

**WETHERSFIELD HISTORIC DISTRICT COMMISSION
PUBLIC HEARING
FEBRUARY 8, 2005**

The Wethersfield Historic District Commission held a public meeting on FEBRUARY 8, 2005 at 7:30PM in the Council Conference Room of the Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present:

Billye Logan, Chairperson
Douglas Ovian, Vice Chairperson
Jennifer Wolf, Clerk
Robert Garrey
Vacek Miglus
Eric Hart, Alternate

Members absent:

Heidi Lane, Alternate
Sue O'Brien, Alternate

Also Present:

Robert Cook, Wethersfield Historic District Coordinator

Chairperson Logan called the meeting to order at 7:40PM and read the opening comments. No Legal Notice appeared in the *Hartford Courant*, however, a public notice was posted on the Official Town Clerk's Notice Board. The purpose of the meeting was to entertain an amendment to applications 3095-03 and 3177-04. Debra and Joseph Hammer request for amendments to the approved Certificates of Appropriateness regarding the addition roof, west roof, north roof and snow guards at 65 Broad Street.

APPLICATIONS NO. 3095-03 & 3177-04. Debra and Joseph Hammer request for amendments to the approved Certificates of Appropriateness regarding the addition roof, west roof, north roof and snow guards at 65 Broad Street.

Debra and Joseph Hammer of 65 Broad Street appeared before the commission. Commissioner Logan read a letter from the Hammer's (dated January 23, 2005, on file) requesting the following amendments:

- To substitute architectural asphalt shingles rather than three-tab asphalt shingles on the addition.
- To approve architectural asphalt shingles on the west roof elevation.
- To replace the architectural asphalt shingles on the north roof elevation with slate shingles in a design and color to match the other slate shingles on the house as much as feasible.
- To approve snow guards on the new slate roof to a design at the owner's discretion.

Commissioner Logan indicated the amendment was acceptable because it met the terms of the court-agreed mediation stemming from Mr. & Mrs. Hammer's lawsuit against the Historic District Commission.

Commissioner Logan 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 Wolf and a poll of the Commission, it was unanimously voted to close the public hearing and open the public meeting on the aforementioned item reviewed.

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APPLICATIONS NO. 3095-03 & 3177-04. Debra and Joseph Hammer request for amendments to the approved Certificates of Appropriateness regarding the addition roof, west roof, north roof and snow guards at 65 Broad Street.

Upon motion by Commissioner Ovian, seconded by Commissioner Wolf and a poll of the Commission, it was unanimously voted to APPROVE the subject application with the following stipulation(s):

1. The Commission will give a Certificate of Appropriateness to be extended by one year from the date the original certificate expires (April 13, 2005). Therefore, the new certificate will expire on April 13, 2006.

Aye: Garrey, Logan, Miglus, Ovian, Wolf

OTHER BUSINESS

Public Comment - None

Report of the Historic District Coordinator

Robert Cook reported that he had attended the Historic Preservation Council meeting. He distributed the agenda from that meeting.

Robert Cook received a note from Commissioner Ovian about a number of satellite dishes around the historic district. Mr. Cook will take a look at those dishes during the week.

Mr. Cook visited the home on 97-99 Main Street to discuss the porch reconstruction with the homeowner and the Board of Health. The homeowner has decided to demolish the porch. Mr. Cook reminded the homeowner he must complete an application and seek approval before any work is done.

The owners of 49 Foote Path Lane will be filing a new application seeking to install different windows in the porch than what were stipulated in their earlier application. Wood clad windows were stipulated and apparently the homeowners now wish to install vinyl windows. Commissioner Miglus indicated the applicants can appear before the commission, but there is little chance vinyl windows will be approved. It was suggested that Mr. Cook speak with the applicants and remind them of prior discussions they had with the Commission regarding the type of windows that would be accepted.

Review of Draft of the Wethersfield Historic District Commission Handbook

Tracey McDougall presented a draft of the handbook to each Commissioner. She identified several sections where she wanted to discuss/clarify specific language and/or intent. The following items were discussed:

Page 14 - Ms. McDougall inserted language defining non-compliance. She will continue to work on the language since she is not sure it is clear enough. Commissioner Wolf suggested adding a sentence saying that "homeowners will be considered in non-compliance in the following, but not limited to, situations where work occurs". The situations would then be bulleted. Commissioner Hart suggested that compliance is required with the Certificate of Appropriateness and not necessarily with the application.

Page 16 - Ms. McDougall indicated that Mr. Cook pointed out that the language in the original handbook is contradictory as it relates to the regulation of exterior lights. She is suggesting language to clarify the point that exterior lights on 1 & 2 family dwellings are not regulated, but that exterior lights on all other buildings are regulated. Commissioner Garrey asked whether there were regulations prohibiting the regulation of exterior lights on 1 & 2 family dwellings. There not being any that anyone was aware of, the consensus was that exterior lights on all residential and commercial buildings are to be regulated.

Commissioner Wolf also suggested that the words "including, but limited to" be added to each category.

Page 17 - Commissioner Ovian suggested Utilities be added under "Miscellaneous Fixtures and Structures". Ms. McDougall will work on language to cover electrical, gas, and telephone services.

The current handbook is contradictory as to whether gutters are regulated. The consensus was that gutters should be regulated. The item regarding the replacement of historic gutters will be moved to "Architectural Elements".

Commissioner Hart asked whether 1 & 2 family residences would now be included in the regulation of driveways, parking areas, and walkways, as well. The consensus was that those residences would not be included.

Under "Site Fixtures and Structures", "visible fixtures associated with in-ground pools" will be added.

Page 19 - The first line on the page will be changed to read, "Examples of Non-Regulated...".

The second line will be changed to read, "Construction Not Visible From Any Public Way".

Under "Miscellaneous Fixtures", conventional TV antennae, exterior lighting, and new gutters... will be removed. Recreational vehicles will be included with boats.

Page 21 - Language has been added to say that the application fee is non-refundable after the public notice has been provided.

Page 22 - The proposed language about putting a sign on the application site rather than publishing a notice in the Hartford Courant will not be included. The present practice of sending letters to neighbors and of putting a notice in the newspaper will continue.

Page 31 - Ms. McDougall added proposed language indicating that work must be completed within one year of the expiration date of the Certificate of Appropriateness. Commissioner Ovian suggested that in order to be clear about this matter, the language should specify when work must commence and when it must be completed. Ms. McDougall will work on making the proposed language clearer.

Page 32 - Ms. McDougall took language regarding appeals from the Commission's three-panel brochure and is proposing it be inserted into the handbook.

Page 48 - Proposed language has been inserted saying, "vinyl fences are discouraged".

Page 52 - The proposed language under "Light Fixtures" will be modified to reflect prior discussions.

Page 54 - Under "Roofing", the language will be changed to, "We encourage the preservation of existing slate and wood roofs...".

Pages 76 & 77 - Ms. McDougall is suggesting that several sections be deleted because she feels these items are covered very well in other parts of the handbook. Commissioner Miglus explained the history and purpose of the Administrative Regulations and Procedures. The consensus of the Commissioners was to leave this section in the handbook, however language will be added regarding acceptable roofing materials. Commissioner Miglus will work on developing proposed language.

Ms. McDougall will incorporate captions under the photographs in the handbook.

Commissioner Hart suggested that pages 16 and 17 face each other once the handbook is published. He also suggested that the text not wrap around the photographs.

Commissioner Hart indicated that he liked seeing a section giving suggestions to homeowners about what is and is not an acceptable change/renovation. These suggestions came from the Secretary of the Interior and are located on the Department of Interior's website. Mr. Cook suggested that the town's website contain a hyperlink to the Interior Department's website.

Ms. McDougall asked whether the Commission wanted to review the brochure at this time. It was agreed that the brochure would be reviewed after the revisions of the handbook are completed. However, Commissioner Logan indicated that she would like to start using the revised letter that is released by Mr. Cook. The revised letter has already been given to each Commissioner for review.

Upon motion by Commissioner Miglus, seconded by Commissioner Garrey and a poll of the Commission, it was unanimously voted to approve the release of the welcome letter to new homeowners as presented by the Chair.

Aye: Garrey, Logan, Miglus, Ovian, Wolf

ADJOURNMENT

Upon motion by Commissioner Ovian, seconded by Commissioner Wolf and a poll of the Commission, it was unanimously voted to ADJOURN the meeting at 9:15PM.

Aye: Garrey, Logan, Miglus, Ovian, Wolf

Respectfully Submitted

TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

Jennifer Wolf
Clerk