



CITY OF HARTFORD
HARTFORD HISTORIC PROPERTIES &
HISTORIC PRESERVATION COMMISSIONS
Virtual in Hartford, CT
MINUTES DRAFT
December 16, 2020

The Hartford Historic Properties & Preservation Commissions held a Virtual Public Hearing at 4:00 p.m. on Wednesday, December 16, 2020.

Hartford Historic Properties Commission

Attendance

Present: Chair Jeffrey Jahnke, Commissioners Albert Gary, Virginia Seeley, Jonathan Clark, and Alternate Commissioner Carey Shea

Absent: Commissioner Edith Pestana, and Alternate Commissioner Aurelia Gale

Staff Present: Aimee Chambers, Attorney Rich Vassallo, Autumn Florek, and Paige Berschet

CALL TO ORDER

Chair Jeffrey Jahnke called the meeting to order at 4:07 pm.

HISTORIC REVIEWS

ADJOURNMENT

There was a **MOTION** to adjourn by Commissioner Virginia Sealy, **SECONDED** by Commissioner Albert Gary and the meeting was adjourned at 4:09 pm.

Hartford Historic Preservation Commission

Attendance

Present: Chair Jeffrey Jahnke, Commissioners Albert Gary, Virginia Seeley Jonathan Clark, and Alternate Commissioner Carey Shea

Absent: Commissioner Edith Pestana, and Alternate Commissioner Aurelia Gale

Staff Present: Aimee Chambers, Attorney Rich Vassallo, Autumn Florek, and Paige Berschet

CALL TO ORDER

Chair Jeffrey Jahnke called the meeting to order at 4:09 pm. Alternate Commissioner Carey Shea was seated as a full Commissioner for this meeting.

HISTORIC REVIEWS

1. Continued from 12/3 36-70 Talcott St.

This application proposed demolition of the parking garage and attached pedestrian bridge. Ms. Autumn Florek, Senior Planner, stated that there was a Site Visit that took place December 3rd at 10 am with Commissioners, Staff, and other attendees present. Photos were taken and attendees discussed options for the bridge. To allow for time to provide more detail to the Commission, Jane Davey, on

behalf of the applicant, consented to an extension by email to the February 17th, 2021 meeting.

2. 795 Park St

This application was for proposed installation of aluminum signage. Ms. Autumn Florek presented the staff report. Commissioner Carey Shea asked where the sign would be set and if the signage would be within the frame or larger than the frame. Ms. Autumn Florek stated that the applicant had proposed to install the signage in a similar fashion to the previous sign.

The applicant, Mr. Salah Ghaleb, nor the Owner, Park Putnam Associates, were present to address and answer questions from the Commission. There were no testimony, comments or questions from the public and the Public Hearing was closed.

The Commission deliberated and concluded that the signage could be approved similarly to the previous sign and must not exceed the dimensions of the frame.

Commissioner Jonathan Clark made a **MOTION** to **AMEND** the resolution to add the following condition:

1. The sign must be no larger than the existing sign within the frame.

SECONDED by Commissioner Virginia Seely. The **AMENDED** resolution was **APPROVED with CONDITIONS** by a vote of **5-0**.

**CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
795 PARK STREET
HISTORIC PRESERVATION PROPOSAL**

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal for the replacement of signage at 795 Park Street; and

Whereas, The subject site is a contributing property in the Frog Hollow National Historic District; and

Whereas, The proposed signage would be 10 feet above the ground, secured above the entrance, and would front Park Street and Putnam Streets; and

Whereas, The signage would be for 'Wally's Deli and Grill' and aluminum, with the Park Street sign 3 feet by 16 feet and the Putnam Street sign 3 feet by 12 feet; and

Whereas, The sign would be installed in a band above the first-floor windows and entrance, similar to other storefronts along Park Street; and

Whereas, The proposed work is 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.

Be It Further,

Resolved, This 16th day of December 2020.

1
2 **3. 524 Farmington Ave**
3

4 This application was for a proposed change in roof and materials. Ms. Autumn Florek presented
5 the staff report. Chair Jeffrey Jahnke had some concerns with the durability of the EIFS, or
6 panelized stucco product as proposed.
7

8 Ms. Alexandra Lerner and Mr. Sean O'Brien were present on behalf of the applicant. Ms
9 Alexandra Lerner addressed and answered questions from the Commission including the change
10 in location for the pay window and menu boards, changes to the landscaping, and the proposed
11 EIFS material. Chair Jeffrey Jahnke asked for staff to review the EIFS product cutsheet during
12 the site plan review.
13

14 There were no testimony, comments or questions from the public and the Public Hearing was closed.
15

16 The Commission entered into deliberation and Commissioner Virginia Seely made a **MOTION** to
17 accept the resolution as written by staff, **SECONDED** by Commissioner Albert Gary. The
18 application was **APPROVED** by a vote of **5-0**.
19

20 **CITY OF HARTFORD**
21 **HISTORIC PRESERVATION COMMISSION RESOLUTION**
22 **524 FARMINGTON AVENUE**
23 **HISTORIC PRESERVATION PROPOSAL**
24

25 Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal for the
26 remodeling of the Burger King restaurant and the replacement of the roof at 524
27 Farmington Avenue; and
28

29 Whereas, The site is a non-contributing property in the Sisson-South Whitney National Historic
30 District; and
31

32 Whereas, The Applicant proposes to remove the existing mansard roof and apply a new façade,
33 which would have three metal vertical accent elements; and
34

35 Whereas, The panels added to the façade would be similar to a parapet roof; and
36

37 Whereas, A red parapet band would be added near the roofline; and
38

39 Whereas, Metal canopies would be added to the front and side facades; and
40

41 Whereas, The Applicant would also repoint and repaint the remaining exterior brick; and
42

43 Whereas, The proposal would retain the existing and massing of the existing building; and
44

45 Whereas, The proposal would not be harmful to the historic character of the property or the district;
46

47 Now therefore Be It
48

49 Resolved, The City of Hartford Historic Preservation Commission hereby approves the proposed
50 work.
51

52 Be It Further,
53

54 Resolved, This 16th day of December 2020.

1
2 **4. 779 Albany Ave**
3

4 This application was for a proposed installation of louvered awnings, paneling, wall signage, and
5 new tower feature. Ms. Autumn Florek presented the staff report.
6

7 Mr. John Gavin and Mr. Dan Whitney were present on behalf of the applicant. They both addressed
8 the Commission and answered questions about the inset impression panels that are now big red
9 rectangles. There were no testimony, comments or questions from the public and the Public Hearing
10 was closed.
11

12 The Commission entered into deliberation and Commissioner Virginia Seely made a **MOTION** to
13 accept the resolution as written by staff, **SECONDED** by Commissioner Albert Gary. The
14 application was **APPROVED** by a vote of **5-0**.
15

16 **CITY OF HARTFORD**
17 **HISTORIC PRESERVATION COMMISSION RESOLUTION**
18 **779 ALBANY AVENUE**
19 **HISTORIC PRESERVATION PROPOSAL**
20

21 Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal to remodel
22 the façade, replace and install signage, and install shutter awnings and mounted lights at
23 779 Albany Avenue; and
24

25 Whereas, The subject property is a non-contributing property in the Upper Albany National
26 Historic District.; and
27

28 Whereas, The subject property is a fast food restaurant originally built in 1987 and a non-
29 contributing property in the Upper Albany National Historic District; and
30

31 Whereas, The proposed changes include the removal the existing tower pyramid; the replacement
32 of the existing tower signs with a new 10' x 8'8" (86.67 sf) vinyl sign; the installation of
33 five new aluminum signs including two 13.39 sf signs on the front façade, two 13.39 sf
34 signs on the west side façade, and one 86.67 sf on the rear façade; the replacement of the
35 shutter awnings in kind; and the addition of new lighting arms mounted above the
36 roofline; and
37

38 Whereas, Due to the non-contributing status and the lack of any changes to the massing and scale
39 of the structure, the proposal would not negatively impact the site and district;
40

41 Now therefore Be It
42

43 Resolved, The City of Hartford Historic Preservation Commission hereby approves the proposed
44 work.
45

46 Be It Further,
47

48 Resolved, This 16th day of December 2020.
49

50 **5. 100 Pearl St**
51

52 This application was for a proposed removal of balconies, addition of two-story 'glass cube',
53 installation of media tower, and replacement of planter beds areas. Ms. Autumn Florek
54 presented the staff report and read the letter from the Hartford Preservation Alliance into the

record requesting that the HPC deny the proposal. Ms. Autumn Florek answered the Commissioners questions in regards to the balconies and glass box installation as well as the media tower.

Eric Bell, architect for the project, was present on behalf of the owner and tenant, Hartford Healthcare. He addressed the Commission and answered questions about the project proposal. He stated that the glass box will be a new lobby space and entrance to the first floor, but the main entrance will still be on Pearl St. They plan to match the glass with the glass on the existing building and the interior windows will remain. They added bollards in the outdoor space to define the area. They are proposing to eliminate the fan shaped window to mimic the windows below, but this is something they are amenable to changing. He also addressed questions about the media tower and clock tower.

The Public Hearing was opened for comment from the public and Mary Falvey from the Historic Preservation Alliance stated that she has no problem with the glass cube design, but believed that the fan window should remain, and that the media tower distracts from the streetscape and should not be approved. There were no other testimony, comments or questions from the public and the Public Hearing was closed.

Commissioners were mostly in agreement on the approval of the glass cube. Commissioners agreed that the bollards nearest the building and bus shelter should be removed. Commissioners agreed that the fan shaped window should stay and that they would like to see what the signage above would look like with the fan shaped window remaining. The Commissioners stance on the media tower and removal of the clock tower varied. There was discussion about the possibility of opening up the base of the media tower to allow for more street visibility. They requested more details on the condition of the clock tower and potential options for keeping it, as well as further design details for the media tower.

They proposed to table the discussion until the January HPC Meeting on the media tower and courtyard, the alternate plan for signage above the fan shaped window, and plans for the clock tower.

Commissioner Carey Shea made a **MOTION** to approve portions of the proposal including retaining the fan shaped window on the west façade, retaining and reusing the clock tower, preferably on site, the glass cube as proposed, and the removal of the three bollards in the outdoor space, **SECONDED** by Commissioner Virginia Seeley, **APPROVED** by a vote of **5-0**.

**CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
100 PEARL STREET
HISTORIC PRESERVATION PROPOSAL**

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal for the new signage and the removal of existing features and addition to the existing building façade for the property at 100 Pearl; Street; and

Whereas, The subject property is located in the Asylum Pearl Trumbull State Historic District; and

Whereas, The existing site retains the façade of the 1924 Neoclassical Mechanics Savings Bank; and

Whereas, The façade of the 100 Pearl Street Corning Building retains some acknowledgements to its architectural history, like a recessed section of black granite in the front façade and a raised disk with lettering, but has largely been replaced and does not retain its historic character; and

1
2 Whereas, The Applicant full proposal included the removal of the 20' clock and the two existing
3 balconies, located on the west and south facades between the first and second stories, and
4 construct a two-story 'glass box', which would have a height of 32' 4" above the grade of
5 the plaza. The Applicant would remove the existing landscaping and install two new
6 planter beds, along the Trumbull Street and Pearl Street frontage, respectively; and
7
8 Whereas, The Applicant would also install new signage that includes a 9' x 9' sign at the top of the
9 building, two 5'4" x 5'4" signs on the west and south facades, respectively, and a 10' x
10 10' sign on the pavers of the plaza, and a 24'1" media tower with six dynamic digital
11 displays
12
13 Whereas, The proposed signage avoids the remaining façade of the Mechanics Savings Bank; and
14
15 Whereas, The Commission determined that certain elements of the proposal do not threaten the
16 historic nature of the site and the neighborhood as a whole.
17
18 Now therefore Be It
19
20 Resolved, The City of Hartford Historic Preservation Commission hereby approves the removal of
21 the two balconies and the installation of the glass cube entrance at the southwest corner
22 of the building; and
23
24 Resolved, The City of Hartford Historic Preservation Commission hereby requests that the
25 Applicant retain the fanlight window on the west elevation; and
26
27 Resolved, That all other aspects of the proposal are tabled to the January regular meeting for further
28 consideration.
29
30 Be It Further,
31
32 Resolved, This 16th day of December 2020.

33 34 6. 291 Collins St

35
36 This application was for a proposed replacement of porch steps and handrail. Ms. Autumn Florek
37 presented the staff report.
38

39 The applicant, Eric Kozak, was present and addressed the Commissioners questions. He stated that
40 the front siding that had been partially removed was aluminum and underneath was wood siding and
41 that there was no structural sagging in the porch. There were no testimony, comments or questions
42 from the public and the Public Hearing was closed.
43

44 Commissioner Virginia Seely made a **MOTION** to **AMEND** the resolution to state the following:
45

46 At the fourth Whereas,

47 The Applicant proposes to replace the existing stairs and handrail; and with 2 x 4 handrail
48 with a 2 x 3 handrail, 2 x 2 square balusters, a new ~~stair~~ kneewall cap, and a 4 x 4 square
49 newel posts, all of which would be pine. The existing pine steps would be replaced in kind
50 with full risers, square **bullnose** treads, and a **1 1/4"** overhang
51

52 To add the following Recommendation:
53

- 54 1. The Commission strongly recommends to removal of the aluminum siding and restoration
55 the wood siding on the porch.

And to strike the Fifth whereas. **SECONDED** by Commissioner Albert Gary. The **AMENDED** resolution was **APPROVED** by a vote of **5-0**.

**CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
291 COLLINS STREET
HISTORIC PRESERVATION PROPOSAL**

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal for the reconstruction of the front steps and replacement of the posts at 291 Collins Street; and

Whereas, The subject site is a contributing property in the Collins and Townley Streets National Historic District; and

Whereas, The structure is an American Foursquare that, according to land records, was built in approximately 1920; and

Whereas, The Applicant proposes to replace the existing stairs and handrail; and with 2 x 4 handrail with a 2 x 3 handrail, 2 x 2 square balusters, a new stair kneewall cap, and a 4 x 4 square newel posts, all of which would be pine. The existing pine steps would be replaced in kind with full risers, square treads, and a 1 ¾" overhang; and

Whereas, The proposed porch would have a 2 x 4 handrail with a 2 x 3 handrail, 2 x 2 square balusters, a new stair kneewall cap, and a 4 x 4 square newel posts, all of which would be pine. The existing pine steps would be replaced in kind with full risers, square treads, and a 1 ¾" overhang; and

Whereas, The Applicant would replace the missing posts and reinstall the lattice; and

Whereas, The proposed work is not 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.

Be It Further,

Resolved, This 16th day of December 2020.

7. 29-31 Charter Oak Pl

This was an application for a proposed replacement of windows. Ms. Autumn Florek presented the staff report.

The applicant, Mitchell Urda, was present and addressed the Commissioners questions. He stated that the windows have already been purchased and the mullion between the windows is aluminum. Both are in a white color. There were no testimony, comments or questions from the public and the Public Hearing was closed.

The Commission deliberated and concluded that they would have recommended a sandstone or bronze color for the windows and mullions to better fit with the brick building if the products had not been purchased already.

Commissioner Jonathan Clark made a **MOTION** to **AMEND** the resolution and strike the second

resolved, **SECONDED** by Commissioner Albert Gary. The application was **APPROVED** by a vote of **5-0**.

**CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
29-31 CHARTER OAK PLACE
HISTORIC PRESERVATION PROPOSAL**

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal for the replacement of the windows at 29-31 Charter Oak Place; and

Whereas, The site is a contributing property in the Charter Oak Place National Historic District; and

Whereas, The structure was built in approximately 1920 as an apartment building and is still used as multifamily residential structure at present; and

Whereas, The building was designed in the Jacobethan Revival style and is largely preserved in its historical condition with the exception of the windows; and

Whereas, The structure currently has a mix of 1/1 double-hung metal and vinyl windows, which would be replaced with 1/1 double-hung vinyl windows; and

Whereas, The Applicant began window replacement prior to historic review; and

Whereas, The Applicant proposes to replace all metal windows on the front, side, and rear facades; and

Whereas, The Applicant proposes to replace the 1/1 double hung metal windows with 1/1 double hung vinyl windows; and

Whereas, The existing windows had been replacement windows themselves and it would be preferable to have all the façade windows match; and

Whereas, The proposed work is not 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.

Resolved, 1/1 windows shall be replaced to match as closely as possible the dimensions and profiles of existing components such as stiles, sash, glazing bars, and area of glass.

Be It Further,

Resolved, This 16th day of December 2020.

Commissioner Albert Gary made a **MOTION** to combine the Agenda items for 538 Broad St and 550 Broad St, **SECONDED** by Commissioner Virginia Seely, and **APPROVED** by a vote of **5-0**.

8. 538 Broad St and 550 Broad St

1 These were applications for proposed replacement of steps, railing, and flooring. Ms. Autumn
2 Florek stated that the two applications were nearly identical and presented the staff report.

3
4 The applicant, Roni Roviv, and her architect, Robert Hurd were present and addressed the
5 Commissioners questions. He stated that they want to restore the symmetry of the front porches, and
6 the products proposed for the flooring and railing. They plan to match the balusters and lattice color
7 to match. There were no testimony, comments or questions from the public and the Public Hearing
8 was closed.

9
10 Commissioner Jonathan Clark made a **MOTION** to **AMEND** the resolutions to state the following:

11
12 At the third Whereas,

13 The Applicant would replace the top and bottom rails of the first-, second-, and third-
14 story porches, which are currently pressure-treated wood, with composite top and bottom
15 rails. The Applicant also proposes to reconstruct the steps with a handrail, stringer, **5/4”**
16 **bullnose Azek** treads, risers, and square balusters similar to those installed on the porch
17 The decking, currently comprised of 5/4” pressure-treated wood, would be replaced with
18 5/4” Azek TimberTech tongue-and-groove composite decking, while the Applicant
19 would replace any missing boards. The diagonal 1-inch lattice work would be replaced
20 with a 1-inch orthogonal vinyl lattice with a 6-inch vinyl trim; and

21
22 **SECONDED** by Commissioner Albert Gary. The **AMENDED** resolutions were **APPROVED** by a
23 vote of **5-0**.

24
25 **CITY OF HARTFORD**
26 **HISTORIC PRESERVATION COMMISSION RESOLUTION**
27 **538 BROAD STREET**
28 **HISTORIC PRESERVATION PROPOSAL**

29
30 Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal for the
31 repair of the front porch and replacement of the flooring, porch rail, porch steps, and
32 lattice at 538 Broad Street; and

33
34 Whereas, The site is a contributing property in the Frog Hollow National Historic District believed
35 to have been built around 1910; and

36
37 Whereas, The Applicant would replace the top and bottom rails of the first-, second-, and third-
38 story porches, which are currently pressure-treated wood, with composite top and bottom
39 rails. The Applicant also proposes to reconstruct the steps with a handrail, stringer,
40 treads, risers, and square balusters similar to those installed on the porch The decking,
41 currently comprised of 5/4” pressure-treated wood, would be replaced with 5/4” Azek
42 TimberTech tongue-and-groove composite decking, while the Applicant would replace
43 any missing boards. The diagonal 1-inch lattice work would be replaced with a 1-inch
44 orthogonal vinyl lattice with a 6-inch vinyl trim; and

45
46 Whereas, The proposal would repair the porch and install missing features, including trim and
47 board; and

48
49 Whereas, The reconstructed steps and balustrade would be consistent with those seen on Perfect
50 Sixes; and

51
52 Whereas, The proposed work is consistent with the City’s Historic Design Principles;

53
54 Now therefore Be It

Resolved, The City of Hartford Historic Preservation Commission hereby approves the proposed work.

Be It Further,

Resolved, This 16th day of December 2020.

**CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
550 BROAD STREET
HISTORIC PRESERVATION PROPOSAL**

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal for the repair of the front porch and replacement of the flooring, porch rail, porch steps, and lattice at 550 Broad Street; and

Whereas, The site is a contributing property in the Frog Hollow National Historic District believed to have been built around 1910; and

Whereas, The Applicant would replace the top and bottom rails of the first-, second-, and third-story porches, which are currently pressure-treated wood, with composite top and bottom rails. The Applicant also proposes to reconstruct the steps with a handrail, stringer, treads, risers, and square balusters similar to those installed on the porch. The decking, currently comprised of 5/4" pressure-treated wood, would be replaced with 5/4" Azek TimberTech tongue-and-groove composite decking, while the Applicant would replace any missing boards. The diagonal 1-inch lattice work would be replaced with a 1-inch orthogonal vinyl lattice with a 6-inch vinyl trim; and

Whereas, The proposal would repair the porch and install missing features, including trim and board; and

Whereas, The reconstructed steps and balustrade would be consistent with those seen on Perfect Sixes; and

Whereas, The proposed work is 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.

Be It Further,

Resolved, This 16th day of December 2020.

NEW/OLD BUSINESS

a. Administrative Approvals

Ms. Autumn Florek provided the number of administrative approvals since the September meeting which included 9 In-Kind roof replacements, 7 solar installations, 4 In-Kind porch repairs, 2 HVAC systems, and various other approvals.

b. 23 Alden St

Ms. Aimee Chambers stated that an application had been previously approved in the spring by the

1 Commission for porch and overall structure repairs. There was a little confusion on the report, the
2 staff reported that the doors were to remain and be painted, but the applicant has since replaced
3 them with solid wood six panel doors.
4

5 The Commissioners discussed that although the doors are already installed, they agreed that they
6 would have required large glass pane at the top of the door if they would have known.
7

8 Chair Jeffrey Jahnke made a **MOTION** to allow staff to provide guidelines for the two front
9 doors to be installed in order for the project to be deemed complete, **SECONDED** by
10 Commissioner Jonathan Clark, **APPROVED** by a vote of **5-0**.
11

12 13 MINUTES

14 a. October 21

15 Commissioner Jonathan Clark made a **MOTION** to approve the minutes as presented by staff,
16 **SECONDED** by Commissioner Virginia Seeley, **APPROVED** by a vote of **5-0**.
17

18 b. November 18

19 Commissioner Jonathan Clark made a **MOTION** to approve the minutes as presented by staff,
20 **SECONDED** by Commissioner Virginia Seeley, **APPROVED** by a vote of **5-0**.
21

22 c. December 2

23 Commissioner Virginia Seeley made a **MOTION** to approve the minutes as presented by staff,
24 **SECONDED** by Chair Jeffrey Jahnke, **APPROVED** by a vote of **5-0**.
25

26 ADJOURNMENT

27 Chair Jeffrey Jahnke made a **MOTION** to adjourn the meeting, **SECONDED** by Commissioner
28 Virginia Seeley, **APPROVED** by a vote of **5-0**. The meeting adjourned at 8:31 p.m.
29

Respectfully submitted by

Paige Berschet, Administrative Assistant

AC