



WEST HARTFORD HISTORIC DISTRICT COMMISSION
Town Hall - Room 312
Wednesday, 25th June, 2025 at 7:30 p.m.
Special Meeting - Minutes

Commissioners Present: Mitchell Lewis, Chair/Secretary; Kevin Flood, Vice-Chair; Aileen Bastos, Member; Robert Garrey, Member; Brian Clemow, Alternate; and Matt Schreck, Alternate.

Absent: Sherri Schwartz, Member; and Karl Fransson, Alternate.

Chair Lewis called the West Hartford Historic District Commission (“WHHDC”) to order at 7:31 p.m., then introduced the Board Commissioners to those in attendance and gave a brief description of the WHHDC’s meeting agenda and procedures.

PUBLIC HEARING

Chair Lewis introduced the Chu Certificate of Appropriateness Application (“COA”).

Commissioner Lewis moved to open discussion on the Chu COA and was seconded.

Mark Chu Jr Team, 136-152 Raymond Road, June 10, 2025 COA proposal for a development plan to build a new: 1 Duplex and 5 Carriage Houses with 2 detached three car garages with extended driveways and new parking all located on-site.

The Team comprises: Mark Chu Jr, owner; Jack Kemper, Principal with Kemper Associates Architects, LLC; Mr. David Markowitz Attorney at Law with Hassett & George, P.C., and Drew Kearns, Planning Consultant.

Public: Tracy Neumann, Susan Bernstein and Nancy Cooner.

Mr. David Markowitz began by sharing that members of the Team met with the WHHDC last week and is tonight bringing samples to share to ensure they’re consistent with the district.

Jack Kemper, shared a wooden clad window with simulated divided light, a bluestone paver, spec sheets for an overhead wooden garage door as well as for wooden front doors proposed be used in the construction.

Commissioner Clemow inquired as to whether the plan for the site was to remain five separate lots or merge into a single and the Chu Team confirmed the plan was to merger into a single lot.

Commissioner Bastos shared the opinion that ensuring new development density relative to existing environs is important and that the historic guidelines for preservation rehabilitation

include:

- “1) Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building structure or site or it’s environment.
- 2) The distinguishing original qualities or character of a building, structure, or site and it’s environment shall not be destroyed, and,
- 9) Contemporary design for alterations and additions, and by extension, new construction of a building on a historic property shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

The Specific Guidelines for Construction and Alterations on Historic Districts and Historic Properties, B1(a)(ii) says, Do not create new construction that is in its form, texture, color, et cetera, not consistent with the mood and character of the neighborhood, even though it may be appropriate in scale. B1(b)(iii), Do not site new construction in a way that breaks the rhythm or pattern established by the placement of neighboring buildings. B2(a)(i), Keep new construction consistent or compatible with abutting, adjacent, or surrounding structures in mass, materials, proportions, location of additions to structures, scale and relation of solids to voids. And the Character-Defining Features of West Hartford's Historic Districts, specifically for this district, the Boulevard-Raymond Road District. Number 4, relationship to immediate neighbors, A, building setbacks, generally even, with one notable exception on the south side of Boulevard. These would obviously not have the same setback at all.”

Discussion then focused on Mr. Markowitz’s request that both parking and the rear yard development were exempt and did not require WHHDC COA approval:

- i) Determine that no COA was necessary for the parking because the parking is not visible from the street and for the fact that the proposed solution is to be of turf, and,
- ii) Determine that no COA was necessary for all the non-direct street facing development since it was all covered under the rear yard exemption provision of the WHHDC Handbook (WHHDC Handbook, Part One, Section 3, A., pg. 5).

Chair Lewis remarked that even with the seven foot grade drop between the front and rear that all the vehicles not parked in a garage would still be visible from the streetscape and that with town unit/car zoning allowance there would be approximately 12 new ungaraged cars visible where before there were none.

Additionally, Chair Lewis believes that the rear yard exemption applies to residential accessory structures, as: playsets, above-ground pools, koi ponds, gazebos, pergolas and arbors, something approximately 200 square feet in area and not 9000 square feet of seven additional new buildings as is being proposed here.

The public hearing was closed at 8:47 p.m. and was followed immediately by the special meeting.

SPECIAL MEETING

Chair Lewis called to order the Special Meeting at 8:48 p.m. in Town Hall room 312 June 25th, 2025.

Commissioners Present: Mitchell Lewis, Chair/Secretary; Kevin Flood, Vice-Chair; Aileen Bastos, Member; Robert Garrey, Member; Sherri Schwartz, Member; Brian Clemow, Alternate; and Matt Schreck, Alternate.

Absent: Karl Fransson, Alternate.

Commissioner Lewis moved to open discussion on the Chu COA and was seconded.

Deliberation of Public Hearing Item:

Mark Chu Jr Team, 136-152 Raymond Road, June 10, 2025 COA proposal for a development plan to build a new: 1 Duplex and 5 Carriage Houses with 2 detached three car garages with extended driveways and new parking all located on-site.

The Commissioners who attended all three special meetings on Mark Chu Jr Team, 136-152 Raymond Road, June 10, 2025 COA development plan proposal, specifically: May 28th, June 18th, and June 25th and/or were able to read the minutes, transcript and review the attachments of a meeting they missed were: Commissioners: Lewis, Flood, Bastos and Alternate Clemow.

The WHHDC began discussing the merits of the proposal and referenced the WHHDC Handbook which includes design review guidelines for preservation and rehabilitation as well as specific guidelines for construction and alterations on historic districts and historic properties.

The WHHDC agreed there were several dimensions across which the plan should be considered, including: characteristic style, contextual rhythm, scale, size, orientation and materials.

Chair Lewis, liked the style of both the carriage houses and duplex but was underwhelmed by the style of the two garages. The contextual rhythm of the duplex fit while the carriage houses and garages were too dense for the lot. The scale of the duplex was fine but that of the carriage houses and garage were way too big for the yard and relative to the existing houses along the street. The size of the duplex was fine and matched those along the street but the carriage houses to the rear were way too big proportional to the lot and the street. All the orientations were appropriate as were the choice of natural materials for all the buildings. Those shared tonight, including: windows, bluestone, solid wood front doors and wooden garage doors were all acceptable choices of materials. The Chair believes the rear yard exemption does not pertain to any of the work proposed in this COA and too, believes that the proposed parking is under WHHDC jurisdiction.

Vice-Chair Flood, felt the development intrusive and would irreparably harm the historic nature of the neighborhood. The plan is way out of scale with it's surroundings. The materials are fine but the project as a whole is just out of character with the neighborhood.

Commissioner Bastos, in addition to her earlier comments against development fit for the neighborhood, thought that though the proposed buildings were beautiful, but again that they did

not fit with the historic district, and moreover the construction density was way more than should be approved.

Commissioner Clemow, restated his claim and called out support for the Chair's argument that any rear yard exemption certainly does not apply to the proposed development's building scale, function and purpose of that included in the Chu COA for the carriage houses, garage and parking areas.

Additionally, with respect to parking areas, CGS 7-147(f) a If the commission determines that the proposed erection, alteration or parking will be appropriate, it shall issue a certificate of appropriateness. Affirming the WHHDC jurisdiction over the COA parking component. He thinks the building design is attractive and consistent with historical design of the other buildings around it. However, with regard to size, density and kind of fit within the historic area, it's way out of scale. He has no objections to the materials.

Chair Lewis called for a vote on the Mark Chu Jr Team, 136-152 Raymond Road, June 10, 2025 COA proposal for a development plan to build a new: 1 Duplex and 5 Carriage Houses with 2 detached three car garages with extended driveways and new parking all located on-site.

Seated: Commissioners Lewis, Flood, Bastos, and Clemow.

Commissioners' voted unanimously to decline and the motion is lost.

May 28th Special Meeting Minutes

Motion to approve the Special Meeting Minutes of 28th May, 2025 was made by Mr. Lewis, and seconded.

Seated: Lewis, Flood, Bastos, Schwartz, and Clemow.

The motion carried unanimously.

June 18th Special Meeting Minutes

Motion to approve the Special Meeting Minutes of 18th June, 2025 was made by Mr. Lewis, and seconded.

Seated: Lewis, Flood, Bastos, Garrey and Schreck.

The motion carried unanimously.

Move to adjourn the meeting was made at 9:18 p.m. by Mr. Garrey, and seconded. The motion carried unanimously.

The next meeting of the Historic District Commission will be held on Monday 28th July, 2025 in Town Hall Room 312 at 7:30 p.m.

Respectfully submitted,



Mitchell Lewis Historic District Commission Chair/Secretary

Encl.



XPS Thermal Door (SDR 500)

Thermal Insulation
 Thermal Break
 Sound Insulation
 Fire Protection
 Air Tightness
 Water Tightness

☐ **Standard**
☐ **Special**

Accessories
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☐ **Special**

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Technical drawing of a roller assembly. It shows a cross-section of a roller with a textured surface on the left and a smooth section on the right. A shaft passes through the center, supported by two bearings. Blue lines indicate the shaft's alignment and the bearing positions.

part name	part number	description
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Roller tube	86-00004	Roller
Roller tube	86-00005	Roller
Roller tube	86-00006	Roller
Roller tube	86-00007	Roller
Roller tube	86-00008	Roller
Roller tube	86-00009	Roller
Roller tube	86-00010	Roller
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