

STAFF REPORT

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

PROJECT: 133 Babcock Street
PARCEL ID: 203-422-112
ENERGOV ID: COMM-2020-0298

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

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

APPLICANT: Ismete 'Eugene' Bojku

OWNER: Ismete Bojku



Figure 1: Location Map

BACKGROUND INFORMATION

The subject site, 133 Babcock Street, is a contributing property within the Frog Hollow National Historic District. The subject structure is a 3-story brick multifamily structure that was built in 1894 (Hartford Architecture Conservancy, 1980). The structure is a housing typology known locally as a 'half perfect six', which is distinguished for its front porches.

The subject structure has long had a porch attached to the front façade and a porch attached to the south side façade. The porch originally attached to the front façade is the focus of this review. Google Streetview imagery from June 2019 indicates that the roof of the porch was clad in asphalt shingles and supported by decorative spindle posts. Large bushes in the Streetview imagery obstruct the rest of the porch, but photographs submitted by the Applicant from before work began show the railing had square balusters and the steps had square treads. The Applicant stated that the flooring originally consisted of 2 x 6 pine.



Figure 1: Image from Google Streetview, June 2019

In a January 5 phone call with Staff, the Applicant asserted that the subject porch was unsafe and needed to be replaced. The Applicant began to demolish. When zoning enforcement staff learned of the demolition, they issued a stop work order. By the time work had stopped, most of the porch had been taken apart and removed.



Figure 2: Front Porch Prior to Demolition, Photo Submitted by Applicant



Figure 3: 133 Babcock Street, Staff Photo, December 27, 2020

Proposed Project:

The Applicant stated in the January 6 call that they intend to rebuild the front porch to be close to what it looked like prior to its deconstruction. The contractor provided details about the proposal in a separate January 6 call with Staff. The porch would be attached to the front façade, have a depth of 6 ft, and have a width of 14 ft. The proposed roof would have asphalt shingles. The Applicant claimed that they intended to install 8 ft decorative porch supports like those previously installed. The proposed railing would have square balusters and have a height of 39 in. A lattice would be installed as well. The Applicant did not know if the lattice would be orthogonal or diagonal and Staff could not reach the contractor to confirm.

Prior to demolition, the decking was comprised of 2 x 6 pine. The applicant proposes 2 x 8 pressure treated lumber decking. The porch would be supported by 4 x 4 posts, also of pressure treated lumber. The proposed stairs would have 5 steps. The proposed roof would have asphalt shingles

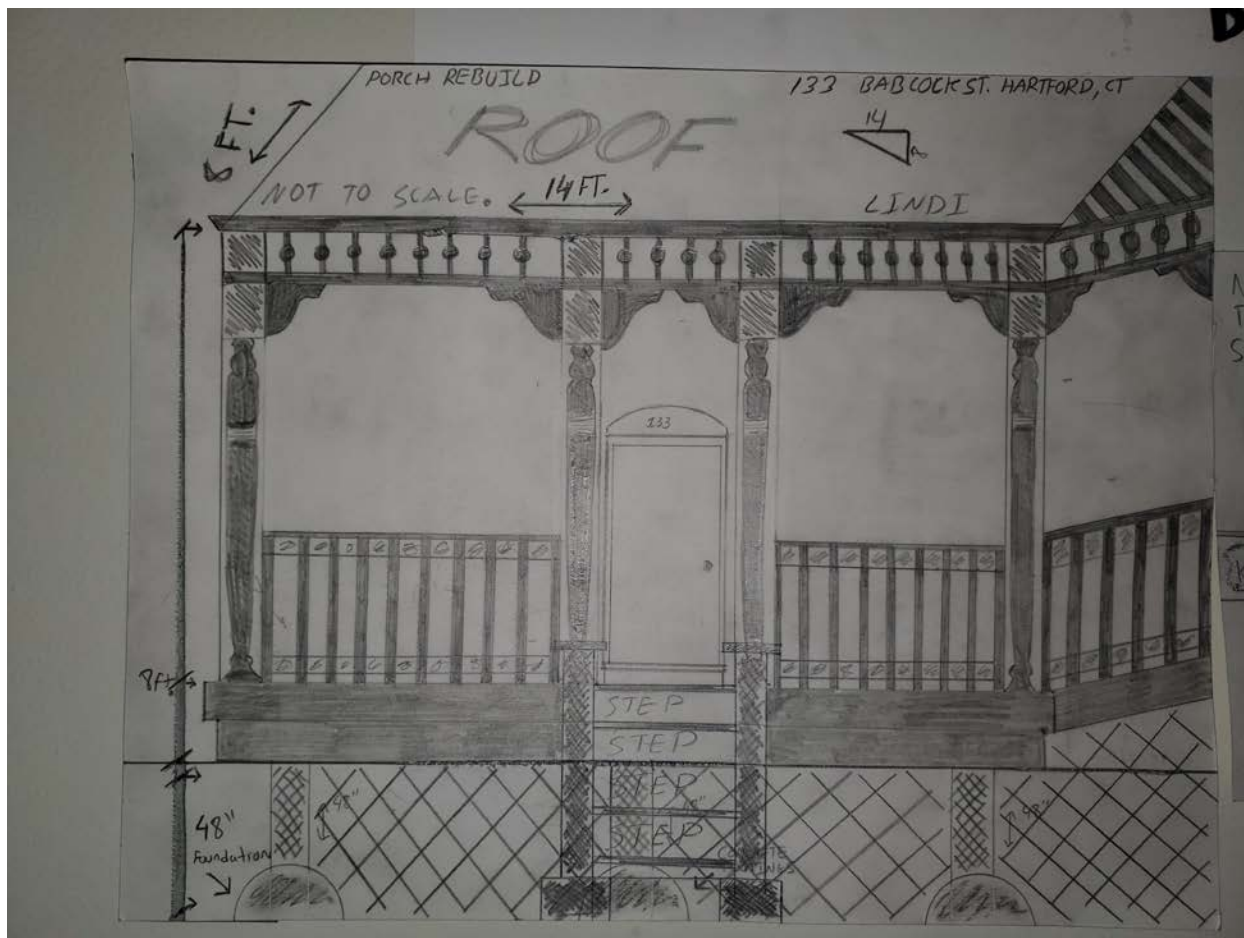


Figure 4: Drawing Submitted by Applicant

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:

- Entrances and Porches, page 22:
 - “Recommended: Retain and repair porches.”
 - “Recommended: Replace missing porch features.”
 - “Not Recommended: Removing porches and not replacing them.”
 - “Not Recommended: Applying inappropriate new materials.”
- Ornamentation and Trim, page 25:
 - “Look for old photographs and any physical evidence left on the building.”
 - “Replace ornamentation in original material and style.”

FINDING OF FACTS

CURRENT USE:	Multifamily Residential	PROPOSED USE:	Multifamily Residential
YEAR BUILT:	1894	STYLE:	Half Perfect Six

Particular mention in Historic nomination: The site is a contributing property of the Frog Hollow National Historic District. The nomination did not specifically mention the property beyond that, it did note the importance of the brick multifamily structures to Frog Hollow as a whole. It notes that development boomed especially between 1880 and 1896, when “brick dwellings with wood trim filled in the southern and northern ends of the district.” The nomination goes on to state that by “1909 about 247 perfect sixes and triple-deckers” had been built in the neighborhood.

Current Conditions: As mentioned above, the front porch has been mostly demolished. The porch was covered when Staff visited on December 27, preventing them from observing its current state. Markings on the façade indicate where the porch was attached to the façade.

In addition to the front porch, part of the structure’s fascia and soffit were missing. The 2019 imagery from Streetview shows the full soffit and fascia, indicating that it was damaged since. The Applicant stated that it was damaged before they purchased the property.

The side porch is in fair condition and mirrors what the front porch looked like prior to demolition. The flooring and steps of the side porch may need maintenance as well. The steps did not have risers and only one rail was installed for the stairs.

Nearby Conditions: Most of the nearby properties on Babcock Street are three-story brick multifamily structures built in the 1890s (Hartford Architecture Conservancy), several of which are half perfect sixes. Most of the front porches had elements that were missing or replaced with materials not used in the 1890s.



Figure 5: East Side of Babcock Street, Staff Photo, December 27, 2020



Figure 6: West Side of Babcock Street
(None received as of January 14, 2020)

COMMENTS RECEIVED

ANALYSIS

Imagery submitted by the Applicant and from Google Streetview indicate what the front porch looked like prior to demolition. The Applicant should look to these in rebuilding the front porch and should also consider the side porch, which provides a model that the Applicant should follow.

Communication with the Applicant and their contractor indicate that the proposed porch would have many of the same details. These include the square balusters, the asphalt shingles on the roof, and the dimensions of the porch. The Applicant also indicated that they would restore the decorative porch supports to their previous appearance.

Still, the current proposal would not sufficiently restore the front porch. While the original porch used 2 x 6 pine, the Applicant proposes to use 2 x 8 pressure treated lumber. The stairs would have square treads. Instead, Staff recommends that the Applicant install bullnose treads with a 5/4 in overhang. The Applicant did not provide detail about the proposed lattice, but Staff recommends that the Applicant install an orthogonal lattice with a trim of the same material.

STAFF RECOMMENDATION

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

1. The Applicant should install a stringer for the stairs of the front porch.
2. The Applicant should install steps with bullnose treads and a 5/4" overhang.

3. The Applicant should install an orthogonal vinyl lattice with a 3” vinyl trim.
4. The Applicant should install 2 x 6 tongue and groove pine for the flooring of the front porch.
5. The Applicant should use pine for the 4 x 4 posts that support the porch.

ATTACHMENTS

1. Completed and signed application form.
2. Photographs submitted by Applicant.
3. Photographs taken by Staff
4. Drawings submitted by Applicant

REVIEWED,

Aimee Chambers, Director



**CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
133 BABCOCK STREET
HISTORIC PRESERVATION PROPOSAL**

- Whereas,** The City of Hartford Historic Preservation Commission reviewed the proposal for the demolition and the reconstruction of the front porch at 133 Babcock Street; and
- Whereas,** The subject site is a contributing property within the Frog Hollow National Historic District; and
- Whereas,** The structure is a 3-story, brick Half Perfect Six constructed in 1894; and
- Whereas,** The Applicant demolished most of the structure's front porch prior to submitting this application; and
- Whereas,** The Applicant proposes to rebuild the front porch; and
- Whereas,** The proposed porch would have a depth of 6 feet and a width of 14 feet; and
- Whereas,** The proposed porch would have a roof attached 8 feet 8 inches above the flooring; and
- Whereas,** The proposed flooring would be 2 feet 6 inches above the ground; and
- Whereas,** The proposed stairs would have five steps that extend four feet from the porch; and
- Whereas,** The proposed posts would match the decorative spindlework of the porch prior to demolition; 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.

Resolved, The Applicant should install a stringer for the stairs attached to the front porch.

Resolved, The Applicant should install bullnose treads with a 5/4 inch overhang.

Resolved, The Applicant should install an orthogonal vinyl lattice with a 3 inch vinyl trim.

Resolved, The Applicant should install 2 x 6 tongue and groove pine for the flooring of the front porch.

Resolved The Applicant should use pine for the 4 x 4 posts that support the front porch.

Be It Further,

Resolved, This 20th day of January 2021.

Pt Z-Comm-2020-0298

EnerGov App.#: _____



**City of Hartford
Department of Development Services
Planning Division**

260, Constitution Plaza, Hartford, Connecticut 06103-1822

Return Form to the Planning Desk Counter | 860-757-9040

\$350

PLANNING AND ZONING APPLICATION

PLEASE CHECK THE ACTION(S) YOU ARE APPLYING FOR:

- | | | |
|--|---|---|
| <input type="checkbox"/> Zoning Appeal | <input type="checkbox"/> Approval of Location | <input checked="" type="checkbox"/> Historic Review |
| <input type="checkbox"/> Zoning Permit:
Signage/ Use/ Accessory | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Lot Combination |
| <input type="checkbox"/> Site Plan | | <input type="checkbox"/> Liquor Permit |
| <input type="checkbox"/> Subdivision/Lot
Line Revision | <input type="checkbox"/> Zoning Map Change | <input type="checkbox"/> Special Permit |

Receiving Federal Funds:

- ☐ Yes ☒ No
☐ Demo ☐ Add. ☒ Repair

Recent photos are required for all Historic Apps

1. PROPERTY INFORMATION

Property Address: 133 BARBLOCK City: HARTFORD State: CT Zip Code: 06106
Zoning District: (<http://assessor1.hartford.gov/default.asp>)
Parcel ID: _____ Property Owner: BOTKU
Property Owner's Address: 45 ELM DR.
City: W. HTRFD State: _____ Zip Code: _____ Phone: 718-970-0225
Email: EUGENE BOTKU@GMAIL.COM

2. APPLICANT

☒ Please check if "Applicant" is the same as "Property Owner"

Name of Applicant: _____ File Date: _____ Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Email: _____

3. PRIMARY POINT OF CONTACT:

Name: EUGENE BOTKU
Phone: 718-970-0225
Email: EUGENE BOTKU@GMAIL.COM

4. PROJECT NARRATIVE

Describe your application action(s) and provide as much detail as possible. Attach additional pages if necessary:

DIARY ~~EXISTING DECK ROTTING/FAILING,~~
 REPAIR BY MODERN CODE REQUIREMENTS
 WHILST RETAINING ORIGINAL
 UNIQUE PILLARS, SAVING ORIGINAL
 POSTS AND TRIM, WHICH IS STILL STRUCTURALLY
 SOUND, ROOF PORTION HAS WOOD ROT, NO UNIQUE
 TRIMS FOUND ON ROOF PORTION, WILL REPLACE
 WITH PRESSURE TREATED WOOD/MATCHING SHINGLES,
 DECK FLOORING WILL BE ALSO REPLACED WITH
 MATCHING WOOD PLANKS, CURRENT FLOORING VARIED,
 ADDING DECK CONCRETE FOOTINGS 48" BELOW SOIL.
 ** PLEASE COMPLETE THE FOLLOWING SECTIONS AS THEY PERTAIN TO THE ACTIONS YOU ARE APPLYING FOR.
 PILLARS/TRIM TO BE REFINISHED/SANDED/PAINTED TO MATCH.
 DON'T FORGET TO SIGN THE APPLICATION ON THE LAST PAGE!

A. COMPLETE IF APPLYING FOR ZONING MAP CHANGE:

Proposed Zone: _____

Describe the existing use of land and buildings in the zone change area:

Describe the proposed use of land and buildings in the zone change area:

Reason for this request: _____

B. COMPLETE IF APPLYING FOR ZONING APPEAL:

Are you an aggrieved party? (Check one): ☐ Yes ☐ No

Permit or Violation number: _____

State your reason for appealing the decision of the zoning administrator or zoning enforcement officer:

C. COMPLETE IF APPLYING FOR ZONING VARIANCE:

State the particular hardship* or unnecessary difficulty that prompts this application **and** cite the section of the zoning regulations that you are seeking relief from. (Continue this narrative on a separate sheet if necessary.)

*A "hardship" is defined by the Connecticut State Statutes Section 8-6 where by "with respect to a parcel of land where, owing to conditions especially affecting such parcel but not affecting generally the district in which it is situated, a literal enforcement of such by laws, ordinances or regulations would result in exceptional difficulty or unusual hardship." Note that "mere financial loss does not constitute hardship warranting granting of variance [unless] loss is so great as to amount to confiscation of applicant's property; [a] variance might be justified."

D. COMPLETE IF APPLYING FOR SUBDIVISION, LOT LINE REVISION, OR LOT COMBINATION**Lot Subdivision/Lot Line Revision:**

Number of new lots to be created: _____ Area of each of the new lots in square feet _____

Street frontage of each of the new lots in feet _____

Lot Combination:

Address of lots to be combined _____

Map/Block/Lot for each property to be combined: Map _____ Block _____ Lot _____

Map _____ Block _____ Lot _____

Map _____ Block _____ Lot _____

(Map/Block/Lot and address information can be found at <http://gis.hartford.gov/parcelviewer/index.html>)

E. COMPLETE IF APPLYING FOR HISTORIC REVIEW

IMPORTANT: HISTORIC COMMISSION APPROVAL MUST FIRST BE OBTAINED BEFORE ANY BUILDING OR DEMOLITION PERMIT WILL BE ISSUED FOR WORK ON HISTORIC PROPERTIES. AFTER HISTORIC APPROVAL APPLICANTS MAY STILL NEED ZONING REVIEW. NO WORK MAY BEGIN UNTIL A BUILDING PERMIT IS ISSUED

****Recent photos AND proposed specifications/cut sheets for material are required to be submitted with this application.**

Proposed work includes: (Check all that apply)

<input checked="" type="checkbox"/> Repairs	<input type="checkbox"/> Addition	<input type="checkbox"/> New construction	<input type="checkbox"/> Demolition	<input type="checkbox"/> Other (specify)
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If proposing demolition, provide reason (attach additional pages if necessary):

Current materials being repaired/ replaced: **FLOORING PORTION UPDATED/REPLACED WITH 2x8 PRESSURE TREATED PLANKS,**

Materials/products being used in work: _____

F. COMPLETE IF APPLYING FOR A SIGN PERMIT

1. Is this sign proposed outside of the Building line? ☐ Yes ☐ No
Maximum extension from the Building line: _____ ft. _____ in.

2. Is this sign proposed outside of the Street line? ☐ Yes ☐ No
Maximum extension from the Street line: _____ ft. _____ in.

3. Is this sign illuminated? ☐ Yes ☐ No

4. Engineer Name(if any): _____ Phone: _____
Address: _____

5. Minimum distance from lowest point of sign to sidewalk: _____ ft. _____ in.

6. Maximum height of sign from lowest established grade: _____ ft. _____ in.

7. Distance from the nearest outdoor sign: _____ ft. _____ in.

8. Square feet of surface for one face of the sign: _____ ft. _____ in.

9. Wording on the sign(include all words): _____

Description of work (attach additional pages if necessary):

NOTE: Please submit copies of all drawings drawn to scale. Signed drawings should include the dimension of the sign. Elevation of building should include the location of proposed and existing signs. Site plans should include the location of proposed and existing signs and their distance from Building lines and Property lines.

5. SIGNATURE(S)

By signing below, I certify that all work will be done in strict accordance with the LOCAL, STATE AND FEDERAL BUILDING CODES. Further, all work covered by this application has been authorized by the owner of this property.

I agree that no work shall commence until all determinations have been made and the proper permits have been obtained.

X Applicant Signature: _____
Printed Name of Applicant: EUGENE BOTKU

Date: 12/4/2020

X Property Owner Signature (REQUIRED): _____
Printed Name of Property Owner: EUGENE BOTKU

Date: 12/4/2020

Re: Question

Eugene Bojku <eugenebojku@gmail.com>

Mon 1/11/2021 11:17 AM

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

 1 attachments (706 KB)

Screenshot_20210111-111507_Zillow.jpg;

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.

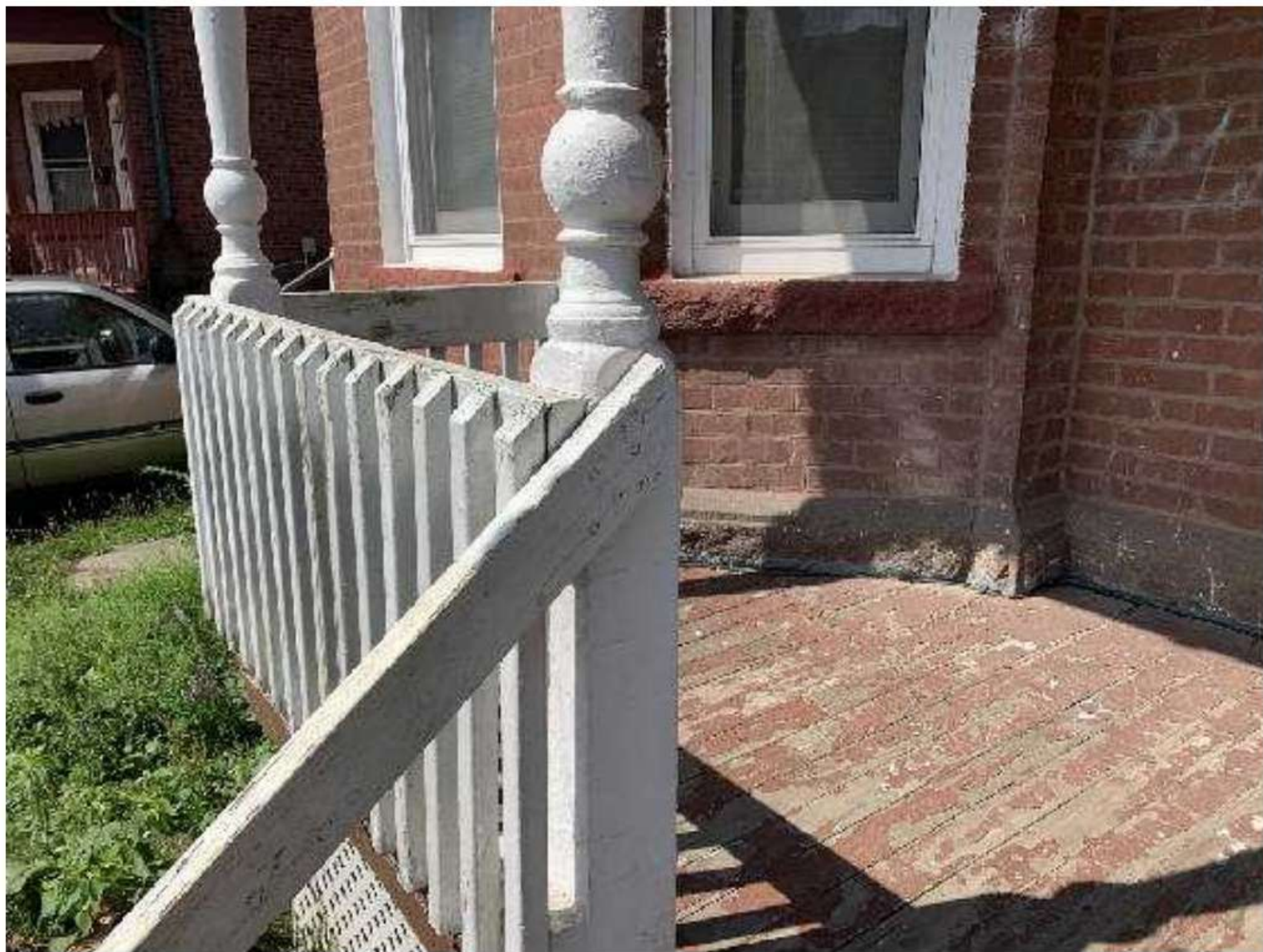
Hey Autumn! I purchased the building with the soffit torn. Apparently the previous owner didn't believe in using gutters. As of right now it appears to be only cosmetic, no leaking or water damage in the top unit. Roof shingles also seem intact. Attached is an older google images street photo, a little more recent then the one you attached, you can see that section of the soffit was already on it's way out. I've agreed with Lindi to repair it once the deck is completed.

Cheers,
Gene

On Mon, Jan 11, 2021, 8:54 AM Autumn Florek <Autumn.Florek@hartford.gov> wrote:

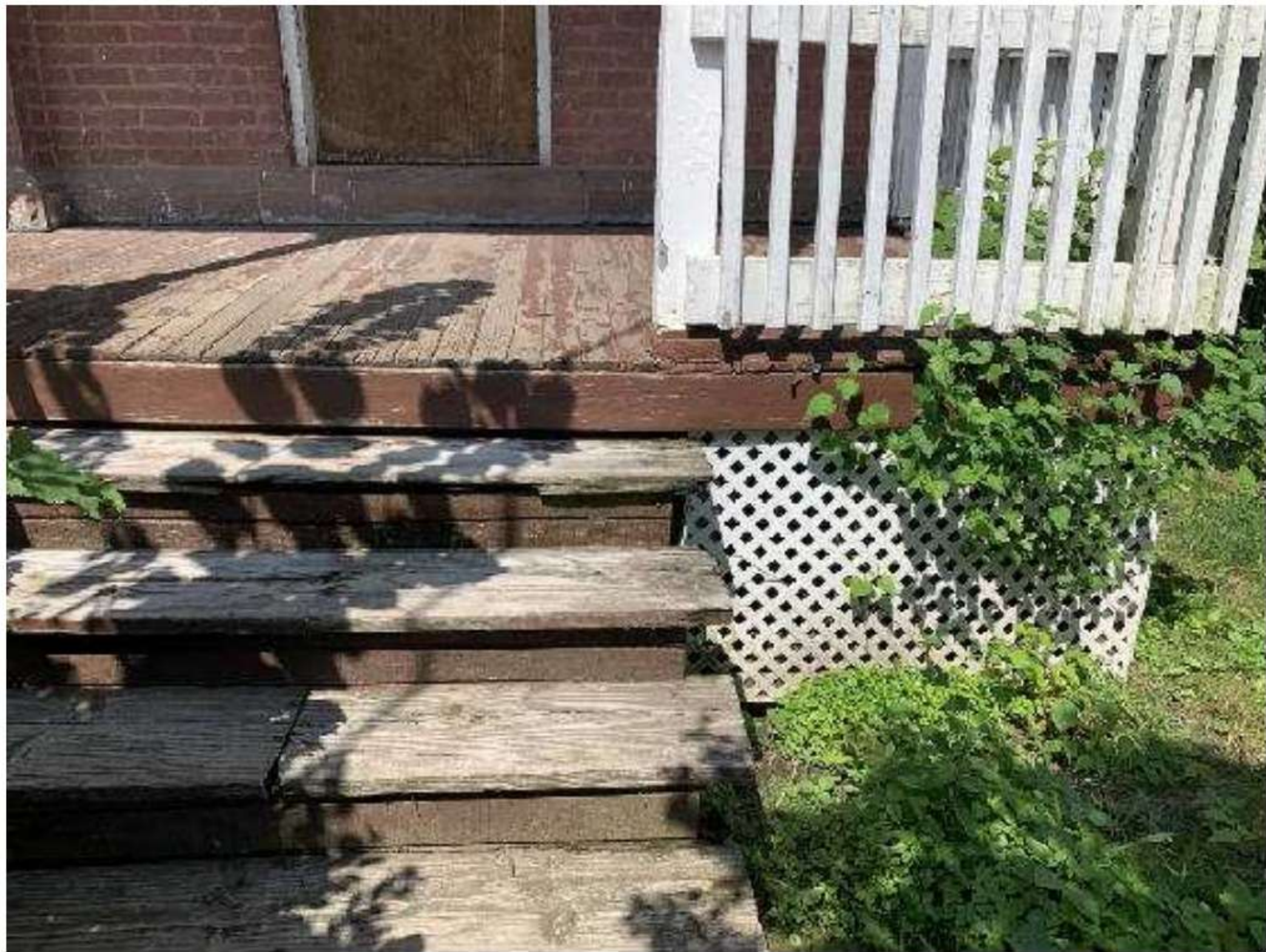
Hi Gene,

Quick question. I noticed that part of the eave/overhang was missing. It wasn't like that on the 2019 Google Streetview (see images). What happened?













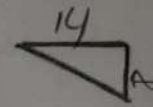




PORCH REBUILD

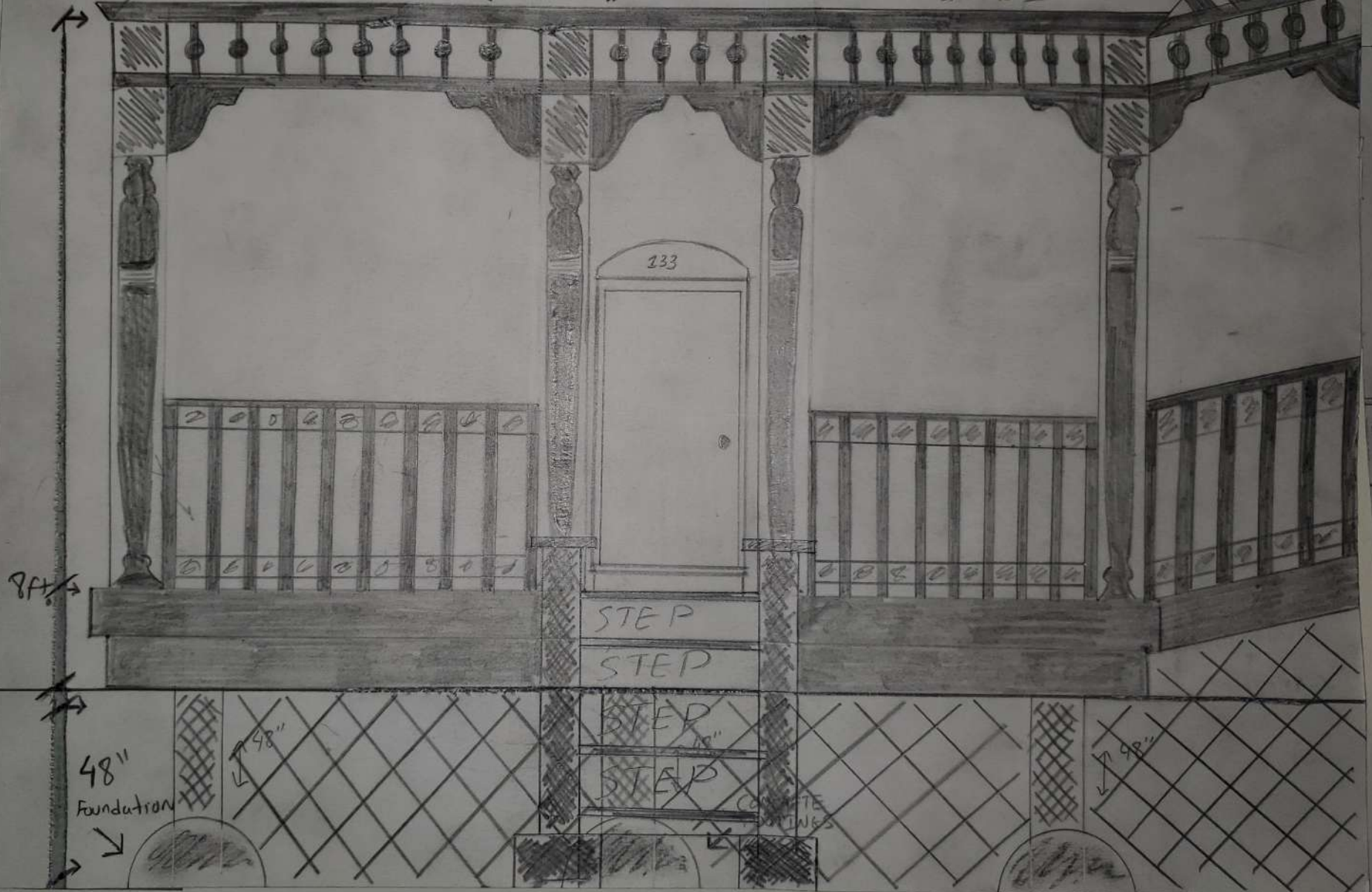
133 BABCOCK ST. HARTFORD, CT

ROOF



NOT TO SCALE. 14 FT.

LINDI

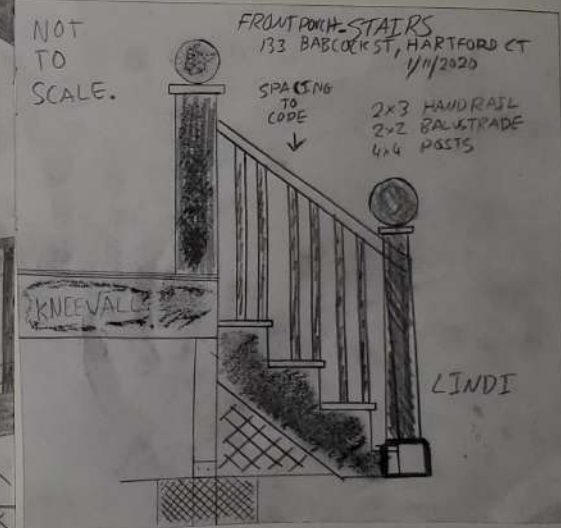
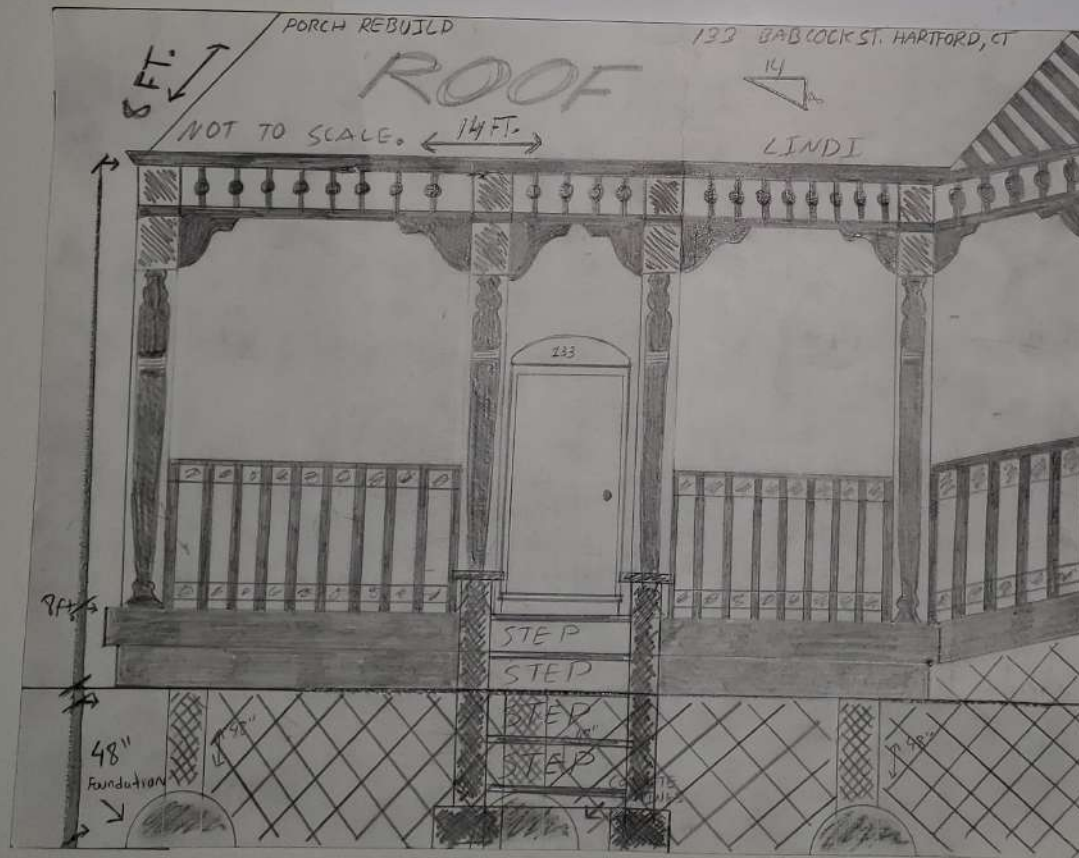


REPAIR / REBUILD

133-135 BABCOCK ST, HARTFORD

BY: LINDI

- BRAND NEW CONCRETE FOUNDATION,
- PRESSURE-TREATED 2x8 JOIST
- VINTAGE POSTS REMADE, KNEE WALL
- NEW STAIRS/ROOF, ALL PRES TREAT
- LAG BOLTED ROOF + DECK INTO BLDG.



NOT
TO
SCALE.

FRONT PORCH-STAIRS
133 BABCOCK ST, HARTFORD CT
1/11/2020

SPACING
TO
CODE
↓

2x3 HANDRAIL
2x2 BALUSTRADE
4x4 POSTS

KNEEWALL

LINDI

