



WEST HARTFORD HISTORIC DISTRICT COMMISSION

Town Hall - Room 312

Monday, 28th July, 2025 at 7:30 p.m.

Regular Meeting - Minutes

Commissioners Present: Mitchell Lewis, Chair/Secretary; Aileen Bastos, Member; Robert Garrey, Member; Brian Clemow, Alternate; and Karl Fransson, Alternate.

Absent: Kevin Flood, Vice-Chair and Matt Schreck, Alternate.

Chair Lewis called the West Hartford Historic District Commission (“WHHDC”) public hearing 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 Yuliano Certificate of Appropriateness Application (“COA”).

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

Andrea Yuliano, owner of 39 Mountain Terrace Road, COA to waive the delay of demolition (“wdod”) to her primary residence which has been condemned by the Town due to a catastrophic tree fall incident and to rebuild anew.

Andrea Yuliano, in person, shared a brief description and history about the residence, noting that it was a fine L-shaped mid-century modern home in which they’ve lived for 13 years. The Commission asked if any of the following i-v apply for the purposes of determining whether the house meets the criteria for historic designation, warranting a 90-day delay of demolition.

Accordingly, the basic guidelines are clear and should apply to at least one of the following in addition to it being more than 50 years old:

- i) property is listed on the Historic Resources Inventory
- ii) property is associated with events or persons important to the development of the Town of West Hartford
- iii) someone famous lived there
- iv) designed by a significant architect
- v) structure is indicative of a significant architectural; style or period.

Andrea answered in the negative to all i-v criteria.

REGULAR MEETING

Chair Lewis called to order the WHHDC Regular Meeting at 8:45 p.m. in Town Hall room 312 July 28th, 2025.

Commissioners Present: Mitchell Lewis, Chair/Secretary; Aileen Bastos, Member; Robert Garrey, Member; Sherri Schwartz, Member; Brian Clemow, Alternate; and Karl Fransson, Alternate.

Absent: Kevin Flood, Vice-Chair and Matt Schreck, Alternate.

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

Deliberation of Public Hearing Item:

Andrea Yuliano, owner of 39 Mountain Terrace Road, COA waiver of delay of demolition (“wdod”) to her primary residence which has been condemned by the Town due to a catastrophic tree fall incident and to rebuild anew.

Commissioners appreciated the brief description and history of the house and were struck by the extent of damage sustained to the house and the frightening story of the daughter trapped inside as a result of the tree fall incident which occurred on August 19th, 2024. However, based on the owners’ responses to the question guidelines for establishing the historic designation of a structure, the residence does not meet the criteria. Public records support this determination as well.

Move to approve the COA wdod as submitted was made by Mr. Garrey, and seconded.

Seated: Lewis, Bastos, Garrey, Schwartz and Fransson.

Vote: The vote was unanimous in favor.

The **motion carried** and Chair Lewis will inform the Town Clerk’s Office and Building Department at the next earliest convenience.

June 25th Special Meeting Minutes

Motion to approve the Special Meeting Minutes of 25th June, 2025 was made by Mr. Clemow, and seconded.

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

Vote: The vote was unanimous in favor.

The **motion carried** and Chair Lewis will inform the Town Clerk’s Office at the next earliest convenience.

Commissioners’ Concerns

Commissioner Bastos believes that historic tax credits have not been eliminated as part of the recent legislative developments. Accordingly, Chair Lewis will proceed with sending the Belden House letter to the owner informing them of the financial incentives available as the owner of this locally significant historic property.

Move to adjourn the meeting was made at 8:16 p.m. by Mr. Clemow, and seconded. The motion carried unanimously.

The next meeting of the Historic District Commission will be held on Monday 25th August, 2025 in Town Hall Room 312 at 7:30 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read 'MLewis'.

Mitchell Lewis Historic District Commission Chair/Secretary