

**WETHERSFIELD HISTORIC DISTRICT COMMISSION
PUBLIC HEARING
MAY 10, 2005**

The Wethersfield Historic District Commission held a public hearing on May 10, 2005 at 7:30PM in the Council Conference Room of the Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present:

Billye Logan, Chairperson
Douglas Ovian, Vice Chairperson
Jennifer Wolf, Clerk
Robert Garrey
Vacek Miglus
Eric Hart, Alternate
Sue O'Brien, Alternate

Members absent:

Heidi Lane, Alternate

Also Present:

Robert Cook, Wethersfield Historic District Coordinator

Chairperson Logan called the meeting to order at 7:30PM and read the opening comments. Clerk Wolf read the Legal Notice as it appeared in the *Hartford Courant* on April 29, 2005.

APPLICATION NO. 3290-05. Wethersfield Beautification Trust seeking to install two benches at 271 Main Street.

Commissioner Wolf read an email addressed to Robert Cook and dated May 4, 2005. The email indicated that the Trust was withdrawing the application, and that only one bench would be installed. Mr. Adil signed the email.

Roger Rubinow, representing Paula Larsen of 271 Main Street, asked whether he could address the commission and ask a few questions about the application. Mr. Rubinow was advised that, since the application was withdrawn, the commission would not address it at all. Mr. Rubinow was told he could stay for the public comment portion of the public meeting, he could call Robert Cook to discuss the application, or he could contact the Trust to determine why the application was withdrawn.

APPLICATION NO. 3291-05. Thomas & Maryann Drennen seeking to remove the existing addition and replace it with a larger, two story addition, including rear porch at 246 Garden Street.

Thomas & Maryann Drennen of 246 Garden Street appeared before the commission. Also appearing was the builder, Mr. Livingston of 74 Brussels Avenue. A plot plan was provided. The clapboard on the addition will match the existing clapboard, and the roof shingles will match the existing shingles. The porch and railings will be wood. The windows will be aluminum-clad windows, which will be painted Hunter green to match the house. Mr. Livingston indicated he had used the same windows on a project he did at 311 Hartford Avenue. The window trim will match the existing trim.

Commissioner Miglus asked whether the cement used for the addition's foundation would match the existing. He was told it would. He also asked how the part of the new roof that meets the existing roof would be trimmed. He said it was a small detail, but very visible from the street. Ms. Drennen asked what Commissioner Miglus suggests be done. He replied that various things could be done, and only suggests that it be given serious thought.

Commissioner Hart asked about the gutters shown on the plan. Mr. Drennen indicated that the house does not currently have gutters and that gutters are not being installed.

Commissioner Logan 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. 3292-05. Peter & Carrie Conroy seeking to construct an addition with garage beneath it at 30 Northbrick Lane.

Commissioner Wolf read an email from the applicants sent to Brian O'Connor and forwarded to Robert Cook. The email indicated that the applicants decided against renovating the home and sold it instead. Therefore, they are withdrawing the application.

APPLICATION NO. 3293-05. Dumont Brothers LLC seeking to replace the existing windows at 33 Chesterfield Road.

Maurice Dumont of 235 Oak Street, Manchester appeared before the commission. Also appearing was the homeowner, Barbara Clancy of 33 Chesterfield Road.

Ms. Clancy indicated the windows have already been installed. She apologized for not putting forth an application for approval before installation, but thought it was unnecessary since the newly installed windows match the windows previously on the house in that they are same size, and have the same number of grills. The new windows match the windows approved for a breezeway. Ms. Clancy stated that she feels the house looks much better with matching windows. A bathroom window is not being replaced.

The new windows are Harvey vinyl windows. Robert Cook explained that the applicant thought the new windows were an acceptable option because the same type had been approved for the breezeway. However, Commissioner Ovia recalled that the windows approved for the breezeway were vinyl-clad windows with wood on the inside. He asked whether the new windows also had wood on the inside. He was told the new windows were vinyl on the inside as well as on the outside. He clarified that, therefore, the new windows matched the existing windows on the breezeway in some aspects, but not all. Commissioner Logan also clarified that windows for a breezeway are reviewed much differently than windows for the main part of a home.

Commissioner Wolf asked about a window in the garage that had not been changed. Ms. Clancy stated the window had not been replaced as yet, but was scheduled to be. Only six windows had been replaced before the Building Department issued a stop order.

Pictures of the old windows, the new windows, and neighbors homes with vinyl windows were provided. A sample of the window was also displayed. Commissioner Ovia asked whether the windows were energy-efficient. He was told they were. He commented that, when the grills are on the inside of a window with tinted glass such as the window displayed, the grills appear darker. It then becomes evident that the window is of a different era than the house.

Commissioner Hart asked whether the old windows were wood. He was told they were. He asked about the light pattern and was told they were 6/6. Commissioner Ovia asked about the picture window and was told the side windows would also be replaced with the same type of windows.

Commissioner Logan asked whether the applicant had kept the old wood windows. She was told that the windows had not been saved. The leaded windows on the side of the door will remain.

Francis Rohde of 38 Chesterfield Road appeared before the commission to speak in favor of the application. He lives across the street from the applicant's house and stated the new windows look very nice.

Janice San Souci of 47 Oldham Road appeared before the commission to speak in favor of the application. She drives by the house every day and can not tell the difference between the wood and the vinyl windows. She does not feel the vinyl windows detract from the home, and that they are in keeping with the neighborhood.

Commissioner Logan 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. 3294-05. Marc & Elizabeth Angers seeking to install a fence at 175 Garden Street.

Marc Angers of 175 Garden Street appeared before the commission. He displayed a drawing of the proposed location of the fence. It will run 47' from Dorchester Street, bisect the yard, come off the mudroom at the back of the house, and intersect the existing fence to the garage. The fence will be wood, and match the existing fence at the other side of the house. An existing gate will be moved.

Commissioner Ovian asked whether the picket fence had a dog-eared top. He was told it did. The existing fence will remain in place.

Commissioners Logan and Miglus thanked the applicant for his cooperation in developing another plan for installing a fence.

Commissioner Logan 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. 3295-05. David Ludecke seeking to replace the existing windows at 9 Hubbard Place.

Robert Cook indicated that the application number was listed incorrectly on the agenda. The correct application number is 3295-05, not 3295-95 as listed on the agenda.

The contractors, David Ludecke and Vince Grimaldi, of 1 Abbott Road, Ellington appeared before the commission. The owner of the home is Alfred Chejky of 205 E. Hampton Road, Marlborough. His mother resides in the house at 9 Hubbard Place.

Mr. Ludecke explained that they would like to replace 20 windows in the home, but not the porch windows. The homeowner would like to replace the current windows, which are 6/1 with 1/1 windows in order to save on the cost. If this is not acceptable, the replacement windows will be 6/1. The windows are vinyl.

Commissioner Ovian asked whether the windows are manufactured with the grids on the outside. He was told they are not. Commissioner Logan asked whether the contractors knew that the commission does not generally approve vinyl windows. Mr. Ludecke stated they were on many homes in the neighborhood.

Commissioner Logan 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. 3296-05. Aegis, Inc. seeking to install a sign at 135 Main Street.

Rebecca and Michael Zaliznoski of 965 Folly Brook Blvd. appeared before the commission. They are the owners of Aegis, Inc. A picture of the proposed sign was displayed. The proposed sign is 24' x 12' and will hang on an existing wood post. The proposed sign will be cream with burgundy letters, matching the company's stationery.

Commissioner Logan 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. 3297-05. Bruce Dennis seeking to replace the siding and windows, remove the back porches and install a new roof at 97/99 Main Street.

APPLICATION NO. 3278-05. Bruce Dennis seeking to remove and replace the existing porch at 97/99 Main Street (Tabled from April 12, 2005 & April 26, 2005).

Robert Cook indicated that Mr. Dennis stated he could not appear before the commission, but would appear at the next meeting. Commissioner Logan indicated that application #3278-05 had to be addressed soon. Commissioner Miglus stated it had to be resolved by the next meeting.

APPLICATION NO. 3284-05. Joe Ranniello seeking to replace the existing screens on the rear porch with windows, sliding door and siding, and add new stairs at 12 Kenwood Road (Tabled from April 26, 2005).

Gary Vivian of 43 Old Pewter Lane appeared before the commission. He is the architect working on the project. He distributed a revision to the booklet he gave to the commission at the April 26 meeting describing the project. He described the revisions to the two elevations made to address the concerns the commission expressed at that meeting. The size of the windows has been changed to 3.8' x 5.8' to eliminate the wood between the windows. The only wood will be 18" below the windows to address code issues. Mr. Vivian indicated he hopes this change better identifies this structure as a porch.

Commissioner Logan 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.

Upon motion by Commissioner Ovian seconded by Commissioner Miglus and a poll of the Commission, it was voted to close the public hearing and open the public meeting on all the aforementioned items.

Aye: Garrey, Logan, Miglus, Ovian, Wolf

**WETHERSFIELD HISTORIC DISTRICT COMMISSION
PUBLIC MEETING
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APPLICATION NO. 3170-04. Paula Larsen seeking to amend the previous decision on the flower bed/size at 271 Main Street.

The commissioners discussed whether comment can be accepted during the public meeting. Apparently, the chair has the option of allowing public comment during the public meeting.

The applicant is asking for approval of an amendment to an application that has already been denied. As such, the commissioners agreed that a new application is required, and public notice must be given. In addition, a new application has to be for a plan that is significantly different from the plan that was denied.

APPLICATION NO. 3291-05. Thomas & Maryann Drennen seeking to remove the existing addition and replace it with a larger, two story addition, including rear porch at 246 Garden Street.

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 windows shall be aluminum clad wood windows. If muttuns are used, to be applied to the exterior.
- The siding shall be cementitious fiberboard in the same width as in the main body of the house and in a smooth finish.

DISCUSSION

Commissioner Miglus stated that he did not specify the number of light divisions since he feels any number would work well. The windows will be in an addition and a difference look will help identify that section of the house as an addition. Commissioner Garrey indicated he would prefer 6/1 windows on the addition. Commissioner Logan indicated she would prefer 1/1 windows since there is already a mix of windows in the house and does not feel a different window should be added. Commissioner O'Brien stated she felt a different window than what already is on the house works. It was agreed that the number of light divisions would be left to the discretion of the homeowner.

Aye: Garrey, Logan, Miglus, Ovian, Wolf

APPLICATION NO. 3284-05. Joe Ranniello seeking to replace the existing screens on the rear porch with windows,

sliding door and siding, and add new stairs at 12 Kenwood Road (Tabled from April 26, 2005).

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

DISCUSSION

Commissioner Ovian indicated that the revisions made to the project address the concerns voiced by the commission at the last meeting.

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

APPLICATION NO. 3293-05. Dumont Brothers LLC seeking to replace the existing windows at 33 Chesterfield Road.

Upon motion by Commissioner Miglus, seconded by Commissioner Garrey and a poll of the Commission, it was voted to DENY the application as submitted. The reason for the denial is that the proposed windows bare little relationship to the windows that were originally on the house or to the windows installed on the breezeway.

DISCUSSION

Robert Cook indicated that the applicant was told to keep the original wood windows when the stop order was placed.

Aye: Garrey, Logan, Miglus, Ovian, Wolf

APPLICATION NO. 3294-05. Marc & Elizabeth Angers seeking to install a fence at 175 Garden 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 O'Brien commented that she felt the applicant had taken into consideration the spirit of living in the historic district in attempting to develop a project that satisfied his needs and the wishes of the commission.

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

APPLICATION NO. 3295-05. David Ludecke seeking to replace the existing windows at 9 Hubbard Place.

Upon motion by Commissioner Miglus, seconded by Commissioner Wolf and a poll of the Commission, it was voted to DENY the application as submitted. The reason for the denial is that the proposed windows do not accurately replicate the existing windows and are not appropriate for the style and period of the house.

DISCUSSION

Commissioner Logan indicated that the house is beautiful and has beautiful wood windows. She suggested the homeowner save some money by hiring a carpenter to repair the existing windows. Robert Cook will discuss this option with the applicant..

Aye: Garrey, Logan, Miglus, Ovian, Wolf

APPLICATION NO. 3296-05. Aegis, Inc. seeking to install a sign at 135 Main Street.

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

to APPROVE the application as submitted.

Aye: Garrey, Logan, Miglus, Ovian, Wolf

APPLICATION NO. 3297-05. Bruce Dennis seeking to replace the siding and windows, remove the back porches and install a new roof at 97/99 Main Street.

APPLICATION NO. 3278-05. Bruce Dennis seeking to remove and replace the existing porch at 97/99 Main Street (Tabled from April 12, 2005 & April 26, 2005).

Upon motion by Commissioner Garrey, seconded by Commissioner Wolf and a poll of the Commission, it was voted to TABLE both applications leaving the open the public hearing.

Aye: Garrey, Logan, Miglus, Ovian, Wolf

APPROVAL OF MINUTES OF: [April 26, 2005](#) & **Corrections** for [February 22](#) & [March 22, 2005](#)

Upon motion by Commissioner Ovian, seconded by Commissioner Wolf and a poll of the Commission, it was voted to APPROVE the above minutes, with the noted corrections.

Aye: Garrey, Logan, Miglus, Ovian, Wolf

OTHER BUSINESS

Public Comment - None

Report of the Historic District Coordinator

Robert Cook asked whether the commission had received copy of the letter from Peter Gillespie to the Commission on Culture and Tourism thanking them for the grant to help complete the town's survey and inventory of historic buildings. Commissioner Logan stated she had not received a copy of the letter

Mr. Cook reported that a review of the recording of the October 12, 2004 meeting indicated that Anna Antonakos of 90 Broad Street was not advised during the public hearing that the fence she was installing had to have the good side facing the street. He suggested that the requirement that fences must be installed with the good side facing the street be included in the handbook. He also suggested that the transition piece the commission usually asks for on fences be added to the handbook as well.

Mr. Cook stated he intentionally did not have Marc Angers add to his application a request to install a pool because the pool cannot be seen behind the approved fence. The commissioners agreed with Mr. Cook's decision.

Dr. Antonakos of Garden Street has submitted an application for a sign and a carport.

Mr. Cook distributed a new form for use by the public to submit suggestions/comments to the commission. Commissioner O'Brien has agreed to act as the commission liaison for this procedure. She indicated that this effort will be more work for the Coordinator, but will show the public that the commission is responsive to their concerns. Any comments received will be reviewed at each meeting during the Coordinator's report.

Commissioner Logan asked about 174 Main Street. She had not had the opportunity to visit the property. Mr. Cook stated he has not had the opportunity to visit the property either to see what work, if any has been done. Commissioner Logan indicated that work on the property on Church Street is partially completed and needs to be finished. She asked the Coordinator to advise the homeowners that all work must be finished immediately. Liens should be placed, if necessary.

Commissioner Wolf indicated that it appears that the owners of the house on Marsh Street have remedied the problem with the windows by installing 2x4 boards to hold the windows in. Mr. Cook stated he believes locks have been installed on the windows. He also believes that the new bathroom window is part of a renovation for which no permit was issued.

The handbook needs to be finalized. It was agreed that the handbook would be reviewed and finalized on May 24, 2005 after the commission's regular meeting.

ADJOURNMENT

Upon motion by Commissioner Wolf, seconded by Commissioner Ovian and a poll of the Commission, it was unanimously voted to ADJOURN the meeting at 9:35PM.

Aye: Garrey, Logan, Miglus, Ovian, Wolf

Respectfully Submitted

TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

Jennifer Wolf
Clerk