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

MINUTES
June 21, 2017

The Hartford Historic Properties & Preservation Commissions held a Special Public Hearing at 4:00 p.m. on Wednesday, June 21, 2017, at the Plaza Level Conference Room of 260 Constitution Plaza, Hartford, CT 06103.

Hartford Historic Properties Commission

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

CALL TO ORDER
Chair Michael O’Connell called the meeting to order at 4:08 p.m.

HISTORIC REVIEWS
1. 161 Ridgefield Street
   This was an application for the installation of vinyl siding with insulation. Principal Planner Sandra Fry gave an overview and stated that the home looked more like it needed to be painted than to have vinyl siding installed. The applicant was not present and there were no testimonies or comments from the public. The Public Hearing was closed. Commissioner Lynn Ferrari made a MOTION to DENY the application, Seconded by Commissioner Josye Utick. The Commission voted unanimously to DENY the application by a vote of 5-0.
Whereas, the City of Hartford Historic Preservation Commission reviewed the proposal to install vinyl siding; and

Whereas, the property is located in the Ridgefield Street Local Historic District; and

Whereas, the structure currently is sided with a wooden clapboard siding; and

Whereas, the existing siding appears to largely be intact and in good repair; and

Whereas, the installation of vinyl siding will negatively impact the historic integrity of the structure; Now Therefore, Be It

Resolved, the City of Hartford Historic Preservation Commission hereby denies approval of the installation of vinyl siding; Be It Further,

Resolved, this 21st day of June, 2017.

ADJOURNMENT
The meeting adjourned at 4:23 p.m.

Hartford Historic Preservation Commission

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

CALL TO ORDER
Chair Michael O’Connell called the meeting to order at 4:23 p.m.

HISTORIC REVIEWS
1.108-110 Franklin Avenue
This was an application for the installation of vinyl siding on an 1897 Queen Anne Revival home. Principal Planner Sandra Fry gave an overview. The current siding has failed. The homeowner Ms. Kavita Nipal was present and addressed and answered questions from the Commission. There were no comments or testimony from the public and the Public Hearing was closed. The Commission discussed the item and Commissioner Jeffrey Jahnke made a MOTION to AMEND the resolution to add the condition that the center
dormer have a scalloped detail. Seconded by Commissioner Lynn Ferrari. The Commission voted to APPROVE the AMENDED MOTION by a vote of 5-0.

CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
108-110 FRANKLIN PLACE
HISTORIC PRESERVATION PROPOSAL

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal to install vinyl siding; and

Whereas, The property is located in the Shultas Place - Annawan Street State Historic District; and

Whereas, The structure was resided sometime in the past with a shingle type siding and that siding is now failing; and

Whereas, The clapboard behind the siding is in very poor shape; and

Whereas, The original siding was clapboard on the first and second floors; and

Whereas, The installation of vinyl siding will not significantly impact the current appearance of the structure; Now Therefore Be It

Resolved, The City of Hartford Historic Preservation Commission hereby approves the installation of vinyl siding with the following condition:

1. Fish scale/scalloped siding in a complementary pattern will be provided on the front façade in the porch gable and in the third floor gable;

Be It Further,

Resolved, This 21st day of June, 2017

2. 51 Oxford Street

This was an application for the installation of replacement windows in 1897 Queen Ann with brick on the first floor and brick above. Principal Planner Sandra Fry gave an overview of the application and recommended that the decorative stained glass windows be retained and that the applicant seek to repair the windows with upper sashes. Present to speak was Mr. Eric Thomas with Premier Real Estate as a representative for the owners, who spoke about the deteriorating condition of the home and the windows resulting from water damage over the years. Also there to speak was Mary Falvey, who presented the Commission an electronic photograph of the house obtained from the Hartford Assessors Website. There were no other comments or testimonies and the public
CITY OF HARTFORD  
HISTORIC PRESERVATION COMMISSION RESOLUTION  
51 OXFORDSTREET  
HISTORIC PRESERVATION PROPOSAL  

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal to install vinyl windows; and  

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

Whereas, The existing windows are varied, several have decorative upper sashes; and  

Whereas, Two of the windows on the front façade have stained glass upper sashes; and  

Whereas, The installation of vinyl windows will negatively impact the appearance of the structure; Now Therefore Be It  

Resolved, The City of Hartford Historic Preservation Commission hereby approves the replacement of some of the windows with the following conditions:  

1) The windows on the rear façade and south façade, behind the tower, may be replaced as proposed  

2) A decision on the replacement of the remaining windows is tabled until the July 19 Commission meeting. The Applicant will provide additional information regarding the front façade and north facing façade replacements, including  
   a) Evidence of the window condition  
   b) Cost to rebuild or repair these windows  
   c) Cost to replace with wood or aluminum clad wood windows  

3) The Commission encourages the Applicant to use dark sash and frame in any replacement windows.  

Be It Further,  

Resolved, This 21st day of June, 2017.
3. 46-48 Deerfield Avenue

This was an application to renovate the first floor porch of a 1902 Queen Ann Revival Style home. Principal Planner Sandra Fry gave an overview of the proposal. The applicant, Mr. Luis Soto of LBS Hispanic Center, LLC was present to address the Commission and answer questions. He stated that the columns on the second floor will also be replaced and that the scope of work was changed by the City of Hartford Housing Department. Principal Planner Sandra Fry stated that the application would be modified to include the second floor. Commissioner Josye Utick MOVED to AMEND the resolution to add the condition that the second floor columns shall match the columns on the first floor. Seconded by Commissioner Lynn Ferrari. The Commission voted unanimously to APPROVE the AMENDED resolution by a vote of 5-0.

Let the record reflect the Commissioner Aurelia Gale exited the meeting at p.m.

CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
46-48 DEERFIELD AVENUE
HISTORIC PRESERVATION PROPOSAL

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

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

Whereas, The proposed work will replace the stone columns that are not original to the structure; and

Whereas, The proposed work will include the installation of a new fir tongue and groove porch floor; and

Whereas, The new support columns for the porch will be similar to other porches in the neighborhood; and

Whereas, The proposed porch repair work will enhance the appearance of the structure; and

Resolved, The City of Hartford Historic Preservation Commission hereby approves the renovation work with the following conditions:

1) The top of the stone columns will be at the height of the top of the railing;
2) The support columns will be placed on the corners of the structure and under the corners of the second floor porch above;
3) The stone columns will be topped with pairs of columns, except on the outside
corners of the structure where they will be topped with 3 columns;
4) The stair treads will be appropriately sized to fit the full depth of the tread and include rounded nosing that extends beyond the riser;
5) 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
6) The columns on the second floor porch will be replaced to match what is being done on the first floor
7) Where lattice skirting is replaced, lattice with a square pattern, and fully framed, will be installed
8) The risers, treads, railings and balusters be painted.

Be It Further,

Resolved, This 21st day of June, 2017.

4. 57 Oxford Street
This was an application for the installation of a new rear deck with stairs. Principal Planner Sandra Fry gave an overview of the proposal. The applicant/homeowner Mr. Nick Pinto was present and addressed the Commission. He stated that the house is being converted into a two family home and that he has received the approval of SHPO. There were no other comments or questions from the public and the Public Hearing was closed. Commissioner Lynn Ferrari made a MOTION to APPROVE the resolution. Seconded by Commissioner Jeffrey Jahnke. The Commission voted unanimously to APPROVE the resolution by a vote of 5-0.

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

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal to install a rear deck with stairs visible from the street; and

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

Whereas, The Applicant has been approved for historic tax credits for this work; and

Whereas, The proposed stairs will include features that were original to the structure’s rear porch: posts, balusters and railings; and

Whereas, The installation of the stairs from the rear deck will be complementary to the
Resolved, The City of Hartford Historic Preservation Commission hereby approves the proposal; Be It Further,

Resolved, This 21st day of June, 2017.

5. 155-157 Edgewood Street

This was an application to make repairs to the front porch. Principal Planner Sandra Fry gave an overview and stated that the home is a Scolville Queen Ann, built in 1909. The applicant, Mrs. Monique Knight was present and she answered questions and addressed the Commission. There were no other comments or testimonies from the public 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 APPROVE the resolution by a vote of 5-0.

CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
155-157 EDGEWOOD 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 Upper Albany National Historic District; and

Whereas, The Applicant proposes to use vinyl components for the porch columns and porch railing; and

Whereas, The proposed porch repair work will enhance 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. 10 inch tapered round columns, not grouped, be used to support the porch roof, columns to be located on the corners and under the corners of the second floor porch above;
2. 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
3. Fir Tongue and groove flooring be used if the floor is to be replaced
4. The stair treads be appropriately sized to fit the full depth of the tread and include rounded nosing that extends beyond the risers
5. Lattice skirting with a square pattern, and fully framed, will be installed
6. The risers, treads, railings, balusters, lattice skirting, and columns be painted

Be It Further,

Resolved, This 21st day of June, 2017.

6. **129 Mansfield Street**

This was an application to do repairs to the front porch of a 1910 Queen Anne Colonial Revival. Principal Planner Sandra Fry gave an overview and stated that the applicant proposes to “un-enclose” the front porch. The applicant, Derrick Hodge was present to address the Commission.

*Let the record show that Chair Michael O’Connell has exited the meeting at----- p.m. Commissioner Lynn Ferrari has resumed the position as Chair and continued with the meeting.*

There were no additional questions or comments and the public hearing was closed. The Commission discussed this item and Acting Chair Lynn Ferrari made a MOTION to AMEND the resolution with following conditions: 1) that the support columns will be square 6 inch structural posts trimmed out to a minimum of 10 inches, with a cap and base, and will be painted; and, 2) Porch skirt lattice will be square, and fully framed. **Seconded** by Commissioner Albert Gary. The Commission voted unanimously to APPROVE the AMENDED resolution by a vote of 4-0.

**CITY OF HARTFORD**
**HISTORIC PRESERVATION COMMISSION RESOLUTION**
**129 MANSFIELD 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 Upper Albany National Historic District; and

**Whereas,** The proposed work will eliminate the windows that enclose the porch; and

**Whereas,** The proposed work will rebuild the porch with all wood materials, including fir tongue and groove flooring; and

**Whereas,** The porch is proposed to be rebuilt with a sided railing, with square 6 by 6 columns that sit next to the railing; and

**Whereas,** The proposed porch repair work will enhance the appearance of the porch; and

Now Therefore Be It
Resolved, The City of Hartford Historic Preservation Commission hereby approves the renovation work with the following conditions:
1) The support columns will be square 6 inch structural posts trimmed out to a minimum of 10 inches, with a cap and base, and will be painted
2) Porch skirt lattice will be square, and fully framed
Be It Further,

Resolved, This 21st day of June 2017.

7. 165 Elizabeth Street

This is a proposal for the replacement of the existing garage doors and the removal of the shutters on the front of the home which has deteriorated. Principal Planner Sandra Fry gave an overview and stated that the home is a Colonial Revival built in 1919. The property owner is doing a number of improvements and has gone through SHPO to receive approval and tax credits. The applicant, Nick Merritt was present and addressed the Commission. Mary Falvey of the Hartford Preservation Alliance was also present and informed the Commission that according to the City of Hartford ordinance, it specifies that the Commission has purview over exterior work requiring a permit, and that the removal of the shutters does not require opinion from the Commission. There were no other comments or testimonies and the public hearing was closed. Commissioner Josye Utick MOVED to AMMEND the resolution by striking from the entire resolution any mention of the shutters, as it is not under the purview of the Commission. Seconded by Commissioner Albert Gary. The Commission voted unanimously to APPROVE the AMENDED resolution by a vote of 4-0.

CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
165 ELIZABETH STREET
HISTORIC PRESERVATION PROPOSAL

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

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

Whereas, The existing garage doors are not original to the structure; and

Whereas, The applicant has received SHPO approval for an application for historic tax credits for the proposed work; and

Whereas, The installation of the new garage doors will not negatively impact the
Resolved, The City of Hartford Historic Preservation Commission hereby approves the installation of garage doors; Be It Further,

Resolved, This 21st day of June, 2017.

8. **18 Brook Street**

The applicant proposed to make repairs to the front porch of a Queen Anne style home that was erected in 1898. Principal Planner Sandra Fry gave an overview and presented the conditions included in the resolution. The applicant was not present and there were no comments or testimonies from the public. The public hearing was closed and the Commission went into discussion. Commissioner Josye Utick made a **MOTION to AMEND** the resolution to state at condition number 7 the following: Lattice skirting will be placed under the stairs and will match the existing lattice and be fully framed. **Seconded** by Commissioner Albert Gary. The **AMENDED** resolution was **APPROVED** unanimously by a vote of 4-0

**CITY OF HARTFORD**

**HISTORIC PRESERVATION COMMISSION RESOLUTION**

**18 BROOK STREET**

**HISTORIC PRESERVATION PROPOSAL**

**Whereas,** The City of Hartford Historic Preservation Commission reviewed the proposal to replace the front stairs and railings and to replace damaged porch floor boards; and

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

**Whereas,** The property has an open front porch with a sided railing, turned posts, and a spindled frieze; and

**Whereas,** The proposed stair installation will not impact the historic integrity of the structure; and

**Now Therefore Be It**

**Resolved,** The City of Hartford Historic Preservation Commission hereby approves the installation of vinyl trim with the following conditions:

1. Tongue and groove Douglas fir be used to replace any porch flooring
2. Treads be appropriately sized to fit the full depth of the tread and include rounded nosing that extends beyond the riser;
3. Turned posts, similar to those on the porch, be used
4. Simple, turned balusters, be used
5. 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
6. The risers, treads, railings and balusters will be painted.
7. Lattice skirting will be placed under the stairs and will match the existing lattice and
be fully framed

Be It Further,

Resolved, This 21st day of June, 2017.

9. 64 Hazel Street
This was an application for the demolition and rebuilding of the existing garage. The owners are proposing a two car garage. Principal Planner Sandra Fry gave an overview and stated that the main structure was built in 1904 as a Colonial Greek Revival with Queen Anne influences. However, the garage has deteriorated over the years and should be demolished. The applicant was present and answered questions from the Commission. Commissioner Josye Utick made a MOTION to APPROVE the resolution as written by staff. Seconded by Commissioner Jeffrey Jahnke. The resolution was APPROVED by a vote of 4-0

CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
64 HAZELSTREET
HISTORIC PRESERVATION PROPOSAL

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

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

Whereas, The existing garage and attached shed are dilapidated and beyond repair; and

Whereas, The proposed garage will be harmonious with the neighborhood; and

Whereas, The demolition of the existing garage and installation of a new garage will not harm the historic integrity of the neighborhood; Now Therefore Be It

Resolved, The City of Hartford Historic Preservation Commission hereby approves the demolition of the existing garage and the construction of a new garage; Be It Further,

Resolved, This 21st day of June, 2017.
10. **20 Charter Oak Place**
   This is an application for the installation of a storage shed. The home was built in 1870 Second Empire Style. Principal Planner Sandra Fry gave an overview. The homeowner was present and he answered questions from the Commission. There were no comments from the public and the public hearing was closed. Commission Josye Utick **MOVED** to **APPROVE** the resolution as written by staff, **Seconded** by Chair Lynn Ferrari. The resolution was **APPROVED** by a vote of 4-0.

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**CITY OF HARTFORD**

**HISTORIC PRESERVATION COMMISSION RESOLUTION**

**20 CHARTER OAK PLACE**

**HISTORIC PRESERVATION PROPOSAL**

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal to install a shed in the rear yard; and

Whereas, The property is located in the Charter Oak Place National Historic District; and

Whereas, The proposed shed will be visible from the street; and

Whereas, The proposed design will complement the property; Now Therefore Be It

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

Resolved, This 21st day of June, 2017.

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**MINUTES**

- May 17, 2017
- May 31, 2017

Commissioner Josye Utick made a **MOTION** to **APPROVE** the minutes as written by staff, **Seconded** by Commissioner Albert Gary. The minutes were **APPROVED** by a vote of 4-0.

**NEW/OLD BUSINESS**

- 181 Sisson Avenue: Principal Planner Sandra Fry was contacted by the Blight Department and was put in contact with the perspective owners of this property were seeking information in regards to what would be required by the Historic Commission for the renovation of this home. Mr. George Kelly and Mr. Ray Buyer were asked to approach the front for a non-binding question and answer dialogue with the Commission.
• Commissioner Jeffrey Jahnke stated that he had an opportunity to attend the Frog Hollow NRZ meeting and learned from the Blight Department that the list of City owned vacant properties is at 400. Mary Falvey stated that the Blight Department’s plan was to attend the NRZ’s meetings to obtain their concerns regarding the blighted properties.

LIST OF PERMITS
No permits to be discussed

ADJOURMENT
The meeting adjourned at 7:14 p.m.

Respectfully submitted by

Vanessa L. Walton,
Executive Assistant