

**WETHERSFIELD HISTORIC DISTRICT COMMISSION
PUBLIC HEARING
OCTOBER 28, 2003**

The Wethersfield Historic District Commission held a public meeting on October 28, 2003 at 7:30 p.m. in the Council Conference Room of the Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members present:

Clare W. Meade, Chairperson
Douglas Ovian, Vice Chairperson
Jennifer Wolf, Clerk
Vacek Miglus
Billye Logan
John Toomey
Eric Hart

Members absent:

Robert A. Garrey

Also Present:

Robert Cook, Wethersfield Historic District Coordinator

Chairperson Meade called the hearing to order at 7:30 pm and Clerk Wolf, read the Legal Notice as it appeared in the Hartford Courant on October 17, 2003.

APPLICATION NO. 3152- 03. Alan W. & Norma L. Peck seeking to construct an enclosed porch over existing deck and extend roof line of connecting structure over balance of deck at 8 Railroad Place.

Mr. Alan Peck and Ms. Norma Peck owners of the home at 8 Railroad Place where their mother resides appeared before the Commission in order to request approval for their proposal to create a 3 season porch by enclosing 90% of the rear deck that was built 14 years ago. They also wished to extend the roofline over the remaining deck in order to create a sort of portico.

Mr. Cook said that he had visited the house and didn't think that it could be seen from any public way. While there he had spoken with the builder who mentioned that although the submitted plan shows 6/6 windows he thought that 1/1 windows would be better in order to match the windows on the house. Mr. Peck agreed and said that they had never wanted the 6/6 windows.

Commissioner Miglus asked what sorts of materials would be used for the porch. Mr. Peck said that the siding would be cedar and painted white to match the house as would the trim. The windows would be 1/1 white vinyl like the house.

Comissioner Miglus asked if they had explored any other choices for the windows. Mr. Peck said that cost was a consideration and they had checked in to wooden windows but they would be more expensive.

Commissioner Miglus thought that since the thermal aspects of the windows were not really a concern since it would be a 3 season room the wooden windows might offer more in the way of decorating choices.

Commissioner Meade asked about the roofing and was told that it would match the house.

Mr. Cook asked what sort of foundation this porch would have. Mr. Peck told him that it would be built up on the concrete piers that the deck was constructed upon.

Commissioner Oviaan asked what was currently there under the deck. Mr. Peck said that he wanted to replace the 14 year old wood with vinyl lattice because the wood had begun to rot due to dampness and animals were beginning to get under there. There was no other lattice around the house.

Commissioner Meade mentioned that they had seen some situations where the lattice is boxed out in wood but the frame that comes in contact with the earth is made of a composite material that doesn't rot.

Mr. Peck said that he wished that his original builder had used that instead of the wood. Commissioner Meade replied that this was a product that had only been out for a few years. She added that the vinyl lattice just didn't replicate the wood but the method she suggested could address everyone's concerns.

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

APPLICATION NO. 3153-03. Kathleen Varszegi seeking to install a tool shed at 21 Main Street.

Ms. Kathleen Varszegi and Mr. Raymond Parker 21 Main Street appeared before the Commission in order to request permission to build a 12' X 8' shed on the rear right hand side of the property about 20' back from the house on the same location of a previous metal shed. There would be 2, 20" X 3' crank out 6 pane windows on either side of a 67" tall mahogany finish wooden door with wainscoting and a small 4" X 18" window in it. The shed would be sided with a combination of cedar shingles and wood clapboard starting about 4' up and roofed with birch shingles. The plywood floor would be built upon 2" X 10" boards. Mr. Parker said that he added a 4' crown vent at the top.

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

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APPLICATION NO. 3152- 03. Alan W. & Norma L. Peck seeking to construct an enclosed porch over existing deck and extend roof line of connecting structure over balance of deck at 8 Railroad Place.

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

1. All siding and trim shall match the house in style and material.
2. The windows shall match the house in style and material.
3. The "foundation area" shall be enclosed using a framed boxed wooden lattice with composite material board at ground level.

INFORMAL DISCUSSION

The Commissioners discussed their general dislike for vinyl lattice but the desire for some sort of enclosure for the bottom of the room even though it could not be seen from any public view. It was thought that by allowing the vinyl lattice in this instance it might make it harder to refuse it in the future. There was also some feeling that the solid wood had rotted because it did not have air circulation and not necessarily because of the presence of water.

Aye: Oviaan, Miglus, Toomey, Wolf, Hart

Abst: Meade, Logan

APPLICATION NO. 3153-03. Kathleen Varszegi seeking to install a tool shed at 21 Main Street.

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

Commissioner Meade said that it was nice to see a wooden shed with wood windows.

Aye: Miglus, Logan, Toomey, Wolf, Hart Abst: Meade, Logan

APPROVAL OF [MINUTES OF: October 14, 2003](#)

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

OTHER BUSINESS

Chairperson Meade submitted her written resignation effective October 29, 2003. All the Commission members joined in thanking her sincerely for her years of dedication to the Historic District Commission and the Historic District in general.

Mr. Cook said that he had received a call from a contractor wishing to replace some basement windows and was asked if the windows could be seen at all from the street or the areas around and was told that they could not. Mr. Cook told him that if they could not be seen then an application to the Commission would not be necessary. However Mr. Cook was driving by the house and could see the windows. When questioned about it, the contractor answered that his car had been parked in front of them when he looked and so he hadn't been able to see them. Although the windows could only be seen slightly from the street they could clearly be seen from Mr. Livsey's house. A stop order had been given, and he had been requested to remove the windows and appear before the Commission with an application for the windows.

Mr. Cook told the Commission that there would be a meeting concerning the creation of a Village Business Zone which would require the rezoning of certain properties on Main Street. Commissioner Logan said that she hoped that all homeowners along Main Street had been invited and mentioned that it had been a very controversial meeting when the Grange went before the Planning and Zoning Commission. The neighbors are very protective about their side of the street and would certainly want to be in on any decisions concerning their zoning status. Mr. Cook said that he would speak to Peter Gillespie the Town Planner to ensure that all neighbors are served notice.

Mr. Cook also mentioned that he had spoken with Howard Willard about parking spaces in front of the Christmas Barn. Mr. Willard mentioned that he had received approval in 1994 to install pavers for 3 parking spaces. The pavers were purchased and the mason had laid the sand and suggested that it settle for a year or so and that is as far as it went. Recently he started to install them and was stopped because there was not a current application for the project. The Commission felt that as long as all the usual requirements were met then he could go ahead.

Chairperson Meade handed out copies to the delighted Commissioners of the eagerly awaited new Historic District Handbook. Their copies had punched holes to allow them to be inserted into binders. There were also bound copies to be placed in the library, the planning office and given to the Town Manager.

Upon motion by Commissioner Miglus, seconded by Commissioner Toomey and a poll of the Commission it was unanimously voted to AMEND Administrative Procedure to Accept, Section #6, paragraph 6 on page # 75; Certificate of Appropriateness is valid for one year from the date of issuance after which it becomes null and void unless a one year extension is applied for before the certificate expires. There is no limit of one year extensions.

Upon motion by Commissioner Miglus, seconded by Commissioner Ovian and a poll of the Commission it was unanimously voted to ACCEPT the Wethersfield Historic District handbook as the official compliance manual for the Wethersfield Historic District, superseding the Plan of Preservation.

There being no further business to come before the Commission, the meeting was adjourned at 8:30 p.m.

Respectfully Submitted

TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

Jennifer Wolf
Clerk