



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

Wednesday, August 16, 2023 at 4:00 p.m.

**DRAFT MINUTES**

The Hartford Historic Properties & Preservation Commissions held a Virtual Public Hearing at  
**4:00 p.m. on Wednesday, August 16, 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: Commissioners Albert Gary, Virginia Seeley, Jonathan Clark, and Alternate Commissioner Carey Shea.

Absent: Chair Jeffrey Jahnke, Commissioner Edith Pestana, Alternate Commissioner Zoe Chatfield

Staff Present: Alexander Castro, Lea Dantz, and Atty. Richard Vassallo

Call to Order at 4:05 p.m.

- I. Roll Call
  - a. Vice Chair Gary **seated** Alternate Commissioner Shea as a voting member.
- II. **Approval of:**
  - a. **Agenda for August 16, 2023**

Commissioner Seeley made **MOTION to APPROVE** the Agenda for August 16, 2023 with the change in order of public hearing items. Commissioner Shea **seconded** that motion. The Commission unanimously approves the Agenda for tonight's meeting.
  - b. **Minutes from July 19, 2023 Regular Meeting**

Commissioner Shea made a **MOTION to APPROVE** the minutes from the July 19, 2023 meeting. Commissioner Seeley **seconded** that motion. The **MOTION to APPROVE** the minutes passed unanimously.

**Regular Meeting of the Historic Properties Commission**

- III. Public Hearing – No New Cases

**Regular Meeting of the Historic Preservation Commission**

- IV. Report of the Historic Preservation Planner
  - a. Staff Approvals (Administrative/Section 106)
  - b. General communications/New Business

V. Public Hearing – Continued Cases

- a. **463 Edgewood Street – PZ-HIST-23-000115** – Proposed repair and alteration of porch design due to burst utility pipe related damage in the Upper Albany National Historic District. Owner Garfield D. Blidgen; Applicant Marvin Burke.

**Alexander Castro**, Junior Planner, presented the staff report.

**Mark Mullings**, Project Manager for Global Tech Designs, stated that they did some looking into what other homes in the historic area had for porch design, and most of them had a much more open look. They feel that the open look would provide more curb appeal than the bunker style of porch that is currently on the home.

**Commissioner Shea** stated that the design proposed, while beautiful, is not what was on the building historically. Also, leaving the bunker style porch on the second floor but changing the first-floor porch would look off.

**Commissioner Clark** asked if the second-floor porch was still intact and if there were and intentions to keep or change its style as well.

**Commissioner Gary** stated that he had driven to look at the property, and that the second floor was intact and that the Google image we are looking at is how the home appears today.

**Mary Falvey**, Hartford Preservation Alliance, stated that this house was built in 1912 and is a Neville Brothers house. Those homes had the open wrap-around porch with the spindles.

**Commissioner Seeley** stated that she would be more comfortable with the proposal if there was a proposal to turn the second-floor porch into a Queen Anne style porch as but they aren't proposing that change as well.

Commissioner Clark made a **MOTION to APPROVE** the application with the condition that the porch be reproduced to reflect what is shown in the October 2020 Google Street View Picture. Commissioner Seeley **seconded that motion**. The **MOTION to APPORVE** with condition passed unanimously.

VI. Public Hearing – New Cases

- a. **213 Buckingham Street – PZ-HIST-23-000202**– Proposed egress repairs and retaining wall alterations in the Jefferson Seymour National Historic District. Owner: Buckingham 213 Associates, LLC; Applicant: Carlos Valinho

**Alexander Castro**, Junior Planner, presented the staff report.

**Robert Hurd**, Architect, stated that the retaining wall needs replaced as it fell in and is blocking egress from the fire escape stairwell. He further stated that the retaining wall won't be visible but the guard rail that is required to be on top of it would be.

**Commissioner Gary** asked when the drawing was prepared, and what the depth of the wall was. He further asked if this would be a repair or a full replacement.

Commissioner Seeley made a **MOTION to APPROVE** the application as presented. Commissioner Clark **seconded that motion**. The **MOTION to APPROVE** with stipulation passed unanimously.

- b. **347 Albany Ave – PZ-HIST-23-000146** – Proposed window replacement in the Clay Hill National Historic District. Owner: Albany Avenue Associates, LLC; Applicant: Tamara Acosta.

**Alexander Castro**, Junior Planner, stated that we reached out to the applicant to request a continuance, but that we didn't hear back. Shortly after the request was made to the applicant the 45-day timeline for historic reviews elapsed, and therefore the application was deemed **APPROVED**.

- c. **590 Park Street – PZ-HIST-23-000175** – Proposed illuminated wall sign in the Frog Hollow National Historic District. Owner: Hispanic Health Council Foundation Inc.; Applicant: Neelu Warikoo.

**Alexander Castro**, Junior Planner, presented the staff report and answered questions from commissioners.

**Kenneth Barela**, CEO of the Hispanic Health Council, stated they will be providing all sorts of wellness care from mental health, financial health, podcasting, art, dancing, and a community kitchen. The change in sign will more accurately portray the services provided there, and the Hispanic Health Council logo will be on the end of the sign.

**Commissioner Shea** stated that she has had the chance to tour the building and loves what is happening there, but is hoping that the lettering for the sign could be more in line with the Art Deco Design of the building.

**Commissioner Gary** asked if they would be open to using a different color scheme that doesn't fight with the building.

**Neelu Warikoo**, Applicant, stated that the font and color are easy enough to change. The letters are raised and are about ½ inch thick, and the sign is not illuminated.

**Mary Falvey**, Hartford Preservation Alliance, stated that the building was originally built to be a Woolworths and their sign had a red background with cream lettering and a logo on each end.

Commissioner Clark made a **MOTION to APPROVE** the application with the following suggestions:

1. That the lettering be changed to something more appropriate to an Art Modern building;
2. That they maintain a color scheme similar to the sign that is already there;
3. That staff have a look at the final proposal.

Commissioner Seeley **seconded that motion**. The **MOTION to APPROVE** passed unanimously.

- d. **141 Greenfield Street – PZ-HIST-23-000189** – Proposed exterior renovation in the Upper Albany National Historic District. Owner & Applicant: Guadalupe Colon.

**Alexander Castro**, Junior Planner, presented the staff report and answered questions from commissioners.

**Jesus Ramirez & Guadalupe Colon**, Owners & Applicants, purchased the house two months ago and want to replace the windows. They got prices for wood windows and found that they were too expensive to replace with wood. They do intend to keep the siding on the house as it is. They want to remove the porch in the back which is not original to the house and is in disrepair. In addition, they stated that they intended to live here and make it their home, but that they weren't interested in any grants.

**Commissioner Clark** asked for the condition of the front nine windows.

**Commissioner Seeley** asked if the home would be owner occupied, and if so there are programs that would assist with some of the cost to repair the home.

**Mary Falvey**, Hartford Preservation Alliance, asked if the Home Depot was the quote they were prepared to use. She also stated that if they did vinyl windows on the sides and rear, but wood in the front they would no longer qualify for historic tax credits.

**Marcus Ordonez** asked if any of the grants offered funds that the couple wouldn't have to pay back for the nine windows in the front that might be helpful.

Commissioner Clark made a **MOTION to APPROVE** the application with the following conditions:

1. That they be able to replace the left, back, and right windows with the windows of their choosing;
2. That they retain the attic window;
3. That the other 8 windows in the front be replaced with wood, fibrex or something historically appropriate for the house and they can be approved administratively;
4. That the roof be able to be replaced in-kind.

Commissioner Seeley **seconded that motion**. The **MOTION to APPROVE** passed unanimously.

- e. **881 Capitol Avenue – PZ-HIST-23-000200** – Proposed porch demolition and reconstruction in the Parkville National Historic District. Owner: Major Enterprise Group, LLC; Applicant: Lifecare Design Inc.

**Alexander Castro**, Junior Planner, presented the staff report and answered questions from commissioners. He stated that the deck and stairs were proposed to be replaced with pressure treated wood.

**Mary Falvey**, Hartford Preservation Alliance, stated that everything they were proposing to do appeared to be in-kind replacement and looked appropriate for this home.

**Commissioner Seeley** asked what the proposed materials that weren't in-kind Alex saw.

Commissioner Seeley made a **MOTION to APPROVE** the application with the following conditions:

1. That the stair treads be bullnose;
2. That if the proposed railing is wood it should be non-pressure treated wood;
3. That the framing of the porch needs to be discussed with staff;
4. That the tongue and groove should run from the back to the front of the porch to facilitate drainage;
5. The lattice work should be of a wood material.

Commissioner Clark **seconded that motion**. The **MOTION to APPROVE** passed unanimously.

VII. New Business

- a. Commissioner Shea stated that she had reach out to the Marvin Windows folks regarding a wood window sample. She will be coordinating with them next week to have a sample dropped off.
- b. We are looking at September 27, 2023 at 4 p.m. for another working session to review more window samples, but will need to check in with Chair Jahnke.
- c. Commissioner Shea stated that the Board of Trustees voted last night to move forward with the demolition of Deborah's Chapel.

VIII. Chairs Report

- a. None

IX. Adjournment-the meeting was adjourned at 6:04 p.m.

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

**Respectfully Submitted by:**

**Lea Dantz, *Administrative Assistant***