

**WETHERSFIELD HISTORIC DISTRICT COMMISSION  
PUBLIC HEARING  
APRIL 11, 2006**

The Wethersfield Historic District Commission held a Public Hearing on April 11, 2006 in the Town Council Conference Room at the Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present:

Susan O'Brien, Chairperson  
Jennifer Wolf, Clerk  
Robert Garrey  
Vacek Miglus  
Bette Botticello, Alternate  
Eric Hart, Alternate (arrived at 7:34PM)  
Gary McLeod, Alternate

Members Absent:

Douglas Ovian, Vice Chairperson

Also Present:

Robert Cook, Historic District Coordinator

Commissioner O'Brien, Chairperson, called the meeting to order at 7:30PM, and read the opening comments. Commissioner Wolf, Clerk, read the Legal Notice as it appeared in the *Hartford Courant* on March 31, 2006.

**APPLICATION NO. 3375-06.** Ellen Eastwood seeking to install replacement windows at 14 Garden Street.

Ellen Eastwood of 14 Garden Street appeared before the commission. Also appearing was the contractor from Zack Jack Improvements LLC, Hebron.

The proposed replacement window is a Harvey vinyl clad 6/6 window. The existing windows are wood with aluminum storms. Commissioner Miglus asked what material the clad was made of. The contractor confirmed the replacement window is aluminum with vinyl clad. The exterior is white vinyl.

The grids can be either on the exterior or in between the glass. The applicant expressed a preference for having the grids in between the glass.

Commissioner O'Brien indicated that the commission does not usually accept windows with the grids in between the glass. The preference is to replicate what exists, which is a wood window with true divided light. After reviewing the product literature the applicant provided, it was noted that the proposed window was a vinyl window, and not an aluminum clad window.

Ms. Eastwood was agreeable to looking at products the commission would approve. Commissioner Wolf reiterated that the commission will want to see a replacement window that replicates the look of existing windows. An aluminum clad window is acceptable. A good quality vinyl clad window may also be considered.

Robert Cook suggested Ms. Eastwood call him to discuss the options available.

**APPLICATION NO. 3376-06.** Tom & Erin Kennedy seeking to install replacement windows, remove the second story front porch and the enclosed stairway in rear of house at 50 Center Street.

Erin and Tom Kennedy of 50 Center Street appeared before the commission. Mr. Kennedy reminded the commission that he had filed an application to replace some window with aluminum clad windows. They now wish to replace the

remaining 30 windows.

The proposed window is a Harvey Majesty aluminum clad 1/1 window. The windows are replacement windows with wood interior.

The house is being converted back to a single-family home. The second floor porch is to be removed. Ms. Kennedy indicated that she does not believe the porch is original to the house. In addition, it is in disrepair. Therefore, she would like to remove it.

Commissioner Wolf asked whether the siding on the house could be matched once the porch is removed. The applicants also plan on removing the back porch. Siding will be removed and used in the front of the house.

Commissioner Miglus asked why the applicant thought the front porch had been added later on. Ms. Kennedy indicated that in addition to what she observed of the inside of the porch, neighbors have indicated that the porch was added about 30 years ago. Commissioner Miglus stated some of the aspects of the porch described seem to describe what may have been an original open porch. He indicated the open porch was a nice feature. Ms. Kennedy indicated that they will have a porch on the first floor, but do not really want to save the porch off what will be a bedroom.

The back stairs were used as an egress when the house was used as a two-family house. The stairs will no longer be needed once the house is converted.

Commissioner Miglus indicated that the front windows are rather narrow, and asked the applicants whether they would consider replacement sashes rather than replacement windows. He explained the difference, and indicated the cost is somewhat less.

Commissioner Hart asked for information on what is behind the porch that is being removed. Ms. Kennedy stated that not much was changed when the porch was added, so existing windows will remain.

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. 3377-06.** Cynthia A. Theran seeking to install a fence at 45 Woodland Street.

Cynthia Theran of 45 Woodland Street appeared before the commission. Information from the manufacturer of the fence was provided to the commission. The applicant indicated that she wishes to install a fence on the back perimeter of the property. The fence will be aluminum, but will mimic the look of wrought iron. It will be 4' high and black. There will be two gates, which were marked on the plan provided to the commission.

Two 8' sections will run parallel to the road. The fence will be approximately 32' along the back of the property. Robert Cook indicated the fence matches the fence installed at the house across the street.

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

Neil Walsh of 49 Woodland Street spoke before the commission. He asked about the material that would be used to construct the fence, and where the fence would be located. He indicated he had a concern that the fence may require more maintenance than the property owner could give. Ms. Theran stated the fence is virtually maintenance free. Mr. Walsh was shown the plot plan.

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. 3378-06.** Charles & Joanne Stula seeking to install replacement windows at 53 Nott Street.

Joanne and Charles Stula of 53 Nott Street appeared before the commission. Mr. Stula explained that he wishes to

replace eleven windows on the first floor and ten windows on the second floor. The existing windows are 2-pane wood windows with old sash weights. He has not decided on what material the new windows will be. He indicated he wanted to see what the commission would approve, although he does not want to install wood windows. His house is currently maintenance-free and does not wish to install windows requiring regular maintenance.

Mr. Stula indicated there are two windows in the front that have stained glass windows above. Those windows have already been repaired, but are still in disrepair. He would like to replace those windows as well. He has spoken with a manufacturer who indicated that a stained glass window can be made that looks similar. Commissioner Wolf asked whether it was possible to save the stained glass windows since their design is unusual. The applicants stated that pieces have been used to repair the windows, and plexiglass is currently installed over them for insulation.

Ms. Stula stated she had met with a contractor who stated that he would not install aluminum-clad windows because they do not last more than approximately ten years. Mr. Stula also displayed samples of what would be installed on the inside of the window if the outside were vinyl.

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. 3379-06.** Belgin Emlak, LLC seeking to remove front storm door and open part of porch, replace front stairs, remove garage, add parking in rear and attach signage to the building at 121 Main Street.

Ozlem Camli and Laura Saunders of 84 Hillcrest Avenue appeared before the commission. Robert Cook advised the commission that the applicants have appeared before the Fire Marshall, building inspector, and town planning. New plans have been developed since those meetings. The new plans were provided to the HDC.

The plan is to move business offices to the second floor of the building, and leave the first floor as residential. Four parking spaces will be created in the back of the building in space where a garage currently exists and an area that is not paved. An asphalt driveway exists up to the garage. The garage, which is in disrepair, will be removed. Lighting in the back of the building already exists.

A stockade fence that currently separates the property at 80 Garden Street and 121 Main Street will be removed. A walkway will be put between the two properties to connect them.

There is an enclosed porch in the front of the building that will be opened in order to provide a second means of egress to the residents of the first floor. The front door leading the second floor will not be changed. A wall and a door will be placed at the entrance of the first floor in order to provide proper fire-rated separation between the living space and the business space.

Commissioner Miglus asked for clarification as to where the fire-rated door needed to be located. He asked whether the door could be placed inside the enclosed porch that will be part of the living space, and keep the current door on the outside of the porch. He suggested the change to the current porch be merely to move the front door 90 degrees. Ms. Saunders indicated that as long as the suggested change meets the fire code requirements, the applicants would be agreeable to making that change. Ms. Camli stated that there is also a requirement that the residence and the business have separate entrances. Robert Cook stated he would discuss this change with the Fire Marshall to determine whether it meets fire codes.

Commissioner O'Brien asked what materials were going to be used for the walkway. Ms. Camli stated they are considering using slate.

The sign will be attached to the building and will have name plates listing the people in the offices. It is a wood veneer sign similar to the sign at the Garden Street property. The plan is for the sign to be 40 inches, or smaller depending on the available space on the building.

Commissioner O'Brien asked whether removing the garage was required by the code. The applicants indicated that the garage is not currently being used, is in disrepair, and has to be removed to accommodate the parking spaces. Two

parking spaces are required for the residential area, and two for the business. Commissioner Miglus expressed a concern that the commission has given approval in the past for removal of garages, and the property owner later returns with an application to install an aluminum shed in its place. The applicants stated there is already a shed behind the garage. Once the garage is removed, the shed will be visible. The shed is made of the same shingle material. Mr. Cook indicated that the exposure of the shed will be better than the exposure of the garage.

Ms. Camli indicated that they are also replacing the front stairs. The stairs will match what currently exists in that they will be wood, but the stairs will be wider to meet code. The railings will be metal, but no design has been finalized. The applicants are required to have a covering on the stairs to keep them clear in bad weather. Rather than install a permanent cover, the plan is to install a retractable awning. The awning will remain closed most of the time. The awning will probably be fabric, and the color will match the building.

Ms. Saunders explained that the plans they have for the front door have been dictated by town code. Commissioner O'Brien explained that the current entryway is beautiful and so much a part of the district's heritage. She explained that the commission's charge is to preserve that heritage, and it will be difficult to approve the removal of the door. Instead the commission may have to make the decision not to allow residential space on the first floor. The applicants indicated that such a decision would be tragic, but Mr. Cook stated he would advocate for the applicants as he discusses the code issues with the Fire Marshall.

Commissioner Miglus asked where the entrances would be located if the porch were left open. Ms. Saunders indicated that an entrance could be created from one of the windows on the house. Commissioner Miglus then asked whether a screened porch is still considered an enclosed porch. Mr. Cook stated he would take that question to the Fire Marshall.

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. 3380-06.** Larry Powers seeking to tear down and rebuild chimney adding a stone cap and to replace siding at 126 Main Street.

Commissioner Miglus recused himself from discussion on this application.

Larry Stone of 126 Main Street appeared before the commission. He asked whether he needs to discuss the replacement of the chimney since it is being replaced like for like. He was told that the chimney cap must be approved by the commission.

The chimney has major cracks and is being rebuilt. The look will replicate the existing chimney except that the bricks will be modern and will appear newer. A blue cap will be included. Mr. Stone provided a picture of a chimney that has the same cap he plans on installing.

The siding the applicant plans on installing hardyplank with the smooth side out. Commissioner O'Brien asked when the house was built, and was told it was built around 1775. She asked whether the applicant considered using wood siding. Mr. Powers indicated he did not want wood because of the maintenance required. He indicated that from the sidewalk, one cannot tell the difference. Wood would be used for cornerboards.

Any windows needing to be replaced would be replaced with wood windows. The windows he has chosen, however, have vinyl tracks that can be seen from the outside. For that reason, he would have to appear before the commission before replacing windows visible from the public way

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. 3373-06.** William Livingston seeking to amend the approved Certificate of Appropriateness by installing horizontal awning windows at 62 Main Street.

William Livingston of 74 Brussels Avenue appeared before the commission. He reminded the commission that

casement windows for the porch were approved by the commission. Because of a letter received by the applicants, they decided to use awning windows. They had originally thought about using awning windows, but decided against them because there were 27 windows. They have looked at Veder windows, and have now decided they like the look of the awning windows better than the casement windows.

A drawing of the porch with awning windows was provided. The brochure provided to the commission at the prior meeting has a picture of the window that will be installed. The window at the back of the house will be shortened by 5 inches. The windows at the sides will stay the same size.

Commissioner Miglus asked about the size of the sills. Mr. Livingston confirmed that the sills are small.

Commissioner Wolf asked whether the homeowners truly preferred awning window over the casement window. Mr. Livingston stated the homeowners are split on their preference, although as a builder he prefers the awning windows. Commissioner O'Brien indicated that she wants to ensure that the homeowners are not changing the design simply to please the commission since either window is acceptable.

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

Aye: Garrey, Hart, Miglus, O'Brien, Wolf

**WETHERSFIELD HISTORIC DISTRICT COMMISSION  
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**APPLICATION NO. 3375-06.** Ellen Eastwood seeking to install replacement windows at 14 Garden Street.

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

**Discussion**

Commissioner Miglus suggested the application be tabled pending the applicant's discussion with Robert Cook on alternatives to the proposed windows. Commissioner Wolf agreed.

Aye: Garrey, Hart, Miglus, O'Brien, Wolf

**APPLICATION NO. 3376-06.** Tom & Erin Kennedy seeking to install replacement windows, remove the second story front porch and the enclosed stairway in rear of house at 50 Center Street.

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

- The second story windows on the front façade of the house shall be replacement sashes rather than replacement windows.

**Discussion**

Commissioner Miglus stated that all other items are clearly specified in the application. The changes to the back of the house will have minimal impact on the view from the public gardens.

Aye: Garrey, Hart, McLeod, Miglus, Wolf Abst: O'Brien

**APPLICATION NO. 3377-06.** Cynthia A. Theran seeking to install a fence at 45 Woodland Street.

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

### **Discussion**

Commissioner Wolf confirmed that the applicant specified during the public hearing that the fence will be Majestic, four feet, and black. Commissioner Garrey stated he liked the fact that the fence would be open.

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

**APPLICATION NO. 3378-06.** Charles & Joanne Stula seeking to install replacement windows at 53 Nott Street.

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

### **Discussion**

Commissioner Miglus suggested the application be tabled pending the applicant's discussion with Robert Cook on alternatives to the proposed windows. It was also suggested that a site visit be scheduled. A visit was scheduled for Saturday, April 15 at 9:15AM.

Aye: Garrey, Hart, McLeod, Miglus, Wolf Abst: O'Brien

**APPLICATION NO. 3379-06.** Belgin Emlak, LLC seeking to remove front storm door and open part of porch, replace front stairs, remove garage, add parking in rear and attach signage to the building at 121 Main Street.

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

### **Discussion**

The commission asked Robert Cook to advise the applicants that the following information should be provided:

- Specific information on the railing that will be used at the front stairs.
- Landscaping plan
- Specific details on the awning.

Commissioner Wolf also suggested that commissioners look at the front door since it will be visible once the porch is removed. Commissioner O'Brien indicated she preferred not seeing the door, and much rather the porch not be removed.

Commissioner McLeod commented that the proposed changes will greatly change the look of the house, and a lot of blacktop will show. It was suggested that a site visit be scheduled. A site visit was scheduled for Saturday, April 15 at 10:15AM. Commissioner O'Brien suggested a tape measure be brought in order to measure the amount of blacktop that may be visible. Commissioner McLeod suggested other material be used, such as brick, to break up the look.

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

**APPLICATION NO. 3380-06.** Larry Powers seeking to tear down and rebuild chimney adding a stone cap and to replace siding at 126 Main Street.

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

- Top and bottom course of brick work shall be reproduced.
- Handyplank to be smooth side out.

### **Discussion**

Commissioner O'Brien indicated her opposition to the use of hardyplank. Commissioner Wolf indicated that there are other projects near by where hardyplank was successfully installed.

Commissioner Garrey stated that this applicant plans on replacing windows with wood windows and will use wood corner boards. Commissioner O'Brien stated that hardyplank weathers differently and makes the house look like a reproduction.

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

**APPLICATION NO. 3373-06.** William Livingston seeking to amend the approved Certificate of Appropriateness by installing horizontal awning windows at 62 Main Street.

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

### **Discussion**

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

**APPROVAL OF MINUTES OF:** [March 23, 2006](#)

Upon motion by Commissioner Garrey the minutes were approved without objection.

### **PREAPPLICATION DISCUSSION**

Rick Garofalo or 6 Avalon Place appeared before the commission to discuss the proposal for an addition to his home. Construction plans were provided to the commission to review as Mr. Garofalo explained the project. The project involves the removal of a porch and the construction of an addition in the back. The commission advised Mr. Garofalo that some of the issues he should be prepared to discuss in detail when he appears to discuss his application are:

- The set back.
- Windows.
- Front door.

### **OTHER BUSINESS**

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

Bill Livingston of 74 Brussels Avenue spoke before the commission to express concerns about a letter he received from a commissioner about the application he presented to the commission at the previous meeting. He stated that he could have reacted very differently to the letter. He expressed the opinion that the letter was inappropriate and puts the commission in a very poor light. Commissioner O'Brien apologized to Mr. Livingston, thanked him for his comments, and advised him that such a letter would never be sent by a commissioner again.

Larry Powers of 126 Main Street appeared before the commission to discuss a project he has planned. He wants to replace an existing garage with a barn. The barn would have windows with true divided lights, vertical pine siding, and asphalt shingled roof. The commission advised Mr. Powers that this portion of the meeting was to discuss general matters, and not specific projects. It was suggested he ask to be placed on the agenda of a future meeting if he wishes to discuss his project before an application is filed.

**Report of the Historic District Coordinator**

Robert Cook advised the commission that a tour of four historic Hartford area kitchens is scheduled. The tour is sponsored by the Hartford Preservation Alliance.

Bonnie Therrien has filed an application to remove a bench from in front of the Webb Stevens house to in front of The Creamery.

**CORRESPONDENCE**

None.

**EXECUTIVE SESSION**

Upon motion by Commissioner Wolf seconded by Commissioner Garrey and a poll of the Commission, it was voted to go into EXECUTIVE SESSION at 9:50PM to discuss legal issues.

Aye: Garrey, Hart, Miglus, O'Brien, Wolf

Upon motion by Commissioner Wolf seconded by Commissioner Botticello and a poll of the Commission, it was voted to leave EXECUTIVE SESSION at 10:33PM.

Aye: Garrey, Hart, Miglus, O'Brien, Wolf

**ADJOURNMENT**

Upon motion by Commissioner Wolf and seconded by Commissioner Botticello and a poll of the Commission, it was unanimously voted to ADJOURN the meeting at 10:33PM.

Aye: Garrey, Hart, Miglus, O'Brien, Wolf

Respectfully Submitted  
TOWN OF WETHERSFIELD  
HISTORIC DISTRICT COMMISSION

Jennifer Wolf  
Clerk