The Hartford Historic Properties & Preservation Commissions held a Public Hearing at 4:00 p.m. on Wednesday, November 16, 2016, at the Plaza Level Conference Room of 260 Constitution Plaza, Hartford, CT 06103.

**Hartford Historic Properties Commission**

**Attendance**
- **Present:** Acting Chair Lynn Ferrari, Commissioners, Albert Gary, Jeffrey Jahnke and Alternates Greg Andrews and Arrived late- Jonathan Clark
- **Absent:** Commissioners Michael O’Connell, Josye Utick, and Aurelia Gale

**CALL TO ORDER**
Acting Chair Lynn Ferrari called the meeting to order at 4:00 p.m.

**HISTORIC REVIEWS**
None

**NEW/OLD BUSINESS**
None

**ADJOURMENT**
Acting Chair Lynn Ferrari adjourned the meeting at 4:04 p.m.
Hartford Historic Preservation Commission

Attendance
Present: Acting Chair Lynn Ferrari, Commissioners, Albert Gary, Jeffrey Jahnke and Alternates Greg Andrews and Jonathan Clark - Arrived late
Absent: Commissioners Michael O’Connell, Josye Utick, and Alternate Aurelia Gale

CALL TO ORDER
Acting Chair Lynn Ferrari called the meeting to order at 4:15 p.m., and announced that Alternate Commissioners Aurelia Gale and Jonathan Clark would vote as full Commissioners.

HISTORIC REVIEWS

1. Continued: 22 Hamilton Street - Tabled
A proposal to build a new two-family row (duplex) house. City staff gave an overview of the application and recommended denial of the proposal as the applicant has not come forward with alternate plans that conforms to or enhances the existing historical structures in the neighborhood. The applicant/owner, Jerome of Capitol Restoration was not. There were no comments and the Public Hearing was closed. Commissioner Jeffrey Janke made a **MOTION** that the resolution be accepted as written by staff. **Seconded** by Commissioner Albert Gary. The Commission voted unanimously to **DENY** the application by a vote of 5-0. Commissioner Albert Gary recused himself due to his relationship with the applicant’s father, and Alternate Commissioner Aurelia Gale voted on this item.

HISTORIC PRESERVATION COMMISSION RESOLUTION
22 HAMILTON STREET
HISTORIC PRESERVATION PROPOSAL

**Whereas,** The City of Hartford Historic Preservation Commission reviewed the proposal to construct a new 2 unit row house; and

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

**Whereas,** The predominant structure type neighboring the property is brick, three story, flat roof, “perfect 6” and triple decker; and

**Whereas,** The proposed structure is a 3 story, frame, gable end structure, with the first floor one step lower than the historic structures; and

**Whereas,** The proposed structure is not compatible with neighboring historic structures; and Now Therefore Be It

**Resolved,** The City of Hartford Historic Preservation Commission hereby denies approval of the proposed new structure and recommends that a new structure for this property be three story, with a flat roof, with some brick on the façade, and with 4 steps to the first floor; Be It Further,
Resolved, This 16th day of November, 2016.

2. **267 Farmington Avenue**

The applicant proposed to demolish the former diner which has been vacant since 2003. Principal Planner Sandra Fry gave an overview of the report. She noted that three letters were received, which indicated that the diner’s present location was not feasible for operation as such and would not bring enough business to sustain it as a restaurant. The letters were from:

- Hugh Russell of The Russell Restaurant, Downtown Hartford, CT
- Tony Valenti of New England Hotels
- Isaac Sutar of Isaac’s Bagel Cafe, Bloomfield, CT

She read into the records the names of persons from the community that submitted letters supporting the preservation of the diner. They are as follows:

Matt Ritter – State Rep
Margo Hablutzel
Julia Pistell– Sea Tea Improv
Rafael Podolsky
Dean Azzam- Aztech Engineers
Rebecca Daleb- Flower Bourique
Karen Will
Barbara Kiefer
Dan Fine
William Jordan
Elizabeth C. Pite
David Hand
Alison Jalbert
Rachel S.
Alexa Megna
Ted See
Bernie Michel
Melissa Wagner Pavick
Gabriella Smith
Luisa Barton-Duguay
Deborah Cohen

Jen Acadow
Susan Hood
Dawn Baker
Patricia Bruhn
Jack McConnel & Paula McNamara
Francie Christiansen
Lee Courtney
Richard L. Hughes, III
Carol Szymanski
Theodore Tucci
Gary Knoble
W. Brnedan Rudge
Elizabeth C. Pite-Beth Pite Consulting
Pete Stenger
Deb Cohen
Francine Christiansen
Louisa Barton Duguay
Sallie Toussaint
Dean Azam- Aztech Engineers, Inc.
Valerie Sanders Myrick
April Goff Brown
Kristina Newman-Scott
City staff recommended denial of the application. The applicant, was present to address the Commission and answer questions. Also present to speak on behalf of the applicant was Mr. Wayne Benjamin and Mr. Tony Valenti, Professional Real Estate Broker from Waterbury, CT. Both he and Mr. Benjamin informed the Commission of their efforts to preserve the diner, but to no avail. The public hearing was opened and testimony was heard from the public. Those who spoke in favor of preserving the Diner was: Mr. Rafael Podowski, Mr. Bernie Michael of the Asylum Hill Association, who submitted and read a letter from the Chair of AHNA, Ms. Yvonne Mathis; Mr. Dean Azam of 285 Laurel St.; Mr. Rob Canfuco; Mr. Frank Higganum, who sits on the Board of Asylum Hill Neighborhood Association and Historic Preservation Alliance. Acting Chair Lynn Ferrari made a MOTION to accept the resolution as prepared by staff, Seconded by Commissioner Jonathan Clark. The MOTION was AMENDED to TABLE the item until the next meeting scheduled for December 14, 2016. Seconded by Commissioner Clark. The Commission voted unanimously to TABLE the application by a vote of 5-0.

3. 46 Irving Street
This is a proposal for the installation of solar panels., which was APPROVED ADMINISTRATIVELY. No action was needed from the Commission.

Let the record show that Commissioner Gregory Andrews exited the meeting.

4. 1 Haynes Street
This was an application for the installation of a new glass and steel entrance door and a new canopy at the Goodwin Hotel. Principal Planner Sandra Fry gave an overview of the report and recommended approval of the proposal. The Applicant, Mr. Kent McCoy from Smith Edwards McCoy Architects was present and addressed the Commission. There were no other comments and the public hearing was closed. Commissioner Jeffrey Jahnke made a MOTION that the resolution be accepted as written with the condition that the lighting complies to the dark skies requirements. Seconded by Chair Lynn Ferrari. The Commission voted unanimously to APPROVE the resolution with the added condition by a vote of 4-0.

HISTORIC PRESERVATION COMMISSION RESOLUTION
1 HAYNES STREET
HISTORIC PRESERVATION PROPOSAL

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal to install a new entrance with doors, sidelights and canopy, and to light up the façade of the structure; and

Whereas, The property is located in the Goodwin Block National Historic District; and

Whereas, The proposed work will not detract from the historic integrity of the structure; and Now Therefore Be It

Resolved, The City of Hartford Historic Preservation Commission hereby approves the renovations
to the entry and the lighting proposal; Be It Further,

Resolved, This 16th day of November, 2016.

5. **151 Homestead Avenue**
   This is a proposal to do porch modifications that includes stair, railing and deck. Principal Planner Sandra Fry gave an overview of the application and recommended approval with conditions. The applicants Gediais Pereira and Diego Desouza were not present. There were no comments from the public. Chair Lynn Ferrari made a **MOTION** to **DENY** the application without prejudice to give the home owners an opportunity to come back to the Commission with a better design. **Seconded** by Commissioner Albert Gary. The Commission voted unanimously to **DENY** the application by a vote of 4-0.

6. **454 Park Street**
An application for the addition of a handicap ramp with pipe railing. Principal Planner Sandra Fry gave an overview of the report and recommenced approval. The applicants, Phoenix Tax Investors, LLC were not present. Chair Lynn Ferrari **MOVED** that the resolution be accepted as written by staff. The Commission voted unanimously to **APPROVE** the resolution by a vote of 4-0.

**HISTORIC PRESERVATION COMMISSION RESOLUTION**

**454 PARK STREET**

**HISTORIC PRESERVATION PROPOSAL**

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal to install a handicapped ramp and new entry door; and

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

Whereas, The ramp will provide access to the commercial establishment for people of all abilities; and

Whereas, The proposed work will not impact the historic integrity of the structure or the neighborhood; and Now Therefore Be It

Resolved, The City of Hartford Historic Preservation Commission hereby approves the installation of the ramp, railing, and entry door; Be it Further

Resolved, This 16th day of November, 2016.
NEW/OLD BUSINESS

a. 927 Asylum Avenue – West Middle School

This is in regards to a proposal from 2013 for the restoration of existing historic structures and demo of a large classroom wing and construction of a new classroom wing. Principal Planner Sandra Fry gave an overview. Principal Planner Caitlin Palmer addressed the Commission. Mr. Tony Matta, City of Hartford Architect from DPW, also addressed the Commission regarding details of the screening and budget overage. The Commission also heard testimony from Mr. Tyler Smith of Smith Edwards McCoy. Principal Planner Caitlin Palmer requested that the Commission Approve the amended resolution which would allow her to sign off on the final Change Order. Commissioner Albert Gary made a MOTION to accept the resolution as written by staff. Seconded by Commissioner Jonathan Clark. The Commission voted unanimously to APPROVE the resolution and the resolution was APPROVED by a vote of 4-0.

HISTORIC PRESERVATION COMMISSION RESOLUTION

927 ASYLUM AVENUE- WEST MIDDLE SCHOOL
HISTORIC PRESERVATION PROPOSAL

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposed restorations, demolition and new construction at West Middle School located at 927 Asylum Avenue; and

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

Whereas, The main West Middle School building, gymnasium building and annex building will be stored and preserved with like materials and design; and

Whereas, All of the buildings on the site were constructed at different time periods with different styles, and

Whereas, The proposed new construction is in keeping with the Secretary of the Interior’s guidelines for additions to historic structures because it does not seek to mimic the existing structures but rather to complement them in scale and proportion; Now Therefore

Be It

Resolved, The City of Hartford Historic Preservation Commission hereby approves the application at 927 Asylum Avenue.

Resolved, This 16th day of November, 2016

MINUTES

October 5, 2016 – Special Meeting
October 19, 2016
November 16, 2016

The minutes were held until the next meeting.

LIST OF PERMITS

No permits to be discussed
ADJOURMENT
The meeting adjourned at 5:21 p.m.

Respectfully submitted by

Vanessa L. Walton,
Executive Assistant