

**WETHERSFIELD HISTORIC DISTRICT COMMISSION  
PUBLIC HEARING  
October 10, 2006**

The Wethersfield Historic District Commission held a Public Hearing on October 10, 2006 in the 1st Floor Conference Room at the Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present:

Susan O'Brien, Chairperson  
Vacek Miglus, Vice Chairperson  
Robert Garrey  
Eric Hart, Alternate  
John Maycock, Alternate

Members Absent:

Jennifer Wolf, Clerk  
Gary McLeod  
Bette Botticello, Alternate

Also Present:

Kristin Stearley, Historic District Coordinator

Commissioner O'Brien, Chairperson, called the meeting to order at 7:32PM, and read the opening comments. Commissioner Garrey, Acting Clerk, read the Legal Notice as it appeared in the *Hartford Courant* on September 29, 2006.

**APPLICATION NO. 3442-06.** Suzanne Kent seeking to install replacement windows at 2 Middletown Avenue.

Suzanne Kent of 2 Middletown Avenue appeared before the commission. She explained that she wishes to replace seven windows. Four of the windows are in the living room, and three windows are in the dining room. Four windows are on the side of the house, and three are in the front of the house. All windows are on the first floor.

The proposed windows are Harvey Majesty replacement windows. The windows are aluminum clad with a 1/1 light pattern. The color of the windows will be the same as the existing 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. 3443-06.** Doris and James Stamos seeking to demolish the existing garage and construct a new garage at 504-506 Main Street.

Doris Stamos of 504 Main Street appeared before the commission. Also appearing was Everett Skinner of The Barn Yard, 120 West Road, Ellington CT. A plot plan was provided.

Mr. Skinner described the proposed garage as having a classic New England look with 12" overhangs on the gable and eaves side. The building is a 20' x 24' 1 1/2 story building. It is wood sided with a flat panel wood door and black roof. It will have an 8' x 8' sliding barn door in the front, and a 6' loft door on the second story. The windows are Harvey 2' x 3' casement windows.

Ms. Stamos explained that the proposed garage is replacing a garage that had to be demolished because it was falling down. The new garage is a bit bigger than the former building, but will be placed in the same location.

Commissioner Miglus indicated that the proposed windows did not seem to be in keeping with the building, and asked

the applicant whether she had considered a standard barn sash. Ms. Stamos indicated that she would like just one window on the side of the building, and she prefers the window to be a standard barn sash.

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. 3444-06.** Merritt Baldwin seeking to install three (3) new signs at 225 Spring Street.

Merritt Baldwin of 30 Jordan Lane, Wethersfield, appeared before the commission. He explained that he wishes to install three signs. One of the signs will identify the office building. The other two will identify employee parking areas.

One of the signs will be located on the corner of Route 3. The sign will be 24" X 48" with 5" letters. The sign will identify the occupants of the building. The other signs will 24" x 36" with 2" letters, and will be located at the two staff parking lots.

Mr. Baldwin indicated he had not selected a color for the signs, preferring to leave the selection to the manufacturer of the signs.

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. 3445-06.** Charles and Judith Melchreit seeking to construct a porch and a pergola at 357 Main Street.

Judith Melchreit of 357 Main Street appeared before the commission. Also appearing was David Miller of 45 Sea Lane, Old Saybrook CT. He is the contractor for the project.

Ms. Melchreit displayed many photographs taken at the turn of the century. The photographs displayed the porch that the applicant wishes to replicate. The railings will be replicated as well. The project includes a pergola. The columns will be the same as will be on the porch. The roof will be open. The porch will 8' x 26', and the pergola will be 10' x 26'.

Ms. Melchreit indicated that she is in discussions with the gas company about moving the meter to another location. Commissioner Miglus asked whether the meter could be moved up above the porch deck and enclosed. Ms. Melchreit indicated that the meter cannot be enclosed in any form. If the meter is moved to the basement, a vent is required.

Spanish cedar will be used for the columns and the exterior trim boards. Pressure treated lumber will be used underneath the deck. Vertical grain cedar will be used for the decking. No decision has been made whether the roof will be left open.

Commissioner Miglus indicated he thought the pergola was a great addition, but asked the applicant whether she might be tempted to put wisteria overhead, in which case the pergola should have a roof. Ms. Melchreit indicated she would not be putting wisteria over the pergola.

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. 3446-06.** Peter and Janet Leombruni seeking to construct a new home on a portion of 200 Broad Street.

Peter and Janet Leombruni of 200 Broad Street appeared before the commission. Mr. Leombruni displayed a site plan and architectural plans. He briefly described the outcome of the meetings with the Inland Wetlands Commission. That commission has given approval to place the house within the constraints of the wetlands.

The proposed house will be 38' x 34', which is consistent with the existing house on the property. The house is more compact than originally planned and will not have an attached garage. No garage is planned at this time. The proposal is to orient the house the same as the Ocasio residence next door so the view will be across the green to the house across the street.

The proposed house is a traditional saltbox design. The proposed windows are Marvin aluminum clad with 6/6 simulated divided light divisions, with wood trim. The front door will be a standard wood door. Two lights are proposed for the entrance. Fiber cement board is proposed for the siding. Trim will be made of a composite material. Overhangs will be 6" on the sides, and 8" on the front and back.

Wood French doors will be in the back of the building. Two lights are proposed for the rear entrance. There will be a center chimney with copper flashing. Gutters will be K-style

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

Doug Ovian of Wethersfield spoke in favor of the proposed project.

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

**APPLICATION NO. 3433-06.** Sara E. Winton seeking to install vinyl siding at 17 Oldham Road (Tabled from September 12 and 26, 2006 meetings. Last meeting to act on: November 14, 2006).

Sara Winton of 17 Oldham Road appeared before the commission. Also appearing was Tom Wise of 77 Randy Lane. He is the applicant's uncle.

A site visit was held at which time some questions arose as to how the materials would be installed. Mr. Wise displayed samples of proposed materials and how they would be installed. Commissioner Miglus indicated that in essence Mr. Wise was building his own J-channel. Mr. Wise agreed. The brick molding will be replicated. The shutters and gutters will not be replaced.

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

**APPLICATION NO. 3374-06.** Nicholas J. Uccello seeking to amend the approved Certificate of Appropriateness to add a Dormer Roof of approximately 7' to accommodate the attic stairs at 41 Nott Street.

Nicholas Uccello of 101 Hammer Mill Road, Rocky Hill. He noted that the address of the house has now been established as 35 Nott Street.

Mr. Uccello explained that he has a buyer for the house who has asked that the attic be finished. He is looking at ways to accommodate stairs to the attic. If he cannot find another solution, he may have to build a dormer.

The proposed dormer is 7' x 18" and will have no window. It will be sided to match the house. The applicant did not have a drawing of the proposal, but had pictures of 53 Nott Street and of the house next to it. Both house have dormers similar to the one proposed. He indicated that the proposed dormer cannot be seen when facing the front of the house. There is a slight view of the dormer from the side of the house.

Commissioner Miglus noted that the proposal is an appropriate modification to the house, but thought it would make architectural sense if there were an opening in the dormer, such as a window. He noted that dormers are usually used to allow light in. The applicant indicated he did not propose a window simply to make the dormer less conspicuous and less likely to disturb the lines of the house. When asked whether he objected to including a window, he stated he did not want to install a window in the dormer. In addition to the reasons he stated, he does not wish to install a window that does not match the other windows in the house. The windows on the house are not made in the size

required for the dormer. The only size available is 24" x 24", which would require the dormer to be larger.

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

Upon motion by Commissioner Miglus and seconded by Commissioner Garrey 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.

Commissioner O'Brien asked Commissioner Hart to vote in Commissioner McLeod's absence, and Commissioner Maycock to vote in Commissioner Wolf's absence.

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

**WETHERSFIELD HISTORIC DISTRICT COMMISSION  
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**APPLICATION NO. 3442-06.** Suzanne Kent seeking to install replacement windows at 2 Middletown Avenue.

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

**Discussion**

Commissioner Garrey indicated that the windows were very appropriate and adequately represent the existing windows.

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

**APPLICATION NO. 3443-06.** Doris and James Stamos seeking to demolish the existing garage and construct a new garage at 504-506 Main Street.

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

- The door shall be a flat panel wood door.
- There shall be one wooden barn sash on the left side of the building.
- The building shall be located on the original location of the garage.

**Discussion**

Commissioner Miglus indicated that the proposed building is appropriate for the neighborhood and for the property. Commissioner O'Brien indicated that her only reservation was the originally proposed window, which has been addressed by the stipulation.

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

**APPLICATION NO. 3444-06.** Merritt Baldwin seeking to install three (3) new signs at 225 Spring Street.

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 stipulation:

- The signs shall be painted aluminum signs.

## **Discussion**

Commissioner Miglus indicated that the proposed signs will work well with the style of the building.

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

**APPLICATION NO. 3445-06.** Charles and Judith Melchreit seeking to construct a porch and a pergola at 357 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**

Commissioner Miglus stated that the application was well prepared. The proposal to return to the original style using traditional materials is appropriate. The project will be an asset to the property and to the district.

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

**APPLICATION NO. 3446-06.** Peter and Janet Leombruni seeking to construct a new home on a portion of 200 Broad Street.

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:

- The house shall have K-style gutters.
- The house should be sited consistent with the Ocasio residence.

## **Discussion**

Commissioner Hart stated the application was well presented. Commissioner Miglus stated the proposal is sympathetic to a lot of the other styles in the district. The location makes a good transition between the existing home on the property and the home to the north, and will be an asset to the neighborhood. Commissioner O'Brien stated she was happy that the applicants changed the location of the house.

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

**APPLICATION NO. 3433-06.** Sara E. Winton seeking to install vinyl siding at 17 Oldham Road (Tabled from September 12 and 26, 2006 meetings. Last meeting to act on: November 14, 2006).

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

## **Discussion**

Commissioner O'Brien indicated that the applicant was sensitive to the commission's concerns, and concerned about maintaining the style and character of the house and replicating what already existed. She also stated she was impressed with the application and the applicant's patience. Commissioner Maycock agreed stating that during the site visit the applicant took into consideration the commission's concerns, and performed an actual installation of the proposed products for the benefit of the commissioners who were present.

Commissioner Miglus stated that the clipped corners cannot be reproduced. The house is very well maintained, and he is sorry to see it wrapped in plastic. Commissioner Garrey indicated that he knew the previous homeowners and the difficulty they had maintaining the outside of the house.

Aye: Garrey, Maycock, O'Brien Nay: Hart, Miglus

**APPLICATION NO. 3374-06.** Nicholas J. Uccello seeking to amend the approved Certificate of Appropriateness to add a Dormer Roof of approximately 7' to accommodate the attic stairs at 41 Nott 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 eyebrow dormer shall be 18" high and 7' wide. The roof shall extend approximately two-thirds up the main body of the house.

## **Discussion**

Commissioner O'Brien indicated that she does not particular care for the addition of dormer. She feels it does not balance the rest of the structure, or the look of other houses on the street with dormers. Commissioner Miglus stated that the other houses are older, while the applicant's property is essentially a Greek Revival Revival. The proposed change to the roofline is not entirely inappropriate for the newer house. Commissioner Garrey indicated that he had not thought of the change in relation to the period of the house, but rather in relation to all the other changes to the rooflines along the street. Commissioner Hart indicated he appreciated the fact that the applicant wants to resolve a problem with space with as little impact as possible.

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

## **APPROVAL OF MINUTES OF: [September 12, 2006](#)**

Kristin Stearley noted a correction to the section of the minutes pertaining to the vote taken on application 3441-06. She noted that since Commissioner Wolf voted to abstain, Commissioner Maycock was not eligible to vote. The minutes should not reflect that he voted on that application.

Upon motion by Commissioner Hart the minutes of the September 12, 2006 meeting were approved, with the noted correction, without objection.

## **OTHER BUSINESS**

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

Peter Leombruni of 200 Broad Street appeared before the commission to ask questions regarding acceptable horse fencing. Commissioner O'Brien suggested Mr. Leombruni contact Kristin Stearley for information on horse fencing.

### **Report of the Historic District Coordinator**

Kristin Stearley reported that she is drafting a letter that will be sent to local realtors. The letter will introduce her to the realtors, and offer to meet with realtors before the sale of a house to ensure prospective buyers understand what it means to purchase property in the district. The letter will be sent shortly.

Ms. Stearley indicated that she is also drafting a Welcome letter. The letter will be sent to new property owners in the district. Billye Logan is assisting with this project.

Ms. Stearley also reported that she attended the ribbon cutting ceremony at the Crown & Kringle.

Commissioner O'Brien commended Commissioner Garrey for the great job he did speaking at the Historic District Forum. She was impressed by his words, and the manner in which he represented the HDC.

Commissioner Miglus noted an article in the latest issue of CT Preservation News. The article indicates that the Preservation League of New York lists wood windows on its annual "to save" list. This is unusual for this group because the group normally names individual properties on the list rather than a general item.

## **CORRESPONDENCE**

None.

## **ADJOURNMENT**

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

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

Respectfully Submitted

TOWN OF WETHERSFIELD  
HISTORIC DISTRICT COMMISSION

Robert Garrey  
Clerk Pro Tem