

**WETHERSFIELD HISTORIC DISTRICT COMMISSION**  
**PUBLIC HEARING**  
**January 23, 2007**

The Wethersfield Historic District Commission held a Public Hearing on January 23, 2007 in the 1st Floor Conference Room at the Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present:

Vacek Miglus, Vice Chairperson  
Gary McLeod  
Eric Hart, Alternate  
John Maycock, Alternate

Members Absent:

Susan O'Brien, Chairperson  
Jennifer Wolf, Clerk  
Robert Garrey  
Bette Botticello, Alternate

Also Present:

Kristin Stearley, Historic District Coordinator

Commissioner Miglus, Vice Chairperson, called the meeting to order at 7:30PM, and read the opening comments. Commissioner Hart, Acting Clerk, read the Legal Notice as it appeared in the *Hartford Courant* on January 12, 2007.

**APPLICATION NO. 3464-07.** Wayne & Lisa Falce seeking to install replacement windows at 38 Old Pewter Lane.

Wayne and Lisa Falce of 38 Old Pewter Lane appeared before the commission. Pictures of their home were provided to the commission. It is a raised ranch built in 1971.

Mr. Falce explained that twelve windows will be replaced, including two large picture windows. Only a casement window in the kitchen and two windows in the garage will be left as is. He indicated that several types of windows were under consideration, but they were leaning toward the purchase of the Andersen 400 Series. Catalogues of all the windows under consideration were provided. The proposed windows are wood clad, 6/6, and SDL replacement windows. The homeowners prefer the replacement windows for ease of installation.

Commissioner Miglus asked whether consideration had been given to replacement of the deteriorating tracks rather than the entire window. Mr. Falce stated that some of the windows were in disrepair as well as the tracks. He preferred to replace the entire window now and not have to worry about replacing the windows later on.

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

Mark Kulmacz of 37 Old Pewter Lane spoke in favor of the project.

Commissioner Miglus 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. 3465-07.** Reinaldo Montalvo seeking to demolish the existing garage and replace it with a new garage the same size or larger at 16 Church Street.

Reinaldo Montalvo of 16-18 Church Street appeared before the commission. He explained that the current garage is 10' X 20'. The proposed garage will be 14' X 20" with a 17' high roof. The siding will be either clapboard or cedar shakes

similar to the shakes on the house. There will be three windows; two on one side and one on the other side. An entry door is proposed for the west side of the building. The windows will be 4/1 as exist on the current garage. The garage door will be 8' X 7' and will be located on the west side of the structure. The door will be made of pine and will be flat-paneled. The roof will have architectural shingles. The color is Hickory.

Commissioner Miglus asked whether the garage was designed without an overhang. Mr. Montalvo confirmed there is no overhang, but the building will have a 4" drip edge to direct water.

Commissioner Miglus also expressed concern about the difference between the styles of the garage and the existing house. The garage was designed with a gambrel roof, while the house is Greek Revival with a much lower pitched roof. He wondered whether a roof design more similar to the house would give the homeowner the space he sought. The homeowner indicated he could design the garage with a gable roof, but the design would interfere with the access to the second floor.

Commissioner Maycock asked for a description of the entry door. That door will be pine with raised paneling.

Commissioner Miglus 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. 3466-07.** Shireen Aforismo seeking to add handrails to the porte cochere stairs on the north side, install a fence around the yard and add screening for installed generator at 185 Broad Street.

Shireen and John Aforismo of 185 Broad Street appeared before the commission.

Ms. Aforismo indicated that the generator has already been installed. Shrubbery has already been planted to shield the generator.

Ms. Aforismo indicated that one railing is proposed from the door to the stairs. No vertical railings will be installed on the railings on the porch. Samples of the top and bottom railings were provided. Two railings will be installed at the stairs.

A fence is proposed for the perimeter of the property. A drawing of the location of the fence was provided. Samples of the corner posts were provided. The fence will be 36" high. The corner posts will be 42" high. The fence will be black. The corner posts will be located at the corners, opening at the driveway, and at the gate.

Ms. Aforismo asked whether fencing could be added to protect the air conditioning units in the back of the house. The fence would be 3-sided and match the fence around the house.

Commissioner Miglus 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. 3364-06.** John Rust seeking to amend the approved Certificate of Appropriateness to add a window to the south elevation of the new addition at 16 Meggat Park.

Patricia Rust of 1 Quiet Woods Road, East Hampton, appeared before the commission. Commissioner Miglus stated that the addition of the window had already been done. The addition had been approved by the HDC without the window. When the addition was built, the window was installed.

Ms. Rust indicated that she is now asking that the application be amended to allow for the addition of a window in the extended bedroom portion of the addition. The proposed window is an existing Harvey window that was moved from the rear of the house to its current location.

Commissioner Miglus asked where the window will be located. Ms. Rust described the location as not being centered, but somewhat closer to the main part of the house. Commissioner Miglus indicated that the window was awkwardly placed.

Commissioner Miglus 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. 3462-07.** Juan Jose Jimenez seeking to install 8 replacement windows, siding and a deck at 55-57 Spring Street.

Juan Jose Jimenez of 55-57 Spring Street appeared before the commission. Also appearing was his attorney, Michael Barry, of 1177 Silas Deane Highway. A plot plan was provided.

The deck has already been installed, and pictures of it from various views were provided.

Mr. Barry explained that the house currently has wood shingles, which are in bad condition. The homeowner wishes to replace the shingles with vinyl. A sample of the proposed vinyl siding was provided. The preferred siding is Foundry shakes with a 7" exposure in white.

The proposed work will be done by family members. Commissioner Miglus asked how trim would be handled. Mr. Jimenez could not answer the question, but stated he was told that if the proposed siding were used the house would look as it currently does. Mr. Jimenez also stated that he has considered merely painting the house.

Commissioner Miglus indicated that he understood Mr. Barry had spoken with Kristin Stearley about the windows. He asked whether there was any change in the type of windows proposed. Mr. Barry stated that no change had been considered. However, he displayed dividers that could be installed to the outside of the window. Commissioner Miglus asked whether the dividers would stick out beyond the window. Mr. Barry stated he was not sure how the windows will look with the grills attached to the windows. He indicated that approval of the windows with the grills in between the glass was preferred.

Mr. Jimenez stated he put the latticework on the basement windows to make the windows look better. Plywood was installed over the broken windows, and lattice was installed over the plywood. When asked whether the applicant intended to remove the lattice and to repair the windows, he stated he prefers to leave the lattice on the windows.

Mr. Jimenez indicated that he did not want to install a window on the second floor by the porch, but that he did want to install a storm window. Commissioner Miglus indicated that the window would either be open or closed, but that no storm window would be allowed to be installed over a false window.

Commissioner Miglus 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. 3446-06.** Peter and Janet Leombruni seeking to amend the approved Certificate of Appropriateness to add a door in the rear of the home in place of a window, move a window away from the rake board on the left side of the home, and remove a 2 foot garrison from the front of the home on a portion of 200 Broad Street.

Commissioner Miglus recused himself from this portion of the public hearing.

Peter Leombruni of 200 Broad Street appeared before the commission. He provided drawings of the proposed entryway and door. He explained that the garrison was removed in the front of the house. He stated the proposed door is more decorative. It is a 3' wood door.

Commissioner Miglus 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 Hart, and seconded by Commissioner Maycock and a poll of the Commission, it was voted to close the public hearing on the discussed applications, except Application 3465-07, and to open the public meeting on those applications.

Aye: Hart, Maycock, McLeod, Miglus

**WETHERSFIELD HISTORIC DISTRICT COMMISSION  
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**APPLICATION NO. 3464-07.** Wayne & Lisa Falce seeking to install replacement windows at 38 Old Pewter Lane.

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

- The windows shall be Andersen 400 Series SDL and grillwork to match existing windows.

**Discussion**

Commissioner Maycock felt the proposed windows would work well with the house. Commissioner Hart stated he has seen the same windows used successfully in other projects.

Aye: Hart, Maycock, McLeod, Miglus

**APPLICATION NO. 3465-07.** Reinaldo Montalvo seeking to demolish the existing garage and replace it with a new garage the same size or larger at 16 Church Street.

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

**Discussion**

Commissioner Maycock indicated that side elevations were needed in order to see the exact placement of windows and of both doors. A full view of the roof is needed.

Commissioner McLeod also felt that the house and garage need to better resemble each other. There was some discussion as to how the roof could be redesigned. If the gable roof is done, the homeowner needs to be careful that the building does not look too tall.

Aye: Hart, Maycock, McLeod, Miglus

**APPLICATION NO. 3466-07.** Shireen Aforismo seeking to add handrails to the porte cochere stairs on the north side, install a fence around the yard and add screening for installed generator at 185 Broad Street.

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

- the generator screening shall be evergreens.
- 3-sided metal fence to shield air conditioning units at back of house to match perimeter fence.

**Discussion**

Commissioner Maycock mentioned that the proposed fence is a great addition to an already beautiful project.

Aye: Hart, Maycock, McLeod, Miglus

**APPLICATION NO. 3364-06.** John Rust seeking to amend the approved Certificate of Appropriateness to add a window to the south elevation of the new addition at 16 Meggat Park.

Upon motion by Commissioner McLeod, seconded by Commissioner Hart and a poll of the Commission, it was voted to APPROVE the request for an amendment as submitted.

### **Discussion**

Commissioner Maycock recused himself from the discussion.

Commissioner McLeod stated the proposed window is in the back of the house and looks appropriate from the street.

Aye: Hart, McLeod, Miglus

**APPLICATION NO. 3462-07.** Juan Jose Jimenez seeking to install 8 replacement windows, siding and a deck at 55-57 Spring Street.

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

- Existing siding shall be painted and repaired as necessary.
- Latticework at basement windows shall be removed and windows shall be repaired.
- Second floor porch window shall be replaced with a wall and siding to match existing.
- Ten (10) vinyl windows with grills between glass on the south, east, and west sides of the house shall remain.
- On rear deck an additional exterior board shall be applied at the top and bottom of balustrades to match the existing interior trim boards.

### **Discussion**

Commissioner Maycock indicated that the house has been cannibalized over the years. The repair of the siding will be a big improvement.

Aye: Hart, Maycock, McLeod, Miglus

**APPLICATION NO. 3446-06.** Peter and Janet Leombruni seeking to amend the approved Certificate of Appropriateness to add a door in the rear of the home in place of a window, move a window away from the rake board on the left side of the home, and remove a 2 foot garrison from the front of the home on a portion of 200 Broad Street.

Upon motion by Commissioner Maycock, seconded by Commissioner McLeod and a poll of the Commission, it was voted to APPROVE the request for an amendment as submitted.

### **Discussion**

Aye: Hart, Maycock, McLeod

**APPROVAL OF MINUTES OF:** January 9, 2007

Upon motion by Commissioner Maycock [the minutes of the January 9, 2007 meeting](#) were approved without objection.

### **OTHER BUSINESS**

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

None.

**Report of the Historic District Coordinator**

None.

## **CORRESPONDENCE**

A memo from Bonnie Therrien dated January 23, 2007 sent to Susan O'Brien and the commissioners of the HDC was read into the record.

Commissioner Miglus emailed commissioners information about the "Restoration Now" trade show. The event runs from March 7-10. Registration can be done online.

## **ADJOURNMENT**

Upon motion by Commissioner Hart and seconded by Commissioner Maycock and a poll of the Commission, it was unanimously voted to ADJOURN the meeting at 9:28PM.

Aye: Hart, Maycock, McLeod, Miglus

Respectfully Submitted  
TOWN OF WETHERSFIELD  
HISTORIC DISTRICT COMMISSION

Eric Hart  
Clerk Pro Tem