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5 **CITY OF HARTFORD**  
6 **HARTFORD HISTORIC PROPERTIES &**  
7 **HISTORIC PRESERVATION COMMISSIONS**  
8 **260 Constitution Plaza – Hartford, CT**  
9 **MINUTES APPROVED**  
10 **June 19, 2019**

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12 The Hartford Historic Properties & Preservation Commissions held a Public Hearing at **4:00 p.m.**  
13 **on Wednesday, June 19, 2019**, at the Plaza Level Conference Room of 260 Constitution Plaza, Hartford,  
14 CT 06103.

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16 **Hartford Historic Properties Commission**

17 **Attendance**

18 **Present**, Chair Michael O’Connell, Albert Gary, Jeffrey Jahnke and Josye Utick;

19 **Absent**: Commissioner Lynn Ferrari and Alternate Commissioners Jonathan Clark, Aurelia Gale and Greg  
20 Andrews

21 **Staff Present**: Vanessa Walton and Valerio Giadone- *Hartford Preservation Alliance*

22  
23 **CALL TO ORDER**

24 Chair Michael O’Connell called the meeting to order at 4:06 p.m.

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26 **HISTORIC REVIEWS**

27 **There were none.**

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29 **ADJOURNMENT**

30 The meeting adjourned at 4:09 p.m.

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32 **Hartford Historic Preservation Commission**

33 **Attendance**

34 **Present**, Chair Michael O’Connell, Albert Gary, Jeffrey Jahnke and Josye Utick; and Alternate  
35 Commissioner and Greg Andrews- (*Arrived at 4:13 p.m.*)

36 **Absent**: Commissioner Lynn Ferrari and Alternate Commissioners Jonathan Clark and Aurelia Gale

37 **Staff Present**: Vanessa Walton and Valerio Giadone- *Hartford Preservation Alliance*

38  
39 **CALL TO ORDER**

40 Chair Michael O’Connell called the meeting to order at 4:09 p.m. and announced that Alternate  
41 Commissioner Greg Andrews would be seated for Commissioner Lynn Ferrari.

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43 **HISTORIC REVIEWS**



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**Whereas,** The City of Hartford Historic Preservation Commission has reviewed the request to demolish the existing porch and build a new porch of similar design at 49-51 Francis Avenue; and

**Whereas,** The property is in the Parkville Industrial National Historic District; and

**Whereas,** The structure is a 2-story wood frame building of Vernacular style; and

**Whereas,** The applicant seeks to remove the existing front porch and build a new wood porch of similar design to the existing as follows:

1. Frame the new porch with pressure treated wood.
2. Provide T&G 1” x6” Douglas Fir wood floor decking.
3. Provide new 6” x 6” square wood columns with caps to match existing.
4. Provide new guardrails with 2”x4” handrails, and 2”x2” square balusters set between pairs of 5/4” x 6” boards at the top and bottom.
5. Provide new wood lattice skirt and trim to match existing.
6. Remove existing concrete steps and provide new wood stairs with 5/4” x 12” bullnose wood treads and wood handrails to match new rails around porch.
7. The existing half round columns against the building will remain; and

**Whereas,** The proposed guardrail design does not appear to reflect the historic character of this building and would detract from the historic neighborhood; and

**Whereas,** The proposed work is consistent with the City’s Historic Design Principles;

Now Therefore Be It

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

1. Guardrail shall be built with top and bottom rails and 1 3/4” x 1 3/4” square wood balusters set between the top and bottom rails.

Be It Further,

**Resolved,** This 19th. day of June 2019.

**3. 92-94 Mansfield Street**

This was a proposal to rebuild the front porches of a 1915 Foursquare home located in the Upper Albany National Historic District. Mr. Valerio Giadone, *Hartford Preservation Alliance*, gave an overview of the proposal. The applicant/owner, Ms. Nadra Drummond along with the contractor Mr. Calvin Hutchins were present and they addressed the Commission. There were no other testimony or comments from the public and the Public Hearing was closed. The Commission went into discussion regarding the height of the hand and guard rails. It was decided that the applicant will meet with staff to go over the fine details of what is required to meet historic standards. Commissioner Josye Utick made a **MOTION to AMEND** item 6 to read, “Rebuild guardrails with top and bottom rails and 1 1/2” x 1 1/2” square wood balusters to meet code”. **Seconded** by Commissioner Michael O’Connell. The **AMENDED** resolution was **APPROVED** by a vote of **4-1**, with an abstention from Commissioner Jonathan Clark.

**CITY OF HARTFORD**  
**HISTORIC PRESERVATION COMMISSION RESOLUTION**  
**92-94 MANSFIELD STREET**  
**HISTORIC PRESERVATION PROPOSAL**

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6 **Whereas,** The City of Hartford Historic Preservation Commission has reviewed the request to  
7 rebuild the front porch at 92-94 Mansfield Street; and  
8 **Whereas,** The property is in the Upper Albany National Historic District; and  
9 **Whereas,** The structure is a 2 1/2 story wood frame building of Foursquare style; and  
10 **Whereas,** The applicant proposes to repair/replace existing front porch similar to the existing  
11 design, and the proposed work will consist of the following:  
12 1. Existing masonry columns and piers are to be preserved and restored as required.  
13 2. Existing concrete steps and metal handrails are to remain.  
14 3. Existing wood framing and wood porch components will be removed.  
15 4. Rebuild wood framing with pressure treated wood and LVL beam  
16 5. Rebuild floor deck with 1” x 2 1/4” T&G Douglas Fir wood deck.  
17 6. Rebuild guardrails with top and bottom rails and 1 1/2” x 1 1/2” square wood balusters  
18 to meet code.  
19 7. Provide new square wood lattice and trim at bottom of front porch at front and sides.  
20 8. Provide new roof, wood fascia and trim to match existing. The existing dentil molding  
21 between the first and second floor and below the roof will be replaced with new dentil  
22 molding to match existing.  
23 9. All new wood porch components to be painted.

24  
25 **Whereas,** The proposed work does not detract from the historic fabric of the neighborhood; and

26  
27 **Whereas,** The proposed work is consistent with the City’s Historic Design Principles;

28  
29 Now Therefore Be It

30  
31 **Resolved,** The City of Hartford Historic Preservation Commission hereby approves the proposed  
32 work with the following condition:

- 33  
34 1. Rebuild guardrails to match existing original guardrail height and add additional rail  
35 above to meet guardrail height code requirements at both the first and second floors.

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37 Be It Further,

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39 **Resolved,** This 19th. day of June 2019.

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41 **4. 225 Asylum Street**

42 This was a proposal for the installation of two (2) signs consisting of 9-foot-high letters, of which  
43 one sign will be mounted on the rooftop and the other mounted on the 9<sup>th</sup> floor level of a 1989 Post  
44 Modern High Rise. Although the building is not considered to be historic, it is nestled behind the  
45 Goodwin Hotel, thus making it part of the Goodwin Block National Register of Historic Places.

46 *Please note that this applicant went before the Zoning Board of Appeals on May 7, 2019 and*  
47 *was granted a variance from the Hartford Zoning Regulation- Roof Signs, Sections, 8.3.3, 8.3.3.*  
48 *A and Wall Signs- Section 8.3.2.A. – Mr. Valerio Giadone, Hartford Preservation Alliance, gave*  
49 *an overview of the proposal. Present to speak on behalf of the applicant and answer questions*  
50 *from the Commission was Mr. Russell Hassman, President and CEO of National Sign Corporation*  
51 *of Berlin, CT. Also there to speak was Ms. Mary Falvey of the Hartford Preservation Alliance*  
52 *who recommended that the Commission approve the application as originally submitted due the*  
53 *building being a non-contributing building and because the historic district will not be impacted*  
54 *negatively with the installation of the signs. Mr. Jeff Walker commented that THEY HAVE*

1 BEEN WORKING WITH Infosys to get this ding done and they want to make sure that the sign  
2 fits in with the historic nature of the Goodwin district. There were no other testimony or  
3 comments from the public and the Public Hearing was closed. The Commission entered into  
4 discussion and Commissioner Jeffrey Jahnke made a **MOTION** to **AMEND** the condition of the  
5 resolution to read, "Infill five louvers behind the sign with the screened louvers the same color as  
6 the building as long as the air quality inside the garage may be maintained". **Seconded** by  
7 Commissioner Josye Utick. The **AMENDED** resolution was **APPROVED** by a vote of **5-0**.

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10 **CITY OF HARTFORD**  
11 **HISTORIC PRESERVATION COMMISSION RESOLUTION**  
12 **225 ASYLUM STREET**  
13 **HISTORIC PRESERVATION PROPOSAL**

14 **Whereas,** The City of Hartford Historic Preservation Commission has reviewed the request for new  
15 building signs at 225 Asylum Street; and

16  
17 **Whereas,** The property is in the Goodwin Block National Register of Historic Places; and

18  
19 **Whereas,** The structure is a 30-story high rise building of Post-Modern High-Rise style; and

20  
21 **Whereas,** The applicant proposes to install two signs consisting of 9 feet high self-illuminated  
22 letters, mounted on supporting lightweight framing; and

23  
24 **Whereas,** One sign will be mounted at the roof level, approximately 450 feet high and facing south-  
25 east, and one sign will be mounted at the 9th. floor level, approximately at 83 feet height,  
26 facing west along Ann-Uccello Street; and

27  
28 **Whereas,** The proposed signs are mounted high above the street and will not detract the historic  
29 character of the neighborhood; and

30  
31 **Whereas,** The proposed work is consistent with the City's Historic Design Principles;

32  
33 Now Therefore Be It

34  
35 **Resolved,** The City of Hartford Historic Preservation Commission hereby approves the proposed  
36 work with the following conditions:

- 37  
38 1. Infill five louvers behind the sign with screened louvers as same color as the building  
39 as long as the air quality inside the garage may be maintained.

40  
41 Be It Further,

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43 **Resolved,** This 19th. day of June 2019.

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45 **5. 29 Bedford Street**

46 This was a proposal for the installation of outside electric service meters on a 1907 Neo-Classical  
47 Revival home located in the Clay Hill National Historic District. Mr. Valerio Giadone, *Hartford*  
48 *Preservation Alliance*, gave an overview of the proposal. The Property owner, Mr. Jose Perez and  
49 the Electrician, Mr. Ian Monroe, were present and they addressed the Commission. There were no  
50 other testimony or comments from the public and the Public Hearing was closed. *Let the record*  
51 *reflect that Commissioner Gregory Andrews departed at 5:54 pm.* Commissioner Josye Utick  
52 made a **MOTION** to **APPROVE** the resolution as submitted by staff, **Seconded** by Commissioner  
53 Albert Gary. The resolution was **APPROVED** by a vote of **4-0**.

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**CITY OF HARTFORD**  
**HISTORIC PRESERVATION COMMISSION RESOLUTION**  
**29 BEDFORD STREET**  
**HISTORIC PRESERVATION PROPOSAL**

6 **Whereas,** The City of Hartford Historic Preservation Commission has reviewed the request for new  
7 electric meters located at 29 Bedford Street; and

8  
9 **Whereas,** The property is in the Clay Hill National Historic District; and

10  
11 **Whereas,** The structure is a 3-story brick building of Neo-Classical Revival style; and

12  
13 **Whereas,** The applicant proposes to relocate four electric meters from the basement to the exterior  
14 of the building on the south side facing Bedford Street; and

15  
16 **Whereas,** The meters will be located approximately 3 feet to the right of the first-floor windows,  
17 and 5 feet from the ground to the top of the meters; and

18  
19 **Whereas,** Staff believes that the proposed location; although visible from the street, is the best  
20 viable location that can be served by the electric pole; and

21  
22 **Whereas,** The proposed work is consistent with the City's Historic Design Principles;

23  
24 Now Therefore Be It

25  
26 **Resolved,** The City of Hartford Historic Preservation Commission hereby approves the proposed  
27 work as submitted.

28  
29 Be It Further,

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31 **Resolved,** This 19th. day of June 2019.

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33 **6. 31 East Street**

34 This was a proposal for the repointing of the brick in the door openings of a 1890 Queen  
35 Anne/Italianate multi family home located in the Clay Hill National Historic District. Mr. Valerio  
36 Giadone, *Hartford Preservation Alliance*, gave an overview of the proposal and stated that the  
37 applicant began infilling the doors without a permit and removed the porches in the rear. The  
38 applicant, Mr. Joseph Motta was present to answer questions and address the Commission. At that  
39 time, Mr. Motta submitted photographs to the Commission. There were no other testimony or  
40 comments from the public and the Public Hearing was closed. Commissioner Josye Utick made  
41 a **MOTION to APPROVE the** resolution as submitted by staff and the resolution was  
42 **APPROVED** by a vote of **4-0**.

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**CITY OF HARTFORD**  
**HISTORIC PRESERVATION COMMISSION RESOLUTION**  
**31 EAST STREET**  
**HISTORIC PRESERVATION PROPOSAL**

49 **Whereas,** The City of Hartford Historic Preservation Commission has reviewed the request for  
50 general exterior repairs at 31 East Street; and

51  
52 **Whereas,** The property is in the Clay Hill National Historic District; and

53  
54 **Whereas,** The structure is a 3-story brick building of Queen Anne/Italianate style; and

1 **Whereas,** The applicant proposes to do general exterior repairs consisting of the following:  
2 1. Repoint brick where required with grout to match existing  
3 2. Repair and or replace damaged brick areas with new brick to match existing.  
4 3. Infill two door openings at rear of building, one at second floor and one at third floor  
5 with brick to match existing brick.  
6 4. Replace 6 broken windows with new windows to match existing vinyl double hung  
7 windows; and

8 **Whereas,** Work was started without a building permit; and

9  
10 **Whereas,** The proposed work is consistent with the City’s Historic Design Principles;

11  
12 Now Therefore Be It

13  
14 **Resolved,** The City of Hartford Historic Preservation Commission hereby approves the proposed  
15 work with the following condition:

16  
17 1. Masonry door openings infill shall be recessed 1 1/2” inches from the exterior face of  
18 the existing brick wall, and bricks shall be set on common bond brick pattern.

19 Be It Further,

20 **Resolved,** This 19th. day of June 2019.

21  
22 **7. 81 Fern Street**

23 This was a proposal for the replacement of two windows on the third floor of a 1909 Shingle/  
24 Colonial Revival home located in the West End North National Historic District. Mr. Valerio  
25 Giadone, *Hartford Preservation Alliance*, gave an overview of the proposal. The applicant, Mr.  
26 Kyle J. Berquist, Realtor for the owner, was present to answer questions and address the  
27 Commission There were no other testimony or comments from the public and the Public Hearing  
28 was closed. Commissioner Josye Utick made a **MOTION** to **APPROVE** the resolution as  
29 submitted by staff. **Seconded** by Commissioner Albert Gary and the resolution was **APPROVED**  
30 by a vote of **3-1**, with an abstention from Commissioner Jeffrey Jahnke.

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32 **CITY OF HARTFORD**  
33 **HISTORIC PRESERVATION COMMISSION RESOLUTION**  
34 **81 FERN STREET**  
35 **HISTORIC PRESERVATION PROPOSAL**  
36

37 **Whereas,** The City of Hartford Historic Preservation Commission has reviewed the request for 2  
38 new windows at 81 Fern Street; and

39  
40 **Whereas,** The property is in the West End North National Historic District; and

41  
42 **Whereas,** The structure is a 2 1/2 story wood frame building of Shingle / Colonial Revival style;  
43 and

44  
45 **Whereas,** The applicant seeks to replace 2 existing double hung windows on the 3rd floor in the  
46 east side gable, with Andersen CW135—400 series (or equal) vinyl clad wood casement  
47 windows to satisfy emergency egress requirement; and  
48

1 **Whereas,** The existing windows are generally wood double hung windows 6/1: and  
2  
3 **Whereas,** The proposed work does not detract from the historic fabric of the neighborhood; and  
4  
5 **Whereas,** The proposed work is consistent with the City’s Historic Design Principles;  
6  
7 Now Therefore Be It  
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9 **Resolved,** The City of Hartford Historic Preservation Commission hereby approves the proposed  
10 work with the following condition:  
11

- 12 1. New casement windows shall be provided with 6/1 divided light “Modified Colonial  
13 Pattern” style.

14 Be It Further,  
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16  
17 **Resolved,** This 19th. day of June 2019.  
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19 **8. 20-22 Vineland Terrace**

20 This was a proposal for the rebuilding of the front porches of a 1912 Queen Anne/Colonial  
21 Revival residential home located in the Upper Albany National Historic District. Mr. Valerio  
22 Giadone, *Hartford Preservation Alliance*, gave an overview of the proposal. The Applicant, Ms.  
23 Donna Jones and the contractor, Mr. Philip London were present to answer questions and address  
24 the Commission. There were no other testimony or comments from the public and the Public  
25 Hearing was closed. Commissioner Josye Utick made a **MOTION** to **APPROVE** the resolution  
26 as submitted by staff, **Seconded** by Commissioner Albert Gary. The resolution was **APPROVED**  
27 by a vote of **4-0**.

28 **CITY OF HARTFORD**  
29 **HISTORIC PRESERVATION COMMISSION RESOLUTION**  
30 **20-22 VINELAND TERRACE**  
31 **HISTORIC PRESERVATION PROPOSAL**  
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33 **Whereas,** The City of Hartford Historic Preservation Commission has reviewed the request for  
34 front porch repairs at 20-22 Vineland Terrace; and  
35

36 **Whereas,** The property is in the Upper Albany National Historic District; and  
37

38 **Whereas,** The structure is a 2 1/2 story wood frame building of Queen Anne/Colonial Revival style;  
39 and  
40

41 **Whereas,** The applicant proposes to make repair to the existing front porch as follows:  
42

- 43 1. Replace existing deteriorated framing components with new pressure treated wood  
44 framing.
- 45 2. Provide new piers to level and stabilize structure.
- 46 3. Replace T&G wood flooring with new T&G wood flooring to match existing.
- 47 4. Build new guardrails at first level with top and bottom rails and balusters at 36” height  
48 to meet code requirements.
- 49 5. Replace windows at second floor level with new windows to match existing.
- 50 6. Repair and or replace exterior siding at second floor level to match existing; and  
51

52 **Whereas,** The proposed new railing and the existing vinyl enclosure at the first-floor level may  
53 detract from the historic character of the house and neighborhood; and  
54



1 **Whereas,** The proposed work is consistent with the City’s Historic Design Principles;

2  
3 Now Therefore Be It

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

- 7
- 8 1. Remove column enclosures at first floor level and provide new round columns where
- 9 missing or damaged to match original wood round columns.
- 10 2. Repair and or rebuild existing original guardrails and wood shingle siding at first floor
- 11 level to match existing.
- 12 3. Remove vinyl siding at first floor level right side of porch and provide new guardrail
- 13 with wood shingle siding to match existing original guardrail.
- 14 4. Provide additional wood handrail at 36” height above all guardrails at first floor to
- 15 meet code requirements.

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17 Be It Further,

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19 **Resolved,** This 19th. day of June 2019.

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22 **9. 30-32 Magnolia Street**

23 This was a proposal for a lead abatement project with the work consisting of interior and exterior  
24 repairs on a 1909 Vernacular residential home located in the Upper Albany National Historic  
25 District. Mr. Valerio Giadone, *Hartford Preservation Alliance*, gave an overview of the project  
26 and what it consisted of. Mr. John Garcia of Villwell Builders was present to speak on behalf of  
27 the owner, Mr. Abass Abdulahi. There were no other testimony or comments from the public and  
28 the Public Hearing was closed. Commissioner Josye Utick made a **MOTION** to **AMEND** the  
29 resolution by **STRIKING** condition #6 that read, “Replace basement hatchway door at rear of  
30 building with a new door to match existing”. **Seconded** by Commissioner Albert Gary. The  
31 condition was struck from the resolution and the **AMENDED** resolution was **APPROVED** by a  
32 vote of **4-0**.

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34 **CITY OF HARTFORD**  
35 **HISTORIC PRESERVATION COMMISSION RESOLUTION**  
36 **30-32 MAGNOLIA STREET**  
37 **HISTORIC PRESERVATION PROPOSAL**  
38

39 **Whereas,** The City of Hartford Historic Preservation Commission has reviewed the request for  
40 general repairs at 30-32 Magnolia Street; and

41  
42 **Whereas,** The property is in the Upper Albany National Historic District; and

43  
44 **Whereas,** The structure is a 2 1/2 story wood frame building of Queen Anne style; and

45  
46 **Whereas,** This is a lead abatement project with the work consisting of interior and exterior repairs;  
47 and

48  
49 **Whereas,** The applicant proposes to do the following exterior repairs:

- 50
- 51 1. Replace asphalt shingle roofing with new asphalt shingle roofing at front porch.
- 52 2. Replace laminated box beam with new wood beam, fascia, and soffit to match existing
- 53 at front porch.

3. Replace Yankee gutter at side of front porch and provide new gutters and leaders.
4. Replace existing T&G floor deck with new T&G floor deck at front porch.
5. Replace skirt lattice at front porch with new lattice and trim to match existing.
6. Replace 6 basement windows with new wood windows to match existing; and

6 **Whereas,** This project has been reviewed and approved with conditions by the S. H. P. O.: and

8 **Whereas,** The proposed work does not detract from the historic fabric of the neighborhood; and

10 **Whereas,** The proposed work is consistent with the City’s Historic Design Principles;

12 Now Therefore Be It

14 **Resolved,** The City of Hartford Historic Preservation Commission hereby approves the proposed work as submitted.

17 Be It Further,

19 **Resolved,** This 19th. day of June 2019.

22 **10. 160-180 Main Street**

23 This was a proposal for the conversion St. Peter’s school and convent into apartments. This is a  
24 1913 Brownstone building that is listed on the South Green National Register of Historic Places,  
25 located in the South Green National Historic District. Mr. Valerio Giadone, *Hartford*  
26 *Preservation Alliance*, gave an overview of the proposal. Chair O’Connell made note that there  
27 were two applications being considered simultaneously regarding 170 Main Street and 11 Charter  
28 Oak Place. The applicant, Ms. Terri Anne Hahn of LEDA and Mr. Brett \_\_\_\_\_, the Architect  
29 were present to answer questions and address the Commission. There were no other testimony or  
30 comments from the public and the Public Hearing was closed. Commissioner Josye Utick made a  
31 **MOTION** to **APPROVE** the resolution as written by staff, **Seconded** by Commissioner Albert  
32 Gary. The resolution was **APPROVED** by a vote of **4-0**.

35 **CITY OF HARTFORD**  
36 **HISTORIC PRESERVATION COMMISSION RESOLUTION**  
37 **170 MAIN STREET**  
38 **HISTORIC PRESERVATION PROPOSAL**

40 **Whereas,** The City of Hartford Historic Preservation Commission has reviewed the request for  
41 renovations and adaptive reuse of the former school building at 170 Main Street; and

43 **Whereas,** The property is in the South Green National Historic District; and

45 **Whereas,** The structure is a 3-story masonry building of Brownstone style; and

47 **Whereas,** The exterior work will consist of the following:

- 48 1. Exterior masonry repair and repointing to match existing.
- 49 2. Replace all exterior aluminum double hung and triple hung windows with new vinyl  
50 double hung windows. All upper opaque panels at the triple-hung windows will be  
51 replaced with clear glass panels.

- 1 3. Replace all exterior metal doors with aluminum storefront doors similar to the original  
2 design. Entry door at north side will be recessed approximately 3 feet to allow for  
3 standing room away from the adjacent driveway.  
4 4. Install roof mounted equipment. None of the equipment or roof will be visible from the  
5 street.  
6

7 **Whereas,** The proposed work appears to be compatible with, and will not detract from the historic  
8 character of the neighborhood; and  
9

10 **Whereas,** The proposed work is consistent with the City's Historic Design Principles;  
11

12 Now Therefore Be It  
13

14 **Resolved,** The City of Hartford Historic Preservation Commission hereby approves the proposed  
15 work with the following condition:  
16

- 17 1. All new vinyl windows and aluminum doors shall be of similar color to the existing.  
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19 Be It Further,  
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21 **Resolved,** This 19th. day of June 2019.  
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#### 24 **11. 11 Charter Oak Place**

25 This was a proposal for the conversion St. Peter's school and convent into apartments. This is a  
26 1913 Brownstone building that is listed on the South Green National Register of Historic Places,  
27 located in the South Green National Historic District. Mr. Valerio Giadone, *Hartford*  
28 *Preservation Alliance*, gave an overview of the proposal. Chair O'Connell made note that there  
29 were two applications being considered simultaneously regarding 11 Charter Oak Place and 170  
30 Main Street. The applicant, Ms. Terri Anne Hahn of LEDA and Mr. Brett \_\_\_\_\_, the Architect  
31 were present to answer questions and address the Commission. There were no other testimony or  
32 comments from the public and the Public Hearing was closed. Commissioner Josye Utick made a  
33 **MOTION** to **APPROVE** the resolution as written by staff, **Seconded** by Commissioner Albert  
34 Gary. The resolution was **APPROVED** by a vote of **4-0**.  
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37 **CITY OF HARTFORD**  
38 **HISTORIC PRESERVATION COMMISSION RESOLUTION**  
39 **11 CHARTER OAK PLACE**  
40 **HISTORIC PRESERVATION PROPOSAL**  
41

42 **Whereas,** The City of Hartford Historic Preservation Commission has reviewed the request for  
43 renovations and adaptive reuse of the building at 11 Charter Oak Place; and  
44

45 **Whereas,** The property is in the Charter Oak Place National Register of Historic Places; and  
46

47 **Whereas,** The structure is a 3-story masonry building of Modern style; and  
48

49 **Whereas,** The applicant proposes to convert the building from office use to residential use; and  
50

50 **Whereas,** The exterior work will consist of the following:  
51

- 51 1. Exterior masonry repair and repointing to match existing.  
52

2. Replace all exterior aluminum double hung windows with new vinyl double hung windows. Six stained glass windows with religious motifs at the east elevation will be replaced with new double hung and awning vinyl windows.
3. Replace metal and wood handrails at front entry facing Charter Oak Place with new metal handrails.
4. Reconfigure ADA ramp at south side with a new wood ramp and metal handrails of same design as new handrails at front entry.
5. Replace entry door at south elevation with new ADA compliant door to match existing design; and

**Whereas,** The proposed work appears to be compatible with, and it does not detract from the historic character of the neighborhood; and

**Whereas,** The proposed work is consistent with the City's Historic Design Principles;

Now Therefore Be It

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

1. All new vinyl windows shall be of similar color to the existing aluminum windows.

Be It Further,

**Resolved,** This 19th. day of June 2019.

#### **NEW/OLD BUSINESS**

There was no new/old business to discuss.

#### **MINUTES**

May 15, 2019 minutes were approved

#### **ADMINISTRATIVE APPROVALS**

The Commission reviewed the Administrative Approvals. There was nothing to discuss.

Commissioner Jeffrey Jahnke stated he received a couple of phone calls regarding the demolition of garages that were administratively approved a few months back. He stated that although the garages were of no historic importance, the demolition of them impacted the back yard of the homeowner of the abutting property.

#### **LIST OF PERMITS**

No permits to be discussed

#### **ADJOURNMENT**

The meeting adjourned at 6:35 p.m.

Respectfully submitted by

Vanessa L. Walton, Executive Assistant