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

MINUTES
August 16, 2017

The Hartford Historic Properties & Preservation Commissions held a Special Public Hearing at 4:00 p.m. on Wednesday, August 16, 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 and Josye Utick
Absent: Commissioner, Alternates Greg Andrews, Jonathan Clark and Aurelia Gale

CALL TO ORDER
Chair Michael O’Connell called the meeting to order at 4:03 p.m.

HISTORIC REVIEWS
There were none.

ADJOURMENT
The meeting adjourned at 4:06 p.m.

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

CALL TO ORDER
Chair Michael O’Connell called the meeting to order at 4:06 p.m.
HISTORIC REVIEWS

1. 21 Sherman Street

This was an application to rebuild the historic two-story porch of an 1877 Second Empire-style building. Principal Planner Sandra Fry gave an overview of the proposal. The Applicant, Mr. William McNair was present to answer question of the Commission. The Commission discussed this item and Commissioner Lynn Ferrari made a MOTION to accept the resolution as written by staff. Seconded by Commissioner Josye Utick. The resolution was APPROVED by a vote of 5-0.

CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
21 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 structure had a small, 2 story front porch which was removed sometime after 1984; and

Whereas, The proposed replacement porch will use materials and details to replicate the original porch as documented in photographs; and

Whereas, The new porch railings will reproduce the historic look but will have dimensions that meet current building requirements; and

Whereas, The existing stone stair and metal railing will be maintained; and

Whereas, The construction of the new porch will enhance the historic features of the structure; Now therefore Be It

Resolved, The City of Hartford Historic Preservation Commission hereby approves the construction of the 2 story front porch; Be It Further,

Resolved, This 16th day of August, 2017.

2. 128 Oxford Street

This was an application to restore the original details of a Circa 1890 Queen Anne home. Principal Planner Sandra Fry gave an overview of the proposal describing some of the details to be recreated. The applicant/owner, Mr. William McNair was present to address the Commission and answer questions. There were no comments or testimony 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
128 OXFORD STREET
HISTORIC PRESERVATION PROPOSAL

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

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

Whereas, The original details can be seen in a historic photograph which will guide the restoration; and

Whereas, The work includes installation of turned columns on the porches and second floor porticos, installation of milled gingerbread brackets, and installation of “checkerboard” pieces in the main gables; and

Whereas, The front stairs to the main porch will be rebuilt and a simple railing with square balusters will be provided; and

Whereas, The restoration of the trim work will enhance the historic features of the structure; Now therefore Be It

Resolved, The City of Hartford Historic Preservation Commission hereby approves the restoration of historic details; Be It Further,

Resolved, This 16th day of August, 2017.

3. 6 Central Row
This was a proposal to replace the existing one over one windows with nine over nine windows on a Renaissance Revival home, built in 1860. Principal Planner Sandra Fry gave an overview of the proposal and stated that because of the owner’s preference, she felt that this application should come before the Commission to make a determination. The applicant, Mr. Gary Minor, Sales Manager of Pella Windows addressed the Commission and answered questions. He stated that there would be no opposition should the Commission require six (6) over six (6) instead of the nine (9) over nine (9) windows. There were no other comments or questions from the public and the Public Hearing was closed. Commissioner Lynn Ferrari made a MOTION to AMEND the resolution to state, “Whereas, the proposed windows will be aluminum clad wood with a six (6) over six (6) pattern;”. Seconded by Commissioner Josye Utick. The Commission voted unanimously to APPROVE the AMENDED resolution by a vote of 5-0.
Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal to replace windows on the front facade; and

Whereas, The property is located in the Main Street Number 2 National Historic District; and

Whereas, The existing wood windows with a one (1) over one (1) pattern are not original; and

Whereas, At some time in the past the windows were multi paned, with a six (6) over Six (6) pattern; and

Whereas, The proposed windows will be aluminum clad wood with a six (6) over Six (6) pattern; and

Whereas, The installation of the proposed windows will not have a negative effect upon the historic integrity of the structure; Now therefore Be It

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

Resolved, This 16th day of August, 2017.

4. 111 Pearl Street

This was a proposal to restore the building exterior of a 1950 mid-20th Century Modern style, Willard Wilkins, Architect structure. Principal Planner Sandra Fry gave an overview of the proposal and mentioned that the National Register nomination was pending on this house. The applicant, Mr. David Goslin of CrossKey and Ms. Karen Roma, Project Manager, were present and addressed the Commission. There were no other comments or testimonies from the public and the Public Hearing was closed. Commissioner Josye Utick made a MOTION to accept the resolution as written by staff, Seconded by Commissioner Lynn Ferrari. The Commission voted unanimously to APPROVE the resolution by a vote of 5-0.

CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
111 PEARL STREET
HISTORIC PRESERVATION PROPOSAL

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

Whereas, The property has been nominated for inclusion in the National Register with a determination likely in September; and
Whereas, The brick and stone surfaces of the facades will be cleaned, repaired, and repointed as needed; and

Whereas, The aluminum framed ribbon windows on the north and east facades will be re-glazed with insulated glass; and

Whereas, The aluminum storefronts will be restored and re-glazed or replaced in-kind; and

Whereas, The aluminum quadruple and triple hung windows on the south façade, will be restored and re-glazed; and

Whereas, The proposed renovation work will restore the structure to its earlier appearance; Now therefore Be It

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

Resolved, This 16th day of August, 2017.

5. 585 and 597 Park Street

This was an application to demolish two structures, one of which includes the Lyric Theatre. In their place would be a new structure constructed, which will be the new Park Street branch of the Hartford Public Library. Principal Planner Sandra Fry gave an overview. The applicant, Mr. Whit Iglehart was present and gave a brief presentation of their proposal. Also there to speak in support of this project were Ms. Bridget Quinn-Carey, CEO of the Hartford Public Library, Mr. Tony Matta of Trinity College, and Mr. Glenn Gathers of The City of Hartford’s Department of Development Services. There were no other comments or testimonies and the Public Hearing was closed. Commissioner Josye Utick made a MOTION to AMEND the resolution to remove the staff conditions and change the 7th Whereas to read as follows; “Whereas, The State Historic Preservation Office has outlined conditions in their approval of the proposal”. Seconded by Commissioner Lynn Ferrari. The AMENDED resolution was APPROVED unanimously by a vote of 5-0.
Whereas, Attempting to renovate 585 Park Street will result in uncertainty in the cost to construct the new library and the cost may not match the funding available; and

Whereas, The new branch library will provide a small retail space within the library and a community room; and

Whereas, The new branch library will provide an exterior retail space on the corner of Park and Broad; and

Whereas, The State Historic Preservation Office has outlined conditions in their approval of the proposal; and

Whereas, The new library will be similar in massing and height to the existing structures that it will replace; Now Therefore Be It

Resolved, The City of Hartford Historic Preservation Commission hereby approves the demolition of the two structures and construction of the new structure as documented by the submittal; Be It Further

Resolved, This 16th day of August, 2017.

6 453 Albany Avenue
This was a proposal to repair and restore the front porches, and to replace the front stairs of a 1905 Brick Queen Anne/Italianate Neoclassical Revival Tenement home. Principal Planner Sandra Fry gave an overview of the proposal and stated that the home was in poor condition and in need of repair. She also stated that the applicant would like to reduce the stairs to 6 feet width in total as he has a problem with people loitering. The Applicant, Mr. Bob Hussain was present to address the Commission and answer questions. Also there to speak was Mr. Valerio Giadone who commented about the homeowner’s desire to paint the brick. There were no other comments or public testimony and the Public Hearing was closed. The Commission discussed the proposal and Commissioner Jeffrey Jahnke made a MOTION to AMEND the resolution to add the following conditions:

6) Where lattice skirting is replaced or installed, lattice with a square pattern, and fully framed, will be installed; 2 equal bays of lattice will be installed to each side of the narrowed stair
7) The outer railings of the narrowed stair will line up with the center of each pair of doors on the first floor

Seconded by Commission Josye Utick. The AMENDED resolution was APPROVED unanimously by a vote of 5-0.
Whereas, Much of the original porch details remain on the structure; and

Whereas, The work will include narrowing the front stairway; Now Therefore Be It

Resolved, The City of Hartford Historic Preservation Commission hereby approves the restoration of the front porches with the following conditions:

1) Any porch balusters that need to be replaced will be replaced with a turned spindle of the same profile as the existing. The two level nature of the railings will be retained.
2) Any porch railings that need to be replaced will be replaced with a railing that is identical to that existing.
3) The columns on the first floor, if replaced, will be replaced with columns, either wood or composite, that match the shape and style of the pilasters existing on the back of the first floor porch.
4) Tongue and groove Douglas Fir will be used to replace any porch flooring
5) New front stair conditions:
   • Treads be appropriately sized to fit the full depth of the tread and include rounded nosing that extends beyond the riser; 5/4 by 12-inch bull nose Douglas Fir
   • The top rail and bottom rail will have peaks to shed water, and the balusters will sit on top of the bottom rail and below the top rail, not behind or in front of either rail
   • Balusters will be turned, similar to those on the porch railings
   • The risers, treads, railings and balusters will be painted
6) Where lattice skirting is replaced or installed, lattice with a square pattern, and fully framed, will be installed; 2 equal bays of lattice will be installed to each side of the narrowed stair
7) The outer railings of the narrowed stair will line up with the center of each pair of doors on the first floor.

Be It Further,

Resolved, This 16th day of August, 2017.

MINUTES

- July 19, 2017

Commissioner Lynn Ferrari made a MOTION to APPROVE the minutes as written by staff, Seconded by Commissioner Josye Utick. The minutes were APPROVED by a vote of 5-0.

NEW/OLD BUSINESS

- Administrative Approvals

LIST OF PERMITS

No permits to be discussed
ADJOURMENT
The meeting adjourned at 5:52 p.m.

Respectfully submitted by

Vanessa L. Walton,
Executive Assistant