



DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION
REPORT: 47 Belmont St, Hartford, CT
For consideration: September 15, 2021

STAFF REPORT

TO: HARTFORD PRESERVATION COMMISSION
FROM: Aaron Borngraber, Principal Planner
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PROJECT: 47 Belmont Street
COMM-2021-0486
PARCEL ID: 160-489-024

ZONE: NX-2 **HISTORIC DISTRICT:** Parkville National Historic District

TYPE: ARTICLE XII HISTORIC PRESERVATION COMMISSION
Sec. 28-170 through 28-221

APPLICANT: Richard Troia – Window National LLC

OWNER: Jesus Lopez



Figure 1. Location Map

BACKGROUND INFORMATION

The two-family dwelling at 47 Belmont Street was built in 1925 in the Vernacular style.

Proposed Project: The applicant proposes to replace a mix of existing sash wood and vinyl windows with vinyl sash double-hung windows.

LEGAL STANDARD

The Commission reviews and acts upon all applications for Document of Suitability. No person or entity may, without first applying and obtaining the approval of the Commission, file an application for a demolition permit, or for a building permit for any protected property as designated in the Historic Preservation Ordinance Sec. 28-219.

STANDARD SPECIFIC TO THE USE

The commission shall adopt the Secretary of the Interior's Standards for Rehabilitation and the Hartford Guidelines for Renovations and Additions to Historic Buildings.

According to Standards 6 of the Secretary of the Interior’s Standards for Rehabilitation, which states, *“Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.”*

According to page 19 - *“Windows and Doors”* of the adopted ***Guidelines for Renovations and Additions to Historic Buildings***; *“Recommended: Survey the condition of windows and doors.”*; *“Recommended: Consider repair and restoration first. Replace only when repair is not possible.”*; *“Replace to match as closely as possible the dimensions and profiles of existing components.”*

FINDING OF FACTS

CURRENT USE:	Residential	PROPOSED USE:	Residential
YEAR BUILT:	1925	STYLE:	Vernacular

Particular Mention in historic nomination: *“Vernacular residence, 1925. Three-story, multi-family frame triple-decker with low-pitch hipped roof and vinyl siding.”*



Figure 2. Belmont Street – Staff Photo – August 10, 2021

Current Conditions: The building is in fair to good condition.

Condition of other properties in neighborhood: Other properties in the neighborhood are also in fair to good condition.

COMMENTS RECEIVED (None received as of September 7, 2021)

ANALYSIS

The applicant proposes to replace a mix of existing wood and vinyl sash windows with vinyl sash double-hung replacement windows. Replacement windows with a 1/1 configuration tend to have better massing and profile compatibility with original or significant wood windows.

The application submitted is generally consistent with the SOIS and the Guidelines, however staff shall propose conditions to ensure an architecturally consistent installation of the windows and ensure the vinyl windows match as close as possible to the massing and profile of the wood 1/1 windows.

STAFF RECOMMENDATION

Staff recommends approval of the application with the following condition(s):

1. All windows shall be sized to fit the original window frame opening and match the inset/depth of the original windows.
2. The applicant shall provide additional window specifications illustrating that the proposed replacement windows match the massing and profile of the wood 1/1 windows.

A draft resolution follows.

ATTACHMENTS

1. Application Form(s)
2. Window Specifications and Materials submitted on September 2, 2021.

REVIEWED,



Paul Bengtson, Principal Planner



CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
47 BELMONT STREET
HISTORIC PRESERVATION PROPOSAL

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal to replace a mix of existing wood and vinyl sash windows with vinyl sash double-hung windows for a residential structure; and

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

Whereas, The structure is a Vernacular style residential building; and

Whereas, The proposed work will be done in a manner consistent with the historic character of the building; and

Whereas, The proposed window replacement is consistent with the Secretary of the Interior's Standards for Rehabilitation and the City's Historic Design Principals;

Now therefore Be It

Resolved, The City of Hartford Historic Preservation Commission hereby approves the application, subject to the following condition(s):

1. All windows shall be sized to fit the original window frame opening and match the inset/depth of the original windows.
2. The applicant shall provide additional window specifications illustrating that the proposed replacement windows match the massing and profile of the wood 1/1 windows.

Be It Further,

Resolved, This 15th day of September 2021.