

**WETHERSFIELD HISTORIC DISTRICT COMMISSION
PUBLIC HEARING
MAY 11, 2004**

The Wethersfield Historic District Commission held a public meeting on May 11, 2003 at 7:30 p.m. 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
Vacek Miglus
Robert A. Garrey
Eric Hart

Members absent:

John Toomey
Paul Courchaine

Also Present:

Robert Cook, Wethersfield Historic District Coordinator

Chairperson Logan called the hearing to order at 7:30 pm and Clerk Wolf, read the Legal Notice as it appeared in the Hartford Courant on May 6, 2004.

APPLICATION NO. 3194-04. Jessica Parchman seeking to install a fence in the rear yard at 46 Broad Street.

Ms. Jessica Parchman 46 Broad Street appeared before the Commission and explained that although she had recently had her property surveyed there was no plot plan currently available. She submitted a photograph showing the type of cedar 3-rail split-rail fence she proposed to install around the rear perimeter of her yard. The 5' high fence would begin off the back ends of the house continue around the side and rear of the property, with a double gate on one side, and a single gate on the opposite side. There would be black vinyl covered wire mesh attached to the inside of the fence to allow her dog freedom to run in the yard without escaping through the fence.

Mr. Douglas Ovian 56 Broad Street stepped forward and said that he would speak for all his family in saying that they were very much in favor of the fence. He thought the scale of it would work well with the houses on either side of it and would not make much of an impact on the vista, however whatever impact it imparted would be positive.

Mr. Mark Kulmacz 37 Old Pewter Lane stepped forward and explained that half of his rear yard backed up to the applicants property and that he had been worried that the fence might be a 8' tall solid stockade wall but was pleased by the low airy design proposed. He was in favor of this fence and thought that it would look good.

There being no one else who wished to speak in favor or against this application, this portion of the hearing was declared closed.

APPLICATION NO. 3195-04. Gina Gajraj seeking to install a fence in the rear yard at 12 Alison Lane.

Ms. Gina Gajraj 12 Alison Lane appeared before the Commission and explained that there was currently a section of fence on her neighbor's property and she proposed to erect 2 more sections of fence in order to enclose her back yard, explaining that they have an 8 year old daughter with disabilities and were anticipating that it would be more difficult to keep track of her with the arrival of the new baby. She submitted a brochure showing the type of vinyl scalloped picket fence they preferred.

Commissioner Logan asked if the applicant had considered alternatives to the vinyl because the Commission had never approved a vinyl fence in the Historic District before.

Mr. Cook explained to the applicant that he had tried to relate that to her on the phone before she filled the application. That was why he had suggested materials like wood.

Ms. Gajraj said that they could do it in wood.

Commissioner Logan asked what the fence post would look like and asked if there would be caps.

Mr. Rajendra Ramnerec stepped forward and said that they would not use caps on the posts but there would be a gate at the driveway, and they would be painting it all white.

There being no one else who wished to speak in favor or against this application, this portion of the hearing was declared closed.

APPLICATION NO. 3196-04. Donna Thuilliez seeking to install an air condenser unit on the side of the house at 35 Main Street.

Ms. Donna Thulliez 35 Main Street appeared before the Commission and apologized because she had been unaware that she needed anything other than a building permit for the condenser unit before they started to go ahead with the installation.

Mr. Cook said that apology was unnecessary because she had done the right thing by just placing the unit in position but not hooking it up before getting Commission approval.

Commissioner Logan said that she had driven by it and could not see it behind the mountain laurel bush.

Ms. Thulliez said that it was an Armstrong A/C unit to go along with the new heating system.

Commissioner Logan asked that in the event of the shrub's death, new plantings should be put in to keep the unit screened. Ms. Thulliez agreed to this.

Commissioner Hart asked what color the unit was. Ms. Thulliez did not know because it was still in the box it came in.

There being no one else who wished to speak in favor or against this application, this portion of the hearing was declared closed.

APPLICATION NO. 3197-04. John & Arline Brady seeking to construct an addition in the rear, an elevated stone patio and replace the roof at 88 Main Street.

Mr. John Brady 88 Main Street appeared before the Commission with renderings of the addition he proposed to build on the rear of his house. He said that there was a 3 season porch and breakfast nook which he hoped to remove and replace with a mud room and more unified structure. The mud room would be visible from the street and would come out toward the driveway side about 6' although not beyond the house. This would be the main entry to the addition. It would be sided in red cedar and painted to match the house; all the windows would be 6/1 double hung wooden windows with simulated divided light. He said that at some point a few windows had been replaced with 1/1 divisions and he proposed to replace those with the 6/1 also. He explained that there are currently 2 layers of asphalt over cedar shingles. He presented 2 options for the new roof. Either a simulated slate product which he preferred or 6 tab asphalt which his wife prefers and is currently in a small section of roof that had required an emergency repair. He said that although he would prefer the slate-product which cost \$300.00 a square uninstalled if the budget wouldn't allow he wanted to know if the asphalt would be allowed.

Commissioner Miglus said that it was up to the applicant and asked what color he would prefer. Mr. Brady said the roof was black now, so he would probably go with the black color.

Commissioner Miglus asked if the windows were single pane. Mr. Brady said that the sample he had brought it had single pane glass with muntins applied right to the sashes on both sides of the glass. In the interest of saving money, he asked if they allowed snap in grills.

Commissioner Miglus said that interior snap-in grills tend to appear like appear like masking tape from the outside, because they have no profile and reflect no light. He pointed out that the rear windows would be of less concern than the windows on the side which would be more visible.

Commissioner Miglus asked if the patio would be at ground level. Mr. Brady answered that the patio would be raised on a dirt platform 2' - 2 1/2' so there would be just a small step up to the back door. The ground would be sloped away from the patio.

Commissioner Miglus asked if there would be steps from the mudroom. The applicant answered that there would be several steps and he was unsure of the material at this time.

Commissioner Miglus asked how the foundation would be surfaced and pointed out that the existing foundation was parged with stucco. He thought it would be ideal to match that in the addition. Mr. Brady agreed.

Mr. Brady mentioned that the hatch way to the basement would be metal and he was hoping to remove a section of driveway in order to put in plants to minimize visibility of the hatchway. He asked if he needed approval to push the driveway back just beyond the back patio. Commissioner Logan said that residential driveways were not under their jurisdiction.

There being no one else who wished to speak in favor or against this application, this portion of the hearing was declared closed.

APPLICATION NO. 3198-04. John C. Peleponuk seeking to construct an addition, repair front porch and stairs and install a fence in the rear at 30 Center Street.

Mr. John Peleponuk new owners of 30 Center Street appeared before the Commission to request approval to build an addition to the rear of the house. He said that the French doors of the addition would be visible through the existing side porch. The siding would be the same wood clapboard as the existing siding on the house in the front, but the rear upper half would be a mixture of clapboard and cedar shingles to match the existing. There is asphalt on the roof now and they would match that.

Commissioner Miglus asked if they had considered architectural shingles. Mr. Peleponuk said that they would be replacing the entire roof and would probably go with the same as what they have.

Commissioner Miglus thought that since they were replacing the entire roof, this was an opportunity to consider the other types of roofing materials, if they changed their mind to just let them know.

Commissioner Miglus asked about the windows. Mr. Peleponuk said that he liked the windows the previous applicant had brought it. His windows would have a 6/1 division.

Mr. Cook asked if they were thinking of replacing the other windows too. Mr. Peleponuk said that they wanted to and had thought they would use sash kits with simulated divided lights.

Ms. Jennifer Peleponuk stepped forward and said that most of the other windows don't open and they would like to replace them. She wondered if they could include them as part of this application so as to expedite the process and allow them some ventilation.

Commissioner Logan explained that they would need to file another application because public notice had not been served for the other windows.

Commissioner Miglus said that their windows may not work but it probably wouldn't take much to make them work

and suggested that they may be painted shut.

Mr. Cook said that he had seen them and thought that they did need more than just a bit of work.

Commissioner Logan said that he had her windows repaired and it hadn't been that expensive. She could get the information for the applicant.

Commissioner Miglus asked about the foundation surface for the addition which was parged on the existing house. He said that if they chose to do this it might be a service offered by his contractor or it might need to be done by someone else.

Mr. Peleponuk said that the front porch will be repaired and they also planned to reset the bricks on the front steps and perhaps add flagstones to the top. He said that the front step was very high and they might need to add another step. Commissioner Miglus said that he should call Mr. Cook when he was ready to decide.

Mr. Cook noted the large beautiful tree in the rear yard and hoped it would be saved. Mr. Peleponuk said that they had been told that it could probably stay and they wanted to save it if at all possible.

Commissioner Logan asked about the fence they were proposing. Mr. Peleponuk said that they didn't have much information about the fence but they would like to extend it in the sides of the house and they should bring in a plot plan.

Commissioner Ovian asked how far back their property extended beyond the addition. Mr. Peleponuk said that he had checked into the zoning regulations and they met all the setbacks, but he thought there was at least 50' till the property line.

Commissioner Ovian said that his only concerns were with the east elevation. He said that while the western elevation seemed to be sympathetic to the style of the house, he felt that the east elevation presented a large amount of unbroken roof. He thought that maybe they could consider stepping it back or perhaps going to a second floor all the way across. He said that while they have successful a Dutch colonial roof on the one side, the other side resembles a ski jump, which makes the addition very prominent.

Ms. Peleponuk said that they had struggled with it and the reason that they had decided on this way of doing it, was because there was an existing second story porch with French doors, which they wanted to save. Now the French doors would open up into the interior and look out over the great room.

Commissioner Ovian asked if they had considered moving the ridgeline slightly to the east. The Peleponuks said that they hadn't considered moving the ridgeline.

Commissioner Miglus thought that this might be best discussed during the public meeting. Commissioner Ovian said that he agreed but had wanted to speak with the applicant about his concerns while they were able to answer them. He felt that there were massing issues here and he didn't want to see the house be subsumed by the addition.

Commissioner Logan said that they could leave the fence out of this decision and it could be readdressed when they came back with the application for the windows.

There being no one else who wished to speak in favor or against this application, this portion of the hearing was declared closed.

APPLICATION NO. 3199-04. Luis Ocasio seeking to construct a single family house at 226 Broad Street.

Mr. Cook said that he had previously stated erroneously that this application had gone through ZBA, as it was in fact an approved building lot.

Mr. Luis Ocasio and his architect Mr. Dante Boffi appeared before the Commission and explained that the property at

226 Broad Street had been split into 2 lots, and the house they proposed to build would be on the rear portion of it. The house would face south-south-west and the north point of the Broad Street Green and be located 150' from the sidewalk but 260' from the curb. The driveway would go across Town property and onto Broad Street opposite the driveway across the street on Robbinswood Drive.

Commissioner Miglus asked if all the setbacks for the house were within the zoning regulations. He was told that they were.

Mr. Cook asked if any trees would be taken down. Mr. Ocasio said that there were 2 trees which had been looked at by the Town Arborist. One would require some trimming, but the other was thought to be dying by the Tree Warden and could be removed if necessary.

A member of the public stated that the tree was in fact a late bloomer.

Commissioner Oviaan asked how wide the lot was at its narrowest. Mr. Ocasio said that it was between 75' and 77' wide.

Mr. Cook pointed out that the rear of the property which stretched back for several acres was wetlands.

Commissioner Oviaan noted that the garage was swung far back and wondered if there was an alternative location on the lot for it. Mr. Ocasio said that they had found this to be the best location for access and also they needed to stay away from what they accepted as the location of the wetlands.

Commissioner Oviaan asked if it was located within the floodplain. Mr. Ocasio said that the surveyor had discovered that the 30 year floodplain was different than it was shown on the current maps and they would need to be updated. But the house was about 150' from the edge of the actual floodplain and the elevation was between 32' and 34'.

Mr. Boffi presented photographs of various homes whose architectural aesthetics they borrowed for the design of the Ocasio home, such as dormers, a skewed garage, and imitation cedar shingles.

Commissioner Miglus asked if they could call this a pseudo Georgian-Colonial-revival. Mr. Boffi said that it could sort of be called that. He said that while they were not trying to replicate any particular style, the lot presented certain challenges. The angle of the garage was certainly a result of the bottleneck shape of the lot, but also to give the house a certain presence and face on the Green while otherwise respecting the geometry that obviously dictates. The garage is done in the style of a carriage house with a copper topped cupola and carriage style doors. They showed renderings with 2 types of siding treatment, either vinyl cedar shingles or vinyl clapboard. The roofing material would be a 30 year architectural shingle to simulate true cedar shakes. The corner and skirt boards, dental crown and other moldings would be of an appropriate size and profile for this type of period home, and made from a composite material. The windows would be simulated divided light.

Commissioner Oviaan said that although they are trying to hide the garage somewhat by its angled placement, he thought it would actually make it appear larger because of the longer view. Mr. Boffi disagreed and thought that the heavy shadowing that would appear due to the angle would act to minimize it.

Commissioner Logan asked if they would be using the second story on the garage and was it connected to the rest of the house. She thought that if there were no windows there it might not look so massive. Mr. Ocasio said that it was a planned unfinished space but it was connected.

Mr. Dante felt that the dormers broke up what might otherwise be a long monotonous roof. He thought that by having the mix of siding and the dormers and the windows adds shadow, and whenever there was a break of material and shadow it served to break down the massive elements.

Commissioner Oviaan thought that by reducing the number of dormers on the garage from 3 to 2 it would be less imposing. In addition he thought that the flow of the single cupola, the 3 dormers and the double doors created a better aesthetic than 2, and felt that most designs of this period would have 3. He thought that the cupola actually bisected the

space instead of acting as an axis in a way that 2 dormers would not.

Commissioner Miglus asked if they had any floor plans because he was curious to see what the drive behind some of the window placements was. Mr. Ocasio said that he did not but said that he might be able to explain some of them. For instance the 3 small windows over the front portico was actually a small sitting room for the children, instead of a 2 story open foyer as many houses had.

Commissioner Miglus said that a big difference between the home that had been designed here and those older homes designed 80-100 years ago was the proportion of the windows. The older windows tend to be very vertical, narrow like slits. These windows tend to create a more horizontal look.

Mr. Boffi said that he would love to pull the front peak down to elongate the second floor windows however it would not allow for a 2 1/2 - 3 pitch which would be necessary for a shingled roof. Many of the older homes wouldn't pass code today. He wouldn't do a membrane roof and didn't think a copper roof would look appropriate. So he felt that they really couldn't bring the windows down and still provide an 8' ceiling on the second floor.

He thought that they could elongate the windows on the 1st floor, and pointed out that the house was still being finalized and he thought that the change to the windows would be positive.

Commissioner Miglus said that he was concerned over the choice of materials for a brand new house being built on a very prominent area like the Broad Street Green keeping in mind that the other recent construction that was built in the nearby area was all wood.

Mr. Ocasio said that he knew this would be a concern but pointed out that its location is not right on the sidewalk, but 150' from the sidewalk.

Commissioner Logan pointed out that people would definitely be walking by and saying, Oh look at that! Commissioner Ovian commented that that section of sidewalk probably gets more foot traffic than any other sidewalk in the District.

Mr. Ocasio said that was why they had given the 2 siding options, with the imitation cedar shakes being an accepted option in the Historic District. He felt that at 150' or 250' they could still achieve the effect that the Historic District is looking for and needs while still accommodating maintenance issues for him.

Commissioner Ovian said that they had to keep in mind that some of the homes on the Green had been there for 250-300 years and had 100 year siding. He pointed out that this plastic product would have to be replaced 2-3 times in that space of time.

Ms. Maria Ocasio stepped forward to interject that a lot of the houses on the Green were in disrepair because they did not have the access to the appropriate materials when the houses were built.

Commissioner Ovian said that vinyl siding needs to be power washed occasionally but even if that is done after a time it cannot be restored in the way that wood siding which has not been cared for can. Mr. Ocasio said that in 50 years if it needed to be replaced he would gladly do it, but in the mean time if he could get away with power washing every few years he would take it.

Commissioner Ovian said that the Commission's view had to be a bit longer, but these were some of things he had been concerned about.

Commissioner Miglus asked the applicant if they were in any position to give the Commissioners further details on the fenestrations. Mr. Boffi said that windows would be vinyl clad with simulated divided light. They were hoping to add a brick veneer to the foundation. He said that although they realized that the vinyl siding was not appreciated they had tried to show a concerted effort to make the home a quality home. All the materials even the vinyl will be of the highest quality.

Commissioner Logan asked the applicant if they had seen the house that had been built on Marsh Street, because this was an example of the types of materials the Commission wanted to see used in the Historic District.

Mr. Boffi pointed out that that particular house was right on the public way, but he assumed that the basic concern here was over the siding. He thought that look for the windows could easily be achieved with the type of windows they had proposed.

Commissioner Miglus said that if something is visible from the public way it is under their jurisdiction and if the public way was defined as public land, then that changes the distance from the front of their house from the 150' they have been saying. The huge greenway that is enjoyed by houses lucky enough to be located on it is actually public space. Certainly the house will be viewed mostly from the sidewalk but this is all something that the Commission will need to consider.

Commissioner Miglus said that the drawings submitted showed corner boards even with the simulated shakes, which is traditionally not the way cedar shakes are handled although he pointed out that this was something that those manufacturers had addressed, but if they were asking for a decision tonight, they could only act on the information presented. He asked if there would be gutters on the house. He pointed out that 1/2 round gutters would be appropriate, while the k-style is typically seen as a retrofit.

He pointed out that with brand new construction they had the opportunity to build a standard gutter into the fascia and it would be invisible.

Mr. Boffi answered that his client did not have an unlimited budget and built in gutters are a detail that add considerably to the budget.

Commissioner Ovian gave the example of a home that had a single piece of molding attached to the bottom of k-style gutters which looks just like crown molding.

Mr. Boffi said that his client would like to do it all but could not afford to do it all. Commissioner Ovian had just wanted to say that there are inexpensive ways to accomplish things, but to remember that the house will be there for hundreds of years.

Commissioner Logan said that building a house on the Green is a very special thing and perhaps they did not realize how lucky they were, because there were absolutely no more building lots! They were lucky enough to find a lot and what they built had to be perfect!

Mr. Boffi said that they were trying to achieve a look of something that had always been there.

Commissioner Ovian asked if they had compared the cost of the skin materials to the amount of square footage. He thought that the ration might be easier to swallow for any upgrades to the exterior because it was supporting an exterior that was pretty substantial.

Mr. Cook thought that there was a consensus to be reached between the Wolcott Hill properties, the Marsh Street home and this design.

Commissioner Logan agreed and noted that this was a huge project that would obviously not be decided upon tonight.

Commissioner Ovian said that they had had a lot of massing issues and he wondered if this house was perhaps too close to the Lombruni house as compared with the house on the other side to the east.

Commissioner Logan asked if perhaps Commissioner Ovian would be more comfortable if they walked the location of the proposed house.

Commissioner Ovian said that it might help him but he walked the area all the time, he was also concerned that this house be complementary to the height of the houses next door. He just wanted to know if the elevation of the proposed

house was relative to the height of the house next door. He was told that it was about 1/2 a story lower.

Commissioner Logan said that she would feel more comfortable walking it.

Commissioner Ovian pointed out that a house built in this location would have been built in wood.

Commissioner Miglus said that it would be delightful to have an accurate 100% reproduction but unless extreme care is given to all the details, whatever you build will read as new construction. He added that if one drives down the street an educated eye can pick out the new ones.

Mr. Boffi said that was true but most people are not professionals they were building for the masses.

Commissioner Miglus said that as a professional he should know what details will make it blend and those that won't, and added that if he doesn't he should be fired immediately. He continued on and said that one dead give way is an attached garage, nobody built the barn attached to the house 200 years ago so the farm animals could trot through the house. He said that they were proposing a carriage house but that was always a subservient building. He recognized that due to the constraints of the lot a detached garage would be difficult, and the space above an attached garage is a very desirable thing. But maybe it could be built like a barn that someone put an attachment on to connect the 2.

Commissioner Ovian pointed out that there was room for a driveway with a detached garage in the rear. Mr. Ocasio said that he would have a 350' driveway instead of a 200' driveway.

Commissioner Ovian noted that the driveway would not need a zoning setback from parcel -A the way the rest of the lot does, so a driveway could go right on the edge. Although he wanted to say that he did not necessarily favor that option.

Mr. Ocasio said that they want to blend right in but that not every home is of a historical nature. He didn't want to be pigeon holed into having to build a historical house, but did want to comply with the spirit of it.

Mr. Boffi said that his client has always had the site and the context of the site as the motivating force to moving in this direction. He thought that if this lot were contained within a group of historic homes that had always been maintained in mint condition then there would be a good argument for building a historic reproduction. But this was not that location, he thought that this was an atypical lot.

Ms. Janet Leombruni 200 Broad Street stepped forward and presented a letter which was written by her neighbors Aaron Rutherford and Carmen Sid 192 Broad Street and was read by Clerk Wolf. The letter said that their home is located directly below 226 Broad Street and they were strongly opposed to the application for the following reasons:

1. Any house built at this address would have no street access since there is already an existing house facing the street at this address.
2. An exception to the Town regulations would have to be granted to allow this type of back lot construction.
3. We believe that the building of a single family home at this location would have an inappropriate impact the Wethersfield Green, one of State's most historic common areas location and a very beautiful location.

The letter continued saying that they see no possible benefit of this application and believe its approval would not be in keeping with the mandate of the Wethersfield Historic Commission.

Ms. Leombruni said that years ago she had come before the Commission when they had wanted to build a house. She had served on the Commission as well and fully realized the importance of location and size and all that. She felt that no matter which direction one was to come from this house would always appear as a rear lot, and turned in any direction but front facing would appear as an anomaly when all the other houses are facing the street. She remembered that the property had come up before different commissions before when condominiums were being proposed but was denied due to lack of frontage. If it had been an approved building lot years ago, then condos or some other building would have been put back there. By calling the side line at the front of the red house a front line it is now an approved building lot. She said that when her husband had been the Chair of the Planning and Zoning Commission there had

been quite bit of discussion about rear and forward lots, that's when they decided to change the regulations and instigate the 45' setback, and the 65' X 65 ' box came into play. He told me at the time that they had put this bit into the regulations to avoid at all costs this side of Broad Street from having rear lots. She felt that regardless of whether the Town has approved this or not, this is a rear lot.

Commissioner Logan said that this was not their concern.

Ms. Leombruni said that she was saying this as bit of history and she had read all about the property and the surrounding property before she bought her house. Her property originally extended all the way to the street, but former owners had chopped it all up and donated it to the Town. She showed the extent of her property on a map, which also contained a narrow section of property to one side and another longer piece which went all the way to the street which is the right of way to her property and is still owned by her.

Mr. Cook said that Peter Gillespie is cognoscente of the situation and is looking into it.

Ms. Leombruni said that the applicant is probably not aware that the Leombrunis have a house approved to build, dividing their property in half, with an approved house with wood siding.

They have all approvals in place and the only place to locate their driveway is where the applicant has proposed theirs. She didn't see where the applicant would put their driveway if the Leombruni's built their house. If they looked at the street they could see where the cut in the road was for the driveway.

Commissioner Ovian asked if the new house would be behind her house. Ms. Leombruni said that her new house would be right next to her existing house.

She realized that this was a Town issue and a Zoning issue but she had an approved lot and an approved house and an approved driveway. She was also concerned about the grading. She did not need any more water on her property. In addition she thought that by building the house proposed by the applicant it would devalue the red house. She thought it was layering. Lastly she wanted to say that the Commission had the ability to deny a house based upon its appropriateness.

Mr. Frank Morris 188 Broad Street stepped forward and showed the Commissioners a 1977 MDC map. He indicated on this map land which he had sold to the Leombrunis with its driveway that went all the way out to the street. It was still owned by the Leombrunis. He said that prior to selling it to them he had used that driveway to get to a garage on the far property. When his aunts had died and he got the house on Broad Street, he began to use that driveway instead and no longer used the other one. Over the years trees and grasses had nearly obscured it. Years later the Town had put in a new sidewalk across the driveway without consulting him and obscured the driveway but there was still a gate at the back. It was the driveway to the property before he even owned it.

Commissioner Ovian noted that if the Leombrunis still owned that land then the Ocasio property has no frontage.

Mr. Ocasio said that the concern about the house not facing the street was not accurate because the street curves at that point and the house goes with the street line. As far as the legality of the lot, that is under question.

There being no one else who wished to speak in favor or against this application, this portion of the hearing was declared closed.

APPLICATION NO. 3184-04. Brian Webster & Tom Francis seeking to install a new front screen door at 15 Middletown Avenue.

A letter was read from the applicant who explained that the screen door had been blown off his house. When he had come in for approval on the replacement had mentioned that he would like to replace the front door also. It was suggested that he bring in the door selection at the same time he brought in the screen door. It had also been suggested that he might consider a full glass door but the door opens onto his living room and his house is close to the street he would prefer more coverage on the door in order to have privacy. He submitted a brochure with 2 possible selections.

The 1st, a steel entry door with 1/2 moon top and 4 panels, the 2nd choice was a wood 9 panel door.

The Commissioners understood the applicants need for privacy but lamented the loss of the applicants beautiful door.

There being no one else who wished to speak in favor or against this application, this portion of the hearing was declared closed.

There being no other business to come before the Commission, the public hearing was declared closed.

**WETHERSFIELD HISTORIC DISTRICT COMMISSION
PUBLIC MEETING
MAY 11, 2004**

APPLICATION NO. 3194-04. Jessica Parchman seeking to install a fence in the rear yard at 46 Broad Street.

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

Commissioner Miglus thought that the fence would be a nice addition to the District and would blend well with the neighborhood.

Aye: Hart, Wolf, Logan, Miglus Abst: Ovia

APPLICATION NO. 3195-04. Gina Gajraj seeking to install a fence in the rear yard at 12 Alison lane.

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

1. There shall be a wood picket fence installed as per drawings submitted.

Commissioner Miglus thought that the style of the wooden fence would work well with the neighborhood.

APPLICATION NO. 3196-04. Donna Thuilliez seeking to install an air condenser unit on the side of the house at 35 Main Street.

placement of the fence.

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

1. The landscaping shall be maintained to shield the unit from view.

Aye: Hart, Wolf, Logan, Ovia Abst: Miglus

APPLICATION NO. 3197-04. John & Arline Brady seeking to construct an addition in the rear, an elevated stone patio and replace the roof at 88 Main Street.

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

1. The siding and trim shall match the house.
2. The roofing shall be imitation slate in black.
3. The windows shall be simulated divided light wood windows as per drawing.
4. There shall be a metal basement hatch with plantings to soften the view.

APPLICATION NO. 3198-04. John C. Peleponuk seeking to construct an addition, repair front porch and stairs and install a fence in the rear at 30 Center Street.

INFORMAL DISCUSSION

Commissioner Ovian still had concerns with the eastern elevation and its massing.

Commissioner Miglus thought that the addition would read more like an arts and crafts or a craftsman style addition than the Dutch Colonial look of the rest of the house, but he thought it would work either way. He thought that it could have been designed to match the original but it wasn't. He also thought that the dark mat color of the roof read across the backyards would not read as massive.

Commissioner Ovian thought the Commission might be heading toward another massing failure.

Mr. Cook thought that the applicant would be open to suggestions from the Commission and dialogue in order to come up with a more workable design.

Commissioner Logan did not have a problem with the addition since it clearly looked like an addition.

Mr. Cook was worried that it might look like a house being added to an addition rather than the other way around.

Upon motion by Commissioner Miglus, seconded by Ovian and a poll of the Commission it was voted to APPROVE the subject application with the following stipulations: The motion failed to carry.

1. The siding and trim and roofing shall match the existing house.
2. The windows shall be wood simulated divided light.
3. The foundation shall be parged to match the existing.
4. No fencing is being approved at this time.

Upon motion by Commission Ovian, seconded by Commissioner Hart and a poll of the Commission it was unanimously voted to TABLE the subject application to allow time for the applicant to submit other ways in order to break up the mass of the roof.

APPLICATION NO. 3199-04. Luis Ocasio seeking to construct a single family house at 226 Broad Street.

INFORMAL DISCUSSION

The Commissioners agreed that they needed a lot more information on various details such as the windows, entry and garage doors before they could feel comfortable voting on it. They also agreed that staking out the location of the proposed house might be helpful to have a better idea of how the building would fit on the lot. Commissioner Ovian thought a dimensional image of the streetscape would also be helpful. It was also agreed that the proposed Lombuni house should also be considered in their deliberations, so information was needed on that too. Commissioner Miglus noted that the garage elevation was missing from the renderings and he would like to see it.

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

APPLICATION NO. 3184-04. Brian Webster & Tom Francis seeking to install a new front screen door at 15 Middletown Avenue.

INFORMAL DISCUSSION

It was noted that a screen door does not need approval as long as it is unadorned.

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

1. The front door shall be a 9 light wooden door.

APPROVAL OF [MINUTES OF: April 27, 2004](#)

Upon Motion by Commissioner Hart, seconded by Commissioner Wolf, and a poll of the Commission, it was voted unanimously that the above minutes BE APPROVED as submitted.

OTHER BUSINESS

Mr. Andrew Bykowski 16 Fernwood Street appeared before the Commission for advice on how to proceed with his home. He had begun tearing off the closed porch entry on the front of his home until he was stopped and requested to get a permit and Commission approval. He apologized for not knowing that he needed either one and explained that the original house was just a very small building with one main room. At some point a few small additions had been added one being the closed porch entry on the front of the house. He wanted to remove that porch but the problem is that the open door behind it is now his bedroom. There was another door he could use as the main entry but he didn't know how to proceed once he got the porch off.

Mr. Cook said that he was always a phone call away. He suggested that he could come over with Fred Valente and while Mr. Valente could give him code advice, Mr. Cook could give him Historic District advice.

Commissioner Miglus suggested that he make a sketch of the house and start adding and removing elements until he found something that felt right to him. Once he got to that point he should file an application and come and see them.

Mr. Cook told the Commissioners that Paul Courchaine was resigning from the Commission.

Mr. Cook also wanted to tell the Commissioners that the official stance on refunds would be as follows. If the Town had already spent the money to advertise the application, then the application fee would not be refunded. This was the same process as the Planning and Zoning Commission.

Mr. Cook wanted to know how to proceed with the house on Kenwood Street that had a vinyl fence. The owners say the fence was there when they bought the house, and that apparently was what they had told the former Town Planner, Stuart Popper. The owners had thus far ignored all requests to file an application for approval. Commissioner Miglus said that when and if they finally do come in with an application, if they claimed to have bought the house with the fence he would ask that they prove it.

Mr. Cook mentioned that the Hammers had requested to extend the back deck and use a new composite material they had found. Commissioner Miglus and he would be discussing it and since it was such a minor detail they would not need to amend their application.

Ms. Lombruni said that historically the group of houses on the north end of the Green have all faced in one direction, with the red house at the end facing up. She personally thought the Ocasio house needed to stay with the group to blend in. Commissioner Ovia said that the red house was L-shaped. He wondered if for that reason, she might be more comfortable with the house facing her front yard rather than tilted, or facing her side yard. Ms. Lombruni thought neither was appropriate.

Mr. Morris said that the real problem is that the driveway is the legal driveway. They are trying to build a house facing a driveway not a street.

Mr. Ocasio wanted to remind the Commissioners that they were only approving a Certificate of Appropriateness, and Planning and Zoning needs to straighten out the question of the lot.

EXECUTIVE SESSION

The Commissioners entered into Executive Session at 10:55 pm.

The Commissioners exited Executive Session at 11:25 pm.

There being no further business to come before the Commission, the meeting was adjourned at 11:30 p.m.

Respectfully Submitted

TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

Jennifer Wolf
Clerk