



**DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION**

REPORT: 247 Lawrence Street, Hartford, CT 06106

For consideration: May 19, 2021

**STAFF REPORT**

**TO:** HARTFORD PRESERVATION COMMISSION  
**FROM:** Paul Bengtson, Principal Planner  
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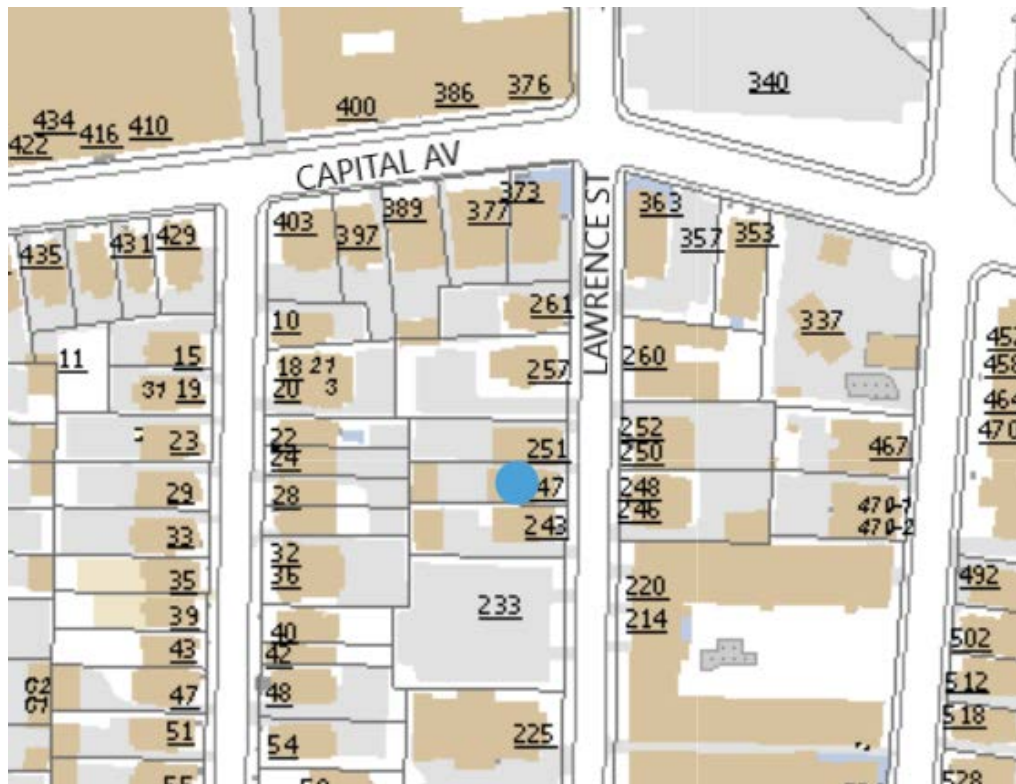
**PROJECT:** 247 Lawrence Street  
PARCEL ID: 202-423-069  
ENERGOV ID: COMM-2021-0394

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

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

**APPLICANT:** Sheldon Smith

**OWNER:** Sheldon Smith



Location Map

## **BACKGROUND INFORMATION**

247 Lawrence Street was built in approximately 1900, and is a three-story residential structure constructed of brick with a hipped roof form.

**Proposed Project:** The applicant submitted a revised scope of work via email on April 19, 2021, which outlined the following proposal.

The applicant proposes the following:

1. Porch Lattice: Enclose the porch base with pressure-treated diagonal lattice
2. Porch Columns: Retain and repair the turned wood post and replace the three square posts with 6x6 colonial turned wood porch posts.
3. Windows: Replace the 'middle window at the front of the second and third floor' with vinyl windows in kind
4. Garage Door: Replace the northernmost garage door in kind
5. Porch Soffit: Repair hole in porch soffit with same material

## **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 23- *"Designing for Missing Elements"* of the adopted ***Guidelines for Renovations and Additions to Historic Buildings***; *"Acceptable: If you do not know what elements looked like, replace them with elements that are compatible in scale, color, size and material with typical detailing used in the historical style of the building. Simplified or abstracted forms are preferable if no evidence of the actual detail exists."*  
According to page 23- *"Wood siding and trim"* *"Recommended: Repairing wood shingles and siding"*

## **FINDING OF FACTS**

<b>CURRENT USE:</b>	Three-Family	<b>PROPOSED USE:</b>	Three-Family
<b>YEAR BUILT:</b>	c. 1890	<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, brick detail, and eave/overhang, is in good condition; the majority of windows are vinyl replacement windows.

**Condition of other properties in neighborhood:** Other properties on Lawrence Street are in good condition. Most majority of surrounding porches have square support posts, though there are some with turned wood posts and some more ornate square posts with trim details.

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

## **ANALYSIS**

The applicant has proposed pressure treated diagonal lattice for the porch skirting, specifically referencing the adjacent property which has orthogonal lattice surrounded by trim. Staff finds that the porch lattice proposal can be approved with some modifications through conditions of approval. To reflect the direction of the commission and to better emulate the adjacent building example, a condition of approval has been included to modify the proposal to be for orthogonal lattice trimmed on all four corners with 1x6 trim boards. All materials to be non-pressure treated wood.

For the porch columns, the applicant is proposing to retain the turned wood post in the southwest corner of the porch and replace the other 3 square posts with 6x6 colonial turned wood porch posts. This will again emulate the adjacent property which has similar turned wood posts on the second-floor porch. Staff recommends approval of the post replacement as it is in-kind and will create a single post detail as opposed to the mixed detail present.

The applicant also proposes to replace the 'middle window at the front of the second and third floor' with vinyl windows in-kind. All existing windows appear to be vinyl double hung 1 over 1 windows and the applicant only proposes to replace the 'middle windows at the front of the second and third floor'. The applicant did not supply specifications for the replacement window, but as this is an in-kind replacement the specifications can be submitted to staff. Staff has included a condition of approval requiring the applicant to submit the window specification for staff review and approval prior to applying for building permits.

The existing garage door is visible from the street, and is a hollow metal door in four sections with details stamped into the material. The applicant has provided the specifications for a Clopay Classic Collection 8ft x 7ft non-insulated white garage door, which closely resembles the existing non-historic garage door. Staff has included a condition to specify that the in-kind replacement of the garage door is approved as part of this application.

The proposed patch of the porch soffit with the same material is considered an in-kind replacement and a condition of approval indicates it is approved with this action.

Staff finds that with minor modifications through conditions of approval, all of the proposed work is consistent with the guidelines and recommends approval.

## **STAFF RECOMMENDATION**

Staff recommends approval of this application with the following conditions:

1. The porch lattice shall be orthogonal in design, shall be trimmed on all corners with 1x6 trim boards, and all elements shall be composed of non-pressure treated lumber.
2. The applicant shall submit window specifications for the approved in-kind window replacements for review and approval by staff prior to applying for building permits.

**A draft resolution follows.**

## **ATTACHMENTS**

1. Application Form
2. Revised Applicant's Narrative submitted April 19, 2021

3. Photographs
4. Product Specifications submitted April 19, 2021

**REVIEWED,**

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Aimee Chambers, Director



**CITY OF HARTFORD**  
**HISTORIC PRESERVATION COMMISSION RESOLUTION**  
**247 LAWRENCE 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 Frog Hollow National Historic District; and
- Whereas,** The structure is a 3 story brick residential structure with a hipped roof; and
- Whereas,** All rehabilitation work will be done in a manner consistent with the historic character of the building; and
- Whereas,** The applicant proposes to rehabilitate the existing structure as indicated in the narrative submitted on April 19, 2021; and
- Whereas,** The proposed porch repairs, in-kind window replacement and in-kind garage door replacement are 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 porch lattice shall be orthogonal in design, shall be trimmed on all corners with 1x6 trim boards, and all elements shall be composed of non-pressure treated lumber.
  2. The applicant shall submit window specifications for the approved in-kind window replacements for review and approval by staff prior to applying for building permits.

Be It Further,

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