



DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION

REPORT: 222 Girard Street, Hartford, CT 06105

For consideration: May 19, 2021

STAFF REPORT

TO: HARTFORD PRESERVATION COMMISSION
FROM: Paul Bengtson, Principal Planner
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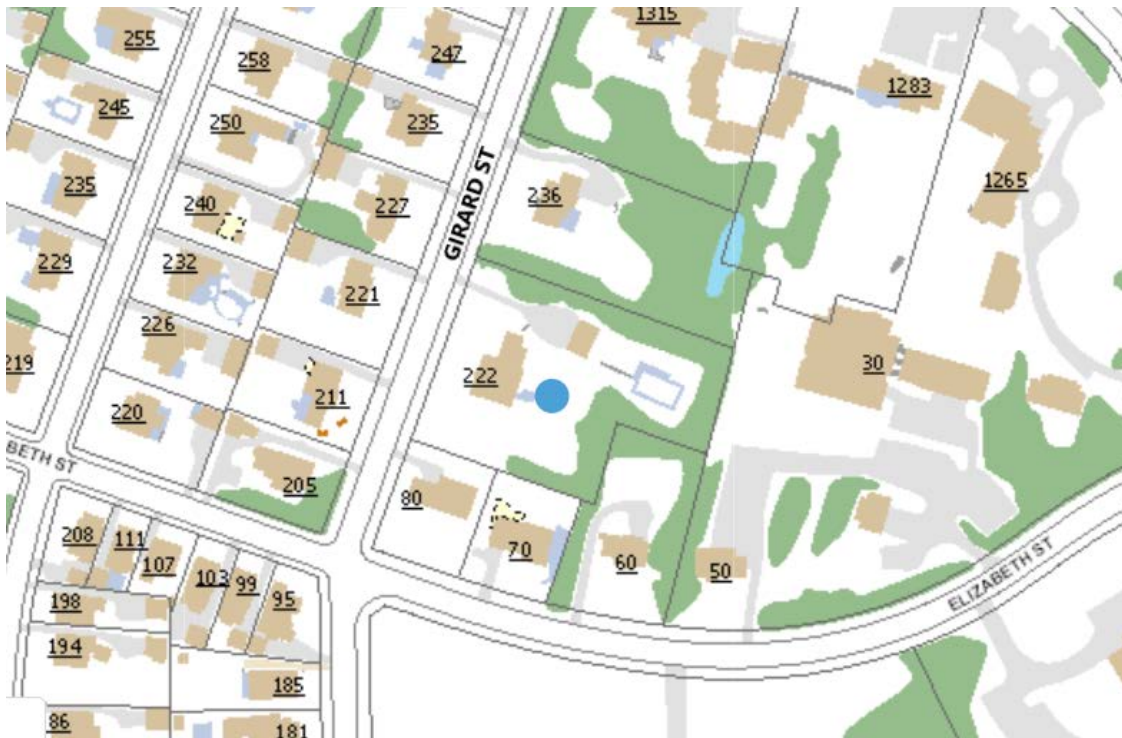
PROJECT: 222 Girard Street
PARCEL ID: 132-311-110
ENERGOV ID: COMM-2021-0368

ZONE: N-1-1 **HISTORIC DISTRICT:** Prospect Avenue National Historic District

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

APPLICANT: Southern New England Windows

OWNER: Ophelia Offor



Location Map

BACKGROUND INFORMATION

The residence at 222 Girard Street was built in 1927 in the Georgian Revival style and contributes to the Prospect Avenue National Historic District. The house continues to be used as a single-family residence today. The building is constructed of brick but has a small northern addition that is sided with horizontal clapboard siding. The main building and brick detached garage all have slate roofs.

This application was heard by the Historic Preservation Commission at their regular meeting on April 21, 2021. The applicant consented to and was ultimately granted a continuation to the May 19, 2021 meeting so they could provide further documentation on the condition of the existing windows.

No additional information has been submitted by the applicant.

Proposed Project: The applicant seeks to replace 53 existing wood windows with fibrex replacement windows for Anderson. The windows vary in size and configuration but the majority are double hung one over one windows. The existing windows appear to be primarily of the 6 over 1 configuration. The applicant has submitted a detailed estimate with all windows included.

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 19- "*Windows and Doors*" of the adopted ***Guidelines for Renovations and Additions to Historic Buildings***; "*Recommended: Survey the condition of windows and doors including sash, glazing, wood stiles and rails, moldings, panels and trim.*" "*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: Replacing easily repairable wood windows and doors with metal or vinyl windows and doors.*"

FINDING OF FACTS

CURRENT USE:	Residence	PROPOSED USE:	Residence
YEAR BUILT:	1927	STYLE:	Georgian Revival

Particular Mention in historic nomination: *While not particularly mentioned in the text of the nomination, 222 Girard Avenue is included in the inventory with the following entry: "Contributing, A Georgian Revival residence, 1927, Ebbits and Frid (Hartford)."*

Current Conditions: The exterior of the building, including the brick and ornate trim details are in excellent condition.



Fig. 1 - Front and Side (North) Façade of 222 Girard Avenue taken April 13, 2021

Condition of other properties in neighborhood: Other properties on Girard Avenue are in excellent condition.

COMMENTS RECEIVED (None received from the HPA or NRZ as of April 16, 2021)

ANALYSIS

The applicant proposes to replace existing wood windows that made of wood and are mostly in a 6 over 1 double hung configuration. The applicant did not submit any evidence as to the condition of the existing windows or the ability to repair the existing windows. The guidelines recommend the retention and repair or restoration of exiting materials first and foremost. Staff does not support this proposal as evidence has not been presented that the existing windows can be rehabilitated.

The applicant proposes to use Anderson fibrex replacement windows in mostly a 1 over 1 double hung configuration. The guidelines recommend that replacement materials should be of a consistent design and configuration. As such, staff finds that the proposed use of primarily one over one double hung windows is inconsistent with the guidelines.

The applicant did not present any additional information to staff. Therefore, staff recommends denial of the application due to insufficient evidence of the need to replace the windows, or hardship associated with the applicant’s circumstances.

STAFF RECOMMENDATION

Staff recommends denial of this application.

A draft resolution follows.

ATTACHMENTS

1. Application Form
2. Anderson Window Estimate (including photos and specifications) from February 6, 2021.

REVIEWED,

Aimee Chambers, Director



**CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
222 GIRARD STREET
HISTORIC PRESERVATION PROPOSAL**

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal to replace the existing wood windows of an existing residential structure with fibrex replacement windows; and

Whereas, The property is located in the Prospect Avenue National Historic District; and

Whereas, The structure is a 2 1/2 story brick home in Georgian Revival style; and

Whereas, All rehabilitation work will not be done in a manner consistent with the historic character of the house; and

Whereas, The applicant proposes to replace the existing wood windows with fibrex Anderson windows in a configuration that does not match the existing windows as indicated in the Anderson Window estimate dated February 6, 2021; and

Whereas, The proposed window replacement is not consistent with the City's Historic Design Principals;

Now therefore Be It

Resolved, The City of Hartford Historic Preservation Commission hereby denies the application.

Be It Further,

Resolved, This 19th day of May 2021.