The Hartford Historic Properties & Preservation Commissions held a Public Hearing at 4:00 p.m. on Wednesday, January 17, 2018, 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, Alternates Greg Andrews and Jonathan Clark
Absent: Commissioner Josye Utick, Alternates, and Aurelia Gale
Staff Present: Vanessa Walton and Valerio Giadone- Hartford Preservations Alliance

CALL TO ORDER
Chair Michael O’Connell called the meeting to order at 4:05 p.m. and announced that Alternate Commissioner Greg Andrews would serve as a full Commissioner for this session.

HISTORIC REVIEWS
There were none.

ADJOURMENT
The meeting adjourned at 4:08 p.m.

Hartford Historic Preservation Commission

Attendance
Present: Chair Michael O’Connell, Lynn Ferrari, Albert Gary, Jeffrey Jahnke, Alternates Greg Andrews and Jonathan Clark
Absent: Commissioner Josye Utick, Alternates, and Aurelia Gale
Staff Present: Vanessa Walton and Valerio Giadone- Hartford Preservations Alliance
CALL TO ORDER
Chair Michael O’Connell called the meeting to order at 4:09 p.m.

HISTORIC REVIEWS

1. 86-88 Cabot Street
   This was an application to do repairs to the roof and third floor exterior siding and windows, which were damaged in a fire. The applicant also proposes to repair the front porch which has deteriorated over the years. Mr. Valerio Giadone of the Hartford Preservation Alliance sat in to represent staff for the City of Hartford. He gave an overview of the report for this property and stated that the application was presented at the previous Historic meeting in December. At that time, the application was denied without prejudice. The applicant, Ms. Cristal Anderson (the daughter and POA of Mr. Clyde Billington, Jr.) was present, and she addressed the Commission. There were no other testimony or comments from the public and the public hearing was closed. The Commission AMENDED the resolution to add the following: “The porch renovation and hand rails be in compliance with building codes”. Commissioner Ferrari made a MOTION to accept the AMENDED resolution, Seconded by Commissioner Jeffrey Jahnke. The AMENDED resolution was APPROVED by a vote of 5-0.

CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
88 CABOT STREET
HISTORIC PRESERVATION PROPOSAL

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal to repair the fire damage to the roof, siding, and windows, and repairs to the front porch; and

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

Whereas, The structure is a wood frame of Queen Anne / Colonial Revival style; and

Whereas, All repairs will be done in a manner consistent with the historic character of the house; and

Whereas, The proposed improvements to this porch are consistent with the City’s Historic Design Principles;

Whereas, The porch renovation and hand rails be in compliance with building codes; Now Therefore Be It

Resolved, The City of Hartford Historic Preservation Commission hereby approves the proposed work as submitted, with this condition:
1) All new windows shall match existing window size, location, material, and design.

Be It Further,
Resolved,  This 17th day of January 2018

2.  **187 Sigourney Street**

This was a proposal to replace the existing roofing materials and to repair the roof eaves, gutters and corbels on a 1900 Italianate townhouse. Mr. Valerio Giadone of the Hartford Preservation Alliance gave an overview and stated this application was denied without prejudice at the previous meeting in December 2017. He also noted that this property together with the property at 189 Sigourney St. are part of the same building and are separated by a zero lot line. Any exterior work done on any of the two properties would affect the entire building. The applicant, Mr. John Alves was present and he addressed and answer questions from the Commission. 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 Greg Andrews. The Commission voted unanimously to APPROVE the resolution by a vote of 5-0.

CITY OF HARTFORD  
HISTORIC PRESERVATION COMMISSION RESOLUTION  
187 SIGOURNEY STREET  
HISTORIC PRESERVATION PROPOSAL

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

**Whereas,** The property is located in the Asylum Hill (Collins & Townley) National Historic District; and

**Whereas,** The structure is a Brick Italianate Townhouse; and

**Whereas,** The proposed improvements to this building are consistent with the City’s Historic Design Principles; Now therefore Be It

**Resolved,** The City of Hartford Historic Preservation Commission hereby approves the proposed work as submitted: Be It Further,

**Resolved,** This 17th day of January 2017

3.  **755 Broad Street**

This was a proposal to do residing, window replacements to a gable roof, and front porch rehabilitation. This is a Queen Anne Wood Structure, built in 1900 in the Frog Hollow National Historic District. Mr. Valerio Giadone of the Hartford Preservation Alliance gave an overview of the proposal and stated this application was denied without prejudice at the previous meeting in December 2017. The applicant/owner, Mr. Fezin Villarreal was present, he addressed the Commission and answered questions. 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 add condition number 3: “that all siding shall be replaced with the same style siding, clapboard or shingles as the original siding”. Seconded by Alternate Commissioner Gregory Andrews. The Commission unanimously APPROVED the AMENDED resolution by a 5-0 vote.
CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
755 BROAD STREET
HISTORIC PRESERVATION PROPOSAL

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal for general repairs; and

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

Whereas, The structure is a Queen Anne wood structure; and

Whereas, The proposed improvements to this building are consistent with the City’s Historic Design Principles; Now therefore Be It

Resolved, The City of Hartford Historic Preservation Commission hereby approves the proposed work as submitted, with these conditions:

1) Handrail height shall be 36” at the porch level and 34” high at the porch stair.
2) Provide 1x5 PVC trim at base of vinyl siding.
3) All siding shall be replaced with the same style siding as the original which is either clapboard or shingles.

Be It Further,

Resolved, This 17th. day of January, 2018

4. 59 Deerfield Street
This was a proposal to do repairs on a 1901 Queen Anne/Colonial Revival home located in the Upper Albany National Historic District. This building had suffered considerable fire damage. Mr. Valerio Giadone of the Hartford Preservation Alliance gave an overview of the proposal and stated this application was denied without prejudice at the previous meeting in December 2017. Mr. Giadone also noted that there was asbestos shingle siding over the original wood siding on both the 1st and 2nd floor of the exterior. The applicant/owner Mr. Frederick Thyme was represented by the contractor for the project, Mr. Amar Miller, who 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 adding conditions 1-6, Seconded by Commissioner Jonathan Clark. The Commission voted unanimously to APPROVE the AMENDED resolution by a vote of 5-0.

CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
59 DEERFIELD AVENUE
HISTORIC PRESERVATION PROPOSAL

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal to repair all fire damage; and
Whereas, The property is located in the Upper Albany National Historic District; and
Whereas, The structure is a wood frame Queen Anne / Colonial Revival style; and
Whereas, The proposed repair will not affect the first (1st.) floor siding; and
Whereas, The proposed repairs are consistent with the City’s Historic Design Principles; Now therefore Be It

Resolved, The City of Hartford Historic Preservation Commission hereby approves the proposed work as submitted, with these conditions:
1) Replace the roof structure and roofing shingles with new of same materials and finish.
2) Replace all double hung windows with new vinyl double hung windows and wood trim to match existing.
3) Provide new wood oval window at front gable with new to match existing.
4) Provide new wood panel window at 2nd floor porch to match existing design
5) Replace all missing or damaged exterior wood trim to match existing.
6) Second and third floor siding to be replaced with vinyl shingle siding to match original wood shingles.

Be It Further,

Resolved, This 17th day of January, 2018

5. 77 Oakland Terrace
This was a proposal to demolish a garage in the rear of a 1905 Queen Anne Colonial Revival home located in the Upper Albany National Historic District. Mr. Valerio Giadone of the Hartford Preservation Alliance gave an overview of the proposal and stated he has spoken with City staff and was informed that the home was undergoing lead removal; however, the garage was in such disrepair, and danger of collapsing, that lead removal was unfeasible, and it was recommended for demolition. Neither the applicant, Creative Construction, nor the owner, Ms. Bertha Watson were present. There were no other comments or testimonies from the public and the Public Hearing was closed. Commissioner Lynn Ferrari made a MOTION to APPROVE the resolution, Seconded by Commissioner Albert Gary. The Commission voted unanimously to APPROVE the resolution by a vote of 5-0.

CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
77-79 OAKLAND TERRACE
HISTORIC PRESERVATION PROPOSAL

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal to demolish the garage; and
Whereas, The property is located in the Upper Albany National Historic District; and
Whereas, The structure is a severely deteriorated wood structure in danger of collapsing; and
Whereas, The proposed demolition of this garage are partially consistent with the City’s Historic Design Principles; Now therefore Be It
Resolved, The City of Hartford Historic Preservation Commission hereby approves the proposed demolition as submitted:
Be It Further,

Resolved, This 17th day of January, 2018.

6. 154-156 Whitney Street
This was a proposal to rebuild a portion of the front porch on a 1910 Shingle Style Colonial Revival home located in the Oxford-Whitney Streets National Historic District. Mr. Valerio Giadone of the Hartford Preservation Alliance gave an overview of the proposal. The applicant, Mr. Dan of Villwell Builders, LLC and the owner, Mr. Paul R. Deveau were present to address the Commission and answer questions. 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 adding conditions 1-9, Seconded by Commissioner Albert Gary. The Commission voted unanimously to APPROVE the AMENDED resolution by a vote of 5-0.
bullnose. New handrails and balusters at stairs will be provided at each side to match original guardrails at the porch.

5. Provide newel post at top and bottom of the stair. Newel post will be 5 1/2” x 5 1/2” turned with round newel cap.

6. The porch base enclosure will be rebuilt with square wood lattice and trim.

7. The porch roof will not be replaced and the roof eave detail will not be changed.

8. No work is proposed for the enclosed porch at the second level.

9. If the height of the guardrails is required to be 42”, applicant is to require approval by staff for guardrail design.

MINUTES
There were no minutes prepared to discuss.

NEW/OLD BUSINESS

1. Administrative Approvals
2. Alternate Commissioner Greg Andrews circulated an email to the Commission members with an excerpt from the 2016 Connecticut State Building Code, Section 104.10.3-Historic structures exemption. He referred to CGS 29-259, - Exemption from code for urban homesteading property and historic structures. As stated in his email, “It’s the basis for my investigation into getting a waiver for all structures within our purview as to preservation of existing porch railing or replacement with ones whose dimensions are historically accurate (and which do not meet current code standard, especially as to height)”. The Commission had a brief discussion regarding the question raised -What is the impact of the language, “…provided that such exemption shall not affect the safe design, use or construction of such property on this Commission’s decisions?”
   a) Staff should communicate with the City’s Building Inspector and get their understanding of that language.

LIST OF PERMITS
No permits to be discussed

ADJOURMENT
The meeting adjourned at 5:12 p.m.

Respectfully submitted by

Vanessa L. Walton,
Executive Assistant