



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

Wednesday, March 15, 2023 at 4:00 p.m.

MINUTES

The Hartford Historic Properties & Preservation Commissions held a Virtual Public Hearing at
4:00 p.m. on Wednesday, March 15, 2023

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

Meeting number (Access Code): 2330 272 3151 Meeting Password: ddsHPC

OR Join by phone: 408-418-9388 Access code: 233 027 23151##

ATTENDANCE

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

Absent: Alternate Commissioner Zoe Chatfield

Staff Present: Paul Ashworth, Alex Castro, Lea Dantz, Erin Howard

Absent: Atty. Richard Vassallo.

- I. Call to Order at 4:05 p.m.
- II. Roll Call
 - a. Chair Jahnke **seated** Alternate Commissioner Shea as a voting member.
- III. **Approval of:**
 - a. **Agenda for March 15, 2023**
 - i. Commissioner Gary made **MOTION** to **APPROVE** the Agenda for March 15th. Commissioner Seeley **seconded** that motion. The Commission unanimously approves the Agenda for tonight's meeting.
 - b. **Minutes from March 15, 2023 Regular Meeting**
 - i. Chair Jahnke noted that there was an addition that needed to be made to the Minutes. He added that Commissioner Shea asked about the progress a list of approvable materials to the Commission at the end of the meeting.

Commissioner Seeley made a **MOTION** to **APPROVE** the Minutes for the March 15th meeting with the edits. Commissioner Clark **seconded** that motion. Holding for a vote till end of meeting so Commissioner Shea can look for her edits.

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 Planner, Paul Ashworth, stated that in February we received 7 applications that were not Commission level and that they were mostly for solar permits. For March we are up to 22 applications already, that does include solar but also includes some in-kind work on residential and commercial structures.
- b. General Communications/New Business
The 86 Bloomfield application was appealed, and is being heard by the Board of Preservation Appeals a week from Friday on 03/24/23.

There was a discussion last month about creating a list of acceptable window types, and staff does concur that it would be a good tool for us internally as well as for better customer service when helping people that have come in to apply.

II. Public Hearing – Continued Cases

- a. **97 Ashley St – PZ-HIST-22-000026** – Proposed new construction of a grocery store destroyed by a fire in the Sigourney Square National Historic District. Owner: Rafael Flores; Applicant: David Elias.

Staff member, **Alexander Castro**, stated that there had been no notes sent to staff from the NRZ. He then pulled up the updated photos sent in from the applicant.

The applicant, **David Elias**, goes into detail in regards to the updated renderings he submitted to Staff.

Mary Falvey, with Hartford Preservation Alliance, stated that the HPA would approve this new design., and that the people in attendance at the NRZ meeting were very much in approval of this design.

Commissioner Clark made a **MOTION** to **CONTINUE** this application to the 4/19/23 meeting, so that specs regarding materials to be reviewed. Commissioner Shea **seconded** the motion. The Commission unanimously **CONTINUED** this application.

III. Public Hearing – New Cases

- a. **Bedford-Garden Streets National Register Nomination** – Request for comment on the application to the SHPO to designate four parcels in the City of Hartford for placement on the National Historic Register: 133-139 Brook Street, 115-150 Bedford Street, 343-400 Garden Street, and 149 and 179 Mather Street. Notifier: Jenny Scofield of the State Historic Preservation Office.

Staff Planner, **Paul Ashworth**, presented the supporting documents for the proposal and stated that staff has no opposition to the addition of these properties to the NHR.

Mary Falvey, with Hartford Preservation Alliance, stated that because this will be a district there is a percentage of owners that need to approve, so this would have already been vetted before the went forward with spending the money to get a consultant.

Commissioner Seeley made **MOTION** to **APPROVE** this application as presented. Commissioner Gary **seconded** the motion. The Commission unanimously **APPROVED** this application.

- b. **141 Greenfield Street - PZ-HIST-23-000027** – Proposed removal and replacement of wooden siding with vinyl siding, in-kind replacement of asphalt shingles, and replacing existing wood windows with vinyl windows in the Upper Albany National Historic District. Owner: Federal National Mortgage Association; Applicant: Michael Ferris.

Staff Planner, **Alexander Castro**, presented the staff report and stated that the applicant has provided cost estimates for the work needing to be done.

The general contractor to be performing the work, **Jacob Awan**, stated that his intention was to use vinyl windows as well as vinyl siding on the house.

Chair Jahnke stated that we really need a detailed list of things that the contractor intends to do in order to properly consider this proposal.

An additional contractor, **Luis Felleppe**, stated that the wood is rotted beyond repair.

Mary Falvey, with Hartford Preservation Alliance, stated that the estimated provided should be for what is required to repair and paint the damaged wood and not just an estimate to replace everything especially when everything does not need to be replaced. Secondly, she recommended that there be an inventory of all of the windows, and then some review to see if any of the existing wood windows could be repurposed to the front

Commissioner Seeley made **MOTION** to **CONTINUE** this application to the 4/19/23 meeting, so that more information can be provided. Commissioner Shea **seconded** the motion. The Commission unanimously **CONTINUED** this application.

- c. **159 Capen Street – PZ-HIST-23-000029** – Proposed new construction of a two-story single-family house in the Capen Clark National Historic District. Owner: City of Hartford; Applicant: Habitat for Humanity of North Central Connecticut Inc.

Staff Planner, **Alexander Castro**, stated that this is for a new development on a currently empty parcel. The applicant is proposing a similar design to the last approved application.

Kristopher McKelvie, the Director of Construction for Habitat for Humanity of North Central Connecticut Inc., asked if they were able to secure discounts or donations for the fiber cement board would it be ok to use fiber cement board on just the front of the house and vinyl on the back, or would the Commission prefer that the same material be used throughout the whole exterior.

Chair Jahnke stated that while the Commission would love to see the same materials used throughout for continuity. However, as is part of the ordinance the purview is only what is visible from the street, so if they choose to use a different material on the back they can do so if they desire.

Commissioner Clark made a **MOTION** to **APPROVE** this application as proposed, but with two modifications. First that the siding be hardie board or similar to be discussed with staff. The second that the roof pitch be 10 over 12 instead of 9 over 12. Commissioner Seeley **seconded** the motion. The Commission unanimously **APPROVED** this application.

- d. **206 Jefferson Street - PZ-HIST-23-000031** – Proposed patio reduction and façade alteration in the Frog Hollow National Historic District. Owner & Applicant: Madds 206 Jefferson LLC.

Staff Planner, **Alexander Castro**, presented the staff report and stated that the application largely centered around the reduction of the front porch. They did provide is with a front facade, but we do not have an updated rendering showing what the final design of the front of the building would look like.

Andrew Hussain, owner of the property, stated that they are shortening the porch in order to make an entrance for the basement unit with cement stairs and cement walls.

Commissioner Clark stated that none of the porch is original to the house, so he had no problem with them wanting to take a any portion of it off.

Commissioner Shea stated that she would be agreeable to removing some of the porch as long as it is not original to the house, but would want to see a drawing showing what the front of the home would look like. Additionally, she stated that the basement stairs should not be put at the front to the house but rather the side of the house.

Commissioner Seeley made a **MOTION** to **CONTINUE** this application to the 4/19/23 meeting with more information on what the porch will look like and the front/side entrance. Also asking that the applicant review precedent that is similar to what was approved by the Commission on Lawrence Street. Commissioner Shea **seconded** the motion. The Commission unanimously **CONTINUED** this application.

- e. **341 Farmington Avenue - PZ-HIST-23-000032** – Proposed installation of an accessibility ramp and in-kind façade and site renovations in the Asylum Hill National Historic District. Owner: Harriet Beecher Stowe Center. Applicant: Elizabeth Burgess.

Staff Planner, **Alexander Castro**, presented the staff report and stated that the application is largely a rehabilitation of the existing architectural features.

The Applicant, **Elizabeth Burgess**, stated that this summer they will be undergoing renovations to the Day House and Stowe Visitor center replacing like with like. As a point of clarification, she stated that it is not going to be and ADA ramp. It is a sloped walkway that is in grass and will be laid with blue stone, but there will be no railings. Due to cost the outdoor seating and meandering path won't be installed in this phase of the updates.

Staff Planner, **Paul Ashworth**, asked if the ramp on the south side of the property between the Stowe Canter and the Mark Twain House was already existing.

Elizabeth Burgess, the applicant, stated that the path was not existing but would be added for ease of access between the two properties. This will benefit the community and tourists, as well as, staff because they do share a dumpster with Mark Twain House.

Commissioner Seeley made **MOTION** to **APPROVE** this application as presented. Commissioner Gary **seconded** the motion. The Commission unanimously **APPROVED** this application.

- f. **10 State House Square - PZ-HIST-23-000033** – Proposed installation of two dynamic display signs, and static signage attached to buildings on the state and national historic registers. Owner: MAC State Square LLC; Applicant: Kristine Braccidiferro.

Staff Planner, **Alexander Castro**, presented the staff report and stated that the application is largely to increase the amount of signage on the State House Square parcel. He also stated that the dynamic displays will be on the sides of the sign and that the static display will be the front part of the signage.

Kristine Braccidiferro, on behalf of Sign Pro, stated that the original arch structure will remain and that the aluminum frame will be attached to it. The arch will be connected to the building via a steel support rod to the concrete column. The two lamps will be removed and different lighting will be added.

Mary Falvey, with Hartford Preservation Alliance, stated that dynamic displays have an adverse effect on the historic fabric of an area, and especially as the front illuminated part of the sign would be going right into the Old State House.

Chair Jahnke stated that if there was going to be a cover on it, that the Commission would need to see that design.

Commissioner Seeley made a **MOTION** to **CONTINUE** this application to the 4/19/23 meeting, so that a new design can be considered including the potential rooftop. Commissioner Gary **seconded** the motion. The Commission unanimously **CONTINUED** this application.

- g. **12 Belden Street – PZ-HIST-23-000038** – Proposed new construction of a 2.5-story three-unit house in the Clay Hill National Historic District. Owner: 12 Belden Street LLC; Applicant: Lifecare Design Inc.

Staff Planner, **Alexander Castro**, presented the staff report and stated that there is nothing on the property so this would be a new build.

Natalie Sweeney, from Lifecare Design Inc., stated that it would be brick veneer with clapboard on the sides. The extensions on the south and north side were made to accommodate for a third bedroom, while also leaving space for a driveway. The brick used would be a red, so as to blend in with the surroundings.

Commissioner Clark stated that he would not choose to have the brackets on the house because structurally it does not need them.

Commissioner Shea stated that because the front entrance seems so small compared to the rest of the building, and that it would really benefit from side lights on either side of the door to make it appear a bit larger.

Commissioner Seeley made a **MOTION** to **APPROVE** this application with no brackets on the sides. Commissioner Pestana **seconded** the motion. The Commission unanimously **APPROVED** this application.

- h. **150 Sisson Street - PZ-HIST-23-000042** – Proposed changes to an aluminum wall sign in the Sisson - South Whitney National Historic District. Owner: City of Hartford Fire Department; Applicant: Shaddy Kessing.

Staff Planner, **Alexander Castro**, presented the staff report and stated that the application is for an increase in the amount of signage, including the labeling of the bays.

Gregg Reed, from Artfx Signs, stated that the signs are not illuminated and are just made of aluminum.

Commissioner Seeley made **MOTION** to **APPROVE** this application as presented. Commissioner Shea **seconded** the motion. The Commission unanimously **APPROVED** this application.

I. New Business

- a. Chair Jahnke stated that he is working with a co-worker to pull together a catalogue of details for various projects they have done and it should be ready in a few weeks. The Commission could then work through them to get a list together of commonly used approved materials that staff could give to applicants.
- b. Staff Planner, Alexander Castro, asked if the design guidelines allowed us to review signage on Pratt Street administratively, and if there was an agreement or sort of standard that should be followed when it comes to signage or do you want to see all signage that comes up on Pratt Street and in historic districts. It was determined that the record will have to go back and be checked.
- c. There was discussion regarding going virtual for the April 19, 2023 meeting and a motion was made:

Commissioner Seeley made **MOTION** to **MEET VIRTUALLY** for the April 19, 2023 meeting. Commissioner Pestana **seconded** the motion. The Commission unanimously **APPROVED** this motion.

- d. Commissioner Shea stated that the demolition of Deborah's Chapel has been postponed while The City works with a developer about potentially moving the building to another lot The City owns.

IV. Adjournment-the meeting was adjourned at 7:55 p.m.

V. **Plans and documents are available at** <https://www.meetinginfo.org/groups/29>

Respectfully Submitted by:

Lea Dantz, Administrative Assistant