

**WETHERSFIELD HISTORIC DISTRICT COMMISSION
PUBLIC HEARING
MAY 9, 2006**

The Wethersfield Historic District Commission held a Public Hearing on May 9, 2006 in the Town Council Conference Room at the Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present:

Susan O'Brien, Chairperson
Douglas Ovian, Vice Chairperson
Robert Garrey
Vacek Miglus
Bette Botticello, Alternate
Eric Hart, Alternate
Gary McLeod, Alternate

Members Absent:

Jennifer Wolf, Clerk

Also Present:

Robert Cook, Historic District Coordinator

Commissioner O'Brien, Chairperson, called the meeting to order at 7:33PM, and read the opening comments. Commissioner Ovian, Vice Chairperson, read the Legal Notice as it appeared in the *Hartford Courant* on April 28, 2006.

APPLICATION NO. 3387-06. Chris & Sharon Richwine seeking to install a fence at 194 Garden Street.

Chris and Sharon Richwine of 194 Garden Street appeared before the commission. A narrative description of the project, photos, and plot plan were provided.

The proposed fence is white cedar, with pointed pickets, and a shadowbox design. A Plymouth picket design will be on the driveway. A gate will be installed across the driveway. Ms. Richwine asked whether the height of the gate would be a concern to the commission. She thought it might be about 6 feet. Commissioner Miglus suggested the applicants consider reversing the arch on the gate.

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. 3388-06. Allen Piscitello seeking to install replacement windows at 6 River Road.

Allen Piscitello of 6 River Road appeared before the commission. He explained that he wishes to replace the windows on the porch located on the side of his house. Approximately ten years ago he received approval to replace the windows on the house, but the windows on the porch were not replaced. The proposed windows are Lincoln wood sliding windows with Lincoln divided lights. The grills are between the glass.

The current windows are full windows that must be removed in order to install screens. When closed, the proposed windows will have the same look as the current windows. The replacements are one for one.

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. 3389-06. Janusz Klin seeking to erect a 10' X 20' breezeway addition with carport at 39 Alison

Lane.

Janusz Klin of 90 Wynding Brook Drive, Rocky Hill, appeared before the commission. He was representing the owner of the house at 39 Alison Lane. Photographs and drawings were provided.

He explained that an unheated breezeway with windows on two sides is proposed. The proposed windows are double-hung vinyl windows. The proposed door is metal.

A shed roof is proposed for the breezeway and carport. Commissioner Miglus asked whether consideration had been given to integrating the new and existing roofs with a hip. Mr. Klin indicated he had considered doing that, but there is little space to accomplish that. Commissioner Miglus indicated that the proposed design is contemporary on a house that has some historic elements.

Commissioner O'vian read a note from Brian O'Connor of the Building Department, which indicated that the application would likely require a variance before a permit could be issued. Mr. O'Connor asked that Mr. Klin be made aware of this possibility, and that he confer with Mr. O'Connor on this matter.

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. 3390-06. Eugene Holmes seeking to demolish the existing garage and construct a new one at 297 Hartford Avenue.

Eugene Holmes of 297 Hartford Avenue appeared before the commission. Also appearing was the carpenter, Tom Ritchie of 118 8th Street, Newington. Mr. Ritchie explained that a tree fell on the garage. The proposal is to build another garage on the same concrete slab. The dimensions are the same as the existing garage. The current garage door is an old barn door that cannot be saved. The door will be replaced with another barn door.

The current garage is 3" tongue and groove barn wood. Mr. Ritchie asked whether T-111 could be used. The applicant indicated he preferred to use board and batten, but asked what the commission would approve. Commissioner Miglus indicated a preference of board and batten over T-111.

Commissioner O'Brien asked whether there was anyone else wishing to speak in favor or in opposition to this application.

Billye Logan of 318 Hartford Avenue appeared before the commission to speak in favor of the application.

Commissioner O'Brien asked whether there was anyone else wishing to speak in favor or in opposition to this application.

APPLICATION NO. 3391-06. David Santoro seeking to install a new steel garage door at 187 Church Street.

David Santoro of 187 Church Street appeared before the commission. Information on the design of the proposed door and photographs of similar doors used in the district. The proposed door is raised panel and will either vinyl or steel. The current door is wood. The applicant prefers to have no windows on the door, but will defer to the commission's decision on that issue.

Commissioner O'vian asked whether the design or the material of the door was of more importance to the applicant. He noted that the raised panel design was more historic and the house was of a more contemporary design. Mr. Santoro indicated the material was of more importance since he wanted something that required less maintenance. He indicated that he did not like the flat panel design. The long panel design is available, but he is not certain the design is appropriate for the size he must install. He believes the door size is 10' wide and 8' high.

Commissioner O'Brien asked whether there was anyone else wishing to speak in favor or in opposition to this application. Letters written in favor of the application were read into the record. Letters dated May 1, 2006 were

received from Joseph Pizzoni of 191 Church Street and from Susan M. Kelly of 183 Church Street.

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. 3382-06. Paul Fazzino seeking to install replacement windows at 317-319 Garden Street (Tabled from April 25, 2006).

Paul Fazzino of 61 Berlin Street, Middletown, appeared before the commission. Also appearing was the property owner, Frederick Davis of 319 Garden Street. He reiterated the description of the proposed windows as described at the April 25 meeting. He provided a picture of the replacement window, which was installed at the back of the house. He indicated the homeowner prefers the vinyl window because it is more energy efficient.

Mr. Davis indicated that most of the current windows are covered with an aluminum storm window that hides the current wood windows. Commissioner O'Brien stated that the commission does not regulate storm windows.

There was some discussion of the energy efficiency ratings of the vinyl replacement windows verses wood windows. Commissioner O'Brien stated the issue is that a clad window could have the same energy efficiency rating as a vinyl replacement window, and a clad window is a more appropriate for the house and the district. She also reiterated the fact that commission has rarely allowed the installation of vinyl replacement windows in the district. Mr. Davis reminded the commission that the house is vinyl sided, and that vinyl windows will fit better with the house.

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. 3386-06. Billye Logan seeking to replace 16 wood columns on front porch with permacast columns at 318 Hartford Avenue (Tabled from April 25, 2006).

Billye Logan of 318 Hartford Avenue appeared before the commission. She explained that she has 16 columns on the front of the house. Three columns were replaced in 1989, and two were rebuilt in 1989. All the columns are in disrepair. She is proposing the columns be replaced with permacast that will accept paint. It is the same product used at the bed and breakfast on Broad Street.

The proposed columns are tapered and an exact replica of the existing columns. Ms. Logan stated that, from the street, the permacast columns look like wood.

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. 3375-06. Ellen Eastwood seeking to install replacement windows at 14 Garden Street (Tabled from April 11, 2006 and April 25, 2006).

Robert Cook reported that the applicant's contractor has not been able to meet with Mr. Cook to discuss this project. He suggested the application be tabled once again.

APPLICATION NO. 3379-06. Belgin Emlak, LLC seeking to remove front storm door and open part of porch, replace front stairs, remove garage, add parking in rear and attach signage to the building at 121 Main Street (Tabled from April 11, 2006 and April 25, 2006).

Ozlem Camlie and Laura Saunders of 84 Hillside Street appeared before the commission. Ms. Camlie reviewed the proposed project. The garage will be removed in order to make room for a parking lot in the back of the house. The shed will remain. The driveway is currently asphalt. The driveway will remain asphalt, but the parking lot will be crushed stone. When the driveway has to be replaced, consideration will be given to using crushed stone on the driveway as well.

The front of the building currently has an enclosed porch, which needs to be opened to allow a second means of egress for the tenants on the first floor. The question was raised at a prior meeting whether the front door could be kept. The applicants met with the fire marshal who stated the door and side windows could be turned 90 degrees and still meet fire code. A window inside the porch will be made into a door.

The front stairs will be replaced with another set of wood stairs. The railings will be metal, but the applicants have not decided on a design.

A 28" X 40" sign will be affixed to the building. It will be single-sided and made of wood.

A retractable awning is still planned, but there was some discussion as to whether it is required by code. The applicants will determine whether it is required. If it is not, no awning will be installed. Commissioner Miglus asked whether the drawing of the awning was an accurate representation of the style that will be used. The applicants indicated it was.

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.

Commissioner McLeod asked whether the front door will stay. The applicants confirmed that the plan is to keep the door. Robert Cook discussed another option involving the installation of recessed stairs if the commissioners continued to have concerns about changing the front entrance. Commissioner Miglus suggested dealing with the application as presented.

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

Aye: Botticello, Garrey, McLeod, Miglus, O'vian Abst: O'Brien

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APPLICATION NO. 3379-06. Belgin Emlak, LLC seeking to remove front storm door and open part of porch, replace front stairs, remove garage, add parking in rear and attach signage to the building at 121 Main Street (Tabled from April 11, 2006 and April 25, 2006).

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

- The metal railings shall match the existing.
- French door that shall replace the window shall be wood.
- There shall be no awning installed above the front stairs.
- Driveway shall not exceed 10' in width, and the proposed walkway shall be blue stone instead of bituminous concrete.

Discussion

Commissioner McLeod asked whether the stairs were going to be changed. Commissioner Garrey confirmed that the rise and/or run may change, but the materials used to construct the stairs will stay the same. Commissioner Miglus stated he did not feel it would make much difference if the stairs went out more requiring the requested awning to be bigger. However, Commissioner O'Brien felt the installation of an awning was not appropriate. Commissioners Botticello and O'vian agreed. Robert Cook confirmed that he had met with the fire marshal and was told the code did not require the installation of an awning. Commissioner O'Brien indicated that regardless whether a requirement exists, she would not approve the installation of an awning.

Commissioner Botticello stated she felt the change to the front entrance took away from the charm of the house. Commissioner McLeod stated the change as proposed was discussed during the site visit. The change makes the house look different, but it is in keeping with the original design of the house.

Commissioner Miglus indicated he was pleased with the change in design, and noted that the front door is remaining.

Commissioner O'vian asked whether anyone wished to comment on the sign. Commissioner Miglus did not feel the sign was intrusive, and reminded the commissioners that the property is located in a business district.

Commissioner McLeod asked how much jurisdiction the commission had on landscaping. Mr. Cook confirmed that the property is commercial, therefore, the landscaping is regulated. Commissioner McLeod voiced concern about the void that would be created if trees were removed. Commissioner Garrey confirmed that the no application is required if the homeowners wished to remove a tree(s).

The question was raised as to whether the driveway would be widened, and what material would be used for the driveway. Commissioner Miglus restated the applicants' proposal that the driveway would remain asphalt until it needs to be replaced. At that point, it will be replaced with crushed stone. Considering the location of the property and its change of use to partial commercial, Commissioner Garrey stated he did not feel the loss of the garage was important, or that the parking lot should be crushed stone. He felt an asphalt parking lot was more appropriate because the lot and driveway would be the same material.

Commissioner O'Brien expressed a concern about the walkway between the property and the house in the back is in asphalt when it was originally proposed to be blue stone. She felt it was better to stipulate that the walkway be blue stone.

Aye: Botticello, Garrey, McLeod, Miglus Nay: O'Brien Abst: O'vian

APPLICATION NO. 3387-06. Chris & Sharon Richwine seeking to install a fence at 194 Garden Street.

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

Discussion

Commissioner O'vian asked whether a stipulation should be added regarding the gate. It was agreed that the proposed gate was acceptable.

Aye: Botticello, Garrey, McLeod, Miglus, O'vian Abst: O'Brien

APPLICATION NO. 3388-06. Allen Piscitello seeking to install replacement windows at 6 River Road.

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

- Windows shall be true divided light wood sashes.
- Light patterns shall match existing.

Discussion

Commissioner O'Brien left the discussion from 9:40PM to 9:42PM.

Commissioner Miglus asked for clarification of the number of sashes that are proposed. Commissioner O'vian indicated that there was also some confusion about whether the proposed windows had grills between the glass. He suggested there also be a stipulation that the light patterns match the existing.

Aye: Botticello, Garrey, McLeod, Miglus, O'vian Abst: O'Brien

APPLICATION NO. 3389-06. Janusz Klin seeking to erect a 10' X 20' breezeway addition with carport at 39 Alison Lane.

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

Discussion

Commissioner O'Brien agreed with Commissioner Miglus' concerns about the pitch of the roof. Other commissioners also voiced concern about the look of the design of the carport. In light of the concerns, Commissioner Miglus suggested the application be tabled.

Aye: Botticello, Garrey, McLeod, Miglus, O'vian Abst: O'Brien

APPLICATION NO. 3390-06. Eugene Holmes seeking to demolish the existing garage and construct a new one at 297 Hartford Avenue.

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

- Garage shall be replaced in-kind.
- Siding shall be board and batten.

Discussion

Aye: Garrey, Hart, McLeod, Miglus, O'vian Abst: O'Brien

APPLICATION NO. 3391-06. David Santoro seeking to install a new steel garage door at 187 Church Street.

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

Discussion

Commissioner Miglus asked Robert Cook to ensure the applicant provides information on the size of the door, and a to-scale drawing of the panel divisions of the door to the next public hearing.

Aye: Botticello, Garrey, McLeod, Miglus, O'vian Abst: O'Brien

APPLICATION NO. 3382-06. Paul Fazzino seeking to install replacement windows at 317-319 Garden Street (Tabled from April 25, 2006).

- Upon motion by Commissioner Garrey, seconded by Commissioner Miglus and a poll of the Commission, it was voted to DENY WITH PREJUDICE the application.

Discussion

Commissioner Miglus stated the proposed windows are not appropriate for the building, in spite of the fact that the house is aluminum sided. Commissioner Garrey agreed.

Aye: Garrey, Hart, McLeod, Miglus, O'vian Abst: O'Brien

APPLICATION NO. 3386-06. Billye Logan seeking to replace 16 wood columns on front porch with permacast columns at 318 Hartford Avenue (Tabled from April 25, 2006).

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 Ovian stated that the proposed project is a good example of replicating the look of the existing using new materials.

Aye: Botticello, Garrey, McLeod, Miglus, Ovian Abst: O'Brien

APPLICATION NO. 3375-06. Ellen Eastwood seeking to install replacement windows at 14 Garden Street (Tabled from April 11, 2006 and April 25, 2006).

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

Discussion

Commissioner Ovian expressed concerns about tabling this application for the third time saying that, if the commission should be unable to meet for any reason, the application will automatically be approved.

Aye: Garrey, Hart, McLeod, Miglus Nay: Ovian Abst: O'Brien

APPROVAL OF MINUTES OF: [April 25, 2006](#)

Upon motion by Commissioner McLeod the minutes were approved without objection.

OTHER BUSINESS

Public comments on general matters of the Historic District

None.

Report of the Historic District Coordinator

Robert Cook reported on the process for hiring someone for the position of Historic District Coordinator upon Mr. Cook's departure in July. Eight applications for the position have been received. A preliminary review narrowed the applicants to five. An outside panel of interviewers is being formed that will conduct interviews.

CORRESPONDENCE

None.

ADJOURNMENT

Upon motion by Commissioner Garrey and seconded by Commissioner Miglus and a poll of the Commission, it was unanimously voted to ADJOURN the meeting at 10:10PM.

Aye: Garrey, McLeod, Miglus, O'Brien, Ovian

Respectfully Submitted
TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

Jennifer Wolf
Clerk