



DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION

REPORT: 195 Putnam Street

For consideration: June 16, 2021

STAFF REPORT

TO: HARTFORD PRESERVATION COMMISSION
FROM: Paul Bengtson, Principal Planner
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PROJECT: 195 Putnam Street
PARCEL ID: 203-418-055
ENERGOV ID: COMM-2021-0417

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

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

APPLICANT: CITY OF HARTFORD BOARD OF EDUCATION

OWNER: City of Hartford Board of Education



Location Map

BACKGROUND INFORMATION

The existing school at 195 Putnam Street was built in the 1930’s and has two stories.

Proposed Project: The applicant proposal includes:

- 1. Full roof replacement – existing membrane roof replace with fluid applied membrane
- 2. Window Replacement – Total replacement of non-original windows in-kind (aluminum)
- 3. Door Replacement – Total replacement of painted hollow metal doors and frames (in-kind)
- 4. Small Security Vestibule Addition –metal panel wall finish with wheelchair lift and security station
- 5. Brick Repair/Repoint – specification provided for brick repair/repoint program
- 6. Roof top Equipment – new rooftop HVAC equipment

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 27- *“Designing Alterations and Additions”* of the adopted ***Guidelines for Renovations and Additions to Historic Buildings***; *“Recommended: Alterations and additions which are in character with the style, detail and massing of the existing building.”*; *Not Recommended: Covering or destroying historical elements.”*

FINDING OF FACTS

CURRENT USE:	School	PROPOSED USE:	School
YEAR BUILT:	c 1930	STYLE:	Undefined

Particular Mention in historic nomination: *“A new Lawrence School was built in the 1930’s at the corner of Putnam and Sigourney Streets which is now called the Burns School.”*

Current Conditions: The exterior of the building, including the brick needs maintenance (as proposed) and the windows are not original, but the school is generally in good condition.



Corner of Putnam Street and Russ Street – Google Street View Image October 2020

Condition of other properties in neighborhood: Other properties in the area range from fair to good condition.

COMMENTS RECEIVED (None received as of June 10, 2021)

ANALYSIS

The applicant's proposal can be divided into three general categories, in-kind replacements and repair; new construction for the vestibule addition and roof top equipment; and site improvements.

The in-kind replacements include the complete replacement of existing aluminum windows in-kind; the complete replacement of hollow metal doors in-kind; the complete replacement of the flat (low slope) roofing membrane in-kind; and a sensitive brick repair/repointing program. All of this work conforms to the guidelines as it is in-kind replacement of largely non-original material or rehabilitation.

The new construction elements of the project are the rooftop mechanical equipment and the small security vestibule on the north façade near the northeast corner of the building. The applicant provided specifications for the rooftop mechanical equipment and a roof plan that depicts the location of the proposed units. There are 33 units being proposed and while they are typically setback from the roof edge to minimize visibility from the street, the units range in height from 55 inches to 95 inches. The applicant has indicated that the two 95-inch-tall units will have screening, but has not submitted an example of the screen proposed. The Zoning Regulations require screening in certain circumstances and the HPC should at a minimum weigh in on the design of any screening that may be required during the Site Plan Review for the project. Given the number of units, it may be appropriate to provide a screening wall surrounding large segments of the units rather than individual units in some cases.

The security vestibule is a small single-story addition to the north façade near the northeast corner of the building. The vestibule protrudes 8 feet from the existing wall plane and is 27'8" wide. The proposed vestibule replaces a smaller existing brick vestibule that leads directly to a set of stairs. The proposed vestibule will provide a new at grade entrance (approximately 6' x 15') that leads to a stairway but also would provide a wheel chair lift to increase accessibility at the entrance, and a

security station. The vestibule is proposed to be constructed of metal panel siding and is of similar height to the existing vestibule. The proposed vestibule would result in the removal of historic materials including the existing vestibule and the enlargement of the wall opening. The proposed vestibule would not cover any window or door openings. The addition is supported by the guidelines as it is subordinate in massing and scale to the rest of the structure. However, it will result in the removal of historic materials and is on a visually prominent façade near the corner of Putnam and Russ Streets.

The site work focuses on the north drive/parking areas and the addition of a south drive/parking area. The north drive is reconfigured around the central bay of the building allowing the addition of a hardscaped plaza next to the building and the elimination of about 20 parking spaces. The applicant proposed to add a south drive that is composed of a two-way drive with a new curb cut and reconstruction of the sidewalk at the street. Some 90-degree parking and parallel parking is proposed south of the new drive, totaling 17 spaces. An additional ten 90-degree parking spaces are also provided in two separate segments prior to the drive terminating in a roundabout. The proposed south drive will result in the removal of portions of the existing brick wall parallel to Putnam Street. Given the slope of the grade down to street level on this portion of the lot, this wall serves both as a retaining wall and perimeter fence

STAFF RECOMMENDATION

Staff recommends approval of this application with the following conditions:

1. The applicant shall submit screening details for review and approval by staff prior to submitting for building/trade permit applications.

A draft resolution follows.

ATTACHMENTS

1. Application Form
2. Plan Set Entitled 'Burns Latino Studies Academy – Renovate As New' consisting of 15 pages, dated March 17, 2021 and drawn by Silver/Petrucci + Associates

REVIEWED,

Aimee Chambers, Director



CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
195 PUTNAM STREET
HISTORIC PRESERVATION PROPOSAL

- Whereas,** The City of Hartford Historic Preservation Commission reviewed the proposal to rehabilitate Burns Elementary School; and
- Whereas,** The property is located in the Frog Hollow National Historic District; and
- Whereas,** The applicant proposes to install replacement windows and doors, replacement roofing, new mechanical equipment, a south drive/parking area, and a new vestibule addition to the existing building as depicted in the plan set entitled 'Burns Latino Studies Academy – Renovate As New' consisting of 15 pages, dated March 17, 2021 and drawn by Silver/Petrucci + Associates; and
- Whereas,** All rehabilitation work can be done in a manner consistent with the historic character of the building with the conditions below; and
- Whereas,** The proposed work can be consistent with the City's Historic Design Principals with the conditions below;
- Now therefore Be It
- Resolved,** The City of Hartford Historic Preservation Commission hereby approves the proposed work with the following conditions:
1. The applicant shall submit screening details for review and approval by staff prior to submitting for building/trade permit applications.
- Be It Further,
- Resolved,** This 16th day of June 2021.