



**DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION**

REPORT: 170 Putnam Street, Hartford, CT 06106

For consideration: May 19, 2021

**STAFF REPORT**

**TO:** HARTFORD PRESERVATION COMMISSION  
**FROM:** Paul Bengtson, Principal Planner  
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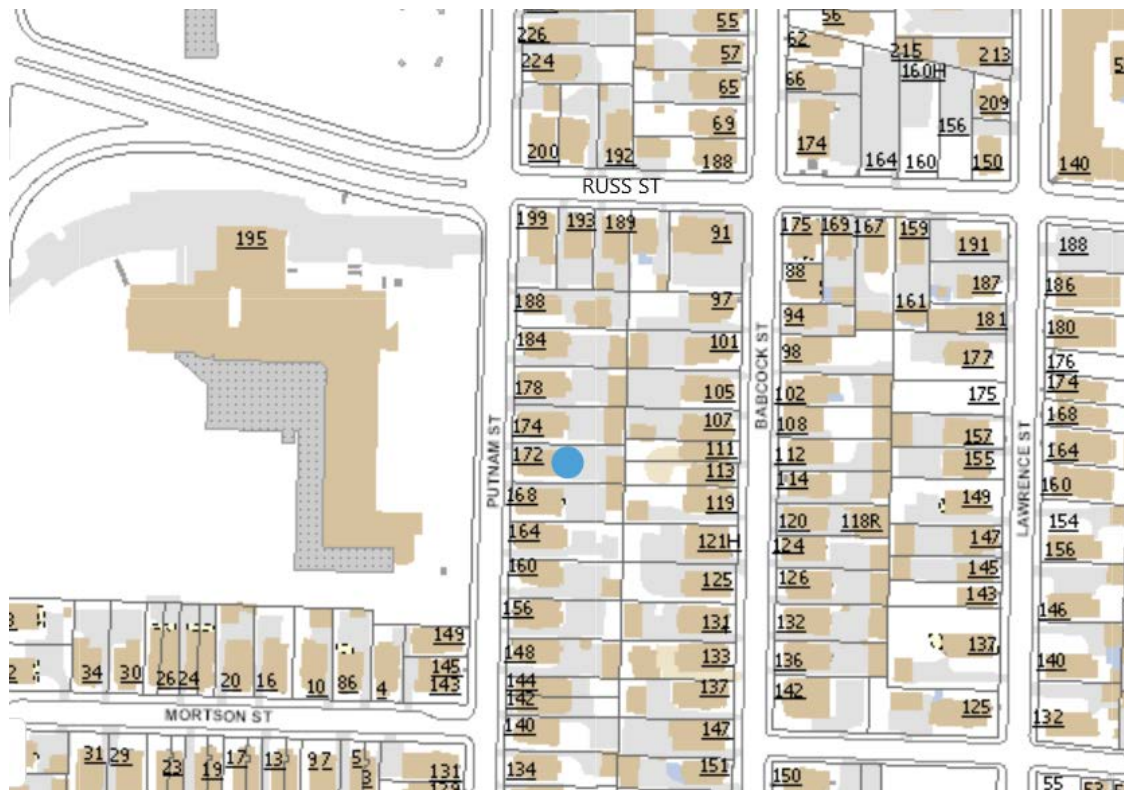
**PROJECT:** 170 Putnam Street  
PARCEL ID: 203-422-091  
ENERGOV ID: COMM-2021-0398

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

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

**APPLICANT:** Yuniel Medina

**OWNER:** Yuniel Medina



Location Map

**BACKGROUND INFORMATION**

The building at 170 Putnam was built in approximately 1900, is three stories in height, has a brick exterior and a shed roof with asphalt shingles with a front facing dormer.

**Proposed Project:** The applicant proposes to replace the existing wood dormer window (approximately 24-inch x 38-inch) with an American Craftsman 70 series pro double hung white vinyl window.

The applicant also proposes to replace the damaged and partially missing vinyl siding on the front dormer in-kind with Ply Gem Transformations double four-inch khaki lap vinyl siding.

**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.

The following sections of the Guidelines apply:

- Windows and Doors, page 19:
  - o “Recommended: 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.”

**FINDING OF FACTS**

<b>CURRENT USE:</b>	Two Family	<b>PROPOSED USE:</b>	Two Family
<b>YEAR BUILT:</b>	c 1900	<b>STYLE:</b>	Queen Anne

**Particular Mention in historic nomination:** The nomination includes to specific mention of 170 Putnam, but it is included in the inventory as a contributing structure.

**Current Conditions:** The exterior of the building, including the brick and front porch are in good condition. The front dormer is missing siding material and some of the existing vinyl siding is damaged.



Fig. 1 - Main Street Frontage – Google Streetview, October 2020

**Condition of other properties in neighborhood:** Other properties on Putnam Street are in good condition, and are predominately brick structures with hipped roofs. Across the street is an elementary school.

**COMMENTS RECEIVED** (None received as of May 14, 2021)

#### **ANALYSIS**

The subject property has existing (though partially missing) vinyl siding on the front dormer, and therefore the in-kind replacement of the vinyl siding is appropriate per the historic ordinance.

The existing dormer window is constructed of wood and is in a 1 over 1 configuration. The applicant did not supply any evidence of the window being damaged beyond repair, however the exposed dormer sheathing is plywood which indicates that the existing window is very likely not original to the home. Staff therefore supports the replacement of the window at this time.

However, staff does not support the use of a vinyl window replacement when a wooden option should not significantly increase the costs associated with the repairs. Staff contacted the applicant via email on May 11, 2021 to suggest modifying the application to a wooden window and applying

the difference between a \$200 commission level application and a \$50 administrative level application to the cost of a wooden window alternative but did not receive any response from the applicant as of this report.

**STAFF RECOMMENDATION**

Staff recommends approval of this application with the following conditions:

1. The in-kind replacement of the vinyl siding on the dormer is approved.
2. The dormer window shall be constructed of wood, and specifications of the proposed replacement shall be reviewed and approved by staff prior to applying for a building permit.

**A draft resolution follows.**

**ATTACHMENTS**

1. Application Form
2. Vinyl Siding Specifications
3. Vinyl Window Specifications

**REVIEWED,**

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Aimee Chambers, Director



**CITY OF HARTFORD**  
**HISTORIC PRESERVATION COMMISSION RESOLUTION**  
**170 PUTNAM STREET**  
**HISTORIC PRESERVATION PROPOSAL**

**Whereas,** The City of Hartford Historic Preservation Commission reviewed the proposal to replace the dormer siding and window for an existing residential structure; and

**Whereas,** The property is located in the Frog Hollow National Historic District; and

**Whereas,** The structure is a 3 story brick Queen Anne style building; 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 replace the vinyl siding in-kind and the dormer window as indicated in the application submitted April 23, 2021; and

**Whereas,** The proposed siding work and window replacement can be 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. The in-kind replacement of the vinyl siding on the dormer is approved.
2. The dormer window shall be constructed of wood, and specifications of the proposed replacement shall be reviewed and approved by staff prior to applying for a building permit.

Be It Further,

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