

WETHERSFIELD HISTORIC DISTRICT COMMISSION
PUBLIC HEARING
June 27, 2006

The Wethersfield Historic District Commission held a Public Hearing on June 27, 2006 in the 1st Floor Conference Room at the Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present:

Susan O'Brien, Chairperson
Douglas Ovian, Vice Chairperson
Jennifer Wolf, Clerk
Robert Garrey
Vacek Miglus
Bette Botticello, Alternate
Eric Hart, Alternate

Members Absent:

Gary McLeod, 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 Wolf, Clerk, read the Legal Notice as it appeared in the *Hartford Courant* on June 16, 2006.

APPLICATION NO. 3404-06. Scott & Laura Demoncada seeking to construct a 12' X 20' one story addition in rear where deck is currently located and winterize existing rear porch including window replacement at 11 Oldham Road.

Gary Vivian of Cactus Design, 43 Old Pewter Lane, appeared before the commission. Also appearing was the contractor, Don Gove of Gove Restoration, 82 Longvue Drive. Drawings were provided with the application. Revised drawings were provided at the public hearing.

The proposal calls for a 12' X 21' addition at the rear of the house where a deck currently exists. The area is approximately 250 sq. The proposal also calls for winterizing an existing porch that is 8' X 13'.

Mr. Vivian explained that all the windows on the house will be replaced with Anderson 400 Series. The windows will be double-hung with 6/6 or 8/8 grid pattern. The roof on the house will be replaced as well. An architectural shingle in a pre-approved color will be used on the house and on the addition.

A new deck will be installed that will be 14" off the ground. The deck will have low visibility, and will have no lattice work.

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. 3405-06. Julie Revaz seeking to install a stockade fence on south border of the property at 9 Avalon Place.

Julie Revaz of 9 Avalon Place appeared before the commission. She has already installed a stockade fence at the back of the property. She indicated she thought that as long as she had her neighbors' permission to install the fence, and as long as the fence was replacing one that already existed, she could proceed with the installation.

Ms. Revaz provided photos of the fence, and confirmed that the fence was installed with the good side out.

Commissioner Ovian noted that some of the tops of the posts had been trimmed, and asked whether the other posts would also be cut. The applicant confirmed that the other posts would be trimmed as well.

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. 3406-06. James Bankowski seeking to rebuild and extend existing addition on back of house and add a deck at 94 Hartford Avenue.

James Bankowski of 94 Hartford Avenue appeared before the commission. Also appearing was the contractor, Don Gove of 82 Longvue Drive. Plans and elevations were presented. It was noted that the project can be seen from Meggat Park, but not from Hartford Avenue.

The proposed addition will be 13' X13' with a full foundation. The addition is a bathroom. The proposed siding will be 10" aluminum to match the existing, if still available. If the siding is not available, the addition will be sided with 10"cedar beveled siding.

The proposed window will be Veder 1/1 wood windows to match existing. Cornerboards will be replaced with J-channel.

The proposed deck will be 13' X 16' and on 6" posts. The deck flooring will be made of Procel, with the smooth side down. The color will be cedartone. Posts will be square balustered and 4" on center. The stairs and skirt board will be made of the same Porcel material.

Mr. Bankowski mentioned that he is considering replacing an existing storm door with a wood door and asked whether he needed to file another application for that project. He was advised that once he has decided on a design, he should contact the Historic District Coordinator. He will then be advised how to proceed.

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

Commissioner Wolf read two letters dated June 27, 2006 into the record. One letter was received from the property owner at 88 Hartford Avenue. The other letter was received from the property owner at 98 Hartford Avenue.

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. 3407-06. David Durocher seeking to replace siding on rear porch, replace and eliminate windows above the porch, install a roof over the back landing and replace siding on detached garage to match house at 134 Church Street.

David Durocher of 134 Church Street appeared before the commission. He advised that he had received approval for this project in November 2002, but did not do the work. The current application is for the same project as previously approved, except for the proposed work on the garage.

The proposed work on the garage involves replacing the siding with cedar shingles to match the existing shingles on the house. The new shingles will be installed over the existing shingles. The work on the garage has already started.

Commissioner Miglus asked whether a picture of the proposed roof over the porch had been submitted with the original application. A drawing had been submitted, and provided to Commissioner Miglus for his review. He then asked whether consideration had been given to installing square columns rather than turned columns on the porch. He indicated square columns were more in keeping with the style of the house. The applicant stated he had not finalized that detail, but agreed with the suggestion.

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. 3408-06. Janet & Peter Leombruni seeking to construct a new single family house at 200 Broad Street.

Janet and Peter Leombruni of 200 Broad Street appeared before the commission. Mr. Leombruni explained that he had submitted a similar application to build a house at this location in 1998. The project was approved, but the work was never done.

The current application is for a 2200sf house, which is much smaller and will be located closer to the street than the previously proposed house. The house was moved from the previously proposed location in order to preserve a horse pasture in the rear of the existing house. Another change involves the placement of the driveway, which will now be located farther south. A third change involves dealing with increased runoff in the front yard of the existing house. Mr. Leombruni indicated that he is working with the town and a private engineer to develop a proposal to deal with the problem.

The proposed house will be placed so as to preserve the current vista. Trees will not be removed. The house will have a 30' X 38' footprint, and attached garage footprint will be 24' X 25'. The proposed siding will be white clapboard with white Azak trim and 4' reveal. The proposed windows are Marvin Ultimate double-hung, aluminum clad windows. The front door will be solid wood. The garage doors will be solid wood with no windows. Mr. Leombruni stated his preference is not to have trim boards around the windows. The windows will have brick mold and sills.

Commissioner Garrey asked whether the house would have a chimney. The applicant confirmed that no chimney is proposed. Commissioner Ovia commented that the proposed style of the house seemed to evoke an older style, while the placement of the garage evoked a more contemporary style. He indicated that the addition of a masonry chimney may help to bridge the two styles.

Commissioner Ovia also stated that drawings of the layout of the house in relation to neighboring properties is needed. He expressed a concern that the landscape may change as the applicant deals with the drainage issues. Mr. Leombruni stated he has plans on dealing with the drainage without making any changes to the landscape. Any proposal will have to be approved by Zoning, and probably by the Inland Wetlands Commission, which is a process he has already begun.

Commissioner Ovia also expressed a concern that the house is not placed at the same angle as the house at 220 Broad Street. The applicant stated he has room to move the house back and to turn it. Commissioner Wolf asked whether the house had been staked out. She indicated that the house is in an important part of the district, and it is important for the commissioners to be able to see exactly where the house will be placed. Mr. Leombruni stated the house had not been staked out as yet.

Commissioner Miglus asked whether there were drawings available that showed more detail. The applicant stated he would submit drawings that provided more details, including reliefs.

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

Norma Kendrick of 354 Hang Dog Lane spoke in favor of the application. She is the sister of the applicant and the intended resident of the proposed house. She stated she and the applicant have worked very hard to design a house that would be appropriate for the area.

Maria and Luis Ocasio of 220 Broad Street appeared before the commission to speak in opposition of the project, and presented a number of concerns. Those concerns included:

- The large amount of runoff and concerns about where the water will settle once the proposed house is built.
- Placement of the house on wetlands.
- Possible changes to the landscape.

- Proposed angle of the house; should be perpendicular to the road.
- The location of the proposed house being too close to the street. The originally proposed location is a better location.
- The look of the proposed garage doors.
- Massing; the proposed house is small in comparison to the surrounding homes that are 5000 sf in size.

Mr. Ocasio summarized his presentation to the commission by saying he wants to see the proposed project given the same level of scrutiny and held to same standard as his project was given and held to.

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. 3409-06. Edward Reyngoudt seeking to install a screened shed behind the existing garage at 460 Main Street.

Edward Reyngoudt of 460 Main Street appeared before the commission. He explained that the proposed structure will be screened and partially enclosed.

A plot plan showing the proposed location was presented to the commission. The planned location is approximately 200' from Main Street, 400' from Kelly Avenue, and 300' from Ezekiel Porter.

The same architect who designed the addition put on the house some years ago designed the outhouse. The roof will be black asphalt shingle, which has been pre-approved. The siding will be cedar wood. Screens and door will be wood. Windows in the front will be Veder 6/6 wood aluminum clad. The windows on the back facing the fence will be awning aluminum clad windows.

Commissioner Miglus said he was perplexed by the use of rather expensive windows on the back of the building instead of using screens. Mr. Reyngoudt explained that they wish to install windows so that they can close the building in the winter.

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. 3402-06. Anne Fusco & Sharon Laplante seeking to install new roof, siding, gutters, windows and front door at 32-34 Alison Lane (Tabled from June 13, 2006).

The homeowners did not appear before the commission. Commissioner Miglus indicated he would report on the results of the site visit during the public meeting.

APPLICATION NO. 3309-05. Pierre Bennerup seeking to amend the approved Certificate of Appropriateness to change the size of the sign and name of the business at 251 Main Street.

The applicant did not appear before the commission. Commissioner O'Brien indicated that public notice of this application had not been filed, therefore the application could not be discussed. Commissioner O'vian indicated that if the amendment was for a de minimis change, public notice would not be required. However, without more information there was no way of knowing the extent of the proposed changes.

It was agreed that the application would not be heard.

APPLICATION NO. 3320-05. Robert & Patty Wright seeking an extension on their approval for an addition at 180 Main Street.

The applicants did not appear before the commission. Commissioner O'Brien stated she did not know why the application was before the commission since it merely asked for an extension of an approved application. Kristin Stearley stated she was not certain why the application was presented since it was merely presented to her and put on

the agenda by the building department secretary.

Upon motion by Commissioner Garrey and seconded by Commissioner Ovian 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: Garrey, Miglus, O'Brien, Ovian, Wolf

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APPLICATION NO. 3404-06. Scott & Laura Demoncada seeking to construct a 12' X 20' one story addition in rear where deck is currently located and winterize existing rear porch including window replacement at 11 Oldham Road.

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

Discussion

Commissioner Miglus stated the application was well presented. The project would have minimal impact on the district, and blend well with the existing structure. Commissioner Garrey indicated that he is familiar with the work done by the homeowner to restore the house, and feels the homeowner is very sensitive to maintaining the feel of the district.

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

APPLICATION NO. 3405-06. Julie Revaz seeking to install a stockade fence on south border of the property at 9 Avalon Place.

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

Discussion

Commissioner Ovian commented that he felt the choice of fence was a good choice for the district. Commissioner O'Brien stated her only concern was that the applicant did not know about having to have approval to install the fence.

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

APPLICATION NO. 3406-06. James Bankowski seeking to rebuild and extend existing addition on back of house and add a deck at 94 Hartford Avenue.

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:

- Windows shall match the existing in material and style.
- Railings shall be square balustrades of the same material as decking material.
- Siding shall be 10" exposure aluminum siding or cedar 10" exposure.

Discussion

Commissioner Miglus indicated the addition was well thought out, and will match well with the existing structure. Commissioner O'Brien asked why the siding should not be different from the siding on the house. Commissioners

Miglus and Wolf stated that because the addition is on the same plane as the house, it would be difficult to match the siding.

Aye: Botticello, Garrey, Hart, Miglus, Wolf Abst: O'Brien, Ovian

APPLICATION NO. 3407-06. David Durocher seeking to replace siding on rear porch, replace and eliminate windows above the porch, install a roof over the back landing and replace siding on detached garage to match house at 134 Church Street.

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

- Porch supports and balustrades be similar in style to the porch supports in front porch.

Discussion

Commissioner Ovian agreed with the comments made about the change in the porch supports.

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

APPLICATION NO. 3408-06. Janet & Peter Leombruni seeking to construct a new single family house at 200 Broad Street.

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

Discussion

Commissioner Garrey stated the commission needs to see the location of the proposed house in relation to the other buildings located in the area. Commissioner Wolf added that other drawings, including a scaled elevation, are needed.

Commissioner Miglus agreed with the comments made during the public hearing regarding the need to see the structure staked out. Commissioner Wolf suggested the applicant call the Historic District Coordinator once the location is staked out so that a site visit can be scheduled.

Commissioner Garrey voiced his concern about there being no chimney. Commissioner Wolf agreed.

Commissioner Ovian commented that the amount of work put into the evaluation of the Ocasio application ended with a good result. He indicated he suspects the Leombruni's will also be willing to work with the HDC to have a good result for their project and for the district.

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

APPLICATION NO. 3409-06. Edward Reyngoudt seeking to install a screened shed behind the existing garage at 460 Main Street.

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

Discussion

Commissioner Miglus indicated the application was well thought out even though the proposed shed will not be seen from the public way.

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

APPLICATION NO. 3402-06. Anne Fusco & Sharon Laplante seeking to install new roof, siding, gutters, windows and front door at 32-34 Alison Lane (Tabled from June 13, 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:

- All existing siding shall be replaced in-kind with grey siding and white trim.
- Windows shall be 1/1.
- Red shutters shall be used.
- Front door shall be a 4-panel with 2 lights. All glass shall be clear. There shall be panels on the lower half of the side lights.

Discussion

Commissioner Miglus reported on the site visit. Commissioners Miglus and Garrey attended. Kristin Stearley and the contractor, Steve Czerwinski, also attended. Commissioner Miglus indicated that the proposal involves replacing the siding in-kind with a change in color, and installing windows that are equally divided.

Commissioner Hart asked whether there was any concern about the replacement of the front door. Commissioner Miglus stated the house was not of architectural significance, and he was not concerned about the style of the door. Commissioner Ovian asked whether the proposed door had side lights. If it does, he expressed a concern about the style of the lights and mixing styles. Commissioner Garrey indicated that ornate doors are often installed in more contemporary houses.

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

APPROVAL OF MINUTES OF: [June 13, 2006](#)

Upon motion by Commissioner Ovian the minutes were approved with the addition of the "36 State Street" document.

OTHER BUSINESS

Public comments on general matters of the Historic District

Ann Sheffield of 78 Beverly Road appeared before the commission to speak in favor of the application submitted by Pierre Bennerup. Ms. Sheffield indicated that she supports Mr. Bennerup's business, and it needs to have an appropriate sign to attract more business. Commissioner Miglus indicated that the business has all the signs it had requested. Commissioner Wolf advised Ms. Sheffield that the commission cannot take any action until a design for a new sign is presented. Thus far, no design has been presented.

Donald Gove of 82 Longvue Drive appeared before the commission to relate some problems he has had with the delivery of Eagle windows. He indicated that windows were delivered in the wrong size, late, and over budget. He indicated he would not recommend Eagle windows for future projects.

Luis Ocasio of 220 Broad Street appeared before the commission. He asked several questions about whether the HDC could make a decision prior to any decision by another commission, and what documents the building department has to confirm that projects are completed as specified by the HDC. He also indicated that he had not received notice of the Leombruni application. Commissioner Wolf confirmed that notice had been sent to a prior address.

Gary Vivian of 43 Old Pewter Lane appeared before the commission. He expressed concern about the comment made about the Eagle windows. He stated he did not feel the HDC should consider the issues raised when reviewing

applications.

Peter Leombruni of 200 Broad Street appeared before the commission. He suggested the HDC develop a sequence of approvals that applications should go through before appearing before the HDC. Commissioner Wolf indicated that the HDC might prefer certain approvals before applications appear before it, but it cannot require those approvals beforehand. The statutes require that all applications presented before the HDC be reviewed. Mr. Leombruni suggested that a guideline be established so that applicants can then decide how to proceed.

Report of the Historic District Coordinator

None.

CORRESPONDENCE

None.

ADJOURNMENT

Upon motion by Commissioner Garrey and seconded by Commissioner Wolf and a poll of the Commission, it was unanimously voted to ADJOURN the meeting at 9:50PM.

Aye: Garrey, Miglus, O'Brien, Oviaan, Wolf

Respectfully Submitted
TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

Jennifer Wolf, Clerk