

WETHERSFIELD HISTORIC DISTRICT COMMISSION
PUBLIC HEARING
April 24, 2007

The Wethersfield Historic District Commission held a Public Hearing on April 24, 2007 in Room F-3 at the Pitkin Community Center, 30 Greenfield Street, Wethersfield, Connecticut.

Members Present:

Vacek Miglus, Vice Chairperson
Robert Garrey
Gary McLeod
Bette Botticello, Alternate
Eric Hart, Alternate (arrived at 7:48PM)
John Maycock, Alternate (arrived at 7:40PM)

Members Absent:

Susan O'Brien, Chairperson
Jennifer Wolf, Clerk

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 Garrey, Acting Clerk, read the legal notice as it appeared in *The Hartford Courant* on April 13, 2007.

APPLICATION NO. 3477-07. Maria Brodeur seeking to replace windows at 15 Hubbard Place.

Maria Brodeur of 15 Hubbard Place appeared before the commission. Also appearing was Brad Vanderburg of 47 Vivian Street in Newington. He is assisting the applicant with the project.

The applicant indicated that five windows have already been replaced with vinyl replacement windows. Those are the windows the applicant wishes to use. When asked why vinyl replacement windows were chosen, Mr. Vanderburg stated the choice was made because the windows are economical, durable, and easy to install and clean. He also stated he felt the windows are appropriate because the house is vinyl sided.

The current windows are 1/1. The proposed windows are prairie style with the grills in between the glass.

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

Mary Madsen of 27 Tabshey Court appeared before the commission. She is the applicant's mother, and spoke in favor of the project. She stated the shape and style of the windows match those installed in other homes in the neighborhood. She indicated that the applicant wishes to maintain the flavor of the neighborhood.

Commissioner Miglus asked whether there was anyone else wishing to speak in favor or in opposition to the application. There being no one, this portion of the hearing was closed.

APPLICATION NO. 3478-07. Devon Smart seeking to install shutters on the front and sides of the house at 11 Middletown Avenue.

Jeff Coyle of 1 Pratt Street, Rocky Hill appeared before the commission. The applicant is his daughter. He explained that he wishes to install shutters on the front and sides of the house. He displayed a sample of the shutters, which are 14" wide and dark green. The shutters are the same style as installed in other homes in the neighborhood.

The shutters will be installed on both levels of the front and the sides. Shutters will not be installed in the rear of the house because there is porch in the back of the house. The attic windows will not be shuttered.

Commissioner Miglus asked whether two shutters could be installed in between the two windows on the south side of the house. Mr. Coyle indicated he has not measured the area. He indicated that if two shutters do not fit, he has seen other homes where one shutter is installed in between two windows. Commissioner Miglus suggested that if two shutters do not fit, that no shutters be installed between the windows.

Commissioner Miglus asked whether there would be backing installed behind the shutters in order to give the shutter a deeper shadow line. Mr. Coyle indicated that the backing will be visible and begs the question of the color the backing should be painted.

Commissioner Miglus asked whether there was anyone else wishing to speak in favor or in opposition to the application. There being no one, this portion of the hearing was closed.

APPLICATION NO. 3479-07. Bill and Chris Donahue seeking to remove the existing front stoop and replace it with a porch with new gable roof at 360 Hartford Avenue.

William Donahue of 360 Hartford Avenue appeared before the commission. He explained that the original concrete stoop was replaced over 20 years ago with a brick stoop, which was attached to the foundation. Over the years there have been problems with drainage in the area causing the stoop to fail. He would like to replace it with a brick stoop. He will also regrade the front yard. Drawings were provided.

The proposed stoop will be stone and bluestone. The use of these materials and the proposed design of the porch will return the front entrance to its original architectural design. A sample of the proposed columns was displayed. The columns will be made of Azak. The gabled end will be a combination of Azak and cedar siding. The roof will be either black asphalt to match the existing roof on the home, or copper standing seam to match the roof on the addition.

Commissioner Miglus asked whether the clapboard exposure would match that of the house. Mr. Donahue indicated it would. The trim will be painted.

Commissioner Miglus asked whether there was anyone else wishing to speak in favor or in opposition to the application. There being no one, this portion of the hearing was closed.

APPLICATION NO. 3480-07. Carol Kober-Narciss seeking to replace the existing ramp with a wooden handicap ramp, install new front steps, walk/patio, front door, awnings, chimney cap and two signs at 7 Railroad Place.

Carol Kober-Narciss of 34 Griswold Road appeared before the commission. She recently purchased the property and plans on opening a chocolate café and boutique. She provided drawings and/or photographs of the proposed project.

The applicant wishes to replace the existing ramp with a wood handicap ramp. The ramp will be made of pressure-treated wood and will have square ballustrades. It will be stained white.

The proposed front door will be 6-panel and needs to be 84", but the applicant indicated that an 80" door can be made to fit. Commissioner Miglus indicated that if the current 84" door is replaced with an 80" door, the building will lose some of its character and charm. He recommended the applicant consider an 84" pine door.

There will be one or two steps at the front door. They will be brick to match the foundation. The top of the stairs will be bluestone. The landing will be 5' x 4' and made of bluestone. A picture of the proposed railings was provided. The walkway and a small patio will be made of flagstone. An awning made of dark green sunbrella material will be installed over the two front windows and front door.

Two signs are planned. One sign will be installed on the building, and the other will be freestanding on Church Street. The freestanding sign will hang from iron attached to a six-foot post. The proposed signs will be gold leaf lettering and white. The signs will be wood, but the design has not been finalized.

Ms. Kober-Narciss asked what the requirements are in the event she decides to install a storage building in the back. Kristin Stearley indicated she could speak with the applicant to discuss the installation of an out-building.

The proposed chimney cap will be made of stainless steel.

Commissioner Hart asked whether the loading dock, ramp, and lights were remaining. The applicant stated they were.

Commissioner Miglus asked whether there was anyone else wishing to speak in favor or in opposition to the application. There being no one, this portion of the hearing was closed.

APPLICATION NO. 3476-07. Old Town Café seeking to construct an outdoor patio and storage shed in back of the building and change lighting and signage in front of building at 181-189 Main Street. (Tabled from the April 10, 2007 meeting with the Hearing left open - last date to act on is May 22, 2007).

Kristin Stearley reported that the applicant asked that the application be tabled since he would not be able to attend the meeting.

Upon motion by Commissioner Garrey, and seconded by Commissioner McLeod 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, Maycock, McLeod, Miglus

**WETHERSFIELD HISTORIC DISTRICT COMMISSION
PUBLIC MEETING
April 24, 2007**

APPLICATION NO. 3477-07. Maria Brodeur seeking to replace windows at 15 Hubbard Place.

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

Discussion

Commissioner Garrey indicated that the vinyl windows and change in light pattern are not appropriate for the house. He stated 1/1 wood windows are the most appropriate. Commissioner Botticello agreed.

The commissioners suggested that Ms. Stearley discuss with the applicant the types of windows the commission likes to see and the types they feel are appropriate in the district.

Aye: Botticello, Garrey, McLeod, Miglus Abst: Maycock

APPLICATION NO. 3478-07. Devon Smart seeking to install shutters on the front and sides of the house at 11 Middletown Avenue.

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

- The shutters are to be mounted on windows in such a way that no shutter will interfere with adjoining windows.

Discussion

Commissioner Miglus stated he had a concern that the shutters be hung in such a way that they look appropriate for the house, and that they not overlap. Otherwise, the shutters match well with the siding installed on the house.

Aye: Botticello, Garrey, Maycock, McLeod, Miglus

APPLICATION NO. 3479-07. Bill and Chris Donahue seeking to remove the existing front stoop and replace it with a porch with new gable roof at 360 Hartford Avenue.

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

- Roof can be either asphalt to match house or copper standing seam to match conservatory.

Discussion

Aye: Botticello, Garrey, Maycock, McLeod, Miglus

APPLICATION NO. 3480-07. Carol Kober-Narciss seeking to replace the existing ramp with a wooden handicap ramp, install new front steps, walk/patio, front door, awnings, chimney cap and two signs at 7 Railroad Place.

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

- All new wood shall be coated with paint or solid stain.
- Chimney cap shall be painted.
- The front door shall be same size and material as existing.

Discussion

Commissioner Miglus stated that if the ramp is painted, it will blend better with the house. The same is true of the chimney cap. The other proposed changes are in keeping with the building and with its continued commercial use.

Aye: Botticello, Garrey, Maycock, McLeod, Miglus

APPROVAL OF MINUTES OF: April 10, 2007

Upon motion by Commissioner Maycock [the minutes of the April 10, 2007 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 distributed to the commissioners a brochure about the CT Land Use Academy.

Ms. Stearley asked the commission whether there should be a time limit placed on when an application can be refiled without the payment of the filing fee. The commissioners agreed that a one-year time limit is appropriate. Therefore, if an applicant reapplies within one year, the application fee is waived.

CORRESPONDENCE

None.

EXECUTIVE SESSION

Upon motion by Commissioner Garrey, seconded by Commissioner Botticello and a poll of the Commission, it was voted to go into Executive Session at 8:40PM to discuss legal issues.

Aye: Botticello, Garrey, Maycock, McLeod, Miglus

Upon motion by Commissioner McLeod, seconded by Commissioner Botticello and a poll of the Commission, it was voted to leave Executive Session at 8:50PM.

Aye: Botticello, Garrey, Maycock, McLeod, Miglus

ADJOURNMENT

Upon motion by Commissioner Garrey and seconded by Commissioner Botticello and a poll of the Commission, it was unanimously voted to ADJOURN the meeting at 8:50PM.

Aye: Botticello, Garrey, Maycock, McLeod, Miglus

Respectfully Submitted

TOWN OF WETHERSFIELD

HISTORIC DISTRICT COMMISSION

Robert Garrey

Clerk Pro Tem