



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

DRAFT MINUTES

May 19, 2021

The Hartford Historic Properties & Preservation Commissions held a Virtual Public Hearing at **4:00 p.m. on Wednesday, May 19, 2021.**

Hartford Historic Properties Commission

Attendance

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

Staff Present: Paul Bengtson, Aimee Chambers, and Vanessa Walton

CALL TO ORDER

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

HISTORIC REVIEWS

There were none.

ADJOURNMENT

The meeting adjourned at 4:09 p.m.

Hartford Historic Preservation Commission

Attendance

Present: Chair Jeffrey Jahnke, Commissioners Jonathan Clark, Albert Gary, Virginia Seeley and Alternate Commissioner Carey Shea *-(arrived at 5:08 p.m.)*

Absent, Commissioner Edith Pestana and Alternate Commissioner Zoe Chatfield

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.

HISTORIC REVIEWS

1. Continued from 4/21/21 - 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.

At the April 21st, 2021 meeting the applicant, Mr. Chris George of Renewal by Anderson

consented to continue this item which would allow him to return with photographic evidence that the windows were beyond repair.

Principal Planer Paul Bengtson stated that due to insufficient evidence that the windows were beyond repair and the change from 6 over 1 to 1 over 1, staff, as previously, recommended denial. He further stated that he has not had any contact with the applicant since the previous meeting.

Neither the applicant, nor the owners of the property were present for this meeting to address the commission. There were no further questions, testimony or comments and the Public Hearing was closed.

The Commission deliberated and Commissioner Virginia Seeley **MADE a MOTION to DENY WITHOUT PREJUDICE, Seconded** by Commissioner Albert Gary. The item was **DENIED WITHOUT PREJUDICE** by a vote of **4-0**.

2. Continued from 4/21/21 - 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.

Principal Planner Paul Bengtson gave an update of this item and stated that some of the demolition work had been started prior to there being a proper permit in hand.

The applicant/owner, Mr. Eugene Lewis was not present to address the commission. There were no questions, comments or testimony from the public and the public Hearing was closed.

Commissioner Virginia Seeley made a **MOTION to DENY** this item, **Seconded** by Commissioner Albert Gary. The Commission **DENIED** this item by a vote of **4-0**.

3. Continued from 4/21/21 - 60 Capen Street

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

Principal Planner Paul Bengtson gave an overview of the proposal as written in the staff report. The Applicant, Mr. Jose Salazar was present and he addressed and answered questions from the Commission.

The Commission felt that more information was need and Commissioner Jonathan Clark with the consent of the applicant, made a **MOTION to CONTINUE** this item until the next scheduled Historic Meeting, Wednesday, June 16th, 2021. **Seconded** by Commissioner Virginia Seeley. The item was **CONTINUED** by a vote of **4-0**.

4. Continued from 4/21/21 - 100 Cedar Street

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

Principal Planner Paul Bengtson gave an overview of the proposal as written in the staff report. The applicant/owner, Mr. Mike Pikosky of Superior GHQ, Inc. was present and he addressed and answered questions from the commission of the extensive damage to the building.

The Commission felt that additional information was needed and Commissioner Virginia Seeley, with the consent of the applicant made a **MOTION to CONTINUE** this item until the next

scheduled meeting, June 16, 2021. **Seconded** by Commissioner Albert Gary. The item was **CONTINUED** by a vote of **4-0**.

Let the record show that upon the arrival of Alternate Commissioner Carey Shea, she was seated as a voting member for the remainder of the evening.

5. Continued from 4/21/21 - 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 Multiple Resource Area.

Principal Planner Paul Bengtson gave an overview of the proposal. The owner/applicant, Mr. Brendan Harris was present and he addressed and answered questions from the Commission.

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

Commissioner Virginia Seeley made a **MOTION to AMEND** the resolution to add the following condition and recommendation:

1. All eight (8) front windows are to be retained, restored and repaired to be the original wood windows.

Recommendation:

That Superior storm windows be installed and that the north side windows be replaced with vinyl as proposed.

Seconded by Commissioner Jonathan Clark. The **AMENDED** resolution was **APPROVED with CONDITION** by a vote of **5-0**.

**CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
375 LAUREL STREET**

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal to Replace the existing wood windows for an existing residential structure; and

Whereas, The property is located in the Laurel and Marshall Streets National Historic District and Asylum Hills Multiple Resource Area; and

Whereas, The structure is a 2 ½ story rowhouse with a brick first floor and shingle siding above; and

Whereas, The applicant proposes to replace all of the building's windows with vinyl replacement windows with the specifications as submitted on April 7, 2021; and

Whereas, The proposed window replacements are not consistent with the City's Historic Design Principals,

Now Therefore Be It

Resolved, The City of Hartford Historic Preservation Commission hereby approves this application with the following condition and recommendation:

1. All eight (8) front windows are to be retained, restored and repaired to be the original wood windows;

Recommendation

1. That Superior storm windows be installed and that the north side windows be replaced with vinyl as proposed.

Be It Further,

Resolved, This 19th day of May 2021.

6. Continued from 4/21/21 - 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.

Principal Planner Paul Bengtson gave an overview of the proposal as written in the staff report. The owner/applicant, Mr. Merville Murray was present and he addressed and answered questions from the Commission

With the consent of the applicant, Commissioner Jonathan Clark **MADE** a **MOTION** to **CONTINUE** this item until the next scheduled meeting, June 16, 2021 to allow the applicant to return with additional information, **Seconded** by Commissioner Virginia Seeley. The item was **CONTINUED** until June 16, 2021 by a vote of **5-0**.

7. Continued from 4/21/21 - 3 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 and stated that the vinyl windows were added prior to the applicant obtaining a permit. The applicant, Ms. Carey Baker was present and she addressed and answered questions from the Commission.

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

Commissioner Jonathan Clark made a **MOTION** to **AMEND** the resolution at condition 1 and to add condition # 5 to that reads as follows:

1. All replacement windows on the front façade shall be constructed of solid wood or wood composite and shall match the original 2 over 2 windows in configuration and design as closely as possible
5. Any work done on the front porch will require a separate application.

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

**CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
43 NILES STREET**

- Whereas,** The City of Hartford Historic Preservation Commission reviewed the proposal to replace windows and remove shutters on an existing residential structure; and
- Whereas,** The property is located in the Laurel and Marshall Streets National Historic District & Asylum Hill multiple Resource Area; and
- Whereas,** The structure is a 2-story brick residential dwelling with a hipped roof; and
- Whereas,** All rehabilitation work can be done in a manner consistent with the historic character of the house with the conditions below; and
- Whereas,** The proposed window replacement and removal of shutters can be consistent with the City's Historic Design Principals with the conditions below;

Now Therefore Be It

- Resolved,** The City of Hartford Historic Preservation Commission hereby approves the proposed work with the following conditions:
1. All replacement windows on the front façade shall be constructed of solid wood or wood composite and shall match the original 2 over 2 windows in configuration and design as closely as possible
 2. The applicant shall provide window specifications to staff for review and approval prior to installation.
 3. The applicant shall obtain appropriate building/trade permits for the window replacements approved as part of this application.
 4. The shutters on the front façade are approved to be removed.
 5. Any work done on the front porch will require a separate application.

Be It Further,

- Resolved,** This 19th day of May 2021.

8. 884 Main Street

This was a proposal for the installation of four real estate advertising banners for the Sage Allen Apartments. This is a Second Renaissance Revival/Postmodern High-Rise Mixed Use building that was constructed in 1898/1935, that is located in the Department Store National Historic District.

Principal Planner Paul Bengtson gave an overview of the proposal. Ms. The applicant, Ms. Lynda Laureano, Artfx Signs was present and she addressed the Commission. Chair Jahnke opened the Public Hearing, at which time Ms. Mary Falvey, Executive Director of the Historic Preservation Alliance, spoke in favor of the project. 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 a third condition to read as follows:

3. The two existing banner sign are to be removed.

Seconded by Commissioner Carey Shea. The AMENDED resolution was **APPROVED WITH CONDITIONS** by a vote of **5-0**.

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

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal to install signage at 884 Main Street for the Sage-Allen Apartments; and

Whereas, The property is a contributing resource in the Department Store National Historic District; and

Whereas, All signage can be installed in a manner consistent with the historic character of the building; and

Whereas, The applicant proposes to install signage as depicted in the sign exhibit dated March 3, 2021; and

Whereas, The proposed signage is consistent with the City's Historic Design Principals; an

Now Therefore Be It

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

1. The banner signage shall be properly maintained and replace if edges are tattered, the sing faces from exposure, or is otherwise damaged.
2. The attachment of all signage to the façade shall be through mortar instead of masonry wherever possible
3. The two existing banner signs are to be removed

Be It Further,

Resolved, This 19st day of May 2021

9. 247 Lawrence Street

This was a proposal for the reconstruction of the front porch and new construction of a detached garage. This is a circa 1890 Queen Anne Three-Family home that is located in the Frog Hollow National Historic District.

Principal Planner Paul Bengtson gave an overview of the proposal and gave a list of the applicant's proposal as listed in the staff report. The Applicant, Mr. Sheldon Smith was present and he addressed the Commission.

Chair Jahnke opened the Public Hearing and Ms. Mary Falvey spoke in favor of the project. There were no further questions, comments or testimony 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 Albert Gary. The resolution was **APPROVED** with **CONDITIONS** by a vote of **5-0**.

**CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
247 LAWRENCE STREET**

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

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

Whereas, The structure is three-story brick residential structure with a hipped roof; 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 in the narrative submitted on April 19, 2021; and

Whereas, The proposed repairs, in-kind window replacement and in-kind garage door replacement 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 porch lattice shall be orthogonal in design, shall be trimmed on all corners with 1x6 trim boards and all elements shall be composed of non-pressure treated lumber
2. The applicant shall submit window specifications for the approved in-kind window replacements for review and approval by staff prior to applying for building permits.

Be It Further,

Resolved, This 21st day of April 2021

10. 29 Mather Street

This was a proposal for in-kind replacement of vinyl windows and porch repairs of an 1897 Queen Anne Two-Family home that is located in the Clay Hill National Historic District.

Principal Planner Paul Bengtson gave an overview of the proposal. The Owner/applicant, Mr. Romaine Reid was present and he addressed the Commission.

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

Commissioner Virginia Seeley **MADE A MOTION to AMEND** the resolution at condition 3 to read as follows:

stair treads may be 5/4 pressure treated bull nosed treads.

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

**CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
29 MATHER STREET**

- Whereas,** The City of Hartford Historic Preservation Commission reviewed the proposal to rehabilitate the front porch of an existing residential structure; and
- Whereas,** The property is located in the Clay Hill National Historic District; and
- Whereas,** The structure is 2 ½ -story wood frame of Queen Anne 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 rehabilitate the existing structure as indicated in the applicant’s narrative; and
- Whereas,** The proposed front porch repair work can be consistent with the City’s Historic Design Principals, with the conditions of approval including below;
1. The materials used for the front porch flooring shall be tongue and groove, non-pressure treated wood
 2. The materials used for the railings and balusters shall be non-pressure treated wood
 3. If the front stairs are modified; full risers shall be provided, the stair treads may be 5/4 pressure treated bull square bullnose treads.

Now Therefore Be It

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

Be It Further,

Resolved, This 21st day of April 2021

11. 955 Main Street

This was a proposal for alterations to the existing stair, ramps and walkways of the Christ Church Cathedral which is an 1827-1829 Gothic Revival church that is located on the National Historic Register in the DT-2 District

Principal Planner Paul Bengtson gave an overview of the applicant’s proposal. The applicant, Mr. Duo Dickenson, Architect for the project was present and he addressed and answered questions from the Commission.

The Public Hearing was opened and Ms. Mary Falvey, Executive Director of the Hartford Preservation Alliance stated that this property is not a historic landmark, however, it is listed individually on the Historic District List. There were no further questions, comments or testimony from the public and the Public Hearing was closed.

Commissioner Virginia Seeley made a **MOTION to AMEND** the resolution at the 5th whereas to make correction of the date that the architectural drawings from April 13, 2021 to May 17, 2021 to reflect the date that the new drawings were received by Planning. **Seconded** by Commissioner Albert Gary. The **AMENDED** resolution was **APPROVED with CONDITION** by a vote of **5-0**.

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

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal to relocate the accessible entrance FOR Christ Church Cathedral; and

Whereas, The property is listed individually on the historic district list; and

Whereas, The structure is brownstone gothic revival house of worship; and

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

Whereas, The applicant proposes to rehabilitate the existing structure as indicated on the architectural drawing set dated May 17, 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 condition:

1. Minor modification of the plan required by the State Historic Preservation Office shall be reviewed and approved by staff.

Be It Further,

Resolved, This 19th day of May 2021

12. 170 Putnam Street

This was a proposal for the replacement of wood windows with vinyl windows and the replacement of vinyl siding in-kind, on a circa 1900 Two Family Queen Anne home. The home is located in the Frog Hollow National Historic District.

Principal Planner Paul Bengtson gave an overview of the proposal. The Applicant/Owner, Mr. Yuniel Medina was present and he addressed and answered questions from the Commission.

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

The Commission deliberated and Commissioner Virginia Seeley **MADE a MOTION to AMEND** the resolution at condition 2 and to add a recommendation as follows:

2. The existing dormer window shall be repaired in place or replace with one constructed of wood, and specifications of the proposed replacement shall be reviewed and approved by staff prior to applying for a building permit.

Recommendation

That the siding be replaced with wood siding

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

**CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
170 PUTNAM STREET**

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal to replace the dormer siding and window for an existing residential structure; and

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

Whereas, The structure is a 3-story brick queen Anne style building; and

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

Whereas, The applicant proposes to replace the vinyl siding in-kind and the dormer window as indicated I the application submitted April 23, 2021; and

Whereas, The proposed siding work and window replacement can be 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 in-kind replacement of the vinyl siding on the dormer is approved
2. The existing dormer window shall be repaired in place or replace with one constructed of wood, and specifications of the proposed replacement shall be reviewed and approved by staff prior to applying for a building permit.

Recommendation that the siding be replaced with wood siding.

Be It Further,

Resolved, This 19th day of May 2021

13. 165 Clark Street

This was a proposal for the replacement of the slate roofing to architectural asphalt shingles on a 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. The owner/applicant, Mr. Frank Beaver was present and he addressed and answered questions from 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 **AMEND** conditions of the resolution and to read as follows:

1. Prior to the issuance of building permits, if the applicant chooses to rebuild/replace the front step and railing, then the applicant shall submit a plan for front stairs for staff review and approval that indicates the front stairs are being replaced in-kind, with full risers, 5/4 bullnose treads.

2. To approve the vinyl siding by first removing vinyl siding on front porch and bringing the profile out to match the asbestos siding, and vinyl side the porch and all of the asbestos siding, and create a trim piece that is of 6-inch minimal trim under the eave and trim out the window bringing the face of the window trim out to a thickness that will be proud or to be in front of the plain of the new vinyl sided wall.

Seconded by Commissioner Jonathan Clark. The **AMENDED** resolution was **APPROVED** by a vote of **5-0**.

**CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
165 CLARK STREET**

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

Whereas, The property is located in the Capen Clark National Historic District; and

Whereas, The structure is a 2 ½ story wood frame of Queen Anne 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 finish the structure with Norandex Summit Manor vinyl siding in a double four-inch configuration; and

Whereas, The applicant proposes replace the front stairs in-kind; and

Whereas, The proposed siding and stair replacement 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. Prior to the issuance of building permits, if the applicant chooses to rebuild/replace the front step and railing, then the applicant shall submit a plan for front stairs for staff review and approval that indicates the front stairs are being replaced in-kind, with full risers, 5/4 bullnose treads.
2. To approve the vinyl siding by first removing vinyl siding on front porch and bringing the profile out to match the asbestos siding, and vinyl side the porch and all of the asbestos siding, and create a trim piece that is of 6-inch minimal trim under the eave and trim out the window bringing the face of the window trim out to a thickness that will be proud or to be in front of the plain of the new vinyl sided wall.

Be It Further,

Resolved, This 19th day of April 2021

14. 104 Edgewood Street -WITHDRAWN

15. 166 Capitol Avenue

This was a proposal for repairs to the existing steps and for new railings at the front entrance of the Horace Bushnell Memorial Hall, built in 1930. It is a Georgian Revival building that is currently being used as a Cultural Center. The structure is located in the Elm Street national Historic District.

Principal Planner Paul Bengtson gave an overview as written in the staff report. The applicants Ms. Terri Hahn and Mr. Matthew D. Wittmer were present (Ms. Hahn experienced technical difficulties but was able to share her screen) and they both addressed the Commission.

Chair Jahnke opened the Public Hearing, however there were no questions, comments or testimony 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 Jonathan Clark. The resolution was **APPROVED** by a vote of **5-0**.

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

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal to rehabilitate the front entry of a historic theatre; and

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

Whereas, The structure is a brick theatre with limestone trim designed in the Georgian Revival style building; and

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

Whereas, The applicant proposes to rehabilitate the existing structure as indicated on the architectural drawing set dated May 5, 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 condition:
1. Minor modifications of the plans required by the State Historic Preservation Office shall be reviewed and approve administratively by staff.

Be It Further,

Resolved, This 19th day of May 2021

OLD/NEW BUSINESS:

Minutes

March 17, 2021– Held until next meeting

April 21, 2021 – Held until next meeting

Administrative Approvals

April 8- May 5 - Reviewed by the Commission

ADJOURNMENT

The meeting adjourned at 8:38 p.m.

Respectfully submitted by

Vanessa L. Walton, Executive Assistant

AC