

TOWN OF WEST HARTFORD
WEST HARTFORD HISTORIC DISTRICT COMMISSION
MEETING MINUTES

7:30 P.M., Tuesday December 11, 2018
West Hartford Town Hall, Room 308

Special Session:

Present: Full Commissioners: J. Harris, P. Howard, M. Lewis, M. Margolis and
A. Tarutin

Alternate Commissioners: D. Cohen, C. Cormier, and K. Fransson

Chair Commissioner M. Margolis called the meeting to order at 7:33 P.M.

1. New Business-

a. Richard Crane of Kemper Associates, the developer on behalf of Penfield Jarvis Trust, owner of 180 Wood Pond Road, came before the West Hartford Historic District Commission (WHHDC) to discuss their request for a Waiver of Delay of Demolition (WDOD) to the delapidated 2,683 square foot Cape constructed in 1954 (being more than 500 sqft and more than 50 years old). Seeing that the building is not historically significant, the WHHDC approved the WDOD request and Chair Margolis will inform the Building Dept tonight.

b. Chuck Coursey, economic development/redevelopment community outreach coordinator for Marty Kenny and Lexington Partners, came before the WHHDC to discuss the plans for the Sister's of Saint Joseph Project located at 1 Park Road at the corner of Park Road and Prospect. Established by Papal Order in 1890, the Sisters of Saint Joseph site has seen numerous structures and presently consists of a large brick residence, an adjoining stone chapel built in 1962 as well as a cemetery for over 120 nuns. The current plan requirements are fourfold:

- i) enable the remaining Nuns to stay on site
- ii) preserve the cemetery
- iii) preserve the existing structures as they remain and
- iv) transform the site into an asset to the neighborhood

The proposed plan is to develop the site and build an additional four story structure in keeping with the scale and style of those already existing and that will accommodate up to 294 units including more studios and one bedrooms than in an earlier failed bid of 2015 which was of a larger scale and had obstructed views. The design and work plans have all been submitted to the State for review, feedback and they are awaiting final approval. The plan is to begin construction sometime in the first or second quarter of 2019 and the site which will be designated a Special Development District is expected to last two and a half years.

c. Jim McKeowan, owner of 1621 Boulevard, came before the WHHDC to discuss his intention to replace the flat roof and handsome knee wall to his existing side porch with a more effective water shedding hip roof that would shed on three sides. The current flat roof leaks excessively and water damage to the porch ceiling, and the rest of the interior has been

a constant problem. Two potential solutions were explored, including retaining the flat roof and using an EPDM surface with a kneewall variant or changing the look to a hip roof modeled after an almost identical one seen on Brace Road. The owner plans to resubmit a Certificate of Appropriateness (COA) including detailed plans in early 2019.

2. Meeting Minutes-

Motions to approve the West Hartford Historic District Commission meeting minutes for June 25th, 2018 and August 27th, 2018 Regular Meetings was made and seconded. The WHHDC voted unanimously to approve both meeting minutes as is.

3. The WHHDC 2019 Election of Officers-

- * J. Harris opened the floor to nominations.
- * J. Harris nominated the current slate of: M. Margolis as Chairman, D. Cohen as Vice Chairman, and M. Lewis as Secretary.
- * K. Fransson seconded the three nominations.
- * P. Howard moved to close the floor to nominations.
- * C. Cormier seconded the motion. All were in favor. The motions carried.

- * J. Harris moved to elect the slate of: M. Margolis for Chairman, D. Cohen for Vice Chairman, and M. Lewis for Secretary.
- * K. Fransson seconded the three motions.
- * All voted in favor. Opposed: None. Abstained: M. Margolis, D. Cohen, and M. Lewis.
- * The motions carried.

Motion to adjourn the meeting was made, and seconded. All voted in favor, no objections, or abstentions. The meeting adjourned at 9:04 P.M.

Respectfully submitted,
Mitch Lewis