

**WETHERSFIELD HISTORIC DISTRICT COMMISSION
PUBLIC HEARING
FEBRUARY 28, 2006**

The Wethersfield Historic District Commission held a Public Hearing on February 28, 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
Vacek Miglus
Bette Botticello, Alternate
Gary McLeod, Alternate
Eric Hart, Alternate

Members Absent:

Jennifer Wolf, Clerk

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, Clerk Pro Tem, read the Legal Notice as it appeared in the *Hartford Courant* on February 17, 2005.

APPLICATION NO. 3368-06. Carroll V. Sidwell seeking to install a fence at 79 Hartford Avenue.

Carroll V. Sidwell of 79 Hartford Avenue appeared before the commission. Mr. Sidwell explained he would like to install a fence to contain his dogs and children in the yard. He indicated that he would like to take down the existing portion of a split rail fence on the Hartford Avenue and Willard Street side of the property because it had fallen into disrepair and he felt it would not be appropriate in front of the new fence.

Due to the large size of the dogs, he indicated he would like to install a five foot tall fence. He proposed two fence options, one being 4" boards with 1" spacing between, and the other being alternating 4" and 6" boards with 1" spacing in between, the later being the preferred style of the homeowner. He prefers the 1" spacing which makes the taller fence look less massive.

The fence would run from the rear Southwest corner of the property, parallel to Hartford Ave., until it is 20' from the property line on the Willard Street side of the house. He also spoke with Brian O'Connor about the Willard Street setback and was told it would be appropriate so long as it lines up with the average front of the surrounding houses along Willard Street. The fence would then run across the back of the property one foot in from the property line. The existing split rail fence between 79 Hartford Ave. and the Willard Street neighbor will remain. There will also be a gate across the driveway.

Commissioner O'Brien asked if there was a picture of the gate. Mr. Sidwell indicated he did not have one. Commissioner Garrey asked if the gate would have the same fencing style. Mr. Sidwell indicated the fencing was the same for the gate. Commissioner Garrey asked what the size of the gate would be. Mr. Sidwell indicated it was 12' wide.

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. 3367-06. Richard W. Hasse seeking to replace railing guard on 2nd floor deck, window over

kitchen sink on side and windows in dinette area at 179 Broad Street (Tabled from the February 14, 2006 meeting).

Mr. Hasse was not present for the meeting.

Commissioner Miglus stated that the Commissioners had indicated they would drive by the property prior to the meeting and that the owner need not be present. Robert Cook indicated the only thing needed from the applicant were photographs and a brochure for the proposed windows which he had asked for when he spoke with the applicant. It was indicated that these items had been brought in.

Commissioner O'Brien asked the Commission what had changed from the previous meeting since the homeowner was indicating vinyl windows. Commissioner Ovian clarified that these were vinyl-clad windows and were different than what would normally be referred to as vinyl. Vinyl-clad are a vinyl covering over a wood base while typical vinyl windows are made of all plastic and formed from a mold.

Commissioner Ovian indicated that Anderson windows come with snap-in grills similar to what was approved for a house on Garden Street. Commissioner O'Brien indicated the homeowner was proposing windows with grills between the glass.

Commissioner Ovian and Commissioner Garrey stated that the applicant had indicated in the previous meeting he did not want grills between glass.

Commissioner Hart suggested closing the hearing and moving on to the meeting before further discussion was made regarding the windows.

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 all the discussed applications, and to open the public meeting on those applications.

Aye: Hart, Miglus, Ovian, Garrey, Botticello, McLeod Abs: O'Brien

**WETHERSFIELD HISTORIC DISTRICT COMMISSION
PUBLIC MEETING
FEBRUARY 28, 2006**

APPLICATION NO. 3368-06. Carroll V. Sidwell seeking to install a fence at 79 Hartford Avenue.

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

Discussion

Commissioner Miglus asked whether or not the removal of the existing split-rail fence was in the original application. Commissioner Garrey indicated that it was not. Commissioner Miglus then suggested stipulating that the existing fence along Willard and Hartford Ave. be removed, that the gate shall consist of two 6' sections, and since the homeowner was not yet decided as to which fence style would be used, the fence simply be a flat board fence with 1" spacing.

Commissioner O'Brien asked if the current motion needed to be withdrawn. Commissioner Hart clarified that the motion on the table needed to either be voted upon or withdrawn.

Commissioner Garrey withdrew his original motion.

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 stipulations:

1. The existing split-rail fence be removed on Hartford and Willard Avenues.
2. The gate across the driveway be made of two 6' fence sections to match the proposed fence.
3. The fence shall be a 5' flat board fence with 1" spacing between the boards.

Commissioner Garrey felt the fence was a beautiful addition.

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

APPLICATION NO. 3367-06. Richard W. Hasse seeking to replace railing guard on 2nd floor deck, window over kitchen sink on side and windows in dinette area at 179 Broad Street (Tabled from the February 14, 2006 meeting).

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 wanted to review what the homeowner had proposed on the application to replace the existing double-hung windows with casements. Commissioner Ovian clarified that most were awning style windows with one double-hung. Commissioner Miglus indicated that the double-hung had the same proportions as the awnings.

Commissioner Garrey read the application to clarify what was being proposed for a Certificate of Appropriateness. Although it was not written on the application, Garrey also stated that the applicant had indicated in conversation that he did not wish to have grids on the casement windows.

Commissioner O'Brien indicated that the information provided for the Commission by the applicant was not a brochure, but an abbreviated quote for what the applicant was proposing to replace the existing windows with.

Robert Cook noted that the applicant had stated he was flexible as to whether or not he would use grills in the windows. Mr. Cook also indicated from the previous meeting minutes that the applicant was going to be shown an aluminum clad window by Commissioner Miglus and asked if that had taken place. Commissioner Miglus indicated there was no communication between himself and the applicant. Commissioner O'Brien agreed that there cannot be communication between applicants and Commissioners. Commissioner Miglus indicated that if there were any communication he would gladly notify Mr. Cook as to which direction he could point the applicant in order to view an aluminum clad window.

Commissioner Ovian indicated that the vinyl clad window is not necessarily an inferior product and can read like an aluminum clad window. He used 200 Broad Street as an example of a good vinyl clad window. He also indicated that Anderson carries several varieties of vinyl windows.

Commissioner O'Brien indicated that the proposed Anderson windows with the grill between the glass were very shiny and did not represent an appropriate product for the house at 179 Broad Street.

Commissioner Ovian asked if there was a cut sheet for the windows.

Commissioner Botticello questioned why they were opposed to the grills if the applicant was not planning to purchase windows with grills based on what was said at the last meeting. Commissioner O'Brien stated that although the applicant may have stated that he did not want grills, he was not present for questioning and they could only go by what was submitted. Commissioners Garrey and Ovian both agreed that the Commission would be able to stipulate in their decision whether grills were to be used.

Commissioner Ovian asked that the Commission first determine which pattern the windows should have.

Commissioner Garrey asked if he was referring to casement vs double-hung and Commissioner Ovian indicated he was along with dividers.

Commissioner Garrey indicated the house was too squat for four single casing windows.

Commissioner McLeod wanted to clarify which window was being discussed. Commissioner O'Brien indicated that all windows were being discussed. Commissioner McLeod corrected himself asking which window was being referred to as being too squat. Commissioner Garrey indicated it was the set of windows on the back corner of the house facing Robbinswood.

Commissioner O'vian indicated that it helps to look at the windows with sheet metal divisions because the darkness of the metal against the darkness of the glass make them look like a one light glass more so than a divided light. Comparing the two windows on the bump-out, he felt the divided window and undivided window read the same. Commissioners O'Brien and Garrey did not agree.

Commissioner O'vian asked if the back window would stay fixed or become divided. Commissioner Garrey indicated that it was not being replaced and would stay fixed. Commissioner O'vian indicated that if it was to remain so there would be some sheet metal, the aluminum trim should at least be painted to match the white trim of the newer windows.

Commissioner Miglus suggested breaking the decision process into two separate parts. First, are the windows appropriate. He felt the frames were appropriate but the grillwork supplied with the windows he felt looked very fake. Commissioner Miglus indicated he would not support grillwork with the proposed windows.

Commissioner O'Brien indicated the product reads vinyl. Commissioner Miglus indicated it would only read vinyl depending on the color choice. Because the underlying structure of the frame is wood, the profile reads wood. The track system also does not read like a traditional vinyl window. He felt it would read like a modern window that is not plastic.

Commissioner Miglus stated the proposed windows are not appropriate for the main body of the house, however the porch addition does not read like the main body of the house. Commissioner O'vian indicated that it is a mid-century addition and should look so.

Commissioner McLeod asked why any window replicating existing ones wouldn't be approved. Robert Cook indicated that those applicants seeking to do replacements that are like-for-like are not required to go through the Commission and are given permits. Commissioner McLeod indicated that by going to the manufacturer you could replicate any window. Commissioner Garrey indicated the applicant was not trying to replicate the windows on the addition to the windows on the house. He also indicated that the window over the sink would have originally been a double hung, divided light over single pane window, which has been removed and should be replaced with what was there originally, not a plastic casement window. In order to be consistent along the house, all windows should be double hung.

Commissioner O'vian indicated that the windows approved for a porch on Foot Path Lane could be approved for parts of this application-undivided, relatively large expanses-because a porch should look like a porch. He would support replication of the existing window divisions so long as the line configuration is the same. It would be similar to like-for-like with different materials allowing the divisions to stay the same but leaving it open for different materials.

Commissioner O'vian indicated that since the windows are high, divided light or casement windows don't look appropriate because there is no continuing horizontal line of the double-hung window.

Commissioner Miglus drew examples of the existing divisions, undivided casings, and four undivided casings as proposed by the homeowner.

Commissioner O'vian asked what the kitchen window would like next to four undivided casement windows.

Commissioner O'Brien indicated that all window openings should be kept the same.

Commissioner Garrey felt the best windows would be double hung with no divisions otherwise the divisions would be too squat.

Commissioner Ovia indicated that awning windows have an advantage of being different. Since the house has other double-hung windows already, putting double-hung without spaces in the back of the house won't look right if there are divided windows on the main house.

Commissioner Ovia preferred a window without horizontal divisions.

Commissioner O'Brien asked if the window by the rear door was too big for a single casement window. Commissioner Ovia indicated it would be better to have it big considering the size of the window on the other side of the door. Commissioner Garrey indicated it was way too big for a casement and would need to be a double.

Commissioner O'Brien asked if there were currently any stipulations. Commissioner Miglus replied there were not and there was a motion to approve as submitted.

Commissioner Hart indicated that because there was one window that won't be changed, in order to look uniform you either change it to match others, or the others to match it.

Commissioner Ovia suggested stipulating painting the window that won't be replaced.

Commissioner Miglus withdrew his motion to APPROVE as submitted and Commissioner Ovia withdrew his second.

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 stipulations:

1. Kitchen window shall be replaced with two casements.
2. North side porch window shall be replaced with three casements.
3. West side window shall be replaced with two casements.
4. West side window to left of door shall be painted to match new windows.
5. All windows replaced shall be aluminum clad.

Discussion

Robert Cook wanted to know what color the new windows would be. Commissioner Miglus indicated that whatever color windows the homeowner decided on, whether it be white, beige, etc., the aluminum trim of the old window should be painted to match.

Aye: Ovia, Miglus, Garrey, Botticello, McLeod Abst: O'Brien, Hart

APPROVAL OF MINUTES OF: [February 14, 2006](#)

Upon motion by Commissioner O'Brien, seconded by Commissioner Ovia and a poll of the Commission, it was voted to APPROVE the minutes as presented.

Aye: O'Brien, Ovia, Miglus, Garrey, Botticello, McLeod, Hart

OTHER BUSINESS

Report of the Historic District Coordinator

Robert Cook sent out a memo regarding the new procedures for those violating Historic District Commission rules. Anyone doing work without a permit is sent a letter from Mr. Cook and given ten days to reply. If in ten days there is no reply, the homeowner is cited for doing work without a Certificate of Appropriateness and a Building Permit by the

Chief Building Inspector. After the sixty day response period is up, the matter is turned over to the town attorney. Commissioner O'Brien asked if there was a daily fine and Mr. Cook indicated that it has not been defined yet. Rae Ann Palmer, the Assistant to the Town Manager will be meeting with Mr. Cook to determine fees.

Commissioner O'Brien asked if there would be a lien placed by the town attorney with a dollar amount. Mr. Cook indicated it was an option, but was unsure about any monetary value on the lien because he had not moved that far into the matter as of yet.

Mr. Cook sent out letters for 6 Fernwood Street and 32 Hartford Avenue to Attorney Jack Bradley.

Commissioner Hart asked if the letters were sent only to those dealing with code violations and Commissioner Ovian indicated that it was a code violation not to have a Certificate of Appropriateness.

Commissioner O'Brien felt the procedure was lacking without fines. Mr. Cook explained that the fines will be in place once he and Mrs. Palmer are able to determine the amounts.

Mr. Cook indicated that the procedure is not complete, but still in a working stage until all fines are determined and all areas finalized.

Mr. Cook sent a letter to 18 Willard Street for installing vinyl windows on the first floor without a Certificate of Appropriateness and no Building Permit.

Mr. Cook showed the Commission the Preserve America sign. He indicated they would need to determine where to hang the signs.

Mr. Cook informed the Commission that Barbara Clancy of 33 Chesterfield was denied by the ZBA at the last meeting regarding the vinyl windows that were installed despite the ruling of the HDC. Her next step will be to appeal to the Building Board of Appeals. They were given a 60 day extension to their previous extension until they are finished with the Building Board of Appeals.

Mr. Cook will be ordering name plates for Commissioner Boteicello and Commissioner McLeod.

CORRESPONDENCE

None.

ADJOURNMENT

Upon motion by Commissioner O'Brien seconded by Commissioner Ovian and a poll of the Commission, it was unanimously voted to ADJOURN the meeting at 9:25PM.

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

Respectfully Submitted
TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

Robert Garrey
Clerk Pro Tem