

**WETHERSFIELD HISTORIC DISTRICT COMMISSION  
PUBLIC HEARING  
JULY 27, 2004**

The Wethersfield Historic District Commission held a public meeting on July 27, 2004 at 7:30 p.m. in the Council Conference Room of the Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present:

Billy Logan, Chairperson  
Douglas Ovian, Vice Chairperson  
Jennifer Wolf, Clerk  
Robert A. Garrey  
Eric Hart  
Vacek Miglus

Members Absent:

Tracey McDougall

Also Present:

Robert Cook, Wethersfield Historic District Coordinator

Chairperson Logan called the hearing to order at 7:30 p.m. and Clerk Wolf, read the Legal Notice as it appeared in the Hartford Courant on July 16, 2004.

**APPLICATION NO. 3224-04.** Daniel Moran seeking to remove one window on the front dormer and replace the front door and side panels at 104 Church Street.

Daniel and Leigh Moran came before the Commission seeking to remove the middle window in the front of the house for the following two reasons: (1) the window is located in a closet; and (2) for aesthetics. Mr. Moran indicated that he planned on re-shingling the area where the window was located using the same white cedar shingle which was on the house. He referred to 14 or 17 Willard Street as an example for how the house would look when the window was removed. Mr. Moran indicated he had watched when the house at 14 Willard Street was resided and mentioned that a window had been removed.

Chairperson Logan confirmed the same shingle would be used on the house.

Commissioner Miglus mentioned the dormer window on 17 Willard Street was wider than the one on his home. He expressed concern as to what the house would look like without the window. Commissioner Miglus asked if the window in the closet was the original design. Mr. Moran indicated it was. Commissioner Miglus did not wish to see the house take on a contemporary style.

Mr. Moran felt the house would look okay with the window removed. He planned on painting the trim white with a sage green background. He also felt the windows would be more symmetric spaced apart.

Vice Chairperson Ovian asked if the window was centered over the front door.

Mr. Moran indicated it was not and just appeared that way because of the angle of the photograph.

Vice Chairperson Ovian mentioned that the house currently had shingles that weathered and aged consistently and was concerned that re-shingling this area would be obvious. He also mentioned that it was not unusual for a house of this age to have a window located in a closet. He asked if the window's location was a problem or a matter of symmetry. Mrs. Moran indicated that the clothes in the closet fade more quickly because of the sunlight from this window.

Vice Chairperson Ovian mentioned the proper shade or window covering would solve this problem. He asked the applicants if they intended to replicate the wood siding on that side. Mr. Moran confirmed that that was his intention.

Vice Chairperson Ovian mentioned the cost to replace the true divided light windows to match what was already there would be more expensive than repairing the glass on the door panels. Mr. Moran mentioned that Home Depot and Roger's Door and Sash could replicate the door and glass panels to what was already there.

Vice Chairperson Ovian confirmed that Mr. Moran intended to replace like with like with regard to the door and side panels. Mr. Moran stated that the wood on the door had rotted which was why he wished to replace it.

Commissioner Wolf confirmed the new door and side panels would resemble the door being replaced.

Chairperson Logan asked the applicants what the status of the front porch and whether they intended to add railings. Mr. Moran indicated that it was not finished yet and he wished to add railings.

Vice Chairperson Ovian mentioned that the work on the porch should have come before this Commission prior to any construction being done on it.

Mr. Cook indicated if the porch were being repaired they did not need to obtain permission, but if the porch was new they would need a Certificate of Appropriateness and a building permit. Mrs. Moran indicated that their insurance company threatened to drop them if they did not replace the stairs because it was unsafe.

Chairperson Logan commented on the porch and mentioned the design was not much different from the original one.

Mr. Moran mentioned that a family member had taken down the original porch prior to telling him of his intentions.

Chairperson Logan informed the applicants that they needed to have the porch inspected by the Building Department. Mrs. Moran stated that she would contact the Building Department and have the porch and steps inspected.

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

**APPLICATION NO. 3225-04.** Attorney Noreen A. Dillman, LLC seeking to install a free standing sign at 251 Main Street.

Robert Cook indicated that Ms. Dillman could not attend this meeting but had submitted photographs of what the sign looked like.

The consensus of the Commission was that the application and photographs of the sign were complete and there were no questions.

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

**APPLICATION NO. 3216-04.** James Pawlak seeking to replace the windows at 47-49 Church Street (Tabled - Last Meeting Date to Act on: August 10, 2004)

Robert Cook indicated that Mr. Pawlak withdrew his application.

Commissioner Garrey moved to close the public hearing portion of the meeting for applications 3224-04 and 3225-04 and open the public meeting, seconded by Commissioner Wolf.

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**APPLICATION NO. 3224-04.** Daniel Moran seeking to remove one window on the front dormer and replace the front door and side panels at 104 Church Street.

### **INFORMAL DISCUSSION**

Commissioner Miglus felt some sort of decorative shingle would break up the vast expanse where the window was originally located.

Vice Chairperson Ovian suggested allowing the homeowners to come back in order to decide what type of railing they would like to incorporate into the final design.

Commissioner Wolf suggested leaving the stipulation off concerning the railing until a later date.

Chairperson Logan just wished to be sure the applicants were aware they needed to come back to this Commission with regard to the style of railing.

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

1. Some decorative shingle work, left up the homeowner, be centered over the front door.
2. The front porch shall be enclosed below the deck and stairs with diagonal lattice that is framed with flat stock.
3. All porch railings shall incorporate a toe kick.

Aye: Garrey, Logan, Miglus, Ovian, Wolf

Commissioner Miglus left the meeting at 8:12 p.m.

**APPLICATION NO. 3225-05.** Attorney Noreen A. Dillman, LLC seeking to install a free standing sign at 251 Main Street.

### **INFORMAL DISCUSSION**

The general consensus of the Commission was that the sign was appropriate.

Upon motion by Vice Chairperson Ovian, seconded by Commissioner Garrey and a poll of the Commission it was voted to APPROVE the subject application as submitted. Commissioner Hart voted in place of Commissioner who had left the meeting.

Aye: Garrey, Logan, Hart, Ovian, Wolf

Commissioner Miglus returned to the meeting at 8:14 p.m.

**APPLICATION NO. 3216-04.** James Pawlak seeking to replace the windows at 47-49 Church Street (Tabled - Last Meeting Date to Act on: August 10, 2004)

### **INFORMAL DISCUSSION**

Application withdrawn.

### **OTHER BUSINESS**

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

**APPLICATION NO. 3220-04.** Marilyn Binns seeking to construct an addition and deck in the rear at 45 Woodland Street.

Marilyn Binns came before the commission requesting that her application be amended as follows: She wished to extend the deck 4' eastward and square it off rather than 6' as originally indicated on her blueprint. She felt the original design would make the deck too narrow. She further stated that her neighbor, Neil Walsh, suggested having the deck surrounded by one step which would be boxed be incorporated in the final design.

Vice Chairperson Ovian asked if a request for a stair surrounding the deck was new. Ms. Binns indicated that she wish to add this modification tonight. The stair would be boxed, but had not been approved by the builder yet.

Mrs. Binns also wished to add a gutter on the north facing roofline and a gutter on the east facing roofline which would only be visible from the gardens. This gutter would prevent ice from building up and was more for safety than aesthetics.

Chairperson Logan confirmed the location for the gutter and agreed that it would make the deck less slippery.

Mr. Cook asked Mrs. Binns to explain what she wished to amend from the original application with regard to the windows. Ms. Binns did not wish to change the existing windows. Her builder had suggested, for financial reasons, to retain the existing windows. She requested permission to have the grids located inside the glass.

Commissioner Miglus suggested not using grids. Ms. Binns indicated she would prefer having windows with grids.

Commissioner Wolf confirmed the windows would match what was already approved for the addition.

Chairperson Logan asked if she was still using Vetter windows. Ms. Binns confirmed she was.

Vice Chairperson Ovian confirmed the three windows located in the front were staying as wells as the two windows on the side and that she was going to reuse the one window in the rear of the house.

The Commission confirmed that this applicant wished to have her application amended as indicated above.

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

Mr. Cook requested the Commission to consider providing written guidelines addressing violations of the Historic District Commission's regulations. He wished to have this issued discussed and written guidelines incorporated into the handbook.

Vice Chairperson Ovian mentioned a vinyl fence on a property across the street from the bike shop. He also supported the need for guidelines to be established and incorporated into the handbook.

Mr. Cook confirmed he has seen several infractions which he felt needed to be addressed in order to avoid inconsistencies in their regulations.

Chairperson Logan agreed that the Commission needed to establish guidelines prior to updating the handbook. She also suggested a draft of these guidelines be reviewed by the Town Attorney.

Mr. Cook mentioned discussing with the Building Official the need to have a uniform regulation with regard to pools and fences. He pointed out that the Historic District Commission requires a fence be placed around an above ground pool in order to shield it from view at the street level. The Building Department currently issues permits for a pool, but does not required the owner to put up a fence for an above ground pool.

Vice Chairperson Ovian asked how many years had this Commission required an applicant to come before it and obtain permission to have a pool and a fence around an above ground pool. Commissioner Miglus indicated for at least three or four years.

Mr. Cook indicated receiving an oral request from Leigh Standish asking for a building permit for a hole. Mr. Standish further explained that he wished to install an in-ground pool. Mr. Cook advised him to put this request in writing. He also advised him to submit an application to this Commission in order to obtain a Certificate of Appropriateness for an in-ground pool and then obtain a building permit for the pool and not a hole.

Vice Chairperson Ovian suggested the Commission meet and discuss revisions. He suggested either having a separate public hearing on these guidelines or add it to the agenda on a night when there were few applications being heard.

Commissioner Garrey asked if all towns required building permits for fences. Mr. Cook stated that not all towns require building permits for fences.

## **ELECTION OF OFFICERS**

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

Billye Logan as Chairperson  
Douglas Ovian for the position of Vice Chairperson  
Jennifer Wolf for the position of Clerk

Aye: Garrey, Logan, Miglus, Ovian, Wolf

**Correspondence - None**

## **APPROVAL OF MINUTES OF JULY 13, 2004**

Upon motion by Commissioner Garrey, seconded by Commissioner Wolf and a poll of the Commission it was voted to APPROVE [the minutes of July 13, 2004](#) as amended.

On page 19 change stipulation #4 to read: "4. All windows on the addition may be simulated divided light, wood or whatever is on the application."

On page 8 to correct the fifth paragraph to read: "Vice Chairperson Ovian asked if the pool would be higher than the fence. Mr. Philbrick indicated that the ladder, which was removable, would extend a foot above the fence. The stockade fence was 6'."

Aye: Garrey, Logan, Miglus, Ovian, Wolf

## **EXECUTIVE SESSION**

At 8:53 p.m. and upon motion by Commissioner Garrey, seconded by Commissioner Wolf and a poll of the Commission it was voted to ENTER INTO EXECUTIVE SESSION FOR THE PURPOSE OF DISCUSSING PENDING LITIGATION.

At 9:35 p.m. and upon motion by Commissioner Garrey, seconded by Commissioner Wolf and a poll of the Commission, it was voted to MOVE OUT OF EXECUTIVE SESSION.

Aye: Garrey, Logan, Miglus, Ovian, Wolf

## **ADJOURNMENT**

There being no further business to come before the Commission, the meeting was adjourned at 9:36 p.m.

Respectfully Submitted,

TOWN OF WETHERSFIELD

## HISTORIC DISTRICT COMMISSION

Jennifer Wolf  
Clerk