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

Wednesday, November 16, 2022 at 4:00 p.m.

MINUTES

The Hartford Historic Properties & Preservation Commissions held a Virtual Public Hearing at
4:00 p.m. on Wednesday, November 16, 2022.

Virtual Access: <https://tinyurl.com/ddsHPC2022>

Meeting number (access code): 2337 801 8002 Meeting password: ddsHPC

OR Join by phone: 408-418-9388 Access code: 2337 801 8002##

ATTENDANCE

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

Absent: Commissioner Edith Pestana and Alternate Commissioner Zoe Chatfield.

Staff Present: Paige Berschet, Richard Vassallo.

CALL TO ORDER

Chair Jeffrey Jahnke called the meeting to order at 4:05p.m. The meeting minutes for October have been unanimously approved by the commission.

ROLL CALL: *Present* – Commissioners Albert Gary, Jonathan Clark, Virginia Seeley. Alternative Commissioner, Carey Shea, will be a full voting member for tonight's meeting.

REGULAR MEETING OF THE HISTORIC PROPERTIES COMMISSION

I. Historic Reviews

- a. There are no historic reviews for this meeting.

REGULAR MEETING OF THE HISTORIC PRESERVATION COMMISSION

I. Report of the Historic Preservation Planner

- a. **Staff Approvals** (Administrative/Section 106) – Staff member, **Paige Berschet**, states that there have been 18 administrative staff approvals. Nine of them were in-kind re-roof applications, one mechanical equipment application, 1400 Park Street door recessed at the front façade, one in-kind front porch repair, one in-kind replacement of a sign, and five solar installations on historic properties.

b. General communications/New Business

- i. **154 Ward St Update** – Attorney, **Richard Vassallo** states that the property will need a demolition permit issued by the City within 60 days starting 11/21/2022. There will be a 90-day demolition delay for historic buildings.
- ii. **2023 Draft Meeting Schedule** – Staff member, **Paige Berschet**, states that the meetings will take place in-person at our conference room, Department of Development Services at **260 Constitution Plaza**, at 4pm. The Planning & Zoning Commission and the Zoning Board of Appeals have both voted to have their meetings be virtual from January – April, and hybrid from May – December. Chair Jahnke made a motion to continue Historic Preservation Commission meetings as virtual and switch to hybrid in May, like the other Boards. The Commission unanimously **APPROVED** the resolution.

II. **Public Hearing – Continued Cases**

- a. **CONTINUED to HPC 12/21/22 - 35 Lafayette St – COMM-2022-0691** – Proposed new construction of two-story building. Owner: Courthouse Lenders, LLC; Applicant: The Hartford Dispensary d/b/a Root Center for Advanced Recovery c/o Andrea Gomes.
- b. **CONTINUED to HPC 12/21/22 - 96 Main St – COMM-2022-0699** - Proposed Barnard Park improvements including dog park amenities, fencing, and related features. Owner & Applicant: City of Hartford.
- c. **251 Maxim Rd – COMM-2022-0681** - Proposed demolition of the former Hartford Brainard Airport administration building. Owner: State of Conn Airport Div. – Aeronautics; Applicant: CT Airport Authority c/o Bob Bruno.
- Commission will need additional information from the applicant including an updated cost estimate, an updated section of the master plan for a more definitive idea of the intended use, and a discussion between the interested parties from the public to take place. The Commission unanimously **APPROVED** to **CONTINUE** this application to **HPC 12/21/22**.
- d. **CONTINUED to HPC 12/21/22 - 1115 Broad St – COMM-2022-0701** – Proposed Buddhist gates for decoration/landscaping purposes, and proposed gazebo, signage, and fencing. Owner & Applicant: Huong Son Mediation Temple, Inc c/o Wendy Nguyen.
- e. **31 West Raymond Rd – COMM-2022-0684** – Proposed installation of new spiral staircase in side yard. Owner & Applicant: Shirley Daniels. **No historic review is required**. The applicant has submitted recent changes to their site plan which will be reviewed administratively.

III. **Public Hearing – New Cases**

- a. **86 Oakland Terr – COMM-2022-0708** – Proposed replacement of wood shingle siding with vinyl siding and proposed aluminum window trim. Owner: Phoenix Communities Incorporated; Applicant: Bakari Stepherson.

Commissioner **Jonathan Clark** made **MOTION** to **APPROVE** with **CONDITIONS**. Commission approves installation of the cedar shake look of vinyl siding as proposed in application. Commission also requests that all exterior window and door trim to be maintained or replaced with in-kind wood material, and the scalloped trim above the vents be preserved. Commission requests that the existing shingles be removed to replaced with Tyvek and whatever new material the applicant would like to install. Commissioner Virginia Seeley **seconded** the motion. The Commission unanimously **APPROVED** the resolution with **CONDITIONS**.

- b. **251 Collins St – COMM-2022-0709** – Proposed replacement of front and side doors with steel doors. Owner: Jagdish Parmar; Application: Gateway to Life, Inc. c/o Sylvia Denise Reid.

The Commission could not find resolution due to insufficient information regarding the side door. The Commission unanimously **APPROVED** to **CONTINUE** this application to **HPC 12/21/22**.

- c. **677 Albany Ave - COMM-2022-0711** – Proposed replacement of front porch steps and railings with pressure-treated wood materials. Owner: Joan Facey; Applicant: Delores Dunn.

Commissioner Jonathan Clark made **MOTION** to **APPROVE** with **CONDITIONS**. Commission approves of proposed usage of specking – 5 quarter bull-nose pressure treated treads, and one pressure treated rise material, and Douglas Fir material for porch decking. Commissioner Virginia Seeley **seconded** the motion. The Commission unanimously **APPROVED** the resolution with **CONDITIONS**.

- d. **87 Sisson Ave – COMM-2022-0712** – Proposed replacement of front porch with pressure-treated wood materials. Owner & Applicant: Two Three, LLC c/o Michael Hamlin.

Commissioner Carey Shea made **MOTION** to **APPROVE** with **CONDITIONS**. Commission requests that framing around porch lattice be one by material instead of two by material, the decking be 4”x 4” of Douglas Fir material, the stair tread be 5-quarter bull-nose pressure treated material, and the riser be one by pressure treated material. Commissioner Virginia Seeley **seconded** the motion. Commission unanimously **APPROVED** the resolution with **CONDITIONS**.

- e. **119 Vine St – COMM-2022-0713** - Proposed enclosure of front porch with windows. Owner & Applicant: Alicia Smith.

Commission requests drawings of all materials being replaced or repaired, which the applicant did not come prepared with. The Commission recommends that the applicant read the guidelines. The Commission unanimously **APPROVED** to **CONTINUE** this application to **HPC 12/21/22**.

- f. **189 Vine St – COMM-2022-0714** - Proposed repairs to slate front steps and soffits, and replacement of window. Owner & Applicant: Emroth, LLC c/o Sanike Whyte.

Commission requests drawings of all materials being replaced or repaired, which the applicant did not come prepared with. The Commission unanimously **APPROVED** to **CONTINUE** this application to **HPC 12/21/22**.

- g. **126 Homestead Ave – COMM-2022-0710** - Proposed installation of vinyl siding over the existing wood clapboard siding. Owner: Jamaica Ex Police Assoc of Connecticut Inc; Applicant: Errol Samuels.

The Commission requested that this application be tabled to January HPC meeting due to insufficient information. The Commission unanimously **APPROVED** to **CONTINUE** this application to **HPC 01/18/22**.

- h. **48 Main St – COMM-2022-0715** – Proposed entry/exit doorway and stairs to the rear of the building. Owner: 48 Main, LLC; Applicant: John Valdez.

Commissioner **Jonathan Clark** made **MOTION** to **APPROVE** this application, subject to approval of ramp specifications by the Building department, and that the transom over the back door to fill the original window space with as much glass as possible. Commissioner Virginia Seeley **seconded** the motion. Commission unanimously **APPROVED** the resolution.

- i. **1039 Asylum Ave – COMM-2022-0717** – Proposed replacement of windows with vinyl windows. Owner: Center for Human Development, Inc.; Applicant: Finestra Rossa Construction, LLC.

Commissioner **Jonathan Clark** made **MOTION** to **APPROVE** with **CONDITIONS**. Commission requests all the front windows be retained and repaired instead of replacement, and all other windows can be replaced with simulated divided light vinyl windows to match the pattern of other existing windows. Commissioner Virginia Seeley **seconded** the motion. Commission unanimously **APPROVED** the resolution.

- j. **35 Imlay St – COMM-2022-0716** – Proposed replacement of windows with vinyl windows. Owner: Center for Human Development, Inc.; Applicant: Finestra Rossa Construction, LLC.

The Commission requested that the applicant retain wood windows in the front facade, although uniformity would be more important. Commission approved replacement of all front windows, as long as the stained-glass windows be restored and repaired to maintain historic preservation to the property. Commissioner Carey Shea makes **MOTION** to **APPROVE** this application. Commissioner Virginia Seeley seconded the motion. The Commission unanimously **APPROVED** the resolution.

- k. **52 Girard Ave – COMM-2022-0718** – Proposed replacement of porch decking with tongue and groove fir, replacement of stairs with white oak treads and risers, and

190 installation of new railings, balusters, and lattice. Owner: Jill Kleiber; Applicant: Ian
191 Wright.

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193 Commissioner **Jonathan Clark** made **MOTION** to **APPROVE** with the
194 **CONDITION** that the treads be five quarter by twelve, bull-nose pressure treated
195 pine wood, and porch lattice be subject to staff approval. Commissioner Virginia
196 Seeley **seconded** the motion. The Commission unanimously **APPROVED** the
197 resolution with **CONDITIONS**.
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199 IV. Chair's Report

200 V. Adjournment

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202 **Respectfully Submitted by:**

203 **Maliha Ahsan, *Executive Assistant***