DDS- Planning & Zoning: Historic Review Application

Submission date: 10 November 2020, 4:05PM

Receipt number: 78

Question	Response
Property Information	
Property Address	Street: 31-33 Capen Street City: Hartford State: CT Zip Code: 06120
Zoning District:	NX-1
Parcel ID:	241-224-022
Property Owner:	Hartford Housing Authority
Property Owner's Address:	Street: 180 John D. Wardlaw Way City: Hartford State: CT Zip Code: 06106
Phone:	860-723-8423
Email:	ehobbs@hartfordhousing.org
Applicant	
Please check if “Applicant” is the same as “Property Owner”	Please check if “Applicant” is the same as “Property Owner”
Name of Applicant:	Hartford Housing Authority
File Date:	11/10/2020
Address:	Street: 180 John D. Wardlaw Way City: Hartford State: CT Zip Code: 06106
Phone:	860-723-8400
Email:	liph@hartfordhousing.org
Primary Point of Contact	
Name:	Elisa V Hobbs
Phone:	860-723-8425
Email:	ehobbs@hartfordhousing.org

Describe your application action(s) and provide as much detail as possible.	Replacement of existing EPDM roof in kind, replacement of existing vinyl windows with fiberglass units, repair to front porches in kind, selective repointing of exterior brick, selective replacement of deteriorated brick, replacement of existing non-historic entry doors. Letter form State Historic Preservation Office indicating above-referenced work will constitute no adverse effects is attached.
Proposed work:	Repairs
Current materials being repaired/replaced:	Wood, Steel & Aluminum Rails, Vinyl, Hollow Metal Doors, Vinyl Windows, Masonry, EPDM Roof
Materials/products being used in work:	Wood, Aluminum Rails, Vinyl, Stamped Hollow Metal Doors, Fiberglass Windows, Masonry, EPDM Roof
Please upload all supporting materials and photographs below.	20-13_Capen_Drawings Photos_Historic Review Application.zip Hartford Capen Street 31-33 HUD.pdf
Signatures	
Signature of Applicant:	Elisa Hobbs Link to signature
Name of Applicant:	Hartford Housing Authority
Date:	11/10/2020
Signature of Property Owner:	Elisa Hobbs Link to signature
Name of Property Owner:	Hartford Housing Authority
Date:	11/10/20

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1 / C-A2.1 FRONT ELEVATION - DEMOLITION

SCALE: 1/8"=1'-0"

2A / C-A2.1 PORCH - DEMOLITION

SCALE: 1/8"=1'-0"

2 / C-A2.1 RIGHT SIDE ELEVATION

SCALE: 1/8"=1'-0"

3 / C-A2.1 REAR ELEVATION

SCALE: 1/8"=1'-0"

4 / C-A2.1 LEFT SIDE ELEVATION

SCALE: 1/8"=1'-0"

EXTERIOR RENOVATIONS:

1. Power wash entire building.
2. Examine exterior brick-work and repoint as required. Replace damaged bricks with matching brick. [Masonry Repointing- 2000 S.F.] [Masonry Replacement- 1000 S.F.]
3. Examine foundation and misc. conc. for cracks or damages. Repair as required.
4. Inspect roof substrate. Replace damaged substrates with new plywood sheathing.
5. Provide new fully adhered EPDM roofing and all associated flashing and trim.
6. Replace front porch columns as per porch detail sheets.
7. Scrape remaining porch painted surfaces, cornices, brackets, and all other painted surfaces, and repaint.
8. Paint all metal rails.
9. Replace all windows with new fiberglass double hung windows and trim. Provide security screens on all first floor windows.
10. Add fire shutters to back of building first floor windows.
11. Replace all entrance doors and frames, thresholds, and hardware.
12. Provide exterior lighting.
13. New gutters and downspouts.

CAPITAL STUDIO architects LLC
1379 MAIN STREET EAST HARTFORD CT. 06108
860.289.3262 fax 860.289.3163

Rehabilitation of 123-125 MARTIN ST. & 31-33 CAPEN ST. Hartford, CT

The Housing Authority of the City of Hartford

180 John D. Wardlaw Way
Hartford, Connecticut 06106

date	description	no.

revisions

CAPEN STREET

- BUILDING ELEVATIONS
- FRONT PORCH DEMOLITION

BID PACKAGE #2

C-A2.1

date	11-10-20
drawn	DP/MGM/PM
scale	AS NOTED
checked	DH
project no.	20-13

Rehabilitation of 123-125 Martin Street & 31-33 Capen Street, Hartford, CT | CSA Project 20-13: sheet 20-13_A2.2 Elevations & Porch Details - Capen

11/10/2020 3:59 PM\2020 Projects\20-13_HACH Martin and Capen Street\20-13_Drawings\20-13_C-A2.2-13_A2.2 Elevations & Porch Details - Capen.dwg

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'P1' & 'P2' ARE PIER TYPES- SEE STRUCT. DWG. FOR SIZING

1 C-A3.1 NEW FLOOR PLAN

SCALE: 1/4" = 1'-0"

2 C-A3.1 NEW FRONT ELEVATION

SCALE: 1/4" = 1'-0"

3 C-A3.1 NEW SIDE ELEVATION

SCALE: 1/4" = 1'-0"

REMOVE ALL EXIST'G RAILINGS.

REMOVE ALL EXIST'G COLUMNS AND TEMPORARILY SHORE STRUCTURE ABOVE.

REMOVE EXISTING FIRST FLOOR DECK & FRAMING COMPLETELY. SEE STRUCTURAL DWGS. FOR NEW FRAMING. PROVIDE TEMPORARY SHORING FOR THE STRUCTURE ABOVE.

EXISTING STAIR RAILS TO BE REMOVED

EXISTING SIDEWALK RAILS / FENCE TO REMAIN AS-IS

REMOVE EXISTING STAIRS

REMOVE & DISPOSE OF ALL LATTICE WORK.

REMOVE ALL EXIST'G COLUMNS AND TEMPORARILY SHORE STRUCTURE ABOVE.

REMOVE TRIMS ON INSIDE FACE OF EACH BEAM ON ALL FLOORS TO ACCOMMODATE NEW COLUMN INSTALLATIONS.

SECOND & THIRD FLOORS: APPROX. 24"W X 24"L X 18" D PORTION OF FLOOR TO BE REMOVED FOR NEW COLUMN INSTALLATION
- SIM. @ EACH AREA OF COLUMN REPLACEMENT. DO NOT DISTURB BEAMS OR GIRDERS. REPLACE ANY ROTTEN OR DAMAGED MEMBERS. MATCH ANY REPLACED MEMBERS
-PATCH & PAINT TO MATCH FLOOR BOARDS.

REMOVE ALL EXIST'G RAILINGS.

REMOVE ALL FLOORING (REMOVE ALL FLOORING & FRAMING AT FIRST FLOOR ONLY)

EXIST'G SOFFIT TO REMAIN - PAINT

REMOVE ALL EXIST'G COLUMNS AND TEMPORARILY SHORE STRUCTURE ABOVE.

REMOVE ALL EXIST'G RAILINGS AND POSTS

DENTAL WORK RESTORATION- WHERE TWISTED, DAMAGED OR ROTTED

SECOND & THIRD FLOORS: APPROX. 24"W X 24"L X 18" D PORTION OF FLOOR TO BE REMOVED FOR NEW COLUMN INSTALLATION
- SIM. @ EACH AREA OF COLUMN REPLACEMENT. DO NOT DISTURB BEAMS OR GIRDERS. REPLACE ANY ROTTEN OR DAMAGED MEMBERS. MATCH ANY REPLACED MEMBERS
-PATCH & PAINT TO MATCH FLOOR BOARDS.

A C-A3.1 PHOTO REFERENCE

NO SCALE

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EAST HARTFORD CT. 06108 fax 860.289.3163

Rehabilitation of 123-125 MARTIN ST. & 31-33 CAPEN ST. Hartford, CT

HARTFORD HOUSING AUTHORITY

The Housing Authority of the City of Hartford
180 John D. Wardlaw Way
Hartford, Connecticut 06106

date	description	no.

revisions

CAPEN STREET

NEW FRONT PORCH ELEVATION & PHOTOS

BID PACKAGE #2

C-A3.1

date	11-10-20
drawn	DP/MGM/PM
scale	AS NOTED
checked	DH
project no.	20-13

Rehabilitation of 123-125 Martin Street & 31-33 Capen Street, Hartford, CT | CSA Project 20-13_A2.2 Elevations & Porch Details - Capen

11/10/2020 4:06 PM\\2020 Projects\20-13_HACH Martin and Capen Street\20-13_Drawings\20-13_C-A3.1_A2.2 Elevations & Porch Details - Capen.dwg

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4 C-A3.2 RAILING TO COLUMN CONNECTION DETAILS

SCALE: 3" = 1'-0" & 3/4" = 1'-0"

3 C-A3.2 SECTION @ STAIRCASE

SCALE: 3/4" = 1'-0"

2 C-A3.2 TYPICAL RAILING ELEVATION & SECTION

SCALE: 3/4" = 1'-0"

1 C-A3.2 SECTION @ DECK (PIER 1)

SCALE: 1-1/2" = 1'-0"

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Rehabilitation of 123-125 MARTIN ST. & 31-33 CAPEN ST. Hartford, CT

HARTFORD HOUSING AUTHORITY

The Housing Authority of the City of Hartford

180 John D. Wardlaw Way
Hartford, Connecticut 06106

date	description	no.

revisions

CAPEN STREET

NEW FRONT PORCH DETAILS

BID PACKAGE #2

C-A3.2

date	11-10-20
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project no.	20-13

Rehabilitation of 123-125 Martin Street & 31-33 Capen Street, Hartford, CT | CSA Project 20-13: sheet 20-13_A2.2 Elevations & Porch Details - Capen

11/10/2020 4:01 PM

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3 / C-A3.3 DETAIL @ 2ND & 3RD FLOOR RAILINGS

SCALE: 1-1/2" = 1'-0"

2 / C-A3.3 SECTION @ DECK (PIER 2)

SCALE: 1-1/2" = 1'-0"

1 / C-A3.3 TYPICAL PLAN DETAILS @ COLUMNS

SCALE: 3" = 1'-0"

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Rehabilitation of 123-125 MARTIN ST. & 31-33 CAPEN ST. Hartford, CT

HARTFORD HOUSING AUTHORITY

The Housing Authority of the City of Hartford

180 John D. Wardlaw Way
Hartford, Connecticut 06106

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CAPEN STREET

NEW FRONT PORCH DETAILS

BID PACKAGE #2

C-A3.3

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Rehabilitation of 123-125 Martin Street & 31-33 Capen Street, Hartford, CT | CSA Project 20-13: sheet 20-13_A2.2 Elevations & Porch Details - Capen

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Department of Economic and Community Development

State Historic Preservation Office

November 6, 2020

Elisa V. Hobbs
Development Director
Housing Authority of the City of Hartford
180 John D. Wardlaw Way
Hartford, CT 06106

Subject: 31-33 Capen Street
Hartford, CT
ENV-21-0209

Dear Ms. Hobbs:

The State Historic Preservation Office has reviewed the revised information submitted for the above-named property pursuant to the provisions of Section 106 of the National Historic Preservation Act and the Connecticut Environmental Policy Act.

The subject property is a contributing resource to the National Register of Historic Places listed Capen-Clark Historic District (NR# 82004402). The proposed scope of work includes interior and exterior rehabilitation, including:

- Replacement of existing EPDM roof in kind
- Replacement of existing vinyl windows with fiberglass units
- Repair to front porches in kind
- Selective repointing of exterior brick to match in strength, color, configuration, and profile
- Selective replacement of deteriorated brick to match existing in size, color, porosity, and bond, and
- Replacement of existing, nonhistoric entry doors

The SHPO has determined that the undertaking as described above will constitute no adverse effects to historic resources. Should the scope of work change, this office should be contacted for additional consultation.

Department of Economic and Community Development

State Historic Preservation Office

The State Historic Preservation Office appreciates the opportunity to review and comment upon this project. These comments are provided in accordance with the Connecticut Environmental Policy Act and Section 106 of the National Historic Preservation Act. For further information please contact Marena Wisniewski, Environmental Reviewer, at (860) 500-2357 or marena.wisniewski@ct.gov.

Sincerely,

Jonathan Kinney
Deputy State Historic Preservation Officer

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33
2017/05/08

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11/03/2020 10:01

11/03/2020 10:07

11/05/2020 10:41

11/05/2020 10:42

HOUSING AUTHORITY
OF THE
CITY OF HARTFORD
PROPERTY
NO TRESPASSING
NO LOITERING
POLICE TAKE NOTICE
11/06/2020 08:18

11/06/2020 08:27