



DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION

REPORT: 74 Bloomfield Avenue, Hartford, CT

For consideration: September 15, 2021

STAFF REPORT

TO: HARTFORD PRESERVATION COMMISSION

FROM: Aaron Borngraber, Principal Planner
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PROJECT: 74 Bloomfield Avenue
COMM-2021-0464
PARCEL ID: 105-001-014

ZONE: N-1-1 **HISTORIC DISTRICT:** Hartford Golf Club National Historic District

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

APPLICANT: Renewal by Anderson, James McMenemy

OWNER: Jillian Rose-Smith

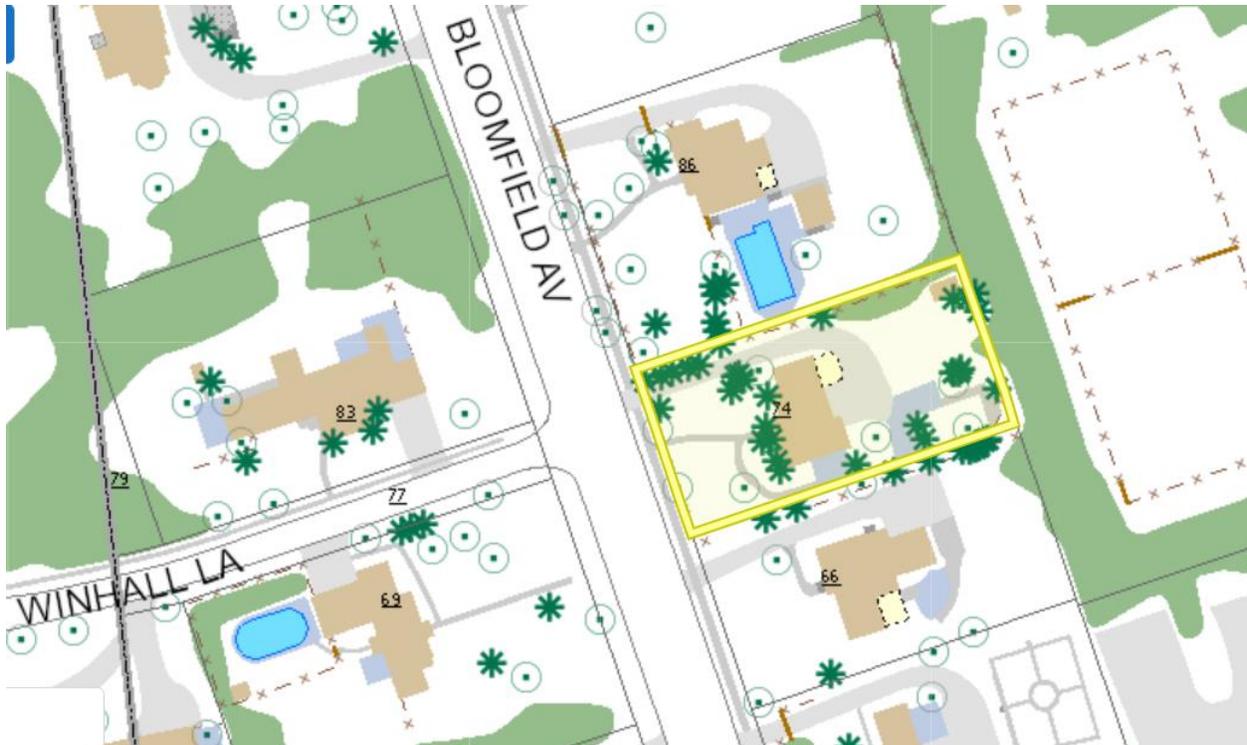


Figure 1. Location Map

BACKGROUND INFORMATION

The single-family dwelling at 74 Bloomfield Avenue was built in 1927 in the Tudor Revival style by architect Russell F. Barker and contributes to the Hartford Golf Club National Historic District.

The applicant previously submitted a similar application that was denied by the Historic Preservation Commission at the July 28, 2021 Special Meeting. The current property owners purchased the property on March 1, 2021.

Proposed Project: The applicant proposes to replace 26 double hung windows with double hung fibrex replacement windows. The applicant would also like approval for all windows on the property.

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:	Single Family	PROPOSED USE:	Single Family
YEAR BUILT:	1927	STYLE:	Tudor Revival

Particular Mention in historic nomination: The nomination does not specifically mention the subject property, but it is included in the inventory with the following text: *“74 Bloomfield – Contributing – Tudor Revival House, 1927, Russell F. Barker (Hartford).”*



Figure 2. Front (Bloomfield Av) Façade – Staff Photo – August 10, 2021

Current Conditions: The building is in excellent condition.

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

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

ANALYSIS

Original Report:

The applicant proposes to replace 26 existing double-hung windows with Fibrex replacement windows. The applicant has indicated that the windows are rotted and aged but has not submitted an inventory of the windows documenting the existing condition and configuration for each window that is within the purview of the Historic Preservation Commission. Additionally, the provided window specifications indicate that the proposed windows have muntins in between the glass (Grilles Between Glass (GBG)) which do not accurately recreate a traditional muntin and the glass glazing is not specific towards whether the glass is Clear, Clear with Low-E, or Tinted glass.

The applicant has requested approval for the additional windows on this property. No information has been provided on the location of these windows, the condition of the windows, or the specifications of the replacement windows.

The application submitted does not indicate that the proposed work would be in compliance with the SOIS or the Guidelines.

Updated Report:

The applicant has supplied additional photographs following the August 18, 2021 Historic Preservation Commission meeting, indicating the condition of the existing window sashes and frame. Overall the information submitted does indicate that the window frames in particular do need to be repaired or replaced in part. The information does not constitute sufficient evidence that the

window sashes and frames are beyond repair. The proposed work would not be in compliance with the SOIS or the Guidelines.

In addition, the use of muntins (grilles) in between the glass do not accurately recreate the ogee muntins found on the window. The use of a Low-E coating also distracts from the historic streetscape of Bloomfield Avenue and the Hartford Golf Club National Historic District.

STAFF RECOMMENDATION

Staff recommends denial of the application.

A draft resolution follows.

ATTACHMENTS

1. Application Form(s)
2. Photographs of the Building submitted August 5, 2021
3. Window Specifications submitted August 9, 2021.
4. Photographs indicating condition of windows and frame submitted August 30, 2021.

REVIEWED,



Paul Bengtson, Principal Planner



CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
74 BLOOMFIELD AVENUE
HISTORIC PRESERVATION PROPOSAL

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal to replace twenty-six windows for a single-family residential structure; and

Whereas, The property is located in the Hartford Golf Club National Historic District; and

Whereas, The structure is a Tudor Revival style residential building; and

Whereas, The proposed work will not be done in a manner consistent with the historic character of the building; and

Whereas, The proposed window replacement is not 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 denies the application.

Be It Further,

Resolved, This 15th day of September 2021.