The Hartford Historic Properties & Preservation Commissions held a Public Hearing at 4:00 p.m. on Wednesday, October 16, 2019 at the Plaza Level Conference Room of 260 Constitution Plaza, Hartford, CT 06103.

**Hartford Historic Properties Commission**

**Attendance**

Present: Acting Chair Jeffrey Jahnke, Commissioners and Albert Gary, Alternate Commissioner Aurelia Gale

Absent: Chair Michael O’Connell, Commissioner Josye Utick and Alternate Commissioner Jonathan Clark

Staff Present: Vanessa Walton and Valerio Giadone- Hartford Preservation Alliance

**CALL TO ORDER**

Acting Chair Jeffrey Jahnke called the meeting to order at 4:04 pm.

**HISTORIC REVIEWS**

There were none.

**ADJOURNMENT**

The meeting adjourned at 4:05 p.m.

**Hartford Historic Preservation Commission**

**Attendance**

Present: Acting Chair Jeffrey Jahnke, Commissioners and Albert Gary, Alternate Commissioner Aurelia Gale

Absent: Chair Michael O’Connell, Commissioner Josye Utick and Alternate Commissioners Jonathan Clark

Staff Present: Vanessa Walton and Valerio Giadone- Hartford Preservation Alliance

**CALL TO ORDER**

Acting Chair Jeffrey Jahnke called the meeting to order at 4:05 pm.

**HISTORIC REVIEWS**
1. **18-20 Shultas Place**

This was a proposal for the restoration of the front porch and the replacement of the vinyl windows on a 1910 Colonial Revival residential building located in the Shultas Place-Annawan Street State Historic District. Mr. Valerio Giadone of Hartford Preservation Alliance gave an overview of the proposal. Mrs. Marisa Zavarella (a.k.a. Mrs. Skates) was present and she addressed the Commission on behalf of her husband Mr. Aaron Skates, the applicant. There were no other testimony or comments and Acting Chair Jeffrey Jahnke closed the Public Hearing. The Commission entered into deliberation. Acting Chair Jeffrey Jahnke made a MOTION to AMEND the resolution to add a 3rd condition regarding the balusters, a 4th condition regarding the columns and a 5th condition regarding the height of the guardrails. Seconded by Commissioner Albert Gary. The AMENDED resolution was APPROVED by a vote of 3-0.

**CITY OF HARTFORD**

**HISTORIC PRESERVATION COMMISSION RESOLUTION**

**18-20 SHULTAS PLACE**

**Whereas,** The City of Hartford Historic Preservation Commission has reviewed the request for front porch repairs at 18-20 Shultas Place; and

**Whereas,** The property is in the Shultas Place-Annawan Street State Historic District; and

**Whereas,** The structure is a 2 1/2story wood frame building of Colonial Revival style, and

**Whereas,** The applicant proposes to repair and rebuild portions of the first of the front porch as follows:

1. Replace pairs of double and triple columns and wood box bases with single fiberglass composite Tuscan columns extending from floor to underside of porch soffit.
2. Replace wood soffit above columns with new wood soffit to match existing.
3. Replace wood deck with new 1”x 6” TREX composite deck.
4. Replace wood rails and balusters with TREX composite rails and balusters similar to existing.
5. Replace wood stair with TREX composite material. Treads will have 1” bullnose.
6. Replace wood lattice skirt with new 1”x1” orthogonal vinyl lattice and 1 x 6 PVC trim.
7. Replace base structure with new pressure treated lumber and provide new concrete footings.
8. Paint all exposed wood.
9. Replace aluminum storm windows at second floor enclosed front porch with new vinyl windows to match existing; and

**Whereas,** The proposed rehabilitation work is not consistent with the City’s Historic Design Principles;

Now Therefore Be It

**Resolved,** The City of Hartford Historic Preservation Commission hereby approves the proposed work with the following conditions:

1. The existing columns and wood box bases shall be retained and restored or replaced to match existing design.
2. The porch deck material shall be T&G TREX to match existing deck material size.
3. The new balusters shall match the spacing of the existing balusters.
4. All new columns shall match existing columns.
5. The applicant shall coordinate the height of the new guardrail with the column bases and provide details to Planning and Zoning staff for approval.
Be It Further,

Resolved, This 20th. day of November 2019

2. 76 Edwards Street
   This was a proposal to construct a new two story, two-family residential dwelling of House Type B on a vacant lot in the Clay Hill National Historic District. Mr. Valerio Giadone of Hartford Preservation Alliance gave an overview of the proposal. There to represent the Applicant, Freeman Companies, was Mr. Jeffrey LeBeau who addressed the Commission and answered questions. The Commission also heard from Mr. Glenn Geathers of the City of Hartford, Department of Development Services who gave an overview of the project, and Mr. Rashid Hamid of NIAC Construction. There were no other comments or testimony from the public and the Public Hearing was closed. The Commission entered into deliberation and Commissioner Aurelia Gale made a MOTION to APPROVE the resolution as submitted by staff, Seconded by Commissioner Albert Gary. The Commission unanimously voted to APPROVE the resolution by a vote of 3-0

CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
76 EDWARDS STREET

Whereas, The City of Hartford Historic Preservation Commission has reviewed the request for new building at 76 Edwards Street; and

Whereas, The property is listed in the Clay Hill National Historic District; and

Whereas, The proposed structure is a 2 story wood frame building of Vernacular style, and

Whereas, The applicant proposes to build a two story, two family home with front and rear porch on vacant lot; and

Whereas, The proposed gable roof will be protected with asphalt roofing shingles, and the exterior siding will be clapboard vinyl siding with vinyl shake siding at front bay gable area; and

Whereas, The proposed exterior trim will be vinyl with PVC trim at front bay windows, and aluminum wrap at gable trim; and

Whereas, The proposed windows will be 6/6 Anderson series 200 vinyl clad double hung windows with exterior grilles only; and

Whereas, The front porch will consists of T&G wood floor deck and stair, vinyl composite rails with historic profile, and 2”x2” square balusters, 6”x6” turned posts, and vinyl lattice with PVC trim around base; and

Whereas, The rear porch will be constructed with pressure treated wood and will consists of wood deck, stairs, rails and balusters, and square posts; and

Whereas, The proposed front doors will consists of six panel metal entry doors, and the rear egress door will consists of a flush panel metal door; and
Whereas, The proposed two story, wood frame building is compatible with the massing, and height, of the adjacent buildings; and

Whereas, The proposed building will not detract from the historic character of the street and the district; and

Whereas, The proposed work is consistent with the City’s Historic Design Principles;

Now Therefore Be It

Resolved, The City of Hartford Historic Preservation Commission hereby approves the proposed work with the following conditions:

1. All exterior gable trim, building corners trim, be of 1” x 6” solid painted wood or solid PVC material. No aluminum trim, nor vinyl corner trim shall be allowed.
2. All exterior wall siding shall be provided with solid wood or PVC trim at both the top and base of walls as well as the top of gable wall areas.

Be It Further,

Resolved, This 20th day of November 2019.

3. 114 Asylum Street
This was an application for the installation of three new wall signs above the storefront and one projecting sign along the Asylum Street façade of an 1861 Renaissance Revival building located on the Charter Oak Bank Building- National Register of Historic Places. Mr. Valerio Giadone of Hartford Preservation Alliance gave an overview of the proposal. There to speak on behalf of the applicant was Mr. Dave Gosselin of Crosskey Architects and he addressed and answered questions from the Commission. There were no other comments or testimony and the Public Hearing was closed. Commissioner Albert Gary made a MOTION to APPROVE the resolution as written by staff, Seconded by Acting Chair Jeffrey Jahnke. The resolution was APPROVED by a vote of 3-0.

CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
114 ASYLUM STREET

Whereas, The City of Hartford Historic Preservation Commission has reviewed the request for new signs and storefront modifications at 114 Asylum Street; and

Whereas, The property is listed in the National Register of Historic Places; and

Whereas, The structure is a 4 story brownstone building of Renaissance Revival style, and

Whereas, The applicant proposes to provide three new wall signs above storefront and one projecting sign along the Asylum Street façade of the building; and

Whereas, The wall signs consists of letter signs, pin-mounted on black background ranging in size from 14” x 36” to 14” x 96”; and

Whereas, The projecting sign consists of a double sided blade sign internally illuminated, and with
1/8” acrylic letters over black background. The projecting sign is oval in shape and
approximately 30” wide x 17” high and projecting 34” from the face of the building; and

Whereas, The applicant also proposes to replace storefront wood windows with aluminum frame
fixed picture windows; and

Whereas, The applicant also proposes to change the color scheme at the storefront along Asylum
Street and at the main entry along Trumbull street from light gray background to black
background and gold trim; and

Whereas, The proposed wall and projecting signs appear to be in character with the street signage
and are similar in character to those previously installed; and

Whereas, The proposed storefront windows replacement from operable wood windows to fixed
aluminum frame windows does not significantly alter the storefront design; and

Whereas, The proposed signs and storefront alterations will not have a detrimental effect on the
historic character of the district.; and

Whereas, The proposed rehabilitation work is consistent with the City’s Historic Design Principles;

Now Therefore Be It

Resolved, The City of Hartford Historic Preservation Commission hereby approves the proposed
work as submitted.

Be It Further,

Resolved, This 20th day of November 2019.

4. 283 Sargeant Street

This was a proposal for the repair and restoration of the front porch on a circa 1880 Queen Ann
residential building, located in the Sigourney Square National Historic District. Mr. Valerio
Giadone, Hartford Preservation Alliance, gave an overview of the proposal. The applicant, Mr.
Lanslot Belvit, nor the owner, Ms Ashanee Thompson were present and there were no testimony
or comments and from the public. At that time, the Public Hearing was closed. Commissioner
Aurelia Gale made a MOTION to AMEND the resolution to add condition #1 regarding the
balusters on the 1st and 2nd floors. Seconded by Commissioner Albert Gary. The AMENDED
resolution was APPROVED by a vote of 3-0.
3. Rebuild porch deck with 3" x 5/4" T&G wood deck to match existing.
4. Rebuild 36” high guardrails with top and bottom rails with historic profile, and 2” x 2” turned balusters.
5. Rebuild front stair with 5/4” x 12” bullnose wood treads and raisers. Provide rails at both sides with newel post at top and bottom of stairs.
6. Reuse existing round wood columns.
7. Provide new wood 1” x1” orthogonal lattice and 1” x wood trim.
8. Paint entire porch as required; and

Whereas, The proposed work will not detract from the historic character of the street and the district; and

Whereas, The proposed work is consistent with the City’s Historic Design Principles,

Now Therefore Be It

Resolved, The City of Hartford Historic Preservation Commission hereby approves the proposed work with the following condition:

1. The new balusters shall be turned balusters similar to those existing on the second floor.

Be It Further,

Resolved, This 20th day of November 2019.

5. 15 Grand Street
This was a proposal for the rehabilitation of a 1900 Colonial Revival general office building located in the Frog Hollow National Historic District. Mr. Valerio Giadone, Hartford Preservation Alliance, gave an overview of the proposal. There to speak on behalf of the applicant Mr. Randy Correa (who was not present), was Mr. Carmelo Rosa and he addressed the Commission. There were no other testimony or comments from the public and the Public Hearing was closed. The Commission entered into deliberation and Commissioner Aurelia Gale made a MOTION to AMEND the resolution condition #1 to add “except the ramp surface and ramp structure which may be in pressure treated wood”, and to add condition #2 regarding the details of the door. Seconded by Commissioner Albert Gary. The AMENDED resolution was APPROVED by a vote of 3-0.

CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
15 GRAND STREET

Whereas, The City of Hartford Historic Preservation Commission has reviewed the request for building rehabilitation at 15 Grand Street; and

Whereas, The property is listed in the Frog Hollow National Historic District; and

Whereas, The proposed structure is a 2 story wood frame building of Colonial Revival style, and

Whereas, The applicant proposes to rehabilitate the interior and exterior of 15 Grand Street for use as professional offices; and

Whereas, The exterior rehabilitation work consists of the following:
1. Repair existing brick chimney and flashing.
2. Install new vinyl double hung windows and fiberglass exterior entry doors to match existing.
3. Repair all exterior vinyl siding and aluminum fascia to match existing.
4. Repair brick veneer at foundation walls.
5. Repair and replace deteriorated or missing components at front entry porch.
6. Repair rear porch, provide new pressure treated railing and stairs and handicap access ramp; and

Whereas, The proposed work on the north, east and west facade will not detract from the historic character of the street and the district; and

Whereas, The proposed repairs and modification to the rear porch are not consistent with the City’s Historic Design Principles, and this work is visible from Oak Street,

Now Therefore Be It

Resolved, The City of Hartford Historic Preservation Commission hereby approves the proposed work with the following condition:

1. The rear porch be restored and modified with non-pressure treated wood and painted, except the ramp surface and ramp structure which may be in pressure treated wood.
2. New exterior doors shall be 4 panel doors with upper panels being glass.

Be It Further,

Resolved, This 20th day of November 2019.

6. 23 Morris Street
This was a proposal for the installation of 35 double hung metal replacement windows to vinyl windows to match the existing design in a circa 1850 Italianate residential building located in the South Green National Historic District. Mr. Valerio Giadone, Hartford Preservation Alliance, gave an overview of the proposal. Mr. Arturo Aguillar spoke on behalf of the applicant/owner of the property, Ms. Jean Rodriguez, who was not present. There were no other testimony or comments and the Public Hearing was closed. Commissioner Aurelia Gale made a MOTION to APPROVE the resolution as written by staff. Seconded by Commissioner Albert Gary. The resolution was APPROVED by a vote of 3-0.

CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
23 MORRIS STREET

Whereas, The City of Hartford Historic Preservation Commission has reviewed the proposed windows replacement at 23 Morris Street; and

Whereas, The property is listed in the South Green National Historic District; and

Whereas, The proposed structure is a 3 story masonry building of Italianate style; and

Whereas, The applicant proposes to replace 35 Double Hung metal replacement windows with 35 Double Hung vinyl replacement windows; and

Whereas, The proposed new vinyl replacement windows will be of same design as the existing aluminum windows, and with the same number of divided lites with the grille in between the glass; and

Whereas, The proposed replacement windows will not detract from the historic character of the
Whereas, The proposed work is consistent with the City’s Historic Design Principles,

Now Therefore Be It

Resolved, The City of Hartford Historic Preservation Commission hereby approves the proposed work as submitted.

Be It Further,

Resolved, This 20th day of November 2019.

7. 45-47 Squire Street
This was a proposal for a building rehabilitation of a circa 1890 Italianate residential building located in the Frog Hollow National Historic District. Mr. Valerio Giadone, Hartford Preservation Alliance, gave an overview of the proposal. The applicant, Mr. Dean Iaiennaro of Pope Park Zion, LLC was present and he addressed the Commission. There were no testimony or comments from the public and the Public Hearing was closed. The Commission entered into deliberation. Acting Chair Jeffrey Jahnke made a MOTION to AMEND condition #1 of the resolution to add the following: “except the bathroom windows which shall be “Black-lighted” to maintain the exterior window openings”. Seconded by Commissioner Aurelia Gale. The AMENDED resolution was APPROVED by a vote of 3-0.
front entry doors.

8. Infill basement windows openings with new 1” recessed brick to match existing; and

Whereas, The proposed work will detract from the historic character of the street and the district; and

Whereas, The proposed work is not consistent with the City’s Historic Design Principles,

Now Therefore Be It

Resolved, The City of Hartford Historic Preservation Commission hereby approves the proposed work with the following condition:

1. All exterior window openings at the north and south elevations be preserved at the first, second and third floors, except the bathroom windows which shall be “Black-lighted” to maintain the exterior window openings.

Be It Further,

Resolved, This 20th day of November 2019

8. 39 Madison Street
This was a proposal to rehabilitate a circa 1910 Gothic Revival residential home from a 1 family to a 2 family home. The property is located in the Frog Hollow National Historic district. Mr. Valerio Giadone, Hartford Preservation Alliance, gave an overview of the proposal. The applicant, Mr. Dean laienarro of Pope Park Zion, LLC was present and he addressed the Commission. There were no other comments or testimony from the public and the Public Hearing was closed. Commissioner Aurelia Gale made a MOTION to APPROVE the resolution as written by staff. Seconded by Commissioner Albert Gary. The Commission APPROVED the resolution by a vote of 3-0.

CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
39 MADISON STREET

Whereas, The City of Hartford Historic Preservation Commission has reviewed the proposed rehabilitation of 39 Madison Street; and

Whereas, The property is listed in the Frog Hollow National Historic District; and

Whereas, The proposed structure is a 2 1/2 story building of Gothic Revival style, and

Whereas, The applicant proposes to rehabilitate the building, provide an addition to the rear, and reconfigure the building from a one family to a two family residential use; and

Whereas, The rehabilitation work includes the following:

1. Remove non-original one-story rear porch and provide a two-story wood frame addition 17’ x 16’ at the rear compatible with the architectural style and details of the building.

2. Remove non original enclosed front porch and construct new wood front porch compatible with the architectural style and details of the building.

3. Repair roof framing and replace asphalt roofing shingles with new architectural asphalt roofing shingles.
4. Clean, repair, and repoint all exterior masonry brick walls.
5. Provide new aluminum 2/2 Double Hung windows at all existing and new windows openings to match original wood windows.
6. Provide new wood panel front entry door with glass panel, and 6 panel metal doors with 2 glass lites at rear egress doors.
7. Construct new enclosed wood frame side porch at north side for new second means of egress stairs.
8. Basement windows openings may be infilled with new recessed brick to match existing.

Whereas, The proposed work will not detract from the historic character of the street and the district; and

Whereas, The proposed work is consistent with the City’s Historic Design Principles,

Now Therefore Be It

Resolved, The City of Hartford Historic Preservation Commission hereby approves the proposed work with the following condition:

1. The front porch stair shall be aligned with the front entry door.

Be It Further,

Resolved, This 20th day of November 2019.

NEW/OLD BUSINESS
POCD - One City/One Plan Update
Chair Sara Bronin and Commissioner Melvyn Colon, of the Planning & Zoning Commission gave a presentation of the Plan of Conservation and Development for 2035, which is due to the Court of Common Council in March of 2020. The plan will then be revised and prepared for adoption in July 2020.

The Commission was asked several questions pertaining to preservation goals and how they would like to see the City of Hartford in the year 2035. There was great conversation as the Commissioners each gave their answers to the questions asked that would shape the Historic districts of the City of Hartford.

MINUTES
October 16, 2019- Approved

ADMINISTRATIVE APPROVALS
Administrative Approvals to review. August- October were acknowledged by the Commission.

LIST OF PERMITS
No permits to be discussed

ADJOURNMENT
The meeting adjourned at 6:42 p.m.

Respectfully submitted by
Vanessa L. Walton, Executive Assistant