

**WETHERSFIELD HISTORIC DISTRICT COMMISSION
PUBLIC HEARING
JANUARY 25, 2005**

The Wethersfield Historic District Commission held a public meeting on January 25, 2005 at 7:30PM in the Council Conference Room of the Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present:

Billye Logan, Chairperson
Douglas Ovian, Vice Chairperson (portion of public meeting only)
Vacek Miglus
Eric Hart, Alternate
Heidi Lane, Alternate

Members absent:

Jennifer Wolf, Clerk
Robert Garrey
Sue O'Brien, Alternate

Also Present:

Robert Cook, Wethersfield Historic District Coordinator

Chairperson Logan called the meeting to order at 7:30PM and read the opening comments. Acting Clerk Miglus read the Legal Notice as it appeared in the *Hartford Courant* on January 14, 2005.

APPLICATION NO. 3273-04. Douglas & Virginia Buck seeking to replace the existing windows at 411 Hartford Avenue.

Douglas and Virginia Buck of 411 Hartford Avenue appeared before the commission. Mr. & Mrs. Buck explained that they wish to replace the existing Victorian windows, which are 6/6. They would like to install windows that are 12/12, which are more in keeping with the age of the house. The new windows will be wood with a single pane of glass. Inner storm windows will be installed.

Initially only the windows in the front of the house and the side windows in the upstairs bedrooms will be replaced. Eventually all the windows will be replaced. The only windows that will not be replaced with 12/12 windows are the windows in the addition that was built more recently. Those windows will remain 6/6.

Commissioner Logan asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 3252-04. Anna Antonakos seeking to replace the existing gutters at 90 Broad Street.

Anna Antonakos of 90 Broad Street appeared before the commission. She thanked the commission for the approval given for the installation of a fence.

Robert Cook explained that the application for gutters had been submitted some time ago. It was included with the application for the fence, but on the reverse side of the application form. It was not noted in time to be included in the Legal Notice. Therefore, it could not be voted on at the previous meeting. Mr. Cook and Commissioner Miglus have already visited the property.

Ms. Antonakos wishes to install gutters in the front and rear of the house. Currently the house has no gutters except a downspout in the rear of the house. She wishes to have Leaf Guard gutters installed primarily because they do not need to be cleaned.

Commissioner Miglus explained that he had thought half-round gutters could be installed, but after he visited the property he feels the case-style gutters could be used as well. Mr. Cook stated that the applicant had spoken with Richard Turner about installing half-round gutters on her home. Mr. Turner indicated he did not feel that half-round gutters would be appropriate because of the shape of the home.

Commissioner Logan asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

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

**WETHERSFIELD HISTORIC DISTRICT COMMISSION
PUBLIC MEETING
JANUARY 25, 2005**

APPLICATION NO. 3273-04. Douglas & Virginia Buck seeking to replace the existing windows at 411 Hartford Avenue.

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

Aye: Hart, Logan, Miglus, Lane Not present: Ovian

APPLICATION NO. 3252-04. Anna Antonakos seeking to replace the existing gutters at 90 Broad Street.

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

- install Leaf Guard gutters across the front of the house as shown in the photograph submitted at tonight's meeting and across the rear of the building.

Aye: Hart, Logan, Miglus, Lane Abst: Ovian

APPROVAL OF MINUTES OF: [January 11, 2005](#)

Upon motion by Commissioner Hart, seconded by Commissioner Ovian and a poll of the Commission, it was voted to APPROVE the above minutes as presented.

Aye: Hart, Miglus, Ovian Abst: Lane, Logan

OTHER BUSINESS

Public Comment - None

Report of the Historic District Coordinator

Robert Cook reviewed the following matters:

- The "For Sale" sign in front of the house on Marsh Street is gone, but Mr. Cook has confirmed that the house is still for sale and that the windows are scheduled to be replaced as soon as the weather improves.
- At Commissioner Garrey's request, Mr. Cook looked into a porch on Broad Street and one on the corner of Garden and Main Streets. The owner of the home on Broad Street has secured a building permit and the work will be done as soon as the weather improves. On February 1, Mr. Cook is meeting with the owner of the house

- on Garden and Main Streets. The Health Department is also involved.
- Louis Ocasio has requested that a Certificate of Occupancy be issued soon for his house on Broad Street, but has been told that it cannot be issued until he files an application for installation of the fence. The application was completed on January 25 and Mr. Cook will visit the house this week.
 - Mr. Cook was requested to issue a temporary Certificate of Occupancy for the carriage house behind the bed & breakfast. The craftsmanship is well done, but it is not complete. Some of the items that were approved by the commission were not done, or were done differently than approved. Commissioner Logan suggested a site visit be done. Mr. Cook suggested the visit be done after other items are completed (e.g. smoke detectors).
 - Mr. Paine will be requesting a Certificate of Occupancy for a garage. That property is located across from the Ocasio property.
 - Mr. Cook sent an email to the commissioners about a few issues pertaining to the Stillman building, which was discussed.
 - Information was distributed about the "Old House Fair 2005" scheduled for February 5, 2005. Commissioners were encouraged to attend if possible.
 - Mr. Cook visited the Peleponuk home on Center Street and noted the excellent quality of the materials being used and the work being done by the contractor, House of Hanbury.
 - Mr. Cook supplied a sample of the material that Paula Larsen wishes to use for the sign outside The Creamery. The commission approved a wood sign, but the applicant has asked for the commission's opinion about a different material she is proposing. The commission has no problems with the manmade material as long as the sign is painted.

Commissioner Oviaan expressed a concern about the design of the sample. Specifically, he raised a concern about the lettering being raised rather than carved because the raised lettering attracts more dirt. Mr. Cook stated that approval of the material for the sign was all that the commission was being asked to do. Ms. Larsen must still file an application for approval of the design of the sign.

Commissioner Oviaan also asked questions about some of the design aspects of the building.

Commissioner Logan also expressed some concerns about the landscaping and pavers being used at the building saying much of what is being done was not approved by the commission.

- Mr. Cook mentioned that another ice cream shop may be opening on Main Street (at the former site of The Creamery). Also a jewelry shop may be opening on Main Street.

Commissioner Miglus indicated that he has been unable to find steel flat panel garage doors, which were approved at the last meeting in response to the DiPalma application. The commission does not feel raised panel doors are appropriate for the house. As an alternative to replacing the garage door, Mr. Cook spoke with Mrs. DiPalma and suggested she call a carpenter who repaired the wood doors on a garage on State Street. Commissioner Miglus asked Mr. Cook to contact Mrs. DiPalma to let her know that the search for a steel flat panel door continues. Mr. Cook stated he will also ask the applicant whether she has contacted the carpenter.

Commissioner Oviaan discussed a fence company he came across in Massachusetts. The company is called Perfection Fence.

Commissioner Logan asked about the sign proposed by Dr. Antonakos. Mr. Cook mentioned that Dr. Antonakos received zoning approval for a sign. He still needs to file an application with the commission for approval of the design and for the carport.

Commissioner Oviaan mentioned he has seen the porch reconstruction at the corner of Middletown Avenue and Mayfield. The lattice under the porch has only vertical boards. Mr. Cook mentioned that he has also seen the construction and feels the work is well done and that the porch is very sturdy.

ADJOURNMENT

Upon motion by Commissioner Ovian, seconded by Commissioner Lane and a poll of the Commission, it was unanimously voted to ADJOURN the meeting at 8:50PM.

Aye: Hart, Lane, Logan, Miglus, Ovian

Respectfully Submitted

TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

Jennifer Wolf
Clerk