

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

The Wethersfield Historic District Commission held a Public Hearing on November 28, 2006 in the 1st Floor Conference Room at the Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present:

Vacek Miglus, Vice Chairperson  
Jennifer Wolf, Clerk (arrived at 7:40PM)  
Gary McLeod  
Eric Hart, Alternate

Members Absent:

Susan O'Brien, Chairperson  
Robert Garrey  
Bette Botticello, Alternate  
John Maycock, Alternate

Also Present:

Kristin Stearley, Historic District Coordinator

Commissioner Miglus, Vice Chairperson, called the meeting to order at 7:32PM, and read the opening comments. Commissioner Hart, Acting Clerk, read the Legal Notice as it appeared in the *Hartford Courant* on November 17, 2006.

**APPLICATION NO. 3456-06.** Merritt Baldwin seeking to install an awning at 225 Spring Street.

Merritt Baldwin of 25 Westledge Road appeared before the commission.

Mr. Baldwin explained that he wishes to install an awning over the entrance on the west side of the building. He provided a picture of a similar awning. The proposed awning will be 8' x 10', green with side curtains.

Commissioner Miglus 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. 3457-06.** Margaret Willard seeking to replace the wooden upper roof of gambrel ell and back of main house roof with asphalt shingles at 141 Main Street.

Howard Willard of 141 Main Street appeared before the commission. He made a brief statement describing that materials from the meeting house built in 1686 were used to construct the gambrel roof addition on his property in the mid-1970's. The roof of the new ell was kept below the roof of the main house by using the gambrel roof. Although the homeowners are satisfied with the design, their experience is that the upper pitch is too flat for wood shingles. The homeowners have had to replace the roof three times over the last 30 years. In between replacements, many repairs have been done to stop leaking.

Photographs of the house were provided to show that the upper part of the gambrel has limited visibility. Photographs of the current roof were also provided to show the areas needing repairs. Mr. Willard is proposing that this portion of the roof be replaced with asphalt 50-year Timberline shingles. The lower part of the gambrel roof, the four dormer window sides, and the front of the main house will maintain wood shingles. Mr. Willard indicated that these are the portions most visible.

Commissioner Miglus displayed a photograph of the house that he had taken across the street while sitting in his car.

He noted that the roof is very visible. Commissioner Wolf stated the roof is also very visible from Center Street. She asked whether the applicant really wanted the look of two different roofing materials side by side. The applicant responded that he was more interested in protecting the roof, and in not having the replace the roof so often. He does not feel the roof is very noticeable, and is willing to select a shingle that matches the wood shingles.

Commissioner Miglus asked whether the applicant had considered other material such as standing seam metal. Mr. Willard stated he is not in favor of a metal roof, and questioned whether metal roofs were used during the period of the house. He wants to protect the building, but not with another wood roof.

Commissioner Miglus 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. 3458-06.** Robert and Amalie Montstream seeking to replace on the north side 1) an existing door with a window and shutters, 2) gutters and downspouts and, 3) the existing roof with metal roofing. Also, install a retaining wall at 357 Garden Street.

Robert Montstream of 357 Garden Street appeared before the commission. Also appearing was the contractor, Tim Gothers of 16 State Street.

Mr. Montstream described several projects he wants to complete. He started by describing that he wishes to replace a door with a window and storm window to match. The proposed window is a Brosco 6/6 true divided light. The shutters will match the house.

Foundation work is being done. The original plan was to stucco over the brick. However, the applicants like the look of the brick, and will probably want to remove the stucco from the existing foundation. In the meantime, they would like approval to finish the repair of the foundation without stucco.

The north side of the roof is leaking and Mr. Montstream proposes to replace that part of the roof with aluminum roofing material. Commissioner Miglus asked how the hip roof would be addressed. Mr. Gothers indicated that a hip cap will be used.

Mr. Montstream indicated that the current gutters on the south side of the house are square. He would like to replace the gutters on the north side of the house to match the south side of the house. Commissioner Miglus asked whether the applicants had considered using half-round gutters. Mr. Montstream indicated that that would result in the house having two different types of gutters, but he had not considered half-round gutters as being appropriate for the house.

Mr. Montstream indicated that he also wishes to cover a window with a storm window. The window was originally covered by a porch. Commissioner Miglus indicated that there is blanket approval for storm windows.

The last project involves the building of a retaining wall. Most of the wall is at or below 18". However, there is an 8' to 10' section that is approximately 23".

Commissioner Miglus 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. 3452-06.** Kenneth and Geraldine Mendoza seeking to install four windows and replace the front door and sliding door at 12 Spring Street (Tabled from the meeting of November 14, 2006).

Commissioner Miglus explained that a site visit was conducted on November 18, 2006, and enough information was obtained at that time. It was not necessary for the applicants to appear before the commission.

**APPLICATION NO. 3455-06.** Gary Vivian, Cactus Design, seeking to construct a two car detached garage, conservatory and deck to replace the existing fire escape and existing fence at 136 Main Street (Tabled from the meeting of November 14, 2006).

Gary Vivian of 43 Old Pewter Lane appeared before the commission. He is the architect on the project. He stated that a conservatory is no longer a part of the project.

Mr. Vivian explained that a two-car garage is proposed, which is 30' x 23' feet. A 15' x 15' elevated deck is also proposed. A wood fence is also proposed. The fence begins about 28' to 30' from the front face of the building. The fence will be 48' high.

The proposed garage is barn-like with minimal trim. It will be about 25' high and will be about 700 square feet. The windows will be Eagle 1/1 double-hung to match the windows in the Grange. The asphalt roof will match the Grange.

The deck is proposed for the second floor. Plain decking is proposed. The columns will be wood. French doors will be used. They will be an Eagle product in a color to match the windows.

A picture of a similar fence was provided.

Mr. Vivian indicated that he is also requesting an amendment to a previous application (#3173.04). He was requesting a change to windows that were approved for installation in the Grange. The request is to change five windows on the second floor. The proposed windows will go on the NW elevation and the SW elevation and will be 32" x 57". Commissioner Miglus asked the windows are visible. Mr. Vivian indicated that there is limited from various locations.

Three of the windows will be casement windows replicating the top sash of the double-hung window. The casement windows will be 36" x 36".

Commissioner Miglus 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 Hart 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.

Aye: Hart, McLeod, Miglus, Wolf

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

**APPLICATION NO. 3456-06.** Merritt Baldwin seeking to install an awning at 225 Spring Street.

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

- The awning shall be green 8' long 10' wide canvas awning with side curtains to be located on the west side of 225 Spring Street.

**Discussion**

Commissioner Hart indicated he felt this proposed awning was a much better fit than the awning previously proposed, and that it would have minimal impact.

Aye: Hart, McLeod, Miglus Abst: Wolf

**APPLICATION NO. 3457-06.** Margaret Willard seeking to replace the wooden upper roof of gambrel ell and back of main house roof with asphalt shingles at 141 Main Street.

Upon motion by Commissioner McLeod, seconded by Commissioner Hart and a poll of the Commission, it was voted

to APPROVE the application with the following stipulation:

- The roof and ell portion shall be shingled with 50-year asphalt Timberline weathered wood in color. The back of the house shall be left as is.

### **Discussion**

A motion to deny the application was originally made and withdrawn. Commissioner Wolf stated that the roof is visible, and the two different materials on the roof will look awkward, especially where the materials abut. She indicated she was open to suggestions.

Commissioner Miglus suggested the metal roof, which the homeowner was not in favor of. Commissioner Wolf indicated she did not care for the metal roof either. Commissioner Hart suggested the entire ell be shingled and the remaining roof be left as is.

Commissioner Wolf also expressed a concern about the impact of losing a wood roof on a house as prominent as the Willard's property, and the fact that it then makes preserving wood roofs on other homes in the district more difficult. Commissioner Miglus agreed.

Commissioner Hart asked when the addition was built. When he was told it was built in the 1970's he suggested perhaps the roof the entire roof on the addition be roofed in asphalt shingles. The back of the house should remain.

Aye: McLeod Nay: Hart, Miglus, Wolf

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

- The back of the main house remain shingled in wood.

### **Discussion**

Commissioner Wolf reiterated her feeling that the use of two different materials will produce an awkward look.

Aye: Hart, McLeod, Miglus Nay: Wolf

**APPLICATION NO. 3458-06.** Robert and Amalie Montstream seeking to replace on the north side 1) an existing door with a window and shutters, 2) gutters and downspouts and, 3) the existing roof with metal roofing. Also, install a retaining wall at 357 Garden Street.

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

- Windows shall match the existing windows in material and window divisions for the same size windows. Windows shall be single pane true divided lights with shutters to match the rest of the house.
- The foundation shall not be stuccoed.
- Roofing on the north side first floor shall be aluminum standing seam.
- Gutters on the north side shall be a K-style aluminum gutter.
- The retaining wall on the north side shall be dry layed stone not to exceed 25".

### **Discussion**

The commissioners agreed the project was well planned, and will enhance the look of the property.

Aye: Hart, McLeod, Miglus, Wolf

**APPLICATION NO. 3452-06.** Kenneth and Geraldine Mendoza seeking to install four windows and replace the front door and sliding door at 12 Spring Street (Tabled from the meeting of November 14, 2006).

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

- The windows shall be vinyl brown in color with grids between the glass and mounted in the same fashion as 11 Spring Street.
- The slider shall match the window in color.
- The front door, if replaced, shall be 4-panel with four lights fiberglass door to match 11 Spring Street.

### **Discussion**

Commissioner Hart did not attend the site visit and asked for clarification as to what was meant by saying the windows should be mounted in the same fashion as 11 Spring Street. Commissioner Miglus explained.

Aye: Hart, McLeod, Miglus Abst: Wolf

**APPLICATION NO. 3455-06.** Gary Vivian, Cactus Design, seeking to construct a two car detached garage, conservatory and deck to replace the existing fire escape and existing fence at 136 Main Street (Tabled from the meeting of November 14, 2006).

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

### **Discussion**

Although the commissioners agreed the project was a good one, Commissioner McLeod expressed some reservations about the proposed fence. Although a large fence is proposed, it was agreed that the building is very large and can support a larger fence.

Aye: Hart, McLeod, Miglus, Wolf

### **APPLICATION NO. 3173-04.**

Upon motion by Commissioner Wolf, seconded by Commissioner Hart and a poll of the Commission, it was voted to APPROVE the amendment to the Certificate of Appropriateness to change five windows (two on the north, two on the south, and one on the east sides) as submitted.

### **Discussion**

Aye: Hart, McLeod, Miglus, Wolf

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

Upon motion by Commissioner Hart the minutes of the November 14, 2006 meeting were approved without objection.

### **OTHER BUSINESS**

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

None.

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

The commissioners asked whether the list of 2007 meeting dates was available for approval. Kristin Stearley indicated that she would have the list of dates at the next meeting.

### **CORRESPONDENCE**

A letter from James Fetera was received thanking the commissioners for their time. He is the CCSU student who attended one of the HDC's meetings, and obtained information from the commissioners after the meeting.

### **EXECUTIVE SESSION**

Upon motion by Commissioner Wolf and seconded by Commissioner McLeod and a poll of the Commission, it was unanimously voted to go into Executive Session at 9:09PM in order to discuss potential litigation.

Aye: Hart, McLeod, Miglus, Wolf

Upon motion by Commissioner Miglus and seconded by Commissioner Wolf and a poll of the Commission, it was unanimously voted to leave Executive Session at 9:18PM.

Aye: Hart, McLeod, Miglus, Wolf

### **ADJOURNMENT**

Upon motion by Commissioner Wolf and seconded by Commissioner Hart and a poll of the Commission, it was unanimously voted to ADJOURN the meeting at 9:19PM.

Aye: Hart, McLeod, Miglus, Wolf

Respectfully Submitted

TOWN OF WETHERSFIELD  
HISTORIC DISTRICT COMMISSION

Jennifer Wolf  
Clerk