

ENFIELD HISTORIC DISTRICT COMMISSION

Minutes of Regular Meeting

WEDNESDAY, JUNE 23, 2021 - 7:00 PM

ENFIELD COUNCIL CHAMBERS – ENFIELD TOWN HALL

820 ENFIELD STREET, ENFIELD, CT 06082

Call to order

Chairman Tatoian called the meeting to order at 7:00 PM

Roll Call

Clerk Smyth called the roll. Present for the meeting were Chairman Richard Tatoian, Vice Chairman Raymond Gwozdz, Clerk Nancy Smyth, Commissioner Marie Troiano, Commissioner Colleen Ann Reidy, Commissioner Linda Fallon (Alt) and Commissioner Lillian Troiano (Alt).

Also Present from the Town of Enfield Georgianna Driver, Assistant Town Planner, Nicole Maruca, Zoning Enforcement Technician, Nelson Tereso, Deputy Director of Economic & Community Development and Alexis Nai, Recording Secretary

Fire Evacuation Announcement

Chairman Tatoian Read the fire evacuation announcement

Approval of Minutes: May 26, 2021

Commissioner Smyth motioned to approve the minutes of May 26, 2021. Commissioner Troiano seconded the motion. All were in favor. The minutes were approved.

Vote: 7-0-0

Old Business

None

Reading of Legal Notice – Clerk Smyth read the legal notices.

Public Hearing(s)

- a. **HDC# 472** – 1436 Enfield Street – Application for a Certificate of Appropriateness to replace 24 windows and vinyl siding; Ragnauth Property Management LLC, Owner/Applicant; Map 018 / Lot 0046; HR-33.

Steven Ragnauth and Anthony Costello spoke on behalf of the application.

Chairman Tatoian questioned if all the windows would be replaced.

Mr. Costello confirmed all except for the storefront windows.

Chairman Tatoian confirmed the samples are examples of what are going to be installed.

Mr. Costello reviewed the samples with the Commission. He noted the capping around the windows will have a wood grain finish to go along with the doors. All the windows will be replaced in kind except for the door on the second floor which would be replaced with a double hung window.

Chairman Tatoian confirmed the applicant will be replacing the wood clapboard siding with vinyl siding. He questioned what the applicant means by "except for 9-feet up".

Mr. Costello stated he included a rendering of what the house would look like on page 6 or 7. They are looking to replace the siding with a gray stone color siding in the front of the property.

Chairman Tatoian confirmed the stairs were not going to be changed.

Chairman Tatoian stated that the only style change are the basement windows that are being replaced with picture windows.

Mr. Ragnauth stated they would be picture windows that do not open and close because of the propane tanks that are next to side. If the windows open, it would be against fire code.

Mr. Costello included pictures of other historic properties that had similar fixtures that they are proposing.

Chairman Tatoian asked if the Commissioners had any questions.

Commissioner Smyth confirmed that the wooden stairway in the back would remain the same.

Chairman Tatoian stated his concern is the siding because they would like to avoid materials that were not in use at the time a building was constructed. He asked if the applicant considered painting the building.

Mr. Ragnauth stated he had considered painting the building. Unfortunately, the wood is in such disrepair. They've replaced several pieces, but they've had creatures get into the siding because there were holes. He had to meet the Enfield PD at the store at 7 am because a bird made its way in and set off the alarm.

Commissioner Troiano questioned if the front of the building is okay and if it is possible to leave the front and just paint the front.

Mr. Ragnauth stated on the third-floor area it is completely rotted. He didn't consider doing the other three and leaving the front.

Mr. Costello reviewed the vinyl siding in further detail and showed it to the Commission. He showed that it looked very similar to wood grain with the finish.

Chairman Tatoian opened the hearing to the public.

Brian Turner 1336 Enfield Street Unit C, he has been there for about 20 years and would like to speak in favor of the application. When Mr. Ragnauth purchased the property three years ago there were several issues. It was attracting crime. The young man invested in cameras and improving the property and therefore improving the area. He asked the commission to consider a young

businessman who is already investing a lot into this property and is investing in the Town of Enfield. To replace in-kind with clapboard is astronomically expensive. To not fix it is not feasible for his tenants.

Chairman Tatoian closed the public hearing.

Commissioner Reidy motioned to approve HDC# 472 – 1436 Enfield Street – Application for a Certificate of Appropriateness to replace 24 windows and vinyl siding; Ragnauth Property Management LLC, Owner/Applicant; Map 018 / Lot 0046; HR-33. Commissioner Gwozdz seconded the motion. The application was approved.

Mr. Gwozdz noted he was under the impression there already was vinyl siding there already. He has no issue with the window replacements. Being the only commercial building in the historic district kind of puts the spotlight on the property. He would love to see the wood remain and replaced/repainted, but he completely understands and feels it is appropriate appearance wise.

Vote: (4-1-0)

b. HDC# 473 – 1164 Enfield Street – Application for a Certificate of Appropriateness to replace 6 windows; Stella O’Brien Owner/Applicant; Map 020 / Lot 0248; HR-33.

Clerk Smyth read the legal notice.

Stella O’Brien and Jaime Keller spoke on behalf of the application. Jaime Keller stated they replaced the windows in the back several years ago and now that they are paid off, they would like to replace the ones in the front.

Chairman Tatoian confirmed the windows in the front are the same style.

Ms. Keller stated they are the same company they used before.

Chairman Tatoian opened the hearing to the public. There was no public participation. Chairman Tatoian closed the hearing.

Commissioner Reidy made a motion to approve HDC# 473 – 1164 Enfield Street – Application for a Certificate of Appropriateness to replace 6 windows; Stella O’Brien Owner/Applicant; Map 020 / Lot 0248; HR-33. Commissioner Smyth seconded the motion. All were in favor. The application was approved.

Vote: 5-0-0

c. HDC# 474 – 1275 Enfield Street – Application for a Certificate of Appropriateness to replace 16 windows; Sean Crane, Owner/Applicant; Map 019 / Lot 0239; HR-33 Zone.

Clerk Smyth read the legal notice

Sean Crane and Jim McNally, Senior Project Consultant – Renewal by Andersen 800 Corporate Row, Cromwell CT. They are looking to get permission to replace 16 double hung windows like for like. The only difference is they will be storm windows. The product is a composite window. It was made to mimic a wood frame window with historic homes in mind. The patent was released in 1995.

Chairman Tatoian questioned if all the windows in the home are being replaced.

Mr. McNally Stated all but two windows will be replaced.

Commissioner Reidy confirmed if they would be the same style.

Chairman Tatoian confirmed the home was built in 1950 but was more of a replica of a historic home.

Commissioner Smyth confirmed the windows will be six over six paned and questioned if they had a sample.

Mr. McNally stated he did not bring a sample, only what is shown in in the pictures. He requested if it would be possible to get a blanket approval for the picture windows.

The Commission stated they would have to see the proposal and they are changing the approvals from five years to two years.

Chairman Tatoian opened the hearing to the public. There was no public participation. Chairman Tatoian closed the hearing.

Commissioner Troiano motioned to approve HDC# 474 – 1275 Enfield Street – Application for a Certificate of Appropriateness to replace 16 windows; Sean Crane, Owner/Applicant; Map 019 / Lot 0239; HR-33 Zone. Commissioner Gwozdz seconded the motion. All were in favor. The application was approved.

Vote: 5-0-0

Vote:

- d. **HDC# 475** – 1171 Enfield St - Application for a Certificate of Appropriateness to install a fence; Vivian Alpert Owner/Applicant; Map 020 / Lot 0131; HR-33 Zone.

Clerk Smyth read the legal notice.

Vivian Alpert and Frank both of 1171 Enfield Street, spoke on behalf on the application. Chairman Tatoian recused himself from the application as president of the Enfield Cemetery association which is the neighbor of the applicant. Commissioners Reidy and Smyth are trustees of the Cemetery association and will recuse themselves.

Vice Chairman Gwozdz appointed Commissioner Fallon (Alt) and Commissioner Troiano (Alt) as voting members for this application.

Frank stated they purchased the house six months ago and would like to put a fence up. The first week there someone drives down the driveway and started lighting off fireworks, so they had to call the police. From there on, people keep coming onto their property because of the cemetery. They don't feel safe with all the trespassing. They would like to put up a 6X8 pressure treated stockade or chain link fence depending on the material.

Vice Chairman Gwozdz noted that based on the diagram, the applicant wants to put a fence around the entire property.

Frank confirmed that is what they are proposing.

Vice Chairman Gwozdz confirmed when they purchased the property, they were notified they were buying in a historic district and there are guidelines as far as fencing is concerned.

Frank confirmed he was aware; he was not aware people would be cutting through and trespassing on his property at all hours of the night.

Vice Chairman Gwozdz questioned if they've thought of alternatives to putting up a stockade fence around the entire property.

Frank said the only alternative is calling the police, which is what they have been doing. They can install cameras, but they can only do so much.

Vice Chairman Gwozdz stated that his concern is that from the proposal, he is concerned that they are changing the structural view from the street.

Ms. Alpert stated she also wants to block off the area facing the condos and didn't realize there would be an issue putting up a fence when she purchased the property.

Vice Chairman Gwozdz stated he would love to see an option that would be more aesthetically appealing but also address their concerns for safety. What they have suggested in the past is have something away from the house or street that is either not visible or partially visible that is not obtrusive which would satisfy the concern about people cutting through and satisfy the Commission's concern of appearance from the street.

Ms. Alpert questioned if they are looking more towards the back.

Commissioner Gwozdz stated more towards the back. Even a fence away from the house. The application would need to be submitted. What is proposed right now is not appropriate for the district.

Frank requested what the Commission proposes as a solution.

Commissioner Gwozdz stated the application is based on how appropriate the proposal is and how much it affects the district appearance wise.

Chairman Tatoian noted in month or so they will be sending out guidelines for all aspects of improvements and the answer will be in there.

Frank requested what material is appropriate from the commission – they are open to different options. The person who helped him put the proposal together stated that he could put four feet in the front of the house and six feet in the back of the house.

Commissioner Reidy stated that is the Town ordinance not the Historic District ordinance.

Commissioner Gwozdz stated their concern is how it will look from the street.

Frank questioned what about the back of the house.

Commissioner Gwozdz stated they would have to come back with a new proposal that they feel comfortable with that does not block the view of the house. Commissioner Gwozdz and the commission suggested a split rail or picket fence.

Frank asked about something that is open. But also noted that the purpose of the fence is to keep things private.

Ms. Alpert noted that people are driving through the cemetery at all hours of the night.

Vice Chairman Gwozdz noted that being part of the Historic District there are certain restrictions that they as a commission must abide by. By living in the historic district there are certain things that are appropriate and not appropriate.

Frank noted they still would like to have a fence and need to figure out what the Historic District Commission will accept.

Vice Chairman Gwozdz suggested to talk with the staff to get a better idea what is appropriate for the district.

Vice Chairman Gwozdz opened the hearing to the public. There was no public participation. Vice Chairman Gwozdz closed the hearing to the public.

Commissioner Gwozdz motioned to approve HDC# 475 – 1171 Enfield St - Application for a Certificate of Appropriateness to install a fence; Vivian Alpert Owner/Applicant; Map 020 / Lot 0131; HR-33 Zone. Commissioner Troiano (Alt) seconded the motion. Clerk Smyth Called the roll. The application was denied.

Vote: 0-5-0

Chairman Tatoian noted that their proposal is not appropriate for their house. That's why he suggested the guidelines because the guidelines specifically addresses the fences. The guidelines note stockade and chain link are not appropriate for the historic district.

Commissioners Troiano and Reidy both suggested the Commission/Town to reach out to the applicants to work on something more acceptable to address their concern.

Ms. Maruca noted the commission should discuss fencing more during their workshop.

Commissioner Troiano noted the Commissioner Fallon suggested adding pictures of fencing that would be acceptable in the area.

Workshop – HDC Handbook Timeline

a. June 23, 2021 – Commission Discussion on the Draft HDC Handbook

Nelson Tereso apologized for the technical difficulties.

Ms. Maruca validated they got locked out and did not have the code.

Nelson Tereso gave a brief overview of where they are. Mr. Taylor incorporated the Commissions comments into the handbook. What they can require for COA under landscaping David incorporated that into the final draft. He had photos and a map they can copy and paste into the handbook. He questioned if they should have an appendix with the descriptions. He showed an example of the Blissland Home. He heard back about the notice of determination regarding the length of time they need to have when all constructions need to be completed by. It's up to the Commission to decide and is not a state law. The two-year time frame is adequate. He can send the final draft to the Commission to review one more time. They are ready to submit for final approval and public comment.

David Taylor stated the photos are fabulous. He discussed with Nelson doing some with current photos.

Mr. Tereso showed the pictures of the various houses. He has addresses for each of the houses.

Chairman Tatoian thinks it would be a great idea for some of the houses since many of them have changed over time.

Mr. Tereso requested the Commission to let them know which properties they want to use. He and Nicole can go out and take updated pictures to send to David. He sent the most recent draft to the Commission for review.

The Commission requested to review the part of the handbook on fencing. Chairman Tatoian noted to leave it as is.

Nelson Tereso stated that a notice of action is only applicable to properties that are visible from the Street or public way. If you cannot see it, it does not require a certificate of appropriateness. The next step is for Richard to send everyone the e-mail to pick the then and now chapter.

Mr. Taylor stated the photos were taken by the minister named Yale and requested if someone could do some research on Reverend Yale and type up a paragraph about him to the Then and Now section.

Mr. Tereso confirmed they are modifying the completion time from five years to two years.

Adjournment

Commissioner Smyth motioned to adjourn at 8:25 PM. Commissioner Troiano seconded the motion. All were in favor.

Vote: 5-0-0

Note: Next Historic District Commission meeting will be held on July 28, 2021 at 7PM.

By Richard Tatoian, Chairman

Questions on agenda may be directed to the Planning Office (860) 253-6355.

Files are available for review on the website: <https://www.enfield-ct.gov/648/Historic-District-Commission>