

BACKGROUND INFORMATION

The residence at 375 Laurel Street was built around 1890. The structure is two and a half stories in height and the first floor is brick with shingle siding on the second floor, gables and dormers.

The windows on the front and side (north) facades are visible from the street and are therefore subject to historic review. The windows on the rear façade are not visible and are therefore exempt from review and may be replaced as proposed.

This application was originally scheduled to be heard by the Historic Preservation Commission at their regular meeting on April 21, 2021. Prior to that meeting the application was continued to the May 19, 2021 meeting at the request of the applicant.

Proposed Project: The applicant seeks to replace all the windows of the building. The extant windows are constructed of wood and appear to be one over one in configuration. The applicant proposes to install vinyl double hung windows in a one over one configuration. The applicant has provided specifications for the Window World 4000 Series windows proposed to be used in the project.

The applicant submitted additional information to staff on May 12, 2021, including additional photographs of the windows, and a map of vinyl windows in the surrounding neighborhood. The applicant also indicated that they would no longer be seeking to wrap the wood trim in aluminum as previously indicated.

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

CURRENT USE:	Rowhouse	PROPOSED USE:	Rowhouse
YEAR BUILT:	c. 1890	STYLE:	Vernacular Victorian

Particular Mention in historic nomination: *“The houses on Laurel Street retain more of their historic integrity and include the most modest of the 19th century residences of Asylum Hill. These are the four rowhouses on the west side, 369, 371, 373, 375 Laurel Street, now in process of renovation.”*

Current Conditions: The exterior of the building is in good condition, including the front porch, horizontal clapboard siding and brickwork.



Fig. 1 - Front Façade – Google Streetview Image, October 2020

Condition of other properties in neighborhood: Other properties in the surrounding neighborhood are in fair to good condition. Staff notes that the adjacent unit at 373 Laurel has demolished their front porch without permit or historic review. Staff has opened a zoning enforcement case to bring the site into compliance. The other rowhomes appear to have a mix of wood and vinyl replacement windows.

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

ANALYSIS

The applicant proposes to replace all the existing windows of the structure with vinyl replacement windows. The existing windows are wood in a one over one configuration with aluminum storm windows.

The applicant did not provide any documentation or evidence of the existing wood windows in place cannot be repaired and reused. Nor did the applicant provide any estimates or a project budget to reflect financial hardship.

The applicant did submit a map of the surrounding area that highlights the buildings with white vinyl replacement windows.

Staff does not find sufficient justification to support the use of vinyl windows in place of the wood windows.

STAFF RECOMMENDATION

Staff recommends denial of this application.

A draft resolution follows.

ATTACHMENTS

1. Application Form
2. Photos submitted by the applicant on April 9, 2021
3. Replacement Window Product Specifications submitted by the applicant on April 9, 2021
4. Photos submitted by the applicant on May 12, 2021
5. Map submitted by applicant on May 12, 2021

REVIEWED,

Aimee Chambers, Director



**CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
375 LAUREL STREET
HISTORIC PRESERVATION PROPOSAL**

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

Whereas, The property is located in the Laurel and Marshall Streets National Historic District and Asylum Hills Multiple Resource Area; and

Whereas, The structure is a 2 ½ story rowhouse with a brick first floor and shingle siding above; and

Whereas, The applicant proposes to replace all of the building's windows with vinyl replacement windows with the specifications as submitted on April 7, 2021; and

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

Now therefore Be It

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

Be It Further,

Resolved, This 19th day of May 2021.