

**WETHERSFIELD HISTORIC DISTRICT COMMISSION
PUBLIC HEARING
OCTOBER 12, 2004**

The Wethersfield Historic District Commission held a public meeting on October 12, 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
Robert A. Garrey
Eric Hart, Alternate
Heidi Lane, Alternate

Members absent:

Tracey McDougall, Alternate

Also Present:

Robert Cook, Wethersfield Historic District Coordinator

Chairperson Logan called the hearing to order at 7:30 pm and Clerk Wolf read the Legal Notice as it appeared in the Hartford Courant on September 17, 2004.

APPLICATION NO. 3253-04. Battista Inghilterra seeking to install replacement windows at 76 Marsh Street.

Battista & Nina Inghilterra of 76 Marsh Street appeared before the Commission. Mrs. Inghilterra stated that they had put new windows in the home because they had a broken window that needed to be replaced. They completed the work and no one ever stopped them, and they didn't know they needed a permit.

Commissioner Logan asked what kind of windows were put in.

Mrs. Inghilterra stated that they had brought a description and gave it to Commissioner Logan.

Commissioner Logan inquired if the other Commissioners had seen the house, and then asked Mrs. Inghilterra if she had saved the old windows.

Mrs. Inghilterra stated that there were about 10 windows still in the backyard.

Commissioner Logan then asked if anyone had any questions for the Inghilterra's.

Mr. Cook explained to the Inghilterra's that they were not allowed to work without a permit, and that they needed to call the Building Department and Mr. Cook would tell them if they could proceed with the permit process.

Mr. Cook then asked if the Inghilterras had seen the windows they put in used anywhere else in the district.

Mrs. Inghilterra stated that they had not.

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. 3250-04. John & Jennifer Peleponuk seeking to construct an addition to the rear of the property at 30 Center Street.

John Peleponuk of 30 Center Street appeared before the commission. Mr. Peleponuk explained that he was seeking to make the original addition he had proposed smaller. While the footprint remains the same, they would just be adding crawl space instead of a full basement. They would be using all the same materials. The 2nd floor of the addition would also be smaller and that they would just be adding a master bathroom.

Commissioner Wolf asked if Mr. Peleponuk had brought in a copy of the modifications.

Mr. Peleponuk replied yes, and that they may keep both copies, he also noted that they were going to scale back the great room and install central air conditioning, but they decided to skip the central air and go with a larger great room.

Commissioner Miglus asked if the roof lines were going to be changed, and whether they were going to be shingled.

Mr. Peleponuk stated that the roof would be shingled, but he would address it with the builder.

Mr. Cook asked who Mr. Peleponuk's builder is.

Mr. Peleponuk stated that it was House of Hanbury.

Commissioner Ovia asked if all the materials were going to be the same.

Mr. Peleponuk stated that all the materials were the same and that he would furnish a list for the commission.

Commissioner Miglus asked if they were going to change the roof line. Commissioner Logan asked if they were going to put a 4th bedroom upstairs.

Mrs. Peleponuk explained that they had a huge roof line, and they were going to put in a 4th bedroom, but they scaled it back.

Commissioner Miglus asked if the design was done in such a way that they would be able to add a 4th bedroom in the future.

Mr. Peleponuk stated that it wasn't feasible right now and he couldn't see them ever wanting that.

Commissioner Logan asked if anyone had any further questions.

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. 3250-04. Andrew Wizner seeking to install replacement windows at 90 Broad Street.

Andrew Wizner of 100 Center Street appeared before the Commission. Mr. Wizner stated that he was proposing to replace the casement window in the 2nd floor bathroom, which are broken, and on the 3rd floor to just replace the sashes in one window, which were under warranty. For the second floor window he had examined the possibility of putting a double hung window in, but was concerned about the width. He stated that he would like to get approval for a double hung window with the option to replace it as exactly as it is.

Commissioner Logan asked if the windows could be seen from Belmont Street.

Mr. Wizner stated that they might be, but there were trees in the rear yard.

Mr. Cook stated that Mr. Wizner has been very diligent in making sure the process is complete.

Commissioner Miglus asked if Mr. Wizner was just replacing those 2 windows. Mr. Wizner replied yes.

Commissioner Logan asked what size the windows were. Mr. Wizner stated that he didn't know, but he had left some

details in the planning office.

Commissioner Logan asked if the manufacturer made the windows exactly that way.

Mr. Wizner stated that yes, it would be an exact fit with a casement window, but they still wanted the flexibility and option of a double hung window.

Commissioner Logan asked if the window was originally a double hung. Mr. Wizner asked if Mr. Miglus was concerned with the width.

Commissioner Miglus stated that he took a look in the back and the concern was that the double hung in what is essentially a square opening would look very horizontal, although it might look equally awkward with the casement windows. One idea he had was the possibility of putting a single casement with a square division, 4 panes of glass.

Mr. Wizner stated that he suspected that is not the original opening.

Commissioner Garrey stated that he agreed with the square.

Commissioner Ovian asked if the bathroom would work if they brought the sill down to match the other windows on the 2nd floor.

Mr. Wizner stated that he didn't know.

Commissioner Wolf stated that she agreed with Commissioner Miglus that it is more a matter of Mr. Wizner's personal preference.

Commissioner Garrey stated that Mr. Wizner would be the one seeing the window most of the time.

Commissioner Ovian asked if the window above the 2nd floor window he was replacing was the other window Mr. Wizner was seeking to change.

Mr. Wizner stated that they were not replacing the window, but just the sashes, like for like.

Commissioner Ovian asked if Mr. Wizner was planning on keeping the window divided.

Mr. Wizner said that those windows will be as they are.

Commissioner Ovian stated that another option for Mr. Wizner was to put light divisions in on the 2nd floor, but he didn't know if that was a necessity.

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. 3252-04. Anna Antonakos seeking to install a fence at 90 Broad Street.

Anna Antonakos of 90 Broad Street appeared before the commission.

Commissioner Logan wanted to explain the problem with the fence before that the previous owners had put on the property. The building department has to come and look at the property to tell Ms. Antonakos where the fence can be put.

Ms. Antonakos stated that it was her understanding that the previous owners had put the fence in without approval.

Commissioner Logan explained that they had permission from the Historic District Commission, but the fence was in a right of way, and that's why if the fence is approved by this Commission, you would need to ask the building department where you can put the fence, and I want you to tell us where you are planning to put the fence.

Mr. Cook also pointed out that other permits were required for the fence.

Commissioner Logan stated that the previous owner had put the fence on the street side of the trees that ran along Elm Street and the building department made her pull it out because it wasn't on her property.

Ms. Antonakos stated that she had brought in everything, which included a sample of the fence, and need for the fence was to contain her children and the animals in the yard. Ms. Antonakos stated that the fence would be 82' back from the street across the front, 4' high, and would span to the corner of Broad and Elm Streets. She stated she was hoping to put up a taller dense stockade fence along the Elm Street side, 22' away from the street, but also stated that she was not that particular about the fence post tops.

Commissioner Oviaan stated that the fence could be transitioned into a different height.

Ms. Antonakos stated the fence would be 4' high across the front, one sloping side and 6' along the Elm Street side and back.

Commissioner Logan asked if the end piece would be 6'. Ms. Antonakos stated that she could use a 4' piece in the back corner, but she wasn't sure.

Commissioner Miglus suggested that she stop the fence at 6' and turn one section perpendicular across the back, and he made this suggestion because looking in coming down Elm Street, no one would be able to see into the yard, and it makes the fence stronger.

Commissioner Oviaan stated that it was really a matter of personal preference.

Commissioner Garrey asked Ms. Antonakos if she wanted caps on every six-foot section.

Ms. Antonakos said she wasn't sure.

Commissioner Oviaan stated that he thought either all the posts have a cap or they all don't.

Ms. Antonakos stated that that would make sense and also stated that Tom from Atlantic Fence suggested that they do not paint the outside of the fence that runs along Elm Street to keep the maintenance down.

Commissioner stated that the commission does not regulate paint color.

Commissioner Logan asked if anyone had any other questions regarding the fence.

Ms. Antonakos reminded the commission that they did not talk about the proposed gutters, and stated the reason for gutters was that the house did not have gutters, and the item was added to the application last minute.

Mr. Cook stated that the proposed gutters were written on the back of the application, and we didn't see it, so it was left off the agenda.

It was decided that the commission could not vote on the item because it had to be noticed to the public, but Ms. Antonakos would not have to pay another \$25 application fee.

Ms. Antonakos stated she would like to get some suggestions tonight on which gutters would be appropriate for the house and also stated that she like the maintenance free gutters because they are the same color as the trim and you don't really see them when looking at the house.

Commissioner Miglus suggested 1/2 round gutters with larger downspouts, which would wash away debris, thus keeping the gutters maintenance free.

Commissioner Oviaan asked if she had seen that maintenance free gutters on any other houses in town.

Ms. Antonakos stated that she had not.

Commissioner Logan suggested that Ms. Antonakos take the to look at other gutters.

There being on one else who wished to speak in favor or against this application, this portion of the hearing was declared closed.

There being no other business to come before the Commission, the public hearing was declared closed.

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APPLICATION NO. 3250-04. John & Jennifer Peleponuk seeking to construct an addition to the rear of the property at 30 Center Street.

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

All building materials shall be as specified in previous application.

Aye: Miglus, Wolf, Ovian, Garrey, Logan

APPLICATION NO. 3251-04. Andrew Wizner seeking to install replacement windows at 100 Center Street.

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

1. The 3rd floor window shall be replaced in kind.
2. The 2nd floor window may be a double hung window or replaced in kind.

Aye: Ovian, Wolf, Logan, Miglus, Garrey

APPLICATION NO. 3252-04. Anna Antonakos seeking to install a fence at 90 Broad Street.

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

1. There shall be a 4' high, 50% view picket fence starting parallel to Broad Street.
2. Paralell to Elm Street, there shall be a 6' high clapboard stockade fence starting with a 4'-6' transition section, continuing to the rear of the property and one section across the rear is allowed.

Aye: Miglus, Wolf, Garrey, Ovian, Logan

APPLICATION NO. 3253-04. Battista Inghilterra seeking to install replacement windows at 76 Marsh Street.

INFORMAL DISCUSSION

Commissioner Ovian stated that the windows that were proposed were windows they would never approve. It was also suggested by Commissioner Ovian that the 10 old windows that the Battistas still had be re-installed in the house.

Upon motion by Commissioner Miglus, seconded by Commissioner Garrey and a poll of the Commission it was voted to DENY the proposed application WITH PREDJUDICE against vinyl windows. Reason for the denial: the windows that were installed did not adequately replicate the windows that were there.

Aye: Miglus, Garrey, Logan, Wolf, Ovian

OTHER BUSINESS

Commissioner Wolf read a request for a modification to Application 3199-04, Louis Ocasio of 226 Broad Street. Mr. Ocasio was seeking to change the reveal on the siding from 4" to a 5" reveal because the product was not available in the 4", and that it would still be that same cementitious fiber board by Hardy.

Commissioner Ovian felt that the change would enhance the architectural intent of the building.

Upon motion by Commissioner Wolf and seconded by Commissioner Ovian and a poll of the commission, it was decided to APPROVE the proposed modification.

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

REPORT OF THE HISTORIC DISTRICT COORDINATOR

Mr. Cook wanted to discuss the possibility of adding pellet stoves to the guidebook, because a resident was proposing to install a pellet stove in their home in the Historic District. The problem would be the vent for the stove, because the vent comes out like a dryer vent. Commissioner stated that the commission did not regulate side vents.

Commissioner Wolf read a letter from the architect on the Stillman School project. The architect stated that he does not support planting arborvitaes, and feels that the root system will damage the current curtain drain system, and as the plantings mature they would encroach upon the adjacent fence and need to be removed prematurely. The original plan calls for maple trees and the architect would like to know if they could have maple trees. After some discussion it was decided that the contractor would need to put together a package asking for what they wanted and go before the commission again.

Mr. Cook thanked Commissioner Miglus for e-mailing the stipulations from the last meeting and that he had no comments from the applicants.

Mr. Cook told the commission about the Hartford Architectural Preservation Walk, which was taking place on Saturday, October 16th at 11:30.

Mr. Cook also stated that the owners of 32 Hartford Avenue had a stop work order placed on their door because they were working without a permit and permission from the Commission. Mr. Cook stated that the owner had submitted an application and would be on the agenda for the next meeting.

There being no further business to come before the Commission, the meeting was adjourned at 8:30 p.m.

Respectfully Submitted,

**TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION**

Jennifer Wolf
Clerk