The Hartford Historic Properties & Preservation Commissions held a Public Hearing at 4:00 p.m. on Wednesday, June 19, 2019, at the Plaza Level Conference Room of 260 Constitution Plaza, Hartford, CT 06103.

Hartford Historic Properties Commission

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

CALL TO ORDER
Chair Michael O'Connell called the meeting to order at 4:06 p.m.

HISTORIC REVIEWS
There were none.

ADJOURNMENT
The meeting adjourned at 4:09 p.m.

Hartford Historic Preservation Commission

Attendance
Present, Chair Michael O'Connell, Albert Gary, Jeffrey Jahnke and Josye Utick; and Alternate Commissioner and Greg Andrews- (Arrived at 4:13 p.m.)
Absent: Commissioner Lynn Ferrari and Alternate Commissioners Jonathan Clark and Aurelia Gale
Staff Present: Vanessa Walton and Valerio Giadone- Hartford Preservation Alliance

CALL TO ORDER
Chair Michael O’Connell called the meeting to order at 4:09 p.m. and announced that Alternate Commissioner Greg Andrews would be seated for Commissioner Lynn Ferrari.

HISTORIC REVIEWS
1. **517-519 Park Street**
   This was a proposal for the replacement of the metal fire escape stairs with new pressure treated wood fire escape stairs at the rear of an 1895 Neo-Classical Revival building, located in the Frog Hollow National Historic District. Mr. Valerio Giadone of Hartford Preservation Alliance gave an overview of the proposal. The applicant, Mr. Jose Salazar was not present and there were no comments or testimony from the public and the Public Hearing was closed. Commissioner Josye Utick 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 **4-0**.

2. **49-51 Francis Avenue**
   This was a proposal to rebuild the front porches on a circa 1890 Vernacular residential building located in the Parkville Industrial National Historic District. Mr. Valeria Giadone of Hartford Preservation Alliance gave an overview of the proposal. The applicant/owner, Mr. Brian Carabella was present and he addressed the Commission. There were no other comments or testimony from the public and the Public Hearing was closed. Commissioner Josye Utick made a **MOTION** to accept the resolution as submitted by staff, which was unanimously **APPROVED** by a vote of **5-0**.

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**CITY OF HARTFORD**

**HISTORIC PRESERVATION COMMISSION RESOLUTION**

**517-519 PARK STREET**

**HISTORIC PRESERVATION PROPOSAL**

Whereas, The City of Hartford Historic Preservation Commission has reviewed the request for new fire escape stairs at the rear of building at 517-519 Park Street; and

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

Whereas, The structure is a 4-story masonry building of Neo-Classical Revival style; and

Whereas, The applicant proposes to replace the metal fire escape stairs at the rear of the building with new pressure treated wood fire escape stairs; and

Whereas, The proposed new fire escape stairs appears to be compatible with the historic character of the building and 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 19th. day of June 2019.
Whereas, The City of Hartford Historic Preservation Commission has reviewed the request to demolish the existing porch and build a new porch of similar design at 49-51 Francis Avenue; and

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

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

Whereas, The applicant seeks to remove the existing front porch and build a new wood porch of similar design to the existing as follows:

1. Frame the new porch with pressure treated wood.
2. Provide T&G 1” x 6” Douglas Fir wood floor decking.
3. Provide new 6” x 6” square wood columns with caps to match existing.
4. Provide new guardrails with 2”x4” handrails, and 2”x2” square balusters set between pairs of 5/4” x 6” boards at the top and bottom.
5. Provide new wood lattice skirt and trim to match existing.
6. Remove existing concrete steps and provide new wood stairs with 5/4” x 12” bullnose wood treads and wood handrails to match new rails around porch.
7. The existing half round columns against the building will remain; and

Whereas, The proposed guardrail design does not appear to reflect the historic character of this building and would detract from the historic 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. Guardrail shall be built with top and bottom rails and 1 3/4” x 1 3/4” square wood balusters set between the top and bottom rails.

Be It Further,

Resolved, This 19th. day of June 2019.

3. 92-94 Mansfield Street

This was a proposal to rebuild the front porches of a 1915 Foursquare home located in the Upper Albany National Historic District. Mr. Valerio Giadone, Hartford Preservation Alliance, gave an overview of the proposal. The applicant/owner, Ms. Nadra Drummond along with the contractor Mr. Calvin Hutchins were present and they addressed the Commission. There were no other testimony or comments from the public and the Public Hearing was closed. The Commission went into discussion regarding the height of the hand and guard rails. It was decided that the applicant will meet with staff to go over the fine details of what is required to meet historic standards. Commissioner Josye Utick made a MOTION to AMEND item 6 to read, “Rebuild guardrails with top and bottom rails and 1 1/2” x 1 1/2” square wood balusters to meet code”. Seconded by Commissioner Michael O’Connell. The AMENDED resolution was APPROVED by a vote of 4-1, with an abstention from Commissioner Jonathan Clark.
CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
92-94 MANSFIELD STREET
HISTORIC PRESERVATION PROPOSAL

Whereas, The City of Hartford Historic Preservation Commission has reviewed the request to rebuild the front porch at 92-94 Mansfield Street; and
Whereas, The property is in the Upper Albany National Historic District; and
Whereas, The structure is a 2 1/2 story wood frame building of Foursquare style; and
Whereas, The applicant proposes to repair/replace existing front porch similar to the existing design, and the proposed work will consist of the following:
1. Existing masonry columns and piers are to be preserved and restored as required.
2. Existing concrete steps and metal handrails are to remain.
3. Existing wood framing and wood porch components will be removed.
4. Rebuild wood framing with pressure treated wood and LVL beam
5. Rebuild floor deck with 1” x 2 1/4” T&G Douglas Fir wood deck.
6. Rebuild guardrails with top and bottom rails and 1 1/2” x 1 1/2” square wood balusters to meet code.
7. Provide new square wood lattice and trim at bottom of front porch at front and sides.
8. Provide new roof, wood fascia and trim to match existing. The existing dentil molding between the first and second floor and below the roof will be replaced with new dentil molding to match existing.
9. All new wood porch components to be painted.

Whereas, The proposed work does not detract from 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 condition:

1. Rebuild guardrails to match existing original guardrail height and add additional rail above to meet guardrail height code requirements at both the first and second floors.

Be It Further,

Resolved, This 19th. day of June 2019.

4. 225 Asylum Street
This was a proposal for the installation of two (2) signs consisting of 9-foot-high letters, of which one sign will be mounted on the rooftop and the other mounted on the 9th floor level of a 1989 Post Modern High Rise. Although the building is not considered to be historic, it is nestled behind the Goodwin Hotel, thus making it part of the Goodwin Block National Register of Historic Places. Please note that this applicant went before the Zoning Board of Appeals on May 7, 2019 and was granted a variance from the Hartford Zoning Regulation - Roof Signs, Sections, 8.3.3, 8.3.3. A and Wall Signs- Section 8.3.2.A. – Mr. Valerio Giadone, Hartford Preservation Alliance, gave an overview of the proposal. Present to speak on behalf of the applicant and answer questions from the Commission was Mr. Russell Hassman, President and CEO of National Sign Corporation of Berlin, CT. Also there to speak was Ms. Mary Falvey of the Hartford Preservation Alliance who recommended that the Commission approve the application as originally submitted due the building being a non-contributing building and because the historic district will not be impacted negatively with the installation of the signs. Mr. Jeff Walker commented that THEY HAVE
BEEN WORKING WITH Infosys to get this ding done and they want to make sure that the sign fits in with the historic nature of the Goodwin district. There were no other testimony or comments from the public and the Public Hearing was closed. The Commission entered into discussion and Commissioner Jeffrey Jahnke made a MOTION to AMEND the condition of the resolution to read, “Infill five louvers behind the sign with the screened louvers the same color as the building as long as the air quality inside the garage may be maintained”. Seconded by Commissioner Josye Utick. The AMENDED resolution was APPROVED by a vote of 5-0.

CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
225 ASYLUM STREET
HISTORIC PRESERVATION PROPOSAL

Whereas, The City of Hartford Historic Preservation Commission has reviewed the request for new building signs at 225 Asylum Street; and

Whereas, The property is in the Goodwin Block National Register of Historic Places: and

Whereas, The structure is a 30-story high rise building of Post-Modern High-Rise style; and

Whereas, The applicant proposes to install two signs consisting of 9 feet high self-illuminated letters, mounted on supporting lightweight framing; and

Whereas, One sign will be mounted at the roof level, approximately 450 feet high and facing south-east, and one sign will be mounted at the 9th. floor level, approximately at 83 feet height, facing west along Ann-Uccello Street; and

Whereas, The proposed signs are mounted high above the street and will not detract the historic character 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. Infill five louvers behind the sign with screened louvers as same color as the building as long as the air quality inside the garage may be maintained.

Be It Further,

Resolved, This 19th. day of June 2019.

5. 29 Bedford Street
This was a proposal for the installation of outside electric service meters on a 1907 Neo-Classical Revival home located in the Clay Hill National Historic District. Mr. Valerio Giadone, Hartford Preservation Alliance, gave an overview of the proposal. The Property owner, Mr. Jose Perez and the Electrician, Mr. Ian Monroe, were present and they addressed the Commission. There were no other testimony or comments from the public and the Public Hearing was closed. Let the record reflect that Commissioner Gregory Andrews departed at 5:54 pm. Commissioner Josye Utick made a MOTION to APPROVE the resolution as submitted by staff, Seconded by Commissioner Albert Gary. The resolution was APPROVED by a vote of 4-0.
Whereas, The City of Hartford Historic Preservation Commission has reviewed the request for new electric meters located at 29 Bedford Street; and

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

Whereas, The structure is a 3-story brick building of Neo-Classical Revival style; and

Whereas, The applicant proposes to relocate four electric meters from the basement to the exterior of the building on the south side facing Bedford Street; and

Whereas, The meters will be located approximately 3 feet to the right of the first-floor windows, and 5 feet from the ground to the top of the meters; and

Whereas, Staff believes that the proposed location; although visible from the street, is the best viable location that can be served by the electric pole; 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 19th. day of June 2019.

6. 31 East Street

This was a proposal for the repointing of the brick in the door openings of a 1890 Queen Anne/Italianate multi family home located in the Clay Hill National Historic District. Mr. Valerio Giadone, Hartford Preservation Alliance, gave an overview of the proposal and stated that the applicant began infilling the doors without a permit and removed the porches in the rear. The applicant, Mr. Joseph Motta was present to answer questions and address the Commission. At that time, Mr. Motta submitted photographs to the Commission. There were no other testimony or comments from the public and the Public Hearing was closed. Commissioner Josye Utick made a MOTION to APPROVE the resolution as submitted by staff and the resolution was APPROVED by a vote of 4-0.
Whereas, The applicant proposes to do general exterior repairs consisting of the following:

1. Repoint brick where required with grout to match existing
2. Repair and or replace damaged brick areas with new brick to match existing.
3. Infill two door openings at rear of building, one at second floor and one at third floor with brick to match existing brick.
4. Replace 6 broken windows with new windows to match existing vinyl double hung windows; and

Whereas, Work was started without a building permit; 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. Masonry door openings infill shall be recessed 1 1/2” inches from the exterior face of the existing brick wall, and bricks shall be set on common bond brick pattern.

Be It Further,

Resolved, This 19th. day of June 2019.

7. 81 Fern Street
This was a proposal for the replacement of two windows on the third floor of a 1909 Shingle/Colonial Revival home located in the West End North National Historic District. Mr. Valerio Giadone, Hartford Preservation Alliance, gave an overview of the proposal. The applicant, Mr. Kyle J. Berquist, Realtor for the owner, was present to answer questions and address the Commission There were no other testimony or comments from the public and the Public Hearing was closed. Commissioner Josye Utick made a MOTION to APPROVE the resolution as submitted by staff. Seconded by Commissioner Albert Gary and the resolution was APPROVED by a vote of 3-1, with an abstention from Commissioner Jeffrey Jahnke.

CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
81 FERN STREET
HISTORIC PRESERVATION PROPOSAL

Whereas, The City of Hartford Historic Preservation Commission has reviewed the request for 2 new windows at 81 Fern Street; and

Whereas, The property is in the West End North 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 seeks to replace 2 existing double hung windows on the 3rd floor in the east side gable, with Andersen CW135—400 series (or equal) vinyl clad wood casement windows to satisfy emergency egress requirement; and
Whereas, The existing windows are generally wood double hung windows 6/1: and
Whereas, The proposed work does not detract from 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 condition:
1. New casement windows shall be provided with 6/1 divided light “Modified Colonial Pattern” style.

Be It Further,

Resolved, This 19th. day of June 2019.

8. 20-22 Vineland Terrace
This was a proposal for the rebuilding of the front porches of a 1912 Queen Anne/Colonial Revival residential home located in the Upper Albany National Historic District. Mr. Valerio Giadone, Hartford Preservation Alliance, gave an overview of the proposal. The Applicant, Ms. Donna Jones and the contractor, Mr. Philip London were present to answer questions and address the Commission. There were no other testimony or comments from the public and the Public Hearing was closed. Commissioner Josye Utick made a MOTION to APPROVE the resolution as submitted by staff, Seconded by Commissioner Albert Gary. The resolution was APPROVED by a vote of 4-0.

CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
20-22 VINELAND TERRACE
HISTORIC PRESERVATION PROPOSAL

Whereas, The City of Hartford Historic Preservation Commission has reviewed the request for front porch repairs at 20-22 Vineland Terrace; and
Whereas, The property is in the Upper Albany National Historic District; and
Whereas, The structure is a 2 1/2 story wood frame building of Queen Anne/Colonial Revival style; and
Whereas, The applicant proposes to make repair to the existing front porch as follows:
1. Replace existing deteriorated framing components with new pressure treated wood framing.
2. Provide new piers to level and stabilize structure.
3. Replace T&G wood flooring with new T&G wood flooring to match existing.
4. Build new guardrails at first level with top and bottom rails and balusters at 36” height to meet code requirements.
5. Replace windows at second floor level with new windows to match existing.
6. Repair and or replace exterior siding at second floor level to match existing; and
Whereas, The proposed new railing and the existing vinyl enclosure at the first-floor level may detract from the historic character of the house and 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. Remove column enclosures at first floor level and provide new round columns where missing or damaged to match original wood round columns.
2. Repair and or rebuild existing original guardrails and wood shingle siding at first floor level to match existing.
3. Remove vinyl siding at first floor level right side of porch and provide new guardrail with wood shingle siding to match existing original guardrail.
4. Provide additional wood handrail at 36” height above all guardrails at first floor to meet code requirements.

Be It Further,

Resolved, This 19th. day of June 2019.

9. 30-32 Magnolia Street

This was a proposal for a lead abatement project with the work consisting of interior and exterior repairs on a 1909 Vernacular residential home located in the Upper Albany National Historic District. Mr. Valerio Giadone, Hartford Preservation Alliance, gave an overview of the project and what it consisted of. Mr. John Garcia of Villwell Builders was present to speak on behalf of the owner, Mr. Abass Abdulahi. There were no other testimony or comments from the public and the Public Hearing was closed. Commissioner Josye Utick made a MOTION to AMEND the resolution by STRIKING condition #6 that read, “Replace basement hatchway door at rear of building with a new door to match existing”. Seconded by Commissioner Albert Gary. The condition was struck from the resolution and the AMENDED resolution was APPROVED by a vote of 4-0.

CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
30-32 MAGNOLIA STREET
HISTORIC PRESERVATION PROPOSAL

Whereas, The City of Hartford Historic Preservation Commission has reviewed the request for general repairs at 30-32 Magnolia Street; and

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

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

Whereas, This is a lead abatement project with the work consisting of interior and exterior repairs; and

Whereas, The applicant proposes to do the following exterior repairs:

1. Replace asphalt shingle roofing with new asphalt shingle roofing at front porch.
2. Replace laminated box beam with new wood beam, fascia, and soffit to match existing at front porch.
3. Replace Yankee gutter at side of front porch and provide new gutters and leaders.

4. Replace existing T&G floor deck with new T&G floor deck at front porch.

5. Replace skirt lattice at front porch with new lattice and trim to match existing.

6. Replace 6 basement windows with new wood windows to match existing; and

Whereas, This project has been reviewed and approved with conditions by the S. H. P. O.: and

Whereas, The proposed work does not detract from 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 19th. day of June 2019.

10. 160-180 Main Street

This was a proposal for the conversion St. Peter’s school and convent into apartments. This is a 1913 Brownstone building that is listed on the South Green National Register of Historic Places, located in the South Green National Historic District. Mr. Valerio Giadone, Hartford Preservation Alliance, gave an overview of the proposal. Chair O’Connell made note that there were two applications being considered simultaneously regarding 170 Main Street and 11 Charter Oak Place. The applicant, Ms. Terri Anne Hahn of LEDA and Mr. Brett _____, the Architect were present to answer questions and address the Commission. There were no other testimony or comments from the public and the Public Hearing was closed. Commissioner Josye Utick made a MOTION to APPROVE the resolution as written by staff, Seconded by Commissioner Albert Gary. The resolution was APPROVED by a vote of 4-0.

CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
170 MAIN STREET
HISTORIC PRESERVATION PROPOSAL

Whereas, The City of Hartford Historic Preservation Commission has reviewed the request for renovations and adaptive reuse of the former school building at 170 Main Street; and

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

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

Whereas, The exterior work will consist of the following:

1. Exterior masonry repair and repointing to match existing.

2. Replace all exterior aluminum double hung and triple hung windows with new vinyl double hung windows. All upper opaque panels at the triple-hung windows will be replaced with clear glass panels.
3. Replace all exterior metal doors with aluminum storefront doors similar to the original design. Entry door at north side will be recessed approximately 3 feet to allow for standing room away from the adjacent driveway.

4. Install roof mounted equipment. None of the equipment or roof will be visible from the street.

Whereas, The proposed work appears to be compatible with, and will not detract from the historic character 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 condition:

1. All new vinyl windows and aluminum doors shall be of similar color to the existing.

Be It Further,

Resolved, This 19th. day of June 2019.

11. 11 Charter Oak Place

This was a proposal for the conversion St. Peter’s school and convent into apartments. This is a 1913 Brownstone building that is listed on the South Green National Register of Historic Places, located in the South Green National Historic District. Mr. Valerio Giadone, Hartford Preservation Alliance, gave an overview of the proposal. Chair O’Connell made note that there were two applications being considered simultaneously regarding 11 Charter Oak Place and 170 Main Street. The applicant, Ms. Terri Anne Hahn of LEDA and Mr. Brett _____, the Architect were present to answer questions and address the Commission. There were no other testimony or comments from the public and the Public Hearing was closed. Commissioner Josye Utick made a MOTION to APPROVE the resolution as written by staff, Seconded by Commissioner Albert Gary. The resolution was APPROVED by a vote of 4-0.

CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
11 CHARTER OAK PLACE
HISTORIC PRESERVATION PROPOSAL

Whereas, The City of Hartford Historic Preservation Commission has reviewed the request for renovations and adaptive reuse of the building at 11 Charter Oak Place; and

Whereas, The property is in the Charter Oak Place National Register of Historic Places; and

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

Whereas, The applicant proposes to convert the building from office use to residential use: and

Whereas, The exterior work will consist of the following:

1. Exterior masonry repair and repointing to match existing.
2. Replace all exterior aluminum double hung windows with new vinyl double hung windows. Six stained glass windows with religious motifs at the east elevation will be replaced with new double hung and awning vinyl windows.

3. Replace metal and wood handrails at front entry facing Charter Oak Place with new metal handrails.

4. Reconfigure ADA ramp at south side with a new wood ramp and metal handrails of same design as new handrails at front entry.

5. Replace entry door at south elevation with new ADA compliant door to match existing design; and

Whereas, The proposed work appears to be compatible with, and it does not detract from the historic character 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 condition:

1. All new vinyl windows shall be of similar color to the existing aluminum windows.

Be It Further,

Resolved, This 19th. day of June 2019.

NEW/OLD BUSINESS
There was no new/old business to discuss.

MINUTES
May 15, 2019 minutes were approved

ADMINISTRATIVE APPROVALS
The Commission reviewed the Administrative Approvals. There was nothing to discuss.

Commissioner Jeffrey Jahnke stated he received a couple of phone calls regarding the demolition of garages that were administratively approved a few months back. He stated that although the garages were of no historic importance, the demolition of them impacted the back yard of the homeowner of the abutting property.

LIST OF PERMITS
No permits to be discussed

ADJOURNMENT
The meeting adjourned at 6:35 p.m.

Respectfully submitted by
Vanessa L. Walton, Executive Assistant