



**CITY OF HARTFORD
HARTFORD HISTORIC PROPERTIES &
HISTORIC PRESERVATION COMMISSIONS
260 Constitution Plaza – Hartford, CT**

MINUTES

November 20, 2019

The Hartford Historic Properties & Preservation Commissions held a Public Hearing at **4:00 p.m. on Wednesday, October 16, 2019** at the Plaza Level Conference Room of 260 Constitution Plaza, Hartford, CT 06103.

Hartford Historic Properties Commission

Attendance

Present: Acting Chair Jeffrey Jahnke, Commissioners and Albert Gary, Alternate Commissioner Aurelia Gale

Absent: Chair Michael O'Connell, Commissioner Josye Utick and Alternate Commissioner Jonathan Clark

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

CALL TO ORDER

Acting Chair Jeffrey Jahnke called the meeting to order at 4:04 pm.

HISTORIC REVIEWS

There were none.

ADJOURNMENT

The meeting adjourned at 4:05 p.m.

Hartford Historic Preservation Commission

Attendance

Present: Acting Chair Jeffrey Jahnke, Commissioners and Albert Gary, Alternate Commissioner Aurelia Gale

Absent: Chair Michael O'Connell, Commissioner Josye Utick and Alternate Commissioners Jonathan Clark

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

CALL TO ORDER

Acting Chair Jeffrey Jahnke called the meeting to order at 4:05 pm.

HISTORIC REVIEWS

1 **1. 18-20 Shultas Place**

2 This was a proposal for the restoration of the front porch and the replacement of the vinyl
3 windows on a 1910 Colonial Revival residential building located in the Shultas Place- Annawan
4 Street State Historic District. Mr. Valerio Giadone of *Hartford Preservation Alliance* gave an
5 overview of the proposal. Mrs. Marisa Zavarella (a.k.a. Mrs. Skates) was present and she
6 addressed the Commission on behalf of her husband Mr. Aaron Skates, the applicant. There were
7 no other testimony or comments and Acting Chair Jeffrey Jahnke closed the Public Hearing. The
8 Commission entered into deliberation. Acting Chair Jeffrey Jahnke made a **MOTION** to
9 **AMEND** the resolution to add a 3rd condition regarding the balusters, a 4th condition regarding
10 the columns and a 5th condition regarding the height of the guardrails. **Seconded** by
11 Commissioner Albert Gary. The **AMENDED** resolution was **APPROVED** by a vote of **3-0**.
12

13 **CITY OF HARTFORD**
14 **HISTORIC PRESERVATION COMMISSION RESOLUTION**
15 **18-20 SHULTAS PLACE**
16

17 **Whereas,** The City of Hartford Historic Preservation Commission has reviewed the request for
18 front porch repairs at 18-20 Shultas Place; and
19

20 **Whereas,** The property is in the Shultas Place-Annawan Street State Historic District; and
21

22 **Whereas,** The structure is a 2 1/2story wood frame building of Colonial Revival style, and
23

24 **Whereas,** The applicant proposes to repair and rebuild portions of the first of the front porch as
25 follows:
26

- 27 1. Replace pairs of double and triple columns and wood box bases with single fiberglass
- 28 composite Tuscan columns extending from floor to underside of porch soffit.
- 29 2. Replace wood soffit above columns with new wood soffit to match existing.
- 30 3. Replace wood deck with new 1"x 6" TREX composite deck.
- 31 4. Replace wood rails and balusters with TREX composite rails and balusters similar to
- 32 existing.
- 33 5. Replace wood stair with TREX composite material. Treads will have 1" bullnose.
- 34 6. Replace wood lattice skirt with new 1"x1" orthogonal vinyl lattice and 1 x 6 PVC trim.
- 35 7. Replace base structure with new pressure treated lumber and provide new concrete
- 36 footings.
- 37 8. Paint all exposed wood.
- 38 9. Replace aluminum storm windows at second floor enclosed front porch with new vinyl
- 39 windows to match existing; and
40

41 **Whereas,** The proposed rehabilitation work is not consistent with the City's Historic Design
42 Principles;
43

44 Now Therefore Be It
45

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

- 48 1. The existing columns and wood box bases shall be retained and restored or replaced
- 49 to match existing design.
- 50 2. The porch deck material shall be T&G TREX to match existing deck material size.
- 51 3. The new balusters shall match the spacing of the existing balusters.
- 52 4. All new columns shall match existing columns.
- 53 5. The applicant shall coordinate the height of the new guardrail with the column bases
- 54 and provide details to Planning and Zoning staff for approval.

Be It Further,

Resolved, This 20th. day of November 2019

2. 76 Edwards Street

This was a proposal to construct a new two story, two-family residential dwelling of House Type B on a vacant lot in the Clay Hill National Historic District. Mr. Valerio Giadone of *Hartford Preservation Alliance* gave an overview of the proposal. There to represent the Applicant, Freeman Companies, was Mr. Jeffrey LeBeau who addressed the Commission and answered questions. The Commission also heard from Mr. Glenn Geathers of the City of Hartford, Department of Development Services who gave an overview of the project, and Mr. Rashid Hamid of NIAC Construction. There were no other comments or testimony from the public and the Public Hearing was closed. The Commission entered into deliberation and Commissioner Aurelia Gale made a **MOTION** to **APPROVE** the resolution as submitted by staff, **Seconded** by Commissioner Albert Gary. The Commission unanimously voted to **APPROVE** the resolution by a vote of **3-0**

**CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
76 EDWARDS STREET**

Whereas, The City of Hartford Historic Preservation Commission has reviewed the request for new building at 76 Edwards Street; and

Whereas, The property is listed in the Clay Hill National Historic District; and

Whereas, The proposed structure is a 2 story wood frame building of Vernacular style, and

Whereas, The applicant proposes to build a two story, two family home with front and rear porch on vacant lot; and

Whereas, The proposed gable roof will be protected with asphalt roofing shingles, and the exterior siding will be clapboard vinyl siding with vinyl shake siding at front bay gable area; and

Whereas, The proposed exterior trim will be vinyl with PVC trim at front bay windows, and aluminum wrap at gable trim; and

Whereas, The proposed windows will be 6/6 Anderson series 200 vinyl clad double hung windows with exterior grilles only; and

Whereas, The front porch will consists of T&G wood floor deck and stair, vinyl composite rails with historic profile, and 2"x2" square balusters, 6"x6" turned posts, and vinyl lattice with PVC trim around base; and

Whereas, The rear porch will be constructed with pressure treated wood and will consists of wood deck, stairs, rails and balusters, and square posts; and

Whereas, The proposed front doors will consists of six panel metal entry doors, and the rear egress door will consists of a flush panel metal door; and

1 **Whereas,** The proposed two story, wood frame building is compatible with the massing, and height,
2 of the adjacent buildings; and
3

4 **Whereas,** The proposed building will not detract from the historic character of the street and the
5 district; and
6

7 **Whereas,** The proposed work is consistent with the City's Historic Design Principles;
8

9 Now Therefore Be It

10
11 **Resolved,** The City of Hartford Historic Preservation Commission hereby approves the proposed
12 work with the following conditions:
13

- 14 1. All exterior gable trim, building corners trim, be of 1" x 6" solid painted wood or solid
15 PVC material. No aluminum trim, nor vinyl corner trim shall be allowed.
- 16 2. All exterior wall siding shall be provided with solid wood or PVC trim at both the top and
17 base of walls as well as the top of gable wall areas.
18

19 Be It Further,

20
21 **Resolved,** This 20th day of November 2019.
22

23 **3. 114 Asylum Street**

24 This was an application for the installation of three new wall signs above the storefront and one
25 projecting sign along the Asylum Street façade of an 1861 Renaissance Revival building located
26 on the Charter Oak Bank Building- National Register of Historic Places. Mr. Valerio Giadone of
27 *Hartford Preservation Alliance* gave an overview of the proposal. There to speak on behalf of the
28 applicant was Mr. Dave Gosselin of Crosskey Architects and he addressed and answered question
29 from the Commission. There were no other comments or testimony and the Public Hearing was
30 closed. Commissioner Albert Gary made a **MOTION** to **APPROVE** the resolution as written by
31 staff, **Seconded** by Acting Chair Jeffrey Jahnke. The resolution was **APPROVED** by a vote of **3-**
32 **0.**
33

34 **CITY OF HARTFORD**
35 **HISTORIC PRESERVATION COMMISSION RESOLUTION**
36 **114 ASYLUM STREET**
37

38 **Whereas,** The City of Hartford Historic Preservation Commission has reviewed the request for new
39 signs and storefront modifications at 114 Asylum Street; and
40

41 **Whereas,** The property is listed in the National Register of Historic Places; and
42

43 **Whereas,** The structure is a 4 story brownstone building of Renaissance Revival style, and
44

45 **Whereas,** The applicant proposes to provide three new wall signs above storefront and one
46 projecting sign along the Asylum Street façade of the building; and
47

48 **Whereas,** The wall signs consists of letter signs, pin-mounted on black background ranging in size
49 from 14" x 36" to 14" x 96"; and
50

51 **Whereas,** The projecting sign consists of a double sided blade sign internally illuminated, and with

1/8" acrylic letters over black background. The projecting sign is oval in shape and approximately 30" wide x 17" high and projecting 34" from the face of the building; and

Whereas, The applicant also proposes to replace storefront wood windows with aluminum frame fixed picture windows; and

Whereas, The applicant also proposes to change the color scheme at the storefront along Asylum Street and at the main entry along Trumbull street from light gray background to black background and gold trim; and

Whereas, The proposed wall and projecting signs appear to be in character with the street signage and are similar in character to those previously installed; and

Whereas, The proposed storefront windows replacement from operable wood windows to fixed aluminum frame windows does not significantly alter the storefront design; and

Whereas, The proposed signs and storefront alterations will not have a detrimental effect on the historic character of the district.; and

Whereas, The proposed rehabilitation 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 as submitted.

Be It Further,

Resolved, This 20th day of November 2019.

4. 283 Sargeant Street

This was a proposal for the repair and restoration of the front porch on a circa 1880 Queen Ann residential building, located in the Sigourney Square National Historic District. Mr. Valerio Giadone, *Hartford Preservation Alliance*, gave an overview of the proposal. The applicant, Mr. Lanslot Belvit, nor the owner, Ms Ashanee Thompson were present and there were no testimony or comments and from the public. At that time, the Public Hearing was closed. Commissioner Aurelia Gale made a **MOTION** to **AMEND** the resolution to add condition #1 regarding the balusters on the 1st and 2nd floors. **Seconded** by Commissioner Albert Gary. The **AMENDED** resolution was **APPROVED** by a vote of 3-0.

CITY OF HARTFORD HISTORIC PRESERVATION COMMISSION RESOLUTION 283 SARGEANT STREET

Whereas, The City of Hartford Historic Preservation Commission has reviewed the proposed repair and rehabilitation of the front porch at 283 Sargeant Street; and

Whereas, The property is listed in the Sigourney Square National Historic District; and

Whereas, The proposed structure is a 2 1/2 story wood frame building of Queen Ann style, and

Whereas, The applicant proposes to repair and restore the front porch at 283 Sargeant Street as follows:

1. Temporarily support upper portion of porch.
2. Remove and rebuild base structure using P.T. lumber and new conc. footings.

3. Rebuild porch deck with 3" x 5/4" T&G wood deck to match existing.
4. Rebuild 36" high guardrails with top and bottom rails with historic profile, and 2" x 2" turned balusters.
5. Rebuild front stair with 5/4" x 12" bullnose wood treads and raisers. Provide rails at both sides with newel post at top and bottom of stairs.
6. Reuse existing round wood columns.
7. Provide new wood 1" x 1" orthogonal lattice and 1" x wood trim.
8. Paint entire porch as required; and

Whereas, The proposed work will not detract from the historic character of the street and the district; 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. The new balusters shall be turned balusters similar to those existing on the second floor.

Be It Further,

Resolved, This 20th day of November 2019.

5. 15 Grand Street

This was a proposal for the rehabilitation of a 1900 Colonial Revival general office building located in the Frog Hollow National Historic District. Mr. Valerio Giadone, *Hartford Preservation Alliance*, gave an overview of the proposal. There to speak on behalf of the applicant Mr. Randy Correa (who was not present), was Mr. Carmelo Rosa and he addressed the Commission. There were no other testimony or comments from the public and the Public Hearing was closed. The Commission entered into deliberation and Commissioner Aurelia Gale made a **MOTION** to **AMEND** the resolution condition #1 to add "except the ramp surface and ramp structure which may be in pressure treated wood", and to add condition #2 regarding the details of the door. **Seconded** by Commissioner Albert Gary. The **AMENDED** resolution was **APPROVED** by a vote of **3-0**.

CITY OF HARTFORD HISTORIC PRESERVATION COMMISSION RESOLUTION 15 GRAND STREET

Whereas, The City of Hartford Historic Preservation Commission has reviewed the request for building rehabilitation at 15 Grand Street; and

Whereas, The property is listed in the Frog Hollow National Historic District; and

Whereas, The proposed structure is a 2 story wood frame building of Colonial Revival style, and

Whereas, The applicant proposes to rehabilitate the interior and exterior of 15 Grand Street for use as professional offices; and

Whereas, The exterior rehabilitation work consists of the following:

1. Repair existing brick chimney and flashing.

2. Install new vinyl double hung windows and fiberglass exterior entry doors to match existing.
3. Repair all exterior vinyl siding and aluminum fascia to match existing.
4. Repair brick veneer at foundation walls.
5. Repair and replace deteriorated or missing components at front entry porch.
6. Repair rear porch, provide new pressure treated railing and stairs and handicap access ramp; and

Whereas, The proposed work on the north, east and west facade will not detract from the historic character of the street and the district; and

Whereas, The proposed repairs and modification to the rear porch are not consistent with the City's Historic Design Principles, and this work is visible from Oak Street,

Now Therefore Be It

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

1. The rear porch be restored and modified with non-pressure treated wood and painted, except the ramp surface and ramp structure which may be in pressure treated wood.
2. New exterior doors shall be 4 panel doors with upper panels being glass.

Be It Further,

Resolved, This 20th day of November 2019.

6. 23 Morris Street

This was a proposal for the installation of 35 double hung metal replacement windows to vinyl windows to match the existing design in a circa 1850 Italianate residential building located in the South Green National Historic District. Mr. Valerio Giadone, *Hartford Preservation Alliance*, gave an overview of the proposal. Mr. Arturo Aguillar spoke on behalf of the applicant/owner of the property, Ms. Jean Rodriguez, who was not present. There were no other testimony or comments and the Public Hearing was closed. Commissioner Aurelia Gale made a **MOTION** to **APPROVE** the resolution as written by staff. **Seconded** by Commissioner Albert Gary. The resolution was **APPROVED** by a vote of **3-0**.

CITY OF HARTFORD HISTORIC PRESERVATION COMMISSION RESOLUTION 23 MORRIS STREET

Whereas, The City of Hartford Historic Preservation Commission has reviewed the proposed windows replacement at 23 Morris Street; and

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

Whereas, The proposed structure is a 3 story masonry building of Italianate style, and

Whereas, The applicant proposes to replace 35 Double Hung metal replacement windows with 35 Double Hung vinyl replacement windows; and

Whereas, The proposed new vinyl replacement windows will be of same design as the existing aluminum windows, and with the same number of divided lites with the grille in between the glass; and

Whereas, The proposed replacement windows will not detract from the historic character of the

street and the district; 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 as submitted.

Be It Further,

Resolved, This 20th day of November 2019.

7. 45-47 Squire Street

This was a proposal for a building rehabilitation of a circa 1890 Italianate residential building located in the Frog Hollow National Historic District. Mr. Valerio Giadone, *Hartford Preservation Alliance*, gave an overview of the proposal. The applicant, Mr. Dean Iaiennaro of Pope Park Zion, LLC was present and he addressed the Commission. There were no testimony or comments from the public and the Public Hearing was closed. The Commission entered into deliberation. Acting Chair Jeffrey Jahnke made a **MOTION** to **AMEND** condition #1 of the resolution to add the following: “except the bathroom windows which shall be “Black-lighted” to maintain the exterior window openings”. **Seconded** by Commissioner Aurelia Gale. The **AMENDED** resolution was **APPROVED** by a vote of **3-0**.

CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
45-47 SQUIRE

Whereas, The City of Hartford Historic Preservation Commission has reviewed the proposed rehabilitation of 45 Squire Street; and

Whereas, The property is listed in the Frog Hollow National Historic District; and

Whereas, The proposed structure is a 3 story masonry building of Italianate style, and

Whereas, The applicant proposes to rehabilitate the building, for use as a (two) three family townhouse building; and

Whereas, The rehabilitation work includes the following:

1. Replace asphalt roofing and provide new EPDM membrane roofing material.
2. Retain and restore roof eave fascia and crown molding to match original construction. Replace vinyl soffit with wood soffit.
3. Restore exterior brick masonry and infill window openings with 1” recessed brick masonry to match existing as indicated on elevation drawings.
4. Provide new aluminum 2/2 Double Hung windows to match existing windows openings as shown on elevation drawings.
5. Remove non-original front porch and construct new porch with wood composite pilasters, brackets, roof frame, trim, precast concrete stairs, and ornamental iron railing, in a manner to be more consistent with the historic period details of this building and the district.
6. Rebuild missing second means of egress stairs at rear of building with wood composite material as shown on elevation drawings.
7. Provide new wood panel entry doors with glass panel and restore glass transom above

front entry doors.
8. Infill basement windows openings with new 1” recessed brick to match existing; and
Whereas, The proposed work will detract from the historic character of the street and the district;
and
Whereas, The proposed work is not 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 exterior window openings at the north and south elevations be preserved at the first, second and third floors, except the bathroom windows which shall be “Black-lighted” to maintain the exterior window openings.

Be It Further,

Resolved, This 20th day of November 2019

8. 39 Madison Street

This was a proposal to rehabilitate a circa 1910 Gothic Revival residential home from a 1 family to a 2 family home. The property is located in the Frog Hollow National Historic district. Mr. Valerio Giadone, *Hartford Preservation Alliance*, gave an overview of the proposal. The applicant, Mr. Dean Iaiennaro of Pope Park Zion, LLC was present and he addressed the Commission. There were no other comments or testimony from the public and the Public Hearing was closed. Commissioner Aurelia Gale made a **MOTION** to **APPROVE** the resolution as written by staff. **Seconded** by Commissioner Albert Gary. The Commission **APPROVED** the resolution by a vote of **3-0**.

**CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
39 MADISON STREET**

Whereas, The City of Hartford Historic Preservation Commission has reviewed the proposed rehabilitation of 39 Madison Street; and

Whereas, The property is listed in the Frog Hollow National Historic District; and

Whereas, The proposed structure is a 2 1/2 story building of Gothic Revival style, and

Whereas, The applicant proposes to rehabilitate the building, provide an addition to the rear, and reconfigure the building from a one family to a two family residential use; and

Whereas, The rehabilitation work includes the following:

1. Remove non-original one-story rear porch and provide a two-story wood frame addition 17’ x 16’ at the rear compatible with the architectural style and details of the building.
2. Remove non original enclosed front porch and construct new wood front porch compatible with the architectural style and details of the building.
3. Repair roof framing and replace asphalt roofing shingles with new architectural asphalt roofing shingles.

4. Clean, repair, and repoint all exterior masonry brick walls.
5. Provide new aluminum 2/2 Double Hung windows at all existing and new windows openings to match original wood windows.
6. Provide new wood panel front entry door with glass panel, and 6 panel metal doors with 2 glass lites at rear egress doors.
7. Construct new enclosed wood frame side porch at north side for new second means of egress stairs.
8. Basement windows openings may be infilled with new recessed brick to match existing.

Whereas, The proposed work will not detract from the historic character of the street and the district; 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. The front porch stair shall be aligned with the front entry door.

Be It Further,

Resolved, This 20th day of November 2019.

NEW/OLD BUSINESS

POCD- One City/One Plan Update

Chair Sara Bronin and Commissioner Melvyn Colon, of the Planning & Zoning Commission gave a presentation of the Plan of Conservation and Development for 2035, which is due to the Court of Common Council in March of 2020. The plan will then be revised and prepared for adoption in July 2020.

The Commission was asked several questions pertaining to preservation goals and how they would like to see the City of Hartford in the year 2035. There was great conversation as the Commissioners each gave their answers to the questions asked that would shape the Historic districts of the City of Hartford.

MINUTES

October 16, 2019- Approved

ADMINISTRATIVE APPROVALS

Administrative Approvals to review. August- October were acknowledged by the Commission.

LIST OF PERMITS

No permits to be discussed

ADJOURNMENT

The meeting adjourned at 6:42 p.m.

Respectfully submitted by

Vanessa L. Walton, Executive Assistant