

**WETHERSFIELD HISTORIC DISTRICT COMMISSION  
PUBLIC HEARING  
MAY 24, 2005**

The Wethersfield Historic District Commission held a public hearing on May 24, 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 (arrived at 7:40PM)  
Jennifer Wolf, Clerk  
Robert Garrey  
Vacek Miglus  
Eric Hart, Alternate  
Sue O'Brien, Alternate

Members absent:

Heidi Lane, Alternate

Also Present:

Robert Cook, Wethersfield Historic District Coordinator

Chairperson Logan 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 May 13, 2005.

**APPLICATION NO. 3298-05.** John & Billye Logan seeking to install gutters on the rear addition at 318 Hartford Avenue.

Commissioner Miglus acted as Chair.

Billye Logan of 318 Hartford Avenue appeared before the commission. She provided the commission with pamphlets describing the gutters she wishes to install. She explained that the new gutters match gutters currently on the rear of the house. The gutters are K-style in cream with brown gutter helmets.

Robert Cook stated there is very low visibility from the street. Ms. Logan indicated that the new gutters will be somewhat visible between the pine trees on the driveway side of the house. Commissioner Miglus asked whether the gutters will be visible only from the north side of the house and whether the corners would be mitered. Ms. Logan indicated that the gutters would be visible from the north side and that the corners would be mitered.

Commissioner Garrey asked about the type of gutters on the rest of the house. Ms. Logan indicated that there were no gutters on the front of the house.

Commissioner Miglus 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.

Commissioner Logan returned as Chair.

**APPLICATION NO. 3299-05.** Luis Ocasio seeking to replace and rebuild the existing rear porches at 226 Broad Street.

Robert Cook explained that after this application was filed, the applicant decided to do a 100% exact replacement in-kind. The applicant asked for a refund of the application fee and was told that a refund could not be made because public notice had already been given. Mr. Ocasio will take the new plans to the Building Department to get a permit.

At that time Mr. Cook will request Mr. Ocasio withdraw the application.

**APPLICATION NO. 3300-05.** Charles J. Albrycht seeking to construct an addition and replace the front door at 25 Woodland Street.

Charles Albrycht of 25 Woodland Street appeared before the commission. The contractor, Charles Palmer of C. Palmer & Sons Building and Remodeling, also appeared before the commission. Mr. Palmer explained that the homeowner wishes to replace the front door with a fiberglass door. The door will look like the existing door. A storm door that was recently blown away during a storm will be replaced.

Commissioner Miglus asked whether the door would be painted or stained. Mr. Albrycht indicated he is painting the door the same color as the existing door. Commissioner Wolf asked whether the door would have a mail slot. Mr. Albrycht stated it would, and that he did not feel the new door would look any different from the existing door. Mr. Palmer indicated that any differences that may exist would not be visible because of glare from the glass on the storm door.

Commissioner Logan asked whether the fiberglass door was manufactured with a smooth finish as well as a wood-grain finish. Mr. Palmer stated he was not certain, but did not think the fiberglass door was made with a wood-grain finish. He also stated that the present door is badly damaged and cannot be repaired.

Commissioner Miglus stated that the present door is larger and works well with the house. He questioned the proportions of the proposed door based on the pictures provided, and explained that he was concerned that a fiberglass door would not adequately match the existing door. Mr. Palmer asked whether the fiberglass door would be acceptable if the commission could be assured it would duplicate the existing door. Commissioner Miglus explained that he was not convinced that the door could be adequately replicated in fiberglass, and does not wish to lose the "statement" made by the present door. Mr. Palmer explained that he has researched wood doors and has found a company (Grant) that makes a door that replicates the current front door. However, the cost of the door is much higher than the fiberglass door. He thought it was better to preserve the ornate features surrounding the door rather than spend more money on a door that is partially hidden by a storm door.

Commissioner Logan asked whether the same hardware could be used. Mr. Palmer stated the hardware would be newer and somewhat brassier. Mr. Albrycht stated the existing hardware is in disrepair and cannot be repaired.

Mr. Palmer explained that there is an existing addition on the back of the house. The homeowner wanted to expand the addition by 5', but needs an additional 5'. With an expansion of 10', the corner of the addition is visible from the street. The addition will be 10' x 14'. Mr. Palmer stated that they want to install windows that replicate the windows on the rest of the house. The addition will be sided with the same shingles as are on the rest of the house, and the roof will also match the rest of the house. A side door will be visible from the street. A storm door will be installed, possibly a door to match the storm door on the front of the house.

Commissioner Logan asked whether the windows were wood or vinyl. Mr. Palmer explained that the windows will be wood, simulated divided light with muttons on the outside. He is not certain whether the windows will be clad, or primed and painted. He did not have specific information about the windows because he had just found out from the homeowner that windows were going to be replaced. Mr. Palmer explained that he can provide the commission with additional information about the windows if necessary. Commissioner Logan indicated that the commission could table a decision on the application until the information is available, but the applicant objected to a delay. Mr. Palmer then described the windows again as being a simulated divided light insulated glass window, which he preferred to prime and paint since there were no clad windows anywhere else on the house. The windows will be 6/1. He stated he felt the windows were a type the commission was very familiar with, and Robert Cook agreed.

Commissioner Miglus asked what dictated the 48" height of the windows. Mr. Palmer stated he had 48" high windows from another job that he was giving to the applicant. Mr. Cook asked whether the windows would be visible from the street. Mr. Palmer stated that one corner of the windows would be visible.

Mr. Albrycht stated he is anxious to start the project, and would install a wood door if that is what the commission

wants done. The current side door is steel with two panels underneath and two windows on the top. The applicant stated he would replace that door with whatever the commission indicates as well.

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. 3301-05.** Tim Gothers Woodworking seeking to replace and rebuild the existing porch approximately the same size, with addition of one staircase and removal of one side door at 31 Middletown Avenue.

The homeowner, Peter Benson of 31 Middletown Avenue appeared before the commission. Tim Gothers could not appear due to a family emergency. Mr. Benson had a drawing of the front of the house, as it will appear after the proposed work is done. The house was built in 1810 and currently looks like a two-family house because there are two doors in the front on the same plane. One of the doors is not used because of its location. The proposed renovation will hopefully make the house look more like a single-family residence.

The proposed work involves eliminating one staircase and one door. The porch will be expanded by 16" in the back. The porch will have a standing seam copper roof. Mr. Benson had pictures of the light fixtures, and of the Dutch door he would like to install. The new roof will be somewhat shallower than the present roof.

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. 3302-05.** Tim Gothers Woodworking seeking to rebuild the existing porch at 160 Broad Street.

Peter Benson of 31 Middletown Avenue, representing Tim Gothers, appeared before the commission. Mr. Benson indicated that Mr. Gothers is proposing a like-for-like replacement of the porch. Composite materials will be used for the stair treads.

Robert Cook explained that he had filed a citation under the Property Maintenance Ordinance on this property. He spoke with Mr. Gothers about this project and was given the impression that the project involved more than a change in material.

Commissioner Miglus asked whether Mr. Benson knew what the proposed composite material was, and whether it was going to be used on any other part of the porch. Mr. Benson indicated he had no more information than what he had already relayed to the commission.

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. 3303-05.** Matthew Durbois seeking to construct an addition on top of the first story at 164/166 Main Street.

Matthew and Laurie Durbois of 164/166 Main Street appeared before the commission. Also appearing was Matthew Durbois' father, Bob Durbois. Matthew Durbois explained that they wish to build above the existing east side of the house. The existing footprint will remain. Drawings of the proposed elevations were presented.

Matthew Durbois is uncertain what material will be used on the roof. There was some discussion about architectural vs. composite materials.

Commissioner Oviaan stated he did not feel the addition was the most attractive use of the house, or the best way to add square footage. He asked the applicant whether he has considered converting the house to a single-family residence, rather than maintaining it as a two-family house. Bob Durbois explained that the homeowners looked at many homes before purchasing this home. However, they can afford the house only because the larger part of the house is rented.

Bob Durbois clarified that the drawings were somewhat out of proportion and scale. The addition looks large in the drawings. In reality the main part of the house is large, and the addition is much smaller. He reiterated that the current footprint will not be changed. Commissioner Logan agreed that the drawings are out of proportion, and that the addition is much smaller than drawn. She, in fact, thought the addition was a garage.

Commissioner Logan asked what the east side of the house will look like. She was told that there was no proposed change to what currently exists. There were other questions about what the addition would look like. Commissioner Miglus suggested the applicant return in two weeks with true elevations of the front and both sides of the house. He felt those drawings would go a long way to resolve some of the questions the commissioners raised. Matthew Durbois indicated he would return with the requested information.

Robert Cook recommended to the applicant that he contact the Town's Zoning Official to insure Zoning Compliance.

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. 3297-05.** Bruce Dennis seeking to replace the siding and windows, remove the back porches and install a new roof at 97/99 Main Street (Tabled with the Hearing left open from May 10, 2005).

**APPLICATION NO. 3278-05.** Bruce Dennis seeking to remove and replace the existing porch at 97/99 Main Street (Tabled from April 12, April 26, & May 10, 2005).

Bruce Dennis of 97/99 Main Street appeared before the commission. Also appearing was the builder, Ray Malouin, of Ray Malouin Custom Building & Remodeling of West Hartford. Drawings of the front and back of the house were displayed. Robert Cook explained that the builder and homeowner visited the D'Esopo property next door to take inventory of what had been done to renovate that building. Afterwards they met with Mr. Cook to explain their project. Mr. Malouin explained that the homeowner wishes to restore his house to where it should be, similar to the extent of the renovation done on the D'Esopo property.

The homeowner wants to remove the front porch, and replace the roof. Cedar Impressions or cementitious fiberboard would be used as siding, depending on the final price. The windows would be simulated divided light in a 2/2 pattern made by Trimline.

Mr. Malouin indicated that they are considering PVC for the cornerboards. Commissioner Miglus suggested the builder and homeowner consider cementitious fiberboard cornerboards instead.

Commissioner Ovia suggested the homeowner consider other windows that look more like windows from the same period as the house. As an example, he suggested the homeowner look at the windows on the house at 200 Broad Street.

Commissioner Miglus asked whether the rear porch would be constructed entirely of wood. Mr. Malouin stated it would and that the existing stairs would be removed. Commissioner Miglus also asked about the rear door and storm doors. Mr. Dennis explained that there is currently a wood storm door at the entry to the porch, and an aluminum storm door at the entry to the house. The front and rear doors to the house are wood, and are not being replaced. The doors will be repainted.

Commissioner Miglus stated he felt the proposed renovation to the rear of the house would improve the look of the house, but was not sure the same could be said for the proposed work to the front of the house. He felt the present porch works well with the house, and would work better if the porch were open. Mr. Dennis stated that he has looked at many homes, and explained how he came to the decision to remove the porch and construct a small porch as an entryway instead. Commissioner Ovia agreed with the homeowner, and indicated he thought the proposed porch was appropriate for the house. Commissioner Garrey agreed.

Commissioner Miglus asked whether the homeowner had decided on a color for the house. Mr. Dennis stated he is leaning toward one color for the house, another color for the sash, and a third color for the trim. Commissioner Miglus

stated he asked the question because he felt the windows should not be white. Mr. Dennis agreed and said he was looking to have the sash perhaps a dark green. Commissioner Ovia advised the homeowner that if the siding is going to be ordered pre-painted, the commission must approve the color. The color does not have to be approved if the siding is to be painted.

Commissioner Miglus stated that the windows in the drawings look boxed. He said a window with a sill would look better. The homeowner agreed, and indicated that the proposed trim will match the existing trim.

Commissioner Miglus asked about the window over the kitchen sink. Mr. Dennis stated that it will be replaced with the same vintage window. A different window currently exists on the other side of the house. With the renovation both windows will be the same.

Architectural shingles will be used on the house. Mr. Dennis stated he will chose a color from the colors approved by the commission. He asked whether architectural details in PVC and painted would be acceptable. Commissioner Miglus stated they would.

Mr. Malouin indicated they may consider a fir tongue and groove flooring for the porch. The stairs would also be fir, but the rises in PVC. Mr. Dennis stated they are also considering doing the stairs in masonry, but have not finalized some of the details. Commissioner Miglus stated something would be approved at the public meeting, but the homeowner could make changes with approval from the commission. Commissioner Logan reminded the homeowner that he must apply for any changes to what the commission approves. If he decides to make any changes, he should discuss them with Robert Cook who will then decide whether an application for an amendment must be made.

The existing hatchway will be rebuilt. Mr. Malouin asked whether the door could be replaced with a metal door, or whether the commission had a preference. Commissioner Miglus suggested that once the homeowner decided how the door was going to be replaced, the plan be presented to the commission. Commissioners Miglus, Logan, and Ovia agreed that a wood door is preferred.

Commissioner Logan asked about the light fixtures. No fixtures were included in the drawing. Mr. Dennis has not decided on the fixtures. Commissioner Logan indicated that there would be a stipulation for the fixtures. Any change would require a new application.

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 Ovia, seconded by Commissioner Garrey and a poll of the Commission, it was voted to close the public hearing and open the public meeting. The public hearing will be left open for the applications #3299-05, #3302-05, and #3203-05.

Aye: Garrey, Logan, Miglus, Ovia, Wolf

**WETHERSFIELD HISTORIC DISTRICT COMMISSION  
PUBLIC MEETING  
MAY 24, 2005**

**Report of the Historic District Coordinator**

Robert Cook stated that Tracey McDougall was present to review the final revisions to the handbook.

Mr. Cook reported on 174 Main Street where he filed a notice that will be attached to the title to notify anyone doing a title search that the property is in violation of a building permit. Brian O'Connor is in the process of notifying the homeowner that this action has been taken. Commissioner O'Brien asked why a lien is not being placed on the property. She feels it is an enforcement tool that the commission should be using. When the commission is lenient, it appears to act inconsistently. Mr. Cook stated he felt that a blocked title causes the same result, which is having the

homeowner fix the porch. There was some question as to whether a lien and a blocked title did have the same enforcement power. Commissioner O'Brien indicated she would look into it and report back to Mr. Cook.

Mr. Cook asked whether anyone had seen the new stairs at 19 Willard Street. No permit has been filed. The new stairs are different from what have is seen in a picture on file. No one had seen the new stairs.

A final inspection has been done on 65 Broad Street.

At Commissioner Ovia's request, Mr. Cook contacted the contractor who is scheduled to install windows at 428 Middletown Avenue. The contractor has been told that the work cannot be done without a permit.

Commissioner Ovia has reported seeing twenty-three satellite dishes. Mr. Cook asked that the commission consider putting something in the handbook to address the installation of these dishes. Commissioner Logan indicated that that will be done.

The new Suggestion Form has been used for the first time. Barbara Clancy has used it. Luis Ocasio indicated that he has heard complaints about the commission while at The Creamery. Mr. Cook suggested that Mr. Ocasio use the suggestion form. He said he would.

Mr. Cook reported that other people who have been to The Creamery have also reported hearing negative comments about the commission. Mr. Cook then asked what the commission wanted to do about the flowerbed at The Creamery. He took pictures of the new flowerbed. Commissioner Logan indicated that the commission needs to look at the pictures and will then make a decision as to whether a new application can be filed.

**APPLICATION NO. 3301-05.** Tim Gothers Woodworking seeking to replace and rebuild the existing porch approximately the same size, with addition of one staircase and removal of one side door at 31 Middletown Avenue.

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

- The roof shall be standing seam metal.

Aye: Garrey, Logan, Miglus, Ovia, Wolf

**APPLICATION NO. 3298-05.** John & Billye Logan seeking to install gutters on the rear addition at 318 Hartford Avenue.

Commissioner Miglus acted as Chair.

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

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

Commissioner Logan returned as Chair.

**APPLICATION NO. 3299-05.** Luis Ocasio seeking to replace and rebuild the existing rear porches at 226 Broad Street.

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

Aye: Garrey, Hart, Logan, Miglus, Wolf Abst: Ovia

**APPLICATION NO. 3300-05.** Charles J. Albrycht seeking to construct an addition and replace the front door at 25 Woodland Street.

A motion was made by Commissioner Miglus, seconded by Commissioner Wolf to TABLE the application, leaving the public hearing open.

## **DISCUSSION**

Commissioner Miglus made the motion in order to give the applicant an opportunity to provide better drawings. Commissioner Garrey felt the application could be approved with stipulations. Commissioner Miglus felt there were too many questions left unanswered to allow for the formulation of stipulations. Commissioner Garrey felt it was better to give the applicant a starting point. Commissioner Wolf stated the homeowner had given quite a bit of information and sounded as though he was open to suggestions the commission might make. Therefore, Commissioner Miglus agreed to withdraw his motion.

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

- The side door shall be a steel 9-light, 2-panel door, painted.
- There shall be two 30 x 60 windows mullied on the south side of the addition. The windows shall be simulated divided light, wood primed and painted.
- The front door shall be replaced in-kind.
- Addition wall below floor level shall be matched to existing addition.

Aye: Garrey, Logan, Miglus, Ovian, Wolf

**APPLICATION NO. 3302-05.** Tim Gothers Woodworking seeking to rebuild the existing porch at 160 Broad Street.

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

Aye: Garrey, Logan, Miglus, Ovian, Wolf

**APPLICATION NO. 3303-05.** Matthew Durbois seeking to construct an addition on top of the first story at 164/166 Main Street.

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

Aye: Garrey, Logan, Miglus, Ovian, Wolf

**APPLICATION NO. 3278-05.** Bruce Dennis seeking to remove and replace the existing porch at 97/99 Main Street (Tabled from April 12, April 26, & May 10, 2005).

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

- All porch materials shall be wood.
- The porch ceiling shall be B board.

## **DISCUSSION**

Commissioner Miglus stated that the porch as proposed is appropriate for the house.

Aye: Garrey, Logan, Miglus, Ovian, Wolf

**APPLICATION NO. 3297-05.** Bruce Dennis seeking to replace the siding and windows, remove the back porches

and install a new roof at 97/99 Main Street (Tabled with the Hearing left open from May 10, 2005).

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

- Siding shall be cementitious fiberboard, smooth side exposed with nominal four inch exposure.
- Windows shall be aluminum-clad wood with 2/2 simulated divided light muntins affixed to the outside in a dark green color.
- Window trim shall be 4" wide with sills.
- Roof shall be architectural shingles weathered wood in color.
- All porch materials shall be wood.
- All existing exterior doors shall be reused.

## **DISCUSSION**

Commissioner Ovian asked whether the commission must approve the color of pre-painted cementitious fiberboard. Commissioner Logan indicated it does not.

Aye: Garrey, Logan, Miglus, Ovian, Wolf

## **APPROVAL OF MINUTES OF: [May 10, 2005](#)**

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

Aye: Garrey, Logan, Miglus, Ovian, Wolf

## **ADJOURNMENT**

Upon motion by Commissioner Miglus, seconded by Commissioner Wolf and a poll of the Commission, it was unanimously voted to ADJOURN the meeting at 10:05PM.

Aye: Garrey, Logan, Miglus, Ovian, Wolf

Respectfully Submitted

TOWN OF WETHERSFIELD  
HISTORIC DISTRICT COMMISSION

Jennifer Wolf  
Clerk