now.

Mr. Cook also commented that he would also need a building permit.

There being no one else who wished to speak in favor or against this application, this portion of the hearing was declared closed.

APPLICATION NO. 3256-04. Paul Lisella seeking to install replacement windows at 32 Hartford Avenue.

Paul Lisella of 32 Hartford Avenue appeared before the Commission and stated that he would like to install replacement windows, one in the first floor, which was already done and two, in the second floor, which was not done. Mr. Lisella also provided numerous pictures for the commission.

Commissioner Ovian asked if Mr. Lisella also brought pictures of what was there before the work was done.

Mr. Lisella replied yes and that the windows were 1/1 with a snap-in diamond design. He also stated that they were able to save four of the sashes, which are in a house in Marlborough, the rest of the windows were in disrepair and most of the glass was broken. All of the windows installed are wood.

Commissioner Ovia commented that Mr. Lisella seemed to know quite a lot about the windows and that he was surprised that all the work got done before coming to the Commission.

Mr. Lisella that he has done a lot of research, but in their haste to replace the unsafe windows, he didn't realize that all of Old Wethersfield was part of the historic district. Mr. Lisella assumed that since the house was not on the national registry, he didn't think the house came under the protection of the Historic District Commission.

Commissioner Ovia explained that every building in the Historic District is a contributing structure, and that the district has very few registered buildings.

Commissioner Ovia asked if Mr. Lisella had a building permit.

Mr. Lisella replied he did not and that he had just learned tonight that he needed one to perform the work that was done.

Mr. Cook commented that a building permit will not be issued for a structure in the Historic District without his signature.

Commissioner Ovia stated that he was asking these questions before proceeding.

Mr. Cook asked if the real estate agent who sold him his house told him that the house was in a historic district.

Mr. Lisella replied that he purchased his home through the previous owner and that they did not disclose that, however he and his wife are committed to restoring the house.

Commissioner Logan asked what kind of windows were installed.

Mr. Lisella replied that all the windows are 6/6 wood clad.

Commissioner Logan asked if the light divisions were between the glass, and if there was a profile.

Mr. Lisella replied yes, the divisions are between and there is no profile.

Commissioner Ovia stated that the problem was that the windows that were installed do not look like the pictures that he has shown.

Mr. Lisella said he realized that only after the windows had arrived, and that he didn't realize that the profiles were inside between the glass when he ordered the windows, and that he didn't have the option of returning the window after they had arrived.

Commissioner Ovia asked why he couldn't return them.

Mr. Lisella replied that they were living in a house with windows that didn't open and they have a baby, and with the timing of the winter, the safety of his family was at risk.

Commissioner Miglus asked to be clear if the windows on the 1st floor were wood windows in disrepair, which were replaced with Harvey clad wood windows with muntins between the glass.

Mr. Lisella replied yes.

Commissioner Logan asked what kind of windows were on the 2nd floor.

Mr. Lisella stated that they are 1/1 with a snap-in diamond grills and that the windows on the 2nd floor aren't as bad as the ones that were on the first floor.

Commissioner Ovian asked if any of the original windows were all wood with a diamond lattice top.

Mr. Lisella replied that all the windows were wood with snap-on grills.

Commissioner Miglus asked if the diamond panes were found only on the third floor and in the tower.

Mr. Lisella replied yes and stated that one of the reasons they chose the 6/6 windows was because that it was a common theme on some of the Italianades that were from the same period, and personal preference. Mr. Lisella also stated that the only thing vinyl on the windows were the locks and that they were replacing those with brass locks.

Commissioner Ovian commented that some of the 6/6 windows looked pretty tight in some of the windows.

Mr. Lisella stated that he realized that and he would have gone with a 1/1 if he had known. Mr. Lisella then stated that he also found out that he had cut down a tree that was designated as the largest Kanouk Cypress, but the tree wasn't owned by the town.

Commissioner Logan commented that people from all over the state have come to look at the tree.

Commissioner Ovian asked what reasoning Mr. Lisella had behind going with a 6/6 window.

Mr. Lisella stated that it was personal preference and that he thought the lines of the windows would make a nice accent to the stick style of his home.

Commissioner Ovian stated that he was right, but with the light divisions on the inside, it did not go as he had planned.

Mr. Lisella agreed and stated that with screens on the outside, it also dulled the prominence of the light divisions.

Commissioner Ovian stated that silver screens would have been a good way to go for white windows.

There being no one else who wished to speak in favor or against this application, this portion of the hearing was declared closed.

APPLICATION NO. 3257-04. Daniel and Katherine Poulin seeking to install a shed in the rear yard at 345 Middletown Avenue.

Daniel and Katherine Poulin came before the Commission and explained they proposed to build a shed, which would be replacing a shed that was on their property when they bought it.

Mr. Cook stated that he did a site visit and that the shed would be located far back on the property.

Mrs. Poulin stated that the shed would be located towards the right side of the rear yard, behind some trees.

Commissioner Logan asked if the shed would be as far back as the railroad tracks.

Mrs. Poulin stated that the shed would not be that far back.

Commissioner Logan asked if the shed was going to look exactly like the picture they had brought in.

Mrs. Poulin replied yes.

Commissioner Miglus asked what kind of siding the shed was going to have.

Mr. Poulin stated that the siding is going to be like clapboard, wooden and vertical.

There being no one else who wished to speak in favor or against this application, this portion of the hearing was declared closed.

**WETHERSFIELD HISTORIC DISTRICT COMMISSION
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APPLICATION NO. 3254-04. Karen & Sharon Cutts seeking to construct an addition to the rear of the house and reshingle house and addition at 15 Deerfield Road.

DISCUSSION

Commissioner Miglus commented that the proposed addition was appropriate for a house of it's style and that it would make minimal impact on the neighborhood, and it would also benefit the homeowner and the district.

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

1. The roof pitch of the addition shall match the house roof pitch.
2. The roofing, siding and trim shall match the existing house in style and material.

Aye: Miglus, Wolf, Hart, Garrey, Logan

APPLICATION NO. 3255-04. John and Jennifer Shafer seeking to install replacement windows at 32 Hartford Avenue.

DISCUSSION

Commissioner Miglus commented that the house is very unique and very visible because it is on a corner, and he doesn't want to see this house fall into the mix and match windows. Synthetic windows would not work well with this house, the only thing appropriate is wood windows with the divided light on the outside. Commissioner Ovia asked if the Commission should disregard putting 6/6 windows on the 2nd floor because it is more reminiscent of pane size for multiple light pattern rather than putting Victorian 2/2 windows in the house. Commissioner Garrey stated that the stipulation was replicating a 2/2 pattern even though it was a smaller window. Commissioner Ovia asked if everyone would feel more comfortable going with a 2/2 window so the window would look wider. Commissioner Logan stated that it would only be one 6/1 on the main house. Commissioner Wolf stated that she didn't have a problem with a different size window.

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

1. All windows shall be wood, simulated or true divided light matching the original light divisions.

Aye: Hart, Wolf, Logan, Miglus, Garrey

APPLICATION NO. 3256-04. Paul Lisella seeking to install replacement windows at 32 Hartford Avenue.

DISCUSSION

Commissioner Miglus pointed out that if you look at the file photo, the diamond panes only exist on the third floor and the tower, which means that someone wanted to replicate that in the rest of the house so they installed snap-on grills. It is used as a decorative element as opposed to standard issue building product. The house was built in 1890, so 1/1

panes were standard issue for that time and survived until 1975. The diamond panes were used as decorative elements in some very specific spots where smaller windows were more economical and also as a crowning point.

Commissioner Ovian asked if Commissioner Miglus was looking to maintain and allow 1/1 wood clad windows on the 1st and 2nd floors.

Commissioner Miglus stated yes.

Commissioner Ovian stated that if one were going to say the windows that are there now are not the windows one feels that can stay, why is it that this house, which is about the same age as the Shafer home, could have clad exterior, maybe they should be all wood. If 1/1 cladding would be a little less visible, the Commission should ask for cladding that isn't visible. Also, can the house work with a multiple light division.

Commissioner Hart agreed that 1/1 would be more appropriate and that it would preserve the home, and he would like to see all wood.

Commissioner Garrey stated that he does not have an issue with 6/6 windows and that he likes them on this house and that they blend well. It's not the original design, but not sure if you can mix it with diamond pattern windows.

Commissioner Ovian stated that while he is open to the idea of 6/6 windows, he cannot visualize it without a picture, and then suggested 6/1 windows.

Commissioner Miglus pointed out that 6/1 is colonial revival and this house is Victorian, that would be mixing and matching styles.

Commissioner Ovian wanted to discuss the clad issue.

Commissioner Miglus stated the window could be clad in metal and that the metal could be painted to match the trim of the house.

Commissioner Ovian stated that they could stipulate metal clad windows painted to match the trim of the house.

Commissioner Miglus stated that he would be perfectly willing to table this application to mull it over.

Upon motion by Commissioner Garrey, seconded by Commissioner Miglus and a poll of the Commission it was voted to TABLE the subject application with the public hearing left open.

Aye: Miglus, Garrey, Ovian Nay: Hart

APPLICATION NO. 3257-04. Daniel & Katherine Poulin seeking to install a shed in the rear yard at 345 Middletown Avenue.

DISCUSSION

Commissioner Miglus thinks the shed was an entirely appropriate outbuilding for a house of it's age and neighborhood, and it's a shame the shed would not be seen more.

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

1. The shed shall be 10' x 12' with rough sawn siding.
2. The shed shall be built as per the top of page 11 of the Lamore lumber brochure.
3. The shed shall be located in the right rear corner of the property.

Aye: Miglus, Garrey, Logan, Wolf, Hart

There being no further business to come before the Commission, the meeting was adjourned at 8:30 p.m.

Respectfully Submitted

TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

Jennifer Wolf
Clerk