

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

The Wethersfield Historic District Commission held a public hearing on March 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 (arrived at 8:37PM)
Vacek Miglus
Eric Hart, Alternate
Heidi Lane, Alternate

Members absent:

Robert Garrey
Sue O'Brien, Alternate

Also Present:

Robert Cook, Wethersfield Historic District Coordinator

Vice Chairperson Ovian, acting as Chairperson, called the meeting to order at 7:40PM and read the opening comments. Commissioner Miglus, Acting Clerk, read the Legal Notice as it appeared in the *Hartford Courant* on March 11, 2005.

APPLICATION NO. 3277-05. Comstock Ferre & Co. seeking to install gutters at 249 Main Street.

Pierre Bennerup, owner of Comstock Ferre & Co. appeared before the commission. Also present was Linda Cushman, manager of Comstock Ferre & Co. Mr. Bennerup explained that a major renovation has been done on the building and the gutters, which were old and in disrepair were removed. He would like to install gutters on the front and back of the building. The roof is charcoal black and the building is a muted blue. The color he has selected for the gutters is dark gray.

Commissioner Ovian clarified his understanding that gutters would be installed on the west side of the house (shed roof), and on the west and east sides of the main gable roof. Mr. Bennerup agreed. Commissioner Ovian also asked whether the gutter was K-style, or the "leaf guard" style. Mr. Bennerup indicated the gutter was neither style, rather it was somewhat square and looked more like molding.

Mr. Bennerup indicated that at the same time snowguards will be installed to break up the snow when it falls off the roof. He also wishes to install gutters in the other buildings, and work has already begun on those buildings.

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 **(Tabled from meeting of 2-22-05 - Last date to act on 4-12-05).**

George Taylor of 297 Main Street appeared before the commission. Robert Cook provided Mr. Taylor with a sample of a wood paneled door for him to consider. Commissioner Logan advised the commission that the steel doors being requested have already been installed. Mr. Taylor confirmed that the doors were installed before he had the opportunity to advise the contractor that the commission had tabled the decision on the installation of the doors.

The door that was installed was the type that was reviewed at the previous meeting. The door is painted with a specially mixed color to match the house, and has no windows.

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. 3175-04. Chi & Todd Murphy seeking to amend the approved Certificate of Appropriateness to enlarge the addition from 12' X 16' to 16' X 16' at 41 Woodland Street.

Gary Vivian of 43 Old Pewter Lane appeared before the commission. He is the architect for this project. He provided the commission with copies of the proposal that was originally approved and displayed site plans showing the proposed change. The homeowners are seeking to add 4' to the rear of the addition. This change would also result in an enlargement of the area on the first floor. No other changes to the approved Certificate of Appropriateness, such as number of windows, style, etc. are being made.

Commissioner Miglus raised a point that he indicated he had raised when the application was originally made. He feels that the side elevation has too much clapboard and needs more texture. Mr. Vivian indicated he recalls the discussion and agrees, but at this point does not want to introduce another material. Commissioner Ovian indicated that currently the main view of the house is from the front. If the side view were more prominent, he indicated he would be more inclined to agree with Commissioner's Miglus' concerns.

Marilyn Binns, 45 Woodland Street, spoke in favor of the application. She indicated that the changes being made were in keeping with the neighborhood and did not feel that the addition of windows was inappropriate.

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. 3197-04. John and Arline Brady seeking to amend the approved Certificate of Appropriateness for the style and pitch of the roof and style of shingles at 88 Main Street.

John Brady of 88 Main Street appeared before the commission. Robert Cook advised the commission that this project is barely seen from the street.

Mr. Brady indicated that he wishes to make the following changes:

- Change the roof material to asphalt. Samples were provided. The color is Colonial Slate. He has tried to replace the material currently on the roof, but it is no longer being made.
- Change the pitch of the new structure. This change is needed to accommodate the shingles being used.
- Increase the size of the mudroom at the back of the house from 8' X 7' to 8' X 13' in order to add a bathroom.

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 of 271 Main Street appeared before the commission. Ms. Larsen indicated that there are several other items that need to be discussed, but that she would start with the flower bed.

Ms. Larsen indicated that Robert Cook had given the approval to install the flower bed. Commissioner Logan indicated that Mr. Cook did not get involved in reviewing the flower bed until it had already been installed and the commission had received complaints about it. Ms. Larsen indicated that she only mentioned Mr. Cook's involvement merely to point out that any actions she has taken contrary to the commission's instructions have been unintentional.

Ms. Larsen indicated that the flower bed she wishes to install is the bed that has already been installed. She indicated

that some of the commissioners have seen it, but not with the perennials she plans on planting. She asked that the commission approve the bed and see how it looks once the flowers have been planted. At that time, if the commission still feels the flower bed is inappropriate, it will be removed.

Commissioner Ovian asked whether Ms. Larsen would object to lowering the structure. She indicated she would not.

The other amendments Ms. Larsen would like are:

- Change the driveway from pavers to crushed stone.
- Approval of exterior lights that have been installed.
- Approval of a change to the size of the outside sign from 16' X 2' to 12' X 3'. It fits between two windows.
- Approval of a wrought iron railing on the front steps.
- Approval to install a gutter on the side of that house, which will be white, K-style, and aluminum.
- Approval to extend the installation of pavers from the right front corner of the house to the second window.

Mr. Cook added some items he noted in connection with his review for the Certificate of Occupancy:

- Fence transition
- Bracing for the 2 by 4 on the porch need to be installed.

Mr. Larsen raised a concern about commissioners having discussions about his project with individuals not on the commission and/or outside the public hearing.

Shirley Alderman of 265 and 267 Main Street appeared before the commission to speak in opposition of the flower bed. She continues to feel that the structure does not fit in the neighborhood, and that it is too close to her property. She stated she like everything else about the project.

Douglas Beale of 25 Lawrence Street, New Britain, spoke before the commission. He has been advising the Larsens during the renovation project. He explained that whatever misunderstandings have occurred between the Larsens and the commission have been unintentional. The Larsens wish to open the business as soon as possible.

Roger Rubinow of 90 Annette Place, New Britain, spoke before the commission. He spoke in favor of the flower bed and addressed some of the concerns expressed by Ms. Alderman. Specifically he

stated that the maintenance of the flower bed can be done without going into the Alderman property. Mr. Rubinow also indicated that the outside sign was changed from 2' high to 3' high so that the sign could be read from the road.

Faith Fazzina Kilburn of 99 Walbridge, West Hartford spoke before the commission. Her parents live in Wethersfield and she often takes them to the Larsen's shop. Ms. Fazzina Kilburn indicated she is glad there will be outside seating and feels that the renovation was well done. She indicated that she likes the sign and its proportions.

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. 3220-04. Marilyn Binns seeking to amend the approved Certificate of Appropriateness.

Marilyn Binns and Peter Bartlett of 45 Woodland Street appeared before the commission. Ms. Binns did not request to appear before the commission beforehand and, thus, was not placed on the agenda. She indicated that she felt her request could be handled very quickly.

Ms. Binns received an approval on 7-13-04 for a clad or wood-simulated divided light. She then decided to reuse a window and received approval for that window on 7-27-04. She is now having problems reusing the window and asked the commission to allow her to install the window approved on 7-13-04. Apparently, the building department will not allow the use of the old window because the window does not meet energy efficiency specifications. When the problem arose in December 2004, Ms. Binns dropped the application process and suspended the renovation project.

She now wishes to resume the project.

Commissioner Ovian expressed a concern that this matter should have been brought to the commission sooner. He suggested Mr. Cook discuss this matter with people in the building department to obtain more information. However, Ms. Binns has a hearing before the Planning and Zoning Commission on March 23, 2005 and wants approval to install the windows approved on 7-13-04 before she appears before that commission. Mr. Cook suggested he and Ms. Binns meet in the morning. Commissioner Ovian indicated that the decision on how to proceed will be made during the public meeting.

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 Logan, seconded by Commissioner Wolf 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
MARCH 22, 2005**

APPLICATION NO. 3277-05. Comstock Ferre & Co. seeking to install gutters at 249 Main Street.

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

- Gutters shall be installed where noted on the drawing provided at the public hearing. Gutters on the Belden House shall be dark gray. Gutters on the brick building shall be ivory, and gutters on the remainder shall be red.
- Snow guards shall be installed as necessary on the north side of the brick building.

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

APPLICATION NO. 3275-05. George W. Taylor seeking to replace the existing garage doors at 371 Garden Street (Tabled from meeting of 2-22-05 - Last date to act on 4-12-05).

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

Commissioner Logan indicated that she is voting to approve the application because the paint keeps the doors from being shiny and they are painted the same color as the trim on the house, and the garage is set back very far from the street and is partially hidden by the house. She also feels these doors are appropriate for this home.

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

APPLICATION NO. 3175-04. Chi & Todd Murphy seeking to amend the approved Certificate of Appropriateness to enlarge the addition from 12' X 16' to 16' X 16' at 41 Woodland Street.

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

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

APPLICATION NO. 3197-04. John and Arline Brady seeking to amend the approved Certificate of Appropriateness for the style and pitch of the roof and style of shingles at 88 Main Street.

Upon motion by Commissioner Logan, seconded by Commissioner Lane and a poll of the Commission, it was voted to

APPROVE the amendment as submitted.

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

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

Upon motion by Commissioner Miglus, seconded by Commissioner Hart and a poll of the Commission, it was voted to AMEND application 3170-04 and to APPROVE it with the following stipulations:

- Gutters shall be a K-style gutter installed on the addition.
- Driveway shall be crushed stone.
- Railing at the front step shall be wrought iron with twisted balustrades.
- There shall be a continuation of pavers on the north side of the building, if the driveway is stone.
- Sign lighting, if approved by Planning and Zoning, shall be as installed.
- Sign approved as installed.

Aye: Lane, Logan, Miglus, Ovian, Wolf

Upon motion by Commissioner Logan, seconded by Commissioner Miglus and a poll of the Commission, it was voted to DENY the request to amend the Certificate of Appropriateness for the flower bed.

Commissioner Logan expressed concerns about the size of the flower bed and feels a mounded bed is better in that area than the large structure installed. Commissioners Miglus and Ovian agreed.

Commissioner Hart asked whether the commission should provide the homeowner with some direction as to the type of structure that would be acceptable, if any. Commissioners agreed that a flower bed was not being denied, rather the structure that was built.

Aye: Lane, Logan, Miglus, Ovian, Wolf

APPLICATION NO. 3220-04. Marilyn Binns seeking to amend the approved Certificate of Appropriateness.

Upon motion by Commissioner Miglus, seconded by Commissioner Lane and a poll of the Commission, it was voted to TABLE the request to amend the Certificate of Appropriateness.

The commissioners agreed that there were too many questions as to what was actually approved on 7-13-04 to vote on the current application. In addition, there were questions as to why the window can not be used. It was also felt that it was impossible to act on the request without the proper notice and paperwork.

Aye: Lane, Logan, Miglus, Ovian, Wolf

APPROVAL OF MINUTES OF: [February 22, 2005](#)

An error was noted on page 5 of the minutes regarding Application No. 3274-05. In the course of completing the Decision Letters, Diane Matrone had asked Robert Cook to clarify what the decision was since both the vote book and the notation on the application indicated that the amendments were approved as submitted, however, the minutes submitted by the commission secretary did not state that. Robert stated that the application was approved as submitted since the applicant had agreed to revise what was stated on his application. But the commission secretary felt the minutes were correct. It was agreed that the commission secretary would review the tape recording and report to the commission at the next meeting.

OTHER BUSINESS

Public Comment - None

Report of the Historic District Coordinator

Hallmark Ice Cream is reviewing moving into the old site of The Creamery.

There are a number of newspaper boxes installed on Middletown Avenue, Mill Street, and Adams. Mr. Cook will be looking into this.

The 30th anniversary celebration of the CT Trust for Historic Preservation is scheduled for April 5, 2005. A breakfast with the President of the National Trust is scheduled for April 6, 2005.

Mr. Cook was on vacation and did not attend the CT Historical Commission Preservation.

The Certificate of Occupancy is to be issued for the Stillman Building. However, Mr. Cook has indicated that the HDC will not sign off until issues pertaining to the chiller are resolved, signs are to be installed, and Mr. Cook indicated that an application for a Certificate of Appropriateness needs to be submitted covering all outstanding issues.

Mr. Cook asked how the commissioners wish to handle the revisions of the handbook. It was suggested that a separate meeting be scheduled to go over the revisions with Tracey McDougall.

Mr. Cook inspected the windows at 76 Marsh Street. The trim is not nailed and the windows fall out.

Mr. Cook asked that commissioners call him or Diane Matrone if they cannot attend a Commission meeting.

ADJOURNMENT

Upon motion by Commissioner Miglus, seconded by Commissioner Logan and a poll of the Commission, it was unanimously voted to ADJOURN the meeting at 10:43PM.

Aye: Lane, Logan, Miglus, Ovian, Wolf

Respectfully Submitted

TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

Jennifer Wolf
Clerk