

**WETHERSFIELD HISTORIC DISTRICT COMMISSION
PUBLIC HEARING
NOVEMBER 9, 2004**

The Wethersfield Historic District Commission held a public meeting on NOVEMBER 9, 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 p.m. and Clerk Wolf read the Legal Notice as it appeared in the *Hartford Courant* on October 15, 2004.

APPLICATION NO. 3258-04. Mark Buskey seeking to install a fence at 88 Hartford Avenue.

Clerk Wolf read an e-mail from Mr. Buskey to Mr. Cook stating that he has withdrawn his application.

APPLICATION NO. 3259-04. T. J. Bialek and Tara Gentile seeking to replace front and garage door, replacement windows, install vinyl siding, close in back porch and add a deck at 49 Foote Path Lane.

T.J. Bialek and Fran Gentile of 49 Foote Path Lane appeared before the commission. Mr. Bialek stated that they were not trying to change the look, just update it, and they would like to replace the windows, garage doors, front door, install vinyl siding, close in the rear porch and add a 12' x 12' deck off the rear porch.

Commissioner Miglus stated that he would like to start with the garage doors.

Commissioner Logan asked if the doors to be installed were metal.

Mr. Bialek replied that the doors would be metal.

Commissioner Wolf asked if the garage doors were presently wood, and if the doors are in bad shape.

Mr. Bialek replied yes and that there were two doors.

Mr. Gentile stated that the front door would be steel or fiberglass and that they would look just like what is there now.

Commissioner Wolf asked if the front door was damaged.

Mr. Gentile replied that the front door was split down the middle and that the garage doors are falling apart.

Commissioner Logan asked what kind of windows they would like to install.

Mr. Gentile replied that they would like vinyl windows.

Commissioner Logan asked what kind of windows are in the house now.

Mr. Gentile stated that he believed they were the original windows.

Commissioner Logan asked if there were muntins between the glass.

Mr. Gentile replied yes.

Commissioner Wolf asked if they had picked a particular brand of windows.

Mr. Gentile stated they would like to use Mercury windows.

Commissioner Logan asked what kind of siding they would like to install.

Mr. Gentile replied that the siding would be the same color as it is now and that it would be vinyl siding.

Commissioner Logan stated that the house is shingled and that the commission usually likes a like for like replacement.

Commissioner Wolf stated that the shingles appear to be in good shape and wanted to know if they were damaged.

Mr. Bialek stated that they shingles are a mess, some are missing and others are peeling.

Commissioner Wolf asked if they had looked at any vinyl shakes.

Mr. Gentile said they had and that they are very expensive.

Commissioner Wolf then asked about the applicants' plans for the porch and deck.

Mr. Gentile stated that they porch may have been closed in at one point because there are lag-holes in the concrete. The plan is to side up to the windows (about 28") and then the windows would be sliders, but they would be the same as the other windows to be installed, and that there are only two exterior walls.

Commissioner Miglus asked how big the deck would be.

Mr. Gentile stated that the deck would be 12' x 12', but they hadn't decided on any materials yet.

Commissioner Logan stated that she thought that they were doing to porch just like the picture.

Mr. Gentile stated that the pictures were just for the slider.

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. 3260-04. Roland Beauregard seeking to install two garage doors at 41 Center Street.

Roland Beauregard of 41 Center Street appeared before the commission. Mr. Beauregard stated that he would like to put up garage doors, and stated that there haven't been any there for 30 years, they were taken out because the kids broke them playing basketball.

Commissioner Logan stated that the opening of the garage looked pretty high and she wasn't sure if the standard doors would fit.

Mr. Beauregard said that the standard doors would fit and that his contractor didn't say anything about having to drop

down the opening.

Commissioner Miglus asked why Mr. Beauregard did not choose wooded doors.

Mr. Beauregard stated that he didn't want doors in the first place, but he was planning on selling his home, so the contractor suggested he put them in.

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. 3261-04. Leona A. Nettleton seeking to install an addition at 28 State Street.

Clerk Wolf read a letter from Leona Nettleton requesting that Mr. Cook represent her during the public hearing.

Mr. Cook appeared before the commission and stated that Ms. Nettleton would like to replace her garage doors with doors with lights, and stated the contractor was David O'Shea.

Commissioner Miglus asked if Mrs. Nettleton was looking for single lights.

Mr. Cook replied yes.

Commissioner Miglus asked if the doors were to have a galvanized steel exterior.

Commissioner Wolf asked if the wood doors were still there.

Commissioner Logan replied that she had driven by and that the doors were still there.

Commissioner Wolf asked if wooden doors were an option.

Mr. Cook stated that there was no discussion of wooden doors.

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. 3262-04. Sebastian Bazzano seeking to install an addition at 11 Fernwood Street (renewal of certificate of appropriateness).

Sebastian Bazzano of 11 Fernwood Street appeared before the commission. Mr. Bazzano stated that he was seeking an extension for siding on the addition.

Commissioner Wolf asked about the possibility of the shakes being restored.

Mr. Bazzano stated that he had removed some of the siding and the shakes are damaged from the vinyl siding that was wrapped on the house, and that because of finances, he was kind of in limbo.

Commissioner Miglus asked if Mr. Bazzano had a time estimate for when the work would be done.

Mr. Bazzano stated he wanted to have the job finished by March or April of next year, and stated that he would like to use something other than vinyl, but doesn't think that his finances would allow it.

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. 3263-04. Elaine Walsh seeking to replace the existing chain link fence at 238-240 Broad Street.

Elaine Walsh of 238-240 Broad Street appeared before the commission. Ms. Walsh stated that she would like to

replace the chain link fence with a black chain link fence. The present fence is a mess and has partially fallen over. Ms. Walsh stated the black chain link fence would run along the rear of the property. Mr. Cook stated the chain link fence could not be seen from public view. Running along the side would be a 6ft wood fence, transitioning to a 4ft wood fence and then run into the chain link fence.

Commissioner Miglus asked Ms. Walsh to describe the wood fence.

Ms. Walsh showed the commission a picture of what the fence would look like.

Commissioner Miglus asked if the fence would be a top rail, bottom rail, and then planks not alternating wood.

Ms. Walsh stated that the fence would not be alternating wood and that it would start at the front side of the property with 6ft wooden fence tapering to 4ft wooden fence down to the back, where it would turn into chain link at the corner and run across the back of the property. The wooden part would be in the public view.

There being no 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.

**WETHERSFIELD HISTORIC DISTRICT COMMISSION
PUBLIC MEETING
NOVEMBER 9, 2004**

APPLICATION NO. 3259-04. T. J. Bialek and Tara Gentile seeking to replace front and garage doors, replace windows, install vinyl siding, close in back porch and add a deck at 49 Foote Path Lane.

DISCUSSION

Commissioner Miglus stated that he would like to take a look at the property to see the condition of the house, and that he would be hard pressed to approve the presented items without seeing them himself. It was decided that the commission would make a site visit on Saturday, November 13th.

1. Upon motion by Commissioner Miglus, seconded by Commissioner Wolf and a poll of the Commission it was unanimously voted to TABLE the subject application.

Aye: Miglus, Wolf, Hart, Garrey, Logan

APPLICATION NO. 3260-04. Roland Beauregard seeking to install two garage doors at 41 Center Street.

DISCUSSION

Commissioner Miglus commented that wood would be the most appropriate material, assuming that the garage did not have carriage doors, and their addition would not adversely impact the district.

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

1. The garage doors shall be wood, flat panel, four panels wide.

Aye: Lane, Wolf, Logan, Miglus, Garrey

APPLICATION NO. 3261-04. Leona A. Nettleton seeking to replace garage doors at 28 State Street.

DISCUSSION

Commissioner Miglus stated that the house in question was very well maintained and very visible in the district and a steel panel door would be inappropriate for the house.

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

1. The doors shall be flat panel wood with one row of panels to have windows in it to match existing light pattern.

Aye: Garrey, Miglus, Wolf, Logan, Lane

APPLICATION NO. 3262-04. Sebastian Bazzano seeking to install an addition at 11 Fernwood Street (renewal of certificate of appropriateness).

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

Aye: Garrey, Miglus, Wolf, Logan, Hart

APPLICATION NO. 3263-04. Elaine Walsh seeking to replace the existing chain link fence at 238-240 Broad Street.

DISCUSSION

Commissioner Miglus commented that the fence is entirely appropriate and would be an asset to the neighborhood.

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

Aye: Garrey, Miglus, Wolf, Logan, Lane

APPLICATION NO. 3256-04. Paul Lisella seeing to in stall replacement windows at 32 Hartford Avenue (tabled at October 26, 2004 meeting).

Upon motion by Commissioner Garrey and seconded by Commissioner Miglus the public hearing was declared re-opened.

Commissioner Logan recused herself from this application and left the meeting.

Paul Lisella of 32 Hartford Avenue appeared before the commission. Mr. Lisella stated that at the last meeting they had determined that the diamond muntins were not original and removed. He also stated that other Italianades had 6/6 windows in them, a few examples include the Temple Beth Torah, and a 3 family on Main Street. Mr. Lisella also stated that the front porch, side door and rear porch all had diamond panes, and that he had not intention of doing anything with the 3rd floor windows.

Mr. Cook brought a 1963 picture to share with the commissioners and Mr. Lisella.

Commissioner Ovia asked if the diamond if the diamond panes were not in the 2nd floor.

Mr. Lisella stated that that was correct and the applicants have not intentions of replacing the 2nd floor windows until late summer/early fall next year.

Mr. Ovia stated that the only reason he asked the question was because the commission has some new pictures, which gives a better idea of what was there before, as far as light pattern, etc.

Mr. Lisella stated that he was looking into silver screens because the black screens diminish the look of the panes and makes them look dimmer.

Commissioner Oviau stated that he had suggested that last time.

Mr. Lisella stated that according to tax records from the 1940's, there was a porch off the front of the octagon addition, but he had no intention of putting it back on. He also stated that he did not take down any plaster in the room, but he suspects he would find a door frame. He said that looking at the pictures he is surprised there isn't a porch in the side/rear, given the symmetry of the windows.

Commissioner Miglus stated that there probably was a porch there from looking at the house, but wondered if Mr. Lisella had any idea what the house was used for.

Mr. Lisella stated that the house was a residence except for one room, which was Dr. Fox's office.

Commissioner Miglus stated that that would explain the porch off the front of the octagon because they would want a separate entrance to the business.

Commissioner Oviau asked if there was anyone who would like to speak in favor or against this application.

Brian Kennedy of 38 Hartford Avenue appeared before the commission and stated that he had lived in the neighborhood for 2 years and always thought the house had a lot of potential. He also stated that he thought that the work Mr. Lisella was doing to restore the house would only be an improvement.

Clerk Pro-Tem Garrey read four letters all in favor of the application:

1. Dated 11/2/04 from Rosaleen and Maureen Hayes of 29 Hartford Avenue
2. Dated 11/2/04 from Bryon and Kelley Kennedy of 38 Hartford Avenue
3. Dated 11/2/04 from Mark A. Toce of 37 Hartford Avenue
4. Dated 11/2/04 from Fran Dupuis of 23 Hartford Avenue

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

Upon motion by Commissioner Oviau and seconded by Commissioner Miglus the public hearing was declared closed.

APPLICATION NO. 3256-04. Paul Lisella seeing to in stall replacement windows at 32 Hartford Avenue (tabled at October 26, 2004 meeting). Commissioner Logan recused herself and left the meeting.

DISCUSSION

Commissioner Garrey commented that the 6/6 windows add to the architectural character and goes great with the lines of the house. Commissioner Oviau stated that he was inclined to think the same, but the light patterns on the front and back entry co-exist with Victorian properties. The problem is the grids between the glass tend to be a dead giveaway of replacement windows and do not replicate the Victorian style. He also stated that he was open to the light pattern change, but it doesn't work for some of the windows in the house. Commissioner Garrey stated that the grids between the glass don't seem to be as prominent and the maybe silver screens would be better. Commissioner Miglus stated that he has a major problem with the 6/6 windows because they are Colonial Revival and not Victorian. Traditionally a 1/1 or 2/2 windows were used. If you talk a look throughout town of houses from the same period, they do not have 6/6 windows. The loss of the diamond pane windows on the octagonal addition was a major styling feature of the house. Commissioner Oviau asked if the diamond panes were real in the octagonal addition. Commissioner Miglus stated that they were real and you can tell if you look at the picture, they used is as an element for decoration and then tried to replicate it on the 3rd floor. Commissioner Oviau stated that the 2 different styles could not co-exist because you can't put diamond panes on the 1st floor with 6/6 windows. Commissioner Miglus stated that the diamond panes on the 3rd floor would also clash with the 6/6 on the 2nd floor. Commissioner Hart stated the he agreed with Commissioner

Miglus, if you are going restore the house, you should stick with the same light pattern as what if on the house originally. Commissioner Ovian then suggested diamond pane/1 in the octagon addition, 6/6 on the 1st and 2nd floors, and diamond panes on the 3rd floor, but no grids between the glass.

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

Aye: Garrey Nay: Miglus, Ovian, Hart

DISCUSSION

Commissioner Ovian suggested stipulating diamond panes in the octagonal addition. Commissioner Miglus stated that it would be a like for like replacement if the owner wanted to put diamond panes in the addition in the future, because that was in the house originally. The appropriated thing for this house now if 1/1 windows, if diamonds aren't put back on the tower, it will not adversely affect the house. Commissioner Hart asked if Commissioner Ovian was looking for a 1/1 window, with a diamond pattern applied. Commissioner Miglus stated that a 1/1 window would be in keeping with the house and 6/6 is not appropriate for the period in which the house was built, the loss of the diamond pane will not affect the house. If the house were 50 years newer or older, you would be looking at a different light pattern. Commissioner Garrey asked if Commissioner Miglus wanted wood or wood clad windows. Commissioner Miglus stated that he would be willing to accept wood clad. Commissioner Ovian stated that the 3rd floor wood windows would make the other windows look out of era. Commissioner Miglus stated that cladding could be done well, and that painting can look just as crisp.

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

1. All of the 1st and 2nd floor windows visible from the public way shall be replaced with 1/1 wood of aluminum-clad wood.

Aye: Miglus, Hart, Garrey Abst: Ovian

Commissioner Logan returned to the meeting at this point.

APPROVAL OF MINUTES OF: [September 14](#), [September 28](#), & [October 12, 2004](#).

Upon motion by Commissioner Wolf and seconded by Commissioner Garrey, and a poll of the Commission, it was that the above minutes BE APPROVED:

Aye: Wolf, Garrey, Miglus, Logan, Hart

OTHER BUISNESS

Commissioner Logan stated that Mr. Cook would need to pay a visit to 11 Meggat Park, the owner had not put up the fence that was approved by the commission.

REPORT OF THE HISTORIC DISTRICT COORDINATOR

Mr. Cook announced that the foundation for the Larson Creamery was started; unfortunately, the original foundation fell in and would need to be repaired, also that they wanted to start on the framing.

The Historic Preservation Council, which meets every 1st Wednesday of the month might be interesting to attend, they talk about Arts, History and Tourism, and meet at the state preservation office.

There was a verbal request from the Hammers to obtain a copy of the August 24, 2003 meeting minutes.

At 23 Garden Street, Dr. Antonakos had put up a carport and sign. Brian O'Connor, Chief Building Official, had drafted a letter to Dr. Antonakos stated that he needed to get appropriate approvals from the Building/Zoning Board and the Historic District Commission in order to keep the carport and sign.

Mr. Cook had spoken with Dolores Sassano, the Town Clerk, and she had agreed to keep a list of addresses of new homeowners in the historic district. Mr. Cook had drafted a letter, which will go out to homeowners in the historic district welcoming them. The letter would also served as informational for new residents, letting them know that there are certain regulations, which need to be followed while living in the historic district.

There being no further business to come before the Commission, the meeting was adjourned at 9:30 p.m.

Respectfully Submitted

TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

Jennifer Wolf
Clerk