



**CITY OF HARTFORD
HARTFORD HISTORIC PROPERTIES &
HISTORIC PRESERVATION COMMISSIONS**

VIRTUAL MEETING

260 Constitution Plaza – Hartford, CT

MINUTES

April 15, 2020

The Hartford Historic Properties & Preservation Commissions held a Virtual Public Hearing at 4:00 p.m. on Wednesday, April 15, 2020.

Hartford Historic Properties Commission

Attendance

Present: Chair Michael O’Connell, Commissioners Albert Gary, Jeffrey Jahnke and Edith Pestana and Alternate Commissioner Jonathan Clark

Absent, Commissioner Virginia Seeley, and Alternate Commissioner Aurelia Gale

Staff Present: Aimee Chambers, Jonathan Hopkins and Vanessa Walton

CALL TO ORDER

Chair Michael O’Connell called the meeting to order at 4:05 pm.

HISTORIC REVIEWS

There were none.

ADJOURNMENT

The meeting adjourned at 4:11 p.m.

Hartford Historic Preservation Commission

Attendance

Present: Chair Michael O’Connell, Commissioners Albert Gary, Jeffrey Jahnke, Edith Pestana, *Virginia Seeley- (arrived at 4:14 pm)* and Alternate Commissioner Jonathan Clark

Absent, Alternate Commissioner Aurelia Gale

Staff Present: Aimee Chambers, Jonathan Hopkins and Vanessa Walton

CALL TO ORDER

Chair Michael O’Connell called the meeting to order at 4:15pm.

HISTORIC REVIEWS

1. 177 Warrenton Street

This was a proposal for the installation of vinyl siding over wood siding on a 1904 Colonial Revival residential home located in the Sisson-South Whitney National Historic District. Senior

47 Planner Jonathan Hopkins gave an overview of the proposal. At that time, he read into the
48 records a letter from Utica First Insurance Company (the applicants homeowners insurance
49 company) and stated that they recommended that the homeowners “scrape and repaint” the
50 structure.

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52 The applicant, Deck Experts, LLC was not present, however, the owner of the property, Ms.
53 Raquel Walker was present and she addressed and answered questions from the Commission.
54 She stated that she has been looking for a solution for five (5) years, however, the cost is not
55 within her reach, as she has received quotes in upwards of \$75,000. She further stated that she
56 received a verbal quote of \$20,000 for the repainting of the home alone. There were no other
57 testimony or comments.

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59 The Commission entered into deliberation and with the consent of the home owner, Ms. Raquel
60 Walker, Commissioner Albert Gary made a **MOTION** to **CONTINUE** this proposal until the
61 next scheduled meeting, Wednesday, May 20, 2020 to give the owner an opportunity to obtain
62 written quotes. **Seconded** by Commissioner Jeffrey Jahnke. The proposal was **CONTINUED**
63 by a vote of **5-0**.

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65 **2. 120-122 Edgewood Street**

66 This was a proposal for the installation of vinyl siding over wood siding of a 1912 Queen Anne
67 residential building, located in the Upper Albany National Historic District. Senior Planner
68 Jonathan Hopkins gave an overview of the proposal and stated that the applicant requested that the
69 public hearing for this item be **CONTINUED** until the next scheduled meeting to allow them to
70 get quotes for the for proposed work.

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72 The Applicant, Ms. Sandra Palmer was not present. Commissioner Jeffrey Jahnke made a
73 **MOTION** to **CONTINUE** the proposal until the next scheduled meeting, Wednesday, May 20,
74 2020, **Seconded** by Commissioner Virginia Seeley. The Commission voted unanimously to
75 **CONTINUE** the proposal until the next scheduled meeting, Wednesday, May 20, 2020 and it was
76 **CONTINUED** by a vote of **5-0**.

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78 **3. 38 Tremont Street**

79 This was a proposal for the installation of a timber frame shed in the rear of the property of an
80 1875 Second Empire residential building located in the West End South National Historic District.
81 Senior Planner Jonathan Hopkins gave an overview of the proposal and stated that the shed would
82 not be visible from the street, except possibly in the winter, as it is hidden by plantings.

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84 The Applicants Mrs. Lia Hotchkiss and her husband Mr. Stephen Cohen were present and they
85 addressed and answered questions from the Commission. Also there to speak in favor of the
86 proposal, was Ms. Mary Falvey, Executive Director of the Hartford Preservation Alliance. There
87 were no other testimony or comments from the public and the Public Hearing was closed.

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89 Commissioner Virginia Seeley made a **MOTION** to **APPROVE** the resolution as submitted by
90 staff, **Seconded** by Commissioner Jeffrey Jahnke. The resolution was **APPROVED** by a vote of
91 **5-0**.

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93 **CITY OF HARTFORD**
94 **HISTORIC PRESERVATION COMMISSION RESOLUTION**
95 **38 TREMONT STREET**
96 **HISTORIC PRESERVATION PROPOSAL**

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98 **Whereas,** The City of Hartford Historic Preservation Commission reviewed the proposal to
99 construct a post and beam backyard shed; and

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101 **Whereas,** The property is located in the West End South National Historic District; and

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Whereas, The structure will be a 1 story post and beam frame of vernacular style; and

Whereas, The applicant proposes to construct the shed as follows:
Erect a post and beam frame 9’ x ’18’ x 6’4” of full-cut lumber;
Cover the pitched roof in black blend asphalt shingles;
Finish and enclose the frame with rough finish wood and battens;
Install 1 set of double wood doors in the center of one long side;
Install 2 4-pane wood windows; and
Paint to match the color scheme of the main house; and

Whereas, The proposed construction work is consistent with the City’s Historic Design Principals;

Now Therefore Be It

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

Be It Further,

Resolved, This 15th day of April 2020.

4. 846 Prospect Street

This was a proposal for the demolition of a partially–collapsed addition to a rear accessory building visible from North Beacon Street. The structure is a 1911,1956 Colonial & Gothic Revival building used for religious purposes, located in the Prospect Avenue National Historic District.

Senior Planner Jonathan Hopkins gave an overview of the proposal and stated that the applicants would demolish the garage to reveal the wall that has a door. Neither the applicant, nor the owner were present. Commissioner Edith Pestana stated that the structure is in a very dangerous condition and Chair Michael O’Connell stated that he had no issue with the removal of the extension. Also there to speak was Ms. Mary Falvey, Executive Director of Hartford Preservation Alliance who commented on the building being historic and that it had 2 bays, 1 for horses and 1 for autos. There were no other testimony or comments from the public and the Public Hearing was closed.

Commissioner Jonathan Clark made a **MOTION** to **AMEND** the resolution to add the following conditions:

- 1. The Applicant or Owner submits documentation (photographs) of the existing conditions of the east end wall; and
- 2. Coordinate with City Staff to ensure the east façade is stable and in a state of good repair after the addition is demolished and removed.

Seconded by Commissioner Albert Gary. The **AMENDED** resolution was **APPROVE WITH CONDITIONS** by a vote of **5-0**.

**CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
846 PROSPECT AVENUE
HISTORIC PRESERVATION PROPOSAL**

- 156 **Whereas,** The City of Hartford Historic Preservation Commission reviewed the proposal to
 157 partially demolish the rear detached accessory garage structure; and
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 159 **Whereas,** The property is located in the Prospect Avenue National Historic District; and
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 161 **Whereas,** The structure is a 1 ½ story wood frame of Colonial Revival style; and
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 163 **Whereas,** The applicant proposes to partially demolish and stabilize the garage structure as follows:
 164 Remove debris of collapsed low slope roof on the rear addition of the garage;
 165 Demolish the walls of the addition;
 166 Remove the floor slab of the garage addition; and
 167 Infill the garage addition footprint with compacted dirt, grass seed, and hay; and
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 169 **Whereas,** The proposed partial demolition work is consistent with the City’s Historic Design
 170 Principals;
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 172 Now Therefore Be It
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 174 **Resolved,** The City of Hartford Historic Preservation Commission hereby approves the proposed
 175 work with the following conditions:
 176 1. The Applicant or Owner submits documentation (photographs) of the existing
 177 conditions of the east end wall; and
 178 2. Coordinate with City Staff to ensure the east façade is stable and in a state of
 179 good repair after the addition is demolished and removed.
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 181 Be It Further,
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 183 **Resolved,** This 15th day of April 2020.
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 186 **MINUTES**

187 Commissioner Virginia Seeley made a **MOTION** to add the February 19th and February 26th, 2020 minutes
 188 to the agenda. **Seconded** by Commissioner Albert Gary. The minutes for February that were left off the
 189 agenda were **ADDED**.

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 191 March 18, 2020- Approved
 192 February 26, 2020 (Special Meeting) – Approved
 193 February 19, 2020 – Approved
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195 **NEW/OLD BUSINESS**

196 There was nothing to discuss.
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198 **ADMINISTRATIVE APPROVALS**

199 Administrative Approvals report for the period of March 11, 2020- April 7, 2020 was distributed to the
 200 Commission for review.
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202 **Discussion of the proposed demolition of 228 Leibert Road with Mary Falvey**

203 Ms. Mary Falvey, Executive Director of the Hartford Preservation Alliance stated the following:
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205 *The Hartford Preservation Alliance wanted to Let the Commission know, for information purposes of the*
 206 *impending demolition of 228 Leibert Road, (also known as 100 Meadow Road, Windsor, CT). Because*
 207 *this property is not listed on either the State or National Registers of Historic Places, the request for*

208 *demolition will not be before this commission. It is, however, a good case study regarding what*
209 *preservationists consider to be the "integrity" of a building or site.*
210 *Last year Riverfront Recapture purchased a piece of property on the Hartford/Windsor town line that has*
211 *frontage on the Connecticut River and also contained several buildings. HPA was contacted last fall*
212 *about their plans to demolish the buildings and the Executive Director made a site visit. It was believed*
213 *that the original house on the site dated from the early eighteenth century and possibly the late*
214 *seventeenth century. During our site visit we discovered that very little of any original materials dating*
215 *back to the 1800's were still present or in other words, the building had little to no historic integrity. The*
216 *State Historic Preservation Office - that was required to review the proposed demolition since state*
217 *funding through CRDA is being used for this project - agreed with our opinion that demolition of this*
218 *property would not constitute the demolition of an historic resource since so little of the "historic" was*
219 *left."*

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222 **LIST OF PERMITS**

223 No permits to be discussed

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225 **ADJOURNMENT**

226 The meeting adjourned at 7:00 p.m.

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228 Respectfully submitted by

229 Vanessa L. Walton, Executive Assistant