



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

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

DRAFT MINUTES

The Hartford Historic Properties & Preservation Commissions held a Virtual Public Hearing on
Wednesday, November 15, 2023 at 4:00 P.M.

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

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

OR Join by phone: 1-408-418-9388 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, and Alternate Commissioner Zoe
Chatfield

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

Call to Order at 4:15 p.m.

- I. Roll Call
 - a. Vice Chair Gary **seated** Alternate Commissioners Shea as a voting member.
- II. **Approval of:**
 - a. **Agenda for November 15, 2023**

Commissioner Seeley made a **MOTION** to **APPROVE** the Agenda for November 15, 2023. Commissioner Clark **seconded** that motion. The Commission unanimously approves the agenda for tonight's meeting.
 - b. **Minutes from October 18, 2023 Regular Meeting**

Commissioner Shea made a **MOTION to APPROVE** the minutes from the October 18, 2023 meeting. Commissioner Clark **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)

- Alexander Castro presented the administrative approvals. Commissioner Shea asked if the list could be posted on Meetinginfo. We will try to send these out ahead of time for the commissioners to review.
- b. General communications/New Business
 - None

V. Public Hearing – Continued Cases

- a. **75 Girard Avenue – PZ-HIST-23-000240 [Continued from 10/18/23 to 11/15/23]** – Proposed structural support for a floating bay in the West End North National Historic District. Owner: Madeline Sebastian; Applicant: John Kennelly.

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

John Kennelly, Attorney for the Applicant, stated that the window is more of a bump out than a bay window. One of the things they were asked to look into was sistering the joists, and that is already being done. The bump out is free floating and the buttresses you can see are structural and not just ornamental. The supports would go at the end of where the buttresses come out.

Commissioner Seeley asked if the applicant had a drawing of what they were proposing to put there.

Commissioner Clark asked for clarification regarding the dimensions of the footing and the supports.

Kevin Joiner, homeowner, asked for clarity around what the commission wanted the footers to look like.

Commissioner Shea stated that she can tell from the drawing what they are intending to do, and it seems straightforward. She felt that if the footing and support were up to code and small enough to sufficiently do the job, that if they were painted black and some shrubbery was added it would look fine.

Commissioner Shea made a **MOTION** to **APPROVE** the application with the following condition:

1. That the footing does not come above grade by more than one inch;
2. That the pipe supporting the porch would be metal, with the suggestion that it be painted black;
3. That the structural supports on top of the footings be round, metal, and painted black.

Commissioner Seeley **seconded** that motion. The motion was unanimously approved.

- b. **53 Allen Place – PZ-HIST-23-000258 [Continued from 10/18/23 to 11/15/23]** – Proposed porch repair in the Allen Place - Lincoln Street National Historic District. Owner: Miguel Velez; Applicant: Jose Rosario.

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

Commissioner Shea asked since staff reached out to the applicant and hasn't heard back, can staff try to work with the applicant on a design that would be acceptable. There is a lot of historic material left on the porch, and it would be good to try and save as much of it as possible.

Richard Vassallo, Corp Council, stated that the property owners have an obligation when they submit an application to attend the hearing. If we let staff try to reach out to them again, and they are not successful, because of timelines we don't want to put ourselves in the position to have to make a default approval.

Commissioner Shea made a **MOTION** to **DENY** the application. Commissioner Seeley **seconded** that motion. The motion was unanimously denied.

VI. Public Hearing – New Cases

- a. **342 Sigourney Street – PZ-HIST-23-000269** – Proposed window replacement in the Upper Albany National Historic District. Owner: JDM Residential Development LLC; Applicant: Janelle Marshall.

Alexander Castro, Junior Planner, Presented the staff report.

Janelle Marshall, Applicant, stated that the renovation has been approved by Building but that she was here today because of wanting to change out the materials. The cost to replace the existing windows with wood windows is \$30,000 and the cost to replace them with vinyl is \$9,000, so from a cost perspective she is looking to do vinyl windows. So far, the renovation cost has been over \$100,000 and she is not done yet. The home is boarded up, some windows remain and some are smashed out and missing. The intention with the doors is to renovate and keep what is there.

Commissioner Shea asked what the total building cost was for the entire renovation. She also asked what the condition of the existing windows was like. She asked if the applicant had looked at other window types other than vinyl such as fibrex.

Commissioner Clark asked was the intention was with the two front doors.

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

1. That the windows used be one-over-one; and
2. That the windows on the front and sides of the house of fibrex or wood material.

Commissioner Clark **seconded** that motion. The motion was unanimously approved.

- b. **12 Arbor Street – PZ-HIST-23-000276** – Proposed siding replacement in the Parkville National Historic District. Owner & Applicant: Omoy Shaw-Lindo.

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

Mary Falvey, Hartford Preservation Alliance, stated that she put in a call to 311 back in July, and that the house is now completely sided and they have changed out all of the windows. So, this request for approval would be retroactive.

Commissioner Shea said that the same property owner owns multiple properties in historic districts, so if anyone knows how they should have gone about these renovations it's this property owner.

Commissioner Shea made a **MOTION** to **DENY** the application. Commissioner Seeley **seconded** that motion. The motion was unanimously denied.

- c. **41 Center Street – PZ-HIST-23-000278** – Proposed façade renovations in the Clay Hill National Historic District. Owner: San Juan Center Inc.; Applicant: Lifecare Design Inc.

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

Fernando Bentancourt, Executive Director at the San Juan Center, stated that they had done a few internal renovations already, and that they had secured a CHFA loan that will go a long way to help in making these renovations happen.

Natalie Sweeney and Hermann Cortes-Barrios, Architects for Life Care Design, talked through the plans for renovation with the commissioners.

Mary Falvey, Hartford Preservation Alliance, stated that once this building is done and the one on the corner of Albany this street will be free of blight.

Commissioner Seeley made a **MOTION** to **APPROVE** the application as presented, with the suggestion that colors other than white be considered for the windows. Commissioner Seeley **seconded** that motion. The motion was unanimously approved.

- d. **270 Albany Avenue – PZ-HIST-23-000282** – Proposed building addition and façade renovations in the Clay Hill National Historic District. Owner: City of Hartford; Applicant: Lifecare Design Inc.

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

Natalie Sweeney and Hermann Cortes-Barrios, Architects for Life Care Design, talked through the plans for renovation with the commissioners. They stated that the corner building would be retail on the first floor with one bedroom and studio apartments on the second floor. Ten percent will be fully ADA accessible, and the rest will be set up in a way that would allow them to be converted in the future if needed.

Commissioner Clark asked what the corner building would be used for.

Commissioner Shea stated that the one-bedroom apartments seemed small and wondered if they would be serving a special needs population.

Ace Andaleeb, developer on the project, stated that 70% of the units will be allocated to affordable housing. They stated that if a demolition permit was needed, they would come back to the commission for that, and would stay on top of the process.

Mary Falvey, Hartford Preservation Alliance, is thrilled that after 10 years this will be going through. She wanted to know that the October 1, 2023 rendering is not what the commission is approving. She also asked if a demolition permit would be needed for the Half on a Baby building, as they are taking down most of it.

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

1. That the windows used on the corner historic structure be double hung one-over-one wood windows.

Commissioner Shea **seconded** that motion. The motion was unanimously approved.

- e. **563 Broad Street – PZ-HIST-23-000284** – Proposed signage installation in the Frog Hollow National Historic District. Owner: Billings Forge Preservation Associates LP.; Applicant: Tracy Choomack.

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

Diane Ahern, Adams Ahern, spoke about the application and why they wanted the door sign and the banner.

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

- f. **123 Retreat Avenue – PZ-HIST-23-000286** – Proposed façade restoration on a building located on the State Historic Register. Owner: Hartford Hospital; Applicant: Dave Casale.

Alexander Castro, Junior Planner, presented the staff report.

Dave Casale, Hartford Healthcare, spoke to the application that they had put forward.

Mary Falvey, Hartford Preservation Alliance, stated that everything they are proposing for the restoration is up to the Secretary of the Interior standards, and looks great. She was also pleased with their engagement with the NRZ on this project.

Commissioner Seeley made a **MOTION to APPROVE** the application as presented. Commissioner Shea **seconded that motion**. The **MOTION to APPROVE** was passed unanimously.

VII. New Business

a. Proposed 2024 Commission Meeting Dates

Lea Dantz, Administrative Assistant, presented the proposed 2024 Commission Meeting dates.

Commissioner Seeley made a **MOTION to APPROVE** the Proposed 2024 Commission Meeting Dates. Commissioner Clark **seconded that motion**. The **MOTION to APPROVE** was passed unanimously.

- b. **Alexander Castro** asked the commission if they would be interested in moving their December meeting date up a week in case is conflicted with people's holiday plans. All commissioners present stated that December 20, 2023 was not a conflict for them, and that they were fine leaving it as is. If there was a reason that it was necessary to move it that would be amenable to that, but they saw no need at this time.

VIII. Chair's Report

- a. Mary Falvey had sent an email about potential training for commissioners to go over certain matters of Historic Preservation. This could include how to apply the guidelines, looking at infill construction in historic districts, including a discussion in infill construction in historic parks. SHPO has a good program put together for guidelines that they would probably use.

IX. Adjournment-the meeting was adjourned at 7:15 p.m.

Plans and documents are available at <https://www.meetinginfo.org/meetings/2233>