



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

July 15, 2019

APPROVED August 19, 2020

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

Hartford Historic Properties Commission

Attendance

Present: Chair Jeffrey Jahnke, Commissioners Virginia Seeley and Alternate Commissioner Jonathan Clark

Absent: Commissioners Albert Gary, Edith Pestana and Alternate Commissioner Aurelia Gale

Staff Present: Vanessa Walton and Aimee Chambers

CALL TO ORDER

Chair Jeffrey Jahnke called the meeting to order at 4:17 pm.

HISTORIC REVIEWS

There were none.

NEW/OLD BUSINESS

There was none.

ADJOURNMENT

The meeting adjourned at 4:19 p.m.

Hartford Historic Preservation Commission

Attendance

Present: Chair Jeffrey Jahnke, Commissioners *Albert Gary- Arrived at 4:26 pm*, Virginia Seeley and Alternate Commissioner Jonathan Clark

Absent: Commissioner Edith Pestana and Alternate Commissioner Aurelia Gale

Staff Present: Vanessa Walton and Aimee Chambers

CALL TO ORDER

Chair Jeffrey Jahnke called the meeting to order at 4:19 pm and appointed Alternate Commissioner Jonathan Clark as a voting member for this meeting.

47 **HISTORIC REVIEWS**
48

49 **1. 175 Beacon Street**

50 This was a proposal for the removal of the existing concrete stairs to be replaced with wood
51 stairs. Also the rebuilding of the porch flooring using composite flooring. The building is a
52 1901 Colonial Revival residential building located in the West End South National Historic
53 District.
54

55 Ms. Aimee Chambers, Director of Planning gave an overview of the proposal. The owner, Ms.
56 Candace Lammers was present, and she addressed the Commission. There were no further
57 questions, testimony or comments and Chair Jeffrey Jahnke closed the Public Hearing.
58

59 The Commission entered into deliberation and Commissioner Virginia Seeley made a **MOTION**
60 to **APPROVE** the resolution as written by staff, **Seconded** by Commissioner Jonathan Clark.
61 The resolution was **APPROVED** by a vote of **4-0**.
62

63 **CITY OF HARTFORD**
64 **HISTORIC PRESERVATION COMMISSION RESOLUTION**
65 **175 BEACON STREET**
66 **HISTORIC PRESERVATION PROPOSAL**
67

68 **Whereas,** The City of Hartford Historic Preservation Commission reviewed the proposal to
69 repair the front porch of 175 Beacon Street; and
70

71 **Whereas,** The property is located in the West End South National Historic District; and
72

73 **Whereas,** The structure is a 2 ½ story wood frame of Colonial Revival style; and
74

75 **Whereas,** All porch repair and rebuilding work will be done in a manner consistent with the
76 historic character of the house; and
77

78 **Whereas,** The applicant proposes to rebuild the front porch as follows:
79 Remove the existing concrete front steps and railing;
80 Temporarily support the existing front porch roof;
81 Temporarily remove the existing front porch columns and railings for
82 re-use;
83 Pour concrete footings as needed to structurally secure the porch
84 foundation; Frame the deck structure in lumber as needed;
85 Install new wood front steps with bullnose treads extending beyond the
86 riser; Install new T&G composite wood decking;
87 Install new pine trim to match the existing porch;
88 Reinstall the original porch columns and railing; and
89 Install new square wood lattice in frames to match the original;
90

91 **Whereas,** The proposed siding work is consistent with the City's Historic Design Principals;
92

93 Now Therefore Be It
94

95 **Resolved,** The City of Hartford Historic Preservation Commission hereby approves the
96 proposed work as submitted.
97

98 Be It Further,
99

Resolved, This 15th day of July 2020.

2. 556 Zion Street

This was a proposal by the Applicants to make changes to a previously approved ADA ramp on a circa 1925 Vernacular mixed use building located in the Frog Hollow National Historic District.

Ms. Aimee Chambers, Director of Planning gave an overview of the proposal. The applicant, Ms. Delores Dunn was present and she addressed the Commission. There were no testimony or comments from the public and the Public Hearing was closed.

Commissioner Virginia Seeley made a **MOTION** to accept the resolution as written by staff, **Seconded** by Commissioner Albert Gary. The resolution was **APPROVED WITH CONDITIONS** by a vote of **4-0**.

**CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
556 ZION STREET
HISTORIC PRESERVATION PROPOSAL**

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal to install an ADA accessible ramp in front of 556 Zion Street; and

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

Whereas, The structure is a 3 story brick masonry building of vernacular commercial style; and

Whereas, All ramp installation work will be done in a manner consistent with the historic character of the property; and

Whereas, The applicant proposes to install the new half-circular ADA accessible concrete ramp with a 5' x 5' landing; and

Whereas, The proposed siding 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 with the following conditions:

1. The existing "Bernstein" mosaic entry is not altered;
2. The applicant present the proposed project to the Frog Hollow NRZ on July 21st;
3. The NRZ indicate their support or lack of objection to the project in the form of letter or some other written correspondence to the city of Hartford Planning Division Staff;

Be It Further,

Resolved, This 15th day of July 2020.

3. 108 Kenyon Street

This was a proposal for the installation of a new 34x29x19 deck that will be attached to the rear of the home in a location that is visible from the street. The building an 1898 Colonial Revival that is being used as a residence. It is located in the West End North National Historic District.

Ms. Aimee Chambers, Director of Planning gave an overview of the proposal that was submitted to the Commission prior to this meeting.

Neither the applicant, Ms. Rachel Taylor, nor the owner, Mr. Stephen Luzzi were present to

address or answer questions from the Commission. There were no testimony or comments from the public and the Public Hearing was closed.
The Commission entered into deliberation and raised questions regarding the Feeney Cable Rail System that was listed on the materials list (submitted by the applicant) in the Staff Report. Due to there being no representative to address the Commission's questions, Commissioner Virginia Seeley made a **MOTION** to **APPROVE** the resolution provided Staff approves the handrails. Seconded by Commissioner Albert Gary. The resolution was **APPROVED** by a vote of **4-0**.

CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
108 KENYON STREET
HISTORIC PRESERVATION PROPOSAL

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal to erect a new 742 square foot deck on the rear of an existing residence; and

Whereas, The property is located in the West End North National Historic District; and

Whereas, The structure is a 2 ½ story wood frame of Colonial Revival style; and

Whereas, The applicant proposes to cover erect the rear deck as follows:
Pour (14) 12-inch diameter concrete footings at 42-inch depth in the backyard;
Frame the deck structure in pressure treated lumber;
Install Trex composite decking; 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 July 2020.

4. 127 Warrenton Avenue

This was a proposal to rebuild the front porch of a 1915 American Four Square residential building, located in the West End South National Historic District.

Ms. Aimee Chambers, Director of Planning gave an overview of the proposal. Neither the Applicant, Mr. Jonathan Russell, nor the owners Stephen Patrizzi and Gillian Howell, were present to address the Commission.

Commissioner Virginia Seeley made a **MOTION** to accept the resolution as written by staff, **Seconded** by Commissioner Albert Gary. The resolution was **APPROVED** by a 3-1 vote with a recusal from Chair Jeffrey Jahnke due to his office being the provider of the drawings for this project.

CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
127 WARRENTON AVENUE
HISTORIC PRESERVATION PROPOSAL

- 209
210 **Whereas,** The City of Hartford Historic Preservation Commission reviewed the proposal to
211 redesign the front porch of an existing residence; and
212
213 **Whereas,** The property is located in the West End South National Historic District; and
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215 **Whereas,** The structure is a 2 ½ story wood frame of American Four Square style; and
216
217 **Whereas,** All porch redesign work will be done in a manner consistent with the historic character of
218 the house; and
219
220 **Whereas,** The applicant proposes to redesign the front porch as follows and according to the
221 architectural drawing “New Stair & Landing for Single Family Residence” by Jahnke
222 Architecture dated 05.08.20:
223 Demolish the existing concrete landing and steps;
224 Excavate to 42 inch depth to install 10 inch diameter poured concrete sonotube;
225 Frame the structure in pressure treated lumber;
226 Install 5/4 x 4 inch T & G Douglas Fir decking;
227 Install 5/4 x 12 inch Bullnosed wood stair treads extending beyond the western Red
228 Cedar pine stair risers;
229 Install lattice skirting in frames;
230 Prime the wood and paint 2 coats of Benjamin Moore latex house paint from the
231 Historic Collection to match the colors of the house;
232
233 **Whereas,** The proposed siding work is consistent with the City’s Historic Design Principals;
234
235 Now Therefore Be It
236
237 **Resolved,** The City of Hartford Historic Preservation Commission hereby approves the proposed
238 work as submitted.
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240 Be It Further,
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242 **Resolved,** This 15th day of July 2020.

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245
246 **5. 185 Beacon Street**

247 This was a proposal to rebuild the front porch on an 1896 Colonial Revival residential building,
248 located in the West End South National Historic District.
249

250 Ms. Aimee Chambers, Planning Director gave an overview of the proposed project. The
251 applicant/owner, Mr. Miguel Ayala was not present to address the Commission; however, the
252 Commission heard from Ms. Candace Lammers who lives two doors from the said property. She
253 confirmed for the Commission that there were two railings (one on each side) that had been
254 removed by the previous owner.
255

256 There was not a formal resolution written for this project. Commissioner Jonathan Clark made a
257 **MOTION** to add an **APPROVAL CONDITION** as follows:
258

259 That the owner must submit, subject to staff’s approval railing information.
260

261 **Seconded by Commissioner Albert Gary.** The proposal was **APPROVED** by a **4-0** vote.
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263

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266 **6. 29 Temple Street**

267 This was a proposal for the renovation of four buildings and the request for approval for change of
268 materials on a Contemporary style, 2006 mixed use building, located in the
269 Main-Temple-Talcott Historic District.
270

271 Ms. Aimee Chambers, Planning Director gave an overview of the proposal. Mr. Marty Kerry,
272 Principal and Managing Partner for LAZ, LLC was present and he addressed the Commission.
273 There were no testimony or comments from the public and the Public Hearing was closed.
274

275 Commissioner Jonathan Clark made a **MOTION** to accept the resolution as written by staff,
276 **Seconded** by Commissioner Albert Gary. The Commission voted unanimously to **APPROVE** the
277 resolution by a vote of **4-0**.
278
279

280 **CITY OF HARTFORD**
281 **HISTORIC PRESERVATION COMMISSION RESOLUTION**
282 **29 TEMPLE STREET**
283 **HISTORIC PRESERVATION PROPOSAL**
284

- 285 **Whereas,** The City of Hartford Historic Preservation Commission reviewed the
286 proposal to renovate the existing mixed-use complex at 29 Temple Street;
287 and
288
- 289 **Whereas,** The property is located in the Temple-Market-Talcott Historic District; and
290
- 291 **Whereas,** The structure is a 4 story wood podium structure of contemporary style; and
292
- 293 **Whereas,** All renovation work will be done in a manner consistent with the historic character
294 of the district; and
295
- 296 **Whereas,** The applicant proposes to renovate the existing structure as follows: Remove
297 the existing vinyl siding on the 42 townhouses;
298 Install new multicolored vinyl siding with a clapboard profile and trim;
299 Redesign the central courtyard to include a pergola structure; and
300 Update the ground floor storefronts with a new entryway canopy;
301
- 302 **Whereas,** The proposed siding work is consistent with the City's Historic Design
303 Principals;
304
305 Now Therefore Be It
306
- 307 **Resolved,** The City of Hartford Historic Preservation Commission hereby approves the
308 proposed work as submitted.
309
310 Be It Further,
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- 312 **Resolved,** This 15th day of July 2020.
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319 **7. 57 Shultas Place**

320 This was a proposal for an in-kind replacement for windows and the reconstruction of the rear
321 access to include structural changes on a 1929 Neo-Classical Revival multifamily home. It is
322 located in the Shultas-Annawan State Historic District.
323

324 Ms. Aimee Chamber, Planning Director gave an overview of the proposal as submitted by staff.
325 The applicant/owner was not present. However, the Commission was addressed by Ms. Mary
326 Falvey, Executive Director of the Hartford Preservation Alliance, who requested that the
327 Commission have the applicant(s) apply for a new permit should they want to replace the front
328 doors of the building. Note: The doors, as of this meeting were boarded up, and the Commission
329 was unable to determine the style of doors that currently exists.
330

331 The Commission deliberated and Commissioner Jonathan Clark made a **MOTION** to **AMEND**
332 the condition of the resolution to state the following:
333

334 Applicants are to submit photos of the current condition of the front doors. If the entry is
335 to be changed, the Applicant must submit an application for approval.
336

337 **Seconded** by Commissioner Albert Gary. The **AMENDED** resolution was **APPROVED** by a
338 vote of 3-0. (Commissioner Edith Pestana experienced technical difficulty and was not in
339 attendance of the virtual Webex meeting at that time.)
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342 **CITY OF HARTFORD;I**
343 **HISTORIC PRESERVATION COMMISSION**
344 **RESOLUTION 57 SHULTAS PLACE**
345 **HISTORIC PRESERVATION PROPOSAL**
346

347 **Whereas,** The City of Hartford Historic Preservation Commission reviewed the proposal
348 to install replacement windows and demolish the existing rear wood egress
349 stair and balcony at 57 Shultas Place; and

350
351 **Whereas,** The property is located in the Shultas-Annawan State Historic District; and

352
353 **Whereas,** The building is a 3 story wood masonry structure of Neo-Classical Revival style; and

354
355 **Whereas,** All work will be done in a manner consistent with the historic character of the house;
356 and

357
358 **Whereas,** The applicant proposes to install replacement windows and demolish the
359 rear porch as follows:

360 Remove existing vinyl double hung windows;
361 Install new vinyl double hung windows that closely match the existing
362 windows in style and profile;
363 Renovate the interior of the six apartments with new walls, plumbing, and
364 electrical;

365 Demolish the existing 3-story rear wood egress stair and balcony; and
366 Erect a new code-compliant 3-story wood egress stair and balcony;
367
368 **Whereas,** The proposed work is consistent with the City’s Historic Design
369 Principals;
370
371 Now therefore Be It

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

- 374 1. The Applicant is to submit photos of the front door
375 condition. If entry is changed, Applicant must submit
376 new application for approval
377 2.
378 Be It Further,

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380 **Resolved,** This 15th day of July 2020.

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385 **MINUTES**
386 June 17, 2020 – Approved

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388
389 **NEW/OLD BUSINESS**

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391 **ADMINISTRATIVE APPROVALS**
392 **June 3-June 30, 2020-** Reviewed by the Commission
393

394 **ADJOURNMENT**
395 The meeting adjourned at 6:43 p.m.

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397 Respectfully submitted by
398 Vanessa L. Walton, Executive Assistant
399