



Meeting Minutes of the Historic Preservation Commission (Approved Minutes)

REGULAR MEETING OF THE HISTORIC PRESERVATION COMMISSION WEDNESDAY, OCTOBER 15, 2008

Board Members Present

Greg Secord
Alan Ambrose
Lynn Ferrari
Michael O'Connell
Sara Bronin

Staff Present

Roger J. O'Brien
Kim Holden
Kenneth Schwartz

Alternates Present

Catherine Connor
Jonathan Clark
David Ransom

Commissioner Secord called the regular meeting of the Historic Preservation Commission to order.

I. Minutes

The meeting minutes for the August 20, 2008 and July 16, 2008 meetings were approved without changes.

II. Applications for a Document of Suitability

a. 140 Garden Street- Infill exterior wall resulting from demolition

Kenneth Schwartz, AIA who is a consultant for the Planning Division, presented his report and answered questions.

Jim Harris of Clohessey Harris and Kaiser gave an overview of the project. The Commission asked for details regarding the windows. Jim stated that new windows are proposed for the infill part of the building. The windows were designed specifically for the building. The Commission also asked for clarification regarding the profile. The applicant agreed to come back to the next meeting with clarification.

A motion was made by Commissioner O'Connell and seconded by Commissioner Ferrari to defer action on the resolution. The following Commissioners voted in favor of the motion: Secord, Ferrari, O'Connell, Bronin, Connor, Clark and Ransom. Commission Ambrose voted in opposition of the motion. The motion passed.

b. & c. 192-194 Laurel Street and 196-198 Laurel Street- Construction of two new two-family dwellings.

Kenneth Schwartz, AIA a consultant for the Planning Division, presented his report and answered questions.

Jackie McKinney from the Asylum Hill Problem Solving Revitalization Association stated that the plan was not presented to the NRZ.

Dulcie Giadone co-chair of the Housing and Economic Committee also from the Asylum Hill Problem Solving Revitalization Association was concerned with the application and asked that the applicant come to the NRZ.

The Commission found that the proposed application was incomplete and inadequate.

On a motion made by Commissioner Bronin, and seconded by Commissioner O'Connell, the resolution was denied.

d. 5-8 Deerfield Avenue- Vinyl siding- work without permits

The applicant Mr. James Morrison presented photographs of the work being done and answered questions.

On a motion made by Commissioner O'Connell, and seconded by Commissioner Bronin, the Commission voted in favor of allowing the applicant to replace the vinyl siding only.

Following item d, Commissioner Secord excused himself from the meeting and Commissioner Bronin took over as chair of the meeting.

e. 1 Congress Street- Cover existing plywood infill with sheathing and plexiglass.

James Vance, AIA consultant for the City presented his findings and answered questions. The applicant also spoke and answered questions.

On a motion made by Commissioner O'Connor and seconded by Commissioner Clark, the following resolution was approved unanimously.

- Whereas: The Historic Preservation Commission, under the provisions of Section 28-219 of the City of Hartford Municipal Code, has reviewed an application for a Document of Suitability and application to cover existing plywood infill with sheathing and ¼ inch plexiglass to replicate the look of a typical storefront window located at 1 Congress Street; and
- Whereas: 1 Congress Street lies within CongressStreet National Historic District in the City of Hartford; and
- Whereas: A review of the application was conducted by James Vance and Associates Architects; and
- Whereas: The opening in question was originally a glass and wood framed window in a continuous storefront on a low wood framed knee wall; and
- Whereas: The owner proposes to cover the plywood with exterior grade sheathing and cover the sheathing with 3 panels of plexiglass; and
- Whereas: Recommendations were made by James Vance and Associates Architects regarding the proposed alterations that are in keeping with the City of Hartford Historic Guidelines. NOW THEREFORE BE IT
- RESOLVED: That the Historic Preservation Commission approves the recommendations outlined in the "Review of Request for Alterations to Historic Property" prepared by James Vance and Associates Architects, dated July 9, 2008; with the following conditions.
1. A revised drawing of the detail showing the new assembly and the specific relationships between the existing plywood, the new sheathing, plexiglass and wood framing.
 2. A drafted elevation, drawn to scale, showing the knee wall to remain, the subdivision of the new "window" and the relationship of the window to the existing fascia band that extends the length of the storefront.

3. A description of the preparation of the new sheathing to receive the plexiglass overlay. (Will it be painted black, etc.?)
4. A commitment on the part of the Owner to use Lexan MR-15 in lieu of plexiglass to reduce the yellowing and scratching common to plexiglass installations.

NOW THEREFORE BE IT FURTHER

RESOLVED: This 15th day of October 2008.

III. New/Old Business

a. 24 Lewis Street- Alterations to the steps and door

Mr. Tyler Smith gave an overview regarding the proposed project. The building is in need of some restoration work. The intent of the owner is to restore the exterior rather than to replace the exterior.

On a motion made by Commissioner Ambrose and seconded by Commissioner Clark, the Commission unanimously approved a document of suitability for the proposed project based on the plans that were brought before the Commission.

b. 36 Lewis Street- Window replacement without permits

Commissioner Bronin asked about 36 Lewis Street and Roger stated that Commissioner Bronin had asked the Planning Division to find out if the other windows on the street were vinyl because the applicant had stated that they were and staff found the they are not vinyl, they are wood.

Roger also stated that the Commission had wanted the applicant to take out the wood windows that he had put in and put in wood windows because of the historic nature of Lewis Street.

A motion was made and seconded to restore any other changes made to the exterior of the building.

Commissioner Ambrose made and motion to approve the following resolution and Commissioner O'Connell seconded. The motion passed unanimously.

Whereas: The Historic Preservation Commission, under the provisions of Section 28-219 of the City of Hartford Municipal Code, has reviewed an application for a Document of Suitability for

window replacement and roof replacement at 36 Lewis Street; and

Whereas: 36 Lewis Street lies within the Lewis Street National Register Historic District in the City of Hartford; and

Whereas: New windows and a new roof were installed at 36 Lewis Street without appropriate permits; and

Whereas: It appears that the porch deck was replaced, a new sign was installed, wrought iron stair rails were added and some painting was done without appropriate permits and without being noted on the historic application; and

Whereas: A review of the application was conducted by James Vance and Associates Architects; and

Whereas: 36 Lewis Street, along with some of its neighbors, all ca. 1840, are critical to the historic character and intimate scale of this street, one of the most appealing in Hartford; and

Whereas: Windows have been replaced with all vinyl 6/6 double hung windows. There is an inherent loss of detail in the use of vinyl windows, compounded in this case by the use of fake muntins; and

Whereas: Shutters have been removed from the building which is a regrettable loss of architectural character and historic fabric; and

Whereas: The narrowness of the street makes the new roof shingles very difficult to see from the street; and

Whereas: The applicant did not provide additional information to the Commission, and did not come back within a timely manner; and

Whereas: Recommendations were made by James Vance and Associates Architects regarding the proposed alterations that are in keeping with the City of Hartford Historic Guidelines. NOW THEREFORE BE IT

RESOLVED: That the Historic Preservation Commission directs the applicant to:

1. Submit an amended application describing all work that was done on the property
2. Replace the louvered wood shutters. If the original shutters are not available, appropriate wood shutters as approved by the Planning Division are added.
3. Replace the windows with appropriate windows as prescribed by the Commission and approved by the Planning Division

NOW THEREFORE BE IT FURTHER

RESOLVED: The Commission authorizes the Secretary to approve the Document of Suitability once the conditions have been met.

RESOLVED: This twentieth day of August 2008.

No other business was discussed.

IV. Adjournment

A motion to adjourn was made and passed unanimously.

Respectfully Submitted,

Roger O'Brien
Director of Planning, PhD, AICP