

**WETHERSFIELD HISTORIC DISTRICT COMMISSION**  
**PUBLIC HEARING**  
**January 9, 2007**

The Wethersfield Historic District Commission held a Public Hearing on January 9, 2007 in the 1st Floor Conference Room at the Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present:

Susan O'Brien, Chairperson  
Vacek Miglus, Vice Chairperson  
Robert Garrey (arrived at 7:32PM)  
Bette Botticello, Alternate  
John Maycock, Alternate

Members Absent:

Jennifer Wolf, Clerk  
Gary McLeod  
Eric Hart, Alternate

Also Present:

Kristin Stearley, Historic District Coordinator

Commissioner O'Brien, Chairperson, called the meeting to order at 7:30PM, and read the opening comments. Commissioner Maycock read the Legal Notice as it appeared in the *Hartford Courant* on December 29, 2006.

**APPLICATION NO. 3462-07.** Juan Jose Jimenez seeking to install 8 replacement windows, siding and a deck at 55-57 Spring Street.

Juan Jose Jimenez of 55-57 Spring Street appeared before the commission. Also appearing was his attorney, Michael Barry, of 1177 Silas Deane Highway. Mr. Barry indicated that he was recently brought into the case, and will likely be asking that the application be tabled until the next meeting.

Mr. Barry explained that Mr. Jimenez purchased the home in November. Replacement windows had already been installed in the lower level. Mr. Barry indicated he did not believe the previous owner received approval to install the windows. Mr. Jimenez purchased windows to install on the upper level to match the windows already installed. The windows are double pane windows with the grids in between the glass. Mr. Barry stated they were looking for direction from the commission as to where to go from here. Commissioner Miglus reviewed what the commission looks for when windows are replaced.

Mr. Barry stated the house was built in 1880. Mr. Jimenez would like to install vinyl siding to match the existing in width and color. Samples of siding were provided. The house is next to condominiums and pictures of those condominiums were provided. Commissioner Miglus stated that neither the condominiums nor the houses on Taylor Lane are vinyl sided.

Commissioner O'Brien asked whether consideration had been given to painting the current siding. Mr. Barry stated the current siding is in disrepair and many of the shingles would have to be removed. Other homes in the neighborhood have vinyl siding, and Mr. Jimenez would like to use the same material on his home. Mr. Jimenez indicated he would install whatever siding the commission approved and that would make the house look better. However, he does not wish to paint the house.

Commissioner Miglus noted that the samples provided were of siding of a lesser width than the siding on the house. If that narrower siding were used, the look of the house would change significantly. The use of cornerboards required by vinyl siding would also change the look of the house. Mr. Barry indicated that the homeowner wants to match the look

of the house next door. Commissioner Miglus stated that the houses are different styles, and they will not match even with vinyl siding.

Commissioner O'Brien asked whether the homeowner would object to installing siding with a 7" exposure. Mr. Barry indicated the homeowner would not, and that samples of such siding could be brought to the next hearing.

Commissioner O'Brien explained that windows with simulated- or true-divided lights look different than windows with flat grills in between the glass, and that the commission looks for windows with that different look.

A picture of the proposed deck was provided. The deck is in the back of the house and is made of pressure treated wood. A plot plan has been ordered and will be brought to the next meeting.

Mr. Jimenez discussed some changes he would like to make, including the installation of a sliding door off the deck to replace a window. Commissioner O'Brien stated the applicant should return with specific plans and drawings of what he would like to do.

Commissioner O'Brien asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 3463-07.** Barbara Fabian seeking to install two signs at 263 Main Street.

Barbara and Richard Fabian of 16 Lakeview Drive, West Hartford appeared before the commission. They are opening a yarn store on the second floor of the Comstock Ferre building, and wish to install two signs for their business. One sign will be on the street on the same pole where the sign for the "Crown and Kringle" is located. The other sign will be installed on the side of the building.

Drawings of the proposed signs were provided. The signs are wood with painted lettering, and 30" x 33" in size. Commissioner Miglus asked whether a sign of that size would get lost on the building. Mrs. Fabian agreed, and indicated that they would remeasure the space on the building and consider proposing a larger sign. The applicants were advised that, if the application is approved and the size later changes, the applicants can file for an amendment to the application.

Commissioner O'Brien asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 3446-06.** Peter and Janet Leombruni seeking to amend the approved Certificate of Appropriateness to add a door in the rear of the home in place of a window, move a window away from the rake board on the left side of the home, and remove a 2 foot garrison from the front of the home on a portion of 200 Broad Street.

Kristin Stearley explained that the Leombruni's could not attend the hearing, but did provide some information on the changes they wish to make to the front entrance of the house pursuant to the concerns commissioners expressed at the last hearing. Commissioners agreed that the information provided was not sufficient to make a decision on the amendment.

Commissioner O'Brien indicated that in the past the application is tabled if the applicant cannot attend the meeting or if the HDC Coordinator does not have enough information to speak on behalf of the applicant. Commissioner Garrey read into the record the letter written by the applicant, which included a drawing of the proposal. Commissioners felt that the information did not provide enough detail.

Upon motion by Commissioner Miglus, and seconded by Commissioner Garrey and a poll of the Commission, it was voted to close the public hearing on the discussed applications and to open the public meeting on those applications.

Aye: Botticello, Garrey, Maycock, Miglus, O'Brien

## **WETHERSFIELD HISTORIC DISTRICT COMMISSION**

**PUBLIC MEETING**  
**January 9, 2007**

**APPLICATION NO. 3462-07.** Juan Jose Jimenez seeking to install 8 replacement windows, siding and a deck at 55-57 Spring Street.

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

**Discussion**

Commissioner Miglus stated the proposed siding is not appropriate for the house. The shingles are too narrow and there should be mitered corners.

There was some discussion as to whether all or some of the vinyl windows were installed by the present owner. Ms. Stearley indicated that the homeowner had told her that the previous owner purchased the windows, but left them for the new owner to install.

Commissioner O'Brien indicated she thought the commission should have provided the applicant with more direction on the deck. Commissioner Miglus stated the deck has been installed, and does not look inappropriate. However, the ballustrades are attached to the outside of the toe board. He suggested another board of the same size be attached to the toe board and to the top. Commissioner O'Brien asked Ms. Stearley to advise the applicant to provide drawings of everything he wants to do to the house, and to consider a different style of window.

Commissioner Miglus indicated that the windows on the side porch are currently covered with white plywood. He suggested that the windows be reinstalled. He also suggested that the lattice work be removed from the basement windows.

Aye: Botticello, Garrey, Maycock, Miglus, O'Brien

**APPLICATION NO. 3463-07.** Barbara Fabian seeking to install two signs at 263 Main Street.

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

**Discussion**

Commissioner Miglus stated the signs and their proposed locations are appropriate for the district.

Aye: Botticello, Garrey, Maycock, Miglus, O'Brien

**APPLICATION NO. 3446-06.** Peter and Janet Leombruni seeking to amend the approved Certificate of Appropriateness to add a door in the rear of the home in place of a window, move a window away from the rake board on the left side of the home, and remove a 2 foot garrison from the front of the home on a portion of 200 Broad Street.

Upon motion by Commissioner Botticello, seconded by Commissioner Maycock and a poll of the Commission, it was voted to TABLE the request for an amendment.

**Discussion**

The commissioners agreed that the applicants need to supply more detail about the project.

Aye: Botticello, Garrey, Maycock, Miglus, O'Brien

## **APPROVAL OF MINUTES OF:** December 12, 2006

Upon motion by Commissioner O'Brien [the minutes of the December 12, 2006 meeting](#) were approved without objection.

## **OTHER BUSINESS**

### **Public comments on general matters of the Historic District**

None.

### **Report of the Historic District Coordinator**

Kristin Stearley is still working with Rae Ann Palmer in getting Wethersfield Historic District classified as a Certified Local Government.

The 1st Quarterly Land Use Committee Meeting is scheduled for January 30, 2007 at 7PM. The meeting will be held in Room F3 at the Nature Center. Commissioners are invited to attend.

## **CORRESPONDENCE**

Commissioner Miglus indicated that the "Restoration Now" trade show will be held in Boston in May. Registration can be done online.

## **EXECUTIVE SESSION**

Upon motion by Commissioner O'Brien and seconded by Commissioner Garrey and a poll of the Commission, it was unanimously voted to go into Executive Session at 8:20PM in order to discuss legal matters.

Aye: Botticello, Garrey, Maycock, Miglus, O'Brien

Upon motion by Commissioner Miglus and seconded by Commissioner Garrey and a poll of the Commission, it was unanimously voted to leave Executive Session at 8:31PM.

Aye: Botticello, Garrey, Maycock, Miglus, O'Brien

## **ADJOURNMENT**

Upon motion by Commissioner Miglus and seconded by Commissioner Garrey and a poll of the Commission, it was unanimously voted to ADJOURN the meeting at 8:31PM.

Aye: Botticello, Garrey, Maycock, Miglus, O'Brien

Respectfully Submitted,  
TOWN OF WETHERSFIELD  
HISTORIC DISTRICT COMMISSION

Robert Garrey  
Clerk Pro Tem