



DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION

REPORT: 123 Beacon Street, Hartford, CT 06105

For consideration: January 20, 2021

STAFF REPORT

TO: HARTFORD PRESERVATION COMMISSION

FROM: Autumn Florek, Senior Planner
T. 860-757-9083; Email: autumn.florek@hartford.gov

PROJECT: 123 Beacon Street
PARCEL ID: 112-366-036
ENERGOV ID: COMM-2021-0312

ZONE: N-2-2 **HISTORIC DISTRICT:** West End South National Historic District

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

APPLICANT: Luis Borges

OWNER: First Assembly of God in Portuguese Language

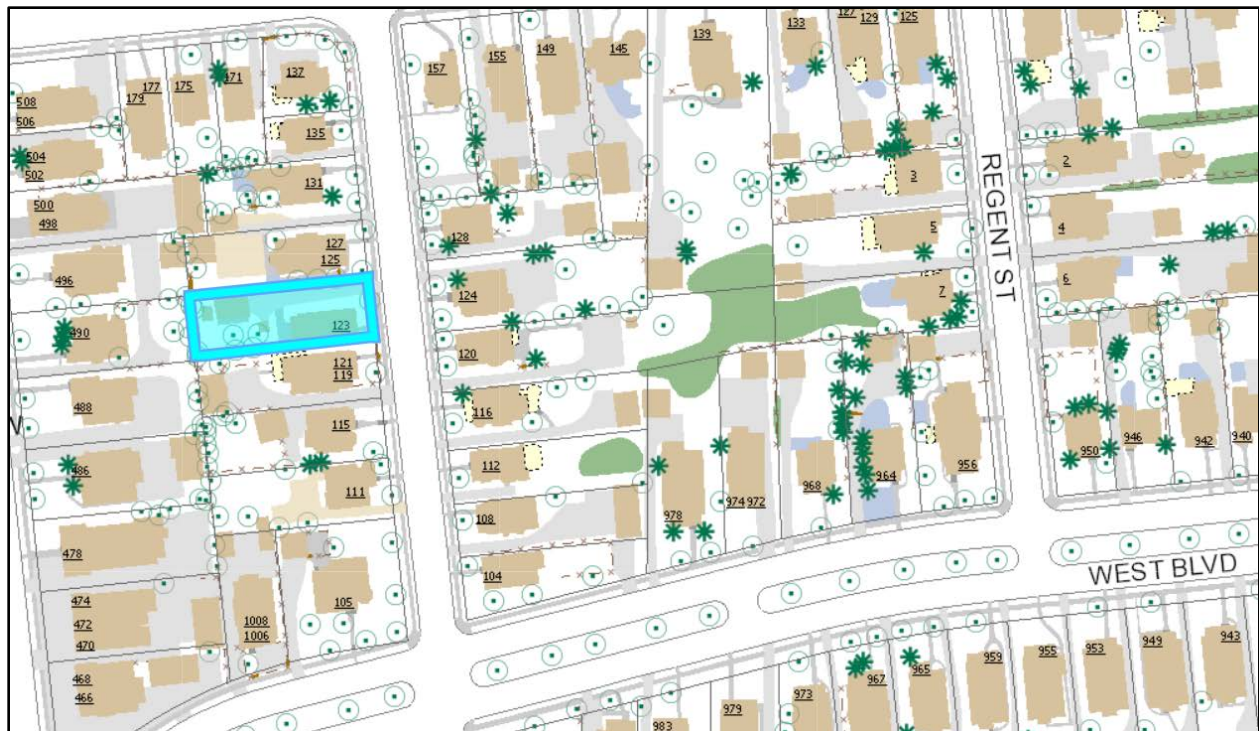


Figure 1: Location Map

BACKGROUND INFORMATION

The subject property, 123 Beacon Street, is located within the West End South National Historic District. The site is a contributing property to the district. The subject structure is a vernacular frame structure built in 1899 (Hartford Architecture Conservancy, 1980). The existing structure has a width of 19.5' and a depth of 47.1'.

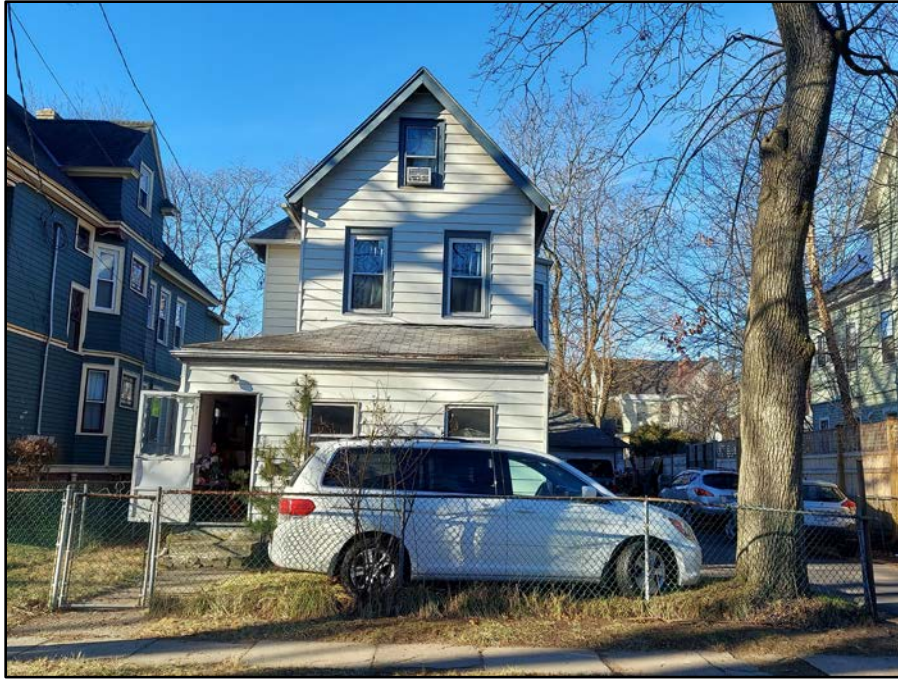


Figure 2: 123 Beacon Street, Staff Photo, January 10, 2021

Proposed Project: The Applicant proposes to construct a 12' x 15' addition attached to the rear of the existing structure. In a January 8 call, the Applicant said the proposed addition would have a height of 8'.

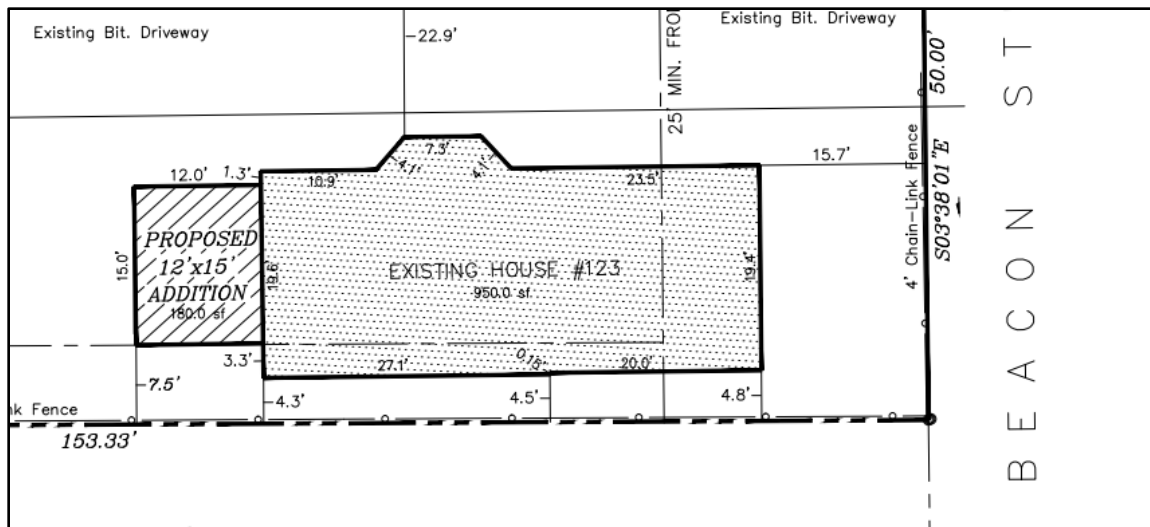


Figure 3: Site Plan of Proposed Addition

The Applicant proposes to install asphalt shingles on the roof, which would be flat. The Applicant stated in a January 13 email that there would be three 32” x 60” windows, one on each of the facades. In a January 14 call, the Applicant said that the proposed windows would be double-hung and would be made of vinyl. The Applicant did not provide a sheet with details for the windows. The Applicant proposes to install aluminum siding. In their January 8 call with Staff, the Applicant said that the siding would have a width of 8 inches. The Applicant said they believed the proposed siding would have the same width as that installed on the original structure.

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.

STANDARDS SPECIFIC TO THE USE

The commission shall adopt the *Secretary of the Interior's Standards for Rehabilitation* and the City of Hartford's *Guidelines for Renovations and Additions to Historic Buildings*.

The following sections of the *Guidelines for Renovations* are relevant:

- Designing Alterations and Additions, page 28-29:
 - “Massing: Avoid single massive forms which are not compatible with the original building’s massing. Try to relate to the addition to the type and variety of original forms and their composition.”
 - “Location: Avoid additions which obscure and/or damage the original building’s features. Try to locate the additions on non-character defining sides, set back from the building, or out of view from the street.”
 - “Scale: Out-of-scale additions can detract from the original building. Try to match the original building’s size and proportion.”
- Facades, page 37:
 - “Recommended: Any change should be compatible with the original design of the building.”

FINDING OF FACTS

CURRENT USE:	Religious/Philanthropic	PROPOSED USE:	Religious/Philanthropic
YEAR BUILT:	1899	STYLE:	Frame Vernacular

Particular mention in Historic nomination: Per the nomination:

Most of the buildings in the district date from 1895-1910, and they reflect how easily pattern books of the time and local builders mixed elements of the Queen Anne, Shingle Style and Colonial Revival styles. Massing and texture in these houses varied greatly, but they gradually became simpler as the Colonial Revival influence began to predominate. Asymmetrical compositions became more regular, corner towers began to grow smaller and then disappear, and sheathings ranged from being entirely wood shingles, to a combination of wood shingles and clapboards, and then only clapboards. Most of these houses have some Colonial Revival detailing, such as in their porch balustrades.

Current Conditions: The structure is significantly altered with an addition to the front and side façades. Asphalt shingles are installed on the existing roof. The existing structure has 1/1 metal windows with wood trim. A section of siding on the right or southern façade of the house has been removed, which Staff noticed during a January 10 site visit. Staff informed the city's zoning enforcement officers about the removal.

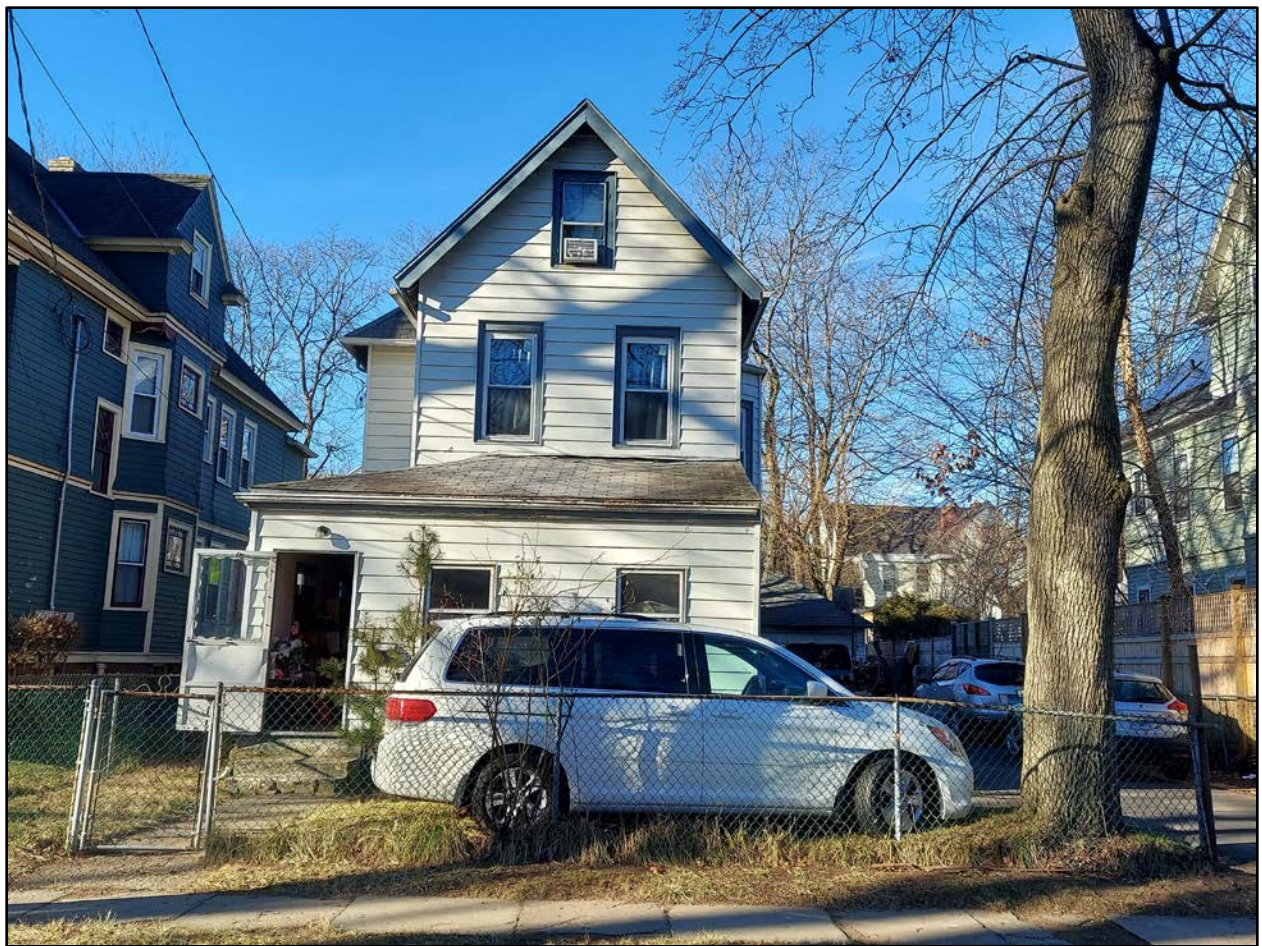


Figure 4: 123 Beacon Street. Staff Photo, January 10, 2021



Figure 5: Missing Siding 123 Beacon Street, Staff Photo, January 10, 2021



Figure 6: Siding and Windows, Staff Photo, January 10, 2021

Nearby Conditions: The structures nearby represent Queen Anne and Colonial Revival styles. The structures on Beacon Street are represent appear to be either good or excellent condition. These structures have a greater height and width than the subject structure. The structures in the vicinity typically have 1/1 windows, some of which appear to be aluminum. Some of the structures were clad with vinyl or aluminum siding.

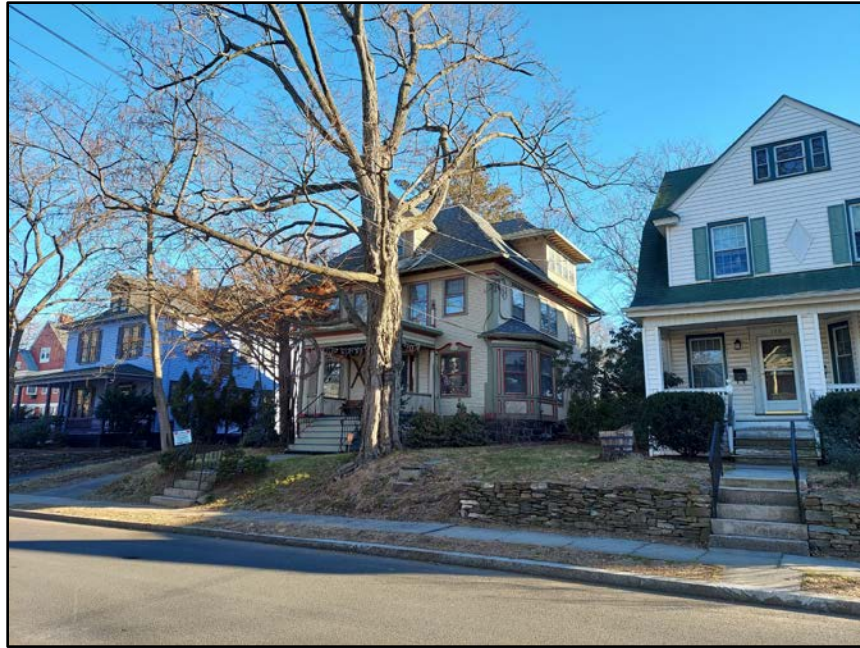


Figure 7: Beacon Street – Opposite Side, Staff Photo, January 10, 2021



Figure 8: Beacon Street – Same Side, Staff Photo, January 10, 2021

COMMENTS RECEIVED

(None received as of January 14, 2021)

ANALYSIS

The subject structure has been significantly altered. The alterations include an addition that has been made to the front and right side façades. The structure also has aluminum siding and metal windows, which were introduced well into the twentieth century. The subject structure is notably built at a different scale than others nearby. The structures on Beacon Street have a greater height and building width than the subject structure.

The proposed addition would be to the structure's rear façade. The proposed addition would be visible from Beacon Street, so Commission review is required. The addition would be partly obstructed by the existing structure and relatively distant from the street. The existing structure has a depth of 47.1' and the proposed addition would extend an additional 12'. The addition would be relatively small compared to the massing of the existing structure.

The proposed structure would have asphalt shingles and aluminum siding similar to what is installed on the existing structure. The proposed vinyl windows, however, would not match the metal windows on the existing structure. Staff recommends that the Applicant install metal windows similar to those installed on the existing structure. The Applicant also did not say whether existing windows have wood trim. Staff recommend that the Applicant use wood trim similar to the trim installed for the existing windows.

The proposed dimensions suggest that the windows may be a different size as well. It is difficult to say how it might affect the appearance because, as of this writing, the applicant had not provided elevations of the proposed side façade. Since the applicant still needs approval for their site plan, staff has included a condition of approval that would require submitting elevations and details prior to the submittal or approval of the site plan review.

STAFF RECOMMENDATION

Staff recommends approval of this application, subject to the following conditions:

1. The Applicant should install 1/1 metal windows with components whose dimensions and profile match the rail, stiles, and area of glass of the existing windows as closely as possible.
2. The windows should have wood trim that matches the dimensions of the trim used for the existing windows.
3. Prior to the submittal or approval of a site plan application, the applicant shall provide elevations and product details deemed by Staff to be sufficient.

ATTACHMENTS

1. Completed and signed application form
2. Photographs submitted by Applicant
3. Survey submitted by Applicant
4. Floor plan submitted by Applicant
5. Email correspondence

REVIEWED,

Aimee Chambers, Director



**CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
123 BEACON STREET
HISTORIC PRESERVATION PROPOSAL**

- Whereas,** The City of Hartford Historic Preservation Commission reviewed the proposed addition to the structure at 123 Beacon Street; and
- Whereas,** The subject site is a contributing property in the West End South National Historic District; and
- Whereas,** The site has a vernacular frame structure; and
- Whereas,** The subject structure was built in 1899; and
- Whereas,** The structure has been significantly altered with an addition to the front and side facades; and
- Whereas,** The structure is clad with aluminum siding, which primarily has a width of 8 inches; and
- Whereas,** The structure has asphalt shingles; and
- Whereas,** The structure has 1/1 metal windows; and
- Whereas,** The proposed addition would be 12' x 15'; and
- Whereas,** The proposed addition would have asphalt shingles; and
- Whereas,** The proposed addition would have aluminum siding; 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 approves the proposed work with conditions;

Resolved, The Applicant should install 1/1 metal windows with components whose dimensions and profile match the rail, stiles, and area of glass of the existing windows as closely as possible.

Resolved, The windows should have wood trim that matches the dimensions of the trim used for the existing windows.

Resolved, Prior to the submittal or approval of a site plan application, the applicant shall provide elevations and product details deemed by Staff to be sufficient.

Be It Further,

Resolved, This 20th day of January 2021.

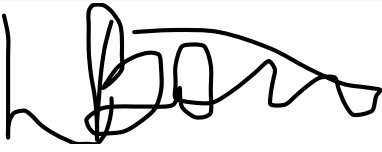
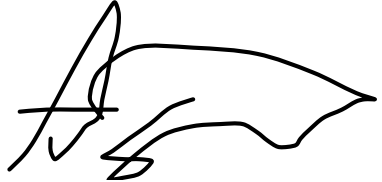
DDS- Planning & Zoning: Historic Review Application



Submission date: 6 December 2020, 10:14AM

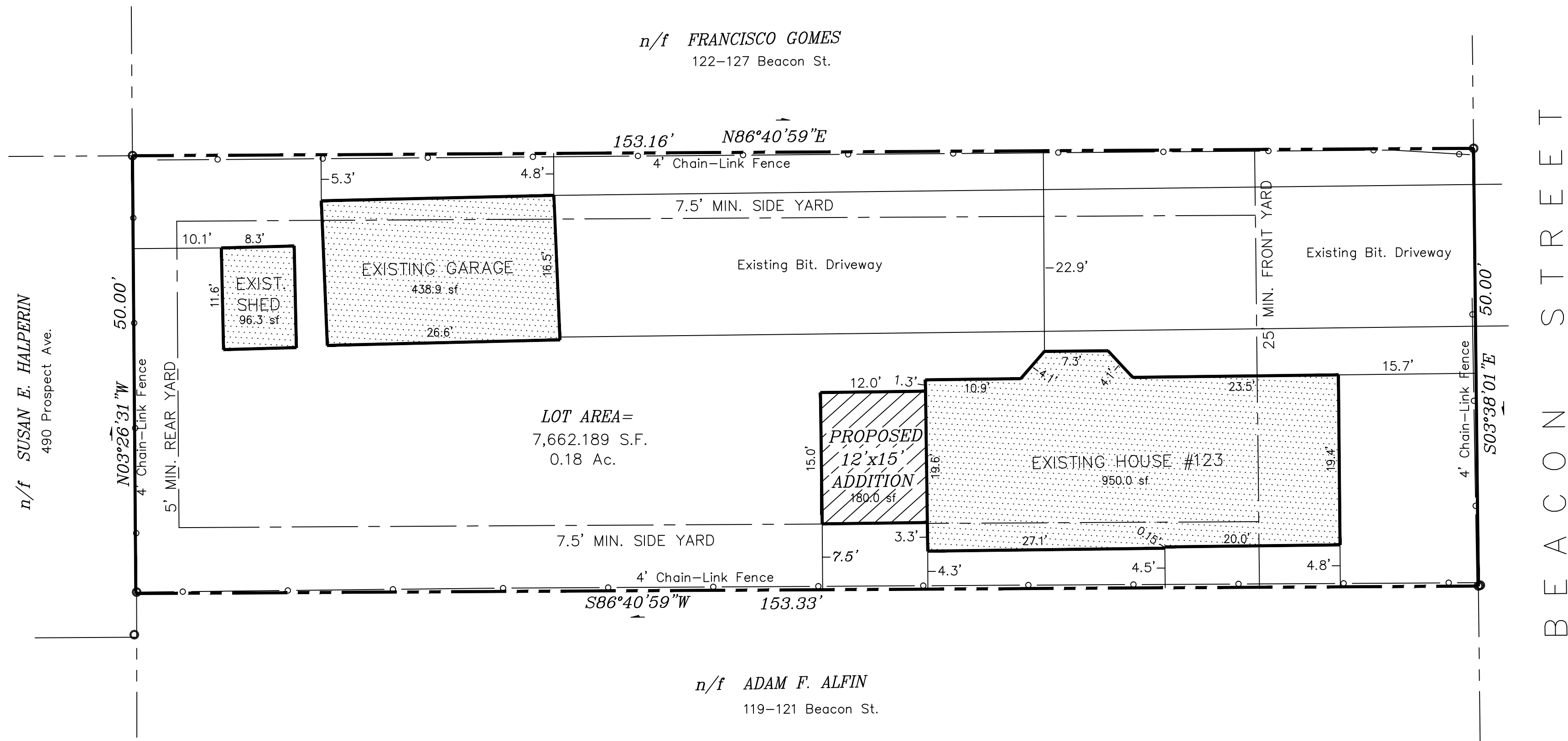
Receipt number: 99

Question	Response
Property Information	
Property Address	Street: 123 Beacon st City: Hartford State: Connecticut Zip Code: 06105
Zoning District:	N.2-2
Parcel ID:	
Property Owner:	First Assembly Of God Church
Property Owner's Address:	Street: 106 New Park Ave City: Hartford State: Connecticut Zip Code: 06106
Phone:	860 308 9081
Email:	Thefirstchurch@hotmail.com
Applicant	
Please check if "Applicant" is the same as "Property Owner"	
Name of Applicant:	Luis Borges
File Date:	12/07/2020
Address:	Street: 123 Beacon St City: Hartford State: Connecticut Zip Code: 06105
Phone:	860 308 9081
Email:	Thefirstchurch@hotmail.com
Primary Point of Contact	
Name:	Luis Borges
Phone:	8603089081
Email:	Thefirstchurch@hotmail.com
Describe your application action(s) and provide as much detail as possible.	Addition to courant kitchen toward the back of the house add about 12ftx14ft.
Proposed work:	New Construction
Current materials being repaired/replaced:	Plywood 2x6, 2x4 and roofing
Materials/products being used in work:	Plywood, 2x4, 2x4, shingles

Please upload all supporting materials and photographs below.	E28BABFA-2527-4333-A5DA-0E538A512796.jpeg C6F45822-88ED-4D4D-B519-D4ABBEE880EE.jpeg 46DDEDC5-FFA7-464F-BC39-FFC55C8B0186.jpeg
Signatures	
Signature of Applicant:	 Link to signature
Name of Applicant:	Luis Borges
Date:	12/06/2020
Signature of Property Owner:	 Link to signature
Name of Property Owner:	First Assembly of God church
Date:	12/06/2020

MAP REFERENCE:

1).MAP ENTITLED,"PROPERTY BELONGING TO F.C. ROCKWELL,
JENNIE A. ROCKWELL and W.E. GOODWIN on the East side
of Prospect Ave. between Warrenton Ave and Park St.
HARTFORD, CONN. Scale 1"=40' Dec. 1899 C.B. Vorce, Eng'R.
Town Clerk Map 2-9

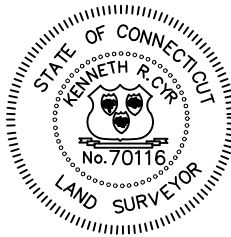


CERTIFICATION:

- 1). THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, AND THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE OCTOBER 26, 2018 PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. PURSUANT TO AND AS SET FORTH THESE STANDARDS:
THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF AN IMPROVE-MENT LOCATION SURVEY
- PROPERTY LINES, AS THEY ARE DEPICTED HEREON, PRESENT PROFESSIONAL OPINIONS THAT PERTAIN TO A "DEPENDENT RESURVEY". THIS MAP PRESENTS THE RESULTS OF MEASUREMENTS WHICH WERE MADE UPON THE GROUND IN ACCORDANCE WITH THE ACCURACY STANDARDS OF A CLASS A-2 SURVEY.
- 2). THIS MAP AND SURVEY WERE PREPARED FOR LUIS BORGES. TO BE USED IN MATTERS THAT RELATE TO PROPOSED ADDITION. USE OF THIS MAP FOR OTHER PURPOSES OR BY OTHER PARTIES IS NOT AUTHORIZED OR VALID.
- 3). NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

Kenneth R. Cyr 12-28-2020
PETER D. FLYNN CT.L.L.S. #8792 DATE
KENNETH R. CYR CT.L.L.S. #70116
NOT VALID UNLESS ORIGINAL SIGNATURE, LIVE STAMP, & RAISED SEAL ARE AFFIXED.

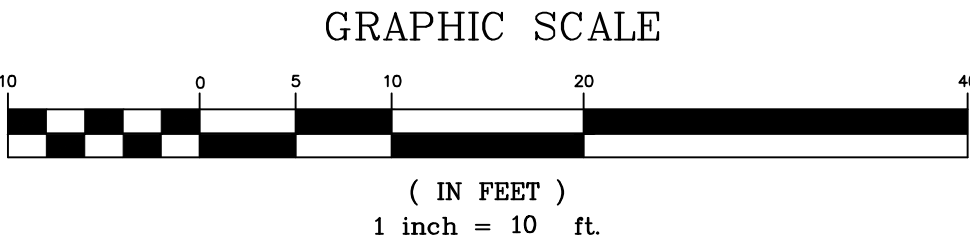


FLYNN & CYR LAND SURVEYING, LLC
1204 FARMINGTON AVE. 860-828-7886
BERLIN, CONNECTICUT 06037

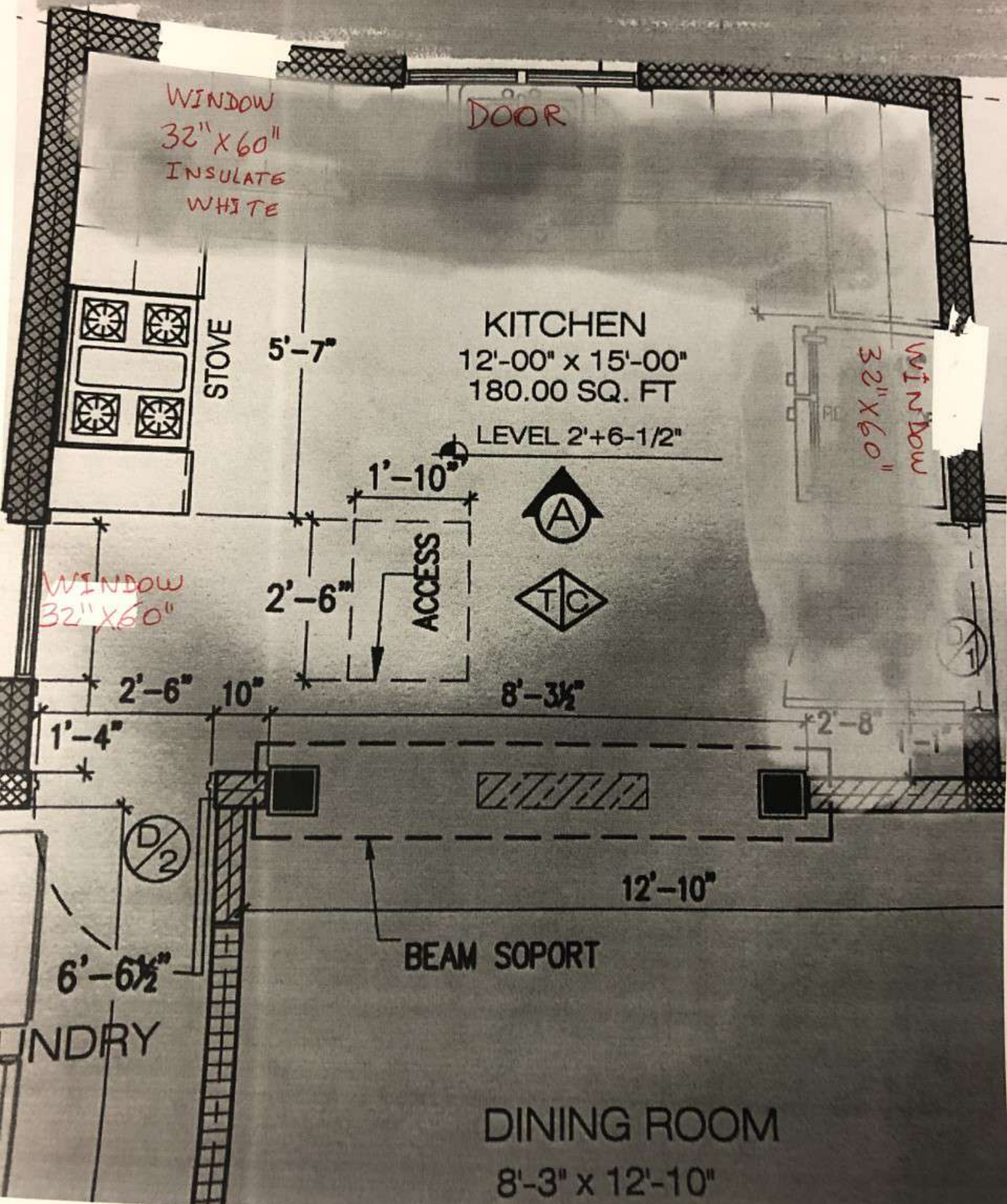
REGULATIONS FOR N2-2 ZONE			
ITEM	REQUIRED	EXISTING	EXISTING
MIN. FRONT LOT LINE COV.	75%	32.4%	32.4%
FRONT BLDG. TO ZONE	WITHIN 2' OF B.L.	4.3'	4.3'
COR. BLD.-TO ZONE	WITHIN 2' OF B.L.	N/A	N/A
MIN. LOT WIDTH	30'	50.0'	50.0'
MAX. BLDG. WIDTH	45'	19.4'	19.4'
MIN. FRONT YARD	25'	15.7'	15.7'
MIN. SIDE YARD	7.5'	4.3' *	4.3' *
MIN. REAR YARD	5'	10.1'	10.1'
MAX. BLDG COVERAGE	45%	19.4%	21.7%
MAX. IMPERV COVERAGE	65%	41.5%	43.8%
ADD. SEMIPERV COVERAGE	15%	N/A	N/A
PARKING & DETACHED GARAGE	REAR YD.	3 STY.	3 STY.
PERMITTED VEHIC. ACCESS	1 DRIVEWAY	3 STY.	3 STY.
MIN. BLDG. HEIGHT	2 STY.	3 STY.	3 STY.
MAX. BLDG. HEIGHT	3 STY.	3 STY.	3 STY.
MIN. STY. HEIGHT	9'	3 STY.	3 STY.
MAX. STY. HEIGHT	12'	3 STY.	3 STY.

*NON-CONFORMING BUT PRE-EXISTING CONDITION.

IMPROVEMENT LOCATION SURVEY
SHOWING PROPOSED ADDITION
PREPARED FOR
LUIS BORGES
#123 BEACON STREET
HARTFORD, CONNECTICUT
SCALE 1"=10' DEC. 28, 2020



THE HOME WINDOWS
SIZE IS 30" X 60"





Re: 123 beacon st

luis borges <missionaryluisborges@gmail.com>

Mon 1/11/2021 11:14 AM

To: Autumn Florek <Autumn.Florek@hartford.gov>

Yes the siding is 8" width and we'll be installed the same
The shingle now is asphalt and we'll be installed the same
The storm take way my house siding and now I'll replaced

Sent from my iPhone

On Jan 11, 2021, at 11:05 AM, Autumn Florek <Autumn.Florek@hartford.gov> wrote:

Thank you. I have five (quick) questions:

- (1) What is the width of the siding installed on most of the house now?
- (2) What is the width of the siding that will be installed on the addition?
- (3) Are the shingles currently on the house asphalt?
- (4) Will the shingles on the addition be asphalt?
- (5) It looks like someone removed vinyl siding from the house (see photo attached). When was it removed? I's in a historic district, so a permit was needed to remove the siding.

From: luis borges <missionaryluisborges@gmail.com>

Sent: Monday, January 11, 2021 10:46 AM

To: Autumn Florek <Autumn.Florek@hartford.gov>

Subject: 123 beacon st

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please contact the helpdesk at 860-757-9411 if you have any questions.

The siding is aluminum and the roof is architectural Shingles

<IMG_2927.jpg>

<IMG_2926.jpg>

<IMG_2925.jpg>

<IMG_2908.jpg>

<IMG_2907.jpg>

<IMG_2906.jpg>

Sent from my iPhone

<123Beacon_staffphoto_sidingremoved.jpg>

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<IMG_2908.jpg>

<IMG_2907.jpg>

<IMG_2906.jpg>

Sent from my iPhone

<123Beacon_staffphoto_sidingremoved.jpg>

Re: 123 beacon st

luis borges <missionaryluisborges@gmail.com>

Wed 1/13/2021 10:09 AM

To: Autumn Florek <Autumn.Florek@hartford.gov>

Good morning

Ok thank you

The add will have

-3 insulated white windows

-All 3 with 32"x60" no trimmers

-1 window in the back wall with door,

-1 window in the neighborhood side and

-1 window at drive way side

-The roof is flat

On Jan 13, 2021, at 9:20 AM, Autumn Florek <Autumn.Florek@hartford.gov> wrote:

Hi Luis,

I reached out to the surveyor. We agreed it's something that you might do yourself. I attached an example of a drawing we've used.

You can just do the side facades. They're important because those are visible from the street. I don't think it would take that much effort, but we'll need the following:

(1) location and size of the windows.

(2) types of windows

(3) angle of roof (flat or pitched)

(4) And if it has any trim.

(5) Dimensions/measurements

From: Autumn Florek <Autumn.Florek@hartford.gov>

Sent: Wednesday, January 13, 2021 8:51 AM

To: luis borges <missionaryluisborges@gmail.com>

Subject: Re: 123 beacon st

Hi Luis.

I got the document. I'm going to ask that we have elevations/drawings - we need to see where the windows and would be on the side. I replied to the contractor. I don't think it will be too long - it can be done by hand.

Autumn

From: luis borges <missionaryluisborges@gmail.com>

Sent: Tuesday, January 12, 2021 9:14 PM

To: Autumn Florek <Autumn.Florek@hartford.gov>

Subject: Re: 123 beacon st

Hey Autumm

The PDF Plan is sent to you ready

Thanks again

On Mon, Jan 11, 2021 at 12:56 PM luis borges <missionaryluisborges@gmail.com> wrote:

Thank you for the clarification.

On Mon, Jan 11, 2021 at 12:34 PM Autumn Florek <Autumn.Florek@hartford.gov> wrote:

Not yet. It cannot be built until it is approved by the Historic Commission and then when the site plan is approved. The Historic Commission meeting is next Wednesday (January 20) at 4:00 pm. Then you will need building permits.

No work can take place until you have all of those permits.

From: luis borges <missionaryluisborges@gmail.com>

Sent: Monday, January 11, 2021 12:25 PM

To: Autumn Florek <Autumn.Florek@hartford.gov>

Subject: Re: 123 beacon st

Yes!

On Mon, Jan 11, 2021 at 12:25 PM Autumn Florek <Autumn.Florek@hartford.gov> wrote:
The kitchen is the 12' x 15' addition at the back?

From: luis borges <missionaryluisborges@gmail.com>

Sent: Monday, January 11, 2021 12:07 PM

To: Autumn Florek <Autumn.Florek@hartford.gov>

Subject: Re: [123 beacon st](#)

My question is if I can keep building this kitchen add

On Mon, Jan 11, 2021 at 12:06 PM Autumn Florek <Autumn.Florek@hartford.gov> wrote:
I do not understand the last email.

From: luis borges <missionaryluisborges@gmail.com>

Sent: Monday, January 11, 2021 11:39 AM

To: Autumn Florek <Autumn.Florek@hartford.gov>

Subject: Re: 123 beacon st

Please can in start the foundation now and make this kitchen add now?

Sent from my iPhone

On Jan 11, 2021, at 11:36 AM, luis borges <missionaryluisborges@gmail.com> wrote:

Ok

I'll

Thank you very much

Sent from my iPhone

On Jan 11, 2021, at 11:31 AM, Autumn Florek <Autumn.Florek@hartford.gov> wrote:

Ok.

If you have any details about the product - if you bought them at a store or online, it would be great to have them. If you've been working with a sales representative, they could send those PDFs (feel free to give them my email). As an alternative, if you have any photos of the product, you could send them.

I want to include these in the report because sometimes applicants are dishonest so we put this in the record to confirm.

Autumn

From: luis borges <missionaryluisborges@gmail.com>

Sent: Monday, January 11, 2021 11:28 AM

To: Autumn Florek <Autumn.Florek@hartford.gov>

Subject: Re: 123 beacon st

The first time was 2018

Around may

Sent from my iPhone

On Jan 11, 2021, at 11:27 AM, luis borges <missionaryluisborges@gmail.com> wrote:

I'm not sure the day

But 2020 august

Sent from my iPhone

On Jan 11, 2021, at 11:16 AM, Autumn Florek
<Autumn.Florek@hartford.gov> wrote:

I see. And when was the storm?

From: luis borges <missionaryluisborges@gmail.com>
Sent: Monday, January 11, 2021 11:14 AM
To: Autumn Florek <Autumn.Florek@hartford.gov>
Subject: Re: 123 beacon st

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<IMG_2925.jpg>



<IMG_2908.jpg>

<IMG_2907.jpg>

<IMG_2906.jpg>

Sent from my iPhone

<123Beacon_staffphoto_sidingremoved.jpg>

<DrawingTemplate_Porch1.png>