

**WETHERSFIELD HISTORIC DISTRICT COMMISSION  
PUBLIC HEARING  
SEPTEMBER 28, 2004**

The Wethersfield Historic District Commission held a public meeting on September 28, 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  
Jennifer Wolf, Clerk  
Vacek Miglus  
Robert A. Garrey  
Eric Hart, Alternate  
Tracey McDougall, Alternate  
Heidi Lane, Alternate

Also Present:

Robert Cook, Wethersfield Historic District Coordinator

Chairperson Logan called the hearing to order at 7:30 pm and Clerk Wolf read the Legal Notice as it appeared in the Hartford Courant on September 17, 2004.

**APPLICATION NO. 3247-04.** Robert & Amalie Montstream seeking to enlarge the existing detached garage, enlarge the existing garage door, and remove the existing sun porch at 357 Garden Street.

Amalie Montstream of 357 Garden Street appeared before the Commission. Mrs. Montstream stated that they have a garage that is shingled which is being used as a storage shed, the door is too small, and not really being used as a garage, it's full of stuff. The Montstream's would like to open up the garage to make it two times the size, put in 9 ft. doors and raise the roof. The garage would be two-bays with a small garden shed built onto the back of the garage with a shed roof, and single door.

Commissioner Logan asked if Mrs. Montstream had brought any pictures with her.

Mrs. Montstream stated that her husband had drawn one almost to scale. She also stated that she would like the garage to look as close as possible to the way it does now, and that she wasn't sure what kind of garage doors they could have, and they think the original door was a shed door.

Commissioner Logan inquired if the Montstream's had looked at overhead doors.

Mrs. Montstream stated that no, but she would like a remote.

Commissioner Logan pointed out that there are a lot of garage doors that replicate shed doors, but they are overhead doors.

Commissioner Miglus inquired whether the Montstream's would be removing everything except one wall.

Mrs. Montstream said that they would remove the east wall and sister the rafters to raise the roof. Mrs. Montstream then went on to say she might need a variance from the Zoning Board of Appeals because the garage is only two feet off the property line.

Commissioner Logan then asked about the sun porch that was to be removed.

Mrs. Montstream stated that they would like to remove a sun porch on the front of the house, which was built before the Historic District Commission and only made out of storm windows.

Commissioner Logan inquired which porch was in question.

Mrs. Montstream stated that it is the front porch.

Commissioner McDougall asked when the porch was built.

Mrs. Montstream stated that the porch was built about 50 years ago, and to put the porch on the north side of the house doesn't make any sense because there is no egress to the house. The porch is just being used for storage right now and it is falling off the house. She then stated that she thought it would look better to put the house back to the way it originally looked because they had a nice overhang on the second floor.

Commissioner McDougall asked if the porch was on pillars.

Mrs. Montstream confirmed this.

Commissioner Oviau inquired whether the house was a garrison facing the north, because looking at the pictures, it looks like there is a jod in the northeast corner of the wall and whether the wall runs all the way to the back of the house.

Mrs. Montstream stated that the porch runs into a wall that is now the dining room.

Commissioner Oviau stated that the house on the right side looks like it was a garrison colonial.

Mr. Cook asked what year the house was built.

Mrs. Montstream stated that the picture the commission provided did not accurately reflect the original house.

Commissioner McDougall inquired whether or not the public would be able to see all the way into the rear of the property.

Mrs. Montstream replied no, that the sun porch was built onto the dining room, so you would see a window and a wall, which is the dining room, and commented that she should have drawn a picture.

Commissioner Logan asked whether or not the rear porch would be seen after the front porch is removed.

Mrs. Montstream replied that you would only see a little bit of it because the dining room is in front of it, you would see 3-4 ft of wall and a window that faces front.

Commissioner Oviau inquired whether the window faces the north.

Commissioner Logan commented that the porch is not as big as it looks.

Mrs. Montstream commented that the porch is not very big, maybe 12' x 12' or 10' x 10'.

Commissioner Logan asked if the dining room comes out into the porch.

Mrs. Montstream stated that when she stands in the porch, she could look into the dining room through the window in the porch.

Commissioner McDougall asked Mrs. Montstream to sketch a footprint of the house, as it is now and then a footprint of what it would be like after the porch is removed.

Mrs. Montstream drew a footprint and the Commission discussed it.

Commissioner Hart asked if the Montstream's were planning on removing the back porch.

Mrs. Montstream replied no.

Commissioner Logan then asked if there were any other questions regarding the removal of the porch.

Commissioner Hart asked if the walls on the inside of the porch are the walls of the outside of the house that were never removed when the porch was built.

Mrs. Montstream stated that the siding was still there and the builder would patch it so that it would look like a continuous wall.

Mr. Cook inquired whether the window in the dining room was to stay and whether or not it was a wood window.

Mrs. Montstream replied yes.

Commissioner Logan asked if there was anyone else who had any questions, to which Mrs. Montstream inquired where she could get catalogs of garage doors.

Mr. Cook commented that Mrs. Montstream should try driving around the neighborhood to keep an eye out for things that she might like, to which Mrs. Montstream replied that she already has and that she hasn't seen anything that would have been a shed door that was probably an overhead door.

Commissioner Logan commented that she probably wouldn't notice.

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. 3248-04.** Bernard Welch seeking to replace the existing wood shingles with asphalt shingles at 36 Woodland Street.

Bernard Welch of Bernie's Roofing appeared before the commission and stated that the garage at 36 Woodland Street needed to be re-shingled on the back and that they would like to remove the wood shingles on the front and replace them with asphalt to keep it all looking the same.

Commissioner Logan asked what kind of shingles would be put on.

Mr. Welch stated that they would be Charcoal Timberline, which matches the house.

Commissioner Logan asked if it also matched the other half of the garage.

Mr. Welch replied that part of the garage has road roofing, and he hasn't been on the back of the garage, so he doesn't know what's there.

Commissioner Logan asked if it looked similar to what is on the house.

Mr. Welch replied that they would be putting on 1/2" plywood over the boards and 30# felt, with a 30 year Timberline shingle.

Commissioner Logan asked if there were any more questions.

Mr. Cook stated that he has spoken with the owner of 36 Woodland Street, Scott, who now lives in Seattle, and Scott said he was flexible and could go with either wood or asphalt. Mr. Cook also asked the neighbor, Mr. Wizner what he thought, to which he replied that asphalt would be fine with him.

Mr. Welch didn't think there would be a problem to remove the wood because everything else was asphalt.

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. 3249-04.** Michael P. Henry seeking to replace the existing post fence with a chain link fence at 11 Meggat Park.

Michael Henry of 11 Meggat Park appeared before the Commission and stated that there has been a change to the application. His neighbor had expressed concern over the fence and said they would rather not have a black chain link. The Henry's decided to install a cedar scalloped board fence 48" at the posts and 42" at the scallops.

Commissioner Logan asked if the fence would come across one gate.

Mr. Henry replied that there would be a gate on the left side of the house. On the right side, they would like to run a black chain link gate across the driveway where the other black chain link fence ends to close off the rear yard.

Commissioner Logan commented that a wooden gate would look lovely.

Mr. Henry stated that they would like to match the chain link fence that already exists.

Commissioner Wolf commented that while the black chain link fence wasn't very visible, a black chain link gate would be very visible.

Mr. Henry then stated that maybe he should change it to a wooden gate.

Commissioner Logan commented that the wooden gate would also hide the existing chain link fence.

Commissioner Wolf commented that the fence looked beautiful in the catalog.

Commissioner Logan asked if Mr. Henry was thinking about a gate with a split in the middle or a single gate.

Mr. Henry stated that he was thinking of a split gate.

Commissioner Wolf commented that the Henry's would have less technical problems with a gate that split in the middle.

Mr. Henry then stated that the gate would be the same as the cedar scalloped fence, and it would be split in the middle.

Commissioner Logan asked if there were any more questions.

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. 3244-04.** Colleen Maffucci seeking to install vinyl siding, replacement windows, new doors and rebuild front porch at 12 Wilcox Street (Tabled with hearing left open on September 14, 2004).

Colleen Maffucci of 12 Wilcox Street, and her builders Dave Foley and Jake Plivak appeared before the commission.

Commissioner Logan asked if there had been any changes to the application since the meeting on September 14, 2004 or the site visit.

Mrs. Maffucci stated that they had taken some of the Commissions suggestions. They now wanted to open up the dining room door and keep the doors, keep the windows and they won't side the third story. She also stated that they would like to redo the porch as is.

Mr. Foley asked whether anyone would object to a turn spindle instead of a square spindle baluster.

Commissioner Ovian asked if they would rather have a square or turned spindle.

Mr. Foley replied that they would rather have a square spindle.

Mrs. Maffucci stated that it was just a thought that Mr. Foley had today.

Mr. Foley stated that he thought it would look nicer and that he doesn't know what was there originally.

Mrs. Maffucci stated that they were still asking for the windows and the siding, keeping the 3rd story wood and to side where it was sided before and that she thought the commission didn't like that it was big and boxed in at the top.

Mr. Foley stated that the rafters were big and that they went down as much as they could on them. There is a transition because the addition in the rear was not built in the same design, and that they would be happy to keep it as narrow as it was.

Commissioner Ovian inquired whether they could box in the rafters so that it transitions in the curved bottoms of the rake boards.

Mr. Foley said that they could.

Commissioner Ovian then asked if the rake boards were curved so that you can see into the rafters and the rafter tails, and wanted to know if it was possible to transition further back so no one would see it and keep it open in the forward 1/2 of the house.

Commissioner Miglus stated that he had suggested that at the last meeting.

Mrs. Maffucci stated that they were considering it.

Mr. Foley stated that it was all closed in on one side and the only reason it was ever exposed was because the siding came down.

Mr. Ovian stated just to be clear; you want the transition to occur right at the curved rake board.

Mr. Foley stated that that was their request. He also stated that they wanted to do siding, because it was already sided under the rafters. There are other parts on the side and in the back that they don't know what is up there, and they want to get approval to at least side up until that point, and if they have to come back to the commission, they will.

Mrs. Maffucci said that it looks like there is some really nice wood on the side, but they won't know until they open it up.

Mr. Foley stated that there is some tongue and groove wood on the side above the door that they might want to keep, but they won't know until they take it down and see what it looks like. As far as the peaks go, they have no problem, the woodwork will be repaired and the porch will be rebuilt.

Commissioner Ovian asked if the shed roof on the 3rd floor has shingles and how bad are they.

Mr. Foley stated that they looked pretty bad and thought that the Commission agreed that it should be sided to match the bottom.

Commissioner Ovian stated that not everyone agreed.

Commissioner Logan stated that she would like to see it match the peaks, not decorative, but with wood or vinyl that would simulate shake.

Mr. Foley asked if they wanted simulated shake.

Mr. Ovian commented that they would like to see that or wood.

Commissioner Wolf commented that because the 3rd level on the peak on the front is wood, it would look funny if you look from the side and see vinyl siding.

Mr. Foley stated that he had looked at some siding that simulate shake.

Commissioner Logan stated that they would talk about that and then asked whether they were repairing the decorative wood.

Mr. Foley said they were going to try and repair it, and commented that there is also crown molding that is rotted, but at this point they are going to say yes, but they might want to come back and say they need to replace it.

Commissioner Logan asked if there were any questions or if anyone had anything else to share.

Mr. Foley stated that they would like to move forward with the project as best they can, and as far up to the top and get approval up to that point and take the old siding down and see what they have to work with and if they feel they need to come back with something different, they will.

Mrs. Maffucci stated that they were interested in preservation of the wood, if they can.

Commissioner Logan asked if there was anyone who wished to speak in favor of the application.

Commissioner Wolf read three letters, one letter from D. Webster (dated September 12, 2004 on file) of 19 Wilcox Street, a 2nd letter from Bonnie Jedziniak (dated September 13, 2004 on file) and a third letter from Mr. Hess (dated September 13, 2004 on file) all in favor of the application.

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

There being no other business to come before the Commission, the public hearing was declared closed.

**WETHERSFIELD HISTORIC DISTRICT COMMISSION  
PUBLIC MEETING  
SEPTEMBER 28, 2004**

**APPLICATION NO. 3247-04.** Robert & Amalie Montstream seeking to enlarge the existing detached garage, enlarge the existing garage door, and remove the existing sun porch at 357 Garden Street.

**INFORMAL DISCUSSION**

Commissioner Ovian was concerned with whether there was any desire to elaborate on the garage doors for Mrs. Montstream. Commissioner Miglus pointed out that the drawing shows the slope of the roof and that they are replicating what is there now. Commissioner Ovian stated that his only concern was for the door.

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

All damage from removal of the porch shall be repaired to match existing.

Aye: Miglus, Wolf, Ovian, Garrey, Logan

**APPLICATION NO. 3248-04.** Bernard Welch seeking to replace the existing wood shingles with asphalt shingles at 36 Woodland Street.

## INFORMAL DISCUSSION

Commissioner Ovia commented that while he is normally concerned with the loss of a wood roof in the district, this roof is much less visible because it is a garage.

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

Aye: Ovia, Wolf, Logan, Miglus, Garrey

**APPLICATION NO. 3249-04.** Michael P. Henry seeking to replace the existing post fence with a chain link fence at 11 Meggat Park.

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. The fence shall be a scalloped wood fence 48" high with 42" scallop dip.
2. There shall be a 3' wide gate to the left side of the house and a double gate to the right of the house across the driveway.

Aye: Miglus, Wolf, Garrey. Ovia. Logan

**APPLICATION NO. 3244-04.** Coleen Maffucci seeking to install vinyl siding, replacement windows, new doors and rebuild front porch at 12 Wilcox Street.

## INFORMAL DISCUSSION

Commissioner Ovia was not clear on the rafter ends and fascia boards and whether they should be wrapped, boxed in, left open or painted. Commissioner Miglus explained the difference and a further discussion ensued.

Commissioner Ovia was concerned with whether the latches on the replacement windows would be less visible from the street and whether the windows would be casement or double hung. He also expressed concern that the latches would be less visible if they were painted.

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

1. The first window from the street, first floor, west side, *shall not* be replaced.
2. Rafter ends and fascia board, not to exceed the depth of a rafter, shall be painted rather than wrapped.
3. Door on right side of porch *shall not* be sided over and shall be trimmed out as built.
4. Front door *shall not* be replaced. It shall be repaired and maintained as needed.
5. Siding shall be installed only on the first and second floors. It shall be medium grey in color, double four smooth with four-inch wide corner boards and white trim. Window and door trim shall be wrapped with four-inch wide corner boards and white trim. Window and door trim shall be wrapped with four-inch wide coil stock that incorporates the J channel and joins with a butt joint. Windowsills shall be reproduced.
6. Windows shall be double hung one over one vinyl replacements except for the small, square opening windows on the west side which shall be single light awning windows.
7. All porch trim shall be reproduced in kind, using the 1976 file photograph as a guide.
8. All third floor gable ends shall be reproduced in kind, using the 1976 file photograph as a guide.
9. Dormer on the west side shall be resided with wood shingles.
10. If gutters are installed, they shall be half round with round leaders.

Aye: Ovia, Logan, Wolf Nay: Miglus Abst: Garrey

**APPLICATION NO. 3243-04.** Bill & Chris Donohue seeking to amend the approved Certificate of Appropriateness

to revise the roof and relocate the skylight and entry door at 360 Hartford Avenue.

Upon motion by Commissioner Miglus, seconded by Commissioner Wolf and a poll of the Commission it was motioned to AMEND the subject application with the following stipulations:

1. Change from a hip roof to a shed roof.
2. Galvanized painted standard seam, or copper or asphalt shingle.
3. Double pane skylight instead of a single pane skylight.

Aye: Ovian, Garrey, Wolf, Logan Abst: Garrey

#### **APPROVAL OF [MINUTES OF: August 24, 2004](#)**

Upon Motion by Commissioner Wolf, seconded by Commissioner Garrey, and a poll of the Commission, it was voted that the above minutes BE APPROVED.

Aye: Garrey, Miglus, Wolf, Ovian Abst: Wolf

#### **OTHER BUSINESS**

Karen Cutts of 15 Deerfield Road appeared before the commission to discuss the changes she would like to make to her property and processes she would need to go through.

Ms. Cutts stated that her property was a ranch with a chain link fence; she explained that their family was growing larger so they need to put on an addition and a new roof. She stated she will be submitting an application and would like to talk about the history of the house.

Commissioner Ovian inquired whether the back yard was large enough.

Ms. Cutts stated that they had almost a 1/2 acre and that she knew there were roof options and colors they would have to choose from, and asked if anyone could tell her a little about the property.

Commissioner Ovian thought that an addition might be visible from Church Street from the rear.

Ms. Cutts stated that she didn't know what that would mean for the addition or the Commission. She stated that they have a 30' setback and there is a 20' MDC right of way, but they weren't going into the side yard, just straight back.

Commissioner Logan commented that the MDC would have to be called on that.

Commissioner Ovian stated that there were some photographs that are available that might not be on the computer, which she could view in the town planning office.

Ms. Cutts had an understanding that Deerfield was supposed to go all the way through and didn't.

Commissioner Ovian explained that originally Deerfield was supposed to connect to Dorchester and Lincoln down 2 or 3 houses, but they decided to make the subdivision a semi-circle.

Commissioner Miglus asked if Ms. Cutts knew what year her house was built. She responded that she thought her house was built in 1953 or 1954.

Commissioner Logan asked if they had an architect.

Ms. Cutts stated that they had been interviewing builders and have some drawings, and may have found one that they like and would fit their budget.

Commissioner Wolf pointed out that it would be a good idea to speak with Robert Cook when she is a little further

along in the planning process, since Mr. Cook knows what the Commission is likely to want to see and not see.

Commissioner Logan inquired as to whether Karen had interviewed any of the architects that have worked in the district, but not that she needed to hire them. Karen said she had already spoken with a couple of them.

Mr. Cook thanked Karen for coming in and also noted that there was a document of guidelines to the Historic District which is available in the library and on the Town's website.

### **REPORT OF THE HISTORIC DISTRICT COORDINATOR**

The Commission is looking for a recording secretary and Mr. Cook has some resumes to go over. A new phone directory was handed out at the meeting and the Commissioners stated that there were a few changes that needed to be made. Mr. Cook passed out a strategic plan document and the Commission has been asked to review this packet. Commissioner McDougall expressed her concern over the contents of this packet and suggested that someone should go over the materials and bring their comments to the meeting to approve the strategic plan on October 12, 2004.

Mr. Cook then asked if Commissioner McDougall had received the guideline revisions and she said she had. Mr. Cook also commented that he had been to the Hammer's residence, and they had received a temporary Certificate of Occupancy, which included everything except the roof.

Mr. Cook then handed out the proposed meeting dates for 2005.

### **APPROVAL OF THE 2005 MEETING DATES**

Upon motion by Commissioner Logan and seconded by Commissioner Wolf, the motion was passed to APPROVE the meeting dates for 2005.

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

Jennifer Wolf  
Clerk