

**WETHERSFIELD HISTORIC DISTRICT COMMISSION
PUBLIC HEARING
FEBRUARY 14, 2006**

The Wethersfield Historic District Commission held a Public Hearing on February 14, 2006 in the Town Council Conference Room at the Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present:

Susan O'Brien, Chairperson
Douglas Ovian, Vice Chairperson
Robert Garrey (arrived at 7:34PM)
Vacek Miglus
Bette Botticello, Alternate
Eric Hart, Alternate

Members Absent:

Jennifer Wolf, Clerk
Gary McLeod, Alternate

Also Present:

Robert Cook, Historic District Coordinator

Chairperson O'Brien called the meeting to order at 7:30PM, and read the opening comments. Commissioner Ovian, Vice Chairperson and Clerk Pro Tem, read the Legal Notice as it appeared in the *Hartford Courant* on February 3, 2006.

APPLICATION NO. 3367-06. Richard W. Haase seeking to replace railing guard on 2nd floor deck, window over kitchen sink on side and, windows in dinette area at 179 Broad Street.

Richard Haase of 155 Jail Hill Road, Haddam CT appeared before the commission. Photographs depicting the proposed location of the new windows were distributed to the commissioners. An application for the same project, excluding the deck railing, was submitted in 2001, but the work was never done. That application was #2973-01, and was approved on November 13, 2001 with the stipulation that the windows be casement windows similar to Andersen 2 and 3. Mr. Haase did not recall what type of windows Andersen 2 and 3 were.

Mr. Haase indicated that the addition at the back of the house was built in 1954, and the deck railing must be replaced. Even though the deck is not used, people who rent the house cannot be kept from going out into the deck. In addition, the exit to the deck is used as a fire escape.

Commissioner Miglus asked why the window next to the door at the back of the house had an "X" through it. Mr. Haase explained that the window was not being replaced. Commissioner Miglus asked what the other windows would be replaced with. Mr. Haase responded that Andersen windows would likely be used. The planned windows are casement, vinyl wood clad.

The windows in the pictures had grills in between the glass. Commissioner Miglus asked whether the windows would have the same grills. Mr. Haase stated he probably would not use windows with the grills in between the glass since he did not feel the look was appropriate for the house. In addition, the grills could not be removed if he did not like the way they looked. He indicated he would take direction from the commission as to whether the windows should have grills.

Commissioner O'Brien asked whether the applicant had considered aluminum clad windows. He said he was not sure he had ever seen an aluminum clad window. Commissioner Miglus indicated he could show the applicant an aluminum clad window.

Mr. Haase had a picture of a standard deck railing he is planning on installing. The railing will be made of cedar or of pressure treated wood. It will be painted or stained white. Commissioner Ovian asked whether the style of post pictured was going to be used. He stated he asked the question because the post is a more traditional style that will be installed on a more modern part of the house.

Mr. Haase stated he did not plan on using the style pictured.

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 Ovian, seconded by Commissioner Garrey and a poll of the Commission, it was voted to close the public hearing on the discussed application, and to open the public meeting on the application.

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

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APPLICATION NO. 3367-06. Richard W. Haase seeking to replace railing guard on 2nd floor deck, window over kitchen sink on side and, windows in dinette area at 179 Broad Street.

Upon motion by Commissioner Miglus, seconded by Commissioner Ovian and a poll of the Commission, it was voted to TABLE the application without leaving the public hearing open.

Discussion

Commissioner Miglus originally made a motion to approve the application with a stipulation that the windows be installed without grills, and that the railing be installed as pictured. Commissioner O'Brien asked why vinyl windows were being approved. Commissioner Miglus explained that the windows were not vinyl. Instead, they are wood windows with a thin vinyl coating. Andersen has made a vinyl coated window where the wood framework and profile is seen. He feels the choice of windows is appropriate for the addition.

Commissioner Garrey indicated that he felt the window in the kitchen should be double-hung. Although he agreed that the casement windows were appropriate for the age of the addition, he felt the windows would appear too squat. As a result, he felt all the windows should be double-hung. Commissioner Miglus indicated that double-hung windows would appear even more compact. Commissioner Garrey referred to the pictures presented by the applicant, but then realized that the applicant took all the photographs with him when he left the meeting. Commissioner Miglus indicated he could make a motion to table the application in order to give commissioners an opportunity to visit the property to determine whether the proposed replacement of awnings with casement window was appropriate. Commissioner Garrey agreed. Commissioner Miglus then withdrew his original motion, and replaced it with a motion to table the application.

Commissioner Ovian indicated that a drawing of the proposed railing was available with the application.

Commissioner Miglus asked Robert Cook to have the applicant submit a copy of the information from Andersen describing the proposed windows.

Aye: Botticello, Hart, McLeod, Miglus, Ovian Abst: O'Brien

APPROVAL OF MINUTES OF: [January 24, 2006](#)

A correction to the last page of the minutes was distributed to the commissioners. Upon motion by Commissioner

Miglus, seconded by Commissioner Botticello and a poll of the Commission, it was voted to APPROVE the minutes as presented.

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

OTHER BUSINESS

Public comments on general matters of the Historic District

John Aforisimo of 185 Broad Street advised the commission that he is ready to install a fence around his property. He asked whether the commission would want to see a section of the fence, or whether a photograph would suffice. The commissioners agree that a photograph would be sufficient. The commission also asked to see a plot plan to show where the fence would be located.

Vince Sidwell of 79 Hartford Avenue spoke to discuss an application he has recently filed and that is scheduled to be discussed at the commission's February 28, 2006 meeting. He is the new owner of the property and is applying for approval of a fence he wishes to install on the property. He had drawings of the fence and asked whether there was any other information he should provide at the hearing. Several commissioners commented on the thoroughness of the application. No additional information was requested, although Commissioner Miglus suggested Mr. Sidwell give consideration on how the fence will transition to the neighbor's fence.

Report of the Historic District Coordinator

Robert Cook advised that the Stillman building is being submitted for a preservation award. He asked whether any commissioners were willing to help prepare the nomination. Commissioners O'Brien and Ovian volunteered to assist.

Mr. Cook sent an email to the commissioners regarding membership to the Connecticut Trust.

The Connecticut Trust is sponsoring a seminar on selling historic homes. Commissioner Ovian indicated that the seminar is very beneficial, and should be recommended to real estate agents who sell property in the district. The Connecticut Trust is also sponsoring a "House Talk" session in March featuring Commissioner Miglus' property at 99 Wells Road.

The Connecticut Trust's award dinner is scheduled for April 5.

An application has been filed for a memorial bench in front of the Masonic Temple to honor David Longey. Mr. Cook stated that he had received questions as to whether the installation of benches is reviewed by the HDC. The Beautification Committee was advised that the location of benches is subject to approval by the HDC.

Letters have been sent to property owners in violation of HDC decisions/procedures advising them that they have 15 days to respond. If they do not respond, they have 60 days to repair the violation. If the repair is not done, the violation will be referred to the town's attorney. The property owners have been advised that fines will be imposed because of code violations, rather than because of a violation of HDC procedures.

Commissioner Garrey asked whether Mr. Cook had had an opportunity to review the pictures of the house on Warner Place, which now has vinyl windows. Commissioner Miglus stated that the house has had vinyl windows for at least the past two years.

Commissioner O'Brien asked about the house on Main Street located in front of the fire house. Mr. Cook stated the owner has indicated that he continues to work on the house when he can. Progress is taking place, albeit slowly.

Commissioner O'Brien also asked about progress on the Clancy home. Mr. Cook stated that Ms. Clancy asked for a 60-day extension, during which time she will discuss with the contractor how to replace the visible vinyl windows.

Mr. Cook distributed a schedule showing when his appearance on the Mayor's Corner on Channel 14 will be re-aired.

Commissioner Botticello is editing the guidelines that will appear on the website.

A letter was sent to Commissioner O'Brien regarding the abandoned property on Middletown Avenue. Mr. Cook asked that similar letters be referred to him.

CORRESPONDENCE

Commissioner O'Brien received and read letters from several residents in opposition to the backyard parties and to the change in the menu at The Creamery. The letters will be given to Bonnie Therrien.

ADJOURNMENT

Upon motion by Commissioner Ovian, seconded by Commissioner Garrey and a poll of the Commission, it was unanimously voted to ADJOURN the meeting at 8:26PM.

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

Respectfully Submitted
TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

Douglas Ovian
Clerk Pro Tem