

**WETHERSFIELD HISTORIC DISTRICT COMMISSION  
PUBLIC HEARING  
JUNE 14, 2005**

The Wethersfield Historic District Commission held a public hearing on June 14, 2005 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 8:10PM)  
Jennifer Wolf, Clerk  
Robert Garrey  
Vacek Miglus  
Eric Hart, Alternate

Members absent:

Heidi Lane, Alternate  
Sue O'Brien, Alternate

Also Present:

Robert Cook, Wethersfield Historic District Coordinator

Chairperson Logan called the meeting to order at 7:45PM and read the opening comments. Clerk Wolf read the Legal Notice as it appeared in the *Hartford Courant* on June 3, 2005.

**APPLICATION NO. 3304-05.** Alexander J. Antonakos seeking to install a free standing sign in front and a carport on the side of the garage at 23 Garden Street.

Alexander Antonakos of 23 Garden Street appeared before the commission. He explained that the sign has been installed, and that the carport has been built. He indicated he did not know that he had to file an application for approval by the Commission, and apologized for the oversight.

The applicant's truck does not fit in the garage. In order to protect the truck in the winter, the carport was built. The sign was installed because the original sign was small and patients did not know where the office was located. The applicant explained that the sign is very nice and matches signs installed by other dentists on Garden Street. He provided the commissioners with pictures of those signs.

Commissioner Logan asked what the sign was made of. Dr. Antonakos indicated the sign was made of vinyl. Commissioner Ovian indicated that all the signs the applicant referred to are made of wood. Dr. Antonakos indicated the sign looks like wood, but Commissioner Ovian disagreed saying that unlike wood the vinyl material is shiny. The applicant indicated that perhaps he could spray the sign with a matte finish coating.

Commissioner Logan asked what material was used to build the carport. The applicant indicated the carport was a wood frame structure sided in the same material used to side the garage and house.

Dr. Antonakos acknowledged his neighbor was at the meeting and indicated he assumed the neighbor was present to comment on the application. He and his neighbor have discussed installing bushes so that his truck lights do not flash on her property. Commissioner Miglus asked who was planting the shrubs. Dr. Antonakos stated he would be happy to plant the shrubs.

Commissioner Logan indicated that she was not certain whether a permit is required for the building of the carport. Dr. Antonakos stated he had already appeared before the zoning board. He also stated that, even if he had not built a carport, he would still need to have a structure installed for the winter even if the structure were temporary.

Robert Cook asked Commissioner Logan to clarify whether she was asking if a permit had been issued for the carport. Commissioner Logan indicated that that was her questions. Mr. Cook stated he did not believe a permit had been issued. Dr. Antonakos stated he did not believe a permit was required for the carport, but was not certain. He asked how he would go about getting a permit. Commissioner Logan responded that a permit cannot be obtained without the commission's approval, and suggested that Dr. Antonakos contact Mr. Cook for the details on how to obtain the permit once the commission's approval is given.

Patty Carroll of 34 Chesterfield Road appeared before the commission. Her back yard and that of the applicant abut. She confirmed that she and the applicant have spoken about the bushes. She indicated she is fine with dealing directly with Dr. Antonakos on that issue.

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. 3306-05.** Mr. & Mrs. Patrick Ford seeking to install a fence on the side at 115 Church Street.

Patrick Ford of 115 Church Street appeared for the commission. Mr. Ford provided the commission with a picture of his house taken from Church Street in order to show where the fence will be installed. He stated the fence will match the fence on the other side of the house, which was replaced in-kind. Commissioner Wolf asked whether the fence that was replaced was the neighbor's fence. Mr. Ford indicated that his neighbor stated the fence belonged to Mr. Ford. The good side of the fence faces the Ford property, which led Commissioners Logan and Wolf to believe the fence belonged to the neighbor.

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. 3307-05.** Samuel Spratlin seeking to install a shed in the rear at 115 Broad Street (Tabled with the Hearing left open from May 10, 2005).

Sam Spratlin of 115 Broad Street appeared before the commission. He provided a picture of the shed and a picture of the location where he wishes to install it. The shed is 8' x 8', and wood frame with asphalt shingle roof. The shed will be painted. Robert Cook stated the location is a quick view from the public way.

Commissioner Hart asked in what direction the door faces. Mr. Spratlin indicated the door faces toward Chesterfield Road. The shed has a window that will face a neighbor's house.

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. 3308-05.** Kelly O'Brien seeking to install a fence on the side at 76 Church Street.

Kelly O'Brien of 76 Church Street appeared before the commission. She stated she would like to install a split rail fence on the west side of the property starting at the back of the house and run 80'

to the back of the property. She stated it is the same fence that is at the Michael Griswold house at Garden Street and Garden Court. The fence will run along the property line.

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. 3205-04.** Andrew Bykowski seeking to amend the approved Certificate of Appropriateness regarding windows at 16 Fernwood Street.

Andy Bykowski of 16 Fernwood Street appeared before the commission. He stated that he made some changes to the work that had been approved, and is now seeking approval for those changes. He stated Commissioner Miglus had

made some suggestions at the original hearing that the applicant did not agree with, but in the long run those suggestions were more in keeping with the character of the house.

Commissioner Logan commented on how beautiful the front door of the house is. Mr. Bykowski stated that his neighbors have also commented on the door.

Commissioner Miglus showed the applicant where a flat piece of trim had been installed around the windows. However, no trim was installed around the door. Commissioner Miglus also stated that the latticework installed around the bottom needs a more substantial frame. Mr. Bykowski asked how large the frame needs to be, and Commissioner Miglus responded that it should be approximately 5" to 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. 3299-05.** Luis Ocasio seeking to replace and rebuild the existing back porches at 226 Broad Street (Tabled from May 24, 2005).

Commissioner Wolf read a letter from Luis Ocasio dated June 6, 2005 indicating that he wishes to withdraw his application. Robert Cook indicated that the replacement was an exact replacement in-kind. Therefore, he asked the applicant to withdraw the application. The fee could not be refunded as public notice had already been given.

**APPLICATION NO. 3302-05.** Tim Gothers Woodworking seeking to rebuild the existing porch at 160 Broad Street (Tabled from May 24, 2005).

Tim Gothers, Tim Gothers Woodworking, of 16 State Street appeared before the commission. The explained that he wishes to rebuild the porch, for the most part like-for-like, except

- The stair treads will be a Trex-type material
- The roof will be an EPDM rubber roof rather than tin
- The boards will be a painted cellular plastic
- Railings will be 36". Most of the railing has been removed at the request of the building department.
- The lattice on the bottom will be heavy-duty square privacy lattice.

Based on this, the commissioners agreed to consider this an application for a repair of the porch like-for-like with the exceptions indicated.

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. 3305-05.** Paul & Clare Meade seeking to convert a screen porch on the north side into living space at 373 Main Street.

Clare Meade of 373 Main Street appeared before the commission. The applicant distributed to the commissioners specifications and photographs. She explained that she would like to convert a porch on the north side (State Street side) of the house to living space. There would be no change to the footprint of the house.

The foundation will be faced with brownstone to match the existing foundation, and will be at the same level as the existing foundation. The siding will match the existing siding. Two windows will be placed to match the placement of the windows on the second level. Existing trim and sashes will be used. Porch brackets and detail that make the porch look like a porch will be removed. The porch rail on both stories will be removed.

Commissioner Ovian asked how big the space was. Ms. Meade indicated she was not sure how big the space was since the existing footprint was not being changed.

Commissioner Miglus asked whether the applicant had considered reducing the amount of work involved by merely

enclosing the porch with glass instead and leaving the space as a porch. The applicant responded that the porch faces a very busy street. Also, enclosing the porch in glass makes the space look like a Florida room, or other converted space, and would end up being a temporary measure. Commissioner Miglus also asked whether an elevation was available. The applicant indicated an elevation had not been done.

Commissioner Oviaan asked whether the applicant had considered leaving the railing over the windows, or whether she felt strongly that it made the space read too much like a porch. Ms. Meade stated that she was removing the railing for that reason, and also commented that she has been told that some people have thought the house was a two-family dwelling with the railing bridging the two parts.

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 (Tabled from May 24, 2005).

Robert Cook reported that the applicant indicated that he would be unable to attend this hearing. Commissioner Oviaan asked whether the applicant had submitted any additional information. Mr. Cook indicated that Mr. Durbois had not, and that perhaps he was not yet ready to present any additional information. Commissioner Miglus suggested that, when Mr. Cook speaks with the applicant, he be advised that he should be prepared to attend the next meeting, but if he does not the application will have to be acted upon at the following meeting. That would not leave the applicant much time to address any additional questions/concerns expressed by the commission. The application may then have to be denied without prejudice, and another application will have to be filed.

Upon motion by Commissioner Garrey, seconded by Commissioner Wolf 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 application #3303-05.

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

**WETHERSFIELD HISTORIC DISTRICT COMMISSION  
PUBLIC MEETING  
JUNE 14, 2005**

**APPLICATION NO. 3304-05.** Alexander J. Antonakos seeking to install a free standing sign in front and a carport on the side of the garage at 23 Garden Street.

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

**DISCUSSION**

Originally a motion had been made to approve with a stipulation to hang the sign in a different location. Commissioner Miglus suggested that perhaps the commission should obtain information from Planning & Zoning as to their ruling. Robert Cook indicated that rulings by other commissions should have no bearing of the decision made by the HDC. Other commissioners agreed.

Commissioner Oviaan indicated his feeling that the vinyl sign did not go well with the house. Commissioner Garrey indicated that if that were the case, the homeowner should be given the opportunity to bring forth other ideas without having to file another application.

Commissioner Wolf asked whether anyone wanted to discuss the carport. Commissioner Miglus stated that although he would have preferred another solution, the carport is situated far back on the property and the impact from the

public way is minimal. The alternative would have been a garage that probably would have been too large for the property.

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

**APPLICATION NO. 3305-05.** Paul & Clare Meade seeking to convert a screen porch on the north side into living space at 373 Main Street.

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

## **DISCUSSION**

Commissioner Miglus indicated that although the proposal will probably work, he finds it awkward to approve the application without an elevation. Commissioner Garrey indicated that ordinarily he would agree, but felt the applicant had provided an adequate description of the proposed work. Commissioners Ovian and Logan agreed. Commissioner Hart agreed that a drawing would be helpful.

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

**APPLICATION NO. 3306-05.** Mr. & Mrs. Patrick Ford seeking to install a fence on the side at 115 Church Street.

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 stipulations:

- That the fence shall start at the right rear of the house, run west to the property line, then back to edge of the neighbor's garage.
- Fence shall have good side out.

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

**APPLICATION NO. 3307-05.** Samuel Spratlin seeking to install a shed in the rear at 115 Broad Street (Tabled with the Hearing left open from May 10, 2005).

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, Logan, Miglus, Wolf Abst: Ovian

**APPLICATION NO. 3308-05.** Kelly O'Brien seeking to install a fence on the side at 76 Church Street.

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 split rail fence to start at rear house line to run 80' back along the property line.

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

**APPLICATION NO. 3205-04.** Andrew Bykowski seeking to amend the approved Certificate of Appropriateness regarding windows at 16 Fernwood Street.

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 stipulations:

- Existing stipulations shall be struck.

- Porch walls shall be removed and replaced by railing as submitted.
- Bottom of the porch shall be enclosed with wood framed latticework. Lattice framing shall be a minimum of 4" on top and sides, at least 5 1/2" at the bottom.
- There shall be flat trim around the door to match the existing windows.

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

**APPLICATION NO. 3302-05.** Tim Gothers Woodworking seeking to rebuild the existing porch at 160 Broad Street (Tabled from May 24, 2005).

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

- Porch shall be rebuilt in-kind, with the exception that Trex decking shall be substituted for the stair treads.
- A EPDM roofing membrane shall be used for the roof.
- The lattice shall be a square privacy lattice.

Aye: Garrey, Logan, Miglus, Ovian, Wolf

**APPROVAL OF MINUTES OF:** [May 24, 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

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

A meeting was held at 9:30AM on June 14, 2005 with the owners of The Creamery. Four commissioners attended the meeting hosted by Bonnie Therrien. Ms. Therrien insisted that the owners follow all directives rendered by any and all commissions. Paula Larsen assured those present that she will comply with future decisions.

Commissioner Hart asked what will happen to the flowerbed. Commissioner Logan indicated that she felt the structure would now be removed. Robert Cook stated that he reminded Ms. Larsen at the meeting that he cannot issue a Certificate of Occupancy until the flowerbed is built in compliance with the HDC's decision. In response, Ms. Larsen mentioned that there are many businesses that are not in compliance with HDC and/or zoning rules. As a result, those businesses had to be contacted.

Commissioner Wolf gave information to Robert Cook regarding 9 Hubbard.

Commissioner Wolf reported on a meeting held to discuss bus traffic at Hanmer School. It was agreed that some temporary measures will be tested in September. One measure will be to open Francis Street to Hartford Avenue to buses. Since the sidewalk is almost flush with Francis Street, Jersey barriers will be used for a period of no more than three weeks. If a barrier method works, the town will file an application for a permanent solution. Traffic from Rosedale will be routed through the parking lot to Garden Street, and not allowed to travel on Francis Street. Francis Street will be gated at all times, except to allow buses in.

Mr. Cook asked whether the commission had reached a consensus about how to handle satellite dishes. Commissioner Ovian has been sending a list of houses with satellite dishes to be handled by Mr. Cook. Currently, approximately 40 addresses are on the list. Commissioner Wolf suggested that Mr. Cook send the list to all the commissioners so they can look at the properties listed.

Mr. Cook indicated that he is receiving an application for 46 Kenwood for an extensive amount of work planned. The house has a vinyl fence that the HDC had wanted removed. However, it was later decided that, since the fence had

been installed at least six years ago, it would be considered grandfathered and allowed to remain.

The work on the porch at the house on Main Street (across from the firehouse) has still not been repaired. The house is no longer on the market and Mr. Cook stated he did not feel the homeowners would now make the necessary repairs any time soon. He asked the commissioners for direction on how he should proceed. Commissioner Logan indicated that the matter should be referred to Brian O'Connor so that he can give the homeowners a deadline to finish the work. If the work is not done within the time limit, the homeowner should be fined for a code violation. The commissioners agreed that September 30, 2005 was a reasonable deadline.

A purchase agreement has been signed for 53 State Street with a stipulation that the new owner be allowed to remove the front porch, and build a dormer in the back. The closing is scheduled for July. The new owner went to the building department and asked for immediate approval of the work. An application for the work will appear on the agenda for the next meeting. Robert Cook advised the prospective owner that he did not feel the commission would allow the removal of the porch since there is no basis supporting the contention that the porch is an add-on.

Mr. Cook suggested that language indicating that fences are to be installed with the "good side" facing out. He asked for language so that he could have Tracey McDougall insert it and finalize the document. Commissioner Logan indicated that the final version of the handbook has to be voted upon. It will be added to the agenda of the next meeting, and public notice of such will be given.

Commissioner Logan has received a call from someone who wants to replace the plaque on her home and asked whether it can be done without an application. It was agreed that as long the plaque is replicated, an application is unnecessary. Commissioner Logan asked whether anyone had any suggestions for who could do such work. Commissioner Oviaan suggested the homeowner contact Attorney Noreen Dillman's secretary as she is familiar with someone who does this type of work.

## **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 9:44PM.

Aye: Garrey, Logan, Miglus, Oviaan, Wolf

Respectfully Submitted

**TOWN OF WETHERSFIELD  
HISTORIC DISTRICT COMMISSION**

Jennifer Wolf  
Clerk