



DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION

REPORT: 235 Kenyon Street, Hartford, CT 06105

For consideration: September 16, 2020

STAFF REPORT

TO: HARTFORD PRESERVATION COMMISSION

FROM: Kate Montgomery, Consultant
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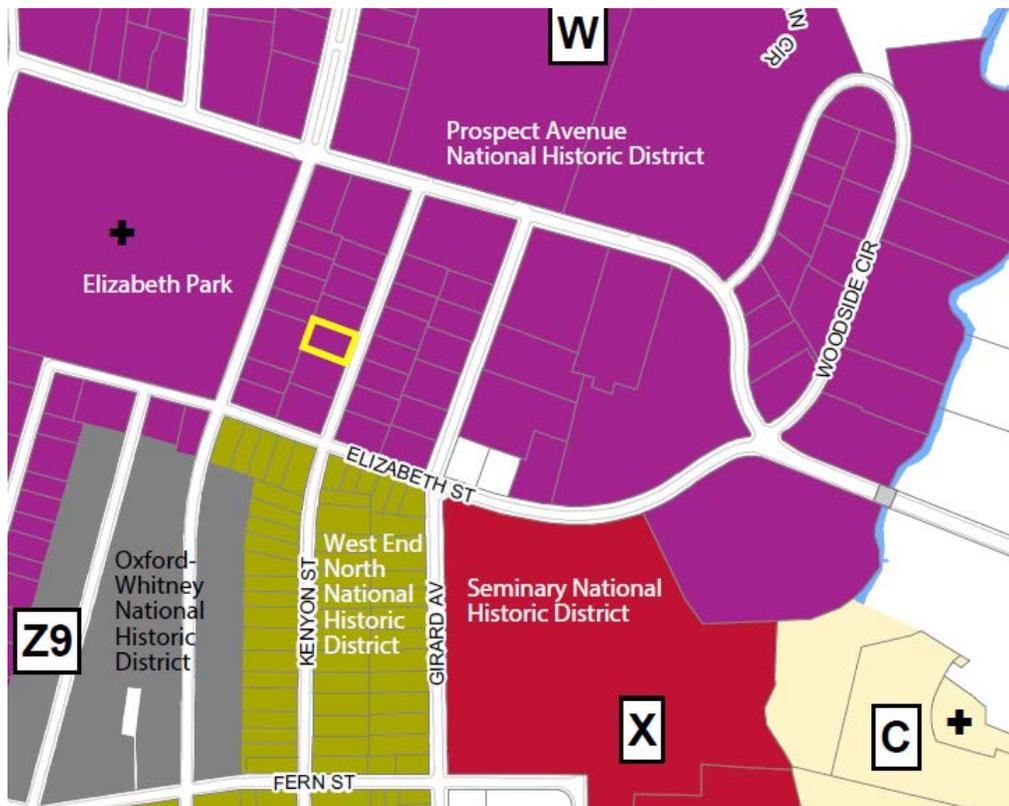
PROJECT: 235 Kenyon Street
PARCEL ID: 130-305-020

ZONE: N1-1 **HISTORIC DISTRICT:** Prospect Avenue National Historic District

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

APPLICANT: Alan English

OWNER: M. Alan English II & Gretchen K. Unfried-English



Location Map

BACKGROUND INFORMATION

The single-family residence at 235 Kenyon Street is a 3 story structure with brick exterior, built in 1922 in the Georgian Revival style.

Proposed Project: The applicant is proposing interior and exterior renovations and repairs to their home. The exterior renovations include the following and are explained in further detail in the application and attachments.

1. Construction of a closet addition above the south facing sunroom, adjacent to the master bedroom/bathroom.
2. Replacement of non-period garage doors & modification of door widths.
3. Addition of a double hung window into the kitchen, under side porch
4. Replacement of deteriorated front entry door
5. Re-construction of 3rd floor balustrade.

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 13 - "*Hartford Styles: Georgian Revival 1900 to 1930*" of the adopted ***Guidelines for Renovations and Additions to Historic Buildings***; Key characteristics of the style include "*Windows aligned symmetrically in columns and rows....[and] side gabled roofs*"

According to page 19- "*Windows and Doors*" of the adopted ***Guidelines for Renovations and Additions to Historic Buildings***; "*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 such as stiles rails, muntins, glazing bars (interior and exterior) and area of glass...*"

According to page 27- "*Designing Alterations and Additions*" of the adopted ***Guidelines for Renovations and Additions to Historic Buildings***; "*Recommended: Alterations and additions which are in character with the style, detail and massing of the existing building. Acceptable: Alterations and minor additions may reproduce historical style. Larger additions may be contemporary in style and detail, as long as they are compatible in materials, massing and scale to the original. Not Recommended: Stylistic alterations to the original materials or design. Use of modern elements or materials not compatible with original. Covering or destroying historical elements.*"

FINDING OF FACTS

CURRENT USE:	Residential	PROPOSED USE:	Residential
YEAR BUILT:	1916 or 1922	STYLE:	Georgian Revival

Particular Mention in historic nomination: On the Nomination form received July 31, 1985, 235 Kenyon is listed as a contributing property and described as "A Georgian Revival, residence, 1916, [Architect] William T. Marchant (Hartford)."

Current Conditions: This building is in good condition with some wear resulting from deferred maintenance in the recent past.

Condition of other properties in neighborhood: The other properties in the historic district are in good to excellent condition. The neighborhood possesses a strong historic character comprised mainly of Georgian Revival, Neo-Classical Revival and Colonial Revival, Tudor Revival, and French Norman Chateau, and original wood clapboard, brick, or stucco siding. Kenyon Street contributes to the historic district through its retention of its residential fabric, building shape, and form, which is characteristic of early 20th century residential development.



235 Kenyon Street, Google Street View June 2019



232, 235, 245 Kenyon Street, Google Street View June 2019

COMMENTS RECEIVED (None received as of September 16, 2020)

ANALYSIS

It should be noted that the new addition does have an effect on the balance of materials and form of the residence. Symmetry and the side gable roof are importance elements of the Georgian Revival Style. The proposed siding on the garage and addition will be “historically accurate” WeatherSide™ fiber-cement siding by GAF with 10” reveal to match the existing dormer siding. Historic materials, such as wood siding, are preferred and recommended by the Guidelines for Renovations and Additions to Historic Buildings. The current front door has some wear but appears to be original to the home as illustrated in the original design drawing under “5) Re-Construction of 3rd Floor Balustrade,” in the application proposal. The proposed door options respect the character but do not attempt to replicate the panel, rail, and mullion dimensions. The simpler 2 lite option proposed is best suited to replace the existing door if it cannot be repaired.

Staff does not believe that the proposed renovations, alterations, and repairs will negatively impact the strong historic character of the neighborhood, which is largely characterized by early 20th century residences with many restored or remaining historic details and character. The materials and details proposed in the reviewed documents are generally keeping with the character and intent of the home. The existing porch, sunroom, and dormers on the residence influence the design and materials of the new addition. Other additions to historic homes in the neighborhood were also take into consideration.

STAFF RECOMMENDATION

Staff recommends approval of this application with the following conditions:

- Applicant shall consider wood clapboard siding for the addition and garage rather than fiber cement to keep with the original materials of the historic residence.
- Applicant shall repair the existing door or consider a design with lite, panel, rail, and mullion dimensions that closely reflect the dimensions and proportions of the current/original door.

Additionally staff recommend that the applicant consider the scale/height and the hip-gable roof style of the addition compared to the north side. A taller side gable roof with the slope of the main roof and materials matching the main façade may strengthen the symmetry of the design.

A draft resolution follows.

ATTACHMENTS

1. Application
2. Project proposal
3. Plans A-2.0
4. Plans A-2.1
5. Fiber-Cement Siding Spec Sheet
6. Select Pages from *Guidelines for Renovations and Additions to Historic Buildings*

REVIEWED,

Aimee Chambers, Director



CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
235 Kenyon Street
HISTORIC PRESERVATION PROPOSAL

- Whereas,** The City of Hartford Historic Preservation Commission reviewed the proposal to make repairs and add an addition to 235 Kenyon Street; and
- Whereas,** The property is located in the Prospect Avenue National Historic District; and
- Whereas,** The structure is a 3 story building of Georgian Revival style; and
- Whereas,** The applicant proposes the following changes impacting the exterior of the home.
1. Construction of a roughly 10' x 18' closet addition above the south facing sunroom, adjacent to the master bedroom/bathroom on the South side of the house with a hipped roof profile matching the roofline below.
 2. Replacement of non-period garage doors & modification of door widths.
 3. Addition of a wood double hung window into the kitchen, under side porch in a modified colonial pattern matching the muntin pattern of existing first floor windows and removal of existing lattice from the side porch to provide egress.
 4. Replacement of deteriorated front entry door.
 5. Re-construction of 3rd floor balustrade constructed of wood and/or composite aluminum components to match original design; and
- Whereas,** The proposed addition and garage alterations will use WeatherSide™ fiber-cement siding by GAF with 10" reveal to match the existing dormer siding; and
- Whereas,** The applicant proposes to plant new trees in the front of the house to mask the view of the addition from the street as seen on the neighboring property.
- Whereas,** The applicant requested approval of a primary, 2 lite version, and an alternate 2 lite version for the custom mahogany front door design; and
- Whereas,** The proposed work is consistent with the City's Historic Design Principles;

Now therefore Be It

Resolved, The City of Hartford Historic Preservation Commission hereby approves the proposed work with the following conditions:

Wood clapboard siding for the addition and garage rather than fiber cement to keep with the original materials of the historic residence.

The existing door shall be repaired or, if not repairable, the replacement door shall have lite, panel, rail, and mullion dimensions that closely reflect the dimensions and proportions of the current/original door.

Be It Further,

Resolved, This 16th day of September 2020.