CITY OF HARTFORD
HARTFORD HISTORIC PROPERTIES &
HISTORIC PRESERVATION COMMISSIONS
260 Constitution Plaza – Hartford, CT

MINUTES- APPROVED
September 21, 2016

The Hartford Historic Properties & Preservation Commissions held a Public Hearing at
4:00 p.m. on Wednesday, September 21, 2016 at the Plaza Level Conference Room of 260
Constitution Plaza, Hartford, CT 06103.

Hartford Historic Properties Commission

Attendance
Present: Chairman Mike O’Connell, Commissioners, Lynn Ferrari, Albert Gary, Jeffrey Jahnke,
and Josye Utick. Alternates Jonathan Clark
Absent: Alternates Greg Andrews, Aurelia Gale

CALL TO ORDER
Chairman Mike O’Connell called the meeting to order at 4:06 p.m. Prior to the commencement
of the Historic Properties Review, Chairman O’Connell informally announced that the
applications for the latter properties listed on the agenda would not be heard until the Special
Meeting that will convene October 5, 2016 at 4:00 pm. Also to be continued, item IV, a-e under
New/Old Business, Section 106 – Review for wireless telecommunications tower upgrade.

HISTORIC REVIEWS
149 Ridgefield Street
A proposal to replace standard 3 tab roof shingles with new architectural shingles. City staff
gave an overview and recommended approval of the proposal. Mr. Tyler Cody, of Power Home
Remodeling Group spoke on behalf of the owner. There were no other comments and the Public
hearing was closed. Commissioner Lynn Ferrari made a MOTION to accept the resolution as
written by staff. Seconded by Commissioner Josye Utick. The Commission voted unanimously
to accept the resolution. The resolution was APPROVED by a vote of 5-0.
NEW/OLD BUSINESS
None

ADJOURMENT
Chairman O’Connell adjourned the meeting at 4:15 p.m.

Hartford Historic Preservation Commission

Attendance
Present: Chairman Mike O’Connell, Commissioners, Lynn Ferrari, Albert Gary, Jeffrey Jahnke, Josye Utick. Alternates Jonathan Clark
Absent: Alternates Greg Andrews, Aurelia Gale

CALL TO ORDER
Chairman Mike O’Connell called the meeting to order at 4:15 p.m.

MINUTES
Due to the extensive list of Historic Preservations, the Commission decided to hold the minutes until the Special Meeting to convene October 5, 2016.

HISTORIC REVIEWS

1. Continued: 911 Deerfield Avenue
   The applicant proposed to remove the side portion of the front porch to allow the installation of a driveway. City Staff recommended denial of the application due to the work being completed prior to submission of an application at the previous Historic Preservation Meeting, August 31, 2016. There were no building permits pulled due to the applicant not being informed that a historic approval was required. The applicant, Mr. Andy Morrison was not present. Since Mr. Morrison’s last appointment with the Commission, there was a fire to the structure. Commissioner Lynn Ferrari made a MOTION to accept the resolution as prepared by staff, Seconded by Commissioner Jeffrey Jahnke. The Commission voted unanimously to DENY the application based on the unfortunate situation. Therefore, the application was DENIED by a vote of 5-0.

HISTORIC PRESERVATION COMMISSION RESOLUTION
9-11 DEERFIELD AVENUE
HISTORIC PRESERVATION PROPOSAL

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal to
renovate and modify the porch at 9-11 Deerfield Avenue; and

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

**Whereas,** The work has already been completed without a building permit or historic review; and

**Whereas,** The work that has been done has affected the historic integrity of the property by removing a portion of the porch and leaving the roof intact; and

**Whereas,** Had the applicant come to the Historic Preservation Commission prior to commencing the work, the Commission would have suggested numerous changes to the approach; and

**Whereas,** The structure experienced a fire which will require significant rebuilding of the building; Now Therefore Be It

**Resolved,** The City of Hartford Historic Preservation Commission hereby denies the request to modify and renovate the porch in the manner proposed by the Applicant; Be It Further,

**Resolved,** The Commission requires that the Applicant rebuild the porch and recommends that the Applicant consult with the Historic Preservation Alliance regarding rebuild options; Be It Further,

**Resolved,** This 21st day of September, 2016.

2. **Continued: 205 Laurel Street**

The applicant proposed to do various repairs to two structures located on the same parcel. City staff recommended approval of the application with the following conditions: (1) Balusters will only be replaced on the porch of Structure A, or if it is not possible to make this repair, the property owner will seek a waiver of the current railing height requirement and will maintain the current height of railing and replace the railing and balusters with products as similar to the original as possible, (2) The brackets at the roof line on the side entry of Structure B will be maintained. The applicant, Mr. Clifford Knight was present. Mr. Valerio Giadone, of the Hartford Preservation Alliance spoke on behalf of the applicant. There were no other comments from the public. Commissioner Lynn Ferrari made a **MOTION** to accept the resolution as prepared by staff, **Seconded** by Commission Josye Utick. The Commission voted unanimously to **APPROVE** the application by a vote of 5-0.
HISTORIC PRESERVATION COMMISSION RESOLUTION

205 LAUREL STREET

HISTORIC PRESERVATION PROPOSAL

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal to construct various renovations on the two structures on this property; and

Whereas, The property is located in the Asylum Hill, Imlay and Laurel National Historic District; and

Whereas, Replacement of damaged vinyl windows with new vinyl windows in the front structure (Structure A) will not affect the historic integrity of the structure; and

Whereas, Repair of the rear stairs on Structure A with in kind materials will not affect the historic integrity of the structure; and

Whereas, Replacement of the balusters and repair of the porch columns with newly turned elements that match the original features will improve the historic integrity of the structure; and

Whereas, Installation of windows in the front porch and addition of rail and spindles to the side entry way of the rear structure (Structure B) will not impact the historic integrity of the structure, Now Therefore Be It

Resolved, The City of Hartford Historic Preservation Commission hereby approves the proposed work; Be It Further,

Resolved, This 21st day of September, 2016.

3. 39 Sherman Street

This was an application to do a porch renovation. City staff recommended approval of the application with the following conditions; (1) that round 8 inch columns will be used, and (2) that board panel will be used for the balustrade. The applicant, Ms. Krycia Rybczyk was present and addressed the Commission regarding the design of the porch restoration and renovation. There were no other comments from the public.

Commissioner Lynn Ferrari MOVED that the resolution be accepted as written by staff, Seconded by Commissioner Josye Utick. The Commission discussed the renovations and Commissioner Ferrari made a MOTION that the original be revised as such: 1.) To keep as much of the original on the porch as possible; 2.) To reproduce anything that
needs replacement; 3.) To extend the stair to full width between the columns, and that the appropriate handrails and balusters match the existing. 4.) To replace the skirting with square wood lattice. Commissioner Josye Utick MOVED to AMEND the MOTION to include the following condition; that the railings and turned balusters be appropriately styled with the existing. Seconded by Commissioner Lynn Ferrari. The Commission voted to APPROVE the AMENDED MOTION unanimously. The application was APPROVED by a vote of 5-0.

HISTORIC PRESERVATION COMMISSION RESOLUTION
39 SHERMAN STREET
HISTORIC PRESERVATION PROPOSAL

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal to rebuild the front porch; and

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

Whereas, The property owner proposes to fully replace the porch, within the current footprint; and

Whereas, The new porch design will change the look of the porch, but it will still be representative of the style in which the house was built; and Now Therefore Be It

Resolved, The City of Hartford Historic Preservation Commission, with the consent of the applicant, tables this request and requests that the applicant provide the following information:

1) To keep as much of the original porch as possible
2) To reproduce anything that needs replacement.
3) To extend the stair to full width between the columns, and that the appropriate handrails and balusters match the existing
4) To replace the skirting with wood square lattice.

Be It Further,

Resolved, This 17th day of August, 2016.

4. 212 North Beacon Street
A proposal to make various repairs to the porch to include a new Yankee styled gutter. City staff gave an overview and recommended approval. The applicant, David Monico of DJM Carpentry was present and address the Commission regarding the home owner’s intentions. There were no other comments and the Public Hearing was closed. The Commission
discussed the proposal and a **MOTION** was made by Commissioner Lynn Ferrari to add; that tapered columns be used to match the existing columns, as a condition. **Seconded** by Commissioner Josye Utick. The Commission voted unanimously in favor of the proposal and the application was **APPROVED** with condition by a vote of 5-0.

**HISTORIC PRESERVATION COMMISSION RESOLUTION**

**212 NORTH BEACON STREET**

**HISTORIC PRESERVATION PROPOSAL**

**Whereas,** The City of Hartford Historic Preservation Commission reviewed the proposal to renovate the front porch; and

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

**Whereas,** The replacement columns will duplicate the look of the existing columns; and

**Whereas,** The replacement of the aluminum gutters with an integral gutter is appropriate for a structure of this age; and

**Whereas,** The stained glass window will be repaired; Now Therefore Be It

**Resolved,** The City of Hartford Historic Preservation Commission hereby approves the porch renovations with the following condition:

1) Tapered columns, similar to the original, shall be used; Be It Further,

**Resolved,** This 21st day of September, 2016.

5. **198 Wethersfield Avenue**

An application to replace the left and right sides, and rear windows with wood windows, aluminum clad exteriors. City staff gave an overview and stated that the applicant has been working with SHPO on this project. Due to the Applicant’s involvement with SHPO, City Staff recommended approval of the application. The Applicant, Chris Fox, of American Integrity Restoration was present and addressed the Commission. There were no other comments and the Public Hearing on this item was closed. Commissioner Lynn Ferrari **MOVED** that the resolution be accepted as written by staff. **Seconded** by Commissioner Josye Utick. The Commission unanimously voted to **APPROVE** the application. The application was **APPROVED** by a vote of 5-0.

**HISTORIC PRESERVATION COMMISSION RESOLUTION**

**198 WETHERSFIELD AVENUE**

**HISTORIC PRESERVATION PROPOSAL**

**Whereas,** The City of Hartford Historic Preservation Commission reviewed the proposal to replace windows on the sides and rear of the structure; and
Whereas, The property is located in the Parkside National Historic District; and

Whereas, The replacement windows will duplicate the look of the historic windows; and

Whereas, Any rotted trim that is replaced will be replaced with wood of the same size and profile; and

Whereas, The SHPO has approved the window replacement; Now Therefore Be It

Resolved, The City of Hartford Historic Preservation Commission hereby approves the installation of replacement windows and replacement of rotted trim; Be It Further,

Resolved, This 21st day of September, 2016.

6. 911-913 West Boulevard
A proposal to demolish the existing garage and to build a new one in its place. City staff gave an overview and recommended APPROVAL. The applicant, Mr. Matthew Como was present and addressed the Commission regarding the proposed work by presenting a written proposal to the Commission. Mr. Valerio Giadone from the Hartford Preservation Alliance also spoke on behalf of the applicant regarding the height of the garage and the roof pitch requirements. Mr. Patrick McKenna also made a public comment regarding the current City of Hartford tree removal ordinance. There were no other comments. The Public Hearing on this item was closed. Commissioner Ferrari proposed that the resolution be accepted as written by staff, but be AMENDED to say at the 4th Whereas; “the applicant has submitted drawings to show the design of the proposed new structure.”; and at the first resolved, change to say, “here by approves the demolition of the existing garage and approves the construction of a new garage with the following conditions: 1) That the orientation of the garage be changed with the gables on the sides as opposed to the front. 2) That the pitch of the roof match the pitch of the house or as close as it can come to the roof height maximum.
Seconded by Jeffrey Jahnke. The Commission voted to APPROVE the proposal with CONDITIONS by a vote of 6-0.

HISTORIC PRESERVATION COMMISSION RESOLUTION
911-913 WEST BOULEVARD
HISTORIC PRESERVATION PROPOSAL

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal to demolish the existing garage and to build a new garage; and

Whereas, The property is located in the West Boulevard National Historic District; and

Whereas, The garage has deteriorated with structural damage evident;
Whereas,  The applicant has submitted drawings to show the design of the proposed new structure; Now Therefore Be It

Resolved,  The City of Hartford Historic Preservation Commission hereby approves the demolition of the existing garage and the construction of the new garage with the following conditions:

1) That the orientation of the garage be changed with the gables on the sides as opposed to the front. will be turned to the side, to match the existing garage roof gable orientation
2) The pitch of the garage roof will match the pitch of the house as closely as possible to the roof height maximum; Be It Further

Resolved,  This 21st day of September, 2016.

7. 80 Terry Road-
A proposal to construct a new two-stall detached garage. City staff gave an overview and recommended approval of the application. The applicant, Mr. William Hughes was present and addressed the Commission. There were no other comments from the public and the public hearing was closed. Commissioner Ferrari MOVED that the proposal be accepted as written by staff. Seconded by Commissioner Josye Utick. The Commission voted in favor of the proposal and APPROVED the application by a vote of 6-0.

HISTORIC PRESERVATION COMMISSION RESOLUTION
80 TERRY ROAD
HISTORIC PRESERVATION PROPOSAL

Whereas,  The City of Hartford Historic Preservation Commission reviewed the proposal to install a new detached garage; and

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

Whereas,  The new garage will be barely visible from the street, if at all; Now Therefore Be It

Resolved,  The City of Hartford Historic Preservation Commission hereby approves the installation of the new garage; Be It Further,

Resolved,  This 21st day of September, 2016.

8. 10-60 Love Lane
A proposal to undertake various work to renovate the Swift factory and surrounding buildings and structures on that property. City Staff recommended APPROVAL. Patrick
McKenna of Community Solutions, spoke on behalf of the owners and gave a presentation on the proposed uses of buildings en through 6. Commissioner Ferrari left the meeting after the applicant’s presentation. There were no other comments or discussions. Commissioner Jonathan Clark made a MOTION to accept the resolution as written by staff. Seconded by Commissioner Josye Utick. The Commission voted to APPROVE the application. The application was APPROVED by a vote of 5-0.

HISTORIC PRESERVATION COMMISSION RESOLUTION
10-60 LOVE LANE
HISTORIC PRESERVATION PROPOSAL

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal to renovate the Swift Factory complex; and

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

Whereas, The applicant intends to renovate the structures in accordance with the Secretary of the Interiors standards;

Whereas, Replacement windows and doors will replicate the original appearance of the doors and windows as much as possible; and

Whereas, The applicant will seek SHPO approval before undertaking any repair work; Now Therefore Be It

Resolved, The City of Hartford Historic Preservation Commission herby approves the demolition renovation of the Swift Factory Complex; Be It Further,

Resolved, This 21st day of September, 2016.

9. 76 Kenyon Street
Continued until Special Meeting to convene on October 5, 2016

50 Ashley Street
A proposal for the construction of a new garage at the rear of the property. City staff gave an overview of the application and recommended approval of the proposal. The applicant and contractor, Mr. Andre Davis was present. Mr. Valerio Giodone spoke on his behalf and proposed that the pitch of the roof be changed to twelve over twelve for the installation of a one over one vinyl window to match the house. There were no other comments and the public hearing was closed. Commissioner Jonathan Clark MOVED that the Commission accept staff recommendations as written with the following changes: At the 1st resolve- 1) the roof pitch will be twelve over twelve, and 2) the gable end will have a double hung one over one sash window, 3) and the gable end will face the street.
Seconded by Commissioner Josye Utick. The Commission voted unanimously to APPROVE the application by a vote of 6-0.

HISTORIC PRESERVATION COMMISSION RESOLUTION
50 ASHLEY STREET
HISTORIC PRESERVATION PROPOSAL

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal to install a new garage; and

Whereas, The property is located in the Sigourney Square National Historic District; and

Whereas, The garage setbacks meet zoning requirements; and

Whereas, The garage will be placed in the rear yard, at the end of the paved driveway surface; and

Whereas, The addition of the garage will not detract from the historic integrity of the neighborhood; Now Therefore Be It

Resolved, The City of Hartford Historic Preservation Commission hereby approves the request to install the garage as proposed by the Applicant with the following conditions

1) The pitch of the garage roof will match the pitch (12 over 12) of the house as closely as possible;
2) A window will be added in the front gable, with a 1 over 1 double hung window, sized at approximately 2 to 3 ft wide by 5 ft high;
3) The gable end will face the street; Be It Further,

Resolved, This 21st day of September, 2016.

76 Kenyon Street
A proposal to renovate the front porch and replace the third floor window. City staff gave an overview and recommended approval with conditions. The applicant and owner of the property, Mr. Jonathan Stengel was present and addressed the Commission regarding archival research for restoration purposes. There were no other comments and the public hearing was closed. Commissioner Josye Utick made a MOTION that the Commission accept the proposal as written by staff. Seconded by Commissioner Jonathan Clark. The Commissioner Jonathan Clark MOVED that the resolution be amended to include that: 1) the porch be restored to what it currently looks like, 2) The replacement window not have convex glass; 3) the second floor oval trim remain and 4) hand railings be added. Seconded by Commissioner Utick. The Commission unanimously voted to APPROVE the AMENDED MOTION. The application was APPROVED by a vote of 5-0.
HISTORIC PRESERVATION COMMISSION RESOLUTION
76 KENYON STREET
HISTORIC PRESERVATION PROPOSAL

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal to rebuild the front porch and replace the third floor window; and

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

Whereas, The property owner proposes to fully replace the porch, within the current footprint; and

Whereas, The new porch design will change the look of the porch, but it will still be representative of the style in which the house was built; and

Now Therefore Be It Resolved, The City of Hartford Historic Preservation Commission hereby approves the rebuild of the porch with the following conditions:

1) After renovation the porch should look like it does today with shingled columns and decorative columns, drainage may be added;
2) The replacement window on the third floor not have convex glass and a palladian window should be considered
3) The second floor oval trim remain
4) A hand railing be provided for the front stairs.

Be It Further,

Resolved, This 21st day of September, 2016.

National Registry District

An application for the Mansuy and Smith Automobile Showroom Building to be added to the National Register of Historic places. City staff gave an overview of the item. Mary Falvey, Assistant Director of the Hartford Preservation Alliance was present and addressed the Commission. She stated that this building has been on the state registry for a few years. There were no other comments. Commissioner Jonathan Clark made a MOTION that the proposed registration be APPROVED. Seconded by Commissioner Josye Utick. The Commission voted unanimously to APPROVE the registration by a vote of 5-0.

This item did not require a resolution

NEW/OLD BUSINESS

Due to the number of applications that were presented to the Commission, it was decided that the new/old business would be continued at the special meeting to convene October 5, 2016.
LIST OF PERMITS
No discussion

ADJOURMENT
The meeting adjourned at 6:32 p.m.

Respectfully submitted by

Vanessa L. Walton,
Executive Assistant