

**WETHERSFIELD HISTORIC DISTRICT COMMISSION
PUBLIC HEARING
JUNE 28, 2005**

The Wethersfield Historic District Commission held a public hearing on June 28, 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
Robert Garrey
Vacek Miglus
Eric Hart, Alternate
Sue O'Brien, Alternate

Members absent:

Heidi Lane, Alternate
Jennifer Wolf, Clerk

Also Present:

Robert Cook, Wethersfield Historic District Coordinator

Chairperson Logan called the meeting to order at 7:30PM and read the opening comments. Commissioner Garrey, Acting Clerk, read the Legal Notice as it appeared in the *Hartford Courant* on June 17, 2005.

APPLICATION NO. 3309-05. Double Danish seeking to 1) install a sign, 2) install a stone handicap ramp and railing and 3) install outdoor seating on the porch and stone patio at 251 Main Street.

Pierre Bennerup of 2289 Chamberlain Hwy., Berlin appeared before the commission. He plans on converting the Belden house to a coffeehouse. Currently there are three steps to the front door, which will be the main entrance. The steps will be moved. A handicap ramp is planned, which will begin about 10' from the sidewalk. The ramp will be made of stone. The railing will be wood and will be the same color as the house. A stone patio is also planned for outdoor seating. The gazebo that presently exists will be moved back. One handicap and four regular parking spaces will be put on the blacktop currently used for display area.

Mr. Bennerup also wishes to install a sign. The sign he wishes to use is over 300 years old and is the traditional sign used for pastry shops in Denmark. A picture of the sign was provided to the commission and included the dimensions. If the sign's dimensions do not meet the commission's approval, Mr. Bennerup indicated he would recreate the sign in another size, but prefers to use the sign he has. The sign will be mounted on the existing post. A crossbeam will be installed to allow for the hanging of the sign.

Commissioner Miglus asked for a description of the railings that will be used on the handicap ramp. Mr. Bennerup indicated that the railings will match the railings currently on the porch of the house.

Commissioner Ovian asked whether any consideration was given to having the ramp come up from the rear of the house. He feels that the wood railings will make the ramp too prominent for the front of the house. He also expressed a concern that the five parking spaces that will be installed will take away from display space. Mr. Bennerup agreed that display area will be decreased, but planned on installing raised window boxes around the patio. He indicated that the same question arose at the P&Z hearing. At the meeting the comment was made that it was not appropriate to force those using the handicap ramp to enter the building from the rear. Commissioner Ovian indicated it was not his intent to imply that the rear entrance was more appropriate for those using the ramp. His suggestion was that, if the location of the regular and handicap parking spaces were flipped, the ramp would be more accessible in the back and would also be somewhat hidden by the gazebo.

Mr. Bennerup disagreed that the ramp would be more accessible in the rear since the planned location is accessible from both the parking lot and from the sidewalk. He planned on making the ramp as unobtrusive as possible.

Mr. Bennerup displayed samples of the stone he is considering using. He would like to use stone that has some roughness to it since he feels it looks more natural. He prefers a brownstone that is made locally.

Commissioner Miglus asked whether Mr. Bennerup had looked at the handicap ramp at the Webb House, where the ramp was installed without a banister by putting fill around the ramp. Mr. Bennerup said he had not seen that ramp, but he could easily install flowerbeds along the ramp instead of installing a railing.

Commissioner O'Brien asked whether the applicant had any objection to moving the location of the regular parking spaces. Mr. Bennerup indicated he did not like the fact that the spaces took away so much display area, but P&Z required the spaces. He would have to return to P&Z if the HDC asked that the spaces be moved.

Commissioner Logan asked whether the porch would remain in its present location. Mr. Bennerup stated the porch will remain. Seating will be available on the porch and on the patio. Commissioner Logan also asked whether the applicant already had P&Z permission to have the number of tables planned. Mr. Bennerup indicated he did.

Commissioner Logan asked whether the railings would have the same posts as currently exist on the porch. Mr. Bennerup said the posts are the same. Commissioner O'vian asked whether the applicant would consider using wrought iron railing since the house already has black trim. Mr. Bennerup indicated he did not know of any wrought iron on the Belden house. Regardless he had not looked into the possibility of using wrought iron.

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. 3310-05. Suzette Judd seeking to restore front porch to original open plan and construct a dormer on the rear of the house at 53 State Street.

Suzette Judd of 41 Brinley Way, Newington, appeared before the commission. Also present was Cliff Gagnon of 7 Horse Run Hill, Cromwell who is the contractor. Ms. Judd stated that she is not planning on constructing a dormer at this time, but does wish to restore the front porch. She provided the commission with recent photographs of the front of the house. Since she could find no pictures of the house with an open porch, she took pictures to show certain aspects of the house that demonstrate that the enclosed porch is not original to the house. She indicated that the present owner told her that the porch was enclosed about 40-50 years ago by an elderly homeowner to keep people from entering the porch. Commissioner Logan indicated she doubted the house was constructed with an open porch.

Commissioner Miglus asked the applicant what she wanted the porch to look like. The applicant stated she wants an open porch with four square pillars. She had a picture of a house on State Street with the style of porch she would like to have. She asked whether she needs to have railings. She was told that railings are required if the porch floor is more than 30" above the ground. Mr. Gagnon stated the porch floor is 30"-36" above the ground. Ms. Judd indicated she would then have square railings.

Commissioner Miglus asked whether the applicant had a drawing of what the porch will look like when completed. Ms. Judd stated no drawing has been done.

Ms. Judd indicated she preferred to have no railing. Commissioner O'vian suggested she see the open porch at 90 Broad Street. That porch is also higher than 30" from the ground, but the area around the porch was built up so the porch floor is lower to the ground.

Ms. Judd and Mr. Gagnon pointed out the following to demonstrate that the porch was enclosed after the house was built. They indicated:

- Porch trim was cut around the existing posts

- The original swing hooks are still visible in the porch
- Porch stairs are level with pillars, not with the door of the porch.
 - The house number is still located on the inside of the porch.
 - The inside of the porch has a B-board ceiling. The paint is chipping and exterior varnish is visible.

Ms. Judd also took pictures of other bungalow homes to demonstrate that those homes were built without an enclosed porch.

Commissioner Logan asked whether the second level was being used as living space. Ms. Judd stated it was currently a full attic.

Mr. Gagnon asked whether any replacement windows had to be original looking. Commissioner Logan indicated they did, and that any replacement had to be approved by the HDC. It was suggested that original windows should be kept. Commissioner Logan indicated that she would prefer to see storm windows installed rather than the windows replaced. Ms. Judd asked whether storm windows had to be approved by the HDC. She was told they do not.

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.

An e-mail dated June 8, 2005 from the current homeowner, Joseph Borzinski, was submitted and read by Commissioner Garrey. The e-mail was sent in support of the application.

APPLICATION NO. 3311-05. Susan Schnatz seeking to replace attic windows and install a flat blue stone chimney cap at 400 Hartford Avenue.

Susan Schnatz of 400 Hartford Avenue appeared before the commission. The chimney had to be totally rebuilt. The contractor installed a blue cap on the chimney so that he would not have to return to install it, but indicated he would return to remove it if the commission does not approve it. Also, the attic windows must be replaced to bring them up to code. The proposed windows are 9-pane, wood, 3 X 3 square, and casement. The current windows on the house are 6/6 and 9/6.

Commissioner Ovian asked whether the applicant had considered using a double-hung window. She indicated she had, but the window would then have to be larger than the window below it.

Commissioner Miglus asked whether drawings exist of the house after the work is done. Ms. Schnatz stated that the contractor has done drawings, but not to scale. Commissioner Miglus also asked whether the applicant had considered any other window manufacturers. She indicated that the Home Depot representative she has been working with indicated that the window she selected was one approved by the HDC. Commissioner Miglus indicated that his concern was that the selected window was a standard window used in a modern home rather than being used on a very special historic home. Ms. Schnatz indicated that the window is a colonial style wood window. Commissioner Ovian stated that certain aspects of the window can make it look very different once installed.

Commissioner Ovian asked whether the house was protected under the Wethersfield Preservation Trust. Ms. Schnatz stated that she purchased the home from the Wolf Family Trust and that the only restriction is that the house cannot be altered in any dramatic way. Commissioner Logan stated she was under the impression that there were more restrictions on what the homeowner can do to the home over those imposed by the HDC. She also asked whether the homeowner was dealing with a Home Depot representative from Glastonbury. The homeowner indicated she was. Commissioner Logan reminded the commission that this is the same representative she spoke with about the house on Marsh Street and suggested the homeowner look for windows elsewhere.

Robert Cook apologized for not speaking with the homeowner before the meeting to clarify some of the questions being asked by the commission. He indicated he would contact the homeowner by the end of the week. He also asked whether the chimney was used for the furnace. The homeowner stated it is for a furnace and three fireplaces. Mr. Cook stated he did not think the cap should have been installed without a building permit. He asked that either the homeowner or contractor call the building inspector on Wednesday to clarify whether a permit is necessary.

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. 3312-05. Daryl & Laurie Fetzko seeking to 1) install siding on front bottom of house and front of garage, 2) build entryway to front door, 3) replace front shutters with window molding and 4) replace front sidewalk and doorstep with brick/slate at 89 Church Street.

Daryl Fetzko of 89 Church Street appeared before the commission. Also present was Mr. Christiano of Christiano & Son, Southington. Pictures were distributed to the commission. The proposal is to replace the siding on the lower half of the house with cedar 4" vertical siding to match the aluminum siding on the upper half of the house. The siding on the front of the garage will also be replaced to match the house.

Mr. Fetzko would also like to add an entryway to the front of the house. He supplied a picture of an entryway on Center Street as a sample of what he would like to construct.

The shutters will also be removed and replaced with 4" molding. Only the five windows on the front of the house will be done. Commissioner Oviaan asked how the molding will be attached to the aluminum. Mr. Christiano indicated that he plans on cutting the molding 3.5" to accommodate the aluminum. Commissioner Miglus asked whether the plan was to attach the 4" flat stock with molding outlining it. The homeowner indicated that is what he wants. Commissioner Miglus indicated that a sill will have to be installed.

Commissioner Oviaan reminded the applicant that the goal of the commission is not to make all the homes in the district appear historic, and he was not sure whether the applicant wanted to add a portico to make the house appear from a later era. Commissioner Garrey indicated he did not feel the addition of a portico would make the house look like a Hubbard house.

Commissioner Oviaan indicated that there was also the issue of the other windows on the house and asked whether anything was going to be done to them. The applicant confirmed that only the windows on the front of the house would be done. Commissioner Oviaan felt that the house would look funny if trim were not added to the other windows. Robert Cook stated that the side windows do not stand out as prominently as the front window.

Commissioner Hart asked whether the picture that was provided was the style of portico the homeowner wanted to construct. The homeowner indicated it was. He was reminded that if he changes his mind, he will have to file for an amendment to the Certificate of Appropriateness.

Flagstone will be wrapped around the steps. Commissioner Miglus asked whether flagstone would be installed on the vertical sides. Mr. Christiano indicated that the current structure was not being removed. Therefore, flagstone can be used to wrap the entire step. Commissioner Miglus stated that flagstone is not used on the vertical sides steps. It would be best to use flagstone on the top only and use brick on the sides.

Mr. Fetzko stated that they plan on removing the two existing front lights, and replace them with one light in the center.

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. 3313-05. Linda Piscatelli seeking to install a fence on the side at 47 Middletown Avenue.

Linda Piscatelli of 47 Middletown Avenue appeared before the commission. She is proposing to install a fence on the side of her house. The fence will be same type as installed in the rear of the house. It will be painted white or the same color of the house once the it is painted.

Commissioner Oviaan asked whether there was a drawing of where the fence will be located. No drawing was available, but Ms. Piscatelli indicated the fence will start 30' from the front property line and will stop at the door at

the side of the house. Commissioner Miglus asked whether a decorative post will be added to the end of the fence as it meets the house. Ms. Piscatelli stated that that is where she plans on putting an arbor. She asked whether the arbor has to be approved, and she was told it does. Robert Cook stated he wished he had known the applicant wanted to install an arbor since he would have added it to the application. Commissioner Ovian indicated that the arbor can be added to any action taken by the commission. If the applicant wishes to make any changes later on, she can file for an amendment.

Commissioner Miglus stated he was having difficulty picturing the fence and he wished the applicant had submitted a drawing with her application. Although the commission knows what the fence will look like, it is difficult to picture exactly where it will be located. Commissioner Miglus and Ms. Piscatelli expressed a desire not to have the yard appear closed in. Ms. Piscatelli stated she is installing a fence merely to get some privacy.

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. 3314-05. Edward A. Chesky seeking to install a deck in the rear at 234/236 Broad Street.

Edward Chesky of 240 Broad Street appeared before the commission. He is the owner of 234-236 Broad Street. He explained that he wishes to add a deck to the rear of the house, which returns the house to the original state when it had a rear porch. Robert Cook stated that the visibility from the street is minimal.

Pictures of the house and drawings of the proposed work were provided to the commission. The deck will be made of pressure-treated lumbar and painted to match the 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. 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. (Tabled from June 14, 2005).

Alexander Antonakos of 23 Garden Street appeared before the commission. Commissioner Logan asked what the applicant wished to present. He indicated he did not know he had to present anything at the meeting. Commissioner Miglus agree that nothing had to be presented by the applicant, and that the application had been tabled to allow the commission more time to consider where the sign should be placed and what it should look like.

Dr. Antonakos stated P&Z had suggested the shingle on the lamppost be removed and added to the freestanding sign. That is what he planned on doing. When asked by Commissioner Logan why P&Z had made that suggestion, Dr. Antonakos stated he did not know. He stated he preferred to keep the shingle on the lamppost because the freestanding sign is not visible when it snows, but would prefer not to have to return to the P&Z.

Commissioner O'Brien asked whether P&Z had approved the carport. Dr. Antonakos stated it had been approved.

Commissioner Ovian asked whether the applicant had considered putting another sign on the lamppost under the existing shingle. The second sign could include more information about the nature of the practice. Dr. Antonakos stated he is open to any suggestions the commission may have since he is anxious resolve the matter.

He did suggest that a sign on the post could be more decorative than the shingle currently present. However, Commissioner Logan stated it was difficult to approve a sign the commission has not seen. In the event the freestanding sign is not approved, Commissioner Ovian indicated the commission could approve another design so as not to leave this application unresolved once again. If the applicant wanted to change the design later on, an amendment could be requested. Dr. Antonakos said the sign he was interested in is a fairly common design. It is a rectangular white sign with black lettering. The size would be a 6" X 12". It would be mounted on both sides of a wooden piece, and have the address and "Cosmetic Dentistry" on it.

Robert Cook suggested Dr. Antonakos contact P&Z to advise them of the new design. Commissioner Logan indicated

that the commission can stipulate a design, and as long as the design is followed there should be no further need for the applicant to appear before the commission regarding the sign.

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 & June 14, 2005).

Robert Cook explained that the applicant appeared before P&Z and had some questions to resolve for that commission. By the time the applicant reappears before P&Z again, the 65-day time limit for applications before the HDC will have expired. Therefore, Mr. Cook suggested that Mr. Durbois withdraw the application. Once he has finalized a design, he can file another application.

Commissioner O'Brien indicated that it was unfortunate that the applicant would be charged another application fee since the commission led the applicant to believe that he did not have to go before P&Z. She stressed the importance of being clear with applicants that the HDC cannot speak for other commissions.

Mr. Cook stated he has yet not received the e-mail from the applicant withdrawing the application.

Commissioner Miglus stated that since the e-mail has not been received as yet, the commission does not know for sure the application will be/has been withdrawn. Therefore, the commission can vote to table the application until the next meeting.

Upon motion by Commissioner Ovian, seconded by Commissioner Hart 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 application #3303-05.

Aye: Garrey, Hart, Logan, Miglus, Ovian

**WETHERSFIELD HISTORIC DISTRICT COMMISSION
PUBLIC MEETING
JUNE 28, 2005**

APPLICATION NO. 3309-05. Double Danish seeking to 1) install a sign, 2) install a stone handicap ramp and railing and 3) install outdoor seating on the porch and stone patio at 251 Main Street.

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

- The railings shall duplicate the existing railings.

Discussion

Commissioner O'Brien asked whether HDC could contact P&Z about the possibility of moving the four regular parking spaces to the back of the building where mulch is sold. Commissioner Logan stated that P&Z will speak only to the applicant, and there is no other location for the parking spaces. Commissioners O'Brien and Ovian stated their concerns about the loss of the display area. Commissioner Hart indicated that the display area is currently on blacktop, which the business owner has the option of using that as he wishes. The use of the existing blacktop is not regulated.

Commissioner Logan reminded the commissioners that the application does not request permission to put parking spaces on the blacktop. The issue of the parking spaces has already been addressed by P&Z and is not relevant to the HDC application.

Commissioner Miglus suggested that Robert Cook mention to the applicant that, although he likes the Portland

brownstone, German brownstone holds up better to walkway use. Mr. Cook asked that Commissioner Miglus send an e-mail describing his suggestion. Mr. Cook also stated that he feels there are items that should have been included on the application. If so, a new application needs to be filed for those items.

Aye: Garrey, Hart, Logan, Miglus, Ovian

APPLICATION NO. 3310-05. Suzette Judd seeking to restore front porch to original open plan and construct a dormer on the rear of the house at 53 State 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:

- Restore front porch to a flat porch with four original pillars supporting the roof.

Discussion

The dormer is not being constructed. Therefore, the vote is only for the porch.

Aye: Garrey, Hart, Logan, Miglus, Ovian

APPLICATION NO. 3311-05. Susan Schnatz seeking to replace attic windows and install a flat blue stone chimney cap at 400 Hartford Avenue.

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

Aye: Garrey, Hart, Logan, Miglus, Ovian

APPLICATION NO. 3312-05. Daryl & Laurie Fetzko seeking to 1) install siding on front bottom of house and front of garage, 2) build entryway to front door, 3) replace front shutters with window molding and 4) replace front sidewalk and doorstep with brick/slate at 89 Church Street.

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

Discussion

Commissioner Ovian indicated he would like the application tabled so that the applicant can return with a proposal for addressing the side windows. Commissioner Logan reminded the commission that the side windows are not seen.

Commissioner Miglus stated that the commission's decision should be based on whether the proposed work is appropriate for the house and for the district. The picture of the portico provided may not be appropriate for the house. He agrees with the motion made because a drawing of the elevation of the house is needed before a decision on the application can be made. He feels a drawing would benefit the commission and the applicant.

Aye: Garrey, Hart, Logan, Miglus, Ovian

APPLICATION NO. 3313-05. Linda Piscatelli seeking to install a fence on the side at 47 Middletown Avenue.

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

Discussion

Commissioner Miglus indicated a drawing should be obtained before a decision is made on the application.

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

APPLICATION NO. 3314-05. Edward A. Chesky seeking to install a deck in the rear at 234/236 Broad Street.

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

Aye: Garrey, Hart, Logan, Miglus, Ovian

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. (Tabled from June 14, 2005).

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:

- The sign shall hang on the existing lamppost and be a 6" X 12" rectangular metal plate on wood board, with black lettering on white background.
- The existing free standing plastic sign shall be removed.

Discussion

Commissioner O'Brien asked about the status of the carport. She expressed serious concerns about the appropriateness of the carport in the district. Commissioners Ovian and Garrey indicated that the carport is in the back of the property, and that commissioners and a neighbor expressed few concerns about it at the last meeting. Commissioner Logan stated she cannot vote for the motion because she is opposed to the carport.

Aye: Garrey, Hart, Ovian Nay: Logan, Miglus

APPROVAL OF MINUTES OF: [June 14, 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, Hart, Logan, Miglus, Ovian

Report of the Historic District Coordinator

Robert Cook asked whether he needs to make a call to clarify the status of the trust for the property at 400 Hartford Avenue. It was suggested that he make the call.

Mr. Cook displayed a sample of a window that the applicants want to use on 9 Hubbard Place. Commissioner Miglus stated the vinyl windows do not sufficiently duplicate the current windows. Commissioner Logan suggested the applicants restore/repair the existing windows and add storm windows rather than replace them.

Mr. Cook presented a letter from Shirley Alderman. She had contacted Mr. Cook about one month ago with some items pertaining to The Creamery. Now that Mr. Cook is preparing to issue the Certificate of Occupancy for The Creamery, he asked Ms. Alderman whether the issues had been resolved. She indicated she would write a letter. The letter was received on June 27, 2005 by the Building Department, and was entered into the record.

This is Commissioner Logan's last meeting of her term. Commissioner Ovian expressed appreciation and gratitude to Commissioner Logan for her years of service.

ADJOURNMENT

Upon motion by Commissioner Garrey, seconded by Commissioner Oviau and a poll of the Commission, it was unanimously voted to ADJOURN the meeting at 10:23PM.

Aye: Garrey, Hart, Logan, Miglus, Oviau

Respectfully Submitted

TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

Jennifer Wolf
Clerk