



DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION

REPORT: 225 Ward Street, Hartford, CT

For consideration: July 28, 2021

STAFF REPORT

TO: HARTFORD PRESERVATION COMMISSION
FROM: Paul Bengtson, Principal Planner
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PROJECT: 225 Ward Street
COMM-2021-0422
PARCEL ID: 182-514-027

ZONE: NX-2 **HISTORIC DISTRICT:** Frog Hollow National Historic District

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

APPLICANT: Kapura General Contractors

OWNER: Felix Mena



Figure 1. Location Map; Hartford GIS

BACKGROUND INFORMATION

The residential building at 225 Ward Street was built circa 1906 and contributes to the Frog Hollow National Historic District.

Proposed Project: The applicant proposes to replace all of the existing windows with white vinyl double hung new construction 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 page 19- "*Windows and Doors*" of the adopted ***Guidelines for Renovations and Additions to Historic Buildings***; "*Recommended: Survey the condition of windows and doors including sash, glazing, wood stiles and rails, moldings, panels and trim.*" "*Recommended: Consider repair and restoration first. Replace only when repair is not possible.*"

FINDING OF FACTS

CURRENT USE: Three Family
YEAR BUILT: c 1906

PROPOSED USE: Three Family
STYLE: Italianate

Particular Mention in historic nomination: the subject property is not specifically mentioned in the nomination, but is included in the inventory as a contributing property.



Figure 2. Front (Ward St) Façade - Google Street View Image dated October 2020.

Current Conditions: The building is in good condition, with much original material intact.

Condition of other properties in neighborhood: Other properties in the neighborhood are in good to excellent condition. The surrounding properties are predominantly residential and the block is bound by Pope Park and the Cemetery.

COMMENTS RECEIVED (None received as of July 23, 2021)

ANALYSIS

The applicant proposes to replace all of the structures windows but has not provided an inventory of the windows to identify which windows or how many windows are involved. The applicant has not provided any evidence of the materials of construction or the condition of the existing windows.

The guidelines specifically require an inventory and urge the retention and repair of existing windows whenever possible. Without the inventory and conditions assessment staff cannot complete a thorough review of the proposal.

The applicant submitted a photograph of a window, but did not provide a model number or specification with any details about the windows design or dimensions. A full specification for each window proposed needs to be submitted for review.

Staff therefore recommends continuing the application to the August 18, 2021 meeting to allow the applicant to submit the required information. If the applicant does not consent to the continuation the proposal should be denied.

STAFF RECOMMENDATION

Staff recommends continuation of the application to the August 18, 2021 meeting. The attached resolution is for denial should the applicant not consent to the continuation.

A draft resolution follows.

ATTACHMENTS

1. Application Form(s)
2. A product photo submitted June 14, 2021

REVIEWED,

Aimee Chambers, Director



CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
225 WARD STREET
HISTORIC PRESERVATION PROPOSAL

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal to replace the windows of the existing residential structure; and

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

Whereas, The structure is an Italianate style residential building; and

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

Whereas, The proposed windows are not consistent with 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 28th day of July 2021.