

ENFIELD HISTORIC DISTRICT COMMISSION
REGULAR MEETING
Agenda

Wednesday June 24, 2020

Join OfficeSuite Meeting

<https://meeting.windstream.com/j/1125222277>

Meeting ID: 112 522 2277

One tap mobile

+16467415293,,1125222277# US (New York)

+16467415292,,1125222277# US (New York)

Dial by your location

+1 646 741 5293 US (New York)

+1 646 741 5292 US (New York)

+1 973 854 6173 US

Meeting ID: 112 522 2277

1. Call to order
2. Roll call
3. Approval of Minutes: May 27, 2020
4. Old Business
5. Reading of Legal Notice
6. Public Hearing(s)
 - a. **HDC# 458** – 1436 Enfield Street – Application for a Certificate of Appropriateness for the proposed addition of two propane cages associated with Stevie’s Little Store; Ragnauth Property Management, owner/applicant; Map 18/Lot 46; HR-33 Zone.
 - b. **HDC# 459** – 1204 Enfield Street – Application for a Certificate of Appropriateness to upgrade existing replacement windows with proposed new replacement windows; John Santanella, owner/applicant; Map 20/Lot 0136; HR-33 Zone.
 - c. **HDC# 460** – 1150 Enfield Street – Withdrawn application from 1150 Enfield Street.
7. Correspondence
8. Other Business
9. Enforcement
10. Adjournment

Note: Historic District Commission meeting will be held on July 22, 2020

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>

ENFIELD HISTORIC DISTRICT COMMISSION

MINUTES OF A REGULAR MEETING

WEDNESDAY, MAY 27, 2020 – 7:00 PM
VIRTUAL OFFICESUITE MEETING

Call to order

Chairman Tatoian called the meeting to order at 7:02 PM. Chairman Tatoian designated Commissioner Marie Troiano to act as the secretary. Chairman Tatoian appointed Commissioner Lillian as a voting member.

Roll call

Acting Secretary Troiano called the roll. Present for the meeting were Chairman Richard Tatoian, Vice Chairman Raymond Gwozdz, Clerk Nancy Smyth (7:06pm), Commissioner Marie Troiano, Commissioner Lillian Troiano (Alternate), Commissioner Linda Fallon (Alternate).

Also present: Jennifer Pacacha, Assistant Town Planner
Jacob Nadeau, New Commissioner
Alexis Nai, Recording Secretary

Approval of Minutes

a. *Special Meeting of November 20, 2019*

Commissioner Gwozdz motioned to approve the minutes of November 20, 2010. Commissioner Fallon seconded the motion. All were in favor.

Vote: The vote was 5-0-0. The minutes were approved.

Old Business

None

Reading of Legal Notice

Clerk Smyth read the legal notice.

Public Hearing(s)

- a. **HDC# 457** – 1182 Enfield Street – Application for a Certificate of Appropriateness to construct a fence and a pool on the property; Paul Majewicz, owner/applicant; Map 20/Lot 140; HR-33 Zone.

Paul Majewicz spoke on behalf of the application. He stated they are having pool contractor install an in-ground pool in back yard. The pool will be lagoon shape with white privacy fence for barrier.

Chairman Tatoian confirmed the property is on corner of Spier Avenue and Enfield Street.

Mr. Majewicz stated the proposed fence would be six feet tall.

Chairman Tatoian questioned if the fence would be along Spier Avenue.

Mr. Majewicz stated the fence would not really be visible from Spier. The fence will be toward the right rear from Enfield Street

Chairman Tatoian questioned if there will be a patio around the pool.

Mr. Majewicz stated there will be pavers around the in ground pool.

Commissioner Smyth stated she noticed there is pool access from the garage. She questioned if that is a solid wood door. She also noted the plan shows a short wall and an opening on either side.

Mr. Majewicz stated that part referenced is the cement slab that goes out to the backyard. There is a metal door leading from the breezeway to the backyard.

Commissioner Troiano questioned if the applicants will be adding any shrubbery in front of the fence.

Mr. Majewicz stated he did not plan to, but will be willing to put some arborvitaes to soften the look.

The Commission discussed the arrangement of the pool per the exhibits.

Mr. Majewicz stated the long side of the pool would be facing Spier Ave.

Commissioner Troiano questioned if there is currently a black fence alongside the property.

Mr. Majewicz confirmed there is a black fence.

Commissioner Gwozdz confirmed the only thing visible from Enfield Street would be the two panels from and 1-2 panels visible from Spier Avenue.

Commissioner Gwozdz questioned how far the house is from Enfield Street.

Mr. Majewicz stated it sits about 140 feet from Enfield Street.

Chairman Tatoian opened the hearing to the public.

There was no public participation.

Motion: Commissioner Troiano (A) motioned to approve HDC #457 with the condition that vegetation is planted in front of the fence panels visible to Enfield Street along with the general standard conditions. Commissioner Troiano seconded the motion. All were in favor.

Commissioner Gwozdz noted everything in the presentation is appropriate for the area. Commends their willingness to add shrubbery.

Vote: The application was approved 5-0-0.

RESOLUTION: MOTION TO APPROVE HDC #457 1182 Enfield Street – Application for a Certificate of Appropriateness to construct a fence and a pool on the property; Paul Majewicz, owner/applicant; Map 20/Lot 140; HR-33 Zone. In accordance with the items submitted to the Planning Office under HDC# 453 and with the following conditions of approval:

Condition to plant vegetation in front of the fence panels visible to Enfield Street and the following general conditions:

General Conditions

1. This approval is for the specific use, site, and structure identified in the application. Any change in the nature of the use, site, or the structure will require new approvals from the Enfield Historic District Commission.
2. A building permit for the construction of facilities as approved must be obtained within 24 months of approval or this approval shall be rendered null and void, unless an extension is granted by the Commission.
3. All construction authorized by this approval shall be completed within five (5) years or this approval shall be considered null and void, unless an extension is granted by the Commission.
4. By acceptance of this permit and conditions, the applicant and owner acknowledge the right of Town staff to periodically enter upon the subject property for determining compliance with the terms of this approval.
5. The conditions of this approval shall be binding on the applicant, land owners, and their successors and assigns.
6. Applicant is to obtain all appropriate Land Use Commission approval(s) or Zoning Permits as required by the regulation(s) and ordinance(s).

Once the project is completed applicant is to apply for a Certificate of Zoning Compliance

- a. **HDC# 458** - 1436 Enfield Street - Application for Certificate of Appropriateness for a propane cages; Ragnauth Property Management, owner/applicant; Map 18/Lot 46; HR-33.

Neither the applicant nor the contractor were present on the call to speak on behalf of the application.

Ms. Pacacha stated she could speak on behalf of it or put it on the next agenda.

Chairman Tatoian stated he would prefer the applicant was present regarding the nature of the meeting.

Ms. Pacacha noted owner forwarded the meeting to the contractor but never heard anything more.

Chairman Tatoian stated there is a large ice chest where they are selling ice and the cage would be on the other side. He would like the Commission to ask them questions about it and have a picture of what the cage looks like.

Ms. Pacacha stated they did share a picture in the packet.

Commissioner Troiano (A) stated she thinks they need someone present to answer questions on this application.

Chairman Tatoian questioned if they would be installing the cages on a slab.

Ms. Pacacha stated she thinks that is a building code requirement.

Commissioner Fallon stated looking at the picture, she does not see where there is any kind of slab. There is only grass.

Chairman Tatoian recommended making a motion to table until we can get the applicant present.

Commissioner Gwozdz noted they have several questions they need the applicant or contractor to answer.

Ms. Pacacha stated she would ask for more clarifications regarding the application.

Chairman Tatoian questioned if the fire marshal needs to approve since the cages are against the building. Usually they are outside in a cage away from the building. This is concerning since the building is from the 1800's.

Ms. Pacacha stated she would pass this on to the fire marshal for review/comment.

Commissioner Gwozdz questioned if the icebox requires a certificate of appropriateness.

Chairman Tatoian does not recall an application for an ice machine.

Commissioner Gwozdz motioned to table HDC#458 until the Wednesday June 24, 2020 meeting. Commissioner Smyth seconded the motion. All were in favor.

Vote: The vote was 5-0-0.

Correspondence

In the planning office, there is a new assistant town planner, Susanna Majewicz. Raquel Ocasio left. Pam Schweitzer is retiring. There are many applications coming in. They are running the dining patios through their office so the enforcement officers are very busy.

Nelson has been busy, but should be back soon for an update with current inventory projects going on.

Enforcement is on hold during COVID. Rick Rachele is in sessions submitting for outdoor dining.

Commissioner Gwozdz questioned if the Commission would entertain a special meeting for application HDC#458.

Chairman Tatoian noted they would gather the additional information needed to proceed and figured out what transpired before making a decision on a special meeting.

Other Business

None

Enforcement

None

Adjournment

Commissioner Smyth motioned to adjourn at 7:35 PM Commissioner Fallon seconded the motion.

Vote: The vote was 5-0-0. The meeting adjourned at 7:35 PM.

Note: Historic District Commission meeting will be held on Wednesday June 24, 2020.



ENFIELD HISTORIC DISTRICT COMMISSION
APPLICATION FORM

Initial Review date: _____ Normal Repair & Maintenance; no further action required _____

DETERMINATION: Review & Report to Commission / HDCR # _____

Certificate of Appropriateness / HDC # 458

Hearing Date: _____ Advertisement Date: _____ File close date: _____

Inspections / dates & comments:

Additional submittal materials required:

RECEIVED
ENFIELD PLANNING DEPT
2020 APR 14 PM 11:36

Above to be filled out by Planning Department staff

Below to be filled out by applicant

With the submittal of this application, the applicant and owner acknowledge the right of Town staff to periodically enter upon the subject property at reasonable times for the purpose of determining and verifying existing conditions and to determine compliance with the terms of any subsequent approval and conditions of approval.

Property owner: (Steve's Little Store) Ragnauth Property Management LLC Phone: (860) 490-4186 e-mail: orders@ctpermitservices.com
Owner's Address: same as work

Project Address, if different: 1436 Enfield Street
Map 018 / Lot 0046 Sequence # _____

Check those categories below that apply
USE: Residential ___ Combined Residential/Commercial ___ Commercial X Private non-profit ___
Single Family ___ Multi-family ___ Apartment/Condo ___ Planned Residential Development ___

Description of the proposed activity:
Set/install 1x18 ct and 1x24 ct BRD cages w/ crash protection

Submittal Materials - check off when submitted (as required, below, or additionally required - see above, staff review):

Site Plan (required) [] Elevations (required) [] Contractor(s) list (required) []
Project materials list (required) [] Other, from above []
Other, from above [] Other, from above []

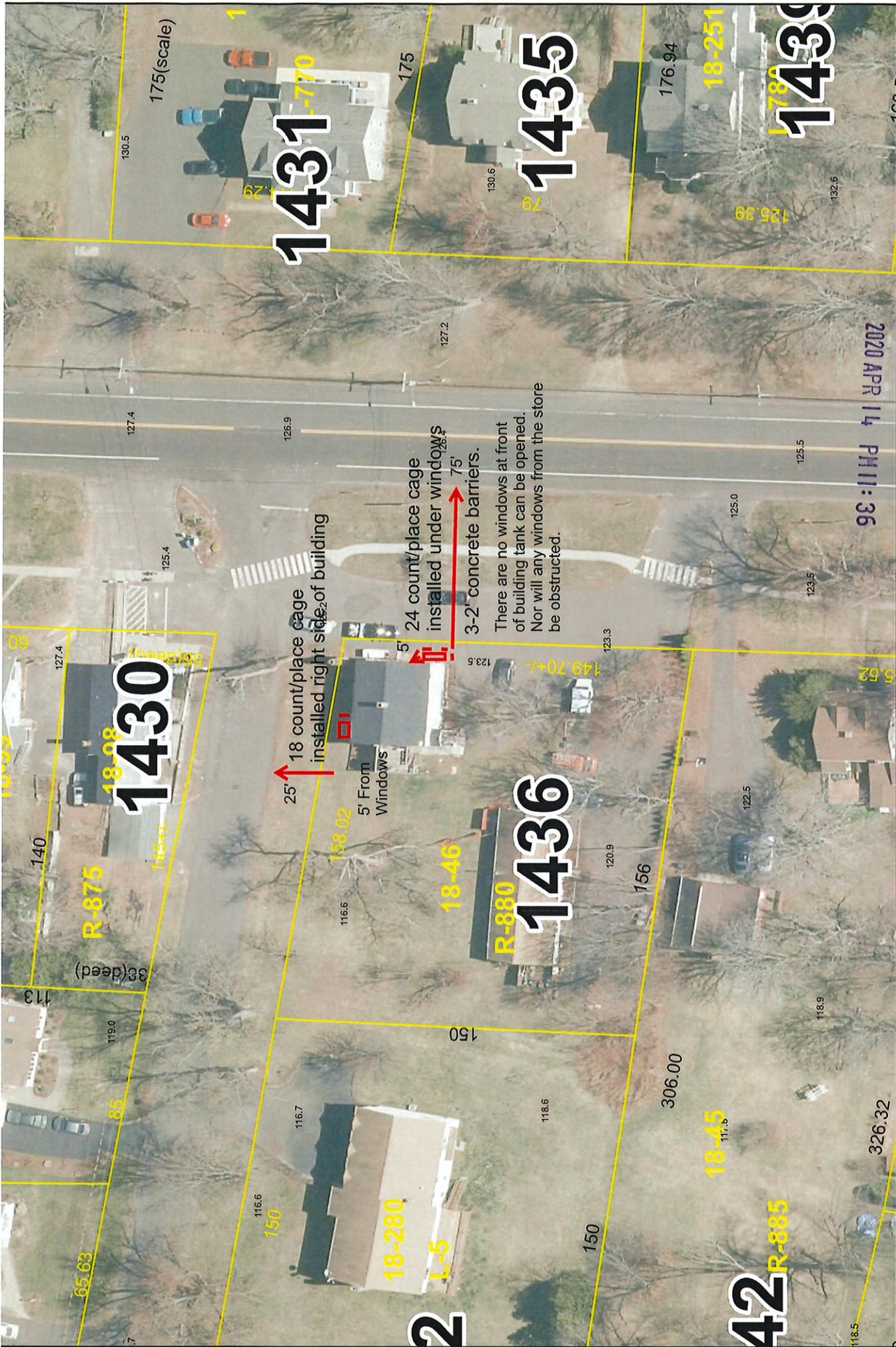
Estimated cost of project: \$ 1000.00 Proposed project start date: _____

Applicant or Property Owner Signature [Signature] (Matthew Madore, agent)

Date: 04/13/20

Revised January 2010

DEPARTMENT DATE STAMP



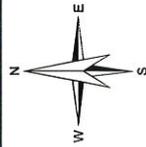
RECEIVED
ENFIELD PLANNING DEPT.

1436 Enfield St

2020 APR 14 PM 11:36



1 inch = 52 feet



The Town of Enfield, CT shall assume no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused or any other information or data that may be used in the preparation of this map.

AmmerGas

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AMMER GAS EXCHANGE
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www.ammergas.com

**24-HOUR
EMERGENCY NUMBER:
1-888-428-9779**

FLAMMABLE NO SMOKING
PROpane NET WEIGHT 15LB (6.8KG)

RECEIVED
ENFIELD PLANNING BOARD
2020 APR 14 PM 11:36

4'w, 3'd, 6'tall

AmeriGas®

Driving every day™

AmeriGas Propane
651 Middle St, Bristol, CT 06010
Telephone: (860) 589-8071
Fax: (860) 589-1445

Municipality: Enfield

Date: 04/13/20

This letter serves as written authorization for CT Permit Services LLC agent Matthew Madore to represent me in the procurement of the permit described below.

Project Details: Install BBQ cages w/ crash protection

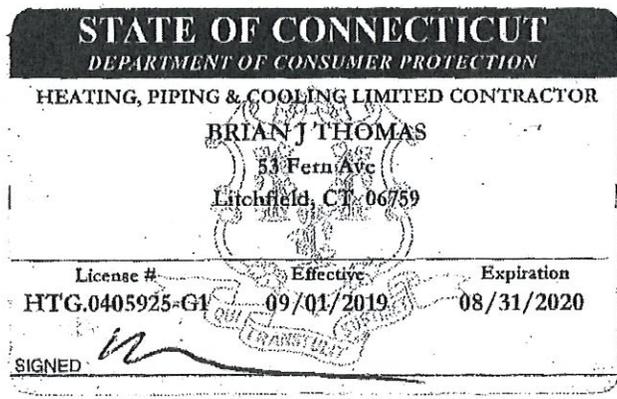
Homeowner: Steve's Little Store

Street Address: 1436 Enfield Street

City, State, Zip: Enfield, CT 06082

Licensee Signature: [Signature] Licensee Name: Brian Thomas

RECEIVED
ENFIELD PLANNING DEPT
2020 APR 14 PM 11:36



Notary Signature: _____

Notary Name: _____

Notary Expiration Date: _____



TOWN OF ENFIELD

ENFIELD HISTORIC DISTRICT COMMISSION

HDC# 458 – 1436 ENFIELD STREET

STAFF REPORT

MAY 27, 2020

Background

This application is for two proposed propane cages associated with Stevie's Little Store located within the Historic Residential 33 (HR-33). The applicant as provided a sketch showing the location of the proposed propane cages along with pictures of what the proposed cages will look like.

Assessor Card Information	
Year Built	1920
Zone	HR-33
Living Area	1,904 sq. ft.
Style	Retail/Apt
Exterior Wall	Clapboard
Roof Cover	Slate
Heat Fuel	Electric
Heat Type	Forced Air
Description	Commercial
Size (Acres)	0.52 acres

Aerial View





TOWN OF ENFIELD

Town GIS Location Map



Street View 1



The application is before the Commission because **Section 2-Boundaries** of the Historic District Ordinance require all homes, buildings, and real property within 250 feet of a state highway marker to be heard before the Commission. **Section 8- Certificate of Appropriateness** also states that no building or structure, including stone walls, fences, signs, light fixtures, steps, and paving or other appurtenant fixtures, shall be erected, altered, restored, moved, or demolished within the Historic

Page 2 of 3

Department of Development Services
Building/Community & Economic Development/Planning & Zoning
820 Enfield Street
Enfield, Connecticut 06082

Telephone (860) 253-6507
Fax (860) 253-6310

www.enfield-ct.gov



TOWN OF ENFIELD

District until after an application for the certificate of appropriateness as to the exterior architectural features have been submitted to the Commission and approved by said Commission.

Section 10 Consideration in Determining Appropriateness: The Commission shall consider, in addition to any other pertinent factors, the historical and architectural value and significance, architectural style, general design, arrangement, texture and material of the architectural features involved and the relationship thereof of the exterior architectural style and pertinent features of other structures in the immediate neighborhood. A certificate of appropriateness may be refused for any building or structure, the erection, reconstruction, restoration, alteration or razing of which, in the opinion of the Commission, would be detrimental to the interest of the Enfield Historic District.

The Planning Office has attached draft resolutions for the Commission's consideration.

MOTION TO APPROVE HDC# 458 - 1436 Enfield Street - Application for Certificate of Appropriateness for a propane cages; Ragnauth Property Management, owner/applicant; Map 18/Lot 46; HR-33 in accordance with the items submitted to the Planning Office under HDC# 458 and with the following conditions of approval:

General Conditions:

1. This approval is for the specific use, site, and structure identified in the application. Any change in the nature of the use, site, or the structure will require new approvals from the Enfield Historic District Commission.
2. A building permit for the construction of facilities as approved must be obtained within 24 months of approval or this approval shall be rendered null and void, unless an extension is granted by the Commission.
3. All construction authorized by this approval shall be completed within five (5) years or this approval shall be considered null and void, unless an extension is granted by the Commission.
4. By acceptance of this permit and conditions, the applicant and owner acknowledge the right of Town staff to periodically enter upon the subject property for the purpose of determining compliance with the terms of this approval.
5. The conditions of this approval shall be binding on the applicant, landowners, and their successors and assigns.
6. Applicant is to obtain all appropriate Land Use Commission approval(s) or Zoning Permits as required by the regulation(s) and ordinance(s).

Note: The Conditions of Approvals do not take the place of other requirements found in the Town Codes, Regulations, and Application Instructions.

Dated this 27th day of May 2020.

Page 3 of 3

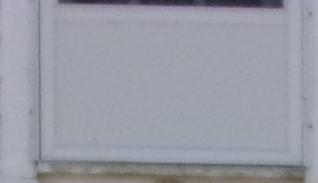
Department of Development Services
Building/Community & Economic Development/Planning & Zoning
820 Enfield Street
Enfield, Connecticut 06082

Telephone (860) 253-6507
Fax (860) 253-6310
www.enfield-ct.gov



W-10
I
C

TONY'S
STORE





18 count 20# cylinder cage specs are 44' wide x 68' high x 30" deep.

From: Silva, Shayle <Shayle.Silva@amerigas.com>
Sent: Wednesday, June 3, 2020 11:42 AM
To: Pacacha, Jennifer <jpacacha@enfield.org>
Subject: AmeriGas Propane - Enfield CT- Stevie's Little Store

Jen,

The 18 count 20# cylinder cage specs are – 44' wide x 68' High x 30" deep, attached is a picture of the cage.

AmeriGas Propane

Shayle Silva

Shayle.silva@amerigas.com

(860) 874-6756

Covering CT and RI



ENFIELD HISTORIC DISTRICT COMMISSION
APPLICATION FORM

Initial Review date: _____ Normal Repair & Maintenance; no further action required _____

DETERMINATION: Review & Report to Commission / HDCR # _____

Certificate of Appropriateness / HDC # _____

Hearing Date: _____ Advertisement Date: _____ File close date: _____

Inspections / dates & comments:

Additional submittal materials required:

Above to be filled out by Planning Department staff

Below to be filled out by applicant

With the submittal of this application, the applicant and owner acknowledge the right of Town staff to periodically enter upon the subject property at reasonable times for the purpose of determining and verifying existing conditions and to determine compliance with the terms of any subsequent approval and conditions of approval.

Property owner: JOHN SANTANEUA Phone: 617-838-5100 e-mail: JSANTANEUA@ME.COM
Owner's Address: 1204 ENFIELD STREET

Project Address, if different: _____

Map _____ / Lot _____ Sequence # _____

Check those categories below that apply

USE: Residential Combined Residential/Commercial _____ Commercial _____ Private non-profit _____
Single Family _____ Multi-family _____ Apartment/Condo _____ Planned Residential Development _____

Description of the proposed activity:

UPGRADE EXISTING REPLACEMENT WINDOWS WITH NEW REPLACEMENT WINDOWS.
WILL USE ESTHER ANDERSON WOODWRIGHT OR MARVIN ULTIMATE SERIES

Submittal Materials - check off when submitted (as required, below, or additionally required - see above, staff review):

Site Plan (required) Elevations (required) Contractor(s) list (required)

Project materials list (required) Other, from above

Other, from above Other, from above

Estimated cost of project: \$ 18,000 Proposed project start date: July 1, 2020

Applicant or Property Owner Signature John Santaneua

Date: 6-10-2020

Revised January 2010





Andersen Windows - Abbreviated Quote Report
 Project Name: JOHN SATANELLA - LESSARD

Quote #: 3585 Print Date: 06/03/2020 Quote Date: 06/03/2020 iQ Version: 20.0

Dealer: Kelly Fradet #5
 92 Prospect St.
 Enfield, Ct. 06082
 860-745-3331

Customer: Lessard Builders LLC
 Billing: 190 Abbe Rd
 Address: Enfield, CT 06082-5203 USA
 Phone: (860) 763-1107
 Contact:
 Trade ID: 712751 Promotion Code:

Sales Rep: Duane Sanders
 Created By: Duane Sanders

Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
0001	1	WDHI 36 1/8" x 59 3/4" - 14 Deg (AA)		\$ 890.94	\$ 890.94

Existing Opening Size: 36 1/2" W x 60" H Unit Size: 36 1/8" W x 59 3/4" H

400 Series

Unit, Woodwright Insert Equal Sash, White/Pre-finished White, White/White Liner, AA Handing, (Top Sash) High Performance Low-E4, Divided Light with Spacer, Specified Equal Lite, 3W2H, 3/4", White/Prefinished White, Permanently Applied, Chamfer/Chamfer, (Bottom Sash) High Performance Low-E4, 1 Sash Lock, Traditional, White
 Full Insect Screen, White



Viewed from Exterior

Zone: Northern
 U-Factor: 0.31, SHGC: 0.28, ENERGY STAR® Certified: No

Subtotal	\$ 890.94
Tax (6.350%)	\$ 56.57
Grand Total	\$ 947.51

Total Load Factor
 0.197

Customer Signature

Dealer Signature

** All graphics viewed from the exterior

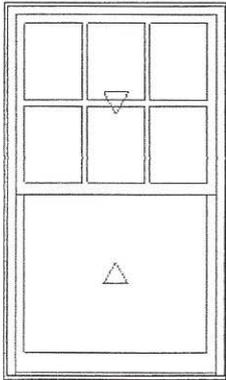
** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit:	Net Price:	1,133.44
Qty: 1		Ext. Net Price:	USD 1,133.44

MARVIN



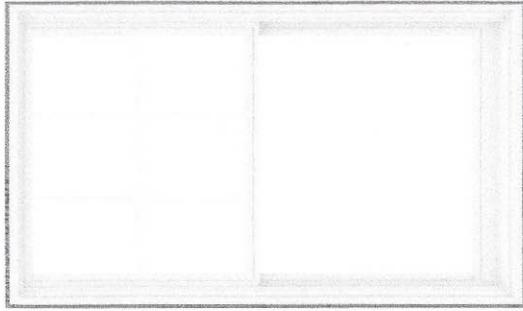
As Viewed From The Exterior

Entered As: IO
 MO 36 5/8" X 60 57/64"
 FS 36 1/8" X 60 41/64"
 IO 36 1/2" X 60"
Egress Information
 Width: 32 7/16" Height: 25 17/64"
 Net Clear Opening: 5.69 SqFt
Performance Information
 U-Factor: 0.31
 Solar Heat Gain Coefficient: 0.27
 Visible Light Transmittance: 0.46
 Condensation Resistance: 55
 CPD Number: MAR-N-441-00317-00001
Performance Grade
 Licensee #1149
 AAMA/WDMA/CSA/101/I.S.2/A440-11
 LC-PG50 1149X2223 mm (45.38X87.19 in)
 LC-PG50 DP 50
 FL28134
Paint Specification
 Clad Exterior Color: AAMA 2605

Stone White Clad Exterior
 Painted Interior Finish - White - Pine Interior
 Ultimate Double Hung Insert G2
 Inside Opening 36 1/2" X 60"
 14° Degree Frame Bevel
 Top Sash
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular - Special Cut 3W2H
 Stone White Clad Ext - Painted Interior Finish - White - Pine Int
 Ogee Interior Glazing Profile
 Bottom Sash
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG - 1 Lite
 Low E2 w/Argon
 Stainless Perimeter Bar
 Ogee Interior Glazing Profile
 White Interior Weather Strip Package
 White Exterior Weather Strip Package
 White Sash Lock
 White Top Sash Strike Plate Assembly Color
 Aluminum Screen
 Stone White Surround
 Charcoal Fiberglass Mesh
 ***Screen/Combo Ship Loose
 3 1/4" Jamb

***Note: Unit Availability and Price is Subject to Change

Project Subtotal Net Price: USD 1,133.44
 6.350% Sales Tax: USD 71.97
 Project Total Net Price: USD 1,205.41



1204 ENFIELD ST

Location 1204 ENFIELD ST

Mblu 020 / 0136 / /

Acct# 000700020655

Owner SANTANELLA JOHN P

Assessment \$291,630

Appraisal \$416,620

PID 10108

Building Count 1

Fire District 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$358,080	\$58,540	\$416,620

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$250,650	\$40,980	\$291,630

Owner of Record

Owner SANTANELLA JOHN P
Co-Owner
Address 1204 ENFIELD ST
ENFIELD, CT 06082

Sale Price \$455,000
Certificate
Book & Page 2662/1181
Sale Date 03/30/2017
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SANTANELLA JOHN P	\$455,000		2662/1181	00	03/30/2017
FALLON LYNDA M	\$0		2582/0681	08	06/26/2013
FALLON RAYMOND J JR + LYNDA M	\$431,900		2580/0126	UNKQ	05/24/2013
ARTIOLI ROBERT A + TRACI L	\$385,000	1	1903/0182		08/03/2004
BOWN KAREN J	\$349,900	2	1669/0345		05/16/2003

Building Information

Building 1 : Section 1

Year Built: 1806
Living Area: 3,952
Replacement Cost: \$424,154
Building Percent Good: 81
Replacement Cost Less Depreciation: \$343,560

Building Attributes	
Field	Description
Style	Colonial
Model	Residential
Grade:	
Stories	2.00
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	Central
Total Bedrooms:	5 Bedrooms
Full Bthrms:	3
Half Baths:	0
Extra Fixtures	1
Total Rooms:	11
Bath Style:	Average
Kitchen Style:	Average
Extra Kitchens	
Fireplace(s)	2
Extra Opening(s)	1
Gas Fireplace(s)	
Blocked FPL(s)	
Usrflid 106	
Bsmt Garage(s)	
Fin Bsmt	
FBM Quality	

Building Photo



(<http://images.vgsi.com/photos2/EnfieldCTPhotos/\00\02\63\85.JPG>)

Building Layout

Building Layout (ParcelSketch.ashx?pid=10108&bid=10108)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,052	2,052
FUS	Finished Upper Story	1,900	1,900
BSM	Basement	1,962	0
FEP	Finished Enclosed Porch	78	0
FOP	Open Porch	800	0
SLB	Slab	90	0
UAT	Unfinished Attic	1,396	0
VLT	Vaulted Ceiling	414	0
WDK	Deck	42	0
		8,734	3,952

Whirlpool(s)	
Sauna	
Walk Out	No
Solar	
Usrflid 300	
Usrflid 301	

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land

Land Use

Use Code 101
 Description Res Dwelling
 Zone HR33
 Neighborhood 050
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 0.41
 Frontage 100
 Depth
 Assessed Value \$40,980
 Appraised Value \$58,540

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR2	Garage w/ Loft	FR	Frame	576.00 S.F.	\$14,520	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$358,080	\$58,540	\$416,620
2017	\$358,080	\$58,540	\$416,620
2016	\$358,080	\$58,540	\$416,620

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$250,650	\$40,980	\$291,630
2017	\$250,650	\$40,980	\$291,630
2016	\$250,650	\$40,980	\$291,630



TOWN OF ENFIELD

ENFIELD HISTORIC DISTRICT COMMISSION

HDC# 459 - 1204 Enfield Street

STAFF REPORT

JUNE 18, 2020

Background

This application is for John Santanella, located in an HR-33 Zone. Applicant is seeking to upgrade existing replacement windows with new replacement windows. The applicant plans on using either Anderson Woodwright or Marvin Ultimate Series windows. The applicant has provided documents that show the proposed specifications of each window type.

Aerial View

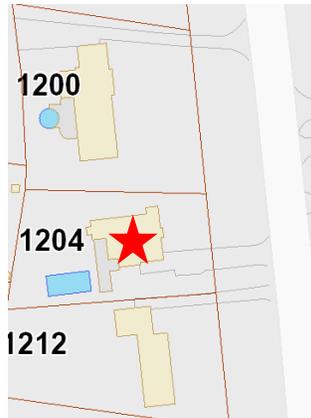
Assessor Card Information	
Year Built	1806
Zone	HR-33
Lot Coverage	2,972
Style	Colonial
Exterior Wall	Clapboard
Roof Cover	Asphalt
Heat Fuel	Oil
Heat Type	Hot Water
Description	Single Family
Size (Acres)	0.41





TOWN OF ENFIELD

Town GIS Location Map



The application is before the Commission because **Section 2-Boundaries** of the Historic District Ordinance require all homes, buildings, and real property within 250 feet of a state highway marker to be heard before the Commission. **Section 8- Certificate of Appropriateness** also states that no building or structure, including stone walls, fences, signs, light fixtures, steps, and paving or other appurtenant fixtures, shall be erected, altered, restored, moved, or demolished within the Historic District until after an application for the certificate of appropriateness as to the exterior architectural features have been submitted to the Commission and approved by said Commission.

The applicant has provided the Planning Office with an application, two documents that outline the potential replacement window specifications, and an image of the current replacement windows.

The location at 1204 Enfield Street has no wetlands or escarpments on the property.

Section 10 Consideration in Determining Appropriateness: The Commission shall consider, in addition to any other pertinent factors, the historical and architectural value and significance, architectural style, general design, arrangement, texture and material of the architectural features involved and the relationship thereof of the exterior architectural style and pertinent features of other structures in the immediate neighborhood. A certificate of appropriateness may be refused for any building or structure, the erection, reconstruction, restoration, alteration or razing of which, in the opinion of the Commission, would be detrimental to the interest of the Enfield Historic District.

The Planning Office has attached draft resolutions for the Commission's consideration.

Page 2 of 3



TOWN OF ENFIELD

ENFIELD HISTORIC DISTRICT COMMISSION

HDC# 459 – 1204 Enfield Street

STAFF REPORT

June 18, 2020

MOTION TO APPROVE HDC # 459- 1204 Enfield Street – Application for a Certificate of Appropriateness to replace existing replacement windows with new [Insert preferred/desired brand here] replacement windows; John Santanella owner/applicant; Map 020/Lot 0136; HR-33 in accordance with the plans and materials submitted under HDC# 459 with the following conditions of approval:

General Conditions:

1. This approval is for the specific use, site, and structure identified in the application. Any change in the nature of the use, site, or the structure will require new approvals from the Enfield Historic District Commission.
2. A building permit for the construction of facilities as approved must be obtained within 24 months of approval or this approval shall be rendered null and void, unless an extension is granted by the Commission.
3. All construction authorized by this approval shall be completed within five (5) years or this approval shall be considered null and void, unless an extension is granted by the Commission.
4. By acceptance of this permit and conditions, the applicant and owner acknowledge the right of Town staff to periodically enter upon the subject property for the purpose of determining compliance with the terms of this approval.
5. The conditions of this approval shall be binding on the applicant, land owners, and their successors and assigns.

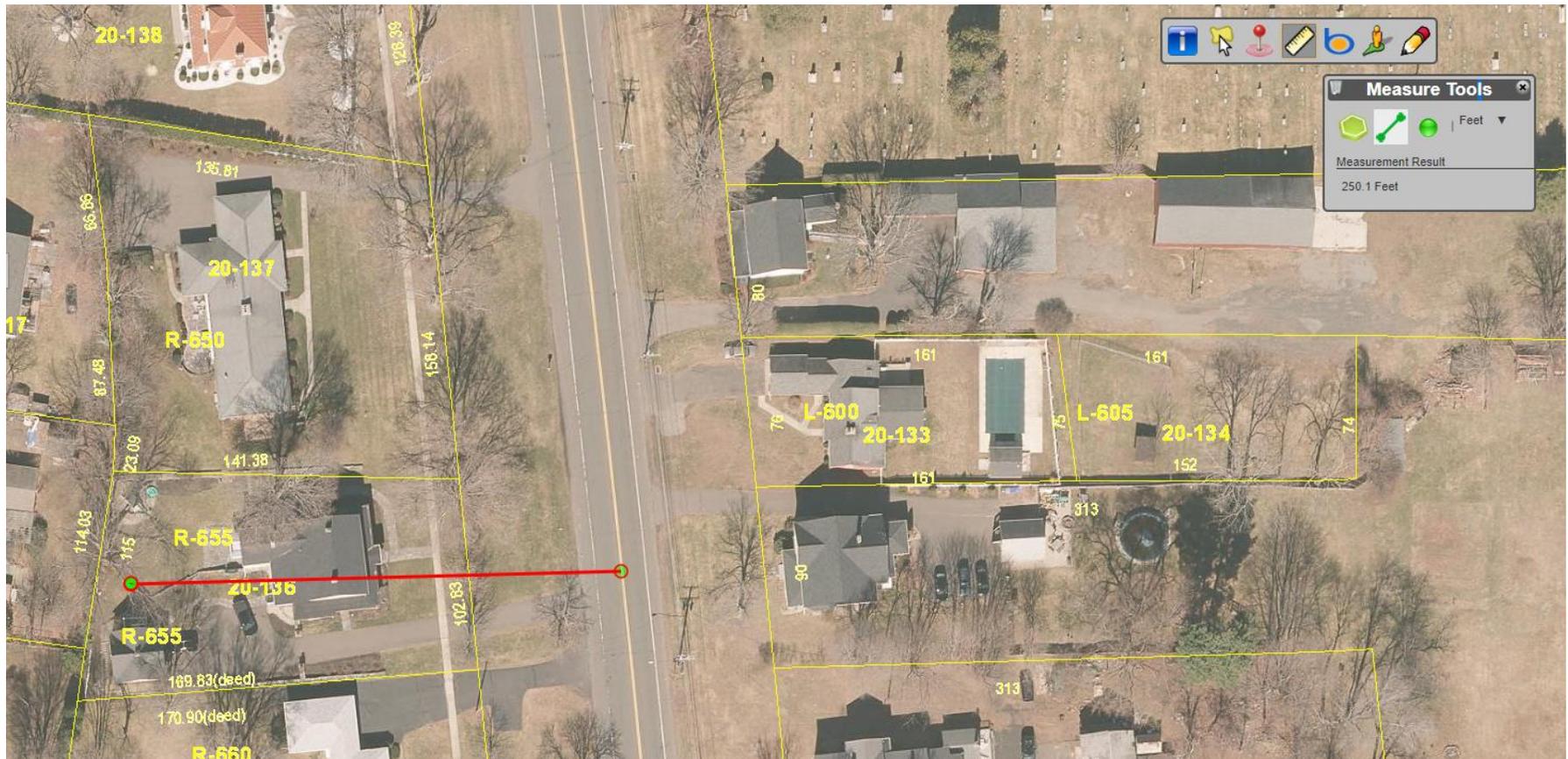
DATED this 18th day of June, 2020.

Page 3 of 3

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Building/Community & Economic Development/Planning & Zoning
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1204 Enfield Street

250'



1204 Enfield Street