



## DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION

REPORT: 165 Clark Street, Hartford, CT 06120

For consideration: May 19, 2021

### STAFF REPORT

**TO:** HARTFORD PRESERVATION COMMISSION  
**FROM:** Paul Bengtson, Principal Planner  
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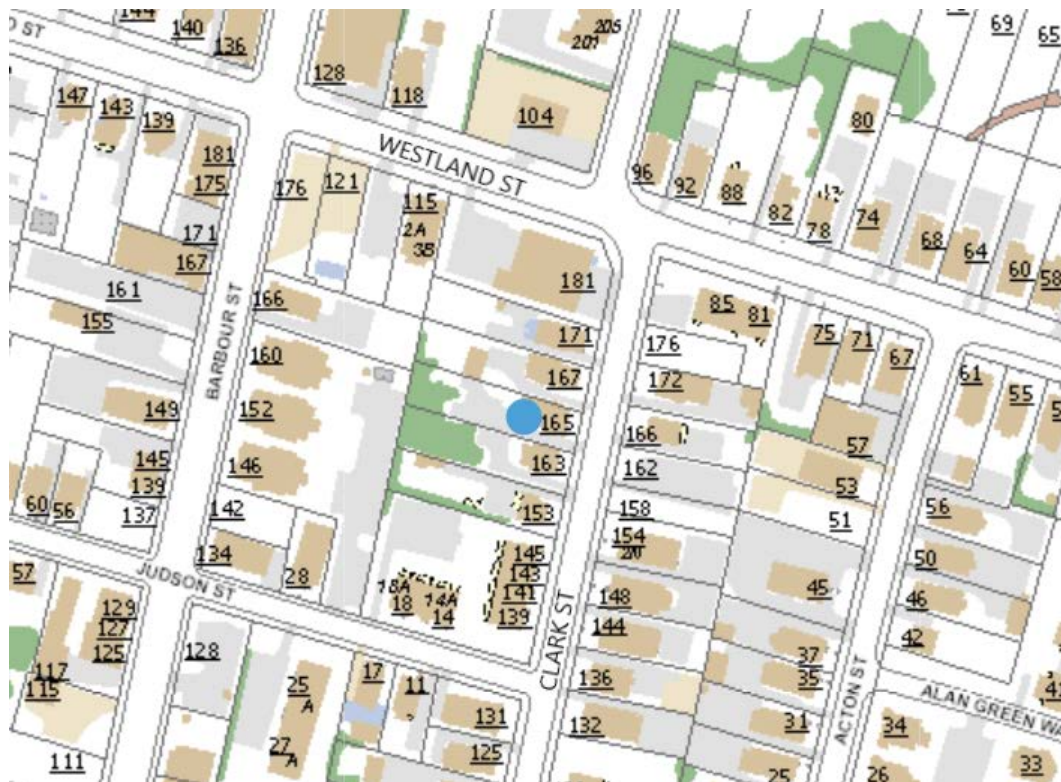
**PROJECT:** 165 Clark Street  
PARCEL ID: 240-118-091  
ENERGOV ID: COMM-2021-0402

**ZONE:** NX-2 **HISTORIC DISTRICT:** Capen Clark National Historic District

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

**APPLICANT:** Frank Beaver

**OWNER:** Frank Beaver



Location Map

**BACKGROUND INFORMATION**

The residence at 165 Clark Street was built around 1890 in the Queen Anne style and contributes to the Capen Clark National Historic District. The building is used as a two-family dwelling.

**Proposed Project:** The applicant proposes to reside the entire structure in vinyl siding, where it is currently a mix of vinyl siding and asbestos/fiber siding. The siding would be installed directly over the asbestos/fiber siding.

The applicant also proposes to replace the front stairs in-kind with fir structural elements and poplar trim and railings.

**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***; *“Inappropriate Materials: Asbestos shingles; Vinyl Siding”*

**FINDING OF FACTS**

<b>CURRENT USE:</b>	Two-Family	<b>PROPOSED USE:</b>	Two-Family
<b>YEAR BUILT:</b>	c 1890	<b>STYLE:</b>	Queen Anne

**Particular Mention in historic nomination:** The nomination does not include text that specifically mentions 165 Clark Street, but it is included in the inventory with the following information:  
*“Contributing, circa 1890, cottage, aluminum siding with wooden trim”*

**Current Conditions:** The exterior of the building has two distinct siding materials, vinyl on portions including an enclosed room above the side porch and what appears to be a large addition on the rear of the building. The remainder of the house is sided with asbestos/fiber shingles on the remainder.



Side (South) and Clark Street (East) Facades – Photo taken 5/13/21

**Condition of other properties in neighborhood:** Other properties on Clark Street are in good condition. The buildings immediately surrounding the site are a fairly even split of historically appropriate wooden siding and modern vinyl/aluminum siding.

**COMMENTS RECEIVED** (None received as of May 14, 2020)

**ANALYSIS**

The applicant indicates they will replace the existing stairs in-kind with a mix of fir and poplar. No plans for the front stairs were provided by the applicant and as such staff is unable to confirm the details of the replacement. However, as the applicant has indicated they intend to do the work in-kind, staff recommends that a condition of approval be included requiring the applicant to submit plans for staff review and approval that indicate the front stairs be replaced in-kind with full risers, square bullnose treads with 1 ¼ inch overhang, and be constructed of non-pressure treated lumber.

The applicant also proposes to cover the entire home in vinyl siding, and specifically proposes using Norandex Summit Manor siding in a double four-inch configuration which has a low gloss woodgrain patterned finish.

The subject building has a mix of vinyl siding and asbestos/fiber siding. The vinyl siding has the traditional corner trim detail, while the asbestos/fibers siding does not have corner trim. Both materials are listed as inappropriate siding materials by the historic guidelines.

There does not appear to be any architectural details on the front façade that would be further obscured by the siding. The adjacent building on the north side has vinyl siding with corner trim, as does the building across the street.

While vinyl siding is listed as an inappropriate material, it has already been used on a significant portion of the structure and would reduce the siding types to a single option. Additionally, it would cover the asbestos/fiber siding which is another inappropriate siding material and is present on a number of other buildings in the surrounding area. Staff therefore finds its use appropriate.

#### **STAFF RECOMMENDATION**

Staff recommends approval of this application with the following conditions:

1. Prior to the issuance of building permits the applicant shall submit a plan for the front stairs for staff review and approval that indicates the front stairs are being replaced in-kind, with full risers, square bullnose treads with 1 ¼ inch overhang, and be constructed of non-pressure treated lumber.

**A draft resolution follows.**

#### **ATTACHMENTS**

1. Application Form
2. Siding Specifications

**REVIEWED,**

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Aimee Chambers, Director



**CITY OF HARTFORD**  
**HISTORIC PRESERVATION COMMISSION RESOLUTION**  
**165 CLARK STREET**  
**HISTORIC PRESERVATION PROPOSAL**

- Whereas,** The City of Hartford Historic Preservation Commission reviewed the proposal to rehabilitate an existing residential structure; and
- Whereas,** The property is located in the Capen Clark National Historic District; and
- Whereas,** The structure is a 2 ½ story wood frame of Queen Anne style; and
- Whereas,** All rehabilitation work will be done in a manner consistent with the historic character of the house; and
- Whereas,** The applicant proposes to finish the structure with Norandex Summit Manor vinyl siding in a double four-inch configuration; and
- Whereas,** The applicant proposes to replace the front stairs in-kind; and
- Whereas,** The proposed siding and stair replacement work is consistent with the City's Historic Design Principals;

Now therefore Be It

- Resolved,** The City of Hartford Historic Preservation Commission hereby approves the proposed work with the following conditions:
1. Prior to the issuance of building permits the applicant shall submit a plan for the front stairs for staff review and approval that indicates the front stairs are being replaced in-kind, with full risers, square bullnose treads with 1 ¼ inch overhang, and be constructed of non-pressure treated lumber.

Be It Further,

- Resolved,** This 19th day of May 2021.