

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

The Wethersfield Historic District Commission held a public hearing on July 12, 2005 in the Council Conference Room of the Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present:

Douglas Ovian, Vice Chairperson
Jennifer Wolf, Clerk
Robert Garrey
Vacek Miglus
Sue O'Brien
Eric Hart, Alternate (arrived at 7:35PM)

Members absent:

Heidi Lane, Alternate

Also Present:

Commissioner Miglus 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 July 1, 2005. Vice Chairperson Ovian conducted the meeting.

APPLICATION NO. 3315-05. Bonnie & Stanley Jedziniak seeking to install an above ground pool at 10 Wilcox Street.

Bonnie and Stanley Jedziniak of 10 Wilcox Street appeared before the commission. Ms. Jedziniak explained that they wish to install a 15' X 24' above ground pool with 52" sides. She displayed a picture and stated the pool and deck that will be installed will look similar. The deck will be self-built, and will have Trex or pressure-treated wood flooring and a locking fence. The deck and railing will be made of wood.

The pool will be centered in the backyard. The deck will be only big enough for two lounge chairs and a small table, probably 6' X 15'.

Commissioner Wolf asked how the applicants planned on shielding the pool from the view from the street. Mr. Jedziniak stated he thought they would plan some type of shield based on instructions from the commission. Commissioner Ovian asked whether the applicants were willing to take direction from the commission. Ms. Jedziniak stated she had some ideas on how to shield the pool from view and explained that she wanted to install a fence from the corner of her house to the neighbor's driveway. Commissioner Wolf indicated that the pool would still be seen, and that what should be considered is a fence that goes along the property line.

Commissioner Miglus asked how far back on the property would the pool be located. Mr. Jedziniak indicated that the pool would be placed 8' from the fence at the back of the property, and asked whether it would be seen less if the pool were located closer to the house. However, if the pool were in the back of the property a fence could be placed across the property. He asked how high fence would have to be. Commissioner Wolf indicated the fence has to be high enough to shield the pool, most likely 6'. Ms. Jedziniak stated a preference for a stockade or a panel fence.

Commissioner Hart asked whether stairs leading to the deck would swing and lock. Ms. Jedziniak stated they would, but Mr. Jedziniak stated he was going to make an enclosure at the bottom with a swinging gate.

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. 3316-05. Merritt Baldwin seeking to enclose a side entrance at 225 Spring Street.

Merritt Baldwin appeared before the commission. Two elevations and a floor plan were submitted. The entrance to be enclosed is the one located on the west side of the building by the railroad tracks. He wishes to enclose the entrance to make it safer during the winter months.

Commissioner Miglus asked how the glass panels on the side of the entrance would be framed. Mr. Baldwin stated the panels would be framed in non-combustible wood. The entrance would be made of wood. It will be white with a black roof.

Commissioner Ovian asked whether an elevation showing the building after the work is done was available. Mr. Baldwin indicated an elevation was not available, but envisioned the final result to be as low-key as possible. Commissioner Ovian asked whether there was landscaping in front of the entrance. Mr. Baldwin stated there is a sidewalk in the front and then the driveway begins.

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. 3317-05. Linda D. Colbert seeking to construct a rear deck, install new siding and replacement windows at 46 Kenwood Road.

Linda Colbert of 46 Kenwood Road appeared before the commission. The contractor, Paul Sullivan, also appeared before the commission. A copy of the plan was provided. Mr. Sullivan explained the goal is to get the house to be as maintenance-free as possible. A new roofing system is also planned. The house currently has a shed roof, which will be gabled. An existing family room is in need of repair. Mr. Sullivan is still in discussion with the Building Department as to what can be done. However, any new room will be in the current footprint.

Commissioner Ovian asked whether the new deck will be seen from the public way. Mr. Sullivan indicated it would not be seen. Commissioner Wolf agreed.

Commissioner Miglus asked whether there was a color selected for the new roof. Samples of Timberline roofs were displayed. The color will be Pebble Clay to match the color of the new siding. The siding is 7" cedar-look. The mitered look will be used for the corners.

The windows are Marvin aluminum clad simulated light. The trade name is Ultimate Double Hung. Shutters will be used in the front, but not on the side. Currently the windows are 2/2. The new windows will be 6/6. Commissioner Ovian asked whether the windows had a spacer bar. Mr. Sullivan stated that the project was priced using windows with spacer bars.

Commissioner Ovian stated the plan called for replacement of the basement windows and asked what type of windows would be used. Mr. Sullivan stated that the current windows are in good condition and he is recommending that they not be replaced. Ms. Colbert stated she agreed that the windows would not be replaced.

Commissioner Garrey asked whether the railings on the front stoop would be replaced. Mr. Sullivan stated that the stoop is being replaced, but the wrought iron railings are being maintained.

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. 3311-05. Susan Schnatz seeking to replace attic windows and install a flat blue stone chimney cap at 400 Hartford Avenue (Tabled from June 28, 2005).

Susan Schnatz of 400 Hartford Avenue appeared before the commission. She indicated that the windows she ordered arrived and are not the type she wanted. She has decided to order a Marvin window. The new window will be a 6/6 casement window, and will be the same size as the window below it.

Ms. Schnatz explained that she spoke with Brian O'Connor about the cap on the chimney, and the Building Department has approved the installation of the cap.

Commissioner Ovian asked about the window dividers. Ms. Schnatz stated that the sample of the window she had with her is not the exact type she was installing, but believes that the dividers on the new windows are the same as on the sample.

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.

Clerk Wolf read an e-mail from Paul Courchaine of the Wethersfield Preservation Trust dated July 8, 2005. The e-mail stated he had spoken with the applicant about the changes to the windows. The work being done does not materially effect the structure and is not a violation of the preservation easement held by the trust.

Commissioner Wolf excused herself from the meeting.

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 (Tabled from June 28, 2005).

Daryl & Laurie Fetzko of 89 Church Street appeared before the commission. Mr. Fetzko indicated he spoke with Robert Cook after the last meeting and was told that the commission would find a drawing of the house with the sought after changes very helpful. Such a drawing was provided to each commissioner.

The drawing shows the following changes:

- Entryway as described at the last meeting.
- Removal of shutters on the front of the house and the installation of 4" window molding.
- Front stoop as described at the last meeting.

Changes to the garage were not shown.

Commissioner Ovian asked for the dimensions of the landing of the stoop. The dimensions are 3' X 7'. He also asked whether there will be an additional column at the back of the gable. Mr. Fetzko stated that an additional column is not planned. The planned columns are round, and are made of wood, as is the entire portico.

Commissioner Miglus asked whether the applicant had considered putting the same trim on the front of the house on the side as well. Mr. Fetzko indicated that the only consideration is the cost. He house is currently aluminum sided except for the front siding that is being replaced. The applicants do not want to reside the entire house.

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.

Clerk Wolf returned to the meeting.

APPLICATION NO. 3313-05. Linda Piscatelli seeking to install a fence on the side at 47 Middletown Avenue (Tabled from June 28, 2005).

Linda Piscatelli of 47 Middletown Avenue appeared before the commission. She provided a drawing of where the proposed fence will be located.

Commissioner Ovian mentioned that the string the applicant has on her property depicting where the fence will be located appears to be at an angle. Ms. Piscatelli stated that the string follows her property line. Commissioner Ovian mentioned a fence next to Commissioner Miglus' house that also is at an angle. He indicated that the applicant's house is square to the street and asked whether the applicant had considered putting the fence perpendicular to the street. Ms.

Piscatelli stated she felt that once the fence is installed, it will appear straight.

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. 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 & June 28, 2005).

Commissioner Wolf read an e-mail received from the applicant dated July 8, 2005 indicating that he wishes to withdrawn his application. He stated he will apply again once he finalizes the plans for his project.

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 appeared before the commission to ask for an amendment to the Certificate of Appropriateness issued. He indicated he received requests from Robert Cook and from Peter Gillespie to consider moving the handicap ramp to the back of the house and moving the parking spaces as well. This would allow for the display to remain on the blacktop where it currently exists.

The handicap parking spaces will be on the NW side of the Belden House. The regular parking spaces will be located on the south side of the barn.

Mr. Bennerup also stated that, on advice from the mason, he wants to change the material he will use for the walkway and patio from brownstone to bluestone.

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 Wolf, seconded by Commissioner Garrey and a poll of the Commission, it was voted to close the public hearing and open the public meeting on all the aforementioned items.

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

**WETHERSFIELD HISTORIC DISTRICT COMMISSION
PUBLIC MEETING
JULY 12, 2005**

APPLICATION NO. 3317-05. Linda D. Colbert seeking to construct a rear deck, install new siding and replacement windows at 46 Kenwood Road.

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

Discussion

Commissioner Miglus stated that the major change proposed is that the windows, currently 2/2, will be changed to 6/6. Commissioner Ovian stated the house is a mid-century ranch where 6/6 windows may not be appropriate. Commissioner Garrey indicated that 6/1 windows may be more appropriate. Commissioner Hart agreed that 2/2 windows would be more appropriate in order to preserve the look of the house.

Commissioner Miglus stated the applicant is trying to duplicate the current shingle siding. Although the product selected is the best at duplicating the current siding, he prefers the shingles not be replaced. They are in good condition, and preserving the current shingles would allow for the preservation of a number of architectural details.

Commissioner O'Brien indicated that although she is not in favor of siding in any house in the district, she feels the applicant is trying to improve the look of the house. The loss of clipped corners is not of such a concern to her. In addition the house is at the end of a street where there is little traffic.

Commissioner Wolf stated that she regretted not addressing the vinyl fence on the property during the public hearing since she finds the fence more offensive than the proposed siding. Commissioner Miglus reminded the commission that the vinyl fence is grandfathered.

Aye: Garrey, Ovian Wolf Nay: Hart, Miglus

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 O'Brien and a poll of the Commission, it was voted to APPROVE the amendment as submitted.

Discussion

Since the commissioners expressed great concern about the loss of the display area because parking was going to replace it, Commissioners Miglus and Ovian expressed appreciation for the change being proposed. Commissioner Garrey stated he also appreciated the fact that the ramp was being placed in the back.

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

APPLICATION NO. 3315-05. Bonnie & Stanley Jedziniak seeking to install an above ground pool at 10 Wilcox Street.

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

Discussion

Commissioner Wolf indicated that she felt the pool would be an eyesore and difficult to hide, especially if placed in the back of the yard. She also felt that the applicants had a weak concept of what they wanted to propose. Commissioner Ovian felt the pool would be far less prominent if the pool were placed closer to the house.

Commissioner Ovian suggested that the applicants be told that the commission needs to know with more certainty where the pool will be located. Also, the applicants should be told that it was suggested that the decks of the pool and the house be integrated so that the pool can be as close to the house as possible.

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

APPLICATION NO. 3316-05. Merritt Baldwin seeking to enclose a side entrance at 225 Spring Street.

Upon motion by Commissioner O'Brien, seconded by Commissioner Wolf and a poll of the Commission, it was voted to APPROVE the amendment as submitted.

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

APPLICATION NO. 3311-05. Susan Schnatz seeking to replace attic windows and install a flat blue stone chimney cap at 400 Hartford Avenue (Tabled from June 28, 2005).

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

- The window shall be true divided light with exterior muntins to match the existing windows in profile and width. Dimensions as submitted.

Discussion

Commissioner Garrey stated he would have stipulated that the window have a false center divider so that it looked more like a double-hung window. He said it was not such an important issue because the window will be painted to look like the others, but he was curious as to what the other commissioners thought. Commissioner Miglus stated he did not know how well the manufacturer could create a look that was believable.

Commissioner O'vian stated his concern was that he did not know how the actual window would look. The sample the applicant had with her has profiles that are not appropriate for the house. Commissioner Garrey did not feel that was an issue considering the windows are wood and are in an attic that is 3 stories high. Commissioner O'Brien stated she agreed that the window will look out of place in the house in that it will look new. She suggested the applicant be given some direction on the type of window she should use by approving the application with a stipulation(s).

Commissioner Miglus asked exactly what commissioners would like to see the windows look like. Commissioner Garrey stated the house is an important house in the district and as such the windows should duplicate the windows already on the house. Twelve light windows made of wood and with single pane and putty would be appropriate.

Aye: Garrey, Hart, Miglus, O'Brien, O'vian Abst: Wolf

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 (Tabled from June 28, 2005).

Upon motion by Commissioner Garrey, seconded by Commissioner O'Brien and a poll of the Commission, it was voted to APPROVE the amendment with the following stipulations:

- Windows shall incorporate a traditional sill rather than a "picture frame" design.
- The ceiling of the portico be flat to the same level as the bottom of the overhang resulting in a triangular profile.
- The portico shall have a 6" round tapered column.

Discussion

Commissioner Miglus stated he can live with the proposed changes, but would like to see sills on the windows rather than have the windows picture framed. Commissioner O'vian expressed a concern that a Hubbard portico was being put on a mid-century Garrison Revival. With the loss of the shutters, the differences between the windows in the front and the side will be overly expressed as well. He said he felt the house would be such a mix of designs. Commissioner Garrey suggested that a change in the proposed portico may help resolve some of that concern.

Aye: Garrey, Hart, Miglus, O'Brien, O'vian Abst: Wolf

APPLICATION NO. 3313-05. Linda Piscatelli seeking to install a fence on the side at 47 Middletown Avenue (Tabled from June 28, 2005).

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

Aye: Garrey, Miglus, O'Brien, O'vian, Wolf

APPROVAL OF MINUTES OF: [June 28, 2005](#)

Upon motion by Commissioner Miglus, seconded by Commissioner Garrey and a poll of the Commission, it was voted

to APPROVE the above minutes as presented.

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

OTHER BUSINESS

Report of the Historic District Coordinator

Commissioner Wolf reported on Robert Cook's behalf.

There was a meeting with Paula Larsen regarding the flags and signs outside her establishment. There will be some changes in the P&Z regulations governing flags and signs. Village Pizza has decided to get a variance for the signs and flags they use.

A new sign, Toce & Associates, has replaced a sign on Main Street. Commissioner Wolf asked whether commissioners wish to see the sign. The consensus was that it did not have to be seen since it is essentially the same size as the previous sign.

Commissioner Wolf reported that a business owner has reported that other business owners in the district are quite concerned about an appearance that the commission is not consistent in dealing with businesses in the district. Specifically mentioned was the filed by Charlie Ford. Commissioner O'Brien stated she has heard that business owners feel the commission was lenient in handling the applications filed by Paula Larsen. In addition, some business owners have been cited for violations reported by Ms. Larsen. This has caused some hostility among business owners in the district. Commissioner O'Brien stated the commission needs to be sensitive to these issues.

Commissioner Wolf reported that Robert Cook had an extensive conversation with the Jedziniak's regarding the need to shelter the proposed pool from public view.

Elections

This being the first meeting of the fiscal year, elections took place. Commissioner Wolf indicated that she spoke with Heidi Lane. Commissioner Lane stated she had been reappointed to another term, but that it is her intent to resign from the commission.

Upon motion by Commissioner Wolf, seconded by Commissioner Miglus and a poll of the Commission, it was unanimously voted to elect the following slate of officers:

- Sue O'Brien, Chairperson.
- Doug Ovian, Vice Chairperson.
- Jennifer Wolf, Clerk.

Discussion

Commissioner Wolf stated she felt it was important that the commission be led by someone new and who has good connections within the community. The balance of the slate has done a good job in the positions they hold and should stay in those positions.

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

CORRESPONDENCE

None

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 10:07PM.

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

Respectfully Submitted

TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

Jennifer Wolf
Clerk