The Hartford Historic Properties & Preservation Commissions held a Special Public Hearing at 4:00 p.m. on Wednesday, September 20, 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 and Jeffrey Jahnke

Absent: Commissioner Josye Utick, Alternates Greg Andrews, Jonathan Clark and Aurelia Gale

**CALL TO ORDER**

Chair Michael O’Connell called the meeting to order at 4:05 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 and Jeffrey Jahnke

Absent: Commissioner Josye Utick, 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. 104-106 Russ Street

This application came through a led abatement project. Principal Planner Sandra Fry stated that this was an application that she was waiting for additional information on to determine if it was eligible for an administrative approval. She later received information that confirmed that this application did not need to come before the Commission, therefore it was ADMINISTRATIVELY APPROVED.

2. 10 Capitol Avenue

This was an application to install a sign at the Republican Restaurant which is the former Heublein Building. It is a Renaissance Revival style building built around 1889. Principal Planner Sandra Fry gave an overview of the proposal and stated that the proposed meets our zoning requirements and will not detract from the historic nature of the building or the district. The applicant 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 Albert Gary. The Commission voted unanimously to APPROVE the resolution by a vote of 4-0.

CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
10 CAPITOL AVENUE
HISTORIC PRESERVATION PROPOSAL

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal to install a projecting sign; and

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

Whereas, The structure houses a restaurant and the sign will state the restaurant’s name; and

Whereas, The proposed sign will be 10 ft. high and 2 ft. wide, internally illuminated, double faced aluminum with push through acrylic letters; and

Whereas, The proposed sign will project from the building; and

Whereas, The proposed sign will be installed into the brick exterior with anchors and epoxy; and

Whereas, The installation of the proposed sign is compatible with the historic district; Now therefore Be It

Resolved, The City of Hartford Historic Preservation Commission hereby approves the installation of the sign; Be It Further,
Resolved, This 20th day of September, 2017.

3. 86 Franklin Avenue
This was a proposal for the construction of a new two (2) family home in the Shultas Place/Annawan Street State Historic District. Principal Planner Sandra Fry gave an overview of the proposal. The applicant, Mr. Douglas Bromfield of Capital Restoration, Inc. was present to address the Commission and answer questions. There were no other comments or questions from the public and the Public Hearing was closed. Chair Michael O’Connell made a MOTION to AMEND the resolution to remove conditions 1, 2 and 3 and replace with only one condition that reads as follows: “1) while one over one windows are not required, the Applicant has authorization to substitute one over one for the four over one and six over one windows called for in the plans”. Seconded by Commissioner Lynn Ferrari. The Commission voted unanimously to APPROVE the AMENDED resolution by a vote of 4-0.

CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
86 FRANKLIN AVENUE
HISTORIC PRESERVATION PROPOSAL

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal to build a new two family home on this lot; and

Whereas, The property is located in the Shultas St.—Annawan Place State Historic District; and

Whereas, The structure that had been on the lot burned down in October 2015; and

Whereas, The structure that had existed on the lot was a three story brick, while the predominant structure on the block is wood frame 2 family residential; and

Whereas, The proposed structure will have a front facing gable; and

Whereas, The proposed structure has been designed to have a height and roof pitch similar to the neighboring properties; and

Whereas, Placement of the structure on the lot to meet historic infill requirements will require a zoning variance; and

Whereas, The proposed porch columns are 10 inch Tuscan;

Whereas, The proposed structure will impact the historic district; Now therefore Be It

Resolved, The City of Hartford Historic Preservation Commission hereby approves this
application with the following condition:
1) while one over one windows are not required, the Applicant has authorization
to substitute one over one for the four over one and six over one windows called
for in the plans
Be It Further,

Resolved, This 20th day of September, 2017.

4. 30 York Street
This was a proposal to do full renovations on (3) three, Circa 1900 Brick Three Decker
(half of a perfect six) homes located in the Frog Hollow National Historic District at 26,
30 and 34 York Street. Principal Planner Sandra Fry gave an overview of the proposal
and mentioned that the porches were removed from this property, (30 York St.) and
would be replaced during the renovation. The applicant, Ms. Sara Minor, Senior Project
Manager of Mutual Housing Association of Greater Hartford was present, along with Mr.
Michael Weissbrod of CrossKey Architects and they both addressed the Commission
regarding the conditions of each of the properties. There were no other comments or
testimonies from the public and the Public Hearing was closed. Commissioner Lynn
Ferrari made a MOTION to AMEND the resolution by removing conditions 1-6 and
adding the following condition: 1) Where lattice skirting is replaced, lattice with a square
pattern, and fully framed, will be installed. Seconded by Commissioner Jeffrey Jahnke.
The Commission voted unanimously to APPROVE the resolution by a vote of 4-0.

CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
30 YORK STREET
HISTORIC PRESERVATION PROPOSAL

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

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

Whereas, The existing windows will be replaced with aluminum clad wood windows; and

Whereas, two (2) basement windows and three (3) windows on the east facing façade will
be removed and infilled with brick recessed 1 inch; and

Whereas, The front porches will be restored to an appearance close to what was likely
original, with turned posts, a decorative cornice on the third floor porch, and
railings with simple square cross section spindles; and

Whereas, The original entry doors will be repaired and retained; and
Whereas, Where the original doors do not exist, a replacement door with a similar appearance in terms of windows and panels, will be used; and

Whereas, The renovation of the structure 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 structure renovation with the following conditions:
  1) Where lattice skirting is replaced, lattice with a square pattern, and fully framed, will be installed

Be It Further,

Resolved, This 20th day of September, 2017.

5. 26 York Street
This was a proposal to do full renovations on (3) three, circa 1900 Brick Three Decker (half of a perfect six) homes located in the Frog Hollow National Historic District at 26, 30 and 34 York Street. Principal Planner Sandra Fry gave an overview of the proposal and stated that this property (26 York Street) had existing vinyl windows and that the windows to be installed will be aluminum clad wood. The applicant, Ms. Sara Minor, Senior Project Manager of Mutual Housing Association of Greater Hartford was present, along with Mr. Michael Weissbrod of CrossKey Architects and they both addressed the Commission regarding the conditions of each of the properties. There were no other comments or testimonies from the public and the Public Hearing was closed. Commissioner Lynn Ferrari made a MOTION to AMEND the resolution by removing conditions 1-6 and adding the following condition: 1) Where lattice skirting is replaced, lattice with a square pattern, and fully framed, will be installed. Seconded by Commissioner Jeffrey Jahnke. The Commission voted unanimously to APPROVE the resolution by a vote of 4-0.

CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
26 YORK STREET
HISTORIC PRESERVATION PROPOSAL

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

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

Whereas, The existing windows will be replaced with aluminum clad wood windows; and

Whereas, two (2) basement windows and three (3) windows on the east facing façade will be removed and infilled with brick recessed 1 inch; and
Whereas, The front porches will be restored to an appearance close to what was likely original, with turned posts, a decorative cornice on the third floor porch, and railings with simple square cross section spindles; and

Whereas, The original entry doors will be repaired and retained; and

Whereas, Where the original doors do not exist, a replacement door with a similar appearance in terms of windows and panels, will be used; and

Whereas, The renovation of the structure 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 structure renovation with the following conditions:
1) Where lattice skirting is replaced, lattice with a square pattern, and fully framed, will be installed

Be It Further,

Resolved, This 20th day of September, 2017.

6. 34 York Street
This was a proposal to do full renovations on (3) three, circa 1900 Brick Three Decker (half of a perfect six) homes located in the Frog Hollow National Historic District at 26, 30 and 34 York Street. Principal Planner Sandra Fry gave an overview of the proposal. The applicant, Ms. Sara Minor, Senior Project Manager of Mutual Housing Association of Greater Hartford was present, along with Mr. Michael Weissbrod of CrossKey Architects and they both addressed the Commission regarding the conditions of each of the properties. There were no other comments or testimonies from the public and the Public Hearing was closed. Commissioner Lynn Ferrari made a MOTION to AMEND the resolution by removing conditions 1-6 and adding the following condition: 1) Where lattice skirting is replaced, lattice with a square pattern, and fully framed, will be installed. Seconded by Commissioner Jeffrey Jahnke. The Commission voted unanimously to APPROVE the resolution by a vote of 4-0.

CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
34 YORK STREET
HISTORIC PRESERVATION PROPOSAL

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

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

Whereas, The existing windows will be replaced with aluminum clad wood windows; and
Whereas, two (2) basement windows and three (3) windows on the east facing façade will be removed and infilled with brick recessed 1 inch; and

Whereas, The front porches will be restored to an appearance close to what was likely original, with turned posts, a decorative cornice on the third floor porch, and railings with simple square cross section spindles; and

Whereas, The original entry doors will be repaired and retained; and

Whereas, Where the original doors do not exist, a replacement door with a similar appearance in terms of windows and panels, will be used; and

Whereas, The renovation of the structure 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 structure renovation with the following conditions:
1) Where lattice skirting is replaced, lattice with a square pattern, and fully framed, will be installed

Be It Further,

Resolved, This 20th day of September, 2017.

7. 181-183 Sisson Avenue
This was a proposal for the replacement of windows and exterior repairs on a 1896 Colonial Revival with Queen Anne influences. Principal Planner Sandra Fry gave an overview. The owner, Mr. George Kelly was present and he 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 AMEND the resolution by changing condition 1 to read: 1) Wood replacement windows will be installed on the front façade and on the north and south facing facades, back to and including the front and side panels of the bays; and the removal of condition 4 regarding the lattice replacement. Seconded by Commissioner Jeffrey Jahnke. The resolution was APPROVED by a unanimous vote of 4-0.

CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
181-183 SISSON AVENUE
HISTORIC PRESERVATION PROPOSAL

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal to replace windows and make various exterior repairs; and
Whereas, The property is located in the Sisson South Whitney National Historic District; and

Whereas, Windows on the front façade and south and north facing facades are visible from the street; and

Whereas, The windows on the third floor (attic) have a wooden grid pattern in their upper lights; and

Whereas, The structure has several unusual windows—an oval window on the front façade and two small square windows on the north facing bay; and

Whereas, The second floor porch was enclosed sometime in the past; and

Whereas, The front porches require some repair work; and

Whereas, The proposed work may have a negative impact on the historic integrity of the structure; Now therefore Be It

Resolved, The City of Hartford Historic Preservation Commission hereby approves the proposed work with the following conditions:
1) Wood replacement windows will be installed on the front façade and on the north and south facing facades, back to and including the front and side panels of the bays;
2) The attic windows, the oval window, and the square windows on the north facing bay will not be replaced;
3) The repair of the roofs on the front porches will not change the dentil decoration or the profile and dimension of the overhang;
4) The second floor porch will be opened on the front and the side, back to the bay so that it appears similar to the porch at 177-179, but without the arches.

Be It Further,

Resolved, This 20th day of September, 2017.

8. 112-114 Newton Street
This was a proposal to re-side a 1926 Colonial Revival located in the Sisson South Whitney National Historic District, with vinyl siding. This application is one that should be labeled “mistaken identity”, as the homeowner, nor the contractor was aware that the property was historic. The City’s Building Department made an error in issuing the permit and also failed to inform the applicant that they needed to go before the Historic Properties/Preservation Commission in order to obtain one. Principal Planner Sandra Fry gave an overview of the events that transpired. The homeowner/applicant, Mr. Sodi Balabarca was present and he addressed the Commission. He stated that nothing like this has ever happened to him before, as he has worked on other properties in the City without incidents. Mary Falvey, Assistant Director of the Hartford Preservation Alliance also
testified of the happenings and suggested that the windows that were removed be replaced to restore the original look of the home. There were no other comments or testimonies and the Public Hearing was closed. The Commission discussed the proposal and Commissioner Lynn Ferrari made a MOTION to AMEND the resolution to read: “Resolved, The City of Hartford Historic Preservation Commission hereby approves the residing with the following conditions: 1) Replacement windows will be installed on the first and second floor porches, in the location that the windows existed prior to modifications, with the exception that the back pair of windows on each floor does not need to be replaced, see diagram. 2) vinyl siding may be used but the siding on the second and third floors must be different than that on the first floor. 3) the trim around all windows must be maintained;” Seconded by Commissioner Albert Gary. The Commission APPROVED the AMENDED resolution by a vote of 4-0.

CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
112-114 NEWTON STREET
HISTORIC PRESERVATION PROPOSAL

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

Whereas, The property is located in the Sisson South Whitney National Historic District; and

Whereas, A building permit was issued mistakenly without an historic review required prior to the issuance of the building permit; and

Whereas, With the building permit in hand, the Applicant removed the cedar siding from the structure; and

Whereas, Prior to receiving the building permit for residing the house, and without a building permit, the Applicant replaced some windows and further enclosed the first and second floor side porches; and

Whereas, Most of the homes on the block have vinyl siding already; and

Whereas, The residing and the further enclosure of the side porches will 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 residing with the following conditions:
1) Replacement windows will be installed on the first and second floor porches, in the location that the windows existed prior to modifications, with the exception that the back pair of windows on each floor does not need to be replaced, see diagram.
2) vinyl siding may be used but the siding on the second and third floors must be different than that on the first floor
3) the trim around all windows must be maintained;

Be It Further,

Resolved, This 20th day of September, 2017.

9. 99 Russ Street

This was a proposal to build an in-fill structure on the vacant lot, in the Frog Hollow National Historic District. It will be a new three story structure using shipping containers. Principal Planner Sandra Fry gave and overview. The applicant, Attorney. Ken Krayeske was present and he addressed the Commission. There were no other comments or testimony and the Public Hearing was closed. Commissioner Lynn Ferrari made a MOTION to accept the resolution as written by staff. Seconded by Commissioner Albert Gary. The resolution was APPROVED by a vote of 3-0, with a RECUSAL from Commissioner Jeffrey Jahnke, as he was part of the design team.

CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
99 RUSS STREET
HISTORIC PRESERVATION PROPOSAL

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal to construct a new structure; and

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

Whereas, The structure that had existed on the lot suffered more than one fire and was demolished in 1999; and

Whereas, The proposed structure will be built with 6 (six) 52 foot shipping containers with a framed wooden core and a pre-fab Structural Insulated Panels roof on the clerestory; and

Whereas, The proposed structure will have massing, height, setback, relationship to street, roof form and materials that are compatible with the neighborhood; and

Whereas, The Frog Hollow NRZ and the Hartford Preservation Alliance have sent letters of endorsement for the proposed structure; and

Whereas, The proposed new structure represents a creative approach to compatible construction in historic districts; Now therefore Be It

Resolved, The City of Hartford Historic Preservation Commission hereby approves the infill structure; Be It Further,
Resolved, This 20th day of September, 2017.

MINUTES

- August 16, 2017
Commissioner Lynn Ferrari made a MOTION to TABLE the minutes until the next meeting. Seconded by Commissioner Albert Gary. The minutes were TABLED by a vote of 5-0.

NEW/OLD BUSINESS

- Administrative Approvals
- Bushnell Park – Design Plan and Manual Presentation; Ms. Mary Zeman from Bushnell Park Foundation and a representative from To Design, Mr. Phil Barlow gave a presentation regarding the replacement of the walkways, LED lighting, a designated service route, benches, bike racks, game tables and updated plantings to revegetate the park.

LIST OF PERMITS
No permits to be discussed

ADJOURMENT
The meeting adjourned at 6:30 p.m.

Respectfully submitted by

Vanessa L. Walton,
Executive Assistant