CITY OF HARTFORD
HARTFORD HISTORIC PROPERTIES &
HISTORIC PRESERVATION COMMISSIONS
260 Constitution Plaza – Hartford, CT
MINUTES
April 17, 2019

The Hartford Historic Properties & Preservation Commissions held a Public Hearing at 4:00 p.m. on Wednesday, April 17, 2019, at the Plaza Level Conference Room of 260 Constitution Plaza, Hartford, CT 06103.

Hartford Historic Properties Commission

Attendance
Present, Acting Chair Lynn Ferrari, Commissioner Albert Gary and Alternate Commissioner Jonathan Clark
Absent: Commissioners Michael O’Connell, Jeffrey Jahnke, Josye Utick, Alternate Commissioners Aurelia Gale and Greg Andrews
Staff Present: Vanessa Walton and Valerio Giadone

CALL TO ORDER
Acting Chair Lynn Ferrari called the meeting to order at 4:03 p.m. and announced that Alternate Commissioner Jonathan Clark would serve as a full Commissioners for this session.

HISTORIC REVIEWS
There were none.

ADJOURMENT
The meeting adjourned at 4:05 p.m.

Hartford Historic Preservation Commission

Attendance
Present, Acting Chair Lynn Ferrari, Commissioner Albert Gary and Alternate Commissioner Jonathan Clark
Absent: Commissioners Michael O’Connell, Jeffrey Jahnke, Josye Utick, Alternate Commissioners Aurelia Gale and Greg Andrews
Staff Present: Vanessa Walton and Valerio Giadone

CALL TO ORDER
Acting Chair Lynn Ferrari called the meeting to order at 4:05 p.m. and announced that Alternate Commissioner Jonathan Clark would serve as a full Commissioners for this session.
HISTORIC REVIEWS

1. 151 Ward Street
   This was a proposal to demolish an 1886 High Victorian/Romanesque Revival building located in the Frog Hollow National District. Mr. Valeria Giadone of Hartford Preservation Alliance, read a letter into the records from The Hartford Preservation Alliance opposing the demolition, and an email that was sent to Ms. Sandra Fry, Sr. Program Manager from the Chair of the Frog Hollow NRZ that expressed support of the demolition. He also gave an overview of the proposal. The Applicant, Ms. Sandra Bernstein, Chairman of the Hartford Cemetery Committee and Mr. Garry Jacobson, President, and Mr. Jeff Smith, Vice President of Congregation Beth Israel were present to addressed the Commission and answer questions. Also there to comment was Ms. Mary Falvey. There were no other comments or testimony and the Public Hearing was closed. Acting Chair Lynn Ferrari made a MOTION to accept the resolution as written by staff for discussion purposes only. Seconded by Commissioner Albert Gary. The proposal to demolish the property at 151 Ward Street was DENIED by a vote of 1-2.

2. 200 Scarborough Street
   This was a proposal for the replacement of four six over six wood double hung windows with new six over six Anderson wood clad windows on a 1926 Georgian Revival residential building located in the Prospect Avenue National Historic District. The applicant, Mr. John Zuba of S.N.E.W was not present and there were no other comments or testimony from the public. The Public Hearing was closed. Acting Chair Lynn Ferrari made a MOTION to AMEND the resolution to state: “The applicant proposes to replace four 6/6 wood double hung windows with new 6/6 “Fibrex” composed material windows as manufactured by Anderson Window Series 100 to match the existing size, design, and location; and” Seconded by Commissioner Albert Gary. The Commission voted unanimously to APPROVE the AMENDED resolution by a vote of 3-0.

CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
200 SCARBOROUGH STREET
HISTORIC PRESERVATION PROPOSAL

Whereas, The City of Hartford Historic Preservation Commission has reviewed the request for window replacements at 200 Scarborough Street; and

Whereas, The property is in the Prospect Avenue National Historic District; and

Whereas, The structure is a 2 1/2 story masonry building of Georgian Revival style; and

Whereas, The applicant proposes to replace four 6/6 wood double hung windows with new 6/6 “Fibrex” composed material windows as manufactured by Anderson Window Series 100 to match the existing size, design, and location; and

Whereas, The proposed work will not detract from the historic character of the building and the historic fabric of the neighborhood; and

Whereas, The proposed work appears to be consistent with the City’s Historic Design Principles;
Now Therefore Be It

Resolved, The City of Hartford Historic Preservation Commission hereby approves this application as submitted.

Be It Further,

Resolved, This 17th. day of April 2019.

3. 77 Sisson Avenue
This was a proposal for the replacement of 14 vinyl windows on the second floor with new vinyl windows of a 1898 Colonial Revival residential building located in the Parkville Industrial National Historic District. Mr. Valerio Giadone, Hartford Preservation Alliance, gave an overview of the property and proposed work. The applicant, Mr. John Zuba of S.N.E.W was not present and there were no other testimony or comments from the public. The Public Hearing was closed. Acting Chair Lynn Ferrari made a MOTION to AMEND the resolution to read; “The applicant proposes to replace 14 vinyl replacement windows on the second floor with new 1/1 “Fibrex” composed material windows as manufactured by Anderson Window Series 100 to match the existing size, design, and location; and”. Seconded by Commissioner Albert Gary. The AMENDED resolution was APPROVED by a vote of 3-0.

CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
77 SISSON AVENUE
HISTORIC PRESERVATION PROPOSAL

Whereas, The City of Hartford Historic Preservation Commission has reviewed the request for 14 new vinyl replacement windows at 77 Sisson Avenue; and

Whereas, The property is in the Parkville Industrial National Historic District; and

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

Whereas, The applicant proposes to replace 14 vinyl replacement windows on the second floor with new 1/1 “Fibrex” composed material windows as manufactured by Anderson Window Series 100 to match the existing size, design, and location; and

Whereas, The proposed work will not detract from the historic character of the building and the historic fabric of the neighborhood; and

Whereas, The proposed work appears to be consistent with the City’s Historic Design Principles;

Now Therefore Be It

Resolved, The City of Hartford Historic Preservation Commission hereby approves this application as submitted.

Be It Further,

Resolved, This 17th. day of April 2019.
4. **385 Capitol Avenue**
   This was a proposal for the installation of an aluminum panel sign on a 1900 Italianate residential/commercial use building located in the Frog Hollow National Historic District. Mr. Valerio Giadone, *Hartford Preservation Alliance*, gave an overview of the property and proposed work. He stated that the applicant was before this commission in January 2017 and received approval for various work; however, that work has not been started yet. The Owner, Mr. Manuel Mota was present to address the commission and answer questions. He explained that the current sign is too large according to the zoning regulation. There were no other testimony or comments from the public and the Public Hearing was closed. Commissioner Lynn Ferrari made a **MOTION to APPROVE** the resolution as submitted by staff, **Seconded** by Commissioner Albert Gary. The resolution was **APPROVED** by a vote of 3-0.

**CITY OF HARTFORD**
**HISTORIC PRESERVATION COMMISSION RESOLUTION**
**385 CAPITOL AVENUE**
**HISTORIC PRESERVATION PROPOSAL**

**Whereas,** The City of Hartford Historic Preservation Commission has reviewed the request for new aluminum panel business sign at 385 Capitol Avenue; and

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

**Whereas,** The structure is a 2 1/2 story brick building of Italianate style; and

**Whereas,** The applicant proposes to provide an aluminum panel business sign 30” high x 7 ’-0” wide over the beauty salon storefront at the right side of the building; and

**Whereas,** The proposed rehabilitation work does not detract from the historic character of the building and the historic fabric of the neighborhood.

**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.

**Resolved,** This 17th. day of April, 2019.

5. **479 Farmington Avenue**
   This was a proposal for the installation of handicapped accessible ramps, stairs and accent lighting on a 1921 Tudor Revival apartment and commercial building, located in the Sisson-South Whitney National Historic District. Mr. Valerio Giadone, *Hartford Preservation Alliance*, gave an overview of the property and the proposed work. The applicant, Mr. Guy Neumann was present to address the Commission. There were no other testimony or comments and the Public Hearing was closed. Acting Chair Lynn Ferrari made a **MOTION to AMEND** the resolution to add a condition, **Seconded** by Commissioner Albert Gary. The **AMENDED** resolution was **APPROVED** by a vote of 3-0.
CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
479 FARMINGTON AVENUE
HISTORIC PRESERVATION PROPOSAL

Whereas, The City of Hartford Historic Preservation Commission has reviewed the request for the installation of new handicap accessible ramps, stairs, and accent lighting at 479 Farmington Avenue; and

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

Whereas, The structure is a Tudor Revival style apartment and commercial building; and

Whereas, The applicant proposes to install a new handicap accessible ramp and stairs at the Farmington Avenue side; and

Whereas, The proposed ramp, stairs and walkway will be of wood frame construction, surrounded by masonry walls with bricks of similar color to the existing bricks on the main structure, and protected by a wrought iron guardrail as indicated in the proposed development plan; and

Whereas, The applicant also proposes a new ramp along the Sisson Avenue side to provide access to the interior space at this location, which this ramp will not have guardrails; and

Whereas, The applicant also proposes to provide accent lighting on the building on both the Farmington and Sisson Avenue sides; and

Whereas, Staff has suggested that the new stairs be aligned with the respective concrete walks and building entries to provide a more cohesive and simplified approach to the building and reduce the amount of concrete paving; and

Whereas, The proposed rehabilitation work does not detract from the historic character of the building and the historic fabric of the neighborhood; 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. The applicant shall place the new stairs to be aligned with the existing concrete walks and building entries to provide a more cohesive and simplified approach to the building and reduce the amount of concrete paving.

2. The applicant shall provide alternate schematic plans of the front stairs and ramp as indicated in the condition above. Staff shall review the new design and when satisfied that it meets the above condition, will issue final approval.

Be It Further

Resolved, This 17th. day of April 2019.
6. 518 Prospect Street

This was a proposal to replace the rear deck on an 1900 Shingle/Colonial Revival residential building located in the West End South National Historic District. Mr. Valerio Giadone, *Hartford Preservation Alliance*, gave an overview of the property and the proposed work. The applicant, Mr. Jonathan Hooker was present to address the Commission. There was no other testimony or comments and the Public Hearing was closed. Acting Chair Lynn Ferrari 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**

**518 PROSPECT AVENUE**

**HISTORIC PRESERVATION PROPOSAL**

Whereas, The City of Hartford Historic Preservation Commission has reviewed the request for replacement of the rear deck at 518 Prospect Avenue; and

Whereas, The property is in the West End South National Historic District; and

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

Whereas, The applicant proposes to replace the existing wood deck at the rear of the building including the deck floor, railing and stairs with new composite material manufactured by *Lumberock*, which is similar to the existing design and color; and

Whereas, The proposed rehabilitation work does not detract from the historic character of the building and the historic fabric of the neighborhood; 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 17th. day of April 2019.

7. 166 Ward Street

This was a proposal for the repair and restoration of a mixed residential and commercial Italianate building, built in the late 1800’s - early 1900’s. It’s located in the Frog Hollow National Historic District. Mr. Valerio Giadone, *Hartford Preservation Alliance*, gave an overview of the property and the proposed work. The applicant/owner, Mr. Seth Payne of Agora Development Group present to address the Commission. There were no other testimony or comments and the Public Hearing was closed. Acting Chair Lynn Ferrari made a MOTION to AMEND the resolution, Seconded by Commissioner Albert Gary. The AMENDED resolution was APPROVED by a vote of 3-0.
CITY OF HARTFORD  
HISTORIC PRESERVATION COMMISSION RESOLUTION  
166 WARD STREET  
HISTORIC PRESERVATION PROPOSAL

Whereas, The City of Hartford Historic Preservation Commission has reviewed the request for general building rehabilitation at 166 Ward Street; and

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

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

Whereas, The applicant proposes to convert the retail store on the first floor as a residential unit, and rehabilitate the other three units with new plumbing, heating, and electrical systems as well as to provide insulation and drywall finishes; and

Whereas, The applicant also proposes to make repair to the exterior of the building as follows:

1. Repoint, repair, and paint the exterior masonry walls.
2. Replace all exterior windows with 1/1 dark bronze vinyl windows.
3. Replace 5 entry doors with new Masonite wood panel doors.
4. Rebuild the south west corner on the first floor as a square corner that is consistent with the design of the building.
5. Re-align the entry doors and windows on the first floor at the front of the building with the windows at the second and third floors and be of the same width as the windows.
6. Install new deck, stairs and guardrail at the rear to match original design; and

Whereas, The proposed rehabilitation work does not detract from the historic character of the building and the historic fabric of the neighborhood; 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 17th. day of April 2019.

8. **111 Terry Road**

This was a proposal to enclose the second floor porch and the addition of a Four Season Room of a 1940 Georgian Revival residential building, located in the Prospect Avenue National District. Mr. Valerio Giadone, Hartford Preservation Alliance, gave an overview of the property and the proposed work. The applicant/owner, Mr. Tom Affsa was present to address the Commission. There were no other testimony or comments and the Public Hearing was closed. Acting Chair Lynn Ferrari 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.

*Let the Record show that Commissioner Albert Gary left the meeting at 6:05 pm.*
NEW/OLD BUSINESS
May Falvey, of the Hartford Preservation Alliance gave an update regarding the House Bill 7622. This is a bill that takes historic preservation protection away from buildings that have not been altered in 10 years by a municipality that is considered to be distressed for 10 years and is located in a population less than 30,000. It was voted out of Committee. She will be working on getting a letter to the community for information and awareness.

MINUTES
Hold until next meeting May 15th, 2019.

ADMINISTRATIVE APPROVALS
There were none to discuss.

LIST OF PERMITS
No permits to be discussed

ADJOURMENT
The meeting adjourned at 6:33 p.m.

Respectfully submitted by

Vanessa L. Walton,
Executive Assistant