

**WETHERSFIELD HISTORIC DISTRICT COMMISSION  
PUBLIC HEARING  
AUGUST 23, 2005**

The Wethersfield Historic District Commission held a Public Hearing on August 23, 2005 in the Council Conference Room of the Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present:

Susan O'Brien, Chairperson  
Douglas Ovian, Vice Chairperson (arrived at 7:40PM)  
Jennifer Wolf, Clerk  
Robert Garrey  
Vacek Miglus

Members Absent:

Eric Hart, Alternate

Also Present:

Robert Cook, Historic District Coordinator

Chairperson O'Brien 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 August 12, 2005.

**APPLICATION NO. 3329-05.** Christopher Carroll seeking to replace the existing deck on the rear of the house at 34 Chesterfield Road.

Christopher Carroll of 34 Chesterfield Road appeared before the commission. He explained that he wishes to replace the current deck, which is made of pressure treated wood and is approximately 25 years old. The dimensions of the new deck will be the same as the current deck. The railings will be made of cedar and will be 32" high. The flooring will be a composite, probably Trex flooring.

Pictures of the proposed deck were provided to the commission.

Commissioner O'Brien stated she did not think the deck could be seen very well from the public way. Mr. Carroll stated the view depended on the density of the surrounding trees.

Commissioner Miglus asked why railings were going to be placed on the deck. Mr. Carroll stated that he and his wife discussed whether railings should be placed on the deck, and agreed they preferred the look of the deck with railings. He asked whether a problem would arise if he decided later to eliminate the railings. Commissioner Miglus stated that considering the limited visibility, there probably would be no disagreement with the change, but advised the applicant to contact Robert Cook if a design change is to be made.

Robert Cook asked whether the railings were going to be changed. Mr. Carroll indicated that the railings were going to be the same as currently exist.

Commissioner O'Brien 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. 3327-05.** George & Gretchen Kelly seeking to install replacement fencing on the north side of the property at 369 Hartford Avenue.

Gretchen Kelly of 369 Hartford Avenue appeared before the commission. She explained that she currently has a stockade fence bordering her neighbor's property. She provided a picture of a similar fence she wishes to install. The

difference is that the proposed fence will have a 1/2" space between the boards. The fence will not be painted.

Commissioner O'Brien 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. 3328-05.** Ronald & Diana Boehnert seeking to install replacement windows on the sunroom at 6 Howard Avenue.

Diana and Ronald Boehnert of 6 Howard Avenue appeared before the commission. Mr. Boehnert explained that they wish to replace 7 windows in the sunroom. He provided photographs of the front of the house, and of the sunroom where the windows will be replaced.

The new windows will be exact replacements of the existing windows. The windows will be casement window with 16 grids. The windows will be wood aluminum clad with simulated divided light. The windows will be painted to match the existing trim. The current storm windows will be removed.

A copy of the quote from the window company, and a brochure from the manufacturer were provided to the commission.

Commissioner O'Brien 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. 3330-05.** Christine Zigmund seeking to install a central air conditioning unit on the south side of the house at 188 Middletown Avenue.

Christine Zigmund of 188 Middletown Avenue appeared before the commission. She indicated that she wishes to install the air conditioning unit on the south side of the house because the electrical unit is located on that side. In addition, installation on that side eliminates the need to get access through a finished basement. A picture of the unit was provided to the commission. She plans on planting an dwarf Alberta spruce to hide the unit.

Commissioner Miglus asked for clarification of the proposed location of the unit. After further discussion, it was agreed that the location of the proposed unit is on the north side of the house, not the south side.

Commissioner Miglus asked how tall the tree will be. Ms. Zigmund indicated that the tree will be tall enough to hide the unit, but the tree will grow only to about 4-6 feet high.

Commissioner O'Brien 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. 3331-05.** Premier Construction Associates LLC seeking to replace three windows and one door on the side and rear of the house at 194 Garden Street.

Mark Thibodeau of Premier Construction Associates, 124 Webster Ridge, Berlin appeared before the commission. The company has been contracted to do the work at 194 Garden Street.

Mr. Thibodeau provided a drawing of the interior work that is planned. He explained that a kitchen, half-bath, and office are being placed in an addition that was built approximately 20 years ago. The window over the kitchen sink is being replaced. During a visit to the house, Robert Cook noted that the window can be seen from Belmont Street through a neighbor's yard. Mr. Cook clarified for the commission that the other windows and door cannot be seen from the public way.

Mr. Thibodeau explained that the proposal is to keep the center window, shorten it by approximately 16" to accommodate the sink, and remove the current windows on each side of the center window. Commissioner Miglus asked whether there was a drawing of how the house will appear after the window is replaced. Mr. Thibodeau stated that no elevation was done. Commissioner O'vian asked whether the new window will be the same width as a double-

hung window. Mr. Thibodeau stated the width of the new window will be the same as the width of the current window, only shorter.

A sample of the proposed window was displayed. The window will be 6/1 with simulated divided light. Commissioner Miglus expressed a concern that no elevation was done to show the commission and the customer how the smaller window will look once the size and proportion of the panes are changed. Mr. Thibodeau stated the customer does know how the smaller window will look since there is an existing window that is somewhat smaller than the proposed window. Commissioner Miglus stated that there is still no picture of a window that is of the exact size of the proposed window.

Commissioner O'vian asked whether consideration had been given to installing two windows, one over the sink and another over the dishwasher. Mr. Thibodeau explained that there is limited room for overhead cabinets as it is.

Commissioner O'Brien 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. 3332-05.** Susan Schnatz seeking to install a shed on the side of the house at 400 Hartford Avenue.

Susan Schnatz of 400 Hartford Avenue appeared before the commission. A plot plan and a picture of the proposed shed were provided to the commission. The proposed shed is 10 X 10 with pine siding.

Commissioner Wolf asked whether the applicant had consulted with representatives from the Wethersfield Preservation Trust to confirm that the shed can be installed. Ms. Schnatz stated she had not, but was under the impression based on previous discussions with them that only the house is covered by the restrictions. Commissioner Wolf stated that is was her recollection that the trust allows for the addition of an outside building, such as a barn, and thought the installation of the shed would be allowed.

Commissioner O'Brien indicated that she recalled that the area where the shed will be installed is fairly well obscured by trees. The applicant agreed.

Commissioner O'Brien 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. 3323-05.** Spring Street Association seeking to install replacement windows at Unit 141 Spring Street (Tabled from August 9, 2005).

Nancy Oliveira of 141 Spring Street appeared before the commission. Also appearing was Bruce Martell of AAA Glass, 193 Hart Street, New Britain. Ms. Oliveira provided copies of the association's board minutes showing that AAA Glass had been selected as the contractor to replacing the windows.

Mr. Martell explained that the proposed window is vinyl with muntins between the glass. Commissioner O'vian asked whether the windows will be painted. Ms. Oliveira stated she had not planned on painting the windows and was not sure whether the association wants the windows painted. However, she is agreeable to having the windows painted since it is her plan to have the windows look the same as the existing windows. Commissioner Miglus stated that it is also the commission's desire to have the new windows look exactly like the current windows.

Commissioner Wolf read from the submitted Property Manager's log, which states that there is agreement to replace the windows with windows of the same style and color. The muntins will not be the same color and cannot be painted because they are in between the glass. Mr. Martell stated the manufacturer can paint the muntins.

Commissioner O'Brien asked Commissioner Miglus to explain the difference between true divided light and simulated divided light, and what the commission normally accepts. Commissioner Miglus explained that windows with the muntins in between the glass change the look of the windows. Therefore, the commission is more inclined to approve simulated divided light windows.

This change in the look is particularly problematic in this case because not all the windows in the complex are going to be changed now, or possibly ever. Commissioner O'vian stated that because of this, he might be more comfortable approving certain windows if all the windows were to be replaced at once than if only a few of the windows are replaced.

Commissioner Miglus asked Mr. Martell whether the applicant was aware of how much glass area she was losing because the windows are replacements units. Mr. Martell stated that about 1-2' on each side would be lost.

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

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

**WETHERSFIELD HISTORIC DISTRICT COMMISSION  
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**APPLICATION NO. 3327-05.** George & Gretchen Kelly seeking to install replacement fencing on the north side of the property at 369 Hartford Avenue.

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

**Discussion**

Commissioner Miglus stated he felt that the proposed fence is an improvement over the existing fence. It is an improvement to the house, neighborhood, and to the district. Commissioner Wolf agreed.

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

**APPLICATION NO. 3328-05.** Ronald & Diana Boehnert seeking to install replacement windows on the sunroom at 6 Howard Avenue.

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

- That the submitted contract will be faithfully executed.

**Discussion**

Commissioner Miglus stated he wished that a picture of the inside of the window had been provided. Mr. Boehnert indicated that the cross section of the window was included in the brochure that was provided to the commission. After looking at the picture, Commissioner Miglus stated that he was confused by it because it was a cross section of a double-hung window, and not of the casement window the applicant wants to install. Mr. Boehnert stated the cross sections are the same.

Commissioner O'vian stated that he felt the window as described in the brochure can be successfully installed.

Commissioner Miglus also stated he was concerned about the color of the windows matching the windows on the rest

of the house. He noted that the contract specifically states the color will match existing windows.

Commissioner Wolf stated she has some concern that the proposed windows will look too modern. However, she agreed that, if the contract is adhered to, the windows can be successfully installed.

Commissioner Garrey also stated that the successful installation of the windows depends on the color matching the existing windows. Commissioner Ovian stated that it is the commission's expectation that, if the windows do not match upon delivery, the applicant will have them painted to match.

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

**APPLICATION NO. 3329-05.** Christopher Carroll seeking to replace the existing deck on the rear of the house at 34 Chesterfield Road.

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

### **Discussion**

Commissioners Miglus, O'Brien, and Ovian agreed that the deck will be barely visible from the public way, and as such will have a minimal impact on the district.

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

**APPLICATION NO. 3330-05.** Christine Zigmund seeking to install a central air conditioning unit on the south side of the house at 188 Middletown Avenue.

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 stipulation:

- That a dwarf spruce be planted to shield the compressor.

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

**APPLICATION NO. 3331-05.** Premier Construction Associates LLC seeking to replace three windows and one door on the side and rear of the house at 194 Garden Street.

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

### **Discussion**

Commissioner Miglus felt that a vote should be tabled pending the submission of a elevation showing how the outside of the house will look once the proposed window is installed. He stated he would also like to see a cutsheet showing how the trim will be done to meet the proposed window. Without this additional information, he finds it difficult to make a decision.

Commissioner Ovian stated he felt he could make a decision based on the description provided. Commissioner Garrey agreed that in this circumstance he also can visualize how the window will look. Commissioner Wolf agreed that an elevation would be helpful. Commissioner O'Brien stated that this would have been an easy application to review had an elevation been submitted. She stated the elevation should be obtained to complete the application.

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

**APPLICATION NO. 3332-05.** Susan Schnatz seeking to install a shed on the side of the house at 400 Hartford

Avenue.

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

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

**APPLICATION NO. 3323-05.** Spring Street Association seeking to install replacement windows at Unit 141 Spring Street (Tabled from August 9, 2005).

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

### **Discussion**

Commissioner Miglus stated that the proposed windows do not adequately duplicate the existing windows, and are not appropriate for the building or for the district. Considering the fact that not all the windows are going to be changed at one time, the proposed window will cause the building to look light a hodge podge. Commissioner Wolf agree.

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

### **APPROVAL OF MINUTES OF: [August 9, 2005](#)**

A correction to the minutes was distributed to reflect that Robert Garrey who acted as Clerk submitted the minutes. The minutes also reflect that during the public meeting discussion of each application occurred prior to the motion being made. Since discussions actually occurred after the motion was made, the minutes will be corrected and resubmitted to the commission for approval.

### **OTHER BUSINESS**

#### **Public comments on general matters of the Historic District**

None.

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

Robert Cook asked whether the commission wants to see applications for decks where the flooring material is being changed. The consensus was that applications should still be submitted if the deck is visible from the street.

Commissioner Wolf asked whether the commission had stipulated that the air conditioning unit installed by Marnie VanDyke had to be shielded. Robert Cook will look into the commission's action on that application.

Robert Cook visited 46 Harmund Place and asked whether the vinyl windows were new. He was told the windows had already been installed when the homeowner purchased the house. Commissioner Miglus confirmed that the windows were installed at the time the pictures were taken a year or so ago. If the present homeowner purchased the house after the pictures were taken, then the windows had already been installed. Commissioner O'Brien stated she felt very strongly that window installations not approved beforehand by the commission should not be tolerated, or approved after the fact. Commissioner Wolf indicated she would discuss this matter with Mr. Cook after the meeting.

Robert Cook reviewed the windows at the Garden Street home owned by the Carbones at the request of Commissioner Ovian. Commissioner Ovian explained that the windows in question are on the second floor. Mr. Cook looked at the windows on the first floor. He will return to the house to look at the windows on the second floor. Commissioner Miglus stated that the pictures show that the windows on the second floor of the house (both east and west sides) are

vinyl. It was suggested that Mr. Cook check to see if a permit was ever obtained for replacement of those windows. Commissioner Garrey stated he noticed that a plastic fence had also been installed at the home.

The letter regarding *Preserve America* has been released.

Mr. Cook requested that the commission specify a deadline for compliance with their decisions. This would allow him to better ensure compliance by home/businessowners.

Mr. Cook distributed the newsletter, *Red Onions*, for review and discussion.

Mr. Cook reported that he is in the process of developing procedures for fining people who do not comply with the commission's decisions. He will develop procedures for presentation to the commission. Commissioner Miglus asked who or what the impetus was for developing these procedures. Mr. Cook explained that he has discussed this matter with Commissioner O'Brien. She explained the reasons she feels fining for non-compliance is necessary. The Building Department will levy any fine.

Commissioner Wolf indicated that some individuals do work without permission from the commissions simply out of ignorance of the procedures that are in place. She is concerned that those individuals will be fined as well. Commissioner O'Brien indicated that it is unfortunate that such a procedure is necessary.

Mr. Cook reported that he received a letter from Ida DiPalma of 10 Meggat Park asking for guidance on an appropriate garage door. Commissioner Miglus has seen some reasonably priced doors that could be appropriate for the district. He will get more information on those doors and discuss the matter with Mrs. DiPalma.

Mr. Cook received an email from Laurie Rubinow dated August 23, 2005 asking what needs to be done to finalize the issuance of the certificate of occupancy for The Creamery. Mr. Cook was concerned about a disclaimer at the bottom of the email, especially since the email was originally sent to Diane Matrone before being sent to him. Commissioner O'vian stated the disclaimer was standard, and assured Mr. Cook he could handle review and address the email.

The email indicates that the significant change to the flowerbed at The Creamery will be that the south and east sides will be graded and will have grass. Mr. Cook left a message for Paula Larsen advising her to submit an application for the new design of the flowerbed. He also advised her to submit an application for the orange poster "Open" sign that is in the front window. Commissioner Wolf stated the sign has been removed. In its place is a neon sign of an ice-cream cone, which is the sign that hung in Ms. Larsen's previous establishment. Commissioner Wolf stated that, in addition, there are now two more rockers on the porch.

Commissioner Wolf explained that she and Commissioner Miglus suggested to Ms. Larsen how the flowerbed should be graded to make it acceptable to the commission. Commissioner Wolf stated she wants the work done as it was suggested before Ms. Larsen appears before the commission for a new application. This way the commission can see exactly what it is approving. Commissioner O'vian indicated he was not sure Ms. Larsen should do any work on the flowerbed before approval is given. Mr. Cook expressed concern that commissioners were having discussions with applicants outside the normal protocol. Commissioner Wolf stated that Laurie Rubinow has asked for a description of an acceptable flowerbed. It was decided that Ms. Larsen will be advised to submit an application for the flowerbed and for any sign she wishes to install.

Commissioner Miglus stated he was on Howard Avenue and saw the vinyl windows and aluminum trim at 20 Howard Avenue. Mr. Cook will visit the property.

## **CORRESPONDENCE**

None.

## **ADJOURNMENT**

Upon motion by Commissioner Ovian, seconded by Commissioner Wolf and a poll of the Commission, it was unanimously voted to ADJOURN the meeting at 9:18PM.

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

Respectfully Submitted  
TOWN OF WETHERSFIELD  
HISTORIC DISTRICT COMMISSION

Jennifer Wolf  
Clerk