The Hartford Historic Properties & Preservation Commissions held a Public Hearing at 4:02 p.m.
on Wednesday, December 18, 2019 at the Plaza Level Conference Room of 260 Constitution Plaza,
Hartford, CT 06103.

Hartford Historic Properties Commission

Attendance
Present: Chair Michael O’Connell, Commissioners and Albert Gary, Jeffrey Jahnke (Arrived at 4:08 pm)
Edith Pestana and Virginia Seeley
Absent, Alternate Commissioners Jonathan Clark and Aurelia Gale
Staff Present: Vanessa Walton, Jonathan Hopkins and Aimee Chambers

CALL TO ORDER
Chair Michael O’Connell called the meeting to order at 4:03 pm.

HISTORIC REVIEWS
There were none.

ADJOURNMENT
The meeting adjourned at 4:08 p.m.

Hartford Historic Preservation Commission

Attendance
Present: Chair Michael O’Connell, Commissioners and Albert Gary, Jeffrey Jahnke (Arrived at 4:08 pm)
Edith Pestana, Virginia Seeley and Alternate Commissioner Jonathan Clark (Arrived at 5:16 pm)
Absent, Alternate Commissioner Aurelia Gale
Staff Present: Vanessa Walton, Jonathan Hopkins and Aimee Chambers

CALL TO ORDER
Acting Chair Jeffrey Jahnke called the meeting to order at 4:08 pm.

HISTORIC REVIEWS

1. 233 South Whitney Street
   This was a proposal for the installation of a 12’x20’ metal roof and siding, pre-fabricated single
car garage/shed in the rear yard of a Multifamily 1915 Colonial Revival located in the Sisson-
South Whitney Historic District. Senior Planner Jonathan Hopkins gave an overview of the proposal. The applicant was not present. There to represent the Applicant/Owner was Ms. Maria Hitchcock, Property Manager. She addressed the Commission. There were no other testimony or comments and Chair Michael O’Connell closed the Public Hearing. The Commission entered into deliberation. Commissioner Edith Pestana made a MOTION to APPROVE the resolution as written by staff. Seconded by Commissioner Albert Gary. The resolution was APPROVED by a vote of 5-0.

CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
233 SOUTH WHITNEY STREET

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal to install a prefabricated out building in the rear yard of 233 South Whitney Street; and

Whereas, The property is located in the Sisson-South Whitney Historic District; and

Whereas, The applicant proposes to construct a new out building as follows:
1. Pour a 12 foot by 20-foot concrete slab on grade in the rear yard of the lot.
2. Erect steel framing.
3. Install metal siding and roofing on the structure.

Whereas, The proposed construction and installation work is consistent with the City’s Historic Design Principals;

Now Therefore Be It

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

Be It Further,

Resolved, This 18th day of December 2019

2. 942 Main Street
This was a proposal to refabricate an existing awning and to add new LED lighting on the front façade of Peitro’s Pizzeria which is an 1875 Richardsonian Romanesque Mixed Use building. The property is located in the Cheney Block National Historic District. Senior Planner Jonathan Hopkins gave an overview of the proposal. There to represent the owner was the applicants, Mr. Kessing and Ms. Tina Varner of Artx Signs. They addressed the Commission. They also gave the Commission hand-out of the proposed awning. There were no other comments or testimony from the public and the Public Hearing was closed. The Commission entered into deliberation and Commissioner Virginia Seeley made a MOTION to APPROVE the resolution as submitted by staff. Seconded by Commissioner Jeffrey Jahnke. The Commission unanimously voted to APPROVE the resolution by a vote of 5-0

CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
942 MAIN STREET

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal to refabricate an existing awning and add an LED sign to a storefront at 942 Main Street; and

Whereas, The property is located in the Department Store District; and
Whereas, the structure is a 7 story masonry building of Richardsonian Romanesque style; and

Whereas, the applicant proposes to refabricate the awning and install a new LED sign as follows:
   1. Replace the existing multi-colored awning with a black awning over the existing frame.
   2. Install a new support system for a sign on the awning.
   3. Install a new backlit LED sign on the frame that reads “Pietro’s Pizza”.

Whereas, the proposed refabrication and installation work is consistent with the City’s Historic Design Principals;

Now Therefore Be It

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

Be It Further,

Resolved, this 18th day of December 2019

CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
24 SHULTAS PLACE

Whereas, the City of Hartford Historic Preservation Commission reviewed the proposal to install 22 new vinyl six-over-one pane windows; and

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

Whereas, the structure is a 2 story wood frame of Queen Anne style; and

Whereas, the applicant proposes to replace existing windows with new vinyl windows as follows:
   1. Repair and restore, or, when necessary, replace existing wood windows with new wood windows that match the design of the original windows and the character of the house.

Whereas, the window work as currently proposed lacks consistency with the City’s Historic Design Principals;

Now Therefore Be It

Resolved, the City of Hartford Historic Preservation Commission hereby approves the proposed work with the following conditions:
1. The existing wood windows should be repaired and restored, or replaced with wood windows to match the existing design of the windows being replaced;

   a. Locate another window in the home that fits in the opening on the street side that is beneath the existing window of an ornamental pattern; (if not)

   b. Preserve upper ornamental window and restore it and allow the installation of the 6/1 vinyl window to match existing and all other wooden ornamental windows on all sides be restored and preserved.

Be It Further,

Resolved, This 18th day of December 2019

4. 456 Edgewood Street

This was a proposal for the replacement of the existing composite siding with new vinyl siding of a 1912 Queen Anne residential building located in the Upper Albany National Historic District. Senior Planner Jonathan Hopkins gave an overview of the proposal. The applicant, Weathertite Systems, LLC, nor the owner, Mr. John Graham were present and there were no testimony or comments and from the public. At that time, the Public Hearing was closed. Commissioner Jeffrey Jahnke made a MOTION to DENY WITHOUT PREJUDICE the proposal to allow the applicant to return with additional information regarding the existing composite siding. Seconded by Commissioner Edith Pestana. The proposal was DENIED WITHOUT PREJUDICE by a vote of 5-0.

5. 36-38 Lenox Street

This was a proposal for the replacement of 17 wooden windows with new vinyl windows, to encapsulate wood trim and the replacement of 7 exterior doors with metal doors due to lead abatement work of a 1904 Queen Anne residential building located in the Upper Albany National Historic District. Senior Planner Jonathan Hopkins gave an overview of the proposal. The applicant, Lobos Abatement & Remodeling, LLC nor the owner, Richard Allen were present to address 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 Jeffrey Jahnke made a MOTION to AMEND the resolution to add condition #1 that states, “The proposed replacement doors be reviewed and approved by staff.” Seconded by Commissioner Virginia Seeley. The AMENDED resolution was APPROVED by a vote of 5-0.

CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
36-38 LENOX STREET

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal to abate lead-based paint contamination at 36-38 Lenox Street; and

Whereas, The property is located in the Upper Albany National Historic District; and

Whereas, The structure is a 2 ½ story wood frame of Queen Anne style; and

Whereas, The applicant proposes to abate the lead contaminated windows and doors as follows:

   1. Replace 10 existing wood windows on the north (B) side of the first and second floors with new vinyl replacement windows to match previously installed vinyl windows on the structure’s other facades.

   2. Replace basement wood windows with new replacement vinyl windows.

   3. Replace 7 doors in common stair halls with new fire-rated metal door systems; and
Whereas, The proposed lead abatement work is consistent with the City’s Historic Design Principals;

Now Therefore Be It

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

1. The proposed replacement doors be reviewed and approved by staff.

Be It Further,

Resolved, This 18th day of December 2019

6. 192-194 Homestead Avenue

This was a proposal for the lead abatement work on a contributing structure in a historic district which includes chimney repair, roofing and gutter replacement, repairing the roofing eaves and installing a new boiler and hot water heater of a circa 1912 Late Italianate residential building located in the Homestead Avenue State Historic District. Senior Planner Jonathan Hopkins gave an overview of the proposal. Mr. Bruce Funk of the Housing Division of Development Services, City of Hartford was present and he addressed the Commission. Also there to speak was Ms. Lynn Ferrari. There were no other testimony or comments and the Public Hearing was closed. Commissioner Edith Pestana made a MOTION to APPROVE the resolution as written by staff. Seconded by Commissioner Virginia Seeley. The resolution was APPROVED by a vote of 5-0.
Resolved, This 18th day of December 2019

7. 41 Madison Street
   This was a proposal for a building rehabilitation of a circa 1910 Italianate residential building
   located in the Frog Hollow National Historic District. Senior Planner Jonathan Hopkins gave an
   overview of the proposal. The applicant, Mr. Dean Iaiennaro of Pope Park Zion, LLC was
   present and he addressed the Commission. Also there to speak in favor of the proposal was Ms.
   Mary Falvey, President of the Hartford Preservation Alliance. There were no testimony or
   comments from the public and the Public Hearing was closed. The Commission entered into
   deliberation. Commissioner Virginia Seeley made a MOTION to APPROVE the resolution as
   written by staff. Seconded by Commissioner Jeffrey Jahnke. The resolution was APPROVED
   by a vote of 5-0.

   CITY OF HARTFORD
   HISTORIC PRESERVATION COMMISSION RESOLUTION
   41 MADISON STREET

   Whereas, The City of Hartford Historic Preservation Commission has reviewed the proposed
   rehabilitation of 41 Madison Street; and

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

   Whereas, The proposed structure is a 3 story wood frame building of Italianate style, and

   Whereas, The applicant proposes to completely rehabilitate the interior and exterior of this
   property; and

   Whereas, The exterior work includes the following:

   1. Replace asphalt roofing with EPDM roofing membrane.

   2. Retain and restore existing roof eave soffit, fascia trim, and wall brackets.

   3. Replace wood freeze board with new hardboard freeze to match existing.

   4. Remove asphalt shingle siding and restore original wood siding, or replace with new cedar
      clapboard wood siding.

   5. Replace 2/2 Double Hung wood windows with new aluminum 2/2 Double Hung windows,
      and replace exterior window trim with new wood trim to match existing.

   6. Preserve and restore front entry porch. Replace missing or deteriorated components with
      new to match. Replace concrete stairs with precast concrete steps, landing and
      ornamental metal railings.

   7. Provide new wood panel front entry door with glass lites, and 6 panel metal doors with 2
      lites at rear egress.

   8. Rebuild missing rear egress stairs with pressure treated lumber, and provide precast
      concrete steps and ornamental metal railings at bottom landing.

   9. Restore brick masonry foundation wall and infill basement windows openings with new
      recessed brick to match existing; 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 as submitted.

Be It Further,

Resolved, This 18th day of December 2019.

NEW/OLD BUSINESS
Discussion re: 479 Farmington Avenue; 94-96 Edwards Street; 109-121 Allyn Street. Aimee Chambers,
Director of Planning asked questions of the commission regarding changes in the scope of approved work
for projects that had come before this Commission. The Commission made the following determinations:

479 Farmington Avenue-
94-96 Edwards Street
109-121 Allyn Street- HPC gave permission for SHPO decisions to be reviewed administratively.

MINUTES
November 20, 2019- Approved

ADMINISTRATIVE APPROVALS
Administrative Approvals report for the period of November 20- December 13, 2019 was verbally given
by Aimee Chambers, Director of Planning.

LIST OF PERMITS
No permits to be discussed

ADJOURNMENT
The meeting adjourned at 5: 40 p.m.

Respectfully submitted by
Vanessa L. Walton, Executive Assistant