

WETHERSFIELD HISTORIC DISTRICT COMMISSION
PUBLIC HEARING
August 8, 2006

The Wethersfield Historic District Commission held a Public Hearing on August 8, 2006 in the 1st Floor Conference Room at the Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present:

Susan O'Brien, Chairperson
Jennifer Wolf, Clerk
Robert Garrey
Gary McLeod
Vacek Miglus (arrived at 7:35PM)
Bette Botticello, Alternate
Eric Hart, Alternate
John Maycock, Alternate

Members Absent:

Also Present:

Kristin Stearley, Historic District Coordinator

Commissioner O'Brien, Chairperson, called the meeting to order at 7:31PM, and read the opening comments. Commissioner Wolf, Clerk, read the Legal Notice as it appeared in the *Hartford Courant* on July 28, 2006.

APPLICATION NO. 3423-06. Ballou Tooker seeking to install a fence in the north side yard at 65 Harmund Place.

Ballou Tooker of 65 Harmund Place appeared before the commission. He explained that he wishes to install a fence on the northern border of his property. A sketch, pictures, and brochure from the fence company were provided to the commission.

The fence was described as being wood, board on board shadowbox with a lattice top. It will be 6' high and 32' long. The fence will be finished on both sides. The fence will land slightly back from the front line of the house.

Commissioner O'Brien asked whether there was anyone else wishing to speak in favor or in opposition to this application. Commissioner Wolf read into the record a letter from P.E. Wilder of 60 Harmund Place. The letter was written in support of the application.

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. 3424-06. Marjorie Carson seeking to replace the existing front steps at 12 Avalon Place.

Marjorie Carson of 12 Avalon Place appeared before the commission. She explained that she wishes to replace the existing concrete steps with concrete steps of the same size. Pictures of the existing stairs were provided. The original stairs were concrete, but a previous owner covered the top of the stairs with flagstone. The stairs are now in disrepair and the applicant wishes to replace them with concrete stairs.

The current railing was painted brown, but will be replaced with a black railing of the same design.

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. 3425-06. Mike and Beth Adams seeking to install leaf guard gutters on the house at 56 Marsh Street.

Mike Adams of 56 Marsh Street appeared before the commission. Also appearing was John Sullivan of 15 Ripley, Wilbraham MA. He represented Leaf Guard Gutters.

Mr. Adams indicated that he wishes to install gutters in the front and back of his property. The gutter is made of aluminum, which is the same material the existing gutters are made of. A sample of the gutter was displayed, and Mr. Sullivan explained how it works in keeping debris from entering the gutter.

There is currently a downspout in the front of the house. That downspout will be replaced with one located on the side of the house.

Commissioner Miglus asked whether the current gutters wrap around the house. He was advised they do not.

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. 3426-06. Stojcevic Zdenko seeking to install replacement windows and convert a shed to a meat smoker at 40 Hart Street.

Stojcevic Zdenko of 40 Hart Street appeared before the commission. Also appearing was his son, Igor Zdenko, who translated for his father.

Mr. Zdenko explained that he wishes to replace existing windows with Anderson 400 Series aluminum clad windows. The light divisions will remain 1/1. The windows on the porch are not being replaced.

The outside of the existing shed is not being changed. Therefore, commissioners indicated they did not have to review that portion of the application.

Commissioner Miglus asked whether the window trim was being changed. The applicant confirmed that there would be no changes to the trim around the windows.

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. 3427-06. Robert Osgood seeking to build a deck in the rear of the house at 39 Foote Path Lane.

Robert Osgood of 39 Foote Path Lane appeared before the commission. He indicated that he wishes to install a deck in the back of the house. He provided a blueprint of the deck, and stated that there will also be a cedar privacy screen that was not shown in the drawing.

No pressure treated wood will be visible. Decking will be used to construct the deck. There was some discussion as to whether the deck would be visible from the public way. It was agreed that the railing, stairs, and privacy screen would be visible. The railing will have a toe kick, and the stairs will have closed risers.

Commissioner O'Brien asked whether there was anyone else wishing to speak in favor or in opposition to this application. Commissioner Wolf read into the record a letter from Cynthia Brown of 32 Foote Path Lane dated July 22, 2006. The letter was written in support of the application.

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. 3428-06. Douglas and Virginia Buck seeking to install a temporary sign for one year at 411 Hartford Avenue.

Douglas Buck of 411 Hartford Avenue appeared before the commission. He provided a drawing of the sign which will say, "Future Home of the Wethersfield Academy for the Arts". The sign will be located to the left of the driveway of the home, and will be 5'3" feet tall. The sign will be made of wood. A drawing of a rooster will be on top of the sign.

Commissioner O'Brien asked whether there was anyone else wishing to speak in favor or in opposition to this application. Charles Stewart of 416 Hartford Avenue appeared before the commission. He indicated that he knew something of the property owners' plans for the property, but was concerned about how the venture will evolve. He expressed concerns that the venture will be too large for the location.

Doris Leclerc of 434 Hartford Avenue appeared before the commission and also expressed concerns about not receiving any information about the future use of the property. She also expressed concerns about the location of the sign. She suggested it may be more appropriate for the sign to be located on the Jordan Lane side of the house. She was advised that the HDC was only considering the appropriateness of the sign, and could not discuss the property's use.

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. 3420-06. Richard W. Savage seeking to replace the existing garage door at 69 Harmund Place (Tabled from July 25, 2006 meeting - Last date to act on is September 26, 2006).

Richard Savage of 69 Harmund Place appeared before the commission. Also appearing was Joe Ulrich of 121 High Street Vernon representing the garage door company.

Mr. Savage indicated that, at the commission's request, he investigated the possibility of installing a wood garage door rather than steel. The wood door he is proposing is most similar to the existing door, and will have windows. The wood door will cost \$1300 as opposed to \$600 for the steel door.

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. 3421-06. Frank DeLuca seeking to replace two front porch windows at 17 Hubbard Place (Tabled from July 25, 2006 meeting - Last date to act on is September 26, 2006).

The applicant contacted Kristin Stearley to advise that he would be unable to attend the hearing. He indicated he would abide by the commission's decision.

APPLICATION NO. 3411-06. Robert & Amy Brough seeking to replace a garage door at 20 Old Pewter Lane (Tabled from July 11, 2006 meeting - Last Date to act on is September 12, 2006).

Robert Brough of 20 Old Pewter Lane appeared before the commission. Also appearing was Joe Ulrich of 121 High Street Vernon.

Mr. Brough stated he was asked to consider replacing the existing door with a wood door, He provided a brochure showing the wood door he wishes to install. He indicated he wanted to add windows in the 2nd row of the door.

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 (Tabled from June 27, 2006 - Last Date to act on is August 22, 2006).

Kristin Stearley read into the record a note she received on July 31, 2006 from the applicants stating that they wish to withdraw their application at this time.

APPLICATION NO. 3422-06. Belgin Emlak LLC seeking to revisit porch separation and propose keeping porch open without separation at 121 Main Street (Tabled from July 25, 2006 meeting - Last date to act on is September 26, 2006).

Ozlem Camli of 84 Hillcrest Avenue appeared before the commission. She explained that work had begun to fix the porch as previously designed. However, when the porch was opened she felt the porch looked much better than stipulated under the previous application. She is proposing the design be changed to allow the porch to remain open. Pictures were provided.

Commissioner Wolf expressed concerns that the porch was finished in a design contrary to the design approved by the commission. She stated the commission worked diligently to approve a design that would accommodate the applicants' needs, and it now appears the work that has been done is not in keeping with the approved design. Ms. Camli indicated that none of the work is finished. The area has merely been prepared for painting.

Commissioner Wolf stated that the commission had been led to believe that the partition in the porch was required by the fire marshal. Ms. Camli stated that the partition was only required if the porch was to be separated. Since she prefers the present design of the porch without the separation, no partition is required.

Commissioner Miglus expressed concerns about the change in the design of the porch. He indicated the porch was originally built as an open porch. At some point, the porch was closed. The porch now looks neither open nor closed. He also expressed concern about the fact that the two doors in the porch do not match. Ms. Camli indicated that the original door was not replaced because everyone agreed it should be saved.

Commissioner Miglus stated that, ideally, the porch should be returned to its original look. However, since that type of project may not be in the applicants' budget, the porch should be left closed. Commissioner O'Brien agreed that the closed porch was an architectural detail that should be maintained.

Commissioner Hart asked whether it was feasible to close the first floor exit to the porch and move it to the foyer of the business entrance. This would create only one entrance on the porch. Ms. Camli stated that the residential and business entrances must be separate.

Commissioner McLeod indicated that he had understood the applicants wanted to close the porch to give the first floor tenants private use of the porch. Ms. Camli stated that that point was no longer a consideration because she prefers the look of the open porch. Commissioner McLeod asked the applicant whether she had any concerns about how the porch would look if it were closed. She indicated she thought the porch would look cluttered if it were closed.

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.

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

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

**WETHERSFIELD HISTORIC DISTRICT COMMISSION
PUBLIC MEETING
August 8, 2006**

APPLICATION NO. 3423-06. Ballou Tooker seeking to install a fence in the north side yard at 65 Harmund 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

Aye: Garrey, Maycock, McLeod, Miglus, Wolf Abst: O'Brien

APPLICATION NO. 3424-06. Marjorie Carson seeking to replace the existing front steps at 12 Avalon Place.

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

Discussion

Commissioner Miglus indicated that the change in the steps would basically return the house to its original look.

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

APPLICATION NO. 3425-06. Mike and Beth Adams seeking to install leaf guard gutters on the house at 56 Marsh 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 Miglus stated that the new gutters will be mostly indistinguishable from the existing K-style gutters. Commissioner O'Brien stated the change actually improves the look of the house since the spout is being moved to the side of the house.

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

APPLICATION NO. 3426-06. Stojcevic Zdenko seeking to install replacement windows and convert a shed to a meat smoker at 40 Hart Street.

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

- Windows shall be Anderson 400 aluminum clad wood windows 1/1 light divisions.
- Porch windows shall not be replaced.

Discussion

Aye: Garrey, Maycock, McLeod, Miglus, Wolf Abst: O'Brien

APPLICATION NO. 3427-06. Robert Osgood seeking to build a deck in the rear of the house at 39 Foote Path Lane.

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

- There shall be a cedar privacy screen installed on the south side next to the stairs extending up about flush with the top of the window.

Discussion

Commissioner O'Brien indicated that the deck will be minimally visible. Commissioner Miglus concurred, and stated the deck was very appropriate for the style of the house.

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

APPLICATION NO. 3428-06. Douglas and Virginia Buck seeking to install a temporary sign for one year at 411 Hartford Avenue.

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

Discussion

Commissioner Miglus stated the design of the sign works well with the property. The issues raised by neighbors are not within the commission's authority. Commissioner O'Brien mentioned that she is also a neighbor, but is not opposed to the sign and is excited about the future of the property.

Commissioner Miglus suggested the academy do a better job of getting information to neighbors.

Aye: Botticello, Garrey, Maycock, McLeod, Miglus Abst: O'Brien, Wolf

APPLICATION NO. 3420-06. Richard W. Savage seeking to replace the existing garage door at 69 Harmund Place (Tabled from July 25, 2006 meeting - Last date to act on is September 26, 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:

- Door shall be 6 panels wide, 4 panels high, with lights in the 3rd row up.
- Door shall be wood.

Discussion

Commissioner Miglus expressed a concern that the door not appear square.

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

APPLICATION NO. 3421-06. Frank DeLuca seeking to replace two front porch windows at 17 Hubbard Place (Tabled from July 25, 2006 meeting - Last date to act on is September 26, 2006).

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

Discussion

Commissioner O'Brien expressed concerns that the commission would deny a change to the porch in this particular property, but would consider allowing a change to the porch at another property discussed during the public hearing. Commissioner Wolf explained that Mr. DeLuca' application merely called for a change to the style of windows on the front porch. The commission did not want the windows changed to the proposed style, and suggested the applicant consider another style. The applicant has chosen not to present an alternative, and has indicated he will abide by the commission's decision.

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

APPLICATION NO. 3411-06. Robert & Amy Brough seeking to replace a garage door at 20 Old Pewter Lane (Tabled from July 11, 2006 meeting - Last Date to act on is September 12, 2006).

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

to APPROVE the application as submitted.

Discussion

Commissioner Miglus stated the proposed door is appropriate for the property. Commissioner Wolf thanked the applicant for returning with to the commission with other options.

Aye: Garrey, Maycock, McLeod, Miglus, Wolf Abst: O'Brien

APPLICATION NO. 3422-06. Belgin Emlak LLC seeking to revisit porch separation and propose keeping porch open without separation at 121 Main Street (Tabled from July 25, 2006 meeting - Last date to act on is September 26, 2006).

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

Discussion

Commissioner Wolf stated the porch looks unfinished in its current state, and does not feel it is an appropriate design for the porch. Commissioners Botticello and Maycock agreed. Commissioner O'Brien reminded the commission that, when the original application was discussed, no one wanted to see the porch changed. However, commissioners agreed to a design change to accommodate the applicant's need to separate the porch.

Commissioner Hart stated the application could either be denied, or tabled to allow the applicant to return with other options. Commissioner O'Brien indicated that she did not feel there were any other options but to close the porch. She felt that the two doors in the front make the house look like a tenement. The porch needs to be closed in order to hide the doors and asbestos siding, and to maintain the look of a house on a very important street in the district. Commissioner Miglus indicated there were a number of ways to close the porch.

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

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

Commissioner McLeod noted a spelling error in the last paragraph on the first page. "Gambrel" roof was spelled "gamble". Upon motion by Commissioner Miglus the minutes were approved with the change and without objection.

Kristin Stearley indicated that an error in the July 11, 2006 was recently found. The minutes reflect that application 3413-06 is for a project at 411 Hartford Avenue. The correct address is 411 Main Street.

OTHER BUSINESS

Public comments on general matters of the Historic District

None.

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 8:57PM.

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

Respectfully Submitted
TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

Jennifer Wolf, Clerk