The Hartford Historic Properties & Preservation Commissions held a Public Hearing at 4:00 p.m. on Wednesday, April 19, 2017, at the Plaza Level Conference Room of 260 Constitution Plaza, Hartford, CT 06103.

Hartford Historic Properties Commission

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

CALL TO ORDER
Chair Lynn Ferrari called the meeting to order at 4:03 p.m. and announced that Alternate Commissioners Jonathan Clark and Aurelia Gale would be seated as full Commissioners.

HISTORIC REVIEWS

1. 22 Columbia Street- This was a proposal to restore the front porch of a row home located in the George Keller Local Historic District and the Frog Hollow National Historic District. Principal Planner Sandra Fry gave an overview and recommended approval. The Applicant/Owner Mr. Shane Kelly was present and addressed the Commission. There were no additional testimonies and the Public Hearing was closed. Commissioner Jeffrey Jahnke MOVED that that resolution be accepted as written by staff, Seconded by Commissioner Aurelia Gale. The application was APPROVED by a unanimous vote of 4-0. Commissioner Gregory Andrews arrived at 4:08 pm and was seated as a full Commissioner by Chair Lynn Ferrari. He did not vote on this item.
CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
22 COLUMBIA STREET
HISTORIC PRESERVATION PROPOSAL

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

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

Whereas, The porch has deteriorated and will continue to do so if repairs are not undertaken soon; and

Whereas, The applicant will repair the columns and replace supports, floor deck and railings; and

Whereas, Any replacement materials will match the existing materials in type and style;

Now Therefore Be It

Resolved, The City of Hartford Historic Preservation Commission hereby approves the front porch repairs;

Be It Further,

Resolved, This 19th day of April, 2017.

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

Hartford Historic Preservation Commission

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

CALL TO ORDER
Chair Lynn Ferrari called the meeting to order at 4:09 p.m.

HISTORIC REVIEWS
1. **596 Zion Street** – This was an application to replace the wood stair decking and hand rails of the front porch. Principal Planner Sandy Fry gave an overview and recommended that the application be approved with conditions. Mr. Mohamed Ally, the applicant was present and addressed the Commission regarding his proposal. Mr. Valerio Giadone of the Hartford Preservation Alliance offered to assist the applicant with the selection of the columns and hand rails. There were no other comments and the public hearing was closed. Chair Lynn Ferrari made a **MOTION** to **AMEND** the staff resolution to add the following condition: 4) Treads will be 5/4” by 12” bullnose treads, **Seconded** by Commissioner Aurelia Gale. The Commission voted unanimously to **APPROVE** the application by a vote of **5-0**.

**CITY OF HARTFORD**
**HISTORIC PRESERVATION COMMISSION RESOLUTION**
**596 ZION STREET**
**HISTORIC PRESERVATION PROPOSAL**

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

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

**Whereas,** The proposed work includes the construction of new stairs with treads appropriately sized to fit the full depth of the tread and with rounded nosings that extend beyond the risers and

**Whereas,** The proposed work would replace the historic railings on the sides of the porch; and

**Whereas,** The proposed work does not include installation of skirting on the sides of the porch; Now Therefore Be It

**Resolved,** The City of Hartford Historic Preservation Commission hereby approves the installation repair of the front porch with the following conditions:
1) The railings on the sides of the porch will be retained and repaired
2) Lattice skirting with a square pattern, and fully framed, will be installed
3) The risers, treads, railings and balusters will be painted
4) Treads will be 5/4 by 12-inch bullnose treads

Be It Further,

**Resolved,** This 19th day of April, 2017.
2. **228-230 Vine Street**

This was a proposal to construct a new two-family home on a parcel of land where the previous structure was damaged by fire. Principal Planner Sandra Fry gave an overview and recommended approval of the application with conditions. The applicants, Mr. Bob Young of Young Designs Unlimited, LLC, designer of the project, and Mr. Gordon Wyllis of P&S Affordable Contemporary Builders, LLC were present and addressed the Commission. There were no additional comments from the public and the Public Hearing was closed. Chair Lynn Ferrari made a **MOTION** to amend the staff resolution to include conditions 4 and 5, **Seconded** by Aurelia Gale. The Commission voted unanimously to **APPROVE** the AMENDED resolution by a vote of **5-0**.

### CITY OF HARTFORD
**HISTORIC PRESERVATION COMMISSION RESOLUTION**
**228-30 VINE STREET**
**HISTORIC PRESERVATION PROPOSAL**

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

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

**Whereas,** The structure that occupied this parcel burned in a fire in March 2016; and

**Whereas,** The proposed new structure is a 2 family with a two story front porch, vinyl clapboard siding, vinyl cedar shingle in the gables, and 8 inch porch columns; and

**Now Therefore Be It**

**Resolved,** The City of Hartford Historic Preservation Commission hereby approves the construction of the new structure with the following conditions:

1) The new structure will have the same setback as the original structure
2) The first floor will be located at the same elevation as the previous structure
3) Square lattice, properly framed, will be provided as a porch skirting
4) The porch railing will have balusters that are a true 2 inch by 2 inch, or larger, the top rail and bottom rail will have peaks to shed water, and the balusters will sit on top of the bottom rail, not behind or in front of the rails
5) The builder may use one over one windows in place of the 6 over one windows shown in the design plans.

**Be It Further,**

**Resolved,** This 19th day of April, 2017.
3. 33 Grand Street Annex
This was a proposal to demolish the rear structure, which is an 1850 Greek Revival. Principal Planner Sandra Fry gave an overview of the application. Ms. Kristen Harris, Chief of Compliance and Legal Affairs for Charter Oak Health Center was present to speak on behalf of the applicant. She stated that the building is in great disrepair and that it attracts drug user and homeless people seeking shelter. Ms. Mary Falvey of the Hartford Preservation Alliance also spoke. A site plan review was requested along with 2 estimates for the demolition cost. There were no other comments and the Public Hearing was closed. The Commission discussed this item and with the consent of the applicant, Commissioner Aurelia Gale made a MOTION to TABLE it until the next meeting, Tuesday, May 17, 2017. Seconded by Commissioner Jonathan Clark. The Commission voted unanimously to TABLE the application with a vote of 5-0.

4. 6-8 Putnam Heights
This was an application to repair work previously done to the front porch by a contractor whose quality of work was not up to code. Principal Planner Sandra Fry gave an overview and recommended approval with conditions. The applicant, Ms. Cynthia Farris was not present. There were no comments from the public, and the Public Hearing was closed. Commissioner Jeffrey Jahnke made a MOTION to AMEND the conditions of the resolution. Seconded by Commissioner Aurelia Gale. The Commission voted unanimously to APPROVE the AMENDED resolution by a vote of 5-0.

CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
6-8 PUTNAM HEIGHTS
HISTORIC PRESERVATION PROPOSAL

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

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

Whereas, Previous work on the porch has resulted in incorrect installation of corner bracket trim; and

Whereas, The applicant intends to bring back the historic integrity of the porch; and Now Therefore Be It

Resolved, The City of Hartford Historic Preservation Commission hereby approves the porch repairs with the following conditions:
1) The trim at roof line between columns will be modified with filler trim to complete the arched roofline bracket
2) Stair stringers need to be properly finished so the lattice is trimmed out properly
3) Finish caps will be installed on top of the newel posts on the stairs
4) The Commission recommends that the applicant seek to have trim manufactured to install on the sides of the porch

Be It Further,

Resolved, This 19th day of April, 2017.

5. 115 Edgewood Street
This was an application to install new columns on the first floor porch, a new porch roof and a new railing on the second floor. Principal Planner Sandra Fry gave an overview and noted that she asked the applicant about the proposed work but was unable to receive a clear response. City Staff recommended denial. The applicant, Mr. Doniel Wisdom was not present. There were no comments from the public and the Public Hearing was closed. Commissioner Jeffrey Jahnke MOVED that the resolution be accepted as written by staff to DENY this application. Seconded by Chair Lynn Ferrari. The application was DENIED by a vote of 5-0.
Shouldn’t the resolution be inserted here?

6. 942 Main Street- Residence Inn
This is a proposal to replace the existing awning signage with a marquee sign. Principal planner Sandra Fry gave an overview and recommended approval. Mr. Lauren Rosen of ARTFX Signs was present and he addressed the Commission regarding the design. Also present was Ms. Mary Falvey of the Hartford Preservation Alliance, who presented an historic photo of the structure to the Commission. There were no other comments and the Public Hearing was closed. Chair Lynn Ferrari made a MOTION to accept the resolution as written by staff, Seconded by Commissioner Jeffrey Jahnke. The Commission voted unanimously to APPROVE the application and the application was APPROVED by a vote of 5-0.

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

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal to install a marquee sign; and
Whereas, The property is individually listed on the National Register of Historic Places as the Cheney Block; and

Whereas, The existing sign detracts from the building and the proposed sign will enhance the building design; and Now Therefore Be It

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

Resolved, This 19th day of April, 2017.

7. 61 Oxford Street

This was an application to do various exterior repairs, install a new roof and replace windows. Principal Planner Sandra Fry gave an overview and recommended approval with conditions. The applicant/owner, Mr. Larry Moore and Mr. Paul Benecourte of National Lumber, New Haven was present Both Mr. Moore and Mr. Benecourte addressed the Commission. There were no comments from the public and the Public Hearing was closed. Chair Lynn Ferrari made a MOTION to accept the resolution with modifications to the conditions, Seconded by Commissioner Aurelia Gale. The proposal was APPROVED with a unanimous vote of 5-0.

CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
61 OXFORD STREET
HISTORIC PRESERVATION PROPOSAL

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal to install vinyl insert windows, repair the roof and trim, and repair the front porch; and

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

Whereas, The proposed roof work will repair and replace damaged trim to replicate the original appearance of the structure; and

Whereas, The proposed porch repair work will enhance the appearance and will maintain the historic detail on the porch; and

Whereas, The installation of vinyl insert windows will negatively impact the appearance of the structure; Now Therefore Be It
Resolved, The City of Hartford Historic Preservation Commission hereby approves the renovation work with the following conditions:

1) Vinyl insert windows may be installed on all sides of the house, except the front façade. The existing wood windows on the front façade of the structure will be maintained and repaired, with the exception of the sliding window on the second floor.

2) The sliding window on the second floor of the left front façade will be replaced with a twin wood window like the others on the front façade, with wood trim between the windows;

3) Vinyl inserts, where installed, will be purchased in a color to match the paint color used on the exterior window trim.

Be It Further,

Resolved, This 19th day of April, 2017.

8. 153-155 Oakland Terrace

This was a proposal to remove the second floor porch enclosure from the property that was damaged in a fire in October of 2015. Principal Planner Sandra Fry gave an overview and recommended approval with conditions. The applicant/owner, Mr. Clifford Knight was present and he addressed the Commission. There were no comments from the public and the Public Hearing was closed. Commissioner Aurelia Gale made a MOTION to AMEND the resolution as written by staff, Seconded by Commissioner Jeffrey Jahnke. The amended resolution was APPROVED by a vote of 5-0.

CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
153-55 OAKLAND TERRACE
HISTORIC PRESERVATION PROPOSAL

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal to modify the second floor porch; and

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

Whereas, The Applicant is considering removing the porch enclosure or adding to its transparency; and

Whereas, It will be very difficult to remove the enclosure and create an historic appearance for the porch; and Now Therefore Be It

Resolved, The City of Hartford Historic Preservation Commission hereby approves the modification of the second floor porch enclosure with the following conditions:
1) Windows will be installed to open the appearance of the porch;
2) Six 36” by 62” windows will be installed across the front of the porch, 2 28” by 62” windows on the left side, and one 36” by 62” on the right side of the porch
3) The porch enclosure will be finished with a shingle siding, to match the second floor siding

Be It Further,
Resolved, This 19th day of April, 2017.

9. 41 Grand Street & 42 Grand Street

These were applications that required amendments to prior approvals from June of 2014. Principal Planner Sandra Fry gave an overview and stated that due to a breakdown in internal communication, the roof pitch and the window styles for both properties were not built as approved by the Commission. City staff has recommended approvals of the amendments with conditions. Mr. Bob Casell, a representative from Habitat for Humanity was present and he addressed the Commission. There were no other comments and the Public Hearing was closed. Commissioner Aurelia Gale made a MOTION that the resolutions be accepted as written by staff. Seconded by Commissioner Greg Andrews. The resolution was APPROVED by a vote of 5-0.

CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
41 AND 42 GRAND STREET
HISTORIC PRESERVATION PROPOSAL

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal to accept a modified pitch on the roof of both structures; and

Whereas, The properties are located in the Frog Hollow National Historic District; and

Whereas, The homes are single family infill, that were constructed on vacant lots; and

Whereas, The Historic Preservation commission approved the construction of these structures, with conditions, in July 2014; and

Whereas, The construction is complete and the work does not comply with the required roof pitch and the required window lites; and

Whereas, The constructed roof pitch of 10 over 12 does not detract from the neighborhood; and

Whereas, The 6 over 6 window pattern, rather than 1 over 1, does not detract from the
neighborhood; and Now Therefore Be It

Resolved, The City of Hartford Historic Preservation Commission hereby approves the modified roof pitch and modified window lites, with the following condition:
1) The skirt lattice will be installed properly, within framing, and the skirting will not touch the ground.

Be It Further,

Resolved, This 19th day of April, 2016.

10. 232 Vine Street
This was an application where the Commission approved the plan for rehabilitation at its December 16, 2015 meeting. Principal Planner Sandra Fry gave an overview and reported that only 2 of the four windows on the south façade were installed. Further, the proposed plan showed a window on the 3rd floor that currently has a vent in its place. City staff recommended an approval to the amendment. Mr. Bob Casell, a representative from Habitat for Humanity was present and he addressed the Commission. There were no other comments and the Public Hearing was closed. Commissioner Jeffrey Jahnke made a MOTION to accept the resolution as written by staff. Seconded by Commissioner Aurelia Gale. The application was APPROVED by a vote of 5-0.

CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
232 VINE STREET
HISTORIC PRESERVATION PROPOSAL

Whereas, The City of Hartford Historic Preservation Commission reviewed the modifications to formerly approved plans for rehabilitation of 232 Vine Street; and

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

Whereas, The work has been completed; and

Whereas, The changes to the approved plans include the elimination of 2 windows on the south facing façade, and the replacement of the third floor window on the front façade with a vent; and Now Therefore Be It

Resolved, The City of Hartford Historic Preservation Commission hereby approves the modifications to the previously approved plans; Be It Further,

Resolved, This 19th day of April, 2017.
11. 1409 Park Street- Hartford Self Storage, LLC

This was an application that the Commission previously approved the renovation of the historic four story building. The proposal was to provide insulated metal panel on the two sides and rear of the building, however the Planning and Zoning Commission determined that that material could not be considered a primary material. Fiber Cement Clapboard was approved and used which was compliant with the form based code. A representative from Hartford Storage, LLC was present. There were no other comments and the Public Hearing was closed. Commissioner Aurelia Gale made a MOTION to accept the resolution as written by staff. Seconded by Commissioner Jeffrey Jahnke. The application was APPROVED by a vote of 5-0.

CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
1409 PARK STREET
HISTORIC PRESERVATION PROPOSAL

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal to amend the previous historic approval by replacing the Insulated Metal Panel siding on Building B with fiber cement clapboard; and

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

Whereas, The proposed new building seeks to capture the scale and rhythm of the existing structure, and

Whereas, The proposed new building includes a fenestration on the east façade that fits well with the historic nature of the neighborhood; and

Whereas, The proposed fiber cement clapboard will be placed on the third through fifth floors on the west, north and south facing facades of Building B and will have a 7 inch reveal; and

Whereas, The clapboard on the west facing façade will be interrupted by vertical EIFS plaster “columns” approximately every 20 feet; Now Therefore Be It

Resolved, The City of Hartford Historic Preservation Commission hereby approves the application:

Be It Further,

Resolved, This 19th day of April, 2017.
MINUTES

- March 15, 2017
Commissioner Greg Andrews MOVED that the minutes be accepted as written by staff, Seconded by Commissioner Aurelia Gale. The minutes were APPROVED by a vote of 5-0.

NEW/OLD BUSINESS

LIST OF PERMITS
No permits to be discussed

ADJOURMENT
The meeting adjourned at 7:05 p.m.

Respectfully submitted by

Vanessa L. Walton,
Executive Assistant