



DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION
REPORT: 81-83 Hungerford Street Hartford, CT 06106
For consideration: September 16, 2020

STAFF REPORT

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

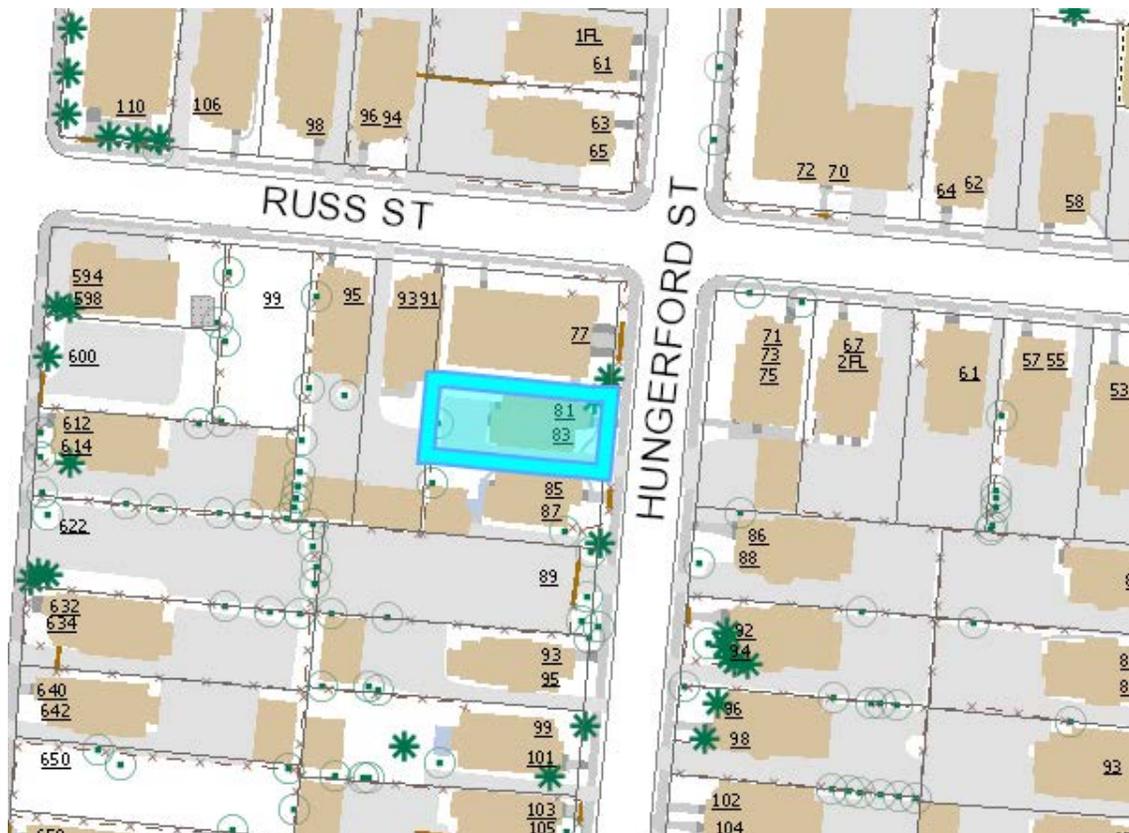
PROJECT: 81-86 Hungerford Street
PARCEL ID: 225-433-044

ZONE: NX-3 **HISTORIC DISTRICT:** Frog Hollow National Historic District

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

APPLICANT: Trevor L. Roberts

OWNER: Trevor L. Roberts



Location Map

BACKGROUND INFORMATION

The three-family residence at 81 Hungerford Street is an 1880, three story wood frame, end-gambrel structure. The gambrel roof has 1 dormer on each side. The home has vinyl siding, a partially enclosed front porch, a painted brick foundation, and asphalt roof. The porch is enclosed with vinyl siding and a 20 pane still and rail window on each side that measures 60”x60”. From images provided by the applicant, it appears the existing railing was still in place behind the vinyl siding.

Proposed Project: The applicant seeks to repair the existing porch decking, lattice, and stairs and replace the current 60”x60” windows with 48”x36” double hung vinyl windows to allow for airflow. The applicant plans to minimize structural changes and will replace the porch floor with new wood decking. The applicant proposed wood hand rails, however no spec sheets were provide. The applicant offered to reuse the existing pipe rail for the new stairs to keep the project as simple as possible.

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 22 - “Entrances and Porches” of the adopted ***Guidelines for Renovations and Additions to Historic Buildings***; It is recommended to “retain and repair porches, replace missing porch features,” and “if necessary to enclose porches, enclose behind columns and railings and use divided glass to fill the original open area... Enclosing porch areas that were not originally enclosed, creating an opaque façade” is not recommended.

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...”

According to page 23 - “Designing for Missing Elements” of the adopted ***Guidelines for Renovations and Additions to Historic Buildings***; “If you do not know what elements looked like, replace them with elements that are compatible in scale, color, size and material with typical detailing used in the historical style of the building. Simplified or abstracted forms are preferable if no evidence of the actual detail exists.”

FINDING OF FACTS

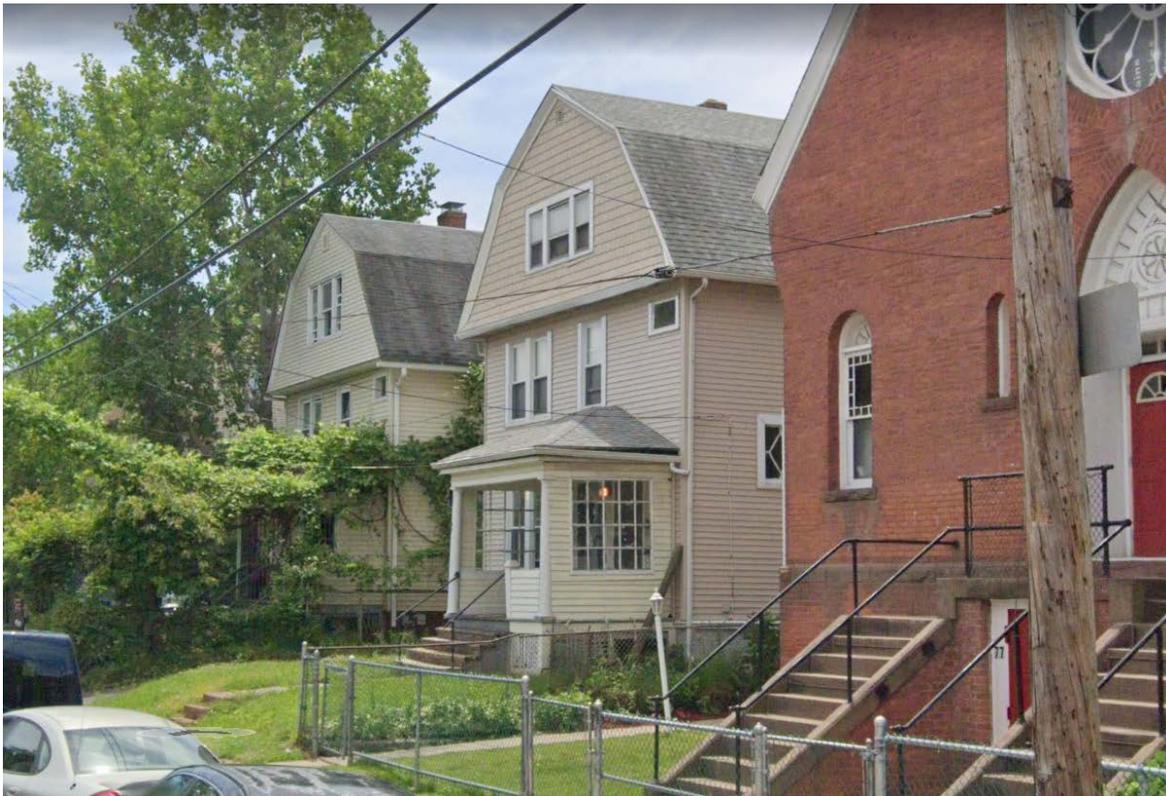
CURRENT USE:	Residential	PROPOSED USE:	Residential
YEAR BUILT:	1880	STYLE:	Dutch Colonial

Particular Mention in historic nomination: n/a

Current Conditions: This building is in good condition aside from the front porch needing repair. However, the current siding and windows are vinyl and not original.

Condition of other properties in neighborhood:

Other properties in the district are in good to fair condition with some deterioration in areas. 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 many structures having wood porches, some have been enclosed. Very few buildings in the district have the characteristics of Dutch colonial style seen at 81 Hungerford. The neighboring homes on Hungerford Street were built between 1900-1910 and the brick church next door, on the corner of Hungerford and Russ Street was constructed in 1900.



View facing south, 81 Hungerford and 85 Hungerford in the background, Google street view June 2019



View of 81 Hungerford porch, Google street view June 2019



View of 81 Hungerford porch, provided by applicant



View of 81 Hungerford porch, provided by applicant



View of 81 Hungerford steps to be repaired or replaced, provided by applicant



Image from Property Record Card



103 (constructed 1990), 99 (1990), and 93 (1910) Hungerford pictured on the left, facing north, Google Street View June 2019

COMMENTS RECEIVED

(None received as of September 3, 2020)

ANALYSIS

Staff does not believe that repairing the existing porch and stairs will negatively impact the historic character of the neighborhood, which is largely characterized by working class multi-family homes of the late 19th and early 20th century with various façade and porch modifications. This house is not representative of the Greek Revival, Italianate, Traditional Perfect Six, or three-decker styles that characterize the Frog Hollow Historic District and are noted in the district nomination. The siding is not original and the front porch was not originally enclosed.

Staff believes the desired repairs to damaged and rotting wood can be made but that the porch should not be re-enclosed with new siding and vinyl windows. Rather, the proposed work is an opportunity to restore some historic character to this building by leaving the porch open and restoring the original railings. Railings used on the stair should be wood to match the remaining porch railings as closely as possible. Porch columns should remain intact and be repaired as needed. If an enclosed porch is desired, it should be done with divided glass behind the columns and railing per the *Guidelines for Renovations and Additions to Historic Buildings*.

STAFF RECOMMENDATION

Staff recommends tabling the application to allow the applicant to submit materials and plans conforming with the *Guidelines for Renovations and Additions to Historic Buildings* or the approval of this application with the following condition(s):

1. Pressure treated lumber shall not be used to replace existing porch elements;
2. The vinyl siding and windows enclosing the porch shall not be replaced but rather completely removed and replaced with the original restored railings or enclosed with divided glass behind the columns and railing per the *Guidelines for Renovations and Additions to Historic Buildings*.
3. Wherever columns or railings cannot be repaired in place or salvaged for re-use and are in need of replacement, these components shall be replaced to match as closely as possible the material, dimensions, and profiles of existing components, including round balusters for wood railings.

A draft resolution follows.

ATTACHMENTS

1. Application
2. Window specifications
3. Pages 18-26 from the *Guidelines for Renovations and Additions to Historic Buildings*

REVIEWED,

Aimee Chambers, Director



CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
81 HUNGERFORD STREET
HISTORIC PRESERVATION PROPOSAL

- Whereas,** The City of Hartford Historic Preservation Commission reviewed the proposal to repair the existing porch at 81 Hungerford Street.
- Whereas,** The property is located in the Frog Hollow National Historic District; and
- Whereas,** The structure is a 3 story building of Dutch Colonial style; and
- Whereas,** The existing porch is enclosed with vinyl siding and a 20 pane still and rail window on each side measuring 60"x60"; and
- Whereas,** The applicant proposes to replace the wood porch floor and stairs; and
- Whereas,** The applicant proposes replacing the current 60"x60" windows with 48"x36" double hung vinyl windows to allow for airflow; and
- Whereas,** The work includes the removal and replacement of the vinyl siding enclosing the porch sides; and
- Whereas,** The applicant proposes a wood hand rails or the reuse of the existing pipe rail for the new stairs; and
- Whereas,** No structural changes are proposed for the porch; and
- 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 without prejudice the proposed work with the following conditions:

Be It Further,

Resolved, This 16th day of September 2020.

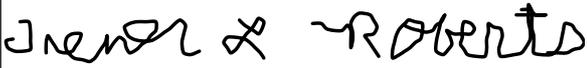
DDS- Planning & Zoning: Historic Review Application



Submission date: 3 August 2020, 3:20PM

Receipt number: 21

Question	Response
Property Information	
Property Address	Street: 81 Hungerford City: Hartford State: Conn. Zip Code: 06106
Zoning District:	
Parcel ID:	
Property Owner:	Trevor L. Roberts
Property Owner's Address:	Street: 81 Hungerford St. City: Hartford State: Conn. Zip Code: 06106
Phone:	860 712-7006
Email:	moneygrip2@comcast.net
Applicant	
Please check if "Applicant" is the same as "Property Owner"	Please check if "Applicant" is the same as "Property Owner"
Name of Applicant:	
File Date:	08/03/2020
Address:	Street: City: State: Zip Code:
Phone:	
Email:	
Primary Point of Contact	
Name:	
Phone:	8604240027
Email:	moneygrip2@comcast.net
Describe your application action(s) and provide as much detail as possible.	My front porch needs to be repaired. I will not make any major structural changes to the porch; I will, however, add two windows to the front porch area. The dimensions of the windows will be 48"x36" to replace the 60"x60" pane over pane(putty.)
	Please check if photographs are included with application (required for certain projects).

Proposed work:	Repairs
Current materials being repaired/replaced:	Wood decking, wood lattice, wood steps, and wrought iron handrails
Materials/products being used in work:	wood decking and wood handrails
Please upload all supporting materials and photographs below.	403.jpg 404.jpg 406.jpg
Signatures	
Signature of Applicant:	 Link to signature
Name of Applicant:	Trevor L. Roberts
Date:	8/3/2020
Signature of Property Owner:	 Link to signature
Name of Property Owner:	Trevor L. Roberts
Date:	8/03/2020

SERIES 100 DOUBLE HUNG WINDOW

TEST SIZE W x H	AAMA RATING	AIR INFILTRATION	DESIGN PRESSURE	WATER RESISTANCE	U-VALUE	SHGC	VT
39.5" x 63"	R-PG20	≤0.30 cfm/ft ²	20 psf	3.0 psf	0.24-0.47	0.18-0.59	0.35-0.62

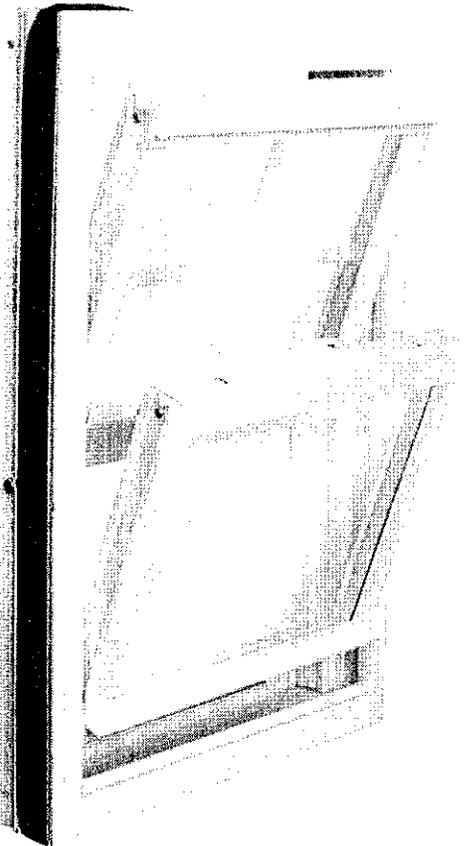


TABLE OF CONTENT

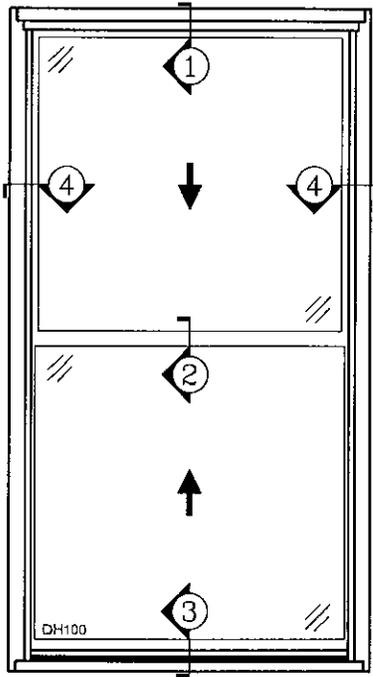
- INTRODUCTION -P1
- SECTION DETAILS -P2
- MULLION -P3-P4

FEATURES

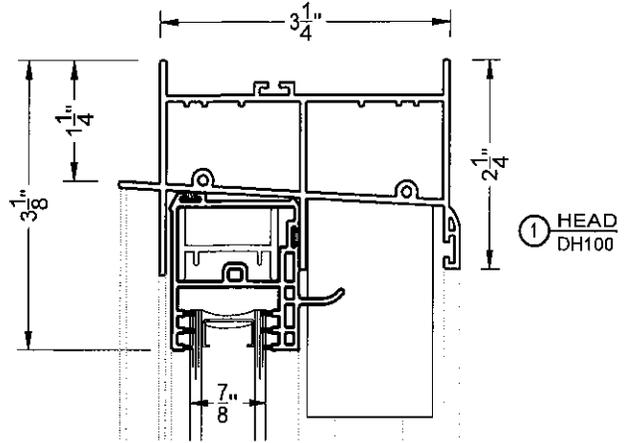
- 3-1/4" FRAME DEPTH
- 7/8" INSULATED GLASS
- SINGLE STRENGTH GLASS
- MEETING RAIL LOCK
- DUAL VENT LOCKS
- TILT SASH WITH TILT LATCH
- CONTINUOUS LIFT HANDLE ON BOTTOM SASH
- SLOPED SILL
- CONSTANT FORCE COIL BALANCE
- JAMB ADJUSTER
- PERIMETER FOAM WRAP

OPTIONAL SELECTIONS

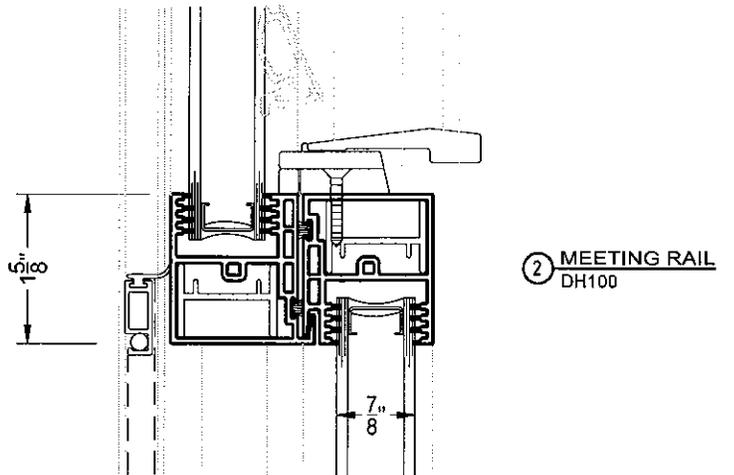
- LOW-E COATING & ARGON FILLED IGU
- CUSTOM FINISH AND CUSTOM COLORS
- SPIRAL BALANCE
- HALF OR FULL SCREEN
- LIMIT STOPS
- INSTALLATION SCREWS
- GRIDS
- OTHER OPTIONAL ACCESSORIES



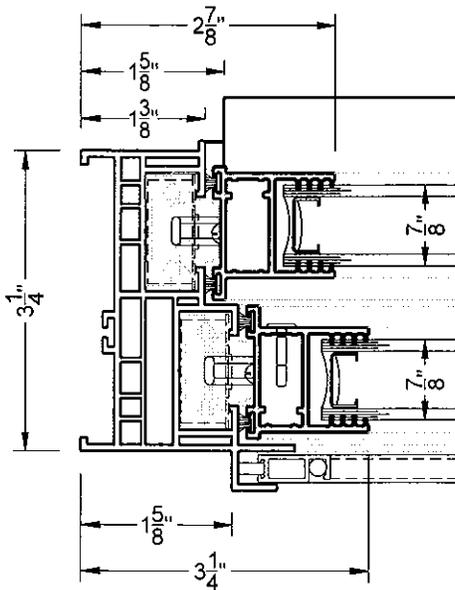
100 DOUBLE HUNG



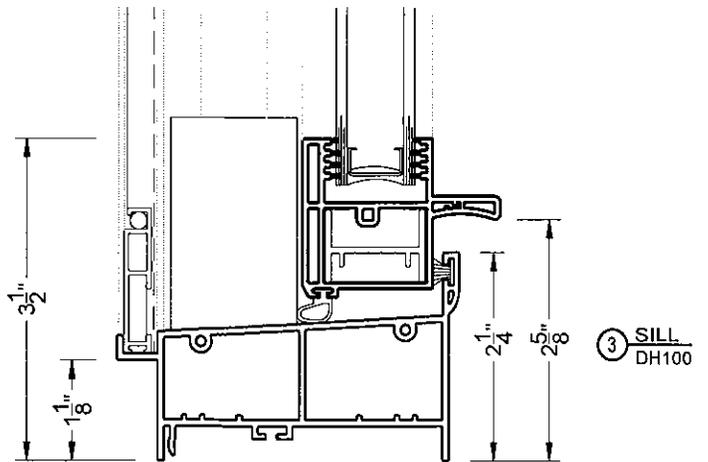
① HEAD
DH100



② MEETING RAIL
DH100

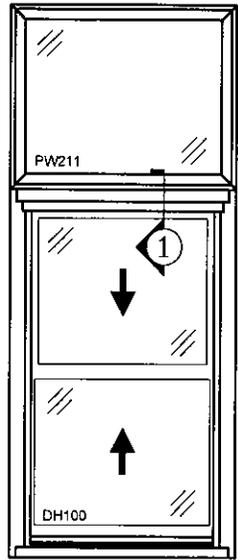


④ JAMB
DH100

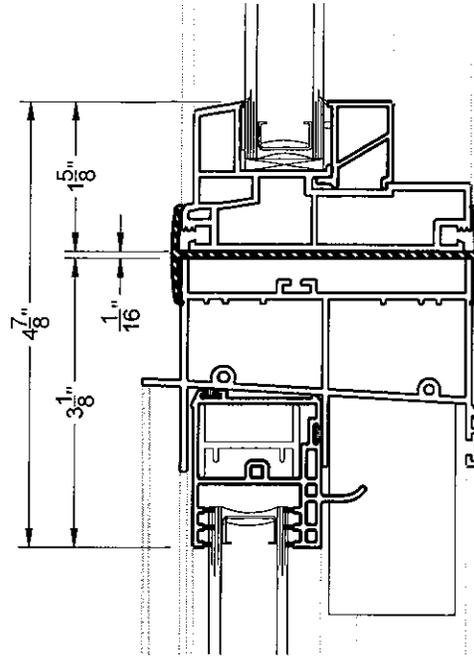


③ SILL
DH100

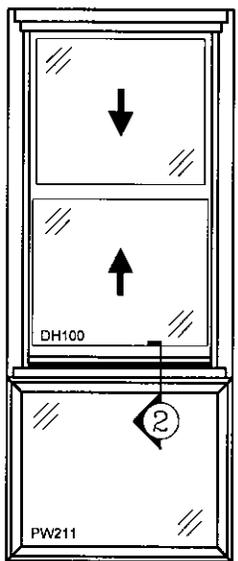
VER: 2019.03



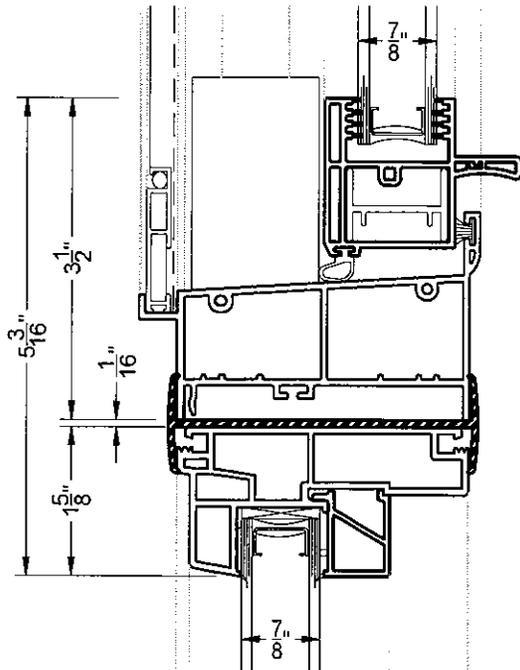
PW211 OVER DH100



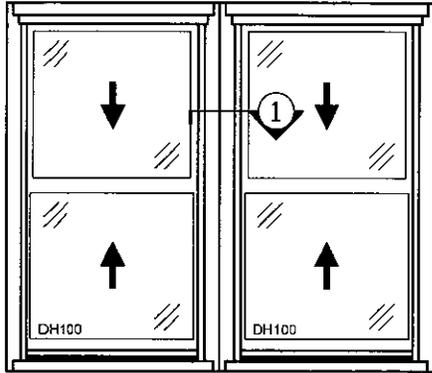
① H-MULLION
 PW211 OVER DH100



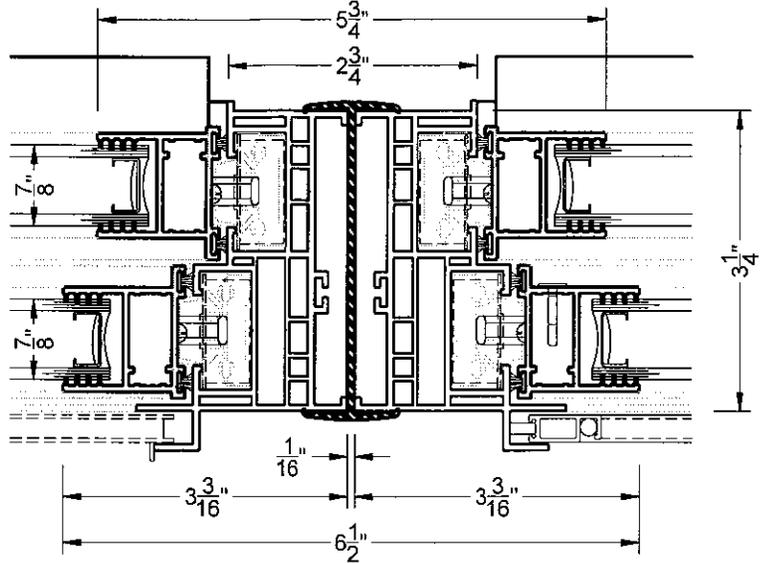
DH100 OVER PW211



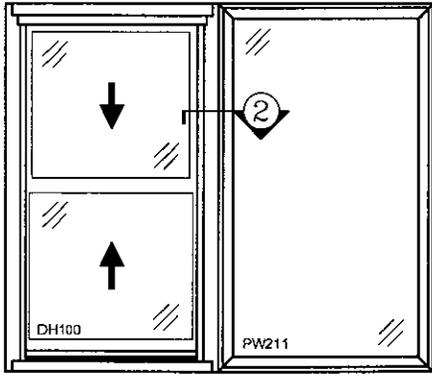
② H-MULLION
 DH100 OVER PW211



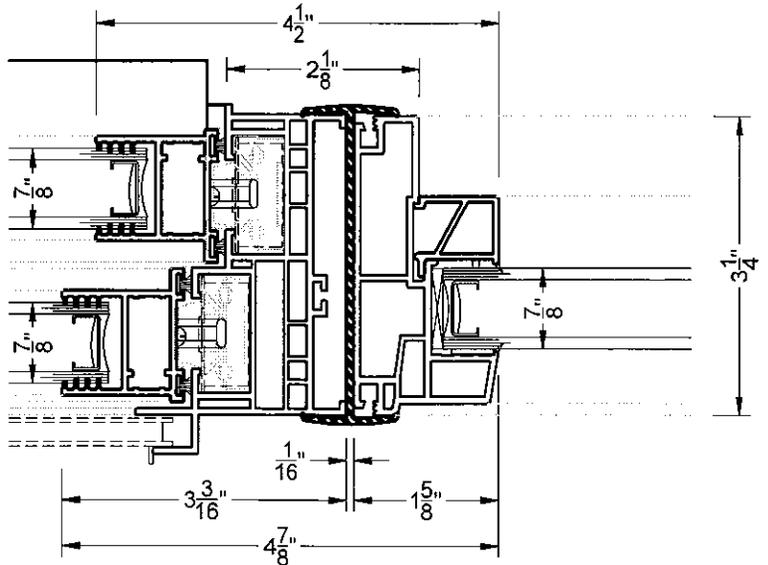
DH100 & DH100



① H-MULLION
 DH100 & DH100



DH100 & PW211



② H-MULLION
 DH100 & PW211

WOOD SIDING AND TRIM

RECOMMENDED

Repairing wood shingles and siding

- Retains the richness and detailing of the original design
- Maintains the ventilation of the siding surface, which preserves wood framing within the walls
- May be less expensive and require no more maintenance with today's quality paints than aluminum or vinyl siding

APPROPRIATE MATERIALS

- Stucco
- Brick
- Stone
- Wood clapboards
- Wood shingles
- Fiber cement clapboards or shingles

NOT RECOMMENDED

Enclosing existing wood siding in vinyl or aluminum siding

- Covers historical detail
- Traps water vapor in old walls encouraging rot and mold
- Requires replacement to renew the look each 20 years or so
- Is difficult to repair if dented or cracked
- If vinyl siding is used, try to avoid covering wood detail and be sure to vent behind vinyl or aluminum siding.

INAPPROPRIATE MATERIALS

- Asbestos shingles
- Imitation brick or stone
- Metal siding
- Vinyl siding
- Concrete block
- Plywood or masonite siding
- Liquid vinyl siding
- EIFS (Exterior Insulation and Finish System)



RESIDED BUILDING USING APPROPRIATE MATERIALS.



INAPPROPRIATE USE OF ALUMINUM SIDING.

WINDOWS AND DOORS

RECOMMENDED

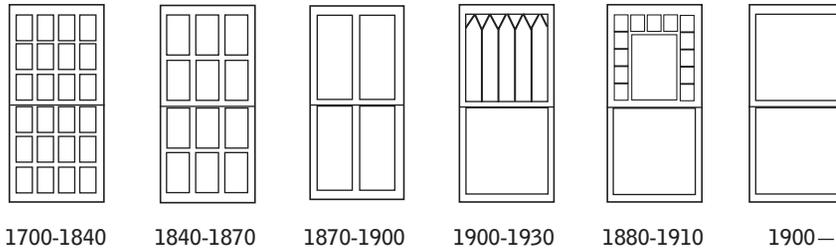
- Survey the condition of windows and doors including *sash*, glazing, wood *stiles* and *rails*, moldings, panels and trim.
- Identify your style of doors and windows.
- Consider repair and restoration first. Replace only when repair is not possible.

- 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. Applied muntin frames may be acceptable. These guidelines apply regardless of the material of the new windows.

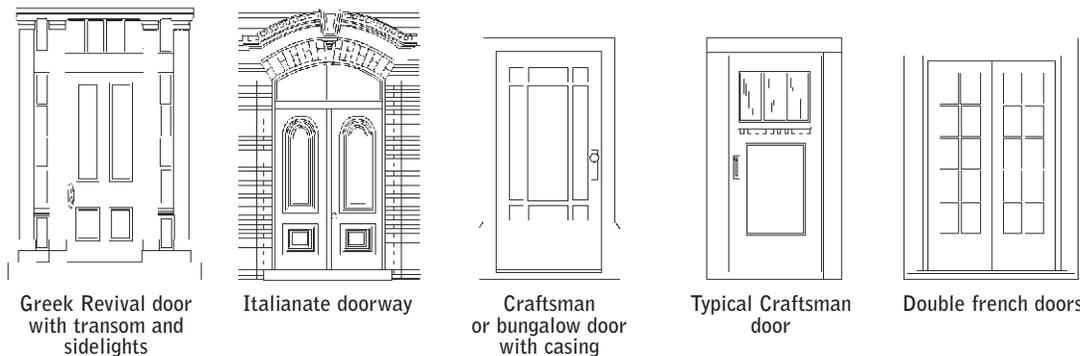
NOT RECOMMENDED

- Changing size or location of window or door openings
- Covering window trim with metal or vinyl cladding
- Replacing easily repairable wood windows and doors with metal or vinyl windows and doors

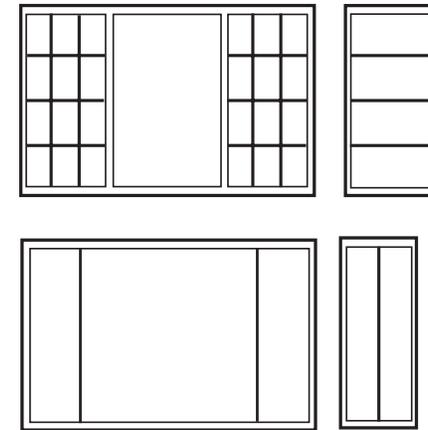
APPROPRIATE WINDOW STYLES



TYPICAL DOOR STYLES



INAPPROPRIATE WINDOW STYLES



WOOD DECORATIVE ELEMENTS

RECOMMENDED

Repairing wood ornaments and trim

- Retains the richness and detailing of the original design
- Protects adjacent and underlying structures
- Maintains your building's historic character and value
- Is easier to do today due to complete line of available preservation products

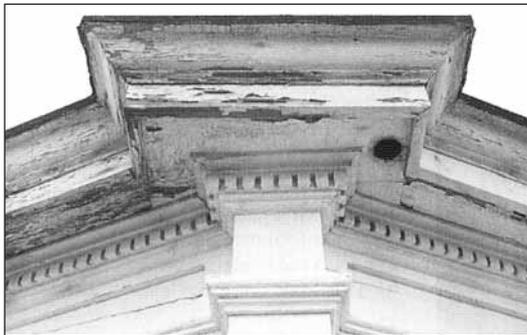
RECOMMENDED

Carefully removing paint and patching existing wood elements

- Hand scrape heavily painted wood trim and siding. Do not use harsh strippers or sandblasting, which will damage the surface of the wood.
- Sand by hand or with a vibrating sander so as not to leave circular marks on wood.
- Repair only damaged wood. Do not remove and completely replace wood elements unless they cannot be repaired.
- Evaluate all painted surfaces for lead paint prior to sanding and hire licensed abatement contractors if lead paint is found. Lead paint identification kits can be found at your local hardware store.

NOT RECOMMENDED

Radically changing wood ornaments and trim



UNDERSIDE OF EAVE SHOWING MOISTURE DAMAGE



CAREFUL PAINT REMOVAL AND REPLACEMENT OF SIDING

RECOMMENDED

Repairing and protecting your existing roof

- Clean gutters and downspouts and replace deteriorated flashings.
- Replace roofing only with matching materials.
- Check underlying sheathing and attic for proper ventilation and detailing. Overheating is a prime cause of roof deterioration.
- Check regularly for missing or deteriorated fasteners and flashings.
- Reuse durable existing materials such as slate or tile whenever possible.

NOT RECOMMENDED

Removing or replacing roofing or roof elements which can be repaired

- Do not remove or replace cupolas, chimneys or dormers. Repair with similar materials wherever possible.
- Do not install modern elements, such as skylights, antennae or equipment where visible from the street.



A WELL MAINTAINED ROOF (FOREST STREET)



ROOF ELEMENT WHICH CAN BE REPAIRED

ENTRANCES AND PORCHES

RECOMMENDED

- Retain and repair porches.
- Replace missing porch features.
- If necessary to enclose porches, enclose behind columns and railings and use divided glass to fill the original open area.



APPROPRIATE PORCH ENCLOSURE (TREMONT STREET)

NOT RECOMMENDED

- Applying inappropriate new materials
- Enclosing open porch areas that were not originally enclosed, creating an opaque façade



INAPPROPRIATE NEW MATERIALS

NOT RECOMMENDED

- Removing porches and not replacing them.



PORCH ROOF REMOVED AND NOT REPLACED.

Designing for Missing Elements

RECOMMENDED

If you have evidence of what missing elements looked like (such as identical elements elsewhere on the building or photographs of the building before the elements were lost), try to match them as closely as possible.

ACCEPTABLE

If you do not know what elements looked like, replace them with elements that are compatible in scale, color, size and material with typical detailing used in the historical style of the building. Simplified or abstracted forms are preferable if no evidence of the actual detail exists.

NOT RECOMMENDED

Replacing missing elements with elements not compatible with the style of the building, or creating fake reproductions that are not consistent with the character of the building.

Designing for Missing Elements

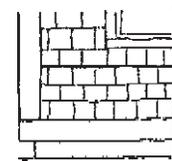
SIDING

APPROPRIATE SIDING & STYLE

- Try to identify your style.
- Look for old photographs, if available, and any physical evidence left on the building.
- Replace siding in original material or, if no evidence is available, use material and style compatible to your building's architectural character.

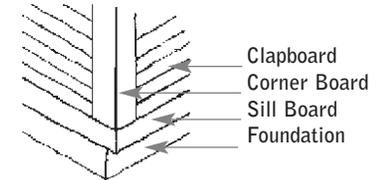


3" - 4" HORIZONTAL CLAPBOARD



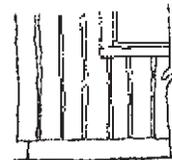
WOOD SHINGLES

CORNER TREATMENT



INAPPROPRIATE SIDING

- Modern styles or incompatible modern materials imitating historical styles such as vinyl or aluminum siding, thin veneers of stone or brick, and EIFS
- Inaccurate historical materials or patterns
- *Rustic rough sawn* or split shingles or siding not authentic to your style

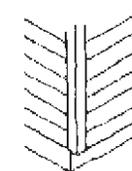


VERTICAL SIDING



ARTIFICIAL STONE

CORNER TREATMENT



Corner Board too small, no Sill Board



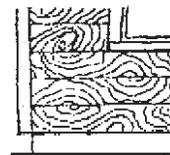
WIDE VINYL OR ALUMINUM



STAGGERED BUTT SHINGLES



Corner and Sill Boards missing

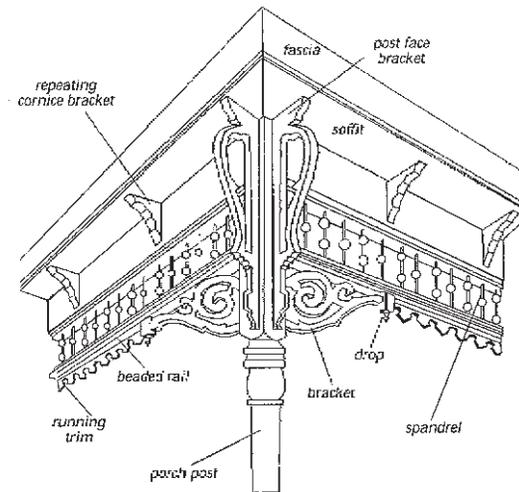


GRAINED VINYL

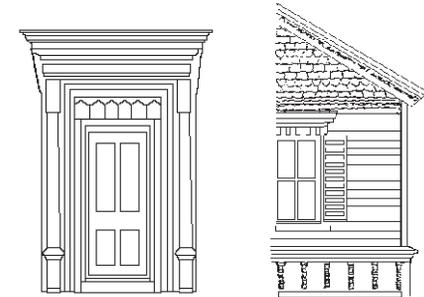
ORNAMENTATION AND TRIM

APPROPRIATE ORNAMENTATION

- Try to identify your style.
- Look for old photographs and any physical evidence left on the building.
- Replace ornamentation in original material and style.



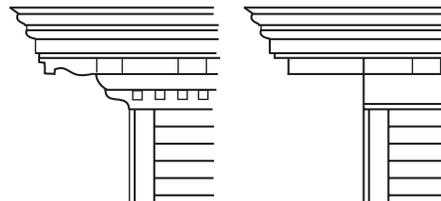
TYPICAL ORNAMENTATION: ENTRANCES AND SIDING



WHEN ORIGINAL APPEARANCE CAN NOT BE VERIFIED

- Replacing missing elements with simplified elements compatible with original style is preferable to misrepresenting historical detail.

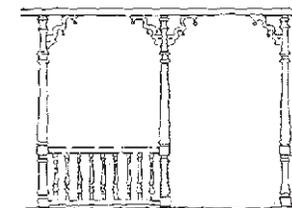
TYPICAL ORNAMENTATION: CORNICE AND EAVES



Original cornice with bracket and dentils

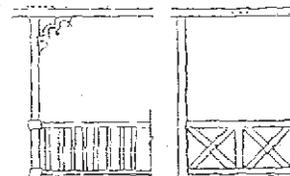
Simplified cornice compatible in size, scale, rhythm, and material

TYPICAL ORNAMENTATION: PORCHES AND RAILINGS



Original porch with sawn and turned details

PORCH FEATURES REPLACED

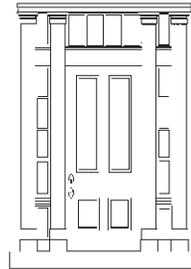


Appropriate Simplification

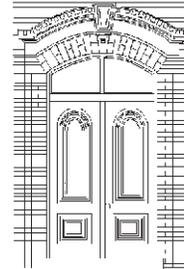
Inappropriate

WINDOWS AND DOORS

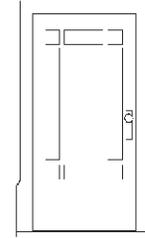
APPROPRIATE DOORS



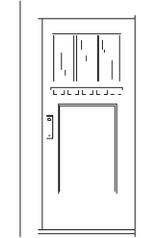
Greek Revival door with transom and sidelights



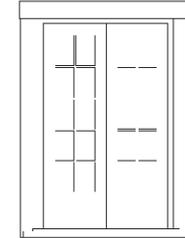
Italianate doorway



Typical Craftsman or bungalow door with casing

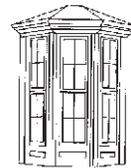


Typical Craftsman door



Double french doors

APPROPRIATE WINDOWS



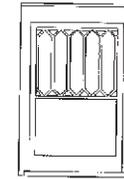
Victorian bay window



Typical Victorian two over two window



Typical Victorian paired one pane over one



Bungalow-style window

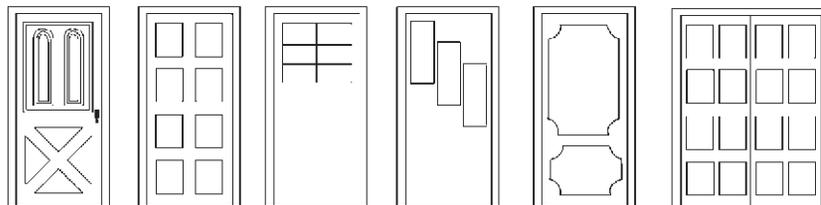


Typical Craftsman window—nine panes over one



Steel casement window

INAPPROPRIATE DOORS



INAPPROPRIATE WINDOWS

