

**WETHERSFIELD HISTORIC DISTRICT COMMISSION  
PUBLIC HEARING  
SEPTEMBER 14, 2004**

The Wethersfield Historic District Commission held a public meeting on September 14, 2004 at 7:30 p.m. in the Council Conference Room of the Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut.

**Members Present:**

Billye Logan, Chairperson  
Douglas Ovian, Vice Chairperson  
Jennifer Wolf, Clerk  
Vacek Miglus

**Absent Members:**

Robert Garrey  
Eric Hart  
Tracey McDougall

**Also Present:**

Robert Cook, Wethersfield Historic District Coordinator

Chairperson Logan called the hearing to order at 7:30 p.m. and Clerk Wolf, read the Legal Notice as it appeared in the Hartford Courant on September 3, 2004.

**TABLED APPLICATION**

**APPLICATION NO. 3239-04.** Town of Wethersfield seeking to install a safety fence at Standish Park Baseball Field.

Kathy Bagley, Director of Recreation & Parks Department and Bonnie Therrien, Town Manager appeared before the Commission. Recreation & Parks Director Bagley provided a plan, which identified the fence and its location to the foul line up to the dumpster. The plan also identified the location for the arborvitae along the fence on the Stillman Building side of the property. The proposed fence would be 8' in height with vinyl coating. She spoke with the insurance representative and was informed that the insurance company preferred an 8' fence as opposed to a 6' fence with regard to safety issues.

Chairperson Logan asked for confirmation as to where the fence would be placed.

Recreation and Parks Director Bagley confirmed all the hardware would be coated.

Commissioner Miglus asked if they were seeking permission to place the fence around the dumpster. Town Manager Therrien indicated they were requesting permission for the landscaping in this area.

Recreation & Parks Director Bagley mentioned the need for the fence was for safety and that without the fence the field may not be used for sports.

Chairperson Logan confirmed shrubbery would be planted.

Charles Viani, a member of the Building Committee indicated that they would plant large trees.

Recreation and Parks Director Bagley indicated that a 6' fence would require a safety cap which came in orange or yellow. She would prefer an 8' fence which would address all their safety issues.

There being no one who wished to speak in favor or against this application, this portion of the hearing was declared

closed.

**APPLICATION NO. 3242-04.** Mr. And Mrs. Dan Franzen seeking to replace existing porch with a three-season room at 22 Kenwood Road.

Don Gove and Adam Gove from Gove Restoration LLC, 82 Longvue Drive, Wethersfield came before the Commission. Mr. Gove indicated that the owner wished to remove the 1950 porch which had awning windows. The existing porch was supported by two metal posts which were rotting. Mr. Gove explained that the porch would be built on 6 x 6 timbers with the proper footings with cedar clad board to match the aluminum siding on the house. The two windows would match the house and be located with one on each side and centered on the side walls and a 6' bay window on the back wall.

Chairperson Logan asked for a picture of the windows. Mr. Gove explained that the bay window would be a three-section bay on the back of the house. The roof was low and would match the ceiling which connects the breezeway to the garage. Chairperson Logan asked what the window would look like on the side. Mr. Gove indicated the windows would all be moveable double hung windows matching what was in the house. There will be white lattice underneath the bay window which will be framed. No doors to the outside and there will be case style gutter across the back which will match the house.

Commissioner Miglus asked what the existing siding's exposure was. Mr. Gove indicated it was 4". Commissioner Miglus confirmed it would not be seen from the road. Gove confirmed the existing roof would not be touched. The breezeway would remain at the same height and that roofing would be replaced similar to what was there.

There being no one who wished to speak in favor or against this application, this portion of the hearing was declared closed.

**APPLICATION NO. 3243.** Bill and Chris Donohue seeking to remove existing deck and construct conservatory and connection to existing sun porch at 360 Hartford Avenue.

William Donohue of 360 Hartford Avenue came before the Commission. He explained moving to this area 30 years ago from California and wished to construct a conservatory for growing plants and connect to an existing sun porch. He mentioned it would be constructed on the south side. The deck was 10' x 14' and the conservatory would be 10' x 21' and then extend 2" and connect to the existing porch. The roofline of the existing porch would continue at its existing slope and wrap around the corner. He explained they planned to renovate the kitchen which would better incorporate with the sun porch. The floor of the room would be tile. The roof on the existing porch has two skylights. This plan mirrored what was done on the north side of the property. He pointed out that this area would be behind a 6' fence and not be visible. Mr. Donohue provided photographs of the home and its layout. He requested using vinyl windows because the room would have a sprinkler system which would mist the plant. He proposed fully vinyl windows with muttoms on the inside, outside and the middle.

Chairperson Logan asked where the windows would be placed. Mr. Donohue indicated only in the conservatory.

Commissioner Miglus asked if the skylights were visible. Mr. Donohue indicated they were from the Cove. Mr. Donohue said the skylights were not operable but would do the entire roof in glass if the Commission would not approve the skylights. He mentioned one glass was 4' x 6' and were huge and would use these for the entire roof. Commissioner Miglus felt a lot of glass was appropriate for a conservatory. The windows would be white both on the inside and outside. Commissioner Miglus mentioned factory approved enamel could be applied to the windows.

Chairperson Logan asked if an Eagle window could provide a window which would meet this need. She mentioned the vinyl white was very white.

Commissioner Wolf asked if the stone veneer would match the pictures provided. Mr. Donohue confirmed it would match the rest of the house.

Commissioner Miglus asked if the stone veneer would match the chimney. Mr. Donohue confirmed it would.

Mr. Donohue indicated they would be using the existing piers from the deck in order not to disturb a large tree. He further mentioned the corner boards would be flat. He mentioned using an existing door, but that his wife wished to have French doors. He mentioned the windows were not thermal and that he hopes to devise an inside storm. He indicated the skylights were low and did not operate.

There being no one who wished to speak in favor or against this application, this portion of the hearing was declared closed.

**APPLICATION NO. 3244-04.** Colleen Maffucci seeking to install vinyl siding, replacement windows, new door and front porch at 12 Wilcox Street.

Colleen Maffucci, 12 Wilcox Street and Dave Folly, 138 Broad Street came before the Commission.

Mr. Cook indicated the contractor had come in for a roofing permit and the contractor started removing the siding without the homeowner's knowledge.

Ms. Maffucci indicated she did not know the contractor had not pulled a permit and had begun the work. Mr. Cook indicated many of the homes in the area were also aluminum sided. She indicated she hoped to install Harvey double hung slim line Windows 1/2 screen. She mentioned the windows in the front part of the house had the original sash windows which were broken and not functioning.

Chairperson Logan asked what type of window was being proposed. Mr. Folly presented a window for the Commission to review. Ms. Maffucci showed the siding she was requesting.

Commissioner Miglus pointed out that it was important that the job be done correct.

Chairperson Logan confirmed the shingles on the third floor would remain the same. Ms. Maffucci indicated wood damage on the side of the house and the need to rebuild the corner. Vice Chairperson Ovian mentioned the use of either cedar or cement fiber products on a partial basis. He asked if she had priced out this option. Ms. Maffucci indicated that she was concerned with better insulation of the home and the cost to heat the place forced some tenants out. Vice Chairperson Ovian mentioned the need to caulk the gaps where there was airflow. Mr. Cook mentioned the rotten wood had to be removed prior to caulking or siding. Ms. Maffucci explained taking a second mortgage loan in order to make the necessary repairs and proposed changes to the home.

Commissioner Miglus confirmed the roof was done and not leaking. He mentioned the issue was the siding that had been removed and the replacement of the windows and doors and the porch. Ms. Maffucci confirmed the porch would not be changed.

Chairperson Logan mentioned gaps in the railing. Ms. Maffucci indicated having the original posts for the railing.

Commissioner Miglus asked if there would be lattice under the porch. Ms. Maffucci indicated she would do whatever the Commission wanted.

Vice Chairperson Ovian suggested repairing the windows and siding rather than replacing if money were an issue. Mr. Folly mentioned the weights and glass were broken in the windows. He said the windows were shot and that the hardship was because she had already purchased the windows.

Chairperson Logan mentioned that the contractor was out of line and was not sure if he could not be forced to take the windows back. The contractor did not pull a building permit and began work without the homeowner's permission. Mr. Cook indicated that this contractor had worked in the district before and knew the rules. The contractor told Mr. Cook he needed to be more flexible because 90% of the homes in the district were vinyl sided.

Commissioner Miglus suggested a site visit with the contractor available in order to explain what was being done. Ms. Maffucci wished to have the windows done consistently. She mentioned the contractor was pretty good about being there when he was needed. She felt he would be available for a site visit on Saturday morning at 9:00 a.m.

Mr. Folly mentioned the hardship with losing tenants and being unable to rent the place for over one year until the work is done. Ms. Maffucci presented letters of support from neighbors.

Vice Chairperson Oviaan asked if the product proposed would replicate the look of the third floor shingles.

Commissioner Miglus mentioned not being available at 9:00 a.m. but would be back in town around 1:00 p.m. A site visit was established for 2:00 p.m. on Saturday.

There being no one who wished to speak in favor or against this application, this portion of the hearing was declared closed.

**APPLICATION NO. 3245-04.** Rose Pysh seeking permission to repair/reconstruct brick/cement front stairs, re-point chimney using mortar color that was original at 35 Center Street.

Rose and Larry Pysh, 35 Center Street, came before the Commission. Ms. Pysh indicated the chimney was re-pointed recently but that there was no intent to do it with the same color mortar. She wished to return to the original mortar after it has been re-pointed. She did not identify anyone willing to do the job. Ms. Pysh mentioned the front porch was leaking water into the basement and needed to be dismantled, the ceiling needed to be waterproofed and reconstructed. She mentioned the problem with reconstruction was no one was willing to provide a permit to build the porch. The stairs were different heights, the first step is 11", the second was 8" and the bottom was 6". She provided a photograph of the stairs with a 20" landing. The door sweeps you off the stair when it is open. Mr. Cook said the porch was not up to code. Ms. Pysh asked about obtaining a zoning variance and was told there was no guarantee she could get one. She wished to turn the porch sideways and presented photographs of what she wished to do. She did not wish to replicate the balusters. She presented a photograph of the neighbor. Mr. Pysh pointed out that it would allow for the correct landing and not extend beyond the existing building line and also have the consistent height for each stair.

Commissioner Miglus felt it would solve their problem but he was concerned that the proposed plan would eliminate the details that make the porch more interesting. Ms. Pysh indicated that she would retain the same detail with the proposed porch. Commissioner Miglus asked what they hoped to use for railings. Ms. Pysh wished to have a rod iron railing without much scrolling. Commissioner Miglus mentioned using the same style as used inside. He mentioned the back deck railing would work well in the front.

Vice Chairperson Oviaan mentioned the original house was built with the steps going the way it was.

There being no one else who wished to speak in favor or against this application, this portion of the hearing was declared closed.

**APPLICATION NO. 3246-04.** Richard Tavolieri seeking permission for repairs/renovations made to front porches at 174 Main Street.

Mr. Tavolieri of 29 Avalon Lane, Marlborough, CT came before the Commission and mentioned that he owned this house as rental property. He mentioned not obtaining permission to do the work prior to starting the work because he was not aware.

Vice Chairperson Oviaan asked if the contractor had worked in the district before. Mr. Tavolieri did not believe that he had. He further stated that he was a good builder and the porch was solid. He indicated the builder had used 2' x 6' rather than 2' x 4' and had installed a hand railing to help the elderly and children living in the house. He did not replace the ball because it had broken off.

Chairperson Logan said the base was not the same. Mr. Tavolieri indicated he had spoken with multiple contractors and all refused to do it. The area was severely rotted and he had received a letter from his insurance company telling him he had to repair the deck as well. He tried to get the lattice replaced and had received quotes as high as \$8,000 but none of the contractors would do it. Chairperson Logan indicated he had to replace like with like and that the lattice had to be replaced to what was there. She further stated that many residents had replaced the lattice with what was

there.

Vice Chairperson Ovian mentioned the bed and breakfast had replaced the lattice with the same look as what was there before.

Chairperson Logan mentioned that the railings and spindles needed to be replaced like with like. She mentioned houses in the area that were built in the same time period.

Mr. Cook with the Fred Valente explained to Mr. Tavolieri that everything had to be done like with like when the permit was pulled. Mr. Tavolieri lived in a prominent home and he needed to preserve the characteristics of the home.

Commissioner Wolf indicated the issues being discussed were major. Commissioner Miglus reviewed the issues that needed to be addressed. He explained that the renovations needed to be done in order to return the home to its original look. He felt the porch could be fixed without tearing it down and starting from scratch. Commissioner Miglus referred to the original house and what had been done when it was renovated and explained what needed to be done in order to preserve the look of the house and make it look like the original structure. Mr. Tavolieri indicated that he wanted to make the structure safe and still remain within his budget. He asked how long he had in order to make the changes discussed tonight. He mentioned taking eight weeks to get someone out to fix the porch and deck and that many contractors would not return his call. He mentioned purchasing the place five years ago and then converting it into rental property.

Mr. Cook mentioned many contractors who had done work in the district, but could not make a specific recommendation. Chairperson Logan mentioned many projects had signs advertising their work in the area that could be helpful.

Commissioner Wolf offered to provide photographs of what the house looked like prior to the renovations. Mr. Tavolieri asked if he should let his house rot and pointed out many homes in the area were deteriorating. Mr. Cook offered to work with Mr. Tavolieri and locate a contractor.

Commissioner Miglus offered to help his contractor and explain what needed to be done with this project. Mr. Tavolieri indicated he was willing to make the repairs being requested tonight. Mr. Cook offered to provide names of contractors that work in the area that are familiar with how the work should be done.

Commissioner Miglus indicated doing the skirt boards would take some time and the railing were not a large task. Mr. Tavolieri indicated the entire deck had to be taken up in order to change the posts. Commissioner Miglus he offered to help him and his contractor and advise what should be done. Mr. Tavolieri asked if he changed the railings and the skirt would the project be in compliance with the district's rules. Commissioner Miglus said he would discuss this. Vice Chairperson Ovian indicated the decision would be made during the Public Meeting. Chairperson Logan indicated he could stay and listen during that portion and explained how the process works. She stated that an application was filled out which indicated that like for like exactly would be done when doing this project. Mr. Cook indicated to Mr. Tavolieri that he would not be allowed to speak during the Public Meeting.

Commissioner Miglus asked if he were the owner when a dormer was placed on in the back. Mr. Tavolieri indicated he bought the place in 1998 and was not the owner at the time that this renovation was done.

Mr. Tavolieri asked what the Commission's concerns were. Chairperson Logan explained that they do not address the structure or safety issues, but regulate how the final product looks. Mr. Cook indicated he would tell the homeowner when there are safety and code issues that need to be addressed. Chairperson Logan indicated this Commission always informs the applicants that they should consult with the Building Department for building permits and may sometimes need to appear before the Planning and Zoning Commission for zoning issues. This commission only deals with keeping the property historically correct. Mr. Cook mentioned checking the town's web page for guidelines. Mr. Tavolieri asked when the property was purchased why the town did not inform new residents concerning the regulations. Chairperson Logan indicated if a porch were renovated like for like the commission does not get involved.

Commissioner Miglus indicated that due to budget constraints a 60-page booklet could not be mailed to each

homeowner in the district. Mr. Cook has asked real estate agents to advise new homeowners that this is a historic district and that work done must be done in accordance with the rules of the district. Chairperson Logan indicated that by law they must inform homeowners that the house was located in a historic district.

Mr. Tavolieri asked if he did not fix the house according to the district's rules could he be sued. Chairperson Logan indicated that a lien would be filed against the property which would not allow him to sell the place until it was removed. Mr. Tavolieri asked how the commission worked with residents through the process. Chairperson Logan indicated that this was why they were here tonight having this discussion. The commission was set up by the Department of Interior and that Wethersfield has the largest historic district in the State. The rules are made up for them and they follow and enforce them. She felt that anyone living in the district was fortunate because their properties are required to be kept to a certain standard and these properties were selling higher than any other part of Wethersfield. She further stated that this was to his advantage. Commissioner Wolf suggested he take advantage of Mr. Cook's knowledge and assistance.

Vice Chairperson Ovia indicated they would like Mr. Tavolieri to do what was being voted on later in the meeting.

A discussion ensued concerning the process.

Clerk Wolf read the following letters in favor of this application: John E. Kern, 174 Main Street; Kimberly Beard, 174 Main Street; Melissa Roberts, 174 Main Street; Eric Nales, 176 Main Street (all on file).

Vice Chairperson Ovia asked if the house had two house numbers and what it was. Mr. Cook indicated it had three numbers 172, 174 & 176.

There being no one who wished to speak against this application, this portion of the hearing was declared closed.

## **TABLED APPLICATIONS**

**APPLICATION NO. 3235-04.** Anastas Premto, seeking to replace a shed with an attached garage at 71 Northbrick Lane.

Mr. Cook indicated that Mr. Premto did meet the requirements to place a shed where he had indicated.

Mr. Premto of 71 Northbrick Lane confirmed the location of the driveway. Chairperson Logan confirmed the location would be at the end of the driveway. Mr. Premto indicated it would be from the storage building and be about 8 or 10'. The car would be put in it when he was working on it.

Commissioner Miglus asked about the overhangs which Mr. Premto said it would look like the house and have one window and door on the side with matching siding.

Chairperson Logan asked where the existing shed was going to be moved. Mr. Premto said he was not going to keep it. He wished to clear the area.

There being no one who wished to speak in favor or against this application, this portion of the hearing was declared closed.

Mr. Cook mentioned receiving a phone call in opposition to this application and requested something in writing which he had not received. Vice Chairperson Ovia asked if it was the same individual that spoke in opposition at the last meeting.

**APPLICATION NO. 3237-04.** Paul and Lynne Strecker seeking to install railings on the front porch, resurface and extend side porch 4 1/2' and add an awning at 40 Broad Street.

Lynne Strecker, 40 Broad Street and Paul St. James, contractor came before the Commission. Ms. Strecker provided a letter explaining what materials would be used and information that was not available at the last meeting.

Commissioner Miglus asked if the color of the awning was chosen. Ms. Strecker confirmed she had decided on a color.

Chairperson Logan asked Ms. Strecker to share material on railings with another applicant.

Ms. Strecker indicated the awning would be smaller than originally indicated. Vice Chairperson Oviaan asked how much smaller the awning would be. Ms. Strecker said the awning would measure 20' instead of 30' and would follow the extension of the porch. The awning would project out 5' with the pattern running vertically.

There being no one who wished to speak in favor or against this application, this portion of the hearing was declared closed.

Vice Chairperson Oviaan moved to close the public hearing and open the public meeting seconded by Commissioner Wolf.

**WETHERSFIELD HISTORIC DISTRICT COMMISSION  
PUBLIC MEETING  
SEPTEMBER 14, 2004**

**APPLICATION NO. 3242-04.** Mr. And Mrs. Dan Franzen seeking to replace existing porch with a three-season room at 22 Kenwood Road.

Vice Chairperson Oviaan indicated he was not at the meeting during the discussion of this application.

**INFORMAL DISCUSSION**

Commissioner Miglus was concerned with the lattice because the porch was being converted into a part of the house. He wished to see something more solid. Commissioner Wolf did not feel it was visible from the road. Commissioner Miglus mentioned it was less visible with fencing and was concerned that might be removed in the future. He suggested something more solid than lattice.

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

1. Cedar siding to match existing aluminum siding in width.
2. Windows shall match existing Vetter windows in the house (in divisions, style and material).

Aye: Logan, Miglus, Wolf Abstain: Oviaan

**APPLICATION NO. 3243-04.** Bill and Chris Donohue seeking to remove existing deck and construct conservatory and connection to existing sun porch at 360 Hartford Avenue.

**INFORMAL DISCUSSION**

Chairperson Logan suggested one large skylight. Commissioner Miglus felt it was important that the structure of the skylight not be noticeably extended beyond the roof line.

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

There shall be a single "skylight" pane as noted on written roof plan.

Aye: Logan, Miglus, Oviaan, Wolf

**APPLICATION NO. 3244-04** Colleen Maffucci seeking to install vinyl siding replacement windows, new door and

front porch at 12 Wilcox Street.

### **INFORMAL DISCUSSION**

Upon motion by Commissioner Wolf, seconded by Vice Chairperson Ovian and a poll of the Commission it was voted to TABLE the subject application as submitted pending site visit.

Aye: Logan, Miglus, Ovian, Wolf

**APPLICATION NO. 3245-04.** Rose Pysh seeking permission to repair/reconstruct brick/cement front stairs, re-point chimney using mortar color that was original at 35 Center Street.

### **INFORMAL DISCUSSION**

Vice Chairperson Ovian felt that less was more for this house. He wanted to see the front door. Chairperson Logan indicated that there was nothing more substantially than this and the door would be visible.

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

1. Top three courses of brick shall be corbelled.
2. Metal railings shall be appropriate to style of house.

Aye: Logan, Miglus, Ovian, Wolf

**APPLICATION NO. 3246-04.** Richard Tavolieri seeking permission for repairs/renovations made to front porches at 174 Main Street.

### **INFORMAL DISCUSSION**

Vice Chairperson Ovian asked if he needed to define replicated based on the photograph presented. Commissioner Miglus mentioned if the right was fixed and replicates what is done on the left it would be fine.

Mr. Cook wanted some flexibility for coding purposes. Chairperson Logan mentioned the decking was fine and the stairs and it was just the detail work that needed to be redone. Commissioner Miglus mentioned the decking material was not visible from the street. Vice Chairperson Ovian wished to add to the record that what was being approved was an appropriate modification of the porches that meet modern codes while retaining preservation guidelines.

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

1. Front porch posts shall be replicated.
2. Newl posts shall be replicated.
3. Balustrades shall be replicated.
4. Decorative skirt boards shall be replicated.

Aye: Logan, Miglus, Ovian, Wolf

**APPLICATION NO. 3237-04.** Paul and Lynne Strecker seeking to install railings on the front porch, resurface and extend side porch 4 1/2' and add an awning at 40 Broad Street.

### **INFORMAL DISCUSSION**

Vice Chairperson Ovian felt it was an appropriate modification to the existing residents. Chairperson Logan liked either awning presented tonight.

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

Aye: Logan, Miglus, Oviaan Abstain: Wolf

**APPLICATION NO. 3235-04.** Anastas Premto, seeking to replace a shed with an attached garage at 71 Northbrick Lane.

### **INFORMAL DISCUSSION**

Commissioner Miglus felt the shed would work well with the house. Chairperson Logan felt this would improve the view from Harmund Place.

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

1. There shall be overhangs at the eaves of garage to reflect those of the house.
2. Siding shall approximate siding on the house.
3. Existing shed shall be moved from the property.

Aye: Logan, Miglus, Oviaan Abstain: Wolf

**APPLICATION NO. 3239-04.** Town of Wethersfield seeking to install a safety fence at Standish Park Baseball Field.

### **INFORMAL DISCUSSION**

Commissioner Miglus thought with the proposed shrubbery and the fence would be coated and hug the parking lot and would be appropriate. Chairperson Logan felt it was necessary.

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

Aye: Logan, Miglus, Oviaan, Wolf

### **OTHER BUSINESS**

Paula Larsen, 271 Main Street came before the Commission.

Mr. Cook indicated they were in the process of getting their building permit for the foundation and had to get the handicap ramp.

Ms. Larsen indicated that they did not wish to have railings and were proposing pavers and stone for wheel chairs. The ramp would be 36" and be not interfere with the driveway. Commissioner Miglus asked what type of stone would be used. The stone would be concrete. Chairperson Logan asked if the ramp would come out to the sidewalk. A sketch was provided as to the location. Chairperson Logan asked if they could use brick or stone. The pavers would be stone. The proposed material was being used by every commercial contractor. Chairperson Logan indicated they needed a wall. Mr. Cook suggested scones with flag stone. Commissioner Miglus asked if a second wall was needed. Ms. Larsen indicated it was needed in order to prevent a wheelchair from falling off. Commissioner Miglus mentioned a handicapped ramp was placed at the Webb House and why it did not require a wall. He mentioned grading was used rather than putting a wall. Mr. Cook mentioned the ADA rules and the fact that the building did not have a change of use. Commissioner Miglus wished to see a ramp without a wall and asked if there was one step up to the porch and what size it was. Ms. Larsen mentioned it was a 6" step. Commissioner Miglus mentioned the Webb House had a sidewalk which gently sloped away using dirt which would not require a wall. She was told if she did not use a railing she had to have a wall in order to prevent a wheelchair from falling off. Commissioner Miglus wished to see how the Webb House was able to put in a ramp and not have a wall. Commissioner Miglus felt it would be ideal to have a

ramp without a wall. He said if a wall had to be built he suggesting taking a picture of the Webb House and ask how they can be in compliance and what they could do. Chairperson Logan felt it would be easier with a ramp for baby carriages and wheelchairs to the building. The option of using the wall to sit on might provide additional seating. Chairperson Logan stated anything natural in color and material would be appropriate. Commissioner Miglus suggesting looking at the Webb House and see if they can duplicate what was done at this location with regard to a ramp.

The owners of 456 Hartford Avenue requested a change with regard to windows. The Commission approved the use of Anderson vinyl clad wood interior windows with SDL and Pella. They were looking to use Marvin wood and clad ultimate double hung. Commissioner Miglus mentioned this application was already approved. He was concerned with the mitered corners. Chairperson Logan indicated the new windows would have the same sashes as the proposed new windows. Mr. Cook confirmed the new windows would be butted.

### **Public comments on general matters of the Historic District - None**

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

Mr. Cook mentioned that the residents at 30 Center Street wished to submit a new package and would be forthcoming. He suggested they come before this Commission with these changes. Commissioner Miglus felt they needed a new application due to the significant changes being proposed.

Mr. Cook mentioned attending The Connecticut Commission on Culture and Tourism. The Town's website was discussed and should be linked to this site. This commission will advertise for free. Another meeting was scheduled for tomorrow.

Mr. Cook mentioned the Hammer's Certificate of Occupancy was scheduled for Friday morning. He will check the addition without the roof and provide a temporary Certificate of Occupancy. Chairperson Logan confirmed he would be going with someone else from the Building Department. Mr. Hammer preferred to have this visit on Friday while his wife was home.

Mr. Cook has been asked to review issues that fall under the Blight Ordinance in the Historic District. This used to fall under the Health District but will now be under the Building Department. Commissioner Miglus indicated the Commission could not enforce a Blight Ordinance but could enforce it under different criteria.

Mr. Cook mentioned that Commissioner McDougall had requested a copy of the handbook. He did not have the original with the pictures. Commissioner Miglus thought he might have it. Mr. Cook has the text version but not the pictures. Commissioner Miglus mentioned the pictures were given to him and he put them into the document.

### **ADJOURNMENT**

There being no further business to come before the Commission, the meeting was adjourned at 11:30 p.m.

Respectfully Submitted,

TOWN OF WETHERSFIELD  
HISTORIC DISTRICT COMMISSION

Jennifer Wolf  
Clerk