



**Department of  
Development Services  
Planning Division  
Meeting Minutes of the  
Historic Preservation Commission & Historic  
Properties Commission  
(Subject to Approval)**

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**SPECIAL MEETING OF THE HISTORIC PRESERVATION COMMISSION &  
HISTORIC PROPERTIES COMMISSION  
WEDNESDAY, NOVEMBER 20, 2012**

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**Commissioners Present**

Michael O'Connell, Chairman  
Greg Secord  
Alan Ambrose  
Lynn Ferrari  
Raphael L. Podolsky  
Jonathan Clark, Alternate  
Catherine Connor, Alternate

**Staff Present**

Thomas E. Deller  
Jillian Massey

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Chairman O'Connell called the meeting to order. Commissioners Connor and Clark served as alternates. There was a quorum.

The agenda was taken up out of order.

**I. List of permits**

**II. Historic Review**

- a. 36 Lewis Street-Historic review for the demolition of a one story addition, construction of a new porch and rehabilitation of the existing structure into townhouses. Applicant-Crosskey Architects, LLC., Owner-David K. Elwell, Equity Trust Co.

Chief Staff Planner Kim Holden presented a summary of the application. She stated that the Planning Division recommended approval of the application with conditions.

Bill Crosskey of Crosskey Architects discussed the proposal, specifically the west elevation. He stated that the applicant was applying for federal historic tax credits.

Ms. Holden showed the existing conditions survey to the Commission.

Mr. Crosskey addressed each of the recommended conditions of approval and was in agreement. He discussed architectural details that would be shown on the revised plans required as a recommended condition of approval.

Commissioner Ambrose questioned the proposed architectural style of the back portion of the building. He questioned whether the design was intended to be completely Greek revival or not.

After discussion, on a motion made by Commissioner Ferrari, and seconded by Commissioner Secord, the following motion was passed:

Whereas, The City of Hartford Historic Preservation Commission reviewed the demolition of a one story addition and proposal for a wood framed porch; and  
Whereas, The main building was constructed around in the 1840's and has been altered several times; and  
Whereas, The alteration included construction of a one-story addition; and  
Whereas, The alteration is non contributing; and  
Whereas, A portion of the rear part of the building will be exposed to the street; and  
Whereas, The rear portion has been altered and is non-contributing; and  
Whereas, The adaptive reuse of the building from commercial to residential units is desirable;

Now Therefore Be It

Resolved, The City of Hartford Historic Preservation Commission hereby approves the application to demolish a one-story addition at 36 Lewis Street and approves the new wood-framed porch and other exterior changes with the following conditions:

1. Change the type of windows proposed on the rear side of the building to a style typical of an Italianate or Greek Revival
2. Provide design details for the porch including rail, baluster, and wood lattice for approval by the Director
3. Provide details of the new doors for review and approval of the Director
4. Provide window profiles and details for review and approval of the Director
5. The proposed replacement of vinyl windows be 2/2 or 2/1 wood windows. All new windows be wood windows
6. Cementitious clapboard horizontal boards have a 4" in reveal
7. The cornice on the gable be projected and architectural detail added.
8. The safety bollards be upgraded to stone bollards
9. That the lattice be horizontally oriented.

The following Commissioners voted in favor of the motion: O'Connell, Secord, Ferrari, Ambrose, and Podolsky.

### **III. Minutes-September 19, 2012**

On a motion made by Commissioner Podolsky, and seconded by Commissioner Ferrari, the minutes of September 19, 2012 were approved with the following change to the second paragraph under "New/Old Business".

*“It was determined that alternate members of the Commission can participate in all parts of a Commission meeting including hearings and discussions on applications to the Commission but cannot vote unless they are sitting in place of a Commissioner.”*

The following Commissioners voted in favor of the motion: O’Connell, Secord, Ferrari, Ambrose, and Podolsky.

#### **IV. New/Old Business**

Commissioner Podolsky summarized the previous Boards and Commissions committee of the Permitting Task Force that he participated in.

#### **V. Adjournment**

There was no further discussion.

Meeting adjourned.

Respectfully submitted,  
Jillian Massey, Junior Planner