

**WETHERSFIELD HISTORIC DISTRICT COMMISSION  
PUBLIC HEARING  
FEBRUARY 22, 2005**

The Wethersfield Historic District Commission held a public hearing on FEBRUARY 22, 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  
Jennifer Wolf, Clerk  
Robert Garrey  
Vacek Miglus (arrived at 8:40PM)  
Heidi Lane, Alternate  
Sue O'Brien, Alternate

Members absent:

Eric Hart, Alternate

Also Present:

Robert Cook, Wethersfield Historic District Coordinator

Vice Chairperson Ovian, acting as Chairperson, called the meeting to order at 7:30PM and read the opening comments. Clerk Wolf read the Legal Notice as it appeared in the *Hartford Courant* on February 11, 2005.

**APPLICATION NO. 3274-05.** Luis Ocasio seeking to replace the existing fence at 220 Broad Street.

Luis Ocasio of 220 Broad Street appeared before the commission. Mr. Ocasio mentioned that there was a split rail fence along the driveway at 226 Broad Street, which he wishes to replace with a six-foot wood stockade fence (wood fence with a picket top). The fence has already been installed. The replacement fence is in the same location as the previous fence, which is straight along the driveway.

Commissioner Ovian 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. 3275-05.** George W. Taylor seeking to replace the existing garage doors at 371 Garden Street.

George W. Taylor of 397 Main Street appeared before the commission. Mr. Taylor provided a manufacturer's brochure with the door he wishes to install circled (Value Plus Series model 183). The proposed door has sixteen raised panels with texture, and no windows. The present door is made of wood and is in poor condition. The proposed door is made of metal.

Commissioner Logan asked the applicant whether he had considered a flat panel door, which simulates the look of wood better than the metal door. A flat panel door is also described in the manufacturer's brochure. Mr. Taylor indicated he had not considered a flat panel door.

Commissioner Ovian 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. 3276-05.** Edward Wilmer seeking to install an electric service panel on the left front of the house at 194 Hartford Avenue.

Tim Wilmer of 194 Hartford Avenue appeared before the commission representing his father, Edward Wilmer. Tim

Wilmer read a letter from his brother, who is handling the installation of the panel but was unable to attend the meeting. The letter explained the details of the project. The meter's dimensions are 10" X 19" X 5", will replace two existing meters, and will not be visible from the street. The meter will be located on the left front side of the house facing State Street.

Commissioner Ovia clarified the Commission's understanding that the meter would be located on an accessory addition of the house facing State Street.

Commissioner Ovia 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. 3199-04.** Luis Ocasio seeking to amend the approved Certificate of Appropriateness for a single-family residence at 220 Broad Street.

Luis Ocasio of 220 Broad Street appeared before the commission once again. Robert Cook inspected the house for the purpose of issuing a Certificate of Occupancy and noted a number of items that were not in accordance with the Certificate of Appropriateness issued by the Commission. The items being brought forward for amendment include:

- Square opening for the garage doors, which was approved as an arched opening.
- Connector between garage and house has the same square opening design.
- Lack of curvature of the portico.
- Removal of cupola.
- A four-light casement window has been added to the left of the porch door between the garage and the main door.
- Front step railings currently installed on a temporary basis.
- Six lights have been installed, rather than the five lights that were approved.
- Brick veneer will not be installed.
- Doors are carriage house style, but are not exactly as represented in the drawings approved by the Commission.

Commissioner Ovia 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. 2896-01.** John Aforismo seeking to amend the approved Certificate of Appropriateness in regard to the carriage house at 185 Broad Street.

John Aforismo appeared before the commission. He indicated that the work being done is a "work in progress" as they continue to bring the house back to the its 1865 look. Photographs and drawings of completed and proposed changes were available. Changes include:

- A window near the pool has been replaced with a stained glass window.
- An overhang removed from the front of the house has been removed from the front of the house and moved to the north side of the house. The roof has been extended to the elevation of the garage doors and a pole has been added.
- Windows at the back have been removed for security reasons. Extensive landscaping will be done instead.
- Poles have been added to match those on the main house.
- Door to the pool has been changed.
- Two double hung windows have been added to the side facing Broad Street.
- Lights have been added in-between the two doors.
- The cupola will eventually be added.
- The number of the house (185) will be done in stained glass. Two windows will be added. One window will face Broad Street and the other will face Robbinswood.

Commissioner Ovia 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. 3259-04.** Thomas Bialek seeking to amend the approved Certificate of Appropriateness for the porch windows at 49 Foote Path Lane.

Thomas Bialek of 49 Foote Path Lane appeared before the commission. Also present were his fiancée, Tara Gentile, and her father, Fran Gentile.

Robert Cook explained that the applicant met with him about the selection of the windows. Mr. Cook thought the windows that the applicant had selected had been one of the windows approved by the commission. However, when he discussed the applicant's selection with the commission at a meeting held several weeks ago, commissioners indicated that the vinyl windows selected by the applicant were not an option.

Two windows have been installed. The windows are 11 1/2 feet long with a center divider, and a sliding window on each side of the divider. There is a 30-inch knee wall.

Commissioner Logan stated that the picture provided to the commission is of a window one would see in a house. The windows installed by the applicant are the type and size typically installed in a porch.

Commissioner Ovian 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. 3170-04.** Paula Larsen seeking to amend the approved Certificate of Appropriateness for the flower bed at 271 Main Street.

Paula and Klaus Larsen appeared before the commission. The applicant's father, Roger Rubinow, also appeared.

Robert Cook explained that he erred in not having the applicant appear before the commission sooner. This is the first combined private and commercial property Mr. Cook has worked with. He thought the flowerbed was not under the commission's jurisdiction. However, he measured the location of the flowerbed and confirmed that it is located on the commercial part of the property. Therefore, the flowerbed is under the commission's jurisdiction.

Commissioner Ovian asked whether the applicant was asking for approval of a flowerbed different from what has already been installed. The applicant indicated she is not. She provided photographs.

Commissioner Logan asked whether the applicant had considered using another material to create the bed, such as brick. Mr. Larsen responded that they had considered brick, but felt it was not appropriate.

Judy Alderman of 265 and 267 Main Street spoke before the commission. She said she was not sure why she was at the meeting. Commissioner Ovian explained that she could speak in favor or in opposition to the application.

Ms. Alderman stated she objected to the structure in that it is 66 inches wide and is approximately 7 1/2 feet from her front door. She does not feel anyone could tend a garden of that size without working on both sides of the bed and trespassing on her property. Ms. Alderman indicated the height of the bed is substantial in front of her front door. She also feels the commission should visit the site since she does not think the bed is in keeping with Old Wethersfield.

Roger Rubinow addressed the commission. He felt that some of Ms. Alderman's comments were misleading. He stated that the flowerbed is located by a door that is not used by Ms. Alderman. He also stated that the flowerbed was put at that location in response to Ms. Alderman's concerns about children running through her property.

Commissioner Ovian 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 Garrey, seconded by Commissioner Logan 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  
FEBRUARY 22, 2005**

**APPLICATION NO. 3274-05.** Luis Ocasio seeking to replace the existing fence at 220 Broad Street.

Upon motion by Commissioner Wolf, seconded by Commissioner Garrey and a poll of the Commission, it was voted to APPROVE the subject application for a fence as it is currently constructed, not as it is described in the application, and only that portion that runs parallel to the driveway.

Aye: Garrey, Lane, Logan, Ovian, Wolf

**APPLICATION NO. 3199-04.** Luis Ocasio seeking to amend the approved Certificate of Appropriateness for a single-family residence at 220 Broad Street.

Upon motion by Commissioner Garrey, seconded by Commissioner Logan and a poll of the Commission, it was voted to APPROVE all the amendments as submitted.

Aye: Garrey, Lane, Logan, Ovian, Wolf

**APPLICATION NO. 3275-05.** George W. Taylor seeking to replace the existing garage doors at 371 Garden Street.

The commissioners agreed that before making a decision, they needed to see the current door and to get a better idea of what a flat door looks like.

Upon motion by Commissioner Wolf, seconded by Commissioner O'Brien and a poll of the Commission, it was voted to TABLE the application leaving the public hearing open.

Aye: Lane, Logan, O'Brien, Ovian, Wolf Abst: Garrey

**APPLICATION NO. 3276-05.** Edward Wilmer seeking to install an electric service panel on the left front of the house at 194 Hartford Avenue.

Commissioner Ovian clarified that the electric service panel would be installed on an elevation on one of the additions facing State Street.

Upon motion by Commissioner Garrey, seconded by Commissioner Wolf and a poll of the Commission, it was voted to APPROVE the installation of the electric panel on the extreme left side of the entrance facing State Street as submitted.

Aye: Garrey, Lane, Logan, Ovian, Wolf

**APPLICATION NO. 2896-01.** John Aforismo seeing to amend the approved Certificate of Appropriateness in regard to the carriage house at 185 Broad Street.

Upon motion by Commissioner Garrey, seconded by Commissioner Logan and a poll of the Commission, it was voted to APPROVE all the amendments to the carriage house and to the main house as submitted and/or discussed.

Aye: Garrey, Lane, Logan, Ovian, Wolf

**APPLICATION NO. 3259-04.** Thomas Bialek seeking to amend the approved Certificate of Appropriateness for the porch windows at 49 Foote Path Lane.

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

Aye: Garrey, Lane, Logan, O'Brien, Wolf Abst: Ovian

**APPLICATION NO. 3170-04.** Paula Larsen seeking to amend the approved Certificate of Appropriateness for the flower bed at 271 Main Street.

A site visit was scheduled for Saturday, February 26, 2005 at 9AM.

Upon motion by Commissioner Logan, seconded by Commissioner Garrey and a poll of the Commission, it was voted to TABLE the application leaving the public meeting open.

Aye: Garrey, Lane, Logan, Ovian, Wolf

**APPROVAL OF MINUTES OF:** [January 25, 2005](#) and [February 8, 2005](#)

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

Aye: Lane, Logan, Miglus, Ovian, Wolf Abst: Garrey

### **OTHER BUSINESS**

**Public Comment** - None

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

Robert Cook mentioned that the closing on 76 Marsh Street is scheduled for February 23, 2005. The windows are in and look very nice. Commissioner Ovian indicated that there appears to be something wrong with the window trim. Mr. Cook indicated that he had already told the homeowner that nothing more was required and feels it is too late to address any additional problems.

Mr. Cook has started to use the new welcome letter approved by the commission. He has gone back through his records and has sent out 60 letters. This represents all new homeowners in the district since he started as District Coordinator in December 2002.

The town has passed a Property Maintenance Ordinance. The town wants to give Mr. Cook the responsibility for monitoring property maintenance throughout the town.

### **ADJOURNMENT**

Upon motion by Commissioner Garrey, seconded by Commissioner Wolf and a poll of the Commission, it was unanimously voted to ADJOURN the meeting at 9:35PM.

Aye: Garrey, Logan, Miglus, Ovian, Wolf

Respectfully Submitted

TOWN OF WETHERSFIELD  
HISTORIC DISTRICT COMMISSION

Jennifer Wolf  
Clerk