

WETHERSFIELD HISTORIC DISTRICT COMMISSION
PUBLIC HEARING
June 13, 2006

The Wethersfield Historic District Commission held a Public Hearing on June 13, 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
Eric Hart, Alternate
Gary McLeod, Alternate

Members Absent:

Jennifer Wolf, Clerk
Bette Botticello, Alternate

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 Ovian, Vice Chairperson, read the Legal Notice as it appeared in the *Hartford Courant* on June 2, 2006.

APPLICATION NO. 3398-06. Mitchell Llorens seeking to erect a 15' X 54' pool in rear yard and erect a gate on the driveway at 83 Hartford Avenue.

Jeanette and Mitchell Llorens of 83 Hartford Avenue appeared before the commission. Mr. Llorens stated the agenda lists the size of the pool incorrectly. The proposed pool is a 15' round pool that is 54" high. A picture of the pool was provided. A picture of the proposed location was also provided.

The proposed location is behind the garage. The view of the pool will also be blocked by a 6' fence. A ladder is planned, which will be either one with a gate, or one that swings into the pool. The ladder will be made of plastic/resin.

A picture of the proposed gate was also provided. The plan is for the gate will match the existing fence. The gate will be no more than 4' high. Robert Cook mentioned that the pool will barely be visible behind the garage. There may some visibility when the gate is opened.

Commissioner Miglus asked whether the existing wood fence also had wire. The applicants confirmed that the fence included wire.

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. 3399-06. Ronald & Diana Boehnert seeking to install replacement windows at 6 Howard Avenue.

Ronald & Diana Boehnert of 6 Howard Avenue appeared before the commission. A sample of the window was provided as well as a packet of additional information, including a quote for the windows, and the contractor's license and insurance certificate.

The proposed windows are Harvey Majesty double-hung, aluminum clad, and 6/1 simulated divided lights. The wood frames will remain. The trim will be bronze to match the existing trim on the house. The proposed windows will match the windows on the porch which were recently installed.

Commissioner Miglus asked how much space between the window and trim will be left when the window is installed. The applicants stated that the windows installed on the porch of the house were a tight fit and expect the proposed windows to fit the same way. Commissioner Miglus also stated the face of the window should be recessed from the edge of the window. The applicants stated that they are also removing the combination storm 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.

APPLICATION NO. 3400-06. Peter W. Jones seeking to replace an 8' X 12' Dutch Colonial shed with a 12' X 16' Dutch Colonial shed at 20 Avalon Place.

Peter Jones of 20 Avalon Place appeared before the commission. He explained that he wishes to replace the existing Dutch Colonial shed with a larger shed of the same style. A plot plan was presented showing the location of the proposed shed, which is in the same location as the current shed.

A picture of the shed was presented. The shed is in the same style as the house. The siding will match the vinyl siding on the house.

Robert Cook advised Mr. Jones that he should check with the Zoning Department to determine whether approval is required for the larger shed.

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. 3401-06. Eric T. Hart seeking to remove aluminum siding from house and side addition with clapboard at 9 Fernwood Street.

Eric Hart of 7 Fernwood Street appeared before the commission. He provided photographs, and explained that he wishes to remove the current aluminum siding. The remaining clapboard will then be scraped and painted. The addition, which was built in 1990, will be clapboarded with a cementations board.

The main house has 9 1/4 clapboard. The applicant proposed using 8 1/4 clapboard on the addition so that the addition will read more like an addition. Where the addition and the main part of the house meet on the west side, a 6" inch wide board will be installed to replicate the old corner board that was removed.

The ears on the windows were removed when the house was sided, but will be reinstalled. Commissioner Miglus asked whether any windows were going to be removed. Mr. Hart explained that maintenance will be done on the windows, but none will be removed.

Commissioner McLeod expressed some concern about the difference in the sizes the clapboard on the house and on the addition. Mr. Hart indicated that the difference in size was intentional and should not be noticeable from the street. Commissioner O'vian agreed.

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. 3402-06. Anne Fusco & Sharon Laplante seeking to install new roof, siding, gutters, windows and front door at 32-34 Alison Lane.

Sharon Laplante of 34 Alison Lane appeared before the commission. Commissioner read the planned project as described in the application as follows:

- New roof - Timberline - Pewter-gray blend.
- New Siding - Mastic premium siding Quest series - Harbor gray - white gutters.
- Windows - Harvey Classic double-hung white trim.
- Front door Smooth Star fiberglass thermatruue concord brass-brushed nickel.

The house is currently sided and has vinyl windows. The applicant is not certain whether the proposed windows have grids, but she prefers 1/1.

Commissioner Miglus asked how the windows and door will be trimmed. The applicant indicated that she was not sure how the trim will be done. The proposed door will have two side lights.

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. 3403-06. Town of Wethersfield seeking to place previously approved 6' bench on Town apron at 285 Main Street.

Robert Cook, Historic District Coordinator, appeared before the commission representing the Town of Wethersfield. He indicated that the proposed location of the bench had been staked.

Commissioner Miglus asked which the direction the bench would face. Mr. Cook indicated that no preference has been stated, but thought the bench would face the street.

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. 3397-06. Larry Powers seeking to construct an addition, replace the existing garage with a new garage and to use Tan colored shingles on the house and garage at 126 Main Street (Tabled from May 23, 2006).

Larry Powers of 126 Main Street appeared before the commission. A site visit was done. He indicated that all the windows will be Brosco wood double-hung windows. On the first floor of the house the lights are 8 X 12, and on the second floor the lights are 8 X 10. The size of the lights in the windows on the addition will match.

Light tan cedar shingles are proposed.

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. 3394-06. Peter M. Alessi seeking to install vinyl siding, gutters and drain pipes, replacement windows, rebuild front porch, install new exterior doors and install new rails and stairs on rear deck at 36 State Street (Tabled from May 23, 2006).

Holly & Peter Alessi of 36 State Street appeared before the commission. The planned site visit was cancelled. Commissioner O'Brien indicated that the commission spoke with Bob Caliola of Wagner Associates.

Mr. Alessi explained that he changed the proposed siding to better match the existing siding. The color is a slate blue with white trim. The applicants restated their preference for vinyl siding rather than painting. Commissioner Miglus indicated that the proposed siding addresses the cupping problem caused by wide vinyl siding. The newly proposed siding has a styrofoam backing board that addresses the issue.

Harvey Majesty windows are proposed. The grid patterns on the existing windows vary.

There will be a steel insulated door on the inside of the porch leading into the house. The door on the porch will be a storm door. A concrete landing is proposed to replace the front cement steps.

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 Garrey and seconded by Commissioner O'vian 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, McLeod, Miglus, O'Brien, O'vian

**WETHERSFIELD HISTORIC DISTRICT COMMISSION
PUBLIC MEETING
June 13, 2006**

APPLICATION NO. 3398-06. Mitchell Llorens seeking to erect a 15' X 54' pool in rear yard and erect a gate on the driveway at 83 Hartford Avenue.

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

Discussion

Commissioner Miglus stated the pool will be fairly hidden. The only concern he has is the pool ladder and the extent to which it may be visible from Willard Street. However, there is a fair amount of items in the vicinity which may hide the ladder as well.

Commissioner McLeod suggested that the homeowner be sensitive on where the ladder could be installed in order to minimize its visibility.

Aye: Garrey, Hart, McLeod, O'vian Nay: Miglus Abst: O'Brien

APPLICATION NO. 3399-06. Ronald & Diana Boehmert seeking to install replacement windows at 6 Howard Avenue.

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:

- Windows shall be installed with less than 1/4" space between the window and the trim.
- Existing trim must stand proud of the new windows when installed.

Discussion

Commissioner Miglus indicated that the windows will work well as they are a good replication of the current windows. The successful installation of the same windows on the porch of the house reinforces that the proposed windows will work well on the house. Commissioner O'Brien commended the applicants for their application.

Aye: Garrey, McLeod, Miglus, O'Brien, O'vian

APPLICATION NO. 3400-06. Peter W. Jones seeking to replace an 8' X 12' Dutch Colonial shed with a 12' X 16' Dutch Colonial shed at 20 Avalon Place.

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

Discussion

Commissioner McLeod indicated that the shed is basically being replaced in-kind, except that the proposed shed will be larger. Commissioner Garrey agreed that the proposed shed is appropriate for the house.

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

APPLICATION NO. 3401-06. Eric T. Hart seeking to remove aluminum siding from house and side addition with clapboard at 9 Fernwood Street.

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 indicated that the proposal is good for the house and for the district.

Commissioner O'Brien commented that the proposed project is one that is welcome in the district and by the commission.

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

APPLICATION NO. 3402-06. Anne Fusco & Sharon Laplante seeking to install new roof, siding, gutters, windows and front door at 32-34 Alison Lane.

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

Discussion

Commissioner Miglus stated he was uncomfortable with the applicant's lack of awareness of what is being done to the property. He suggested the application be tabled pending a site visit, which should include the contractor. A site visit was scheduled for Saturday, June 17 at 9:15AM.

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

APPLICATION NO. 3403-06. Town of Wethersfield seeking to place previously approved 6' bench on Town apron at 285 Main Street.

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

- The bench shall face the street.

Discussion

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

APPLICATION NO. 3397-06. Larry Powers seeking to construct an addition, replace the existing garage with a new garage and to use Tan colored shingles on the house and garage at 126 Main Street (Tabled from May 23, 2006).

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

- The roof shall be Autumn Brown in color.
- There shall be one additional second floor window on the south side stacked above the first floor window.

- All windows shall be 6/6 Brosco wood windows.

Discussion

Commissioner Ovian indicated that he did not have any concerns about the roof shingles, or the windows selected. Some concerns were expressed about the back of the house possibly not being appropriate for the house. Commissioner Ovian indicated that the back of the house is not visible to such a great extent. Commissioner O'Brien indicated that she is not as concerned about the back of the house as she was. Commissioner McLeod indicated that asked quite a few questions about the back of house during the public hearing. He agreed that the back of the house is beautiful and barely visible from the public way.

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

APPLICATION NO. 3394-06. Peter M. Alessi seeking to install vinyl siding, gutters and drain pipes, replacement windows, rebuild front porch, install new exterior doors and install new rails and stairs on rear deck at 36 State Street (Tabled from May 23, 2006).

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:

- The windows shall be Harvey majesty simulated divided light to match the existing light patter.
- Front storm door shall be a 12-light, one panel storm door.
- Front stairs and landing shall be wood. Railing shall have turned balustrades incorporating a toe kick.
- Rear railings shall match railings on front landing.
- Front door shall be moved to its original location.
- Garage door shall not have windows.
- Document entitled [36 State Street](#) shall be incorporated by reference and stands as the 7th stipulation.

Discussion

Since Mr. Caliolo could not attend the site visit, Commissioner Miglus prepared a document entitled 36 State Street that listed a number of stipulations. The stipulations were changed based on the changes the homeowners presented at the public hearing.

Robert Cook pointed out that the commission discourages the installation of vinyl siding. However, after discussion and in light of the reasons for the installation of the vinyl siding, it was agreed to approve the vinyl siding.

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

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

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

OTHER BUSINESS

Public comments on general matters of the Historic District

Commissioner Hart asked whether self-rising pools are regulated by the HDC. Commissioner O'Brien stated she did not think they were because they are not permanent structures, but she suggested commissioners discuss the matter off the record. Once a clear decision is made, it can be discussed on the record.

Report of the Historic District Coordinator

Robert Cook introduced Kristin Stearley as the new Historic District Coordinator.

Mr. Cook asked that commissioners contact him if they are unable to attend a meeting.

Mr. Cook thanked commissioners for the good-bye party given in his honor.

John Lepper received a letter from Linda Pinn about trees that were to be planted on Main Street on the central block. The trees were not planted because the town ran out of funds to do the job. However, funds are in escrow to plant trees and Commissioner Garrey indicated that a list of locations has been provided to Bonnie Therrien. The central block of Main Street was included on the list.

CORRESPONDENCE

None.

ADJOURNMENT

Upon motion by Commissioner McLeod and seconded by Commissioner Garrey and a poll of the Commission, it was unanimously voted to ADJOURN the meeting at 9:48PM.

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

Respectfully Submitted
TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

Douglas Ovian, Vice Chairperson
Clerk Pro Tem

36 State Street

As the current offerings of vinyl siding are trying to duplicate the wood that has been used successfully for hundreds of years every effort should be made to do as accurate as possible job of that duplication.

Starting with the siding itself, it should be of a smooth finish to duplicate a painted wood clapboard. The vinyl should be of a sufficient thickness to prevent the siding from cupping, which produces scalloped shadow lines that are a dead giveaway of what product was used. The siding should be installed with the seams lapping away from the primary view of the building as to minimize the give away double seam.

This house was built with approximately 5 1/2 inch exposure clapboards with mitered corners. The product exists to duplicate the wider exposure but not the mitered corners. Therefore, siding the house with 5 inch exposure siding with corner boards changes the look of the house but would still be a siding style appropriate with that style and age house. Every effort should be made by adjusting trim widths and stating strip location to have the bottom and top of the siding to fall at the bottom of the window sill and the top of the window trim, just like in a proper wood siding application.

Trim: Trim should look just like trim that is made of wood that is a smooth finish without any additional shadow lines that call attention to the true nature of material used.

- To achieve that end the use of "J" channel must be avoided or if it must be used the "J" channel must be covered with an additional piece of trim or otherwise obscured, except for inside corners where the J channel will simulate a strip of wood that was used in such situations.
- Corner boards should be at least as wide as the exposure of the siding i.e.: 4" siding must have 4" or greater

corner boards, NOT 3 1/2".

- Rake Boards shall mimic the existing wood construction in shape and finish. The bed moulding at the intersection of the rake and soffit shall be replaced with the same design in Fypon (or equivalent) or soffit cove trim shall be used. The crown moulding on the flying rafter shall be duplicated.
- Eaves shall be covered with bead board on the underside, the frieze board shall be wrapped and crown moulding shall be used in the same location as existing.
- Gutters shall be K-Style, and shall return along fascia boards all the way to the sides of the house at the ends .
- Window trim should be the same width as the existing wood trim and incorporate the J channel into the trim and must stand proud of the siding.. It should also be "butt joined" at the corners as wood trim would be and the bottom piece of trim should include a window sill. "Picture frame" style window trim is simply inappropriate. The small piece of trim at the outside edge of the trim shall be duplicated in Fypon (or equivalent) or eliminated.
- The above also applies to Door Trim also.
- Soffits shall be covered with vinyl bead board to duplicate the existing.
- Color shall be Slate Blue with White trim

When choosing colors keep in mind that a color choice made today may look very dated twenty years from now even though the vinyl industry tells us their product is "forever".