

**WETHERSFIELD HISTORIC DISTRICT COMMISSION
PUBLIC HEARING
AUGUST 24, 2004**

The Wethersfield Historic District Commission held a public meeting on August 24, 2004 at 7:30 p.m. in the Council Conference Room of the Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present:

Billye Logan, Chairperson
Douglas Ovian, Vice Chairperson
Robert A. Garrey
Eric Hart
Tracey McDougall
Vacek Miglus

Members Absent:

Jennifer Wolf, Clerk

Also Present:

Robert Cook, Wethersfield Historic District Coordinator

Chairperson Logan called the hearing to order at 7:30 p.m. and Acting Clerk Ovian, read the Legal Notice as it appeared in the Hartford Courant on August 13, 2004.

Chairperson Logan explained the order for hearing the applications was being changed.

APPLICATION NO. 3239-04. Town of Wethersfield seeking to install a safety fence at Standish Park Baseball Field.

Kathleen Bagley, Director of the Wethersfield Recreation and Parks Department came before the commission seeking permission to install a safety fence at the baseball field located at Standish Park. The fence is needed due to the construction at the Stillman Building which has brought the parking lot closer to the ball field than it was previously. A safety fence was being requested to (1) prohibit the players from running into the parking lot; and (2) prohibit pedestrians and individuals using the parking lot from entering the ball field during a game. Chairperson Logan asked for the site plan. Mr. Cook provided one for the Commission to review. Director of Recreation & Parks Bagley explained two different plans. The first plan illustrated the location of the field with the old parking lot which illustrated the location of the foul line. The distance from the foul line to the parking lot was 50'. The current plan illustrated the line for the new parking lot and the location of the foul line. The distance from the foul line to the parking lot as now 20'. Acting Clerk Ovian asked if the diamond was drawn to scale which Director of Recreation & Parks Bagley confirmed it was. She identified a problem with the travel area where the cars enter or exit and mentioned a curve which made it area uneven. She explained the purpose of a warning track was to slow a player down and that most ball fields have a fence. Without a fence the player would continue and could trip on the curb. Chairperson Logan asked where the bushes were located on the site plan. She was informed by the School Projects Building Committee that there would be bushes, trees, etc.

David Drake, Chairman and Charles Viani, Vice Chairman of the School Projects Building Committee were present to explain the proposed plan. Mr. Drake indicated when they initially appeared before the Commission they were not sure about the fence and decided to proceed with the project. Bushes and trees could be added. He did not believe there was a curve but confirmed a smooth transition. Commissioner McDougall asked what the transition would be. She identified the area of blacktop and rock dust. There would be no curve or gutter. Mr. Drake indicated using the plot plan where the bushes would be located and the rock dust which would extend to the parking lot. Acting Clerk Ovian mentioned a curved fence which would frame the lot was initially proposed. Mr. Drake confirmed some sort of fence. Mr. Viani confirmed a safety fence around the field similar to the other fields in town. Director of Recreation & Parks Bagley said they would install a standard vinyl coated fence. The field now has a green vinyl coated fence located at

the backstop and there was safety fencing by the players' benches. She hoped to match this fence. Acting Clerk Ovian asked if a fence wrapping around the parking lot would be sufficient or was the Town requesting a foul line fence along the entire area. Director of Recreation & Parks Bagley said a fence matching the warning track, photographs were provided for the Commissioners to review, showed the baseball field with the warning track and the temporary fence which was installed by the contractor. She provided photographs of fences located at other fields in Town. She envisioned a fence following the warning track around the ball field. Mr. Drake indicated they could not apply tonight due to a rule regarding one of the architects. He indicated the need to come before this Commission again and was only seeking guidance from this Commission. Chairperson Logan confirmed the location of the fence referring to the plot plan. Director of Recreation & Parks Bagley said she wanted the fence for the ball field. Commissioner Miglus asked Director of Recreation & Parks Bagley to show where the fence would be installed. She identified the warning track and the end of the track and said it would follow this line. Commissioner Miglus mentioned his experience in building structures and asked if the field could be rotated. Director of Recreation & Parks Bagley confirmed this was looked at, and stated that the position of the field fits and could not be rotated because it would hit into the soccer field. She pointed out the location of the football field and offered a larger map in order to illustrate her point. She mentioned losing distance if the diamond were rotated and the need to replace the backstop if it were moved. Acting Clerk Ovian mentioned a fence around the parking lot might be more attractive than around the foul line.

Chairperson Logan asked if there would room for bushes behind the proposed fence. Mr. Drake confirmed based upon the plans provided. The bushes would hide the parking lot. Acting Clerk Ovian asked the height of the proposed fence. Mr. Drake said there was 20' from the foul line to the parking lot and warning track was 11'. Commissioner Miglus said they only needed to rule on the fence and that they could work out the location for bushes. Director of Recreation & Parks Bagley said the fence would be a green chain link vinyl coated fence. The hardware would be green and vinyl coated as well as the posts and top rail. Commissioner McDougall asked the height of the fence. Director of Recreation & Parks Bagley said the height would be 8' which was a standard height for the safety fence. Chairperson Logan felt it was high.

Director of Recreation & Parks Bagley mentioned that ball players at the high school level would jump to catch a ball. The fence needed to be high enough so that a player's hand would fall against the fence. A 6' fence would cause a player's hand to fall on top of the fence. Mr. Cook asked if this was the standard height on the other fences in town. Director of Recreation & Parks Bagley confirmed it was. She mentioned fencing was only installed when it was absolutely necessary. She mentioned if the fence were lower than 6' a protective coating had to be added to the top of the fence. She preferred not to do this because the protecting padding was available in yellow. Chairperson Logan confirmed this was a requirement of the insurance company.

Director of Recreation & Parks Bagley presented a letter from the Advisory Recreation & Park Board to the Town Manager and a second letter from the Town's insurance carrier. Commissioner McDougall asked for a summary of the letters. Director of Recreation & Parks Bagley said the letter from the insurance carrier confirmed they agreed with the town's recommendation that a fence be erected for safety reason. Chairperson Logan confirmed it was not a requirement from the insurance carrier. Director of Recreation & Parks Bagley read an excerpt from the letter which stated "the fence should be installed as planned for the safety of the ball players". Chairperson Logan indicated the letter stated "without the fence there is uncontrolled exposure to potential injury". Town Manager Therrien mentioned the insurance company was trying to reduce the town's liability and that they saw it as a safety issue.

Acting Clerk Ovian was concerned with the remainder of the curve and felt that part of the issue was the baseball players and access to the curved portion by other children. He asked if he the solution would be a fence around the parking lot rather than a foul line fence. He asked if the fence could be shorter if it were erected around the parking lot. Director of Recreation & Parks Bagley stated that there was not enough distance and the fence was still required for safety reasons. Chairperson Logan asked how far the fence would be situated. Director of Recreation & Parks Bagley confirmed it would follow the warning track and the curve. Commissioner McDougall was not pleased with the height of the fence, material used and its location in the Historic District and open space. She asked if another material could be used in place of vinyl and whether it could be shielded by shrubs. She asked if a wooden fence could be used in place of vinyl.

Director of Recreation & Parks Bagley mentioned that the backstop was in place and was taller than 10' and was

shown in the pictures. It was comprised of two 8' sections which was high. The fence around the tennis courts next to it was also higher than the 10'. She mentioned that it was also a park located in the Historic District with this type of fencing. Acting Clerk Oviaan asked if a new backstop could be purchased to match. Director of Recreation & Parks Bagley said the backstop was in good condition and was green and the safety fence around the player's bench was also green. The tennis court fence needed to be replaced, but they were only here for this fence.

Commissioner McDougall was not pleased with any of the fences in the area. Director of Recreation & Parks Bagley said a wood fence would not be safe and that there were only certain materials available for safety fences. In response to Commissioner Hart's question, Director of Recreation & Parks Bagley believed that the side fences around the backstop were also 6'. Acting Clerk Oviaan asked how far up the baseline was the backstop from the diamond. Director of Recreation & Parks Bagley said it was behind home plate. Commissioner McDougall asked if there was room for plantings in front of the fence. Director of Recreation & Parks Bagley said plantings could be placed on the parking lot side and could not be placed in front of the fence due to the safety issues. She said the fencing was safer than trees. She wished to parallel the warning track. Commissioner McDougall requested that Director of Recreation & Park Bagley draw where the fence would be placed on the plot plan. Chairperson Logan mentioned the number of activities being played in this area. Acting Clerk Oviaan asked if the construction fence was 8'. Director of Recreation & Parks Bagley said it was 6'. Chairperson Logan asked Mr. Drake if bushes could be planted behind the fence so that the fence would not be as visible. Mr. Drake requested direction from this Commission concerning the location of shrubs. Trees on the parking lot side would not impede any safety issues. Mr. Drake also mentioned plantings around the dumpster. Chairperson Logan requested they come back and discuss this at another meeting. Director of Recreation & Parks Bagley indicated the fence was brought up because of the distance to the field.

There being no one who wished to speak in favor or against this application, this portion of the hearing was declared closed.

APPLICATION NO. 3233-04. Al & June Moore, seeking to install siding and replacement windows at 62 Main Street.

Al Moore of 62 Main Street and Don Roche, contractor with Above and Beyond Home Enhancements of 176 Filley Road, Haddam, Connecticut came before the Commission. Mr. Roche presented the project in three phases. The first phase was the siding; the second was the windows in the main house and the third was replacement of windows in a three-season back porch. He presented an example of the current shingles which was a 14" cedar shake shingle. He was proposing either a monogram certainty vinyl shake perfection shingle which was a double seven exposure. One of the benefits with this type of shingle was it offered a matching corner post which provided the effect of a true shake corner.

Commissioner McDougall asked him to explain a double seven. Mr. Roche said a double seven was two rows of 7" exposure to the weather. He also said it was closer to the 14" which was on the house.

He mentioned another possibility was the random hand-split shake. The benefit of this was it offered a 10" exposure which was closer to the 14" shingle currently on the house. The downside was that it was only half as thick as the perfection shingle. It also required a vinyl corner post which presented a different look.

Chairperson Logan mentioned the problem with addressing the way the shakes met at the roof. Mr. Roche said it could be done but it would present not only a raw edge, but it would be an open edge. He mentioned increasing the profile of the rake so that it would disappear behind. The cedar shakes would be stripped as well as the backer board and he would go down to the core house and build off of it. He said he would address all of the trim areas. He proposed presenting as authentic a look as possible. He would trim the rake and cover the top edge. He mentioned he needed to add a channel. He could make it as wide as this Commission required. He referred to a picture. The roof was relatively new and he wished to maintain the freeze board look.

Chairperson Logan asked how this would be done. Mr. Roche said he would strip the house and reinstall a freeze board inside to it. He was not going to mount a freeze board and then put a vinyl accessory underneath. He would put the siding up behind the freeze board so that it covers it. The freeze board could either be conventional pine wood covered with a PBC coated aluminum or a painted aluminum. He preferred the freeze board and rake be constructed

out of Azek trim board. It was similar to pine but lasted forever. Acting Clerk Oviaan asked if it were formed to mimic wood. Mr. Roche said it could be purchased in 4 x 8 sheets and it was also used as wainscot for porch ceilings. He was not going to use it to trim the windows, but to across the top of the house and up the rake. He said everything would disappear from view with the material placed over it.

Commissioner Miglus asked about the trim for the windows in the back. Mr. Roche said he would strip the house down to the casings and sills and put the siding board up and make an accessory J Channel that butts up against the existing trim. The current 2 1/2" casing was being replaced with an aluminum J that does not butt up against the trim. He proposed wrapping the casement and J and the siding would hide behind the new casing. Commissioner Miglus asked if would be able to maintain the sills. Mr. Roche said he would maintain the narrowest of the face of the sill with the exception of 3/4" to put the siding behind it. Commissioner Miglus did not want to see the windows get a box trim. Mr. Roche said no that he was proposing a step casing. He confirmed after flat before brick mold with a bead on the outside of it. He said he could make it any width and profile that this Commission would prefer.

Commissioner Miglus indicated the Commission would like to duplicate what was on the house. Mr. Roche said it would not have a 6' trim. Commissioner Miglus asked about the vent. Mr. Roche indicated a 12 x 18 square and he could duplicate the current louvers. Acting Clerk Oviaan asked if the shutters would be replaced. Mr. Roche said the house had pine louvered shutters which were new. The pins from the original storm shutters were still there. He said he would like to see the house done first and then make a decision on the shutters later. The shutters would be lighter than the siding. He indicated he would like to get rid of the shutters. Acting Clerk Oviaan agreed with this statement. Mr. Roche pointed out that the chimney was on the face of the house. Commissioner Miglus could not think of a house that did not have shutters in the area. He felt the house would have a cleaner look without them.

Mr. Roche proposed a Harvey Majesty window which was aluminum clad exterior natural wood interior. It was a replacement window that had its own suspension, sill and head with a complete weather stripping package to match. The downside was the loss of glass in a replacement window. The pane would be same as in the existing storm window. There would be more glass, but the interior window would be smaller. He also proposed a Marvin Tilt Pack window which was aluminum clad exterior with a natural wood interior and only the suspension down the side would be replaced. It was a fine application only if the window box was in good condition. The seal and integrity of the Majesty window was superior to the Tilt Pack.

Commissioner McDougall asked about the pattern of the current windows. Mr. Roche said the current windows were wooden sash one horizontal grid 2 over 2 lights. Commissioner McDougall asked if he intended to replicate what was already there. Mr. Roche said he intended to sandwich the grid between the glass.

Acting Clerk Oviaan mentioned the Commission likes to see the shadow line from the outside. Chairperson Logan said the Commission would prefer simulated divided light. No grid would change the look of the window completely like the double seven.

Chairperson Logan asked what types of windows were being proposed for the back of the house. Mr. Roche presented a picture of the three-season room which was framed with three sets of three Jalousie (Robert please check spelling on this) windows. Due to the weight and the mechanics of the windows are no longer made. Mr. Cook mentioned visiting this home. Acting Clerk Oviaan thought the parts could be purchased but not repaired. Mr. Roche said the windows could not be glazed or insulated. Chairperson Logan confirmed all the windows and door would be replaced. Mr. Roche said the door was a conventional storm door. He has priced three openings with three windows in each opening to the exact dimension.

Chairperson Logan asked how he was going to trim around the chimney in the front. Mr. Roche said he was either going to have to put a vinyl J against the stone work. He could trim it with Azek and trim behind it and it would be a change in texture and more visible. He would prefer a colored J channel. Chairperson Logan asked if the J channel would be the same color as the siding. A question concerning the gable vent was asked. Mr. Roche mentioned the clipped corners would prevent clipping by nature.

There being no one who wished to speak in favor or against this application, this portion of the hearing was declared

closed.

APPLICATION NO. 3234-04. Interlock Industries seeking to replace the asphalt roof with aluminum roof at 77 Spring Street.

Charlotte Kidwell, owner of 77 Spring Street and Adam Lucy, representative from Interlock Industries, came before the Commission seeking to replace the asphalt roof with an aluminum roof. Chairperson Logan mentioned seeing this material used in Boston, but not in Wethersfield. Mr. Lucy said the project would include the removal of two layers of asphalt and the placement of a stretch and seal underlayment, the replacement of damaged plywood and the system placed over this. It would include a ridge vent which was a low profile vent. He presented some actual shingles and demonstrated how it interlocks. They were individual shingles with one piece that is locked into place by six other shingles. Two on the bottom, one on each side and two on the top. Commissioner Garrey mentioned the resemblance to a brick pattern. One light weight aluminum nail is applied. He also presented a picture illustrating the roof. He was proposing a black roof.

Mr. Cook asked if this had been installed in Farmington. Mr. Lucy confirmed he had dealt with the Farmington Historic Commission and also in Cheshire. Commissioner McDougall asked what the texture was. Mr. Lucy said it was a wood grain texture and a new slate pattern was being developed. From a distance it has a very good similarity to slate. Commissioner McDougall said it appeared like a regular asphalt roof from the picture but up close it did not look like that. Mr. Lucy confirmed the product he brought tonight was identical to the brochure presented. Commissioner Miglus asked if there was any sheen to this product. Mr. Lucy stated a very slight sheen to it. Commissioner Garrey asked if the product would fade over time. Mr. Lucy said it would not because of the coating which was embossed in the material which reflected the UV rays at 95-100%.

Commissioner McDougall said appeared very even and asked what it would look like. Mr. Cook said it would not be like a vinyl wall on a roof. Mr. Lucy mentioned a break in the material. He asked if the Historic District was familiar with architectural shingles because he felt three-tab shingles were outdated. Mr. Lucy said the darker colors would fit nicely in the area. Chairperson Logan confirmed the house was still brick. Commissioner Miglus asked about flashing. Mr. Lucy said the flashing was done prior and that the shingles stepped into the flashing. He said there would be no copper flashing. Chairperson Logan said it looked like the pieces were smaller in person than in the brochure.

Commissioner Miglus asked Ms. Kidwell how she had found this material. Ms. Kidwell said she had received the brochure in the mail and had a leak in the current roof and it was time to do it over. She liked that the roof would last forever and it was available in black. Her current roof was white and this roof would be warmer in the winter and cooler in the summer. She also mentioned the snow would slide off. Mr. Lucy said the warranty covered 125 mile winds and that a lot of applications were done in the Carolinas. The company was located in Vancouver. He said the warranty was transferable to the next owner and was for 50 years.

There being no one who wished to speak in favor or against this application, this portion of the hearing was declared closed.

APPLICATION NO. 3235-04. Anastas Premto seeking to replace shed with a detached garage at 71 Northbrick Lane.

Anastas Premto came before the Commission seeking permission to replace a shed with a detached garage at 71 Northbrick Lane. He said the current shed was too small and he wanted to replace it with a 14' x 24' garage. He was not doing the work. Chairperson Logan confirmed it was a Carefree single garage with one bay measuring 14' x 24'. The 28' would be the distance. Acting Clerk Ovia confirmed it would be an over-sized garage. Mr. Premto requested a door on the side with a window. Chairperson Logan confirmed a man door and window. Commissioner McDougall asked what the color would be. Mr. Premto said it would have vinyl shingles the same color of the house. Commissioner McDougall confirmed the house had cedar shingles on it.

Commissioner McDougall asked what the garage door would be made of. Mr. Premto said it would be 9' x 7' and vinyl. The side door would be metal. Chairperson Logan referred to a photograph and asked if it would like the picture. Mr. Premto confirmed it would resemble the house. A plot plan was presented. He confirmed one window and one door.

Commissioner Miglus mentioned the proposed roof pitch was shallow and asked if it could be built to match the pitch of the house. Mr. Premto said he would try to match the roof on the house. Commissioner Miglus mentioned the wide overhangs at the eaves. Mr. Premto indicated he would ask the builders about this. Commissioner Miglus said that Carefree could match the house.

There was no one who wished to speak in favor of this application.

The following individual spoke in opposition to this application.

Ms. Agnieszka, 78 Northbrick Lane expressed the following concerns: she stated the lots were small and there were no other garages in the area. She mentioned the house was on the cul-de-sac and the garage would be in the front of the house which would require the driveway being expanded. She mentioned the neighborhood was made up of senior citizens and was quaint as it was. She wished to preserve the look of the neighborhood in a Historic District.

Chairperson Logan asked if she had seen the plot plan. Ms. Agnieszka said she can see the proposed garage from her front door. Chairperson Logan said the garage would be located on the side. Ms. Agnieszka said the current shed was visible from the shed. She said a fence was also constructed in the area and felt it look terrible and did not add value to the property.

There being no one else who wished to speak in favor or against this application, this portion of the hearing was declared closed.

APPLICATION NO. 3236-04. Maureen Willsey seeking to replace the cedar roof with asphalt shingles at 18 Broad Street.

Maureen Willsey of 18 Broad Street and Richard Turner of Richard Turner Co. LLC, 31 Murphy Road, Rocky Hill, Connecticut came before the Commission seeking to replace the cedar roof with asphalt shingles. Mr. Turner explained he proposed to remove the existing cedar roof and replace it with 1/2" CDX plywood, felt paper ice and water barrier, drip edge and a 30 year architectural shingle. Mrs. Willsey said it would be done in an approved color and texture. She preferred the weathered wood for the color. Pictures of houses done by Mr. Turner were also presented. He explained the Weathered Wood was a GAF Timberline which was close to a wood roof. Mrs. Willsey said the house was over 43 years old and was built by Mr. Bosworth and that most of the houses in the area were done with asphalt roofs. She mentioned they had tried to save the existing roof and it needed to be replaced. The existing roof had many repairs made, but it needed to be repaired. She understood the front of the roof was 42 years old. She explained work that had been done on the house over the years. Commissioner Miglus asked about the flashing around the chimney. Mr. Turner proposed step flashing in copper and that the counter flashing was in very good shape. A sample of the brochure with the roof was left with the Commission.

There being no one else who wished to speak in favor or against this application, this portion of the hearing was declared closed.

APPLICATION NO. 3237-04. Paul and Lynn Strecker seeking to install railings on the front porch, resurface and extend side porch 4 1/2' and add an awning at 40 Broad Street.

Lynn Strecker of 40 Broad Street came before the Commission and submitted pictures. She mentioned living in the house since 1971. She further stated the front porch had 5 steps and she felt the need for a railing due to the slipperiness. She identified two houses with a similar problem - one on State Street and one on Garden Street. Paul St. Jean was the contractor who would install the railings. The material would come from a woodwork place known as Vintage Woodwork. She explained her home was plain and therefore the balusters would be plain and the handrail would be substantial. The newel posts would be plain with a ball on top. She said the wood was western hemlock. Mr. St. Jean measured the area and Ms. Strecker will order the material upon approval of this application.

Chairperson Logan asked if the railing would be a turned railing and not flat. Ms. Strecker provided a picture of the proposed railing for the Commission. Acting Clerk Ovan confirmed the balusters would be square and not turned.

Commissioner Miglus asked the width of the railing. Ms. Strecker said the width of the rail would either be 3 or 4". She wanted the hand rail to be fairly substantial rather than a thin one.

Acting Clerk Ovian was concerned with the substantial post and asked if it would be larger than pillars to the portico. Ms. Strecker stated it would not be. No portion would be wider than the largest post. Commissioner Garrey confirmed she was proposing from the post down and not from the post to the house. Ms. Strecker said they were doing separately from the post to the house and then the stairs would be separate. Commissioner Garrey confirmed the railing would be the same as Commissioner Miglus' home. Ms. Strecker confirmed a separate railing from the posts to the side of the house.

Ms. Strecker enclosed pictures of the side porch from different angles. She explained the wood on the side porch was old and needed to be replaced. It current has indoor/outdoor carpeting and she wished to replace it. She wanted to make this area wider since they were resurfacing the floor. She confirmed the floor would be expanded and that the posts or roof would not be changed. She said it would probably be two steps from the ground and will probably put a low railing. Chairperson Logan said if it were under 30" no railing was necessary. Ms. Strecker wanted to have a railing and asked if a railing would look funny. Commissioner Miglus said it would be railing outlining a deck and might look awkward. Ms. Strecker was proposing an awning along the porch roof. Chairperson Logan asked if the awning would be retractable. Chairperson Logan said if she wished to add a railing later she could come before the Commission in the future. Ms. Strecker had not picked out an awning yet and indicated she would probably purchase a solid colored awning to match the house. She did not wish for the awning to stand out. She said the awning would be 30' long and 5' wide.

There being no one who wished to speak in favor or against this application, this portion of the hearing was declared closed.

APPLICATION NO. 3238-04. Frank and Margaret Pretter seeking to install a shed at 51 Harmund Place.

Frank Pretter of 51 Harmund Place wished to install a shed. Mr. Cook stated the shed could only been seen from the railway. Mr. Pretter indicated many neighbors had a shed in the same location as he was proposing. He provided a photograph of a Carefree shed but indicated he would be building it himself. The shed would be 12' wide by 8' deep. The town did not have a plot plan available. The shed would be located where the garage was located in the back. The corner of the shed could be seen from the street. Commissioner Miglus asked if he considered a steeper pitch which would be more aesthetic and also provide more room inside. Mr. Pretter felt the pitch would match the garage and indicated it could be easily done to match the pitch to the house. Commissioner Miglus asked if he was proposing shutters and Mr. Pretter said he was not. Chairperson Logan confirmed the location and position of the shed on the lot. The shed would have a double door and one window. The roof would match the house and the shed would have textured 111 siding. He was unsure whether he would paint it to match the house or leave it just natural. The shed would be on cinder blocks with flooring underneath.

There being no one else who wished to speak in favor or against this application, this portion of the hearing was declared closed.

Acting Chairperson Logan recused herself from the next application as she was the applicant.

Doug Ovian was now the Acting Chairperson.

APPLICATION NO. 3240-04. Billye and Jack Logan seeking to construct an addition off the northeast wing in the rear of the house at 318 Hartford Avenue.

Billye Logan of 318 Hartford Avenue and Tim Gothers, Contractor, State Street, Wethersfield, Connecticut came before the Commission seeking permission to construct an addition off the northeast wing in the rear of the house. Ms. Logan explained that one corner might be visible from the street. Ms. Logan stated the roof would match the house, the metal roof, which will be copper. The windows are Eagle to match the living room windows. The windows would have a horizontal profile rather than a vertical profile and are 9 over 1. The windows are clad wood windows with simulated divided lights. She wished to have the same look with the addition as used in the house.

Commissioner Miglus asked if the roof would be hipped on both sides or just the street side. Mr. Gothers indicated only on the street side. The roof would have single shingles to match as well the siding, which will match. Mr. Gothers explained the foundation would be cement board that has stucco. Ms. Logan said half of the area was cement because of the additions. Commissioner Miglus asked if she considered running the shingles down to within inches of the ground. She had not considered this. Mr. Gothers felt it would look like a porch rather than part of the house. Ms. Logan said the only area of the foundation was from the street side. She referred to a photograph in order to explain it better.

Mr. Cook was concerned with water coming off the house and whether she had discussed gutters. She mentioned one gutter and that the remainder of the house had none. She mentioned a 5' fence in the back. Commissioner Miglus was concerned with the size of the back yard in order to help when making a motion. He asked if the addition would be visible from the back. Ms. Logan said there was a long way to the water's edge behind her home.

There being no one else who wished to speak in favor or against this application, this portion of the hearing was declared closed.

Chairperson Logan resumed her position and Acting Clerk Oviaan presented the next application.

Acting Clerk Oviaan recused himself from the next application as he was the applicant.

APPLICATION NO. 3241-04. Founders Farm seeking to install a fence at 56 Broad Street.

Doug Oviaan appearing for Founders Farm, 56 Broad Street, seeking to install a fence. He presented a drawing for the Commission. He indicated a hemlock hedge was on the property line which had been cut back by the neighbor. He wished to remove the hedge before making any decision as to what to put there. He proposed a fence from the corner of the one car garage which was just inside of the property line.

The fence would have a 3' gate and would continue to the front corner of his building which matched the front corner of the neighbor's building. He explained this was not the first hemlock hedge but the second. The first hemlock would either remain, be replanted with something else or be removed. The fence would begin one stump back. The fence would be 6' from the garage and then transition to 4'. The back half of the fence would be level. He was hoping to wrack the fence so that it sloped with the land.

The fence would be a picket fence and he was not sure whether he would stain or paint it. The next door neighbor has a stockade fence along the back of her driveway. He considered a stockade because it would be consistent with other neighbors. He would like there to be more visibility between the driveways and requested approval for either stockade or a slotted picket. He referred to a fence at the Goldberg property. He felt the 1/2" might be tight due to the thickness of the pickets. Chairperson Logan pointed out that the fence would open more due to shrinkage. He wished to have a gate so that he and his neighbor could travel back and forth. Commissioner McDougall asked what were the width of the pickets. Mr. Oviaan thought it was 3" and the tops would be dog-eared. Mr. Cook mentioned his garage was on the property line and that the fence needed to be moved in at least 5'. Mr. Oviaan indicated after approval he would remove the hedges. He also wished to repave the driveway and wished to remove the hedges and roots prior to doing this job. In response to Commissioner Garrey's question, Mr. Oviaan mentioned invisible posts with no cap.

There being no one else who wished to speak in favor or against this application, this portion of the hearing was declared closed.

Acting Clerk Oviaan resumed his position on the Commission

Acting Clerk Oviaan moved to close the public hearing and open the public meeting seconded by Commissioner Garrey.

WETHERSFIELD HISTORIC DISTRICT COMMISSION PUBLIC MEETING

AUGUST 24, 2004

APPLICATION NO. 3239-04. Town of Wethersfield seeking to install a safety fence at Standish Park Baseball Field.

INFORMAL DISCUSSION

Commissioner Miglus felt the Town was seeking a fence that was in compliance with the Historic District and would not impact the neighborhood in a negative way. He made the motion with the stipulation because the spec sheet mentioned the hardware would be galvanized. Commissioner McDougall stated her concern was that the hardware would not match the fence. She further expressed her frustration with the fact that no alternative was offered in order to soften the fencing. She wanted to see a more natural material. Chairperson Logan mentioned that many ages of children use the field and that it was multi-used and perhaps even over used. Commissioner McDougall felt in nine years down the road the Town will want to replace the tennis court fences with the same type of fence. Commissioner Hart did not see a need for a fence and asked how far they will be running for a ball. Acting Clerk Oviaan was concerned with vehicles being run into by the players. Commissioner Hart mentioned no one has run into vehicles yet. Chairperson Logan would agree if the parking lot remained the same size. She also felt shrubs could be placed behind the fence.

Commissioner Hart mentioned the size of the fence. Mr. Cook asked if it were appropriate to identify how the property would be used. Acting Clerk Oviaan felt chain link was appropriate for athletic fields similar to Mikey's Place, but safety issues govern in certain areas. He wanted to know if they should be encouraged to run the fence to the garbage cans if it was strictly a safety issue. He agreed to Mr. Cook with regard to children running for pop fly balls from home plate and possibly running into parked cars. Chairperson Logan mentioned little league used the field and high school aged children. Commissioner Garrey supported a Mikey's Place type fence rather than the one being proposed. He asked if voting was from a visual perspective or from a handicapped accessibility and safety issue. Chairperson Logan agreed and that the only reason she would support it was because of the safety issues mentioned tonight.

Acting Clerk Oviaan supported a 6' fence rather than an 8' fence. He suggested approving this application for 6'. Commissioner Miglus explained his motion to approve the fence would be denied if there were no vote and another motion can be made to table it. A no vote would mean an 8' fence was voted down.

Chairperson Logan read the original plan from the Connecticut Interlocal Risk Management Agency (CIRMA) called for a 220' linear fence 6' in height to separate ball field from the vehicle and pedestrian traffic. She agreed the fence should be installed as planned for the safety of the players at 6'. She suggested tabling and asking why an 8' fence was now being proposed.

Upon motion by Commissioner Miglus, seconded by Vice Chairperson Oviaan and a poll of the Commission it was voted to APPROVE the subject application with the stipulation that all fencing, piping and hardware shall be green.

Commissioner Miglus withdrew his motion.

Commissioner Miglus asked if the issue was the material, the height or the location. Acting Clerk Oviaan was concerned with the height. Commissioner Hart was concerned with the location and materials. He wished to identify another alternative to safety in place of a fence. Mr. Cook mentioned the original drawings approved had trees, hedges and none of this was mentioned tonight. He suggested meeting with all the parties tonight. Chairperson Logan felt they had approved dumpster fencing. Chairperson Logan thought the parking lot was made bigger than what was planned. Chairperson Logan wanted to know why they were asking for 8' rather than 6'.

Upon motion by Commissioner Miglus, seconded by Vice Chairperson Oviaan and a poll of the Commission it was voted to TABLE the subject application as submitted.

Aye: Garrey, Logan, McDougall, Miglus, Oviaan

APPLICATION NO. 3233-04. Al and June Moore, seeking to install siding and replacement windows at 62 Main Street

INFORMAL DISCUSSION

Commissioner Garrey was concerned with the size of the house and everything added closes the house too much. He approves of the 7" versus the 14" for the siding. He was pleased with the cedar vinyl product available. Mr. Cook indicated that he was asked about vinyl windows and informed the applicants they could not have them. Commissioner Miglus felt the shutters were inappropriate due to the size. Acting Clerk Ovia supported the original plan and was felt the siding was beautiful. He felt the shutters were not appropriate for the house. He did not like the awning style windows being added to the homes. He felt the original windows should be preserved on the three-season porch. Mr. Cook asked what the approval process was for vinyl siding. Commissioner Miglus said the general philosophy was if the applicant could replicate what was there. Acting Clerk asked if they could compromise on the siding. Commissioner Miglus said the 14" exposure along with the horizontal 2 over 2 made it a 1950's ranch. Anything else would not look like a 1950's ranch.

A discussion ensued.

Acting Clerk Ovia asked why Commissioner Miglus did not wish to preserve the jalousie windows. Commissioner Miglus stated their location and impact on the district is relatively small.

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

1. shall be duplicated.
2. Gable vents shall be duplicated
3. Windows shall be simulated divided light, wood aluminum clad replacement sashes with 2 over 2 horizontal divisions.
4. Window and door trim shall be duplicated
5. Siding shall be 7" exposure vinyl shingles with mitered corners.
6. No shutters shall be installed.

Aye: Miglus Nay: Garrey, Hart, Logan, Ovia

Motion failed.

Upon motion by Vice Chairperson Ovia, to APPROVE the subject application as submitted or with the following stipulations

1. shall be duplicated.
2. Gable vents shall be duplicated
3. Windows shall be simulated divided light, wood aluminum clad replacement sashes with 2 over 2 horizontal divisions.
4. Window and door trim shall be duplicated
5. Siding shall be 7" exposure vinyl shingles with mitered corners.
6. No shutters shall be installed.
7. Jalousie windows be retained

Motion failed for lack of a second.

Acting Clerk Ovia asked why aluminum clad windows were being allowed and not vinyl siding. Commissioner Miglus felt aluminum with wood sash adequately represent what was there.

Commissioner Miglus stated the proposed siding does not adequately replicate the existing 14" cedar shingles. Mr. Cook felt the trim did not replicate the 1950's.

Chairperson Logan mentioned the clipped corners would not be appropriate.

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

1. Windows shall be simulated divided light wood aluminum clad 2 over 2 horizontal divisions.
2. Shutters may be removed.
3. No vinyl siding shall be installed.

Aye: Garrey, Hart, Logan, Miglus Nay: Ovian

APPLICATION NO. 3234-04. Interlock Industries seeking to replace the asphalt roof with aluminum roof at 77 Spring Street.

INFORMAL DISCUSSION

All members felt it would look beautify. Commissioner Garrey felt it was an ideal location to try this product. Commissioner Hart had concerns with the product and how it would weather.

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

Aye: Garrey, Logan, McDougall, Miglus Nay: Ovian,

APPLICATION NO. 3235-04. Anastas Premto seeking to replace shed with a detached garage at 71 Northbrick Lane.

INFORMAL DISCUSSION

Mr. Cook suggesting tabling until Mr. Premto appears before the Zoning Board. The Commission had questions concerning the location of the shed from the back property line and requested more information from the applicant. Commissioner Garrey wished to visit the site again in order to see the location of the proposed detached garage. Chairperson Logan was unclear as to where the detached garage would be located.

Upon motion by Vice Chairperson Ovian, seconded by Commissioner Miglus and a poll of the Commission, it was voted to TABLE the subject application as submitted.

Aye: Garrey, Hart, Logan, Miglus, Ovian

APPLICATION NO. 3236-04. Maureen Willsey seeking to replace the cedar roof with asphalt shingles at 18 Broad Street.

INFORMAL DISCUSSION

Commissioner Miglus felt an architectural shingle is not an adequate replication of the existing cedar roof; however, an asphalt roof is not inappropriate. Commissioner Garrey struggled with this application because wood was still available. Commissioner Hart agreed with Commissioner Miglus' comments. Commissioner McDougall felt it was an appropriate material for this house. Acting Clerk Ovian felt that certain aspects of home were valued greater than others. He did not wish to weaken the Commissions' position in light of pending litigation. He mentioned the similarity between this application and the application being litigated. He mentioned the number of wood roofs were fewer than homes with slate roofs. Mr. Cook referred to the Historic District's handbook which states asphalt shingles were acceptable. Acting Clerk Ovian felt the vote would weaken its position in light of the pending litigation.

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

Aye: Garrey, Hart, McDougall, Miglus Nay: Ovian Abstain: Logan

APPLICATION NO. 3237-04. Paul and Lynn Strecker seeking to install railings on the front porch, resurface and extend side porch 4 1/2' and add an awing at 40 Broad Street.

INFORMAL DISCUSSION

The application was tabled because the Commission did not know the size of the awning or the color of it and the documentation for the front railings was removed with the applicant.

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

Aye: Garrey, Hart, Logan, Miglus Nay: Ovia

APPLICATION NO. 3238-04. Frank and Margaret Pretter seeking to install a shed at 51 Harmund Place.

INFORMAL DISCUSSION

Commissioner Miglus felt the proposed shed is appropriate for the house. Commissioner Garrey felt the roof pitch should match the garage pitch.

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

1. Roofing material shall match the house.
2. Siding shall be T-111.
3. Roof pitch to at least match the garage pitch.
4. Shed shall be painted.

Aye: Garrey, Hart, Logan, Miglus, Ovia

APPLICATION NO. 3240-04. Billye and Jack Logan seeking to construct an addition off the northeast wing in the rear of the house at 318 Hartford Avenue.

INFORMAL DISCUSSION

Commissioner Miglus felt the addition will have very little impact on the district and neighborhood due to the location of the house and he felt it will be a beneficial addition to the building. Commissioner McDougall felt the components were consistent with the existing structure and will complement it.

Upon motion by Vice Chairperson Ovia, seconded by Commissioner McDougall and a poll of the Commission, it was voted to APPROVE the subject application as submitted.

Aye: Garrey, Hart, McDougall, Miglus, Ovia

APPLICATION NO. 3241-04. Founders Farm seeking to install a fence at 56 Broad Street.

INFORMAL DISCUSSION

Commissioner Miglus felt the fence would be an addition to the neighborhood and the district and be non-intrusive and appropriate for this period house.

Chairperson Logan agreed. Commissioner McDougall approved of the natural materials.

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

There shall be a flat sawn stockade fence along the northerly property line starting at the front of the house extending to the garage with a 4' to 6' transition as the first section.

Aye: Garrey, Hart, Logan, McDougall, Miglus

OTHER BUSINESS

- a. Public comments on general matters of the Historic District.

None.

- b. Report of the Historic District Coordinator.

Mr. Cook mentioned the other commissions were asking the applicants send a notice to abutting neighbors in order to save money. He asked if this Commission would consider this. Vice Chairperson Ovian and Chairperson Logan supported a sign be placed in the front of the home of the applicants. Commissioner McDougall asked how they would know the applicants were delivering a letter to their neighbors especially if they no longer speak to each other or fail the neighbor may oppose their applications. Mr. Cook indicated he supported placing a sign on the property of the applicants informing them of pending approval. He also wished to see the sign remain on the property until a Certificate of Appropriateness was awarded.

Mr. Cook mentioned having discussions concerning the Stillman Building and requesting a single point of contact. He was receiving phone calls from the architect, construction workers and the committee concerning issues. Commissioner Garrey suggested that Mr. Drake should be the point of contact. Mr. Cook requested everything be put in writing and submitted to him. He mentioned receiving a packet from the architect requesting permission to replace certain things such as pavers. Mr. Drake mentioned a request for a dumpster surrounding, no trees and changes be made that do not match the drawings presented. Mr. Drake was not aware a packet was given to Mr. Cook.

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned at 9:30 p.m.

Respectfully Submitted,

**TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION**

Doug Ovian
Acting Clerk