



## DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION

REPORT: 232 Kenyon Street

For consideration: June 16, 2021

### STAFF REPORT

**TO:** HARTFORD PRESERVATION COMMISSION  
**FROM:** Paul Bengtson, Principal Planner  
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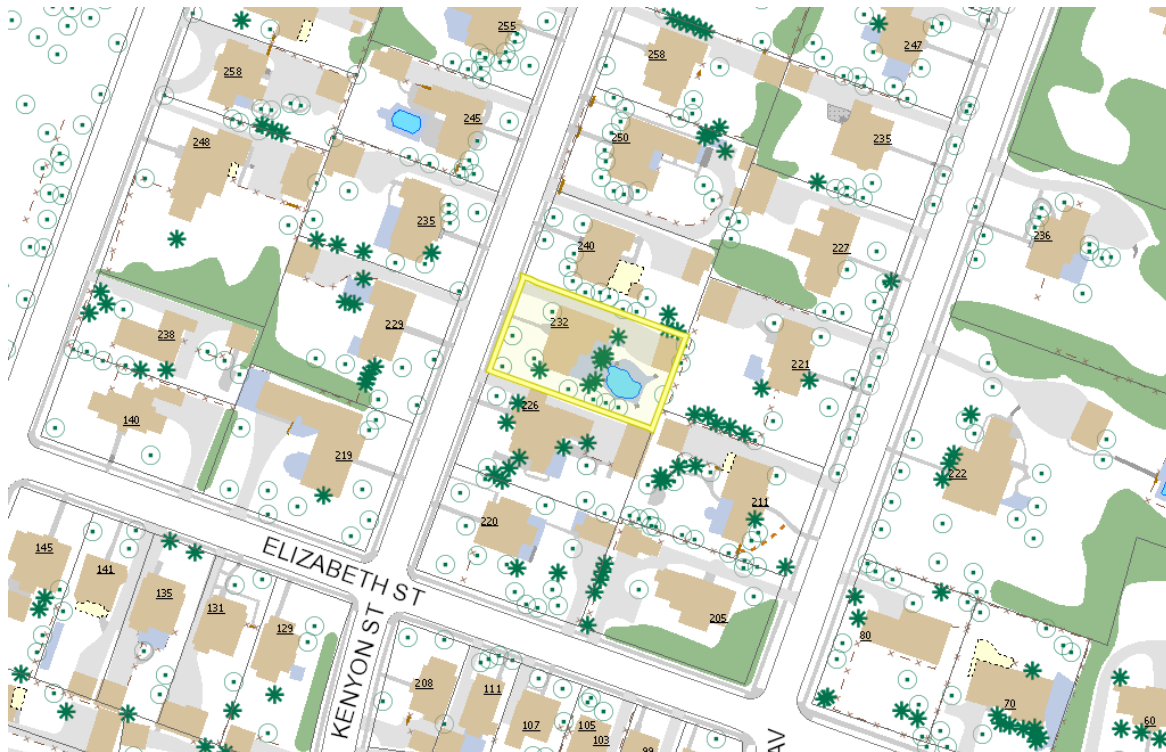
**PROJECT:** 232 Kenyon Street  
PARCEL ID: 132-308-071  
ENERGOV ID: COMM-2021-0404

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

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

**APPLICANT:** Kim Catalozzi, Anderson Windows

**OWNER:** Kathleen Spencer



Location Map

**BACKGROUND INFORMATION**

The existing residence at 232 Kenyon Street is a two and a half story single family residence built in 1916 in the Tudor Revival style.

**Proposed Project:** The applicant proposed to replace the windows for the existing sunroom, including a total of 11 windows and the French door to the rear yard.

The door to the rear yard and the two windows on the rear façade are not visible from the street and is therefore exempt from historic review.

The other 9 sunroom windows appear to be 2 over 2 (horizontal muntin) wood windows. The applicant proposes to install Anderson fibrex windows in an 8 over 8 configuration.

**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.”*; *“Recommended: Consider repair and restoration first. Replace only when repair is not possible.”*; *“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.”*; and *“Not Recommended: Replacing easily repairable wood windows and doors with metal or vinyl windows and doors.”*

**FINDING OF FACTS**

<b>CURRENT USE:</b>	One Family	<b>PROPOSED USE:</b>	One Family
<b>YEAR BUILT:</b>	1916	<b>STYLE:</b>	Georgian Revival

**Particular Mention in historic nomination:** *“The nomination only includes the details of the structure in the inventory: 232 Kenyon Street – Contributing – Georgian Revival residence, 1916, Smith and Bassette (Hartford).”*

**Current Conditions:** The windows on the first and second floor are 8 over 8 in configuration and the attic dormer windows are 6 over 6 in configuration. The sunroom windows appear to be 2 over 2 (horizontal muntin) wood windows.



Front Façade from Kenyon Street – Google Street View Image October 2020

**Condition of other properties in neighborhood:** Other properties in the area are in good condition.

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

**ANALYSIS**

The applicant proposes to replace 9 existing wood windows on the front and side façade of the existing sunroom addition. The existing windows are in a 2 over 2 configuration. The applicant proposes to use Anderson fibrex windows in an 8 over 8 configuration. This is a change in both material and configuration.

Per the guidelines the first option to pursue is repair and retention of existing wood windows. The applicant did not submit any evidence that the existing windows can not be retained and repaired.

The applicant did not submit evidence of hardship, such as two estimates for the work that indicate wood windows would exceed the cost of the proposed windows by over 20%.

Finally, the guidelines still require that replacement windows match the configuration of the existing windows, in this case two over two.

As such, staff can not support the application as submitted. Staff would support a continuation to the July 21, 2021 regular meeting to allow the applicant to modify their proposal or submit additional evidence in support of the current proposal.

**STAFF RECOMMENDATION**

Staff recommends continuing this application to the July 21, 2021 regular meeting (The attached resolution is for denial if the applicant does not consent to the continuation.)

**A draft resolution follows.**

**ATTACHMENTS**

1. Application Form
2. Photographs and Estimate submitted May 3, 2021

**REVIEWED,**

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Aimee Chambers, Director



**CITY OF HARTFORD  
HISTORIC PRESERVATION COMMISSION RESOLUTION  
623 PARK STREET  
HISTORIC PRESERVATION PROPOSAL**

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

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

**Whereas,** The structure is a 2 ½ story wood frame of Georgian Revival style; and

**Whereas,** The applicant proposes to replace nine windows in the first floor sunroom addition per the estimate/scope of work submitted May 3, 201;

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

**Whereas,** The proposed window and door 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 the proposal.

Be It Further,

**Resolved,** This 16th day of June 2021.