

**WETHERSFIELD HISTORIC DISTRICT COMMISSION  
PUBLIC HEARING  
APRIL 12, 2005**

The Wethersfield Historic District Commission held a public hearing on April 12, 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 (arrived at 7:45PM)  
Vacek Miglus  
Sue O'Brien, Alternate

Members absent:

Eric Hart, Alternate  
Heidi Lane, 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 April 1, 2005.

**APPLICATION NO. 3278-05.** Bruce Dennis seeking to remove and replace the existing porch at 97/99 Main Street.

Bruce Dennis of 99 Main Street appeared before the commission. The contractor for this project, Scott Pesco, also appeared before the commission. Mr. Dennis explained that the porch was destroyed after a tree fell on it. He has gone to the Historic Society to research what the house originally looked like. He has also taken pictures of various porches in Connecticut and Rhode Island. He is interested in restoring the house to its original look.

The house currently has asbestos siding and a closed porch. The original porch was open. Mr. Dennis showed a drawing of the proposed porch, which is open and has some Victorian embellishments. Commissioner Ovian asked whether Mr. Dennis was planning on doing more work on the house than merely replacing the porch. Mr. Dennis indicated that he also wishes to replace the siding and windows. However, he was unsure as to whether the request to replace the siding should be included in the current application. Commissioner Ovian explained that Mr. Dennis could explain all the work he planned on doing, but that there may be some limitation as to what the commission could approve because notice was not given on any other aspect of the project other than the replacement of the porch.

Mr. Dennis wishes to use 2/2 windows that are aluminum clad with wood on the inside, but has not yet chosen a specific brand. He has seen the Eagle windows, but the sample he brought to the hearing was a Trimline.

Mr. Dennis' first choice for siding is vinyl clapboard. He feels that unless a person is within 10 feet of the house, one cannot tell the difference between vinyl and wood clapboard. He also is taking into consideration that vinyl is easier to maintain. Commissioner Ovian suggested that Mr. Dennis consider using the synthetic planks used in the reconstruction project on the house next door to Mr. Dennis' property. Synthetic accessories are also available and have been approved by the commission in the past.

Commissioner Logan asked whether Mr. Dennis had considered not putting a porch on the house as it has beautiful doors. Mr. Dennis indicated that he wanted to have a nice entryway. He plans on the porch being open on the sides and having the doors visible.

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. 3279-05.** Mitchell Llorens seeking to install a fence and gate at 83 Hartford Avenue.

Mitchell Llorens of 83 Hartford Avenue appeared before the commission. He explained that he wishes to install a stockade fence with the poles behind the stockade. The fence will run from the intersection of the house and the front porch, run along the side of the house. It will be six feet high and will be located one foot inside the property line. The gate will match the fence.

Commissioner Miglus asked whether Mr. Llorens had considered stopping the gate at the back corner of the house. Not only would this save the homeowner money by having less fence, but would also expose more of the property to the public view. Mr. Llorens indicated he had considered the idea, but wants to use the narrow piece of property that will be created to plant a garden.

Commissioner Logan asked whether the applicant would consider putting the fence only half way back since the commissioner feels the house is too pretty to hide it behind a fence. The applicant indicated that that change would be fine since there is a large tree on that side of the house that would give him the privacy he is looking for.

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. 3280-05.** Mark & Elizabeth Angers seeking to install an above ground pool and replace the existing fence at 175 Garden Street.

Mark Angers of 175 Garden Street appeared before the commission. Mr. Angers explained that there currently is a 4' wooden fence along the Dorchester Road side of the house. He would like to replace that fence with a 6' fence that will match the fence along the other side of the house. He would like to install the fence because he would like to install an above ground swimming pool. The fence would provide privacy and security. He provided the commission with a photograph of a fence that is the same type he wishes to install.

Commissioner Ovian asked whether the homeowner's desire to replace the fence at the front of the house stemmed from a concern that people could look over the existing fence to the part of the house where the pool is located. Mr. Angers explained that he also wanted the taller fence to keep uninvited people from using the pool. A piece of the fence will be removed and hinged to make a gate that would be padlocked when no one was home.

Commissioner Ovian asked the homeowner whether he would consider cutting the fence at the corner to meet the back corner of the house and either maintain the current fence along the side of the house, or not have a fence along the house at all. Mr. Angers indicated he preferred to have the fence along the house. A fence that stopped where suggested might interfere with the walkway and would not allow the homeowner to see his children playing at the playscape. Commissioner Ovian indicated that a 6' fence would interfere with the view of his house by people driving on Dorchester Road and Garden Street. Mr. Angers indicated he preferred the privacy.

Commissioner Logan asked about the size of the pool, and whether there will be a pool ladder. Mr. Angers indicated that the pool will be 52" high and 15' in diameter. There will be a ladder that will extend approximately 1-2 feet above the pool. The ladder would be white and made of plastic.

Commissioner Ovian explained that the commission has not approved pool ladders that are higher than the fence surrounding the pool.

Commissioner Logan asked whether the fence would be painted. Mr. Angers indicated he would like to leave it a cedar tone, since it is easier to maintain and matches the color of the house on the other side of the house.

Dan O'Connor of 34 Dorchester Road appeared before the commission to speak in favor of the application.

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. 3281-05.** Robert & Patty Wright seeking to add a dormer at 180 Main Street.

Gary Vivian of 43 Old Pewter Lane appeared before the commission. He is the architect working on this project. He distributed a booklet describing the project. A 6'10" wide dormer is being proposed. The project is being done to address a code issue relating to lack of headroom in the stairs going to the third floor.

The window on the dormer would be 1'8" X 5', venting, and wood with white aluminum clad.

The siding will match the siding of the rest of the house. The window trim color will match as close as possible the color of the trim around the other windows. There was discussion as to how noticeable a difference there would be between the other window trim on the house, which is painted, and the new window, which will be aluminum clad. Mr. Vivian indicated that he did not feel the difference would be very noticeable considering the high elevation of the new window. The commission raised a concern about potential problems if at a later date the homeowner wishes to paint the trim on the house a different color. Mr. Vivian indicated that the trim on the new window could be painted if the homeowner ever wished to do so.

Robert Cook indicated that the view of the new window from the public way is not as noticeable as the windows in the front of the house.

Commissioner Miglus asked about the possibility that other windows will have to be replaced now that a heated room is being built. Mr. Vivian explained that the windows may have to be replaced and that other work is being considered. However, no work and no windows will be replaced before the appropriate approval from the commission is received.

Commissioner Logan asked whether there was a possibility that the installation of this one vinyl clad window would drive a request to replace other windows with the same type of window. Mr. Vivian indicated he could not answer the question, but did not feel that such a request would be made in the near future since the house is in pristine condition.

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. 3282-05.** Ellen M. Eastwood seeking to replace the existing front window at 14 Garden Street.

Robert Cook indicated that he received a call from the contractor on this project stating that the application is being withdrawn because the window will not be replaced. Mr. Cook called the homeowner and asked that she send an email to confirm that the application is being withdrawn. The homeowner agreed. The email has yet not been received.

Commissioner Logan asked which window was being replaced since there are two windows in the front of the house. Commissioner Wolf confirmed that the bay window was to be replaced.

**APPLICATION NO. 3283-05.** Lawrence & Sara Gluckman seeking to replace 12 windows and a side door at 62 Center Street.

The homeowners did not appear before the commission. Robert Cook indicated he thought the homeowners may not yet be prepared to present the project to the commission.

**APPLICATION NO. 3183-04.** Catherine A. Lyons seeking to amend the approved Certificate of Appropriateness for the garage doors at 52 Garden Street.

Catherine Lyons and Bob Lundgren of 52 Garden Street appeared before the commission. Ms. Lyons explained that she received approval to install garage doors in April or May of 2004. On May 15, 2004, the carpenter who was to do the project was hospitalized. In December 2004, the carpenter advised the homeowner that he could not handle the project. A new contractor who installs the approved doors has been found.

The homeowner is now requesting approval for the same type of door, but in vinyl clad steel rather than wood. The change is being requested because the panels on the wood door are too large. To accommodate those panels, the opening to the garage would have to be enlarged. The panels on the steel door are smaller. A sample of the door was displayed. The door is wood grained and looks very much like a wood door. The door will be painted gray. There will be a row of windows and three rows of panels. The door is manufactured by Clopay and is part of the Coachman series.

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 for a window at 45 Woodland Street.

Marilyn Binns of 45 Woodland Street and Peter Bartlett of 29 Prospect Street, Glastonbury, appeared before the commission. Ms. Binns explained that she would like the third stipulation of the July 13, 2004 approval, which indicated that the window on the south side was to be a clad or wood simulated divided light, to replace the approval she received on July 27, 2004 for a salvaged window. An architectural drawing was shown to the commission.

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 Garrey 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.

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PUBLIC MEETING  
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**APPLICATION NO. 3281-05.** Robert & Patty Wright seeking to add a dormer at 180 Main Street.

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

Commissioners Logan and Garrey indicated that the window on the dormer is far enough up that one cannot tell that it is of a different material than the other windows in the house. Commissioner O'Brien indicated that it is getting easier to paint clad windows if desired.

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

**APPLICATION NO. 3220-04.** Marilyn Binns seeking to amend the approved Certificate of Appropriateness for a window at 45 Woodland Street.

Upon motion by Commissioner Garrey, seconded by Commissioner Logan and a poll of the Commission, it was voted to AMEND the approved Certificate of Appropriateness as requested.

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

**APPLICATION NO. 3278-05.** Bruce Dennis seeking to remove and replace the existing porch at 97/99 Main Street.

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

Commissioner Miglus stated that Mr. Dennis presented only general ideas for what the house will look like once the project is complete. Commissioner Miglus suggested the applicant finalize his plans for the project. Once that it is

done, he should then appear before the commission with those plans.

Robert Cook explained that the scope of the project is much more than indicated on the application and wondered whether a new application should be presented. Commissioner Ovian stated he did not want to discourage the homeowner from renovating the property by requiring a new application. Commissioner O'Brien agreed stating that Mr. Dennis appeared somewhat confused as to how much of the project to put on the application.

Commissioner Garrey agreed that Mr. Dennis needs to provide more details, but likes the proposed design of the porch.

Robert Cook suggested that a new application be written with the full extent of the project outlined, without an additional charge to the homeowner, and that the appropriate public notice be given.

Commissioner Logan reiterated that Mr. Dennis needs to provide architectural drawings when he appears before the commission again.

It was agreed that this application would remain open. The homeowner can withdraw the application if and when he decides to file a new application.

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

**APPLICATION NO. 3279-05.** Mitchell Llorens seeking to install a fence and gate at 83 Hartford Avenue.

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 stipulation:

- The fence shall not extend forward past the rear corner of the house.

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

**APPLICATION NO. 3280-05.** Mark & Elizabeth Angers seeking to install an above ground pool and replace the existing fence at 175 Garden Street.

Upon motion by Commissioner Wolf, seconded by Commissioner Miglus and a poll of the Commission, it was voted to DENY the application as submitted. The reason for the denial is that the fence, as submitted, is inappropriate in massing and location for the property and the neighborhood.

Commissioner Wolf indicated she felt that this request was a good example of the worst place to install a pool. The backyard and property are small, and an above ground pool cannot be easily hidden. She added that the fence is large, too close to the road, and inappropriate for the neighborhood.

Commissioner O'Brien argued that there are other homes in the district, specifically at 181 Garden Street, with 6' high stockade fences. It does not seem to her that those fences are so imposing as she drives by them. Commissioner Miglus indicated that in this case the fence is too large for the size of the property. It is clearly a massing issue, which when added to the issue of the location of the fence, makes it inappropriate for the house and the neighborhood.

Commissioner Ovian indicated his biggest objection was to having the fence along the side of the house. He suggested that the fence be installed from the back corner of the house to the garage in order to shield the pool.

Commissioner Logan asked whether a site visit would be appropriate. The commissioners have driven by the house and do not feel a site visit is necessary.

Aye: Logan, Miglus, Wolf Nay: Garrey, O'Brien Abst: Ovian

**APPLICATION NO. 3282-05.** Ellen M. Eastwood seeking to replace the existing front window at 14 Garden Street.

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

The application will be left open pending notice from the applicant of withdrawal of the application.

Aye: Garrey, Logan, Miglus, O'Brien, Wolf Abst: Ovia

**APPLICATION NO. 3283-05.** Lawrence & Sara Gluckman seeking to replace 12 windows and a side door at 62 Center Street.

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

Aye: Garrey, Logan, Miglus, O'Brien, Wolf Abst: Ovia

**APPLICATION NO. 3183-04.** Catherine A. Lyons seeking to amend the approved Certificate of Appropriateness for the garage doors at 52 Garden Street.

Upon motion by Commissioner Miglus, seconded by Commissioner Garrey and a poll of the Commission, it was voted to AMEND the approved application to substitute Clopay Coachman Series door as presented at the hearing.

Aye: Garrey, Logan, Miglus, O'Brien, Wolf Abst: Ovia

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

Commissioner Logan noted a correction on page 5 relating to the discussion on Application No. 3275-05. She indicated that the garage doors are painted the same color as the trim on the house.

Commissioner Logan also stated that Commissioner Wolf's response to Klaus Larsen's concerns about the commissioners discussing his project outside the public hearing/meeting should be included in the minutes. The commission secretary will listen to the recording once again and send a synopsis of Commissioner Wolf's comments to Robert Cook for review. In the meantime, action on the minutes will be tabled until the next meeting.

The commission secretary reminded the commissioners that the minutes of the February 22, 2005 meeting have not yet been approved. There was a discrepancy between the minutes and the letter written to the applicant with regard to the approval of his application. Approval of the minutes was tabled until the commission secretary could listen to the tape once again.

The commission secretary stated that she had reviewed the tape and that the motion as it appeared in the original copy of the minutes is correct. The correct motion is:

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.

The commission secretary reviewed with the commissioners the discussion that had taken place at the public meeting. She will send the correct motion to Robert Cook and action on the minutes was tabled until the next meeting.

### **OTHER BUSINESS**

**Public Comment - None**

**Report of the Historic District Coordinator**

Robert Cook stated that the problem with the windows at 76 Marsh Street has now been transferred to the Building Department. The Building Inspector is now handling this matter with the former owner of the house. Commissioner Ovian asked Mr. Cook to advise the Building Department that the small window on the side of the house facing the Physical Services facility is vinyl and needs to be replaced. Mr. Cook indicated that the new homeowner will have to appear before the commission when the new windows are to be installed if new trimwork is to be installed.

The sign at 23 Garden Street is plastic. Planning & Zoning has approved the size of the sign and the homeowner has been advised several times that an application before the Historic District Commission is now required. No application has yet been made. Commissioner Logan stated that the sign should be removed if the homeowner does not appear at the next public meeting of the commission.

Mr. Cook stated he has been delayed in retrieving his emails because of construction at Town Hall.

The question came up as to why tabled items appear in the public meeting section of the agenda. He stated that Planning & Zoning puts tabled items in the public meeting section. If questions are raised, they are asked of the applicant at that time.

Mr. Cook went to 50 Center Street to issue the Certificate of Occupancy. He reviewed the middle of the three windows in the front of the house. He reviewed the application filed by the homeowner and is questioning whether the middle window was approved as a wood window, or as an aluminum clad window. Commissioner Ovian suggested Mr. Cook listen to the tape recording of the minutes. Commissioner Miglus stated he may still have the recording of that meeting. If he does, he will listen to the recording to determine what type of window was approved.

Mr. Cook asked the commissioners to start thinking about whether the railroad tracks are considered a "public way" so that it can be discussed at the April 19 meeting to discuss the handbook.

The meeting to discuss the revisions to the handbook is scheduled for April 19 at 7:30PM. The meeting must be open to the public.

## **ADJOURNMENT**

Upon motion by Commissioner Wolf, seconded by Commissioner Logan and a poll of the Commission, it was unanimously voted to ADJOURN the meeting at 10:18PM.

Aye: Garrey, Logan, Miglus, O'Brien, Ovian Wolf

Respectfully Submitted

TOWN OF WETHERSFIELD  
HISTORIC DISTRICT COMMISSION

Jennifer Wolf  
Clerk