



**CITY OF HARTFORD  
VIRTUAL MEETING OF THE  
HARTFORD HISTORIC PROPERTIES &  
HISTORIC PRESERVATION COMMISSIONS**

**DRAFT MINUTES**

April 21, 2021

The Hartford Historic Properties & Preservation Commissions held a Virtual Public Hearing at **4:00 p.m. on Wednesday, April 21, 2021.**

**Hartford Historic Properties Commission**

**Attendance**

Present: Chair Jeffrey Jahnke, Commissioners Albert Gary, Edith Pestana, Virginia Seeley, Alternate Commissioners Zoe Chatfield and Carey Shea

Absent, Commissioner Jonathan Clark

Staff Present: Paul Bengtson, Aimee Chambers, Attorney Richard Vassallo and Vanessa Walton

**CALL TO ORDER**

Chair Jeffrey Jahnke called the meeting to order at 4:05 pm.

**HISTORIC REVIEWS**

**There were none.**

**ADJOURNMENT**

The meeting adjourned at 4:07 p.m.

**Hartford Historic Preservation Commission**

**Attendance**

Present: Chair Jeffrey Jahnke, Commissioners Albert Gary, Edith Pestana, Virginia Seeley, Alternate Commissioners Zoe Chatfield and Carey Shea

Absent, Commissioner Jonathan Clark

Staff Present: Paul Bengtson, Aimee Chambers, Attorney Richard Vassallo and Vanessa Walton

**CALL TO ORDER**

Chair Jeffrey Jahnke called the meeting to order at 4:09 pm and seated Alternate Commissioner Zoe Chatfield. Commissioner Edith Pestana experienced technical difficulties and Alternate Commissioner Carey Shea was seated at that time.

**HISTORIC REVIEWS**

**1. Continued- 30 Pope Park Drive (Pope Park)**

This was a proposal for the installation of a T-Ball field and batting cages at Pope Park which is located in the Frog Hollow National Historic District.

This was a continuation from the March 21, 2021 meeting at which, concerns regarding the height of the fence were raised by the public. The Commission and the applicant agreed to look into alternatives.

Principal Planner Paul Bengtson gave an overview of the project. The applicant, Mr. John Tunsy of TO Design was present and he addressed the Commission regarding the proposed installation and safety features of the fence.

The Public Hearing was opened and the Commission heard from Mr. David Morin of 24 Park Place, who spoke in favor of an increased fence height, but raised concern regarding the change in the direction that the new ball park would face. Ms. Mary Cockram spoke in favor of the proposal and stated that she had no objection of the design. There were no further questions, testimony or comments and the Public Hearing was closed.

Commissioner Carey Shea made a **MOTION to ACCEPT** the resolution as written by staff, **Seconded** by Commissioner Virginia Seeley. The resolution was **APPROVED with CONDITIONS** by a vote of **4-1** with an abstention from Chair Jeffrey Jahnke.

**CITY OF HARTFORD  
HISTORIC PRESERVATION COMMISSION RESOLUTION  
30 POPE PARK DR. (POPE PARK)**

- Whereas,** The City of Hartford Historic Preservation Commission reviewed the proposed T-ball field and batting cages at Pope Park; and
- Whereas,** The park is located in the Frog Hollow National Historic District; and
- Whereas,** The Applicant proposes to install two batting cages; and
- Whereas,** The proposes batting cages would together occupy a space that is 72' x 28'; and
- Whereas,** The Applicant proposes to construct a T-ball field; and
- Whereas,** The Applicant proposes to install a backstop with a height of 17'7.5"; and
- Whereas,** The Applicant proposes to install a chainlink fence to encircle the proposed field; and
- Whereas,** The proposed fencing would be installed in the outfield at a distance approximately 150' from home plate; and
- Whereas,** The proposed fence would have a height of 8' opposite the infield and 5' along the rest of the perimeter; and
- Whereas,** The Applicant proposes to install 2 dugouts enclosed with chainlink fencing; and
- Whereas,** The proposed dugouts would cover an 8' x 20' area; and
- Whereas,** The Applicant proposes to install two bleachers; and
- Whereas,** The proposed structures could be removed easily with little impact on the historical landscape; and

- Whereas,** The proposed chainlink fencing would be partly transparent; and
- Whereas,** The Applicant proposes changes to the grading of the proposed site; and
- Whereas,** The proposed grading could have a lasting impact on the historical landscape and should be minimized if possible; and
- Whereas,** The proposed work is mostly 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 with the following condition:

1. The designer shall make every effort to minimize the grading work associated with the t-ball field.
2. The proposed chain link ballfield enclosure shall be reduced to a maximum of three feet in height beyond the infield.
3. The proposed batting cages shall be moved to the third base side of the little league field.

Be It Further,

**Resolved,** This 21<sup>st</sup> day of April 2021.

**2. 121 Tremont Street**

This was a proposal for a platform lift and the installation of a pole mounted sign on an 1896 Tudor Colonial Revival building. It is located in the West End North National Historic District.

Principal Planner Paul Bengtson gave an overview of the proposal. The applicant, Mr. Damion Williams, CFO of Futures, Inc was present, along with Mr. Bret Bowen and they addressed and answered questions from the Commission. The Commission also heard from Ms. Mary Falvey, Executive Director of the Hartford Preservation Alliance, who requested that the sign be placed parallel to the building, for a more aesthetically pleasing design in the Historic District. There were no further questions, testimony or comments and the Public Hearing was closed.

Commissioner Virginia Seeley made a **MOTION to AMEND** the resolution to add condition 2 that reads as follows:

2. That the direction of the sign be parallel to the building

**Seconded** by Commissioner Zoe Chatfield. The **AMENDED** resolution was **APPROVED with CONDITIONS** by a vote of **5-0**.

**CITY OF HARTFORD  
HISTORIC PRESERVATION COMMISSION RESOLUTION  
121 TREMONT STREET**

- Whereas,** The City of Hartford Historic Preservation Commission reviewed the proposal for site improvements, signage, and an addition to an existing structure; and
- Whereas,** The property is located in the West End North National Historic District; and

**Whereas,** The structure is a 2 ½ story wood frame in Tudor/Colonial Revival style; and

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

**Whereas,** The applicant proposes site improvements, signage, and an addition to an existing structure as indicated on the architectural drawing set dated February 1, 2021; and

**Whereas,** The addition and site work are consistent with the City’s Historic Design Principals;

Now Therefore Be It

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

1. The applicant shall obtain a certificate of planning compliance upon completion of the work herein.
2. That the direction of the sign be parallel to the building

Be It Further,

**Resolved,** This 21st day of April 2021.

**3. 215 Pearl Street**

This was a proposal for the installation of a new ingress/egress door from the terrace into the building of a 1924 Georgian Revival event building, located in the Ann Street National Historic District.

Principal Planner Paul Bengtson gave an overview of the proposal. The Applicant, Mr. Bret Brown was present and he addressed and answered questions from the Commission. There were no further questions, testimony or comments from the public and the Public Hearing was closed.

Commissioner Virginia Seeley made a **MOTION** to accept the resolution as written by staff, **Seconded** by Commissioner Albert Gary. The resolution was **APPROVED with CONDITIONS** by a vote of **5-0**.

**CITY OF HARTFORD  
HISTORIC PRESERVATION COMMISSION RESOLUTION  
121 PEARL STREET**

**Whereas,** The City of Hartford Historic Preservation Commission reviewed the proposal to rehabilitate an existing church structure; and

**Whereas,** The property is located in the Ann Street National Historic District; and

**Whereas,** The structure is a 2 story brick church building of Georgian Revival style; and

**Whereas,** All rehabilitation work will be done in a manner consistent with the historic character of the building; and

**Whereas,** The applicant proposes to rehabilitate the existing structure as indicated on the architectural drawing set dated April 1, 2021; and

**Whereas,** The proposed rehabilitation work is consistent with the City’s Historic Design Principals;

Now Therefore Be It

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

1. A Certificate of Planning Compliance shall be obtained by the applicant upon completion of the project.
2. The pedestrian plaza’s railings and light fixtures shall be of a consistent design and finish.
3. The metal railings proposed for area surrounding the rear stairway shall be designed and finished in a manner consistent with the rear stairway.

Be It Further,

**Resolved,** This 21st day of April 2021.

**4. 0 Olive Street**

This was a proposal for the replacement of a static (non-digital) billboard sign face with a 14 ft. by 48 ft. digital display bill board. The current bill board, was erected in 1985 and is located in the Parkville National Historic District

Principal Planner Paul Bengtson gave an overview of the proposal. The applicant, Mr. Brian Roeser of OUTFRONT Media, and his attorney, Mr. Steve Bonafonte, were present and they addressed and answered questions from the Commission. The Commission also heard from Ms. Mary Falvey, Executive Director of the Historic Preservation Alliance who spoke in opposition of the digital billboard being located in a historic district. There were no further questions, testimony or comments from the public and the Public Hearing was closed.

The Commission deliberated and felt that an electronic bill board in a historic district would be detrimental. Commissioner Virginia Seeley made a **MOTION to DENY** the proposal, **Seconded** by Commissioner Carey Shea. The Commission **DENIED WITHOUT PREJUDICE** the proposal by a vote of **4-0**, with 1 abstention from Chair Jeffrey Jahnke.

**5. 10-12 Center Street**

This was a proposal for the construction of a new Neighborhood Service Facility which will be the leasing office and the Community space for the Clay Arsenal Renaissance Apartment Complex. This building is located in the Clay Hill National Historic District.

Principal Planner Paul Bengtson gave an overview of the proposal. The applicant, Mr. Polina Bakhteiartov of Omni America, LLC and Mr. Paul Atteman, of Arch of Union Studio were present and they addressed the Commission. There were no questions, testimony or comments from the public and the Public Hearing was closed.

Commissioner Virginia Seeley made a **MOTION to ACCEPT** the resolution as written by staff, **Seconded** by Commissioner Edith Pestana. The resolution was **APPROVED with CONDITIONS** by a vote of **5-0**.

**CITY OF HARTFORD  
HISTORIC PRESERVATION COMMISSION RESOLUTION  
10-12 CENTER STREET**

**Whereas,** The City of Hartford Historic Preservation Commission reviewed the proposal to

construct a new neighborhood services building; and

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

**Whereas,** The site is currently undeveloped; and

**Whereas,** All construction will be done in a manner consistent with the Designing New Buildings in Historic Districts section of the City of Hartford Guidelines for Renovations and Additions to Historic Structures with the conditions included; and

**Whereas,** The applicant proposes to rehabilitate the existing structure as indicated on the architectural drawing set dated March 22, 2021;

**Whereas,** The proposed structure is consistent with the City's Historic Design Principals, with the conditions included;

Now Therefore Be It

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

1. The height of the structure's parapets shall be a minimum of 20 feet.
2. A Certificate of Planning Compliance shall be required upon completion of construction.

Be It Further,

Resolved, This 21st day of April 2021.

**6. 222 Girard Avenue**

This was a proposal for the replacement of 53 wood windows with fibrex windows. The building is a 1927 Georgian Revival Residential building, located in the Prospect Avenue National Historic District.

Principal Planner Paul Bengtson gave an overview of the proposal. Mr. Chris George of Renewal by Anderson was present and he addressed and answered questions from the Commission stating that the windows were not repairable. There were no further questions, testimony or comments and the Public Hearing was closed.

The Commission deliberated and with the consent of the applicant, Commissioner Virginia Seeley **MADE** a **MOTION** to **CONTINUE** this item at the next scheduled meeting to allow the applicant to return with photographic evidence that the windows have failed. **Seconded** by Commissioner Albert Gary. The item was **CONTINUED** by a vote of **5-0**.

*Let the Record reflect that Alternate Commissioner Zoe Chatfield left the meeting at 6:00 pm. Chair Jeffrey Jahnke seated Alternate Commissioner Carey Shea as a full Commissioner for the remainder of this meeting.*

**7. 369 Capitol Avenue**

This was a proposal for the addition of a 16-foot by 28-foot patio cover to be installed over a portion of the existing outdoor seating area of a 1910 Italianate/Commercial mixed use building. It is located in the Frog Hollow National Historic District.

Principal Planner Paul Bengtson gave an overview of the proposal. The applicant, Ms. Chelsey Mancini was present and she addressed and answered questions from the Commission. The Commission also heard from Mr. Brian Cunningham of Robert Green Associates. There were no questions, testimony or comments from the public and the Public Hearing was closed.

Commissioner Virginia Seeley made a **MOTION** to **APPROVE** the resolution as written by staff, **Seconded** by Commissioner Edith Pestana. The resolution was **APPROVED with CONDITIONS** by a vote of **5-0**.

**CITY OF HARTFORD  
HISTORIC PRESERVATION COMMISSION RESOLUTION  
369 CAPITOL AVENUE**

**Whereas,** The City of Hartford Historic Preservation Commission reviewed the proposal For the addition of a patio cover to the existing structure; and

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

**Whereas,** The structure is a 3 story brick mixed use building; and

**Whereas,** The applicant proposes to add a patio cover per the architectural drawing set submitted April 7, 2021; and

**Whereas,** The proposed patio cover is designed in a manner that complies with the Guidelines in terms of location on the building, massing, and architectural detail; and

**Whereas,** The proposed patio cover is not consistent with the City's Historic Design Principals, particularly with regard to respecting the street line;

Now Therefore Be It

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

1. The patio cover shall include a rain gutter and the applicant shall provide plans for how the rainwater is controlled and directed to staff for review prior to the submittal of applications for Zoning approval.
2. The applicant shall obtain a Certificate of Planning Compliance upon completion of the project.

Be It Further,

**Resolved,** This 21<sup>st</sup> day of April 2021.

**8. 479 Farmington Avenue**

This was a proposal for the installation of an aluminum wall sign on a 1921 Tudor Revival Mixed- Use building that is located in the Sisson-South Whitney National Historic District.

Principal Planner Paul Bengtson gave an overview of the proposal. Neither the owner, 479 Farmington Partners, nor the applicant, Yael Salomon were present at this meeting to address the

Commission. There were no questions, testimony or comments and the Public Hearing was closed.

The details of the report submitted by Principal Planner Paul Bengtson gave enough information on the proposal for the commission to move forward in their decision.

Commissioner Virginia Seeley made a **MOTION to ACCEPT** the resolution as written by staff, **Seconded** by Commissioner Albert Gary. The resolution was **APPROVED** by a vote of **5-0**.

**CITY OF HARTFORD  
HISTORIC PRESERVATION COMMISSION RESOLUTION  
479 FARMINGTON AVENUE**

- Whereas,** The City of Hartford Historic Preservation Commission reviewed the proposal to add a new flat aluminum sign for a tenant of the exiting mixed-use structure; and
- Whereas,** The property is located in the Sisson-South Whitney National Historic District; and
- Whereas,** The structure is Tudor Revival style mixed-use building; and
- Whereas,** The signage is designed to fit within the existing sign band; and
- Whereas,** All proposed work will be done in a matter consistent with the historic character of the building; and
- Whereas,** The proposed flat aluminum sign is consistent with the City’s Historic Design Principals; and
- Now Therefore Be It
- Resolved,** The City of Hartford Historic Preservation Commission hereby approves the proposed sign.
- Be It Further,
- Resolved,** This 21<sup>st</sup> day of April 2021

**9. 287 Park Street**

This was a proposal for renovations to the façade of a building/warehouse, built in 1926. It’s located within the boundaries of the Jefferson Seymour National Historic District.

Principal Planner Paul Bengtson gave an overview of the proposal. The Applicant, Mr. Terry Waller was present and he addressed and answered questions from the Commission. The Public Hearing was opened, however there were no additional comments from the public and the Public Hearing was closed.

Commissioner Edith Pestana made a **MOTION to APPROVE** the resolution as written by staff, **Seconded** by Commissioner Albert Gary. The resolution was **APPROVED** with **CONDITION** by a vote of **5-0**.

**CITY OF HARTFORD  
HISTORIC PRESERVATION COMMISSION RESOLUTION**



## 287 PARK STREET

- Whereas,** The City of Hartford Historic Preservation Commission reviewed the proposal to rehabilitate an existing one-story garage/warehouse structure; and
- Whereas,** The property is located in the Jefferson Seymour National Historic District; and
- Whereas,** The structure is one story masonry garage/warehouse building; and
- Whereas,** The applicant proposes to compete an adaptive reuse project on the existing structure as indicated on the architectural drawing set dated October 23, 2020; and
- Whereas,** The applicant proposes significant alteration including brick veneer, stucco and new aluminum storefront systems and windows with awning; and
- Whereas,** The proposed work is consistent with the City's Historic Design Principals
- Now Therefore Be It
- Resolved,** The City of Hartford Historic Preservation Commission hereby approves the Proposed work with the following conditions:
1. The applicant shall obtain a Certificate of Planning Compliance upon completion of the project.
- Be It Further,
- Resolved,** This 21<sup>st</sup> day of April 2021

### 10. 313 Garden Street

This was a proposal for the demolition of the existing cast concrete stair and metal railing and the replacement with new stairs, stoop and railings constructed of pressure treated lumber. The structure is a 1924 Neo-Classical Revival Apartment building that is located in the Clay Hill National Historic District.

Principal Planner Paul Bengtson gave an overview of the proposal and stated that the work, (demolition and the rebuilding of the stoop and stairs) was done without permit. The owner, Khan Naeem and the applicant, Al Kalvims were not present. There were no questions, testimony or comments from the public and the Public Hearing was closed.

The Commission entered into deliberation and Commissioner Virginia Seeley **MADE A MOTION to DENY WITHOUT PREJUDICE** this proposal. **Seconded** by Commissioner Carey Shea. The application was **DENIED WITHOUT PREJUDICE** by a vote of **5-0**.

### 11. 143 Homestead Avenue

This was a proposal for the reconstruction of a front porch and stairs of a 1909 Half Six (Late Italianate) multifamily building located in the Homestead Avenue State Historic District.

Due to the volume of items on the agenda, applicants were given an opportunity at the beginning of the meeting to be heard at the next scheduled meeting. The applicant, Ms. Marcella Mendes, Assistant to the Contractor, consented to **CONTINUE** this item and be heard at the next scheduled Public Hearing.

Commissioner Virginia Seeley made a **MOTION** to **CONTINUE** this item, **Seconded** by Commissioner Edith Pestana. The Commission voted unanimously to **CONTINUE** this item by a vote of **5-0**.

**12. 872 Prospect Avenue**

This was a proposal for the renovation of the existing basketball court in Elizabeth Park. The Park has been opened since 1897 and is located in the Prospect Avenue National Historic District.

Principal Planner Paul Bengtson gave an overview of the proposal. The Applicant/Owner, Mr. Eric Crawford was present and he along with Mr. Grant Lasapio of Freeman Companies addressed and answered questions from the Commission. They stated that they had letters of support from the West End Civic Association and the Elizabeth Park Foundation.

The Public Hearing was opened, however there were no testimony, comments or questions from the public and the Public Hearing was closed.

Commissioner Virginia Seeley **MADE** a **MOTION** to **ACCEPT** the resolution as written by staff, **Seconded** by Commissioner Albert Gary. The resolution was **APPROVED** by a vote of **5-0**.

**CITY OF HARTFORD  
HISTORIC PRESERVATION COMMISSION RESOLUTION  
872 PROSPECT STREET (ELIZABETH PARK)**

- Whereas,** The City of Hartford Historic Preservation Commission reviewed the proposal to renovate the existing basketball court in Elizabeth Park; and
- Whereas,** The property is located in the Prospect Avenue National Historic District and is individually listed on the National Register of Historic Places; and
- Whereas,** The rehabilitation work will be done in a manner consistent with the historic character of the park; and
- Whereas,** The applicant proposes to renovate the existing the architectural drawing set dated March 25, 2021;and
- Whereas,** The proposed work is consistent with the City’s Historic Design Principals
- Now Therefore Be It
- Resolved,** The City of Hartford Historic Preservation Commission hereby approves the proposal.
- Be It Further,
- Resolved,** This 21<sup>st</sup> day of April 2021

**13. 800 Main Street**

This was a proposal for the restoration and repairs to the exterior of the Connecticut Old State House. This structure was built in 1796 in a Federal style. It is listed as a National Historic Landmark.

Principal Planner Paul Bengtson gave an overview of the proposal and recommended that

condition #1 of the draft resolution be stricken. The Applicant, Mr. Marco Tommasini of Tecton Architects was present and he addressed and answered questions from the Commission. He stated that the State Historic Preservation Office (SHPO) is working with him to locate Portland Brownstone to match the existing stone on the building.

Ms. Mary Falvey, Executive Director of the Hartford Preservation Alliance testified that she had been in contact with the staff of SHPO and was informed that as of this date they had not signed off on any approvals. There were no further comments and the Commission entered deliberation.

Commissioner Virginia Seeley **MADE a MOTION to AMEND** the resolution by striking condition number one (1), **Seconded** by Commissioner Edith Pestana. The **AMENDED** resolution was **APPROVED WITH CONDITION** by a vote of **5-0**.

**CITY OF HARTFORD  
HISTORIC PRESERVATION COMMISSION RESOLUTION  
800 MAIN STREET**

**Whereas,** The City of Hartford Historic Preservation Commission reviewed the proposal to rehabilitate the Old State House; and

**Whereas,** The property is designated as a National Historic Landmark in 1961; and

**Whereas,** The rehabilitation work will be done in a manner consistent with the historic character of the park; and

**Whereas,** The applicant proposes to rehabilitate the existing structure as indicated on the architectural drawing set dated February 8, 2021, the Old State House Exterior Repairs Study Schematic Design Report dated March 19, 2021, and the Old State House Phase 3- Stone Repair Study received March 29, 2021; and

**Whereas,** The proposed work is consistent with the City's Historic Design Principals

Now Therefore Be It

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

1. The applicant shall obtain a Certificate of Planning Compliance upon completion of the project.

Be It Further,

**Resolved,** This 21<sup>st</sup> day of April 2021

**14. 682 Prospect Avenue**

This was a proposal for the replacement of the slate roofing to architectural asphalt shingles on 1900 Queen Anne/Colonial Revival style home. It is located in the West End North National Historic District.

Principal Planner Paul Bengtson gave an overview of the proposal. Mr. Brian Hagley, who is one of the owners of the property was present and he addressed the Commission.

The Public Hearing was opened, however there were no testimony, comments or questions from the public and the Public Hearing was closed.

Commissioner Virginia Seeley **MADE** a **MOTION** to **ACCEPT** the resolution as written by staff, **Seconded** by Commissioner Edith Pestana. The resolution was **APPROVED** by a vote of **5-0**.

**CITY OF HARTFORD**  
**HISTORIC PRESERVATION COMMISSION RESOLUTION**  
**682 PROSPECT AVENUE**

**Whereas,** The City of Hartford Historic Preservation Commission reviewed the proposal to install a new asphalt roof and primed cedar shingle siding on the dormers of an existing building;

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

**Whereas,** The structure is a 2 ½ story wood frame of Queen Anne/Colonial Revival style; and

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

**Whereas,** The applicant proposes to reroof the existing structure as indicated in the project estimate dated Marh 25, 2021; and

**Whereas,** The proposed work is consistent with the City’s Historic Design Principals

Now Therefore Be It

**Resolved,** The City of Hartford Historic Preservation Commission hereby approves the proposal.

Be It Further,

**Resolved,** This 21<sup>st</sup> day of April 2021

**15. 60 Capen Street**

This was a proposal for the replacement of windows on all three floors of an 1875 Victorian Italianate residential home. It is located in the Capen-Clark National Historic District.

Due to the volume of items on the agenda, applicants were given an opportunity to **CONTINUE** their project to the next scheduled meeting. This item was **CONTINUED** with the consent of the applicant. No vote was needed.

**16. 100 Cedar Street**

This was a proposal for the demolition of the structure at this address. This is Vernacular Italianate residential building, built around 1920, that is currently vacant. It is located in the Jefferson Seymour National Historic District.

Due to the volume of items on the agenda, applicants were given an opportunity to vacant **CONTINUE** their project to the next scheduled meeting. This item was **CONTINUED** with the consent of the applicant. No vote was needed here.

**17. 75 Charter Oak Avenue**

This was a proposal for the installation of a wall sign and an EV (electric vehicle) charging station at a 1909-1917 Industrial style office building that is listed as the Atlantic Screw Works on the State Historic Register.

Principal Planner Paul Bengtson gave an overview of the proposal. Mr. Jason Bergeron of Applied Advertising, Inc. was present to speak regarding the proposed sign. Ms. Barbara Waters, CT Green Bank was present to speak regarding the EV Charging Station. There were no testimony, comments or questions from the public and the Public Hearing was closed. Commissioner Virginia Seeley **MADE** a **MOTION** to **ACCEPT** the resolution as written by staff, **Seconded** by Commissioner Carey Shea. The resolution was **APPROVED WITH CONDITION** by a vote of **5-0**.

**CITY OF HARTFORD  
HISTORIC PRESERVATION COMMISSION RESOLUTION  
75 CHARTER OAK AVENUE**

**Whereas,** The City of Hartford Historic Preservation Commission reviewed the proposal to install a wall sign and EV charging station at 75 Charter Oak Avenue; and

**Whereas,** The property is located on the State Historic Register as the Atlantic Screw Works; and

**Whereas,** The structure is a single story brick industrial style building; and

**Whereas,** The applicant proposes to install a wall sign and EV charging station as depicted on the signage exhibit dated March 30, 2021 and the photo/plan set submitted April 5, 2021; and

**Whereas,** The proposed wall sign and EV charging station are consistent with the City’s Historic Design Principals;

Now Therefore Be It

**Resolved,** The City of Hartford Historic Preservation Commission hereby approves the Proposed work with the following condition:  
1. The wall sign shall be mounted through mortar joints whenever possible, to minimize damage to the brick façade.

Be It Further,

**Resolved,** This 21<sup>st</sup> day of April 2021

**18. 750 Prospect Avenue**

This was a proposal for the rebuilding of three existing areas to the original historic design, including the rear stairs, roof deck and the third floor balcony of a 1905 Queen Anne/Colonial Revival residential building. It is located in the West End North National Historic District.

Principal Planner Paul Bengtson gave an overview of the proposal. The Applicant, Mr. John Bianchi was present and he addressed the Commission. The Public Hearing was opened, however there were no testimony, comments or questions from the public and the Public Hearing was closed.

Commissioner Virginia Seeley **MADE** a **MOTION** to **ACCEPT** the resolution as written by

staff, **Seconded** by Commissioner Edith Pestana. The resolution was **APPROVED WITH CONDITION** by a vote of **5-0**.

**CITY OF HARTFORD  
HISTORIC PRESERVATION COMMISSION RESOLUTION  
750 PROSPECT AVENUE**

- Whereas,** The City of Hartford Historic Preservation Commission reviewed the proposal to replace a roof top deck railing and the third floor balcony railing for the residential structure; and
- Whereas,** The property is located on the West End North National Historic District; and
- Whereas,** The structure is a 3 story wood frame of Queen Anne/Colonial Revival style; and
- Whereas,** All rehabilitation work will be done in a manner consistent with the historic character of the house; and
- Whereas,** The applicant proposes to install a roof top deck railing and third floor balcony railing as indicated on the architectural drawing set dated depicted October 22, 2020; and
- Whereas,** The proposed deck and balcony railings are consistent with the City's Historic Design Principals;
- Now Therefore Be It
- Resolved,** The City of Hartford Historic Preservation Commission hereby approves the proposed work with the following condition:
1. The applicant shall obtain a Certificate of Planning Compliance upon completion of the project.
- Be It Further,
- Resolved,** This 21<sup>st</sup> day of April 2021

**19. 267 Farmington Avenue**

This was a proposal for the renovation of the former Aetna/Comet Diner, which had been a business since 1948. This is a Modern/Streamlined Moderne Commercial styled building that was built in 1947-1948.

Principal Planner Paul Bengtson gave an overview of the proposal. The Owner, Mr. Wayne Benjamin of Triumph Venture Capital, LLC and the Applicant, Mr. Eric LaChapelle of Maier Design Group, were present and they both addressed the Commission. The Public Hearing was opened, however there were no testimony, comments or questions from the public and the Public Hearing was closed.

Commissioner Virginia Seeley **MADE** a **MOTION** to **ACCEPT** the resolution as written by staff, **Seconded** by Commissioner Edith Pestana. The resolution was **APPROVED with CONDITION** by a vote of **5-0**.

**CITY OF HARTFORD  
HISTORIC PRESERVATION COMMISSION RESOLUTION**

**267 FARMINGTON AVENUE**

- Whereas,** The City of Hartford Historic Preservation Commission reviewed the proposal to rehabilitate an existing diner structure; and
- Whereas,** The property is located in the Laurel and Marshall National Historic District; and
- Whereas,** The structure is a single story prefab stainless steel diner in the Modern/Streamline Moderne style with a single story stucco and brick rear addition; and
- Whereas,** All rehabilitation work will be done in a manner consistent with the historic character of the diner; and
- Whereas,** The applicant proposes to rehabilitate the existing structure as indicated on the architectural drawing set dated April 12, 2020; and
- Whereas,** The proposed rehabilitation work is consistent with the City’s Historic Design Principals;

Now Therefore Be It

- Resolved,** The City of Hartford Historic Preservation Commission hereby approves the proposed work with the following condition:
1. The applicant shall obtain a Certificate of Planning Compliance upon completion of the project.

Be It Further,

- Resolved,** This 21<sup>st</sup> day of April 2021

**20. 375 Laurel Street**

This was a proposal for the replacement of all the wood windows with vinyl windows on an 1890 Vernacular Victorian Row Home that is located in the Laurel and Marshall Streets National Historic District, and the Asylum Hills MRA.

Due to the volume of items on the agenda, applicants were given an opportunity to **CONTINUE** their project to the next scheduled meeting. This item was **CONTINUED** with the consent of the applicant. No vote was needed.

**21. 53 Magnolia Street**

This was a proposal for replacement of cedar shingles with shake vinyl siding on an 1899 Colonial Revival Three Family home. It is located in the Upper Albany National Historic District.

Due to the volume of items on the agenda, applicants were given an opportunity to **CONTINUE** their project to the next scheduled meeting. This item was **CONTINUED** with the consent of the applicant. No vote was needed.

**22. 43 Niles Street**

This was a proposal for the replacement of wood windows with vinyl windows on an 1880 Colonial Revival residential building that is currently vacant. The home is located in the Laurel and Marshall Streets National Historic District.

Principal Planner Paul Bengtson gave an overview of the proposal. The Owner/Applicant, Ms. Carey Baker was present and she addressed and answered questions from the Commission. She expressed that she had a hardship in regards to the cost of replacing the windows with wood; however, she did not have any quotes of the costs. The Public Hearing was opened, however there were no testimony, comments or questions from the public.

The Commission deliberated and determined that the following additional information was needed to move forward with a decision:

1. Two (2) estimates
2. Documentation of hardship

Commissioner Carey Shea, with the consent of the Owner/Applicant, **MADE a MOTION to CONTINUE** this item until the next scheduled meeting, to allow the Owner/Applicant to return with the requested information. **Seconded** by Commissioner Edith Pestana. The item was **CONTINUED** to May 19, 2020 at 4:00 pm by a vote of **5-0**.

### **OLD/NEW BUSINESS:**

#### **Minutes**

March 17, 2021– Held until next meeting

#### **Administrative Approvals**

March 4- April 7, 2021 - Reviewed by the Commission

### **ADJOURNMENT**

The meeting adjourned at 9:38 p.m.

Respectfully submitted by

Vanessa L. Walton, Executive Assistant