

**WETHERSFIELD HISTORIC DISTRICT COMMISSION
PUBLIC HEARING
December 12, 2006**

The Wethersfield Historic District Commission held a Public Hearing on December 12, 2006 in the 1st Floor Conference Room at the Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present:

Susan O'Brien, Chairperson
Vacek Miglus, Vice Chairperson
Gary McLeod
Bette Botticello, Alternate
Eric Hart, Alternate
John Maycock, Alternate

Members Absent:

Jennifer Wolf, Clerk
Robert Garrey

Also Present:

Kristin Stearley, Historic District Coordinator

Commissioner O'Brien, Chairperson, called the meeting to order at 7:30PM, and read the opening comments. Commissioner McLeod, Acting Clerk, read the Legal Notice as it appeared in the *Hartford Courant* on December 1, 2006.

APPLICATION NO. 3459-06. Anastas Premto seeking to install a retaining wall at 71 Northbrick Lane.

Anastas Premto of 71 Northbrick Lane appeared before the commission. He explained that he has had water in his basement from the street every year since he purchased his home. He had contacted the town to ask that the town address the issue. He provided the July 10, 2006 letter he received from Bonnie Therrien indicating that the town could not address the flooding problem at that time. The letter was read into the record. Since he could not get help from the town, the applicant installed a retaining wall.

Kristin Stearley explained that a small retaining wall existed on both sides of the driveway. The new wall is longer in that it is along the entire length of the driveway and wraps a bit at the corner.

Commissioner Miglus asked how the wall would stop the water from the street. Mr. Premto explained that he built up the area from the street to keep the water away.

Commissioner O'Brien indicated she understood why the applicant felt it necessary to build the retaining wall, but reminded him that projects in the historic district must be approved by the HDC, and he must seek permission before he changes his property.

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. 3460-06. Jakub Micengendlar and Joe Broder seeking to install replacement windows at 130 Church Street.

Joseph Broder of 151 Broadway in Colchester appeared before the commission. He explained that the windows on the property were broken and in disrepair. Mr. Micengendlar noticed that other homes in the neighborhood, including the house next door, had similar windows. Therefore, he did not think there would be a problem with installing vinyl

windows. The windows have already been installed.

Pictures were provided of the new windows and of other homes in the neighborhood. Mr. Broder indicated that he is willing to do whatever necessary, short of removing the windows, to rectify any concerns the commission may have about the windows. He was advised by Kristin Stearley that one of the concerns is that the windows that were installed have different grill work than the original windows. Mr. Broder indicated he would be willing to attach dividers to the windows.

Commissioner Miglus explained the different methods of installing divisions, including simulated divided light. He stated the method described by the applicant is sub-optimal. Commissioner Hart asked what the windows divisions were on the original windows. Commissioner Miglus described the various patterns that existed on the front of the house. The side of the house probably had 1/1 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. 3461-06. Roark McCutcheon/Hartford Builders LLC seeking to install replacement windows at 15 Avalon Place.

Roark McCutcheon of 31 Keirstead Circle in Marlborough appeared before the commission. He provided the commission with a sample of the window, which is an Andersen 400 Series. The proposed window is a wood window, 4/1 simulated divided light. The existing trim will remain.

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. 3395-06. Rick Garofalo seeking to amend the approved Certificate of Appropriateness to change the exterior of the sunroom addition to include raised panels under the windows at 6 Avalon Place.

Rick Garofalo of 6 Avalon Place appeared before the commission. He stated he has an exterior design change to the front of the house and the side facing the driveway. He is proposing raised panel, which is 1 by 6 trim with a panel behind it and piece of molding outlining it. The panel is planned for under the windows. Commissioner Miglus asked whether the applicant planned on putting siding on the side and above the windows. The applicant stated he would like to put the paneling over the window.

Mr. Garofalo indicated he also wants to eliminate a window on the west side of the house. He also wants to install smaller windows on the west and east sides of the house.

Mr. Garofalo explained that the builder miscalculated resulting in a wall that now needs to be moved about 3'. The pitch of the roof will remain the same.

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. 3446-06. Peter and Janet Leombruni seeking to amend the approved Certificate of Appropriateness to add a door in the rear of the home in place of a window, move a window away from the rake board on the left side of the home, and remove a 2 foot garrison from the front of the home on a portion of 200 Broad Street.

Janet Leombruni of 200 Broad Street appeared before the commission. She explained that the applicants wish to move a window on the side of the house slightly.

The project also calls for adding a door, which the applicant stated cannot be seen from the street.

The biggest change involves the removal of the overhang. Kristin Stearley explained that she learned from Peter Leombruni that the reason the change is being proposed is in order to accommodate a different building style.

Commissioner Miglus stated that the overhang is a major architectural styling element of the house. With the elimination of the overhang, the front door calls out for more ornamentation than the applicants planned for.

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. 3369-06. Gary Vivian seeking to amend the approved Certificate of Appropriateness to change the style of the garage doors, for placement of a/c condensers and to change the siding from horizontal clapboard to vertical barn board at 323 Hartford Avenue.

Gary Vivian of 43 Old Pewter Lane appeared before the commission. He is the architect on the project. Also appearing was Mark Raymond of 323 Hartford Avenue.

Mr. Vivian explained that he was advised by Brian O'Connor that the HDC should approve the location of the air conditioning condenser. The proposed location of the condenser is on the side of the house next to the hatchway.

The applicant would also like to change the siding on the garage to vertical barn board. He explained that the vertical siding will help with distinguishing the barn structure from the main house. As part of that effort, the garage door will be changed to a carriage house design in steel.

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 McLeod, and seconded by Commissioner Miglus 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: Botticello, Maycock, McLeod, Miglus, O'Brien

**WETHERSFIELD HISTORIC DISTRICT COMMISSION
PUBLIC MEETING
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APPLICATION NO. 3459-06. Anastas Premto seeking to install a retaining wall at 71 Northbrick Lane.

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

- The finials shall be removed from the walls.

Discussion

Commissioner Miglus asked about the tent that has been installed on the property. Kristin Stearley indicated that the tent is being used as a temporary garage. The homeowner has been advised that he needs approval from P&Z if the tent is to remain longer than six months. Brian O'Connor will follow up on this matter.

Commissioner Miglus indicated that he thought the stone wall is not inappropriate for the house, but the finials are.

Aye: Botticello, Maycock, McLeod, Miglus, O'Brien

APPLICATION NO. 3460-06. Jakub Micengendlar and Joe Broder seeking to install replacement windows at 130 Church Street.

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

Discussion

Commissioner Miglus indicated that the house is rather simple with little ornamentation. The only unique feature on the house were the windows and they have now been removed. The windows are a major architectural element that should not be removed. Commissioner O'Brien agreed.

Aye: Botticello, Maycock, McLeod, Miglus, O'Brien

APPLICATION NO. 3461-06. Roark McCutcheon/Hartford Builders LLC seeking to install replacement windows at 15 Avalon Place.

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

- Closure strip shall be mounted from the window to the existing trim.

Discussion

The commissioners noted that the proposed windows do an adequate job of replicating the existing windows.

Aye: Botticello, Maycock, McLeod, Miglus, O'Brien

APPLICATION NO. 3395-06. Rick Garofalo seeking to amend the approved Certificate of Appropriateness to change the exterior of the sunroom addition to include raised panels under the windows at 6 Avalon Place.

Upon motion by Commissioner Miglus, seconded by Commissioner Maycock and a poll of the Commission, it was voted to APPROVE the following amendments to the Certificate of Appropriateness:

- Eliminate the window on the west side.
- Change size of windows as indicated on submitted drawings.
- Move 2nd floor west wall window 3' to the west. Roof pitch shall remain the same.
- Sunporch windows shall have raised panels as per submitted drawings.

Discussion

The commissioners agreed that the requested changes are reasonable.

Aye: Botticello, Maycock, McLeod, Miglus, O'Brien

APPLICATION NO. 3446-06. Peter and Janet Leombruni seeking to amend the approved Certificate of Appropriateness to add a door in the rear of the home in place of a window, move a window away from the rake board on the left side of the home, and remove a 2 foot garrison from the front of the home on a portion of 200 Broad Street.

Upon motion by Commissioner Miglus, seconded by Commissioner Maycock and a poll of the Commission, it was voted to TABLE the request for an amendment.

Discussion

Commissioner Miglus suggested the application be tabled in order to give the applicants more time to address a change to the front door.

Aye: Botticello, Maycock, McLeod, Miglus, O'Brien

APPLICATION NO. 3369-06. Gary Vivian seeking to amend the approved Certificate of Appropriateness to change the style of the garage doors, for placement of a/c condensers and to change the siding from horizontal clapboard to vertical barn board at 323 Hartford Avenue.

Upon motion by Commissioner Maycock, seconded by Commissioner Hart and a poll of the Commission, it was voted to APPROVE the amendment to the Certificate of Appropriateness as submitted.

Discussion

Aye: Botticello, Maycock, McLeod, Miglus, O'Brien

APPROVAL OF MINUTES OF: November 28, 2006

Upon motion by Commissioner Miglus [the minutes of the November 28, 2006 meeting](#) were approved without objection.

OTHER BUSINESS

Public comments on general matters of the Historic District

Michael Joyce of 13 Avalon Place appeared before the commission. He asked when the Preservation Trust grants would be available. He was advised that it will be a year or so before homeowners will have access to the grants.

Report of the Historic District Coordinator

Kristin Stearley mentioned that she is working with Rayann Palmer in getting Wethersfield Historic District classified as a Certified Local Government. This would allow the district to apply for more grants.

CORRESPONDENCE

None.

APPROVAL OF 2007 MEETING DATES

Upon motion by Commissioner Miglus and seconded by Commissioner O'Brien and a poll of the Commission, it was unanimously voted to APPROVE the 2007 meeting dates as presented.

Aye: Botticello, Maycock, McLeod, Miglus, O'Brien

EXECUTIVE SESSION

Upon motion by Commissioner Miglus and seconded by Commissioner O'Brien and a poll of the Commission, it was unanimously voted to go into Executive Session at 9:07PM in order to discuss pending litigation.

Aye: Botticello, Maycock, McLeod, Miglus, O'Brien

Upon motion by Commissioner Miglus and seconded by Commissioner O'Brien and a poll of the Commission, it was unanimously voted to leave Executive Session at 9:52PM.

Aye: Botticello, Maycock, McLeod, Miglus, O'Brien

APPLICATION NO. 3338-05. Edward Delmastro, 167 Church Street.

Upon motion by Commissioner Miglus, seconded by Commissioner Maycock and a poll of the Commission, it was voted to APPROVE the amendment to the Certificate of Appropriateness per legal settlement as follows:

- Applicant shall remove the vinyl replacement windows installed on the first floor north side (front) of house, including veranda windows on the north side and replace with wood windows.
- Applicant has six months to do so.
- When and if the applicant replaces the upper windows on the north side (front) of the house, they will be replaced with wood windows.
- The vinyl replacement windows on the east and west side of the house shall remain.

Aye: Botticello, Maycock, McLeod, Miglus, O'Brien

ADJOURNMENT

Upon motion by Commissioner Botticello and seconded by Commissioner Miglus and a poll of the Commission, it was unanimously voted to ADJOURN the meeting at 9:58PM.

Aye: Botticello, Maycock, McLeod, Miglus, O'Brien

Respectfully Submitted
TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

Gary McLeod
Clerk Pro Tem