



DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION
REPORT: 53 Grand Street, Hartford, CT 06106
For consideration: September 16, 2020

STAFF REPORT

TO: HARTFORD PRESERVATION COMMISSION
FROM: Kate Montgomery, Consultant
Email: oneplan@hartford.gov

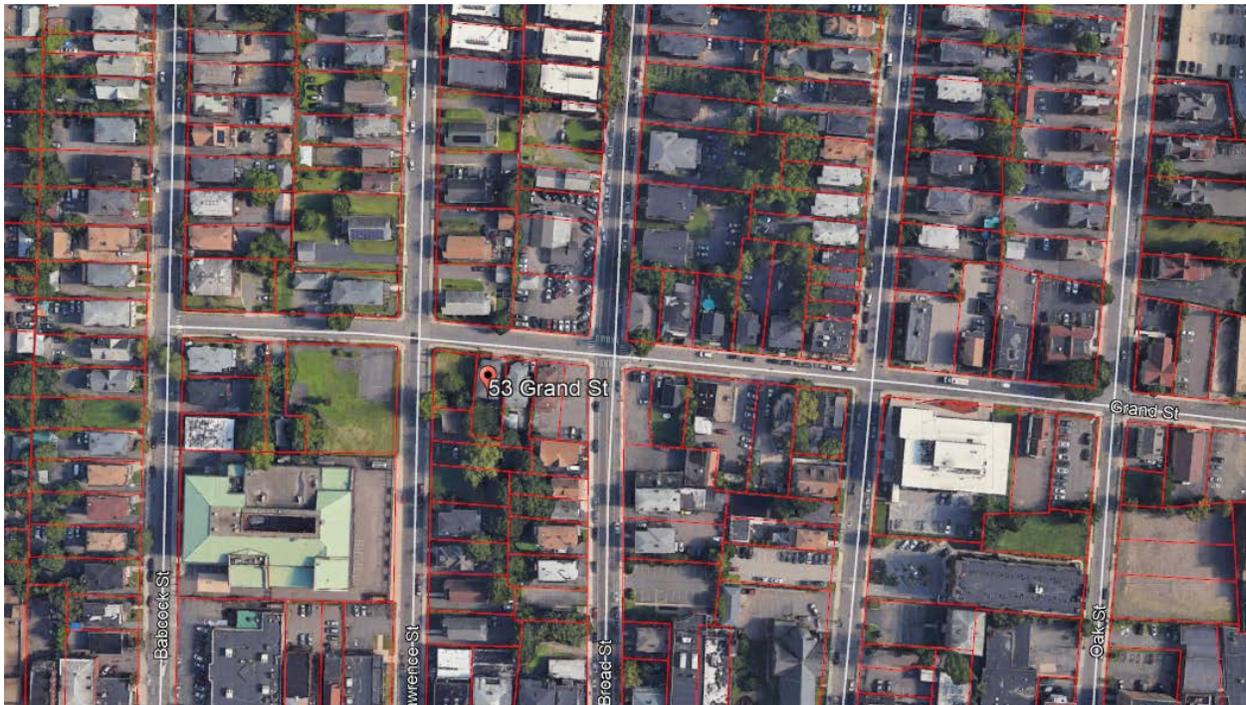
PROJECT: 53 Grand Street
PARCEL ID: 203-430-221

ZONE: MX-1 **HISTORIC DISTRICT:** Frog Hollow National Historic District

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

APPLICANT: U-Kyra Anderson

OWNER: Leahlanis Transport llc



Location Map

BACKGROUND INFORMATION

The two-family house at 53 Grand Street is a 2 story wood frame structure with wood siding and brick foundation built in 1910, with Greek Revival and Italianate features. The property was sold in July 2020 for \$55,000 and previously sold in 2005 for \$195,000.

Proposed Project: The applicant seeks to “repair the front and back deck. Install vinyl siding, Remodel the kitchen and bathroom, fix and replace some sheet rock, add insulation. Replace some of the doors...” Regarding the front and back porch renovation, the applicant plans to “use pressure treated wood which is the same material that it was previously made from. When I redo the siding I plan to change the material from wood siding to vinyl siding. The material for the exterior doors will be the same fire rated doors. The estimated amount for the work is: porches-\$7,000, Vinyl siding \$7,000, exterior doors \$1,000.” The applicant plans to use the D45DL style Market Square vinyl siding by Royal Building Products in the driftwood color (see attachment 3).

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 18- “Wood siding and trim” of the adopted Guidelines for Renovations and Additions to Historic Buildings; “If vinyl siding is used, try to avoid covering wood detail and be sure to vent behind vinyl or aluminum siding.”

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...”

According to page 20- “Wood decorative elements” of the adopted Guidelines for Renovations and Additions to Historic Buildings; “Do not remove and replace wood elements unless they cannot be repaired.”

FINDING OF FACTS

| | | | |
|---------------------|--------------------|----------------------|---------------------------------------|
| CURRENT USE: | Vacant Residential | PROPOSED USE: | Multi-family Residential |
| YEAR BUILT: | 1910 | STYLE: | Greek Revival and Italianate features |

Particular Mention in historic nomination: n/a

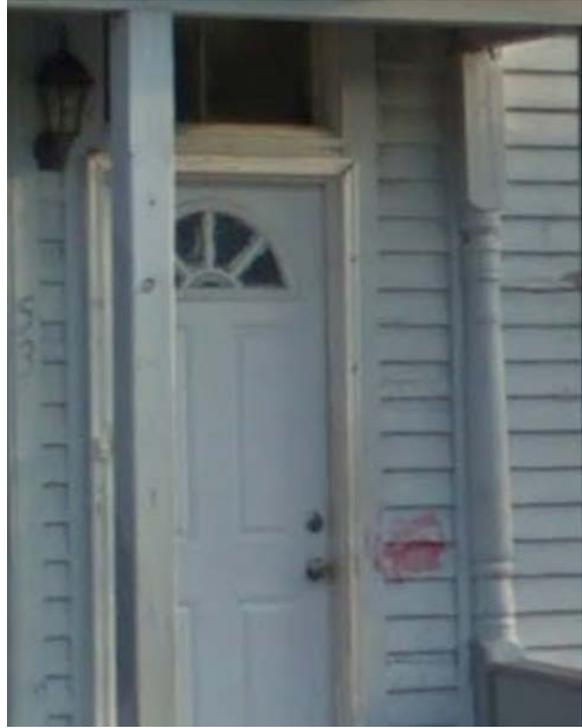
Condition of other properties in neighborhood: Other properties in the district are in good to fair condition with some areas of deterioration. The Frog Hollow district is characterized by primarily multifamily, working class homes of the late 19th century and early 20th century. The building styles noted in the historic district nomination include Greek Revival, Italianate, Traditional

Perfect Six, and half perfect six or three-decker. The most common façade material of the district is brick with wood porches.

Other properties on Grand Street are in fair to good condition. Many properties represent a mixture of Greek Revival and Italianate styles. Despite some vacant parcels on this block, the remaining structures on Grand Street contribute to the historic district through its retention of historical architectural styles, materials, and form, characteristic of late 19th, early 20th century development.



53 Grand Street, Google street view June 2017



53 Grand Street, Remaining porches and features include some original columns & pilasters, Google street view June 2017



View of the house from Lawrence Street, the absence of a structure on the corner parcel leaves the side and rear of 53 Grand visible from the street, Google street view June 2019



132 Lawrence Street, with vinyl siding, 53 Grand Street in background, Google street view June 2019



36-38 Grand Street, window hoods, casings, and sills restored, Google street view June 2019

COMMENTS RECEIVED

(None received as of September 9, 2020)

ANALYSIS

Per page 5 of the *Guidelines for Renovations and Additions to Historic Buildings* (attachment 5), much of the proposed work will be visible from the street, including the west side of the rear porch.

Therefore, the proposed work should comply with the recommendations of the Guidelines.

Staff believes that the proposed renovations will improve the character of the street but recognizes the opportunity to rehabilitate the building in a way that restores the remaining historic details and enriches its contribution to the historic district. The original wood clapboard siding is intact and features such as the transom above the front door, wood window hoods, casings, and sills, and some porch columns and pilasters remain. Additional information is needed to understand the impact of the rear porch construction and front porch repair on the character of this primarily intact historic neighborhood.

Product cut sheets or images for doors, windows, roofing, and railings, as requested in an email from staff on Tuesday August 11th and drawings, sketches, plans, elevations, renderings, or other example images that show the proposed design, requested on August 7th, would provide the information needed to understand the impact of the work on the proposed design.

STAFF RECOMMENDATION

Staff recommends additional details, specifications, drawings, or images on the proposed design and repairs of the porches and doors be provided prior to the approval of this application. Until such information is received, staff recommend denial of the application. Recommendations include:

1. Pressure treated lumber should not be used to replace existing visible porch elements.
2. The applicant should obtain an estimate for the cost of repairing and repainting the original wood siding.
3. Refer to the *Guidelines for Renovations and Additions to Historic Buildings*, "Technical Guidance for Homeowners Section" pages 48-58 for details on repairing the siding and remaining wood detailing and pages 19 and 26 for appropriate door types.
4. If repairing the original siding is not feasible and vinyl replacement is necessary, avoid covering wood detail and be sure to vent behind vinyl as recommended on page 18 of the *Guidelines for Renovations and Additions to Historic Buildings* and further detailed on pages 50-51. The vinyl should match the existing siding dimensions and style as closely as possible. The D4 rather than D45DL style Market Square vinyl siding may be a closer fit to the original and to the neighborhood character.
5. The existing wood window hoods, casings, and sills should be repaired or replaced in-kind rather than removed or replaced with metal.
6. Wherever columns, pilasters, or railings cannot be repaired in place or salvaged for re-use, these components shall be replaced to match as closely as possible the material, dimensions, and profiles of the original components.

A draft resolution follows.

ATTACHMENTS

1. Application
2. Images from applicant
3. Vinyl Siding Specification
4. Photographs of homes on Grand Street from Frog Hollow Historic district nomination.
5. Page 5,18,19,20,26 48-57 of the Guidelines for Renovations and Additions to Historic Buildings

REVIEWED,

Aimee Chambers, Director



CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
53 GRAND STREET
HISTORIC PRESERVATION PROPOSAL

- Whereas,** The City of Hartford Historic Preservation Commission reviewed the proposal to renovate the two-family wood frame house at 53 Grand Street; and
- Whereas,** The property is located in the Frog Hollow National Historic District; and
- Whereas,** The structure is a 2 story building with Greek Revival and Italianate features constructed in 1910; and
- Whereas,** The structure has wood siding in need of repair and repainting and is missing original wood features, railings, and the two story rear porch; and
- Whereas,** The applicant proposes exterior renovations consisting of:
1. Replacing the wood siding with D45DL style Market Square vinyl siding by Royal Building Products in the driftwood color
 2. Repairing the front porch
 3. Constructing a back porch where the original one is missing
 4. Replacing the exterior doors with the same fire rated doors; and
- Whereas,** The applicant plans to use pressure treated wood for the repair of the front porch and reconstruction of the rear porch; and
- Whereas,** The estimated amount for the work is: porches-\$7,000, Vinyl siding \$7,000, exterior doors \$1,000
- Whereas,** The proposed work is not consistent with the City's Historic Design Principles;
- Now therefore Be It
- Resolved,** The City of Hartford Historic Preservation Commission hereby denies the proposed application so that the applicant may provide details, specifications, drawings, or images of the proposed design meeting the Guidelines for Restorations and Additions to Historic Building;

Be It Further,

Resolved, This 16th day of September 2020.