The Hartford Historic Properties & Preservation Commissions held a Public Hearing at 4:00 p.m. on Wednesday, March 15, 2017, at the Plaza Level Conference Room of 260 Constitution Plaza, Hartford, CT 06103.

Hartford Historic Properties Commission

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

CALL TO ORDER
Chair Mike O’Connell called the meeting to order at 4:05 p.m.

HISTORIC REVIEWS
There was nothing to be heard or discussed and the meeting adjourned at 4:07 p.m.

Hartford Historic Preservation Commission

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

CALL TO ORDER
Chair Mike O’Connell called the meeting to order at 4:07 p.m. and announced that Alternate Commissioner Jonathan Clark would vote as a full Commissioner.

HISTORIC REVIEWS
1. **Continued: 108 Kenyon Street** – This was an application to restore the curved glass windows on the front façade and to replace flat windows with vinyl windows. Principal Planner Sandy Fry gave an overview and recommended that the application be approved with the following conditions; 1) that only the windows on the north, south and east faces be replaced with vinyl; 2) the flat windows on the west façade will not be replaced with vinyl and 3) the exterior trim of the windows will not be altered. Mr. Marty Melnick, the property owner/applicant was present and addressed the Commission regarding his extensive research and intentions for the restoration of the entire house. There were no other comments and the public hearing was closed. Commissioner Josye Utick made a **MOTION** to **APPROVE** this application, **Seconded** by Commissioner Albert Gary. The Commission voted unanimously to **APPROVE** the application by a vote of **5-0**.

**CITY OF HARTFORD**

**HISTORIC PRESERVATION COMMISSION RESOLUTION**

**108 KENYON STREET**

**HISTORIC PRESERVATION PROPOSAL**

**Whereas,** The City of Hartford Historic Preservation Commission reviewed the proposal to replace the existing flat wood windows with National Vinyl Northwind Series III and to repair the curved glass windows; and

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

**Whereas,** The replacement windows will have window grills that match the existing muntin pattern, six over one; and

**Whereas,** The curved glass windows will be repaired; and

**Whereas,** The replacement windows on the front façade and the first windows on the side facades will have grills that extend to the exterior of the glass; and

**Whereas,** The remaining replacement windows will have interior grills; and

**Whereas,** The applicant has not made a compelling case that the flat windows must be replaced; and Now Therefore Be It

**Resolved,** The City of Hartford Historic Preservation Commission hereby approves the request to replace the windows with vinyl windows with the following conditions: 1) only windows on the north, south and east facades may be replaced with vinyl; 2) the flat windows on the west façade will not be replaced with vinyl; 3) the exterior trim of the windows will not be altered; and Be It Further,
Resolved, This 15th day of March, 2017.

2. **22 Hamilton Street**
   This was a proposal to build a new two-family row home on a vacant parcel of land. City staff gave an overview and recommended that the Commission consider whether a two story structure fits sufficiently with the other historic properties on the north side of the street. The original application presented at the October 2016 Historic meeting was tabled with a request from the Commission to reconsider the design. The applicant did not attend the November 2016 meeting and the application was denied at that time. This current proposal modified the earlier design to include the Commission’s recommendations. The applicant, Mr. Douglas Bromfield of Capital Restoration was present and addressed the Commission regarding the new application that was submitted with new designs for the proposed two-family structure. There were no additional comments from the public and the Public Hearing was closed. Chair Michael O’Connell made a **MOTION** to **APPROVE** the application as prepared by staff, **Seconded** by Commissioner Jeffrey Jahnke. The Commission voted unanimously to **APPROVE** the application by a vote of **4-0**. Commissioner Josye Utick abstained.

**CITY OF HARTFORD**
**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 structure is located in the Frog Hollow National Historic District; and

**Whereas,** The new structure will have a brick façade and a flat roof; and

**Whereas,** The windows on the front façade and the first 14 feet of the side facades will have precast concrete lintels and sills; and

**Whereas,** The first floor elevation will be similar to other structures on this block; and

**Whereas,** The ground to top of structure height is proposed to be 23 ft. 9 inches; and

**Whereas,** The Commission finds the proposed 2 story height of the new structure to be acceptable; and Now Therefore Be It

**Resolved,** The City of Hartford Historic Preservation Commission hereby approves the request to construct the new structure; and
Be It Further,

Resolved, This 15th day of March 2017.

3. 68-70 Sterling Street
This was a proposal to replace forty-six windows with vinyl windows in a three-family home and to repair the first and second floor porches. City Staff gave an overview of the application and recommended approval with the following conditions: 1) the replacement windows will be one over one; 2) the first floor porch railing will be painted; 3) the lattice skirt will have square openings, will be wood, and will be painted. The applicant, Mr. Michael Mitchell was present and he addressed the Commission. There were no other comments from the public and the Public Hearing was closed. Commissioner Jonathan Clark made a MOTION to AMEND the resolution to remove condition number one, as the applicant has purchased all of the window which are six-over-ones. Seconded by Commissioner Josye Utick. The Commission voted unanimously to APPROVE the amended application by a vote of 5-0.

CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
68-70 STERLING STREET
HISTORIC PRESERVATION PROPOSAL

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal to replace the existing windows with vinyl and to repair the first and second floor porches; and

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

Whereas, Most of the existing windows have been removed and the remaining windows have already been replaced with vinyl, some narrower than the window openings; and

Whereas, The second floor porch enclosure will be removed; and

Whereas, The railing for the second floor porch will have half columns and will be sided; and

Whereas, The first floor porch siding will be removed and replaced with a spindled railing; and

Whereas, A new lattice skirting will be installed beneath the first floor porch; and Now Therefore Be It
Resolved, The City of Hartford Historic Preservation Commission hereby approves the request to replace the windows and repair the front porches with the following conditions:
1) the first floor porch railing will be painted;
2) the lattice skirt will have square openings, will be wood, and will be painted; and
Be It Further,

Resolved, This 15th day of March, 2017.

4. 161 Tremont Street
This was an application to rebuild the existing Yankee gutters, replace some of the existing windows and doors, replace the front porch railing and balustrade, restore the missing second story front porch railing and balustrade, and to replace the rear second story balcony on a single-family home. City staff gave an overview and recommended approval. The applicant, Ms. Kate Winsley was not present. There were no other 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 Commission voted unanimously to APPROVE the application by a vote of 5-0.

CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
161 TREMONT STREET
HISTORIC PRESERVATION PROPOSAL

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal to make various repairs and renovations; and

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

Whereas, The work involves repairs to the first floor front porch, second floor front porch, and second floor rear porch; and

Whereas, The proposal includes replacement of several doors and windows with more historically appropriate wood windows and fiberglass doors; and

Whereas, The SHPO has already approved the work; and Now Therefore Be It

Resolved, The City of Hartford Historic Preservation Commission hereby approves the proposed work; and Be It Further,
Resolved,  This 15th day of March, 2017.

MINUTES

- February 15, 2017

Commissioner Jonathan Clark MOVED that the minutes be accepted as written by staff, Seconded by Commissioner Jeffrey Jahnke. The minutes were APPROVED by a vote of 5-0.

NEW/OLD BUSINESS

a. Administrative Approvals

Principal Planner Sandra Fry provided a list of Administrative Approvals to the Commission. Further she stated that Administrative Approvals have been given for reroofing on properties where the roof needs to be addressed immediately and then other work at the same property has come before the Commission in a separate application.

b. City of Hartford Guidelines for Solar on Historic Properties

Principal Planner Sandra Fry stated that the Historic Guidelines have been updated to address Solar as part of the City’s sustainable efforts. The commission review the guidelines prior to this meeting and Commissioner Josye Utick made a MOTION to APPROVE the Guidelines for Solar on Historic Properties, Seconded by Commissioner Albert Gary. The Guidelines were APPROVED by a vote of 5-0.

c. City Project Update- 53-55 Oakland Terrace

Principal planner brought this project up as an example of a Housing assistance project where city housing staff has required that original details, when revealed, be retained and restored. In this case, removal of siding revealed a carving in the porch. However, this project has also pointed out a problem with this program where a project is submitted to staff as in-kind replacement of materials but then involves work that cannot be so categorized. Staff is working to rectify this problem. The Commission also briefly discussed how best to address the Text Amendments to the Historic Regulations and determined that a special meeting for that purpose would be best.

LIST OF PERMITS

No permits to be discussed

ADJOURMENT

The meeting adjourned at 5:26 p.m.

Respectfully submitted by

Vanessa L. Walton,
Executive Assistant