



DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION

REPORT: 68 Burton Street

For consideration: June 16, 2021

STAFF REPORT

TO: HARTFORD PRESERVATION COMMISSION
FROM: Paul Bengtson, Principal Planner
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PROJECT: 68 Burton Street
PARCEL ID: 198-216-151
ENERGOV ID: COMM-2021-0418

ZONE: N-2-3 **HISTORIC DISTRICT:** Upper Albany National Historic District

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

APPLICANT: Jeff Stock

OWNER: Jeffrey M Stock, LLC



Location Map

BACKGROUND INFORMATION

The existing residence at 68 Burton Street is a two and a half story three-family residential building built circa 1900.

Proposed Project: The applicant completed improvements to the building without historic review or building/trade permits. The work includes the replacement of ramp railings on the north side of the building and the replacement of existing wood windows with vinyl windows.

The applicant also proposes to replace the single pipe railing on the front stairs with wood railings and to replace the existing south side wood stairs and install wood railings.

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***: *“Recommended: If you have evidence of what missing elements looked like, try to match them as closely as possible.”*; *“Recommended: 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.”*; and *“Not Recommended: Replacing missing elements with elements not compatible with the style of the building, or creating fake reproductions that are not consistent with the character of the building.”*

According to page 19- *“Windows and Doors”* of the adopted ***Guidelines for Renovations and Additions to Historic Buildings***: *“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:	Three Family	PROPOSED USE:	Three Family
YEAR BUILT:	c 1900	STYLE:	Queen Anne

Particular Mention in historic nomination: *“The nomination only includes the details of the structure in the inventory: 68 Burton Street , c1900, 2 ½ stories, gable roof, Queen Anne style.”*

Current Conditions: The applicant has replaced existing wood windows with vinyl windows, but the trim work/details are still extant. The siding is largely synthetic.



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

Condition of other properties in neighborhood: Other properties on Burton Street are in similar condition, with a mix of original/historic materials and modern/synthetic materials for doors, windows, and siding.

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

ANALYSIS

The applicant installed (without historic review or building permits) a pressure treated railing for the ramp on the north side of the building. Photos of the construction are attached to the report. From past Google Street View image staff has confirmed that there was a railing for the ramp that appears to have been of similar construction and materials. Staff therefore supports the approval of the railings for the north ramp but recommends a condition of approval that the railings for the house be painted to match the house's trim.

The applicant is proposing to reattach the stairs on the south side façade (they are loosely attached now) and install required handrails to match the other handrails on site. The current stairs include five steps with open risers, no skirting, and no handrails. Past Google Street View imagery shows that a pressure treated 2 x 4 railing was present for a period of time. As the only handrails on site are the newly installed ramp handrail on the north side and the single pipe handrail on the front façade, there is not evidence of a historic condition. The guidelines encourage a simple design in such instances. The applicant did not provide a drawing for the proposed railings but did state that they would install something that copies the ramp handrail which is constructed of pressure treated lumber with square balusters. Staff finds that matching the handrail construction of the ramp handrail is most appropriate, so long as again the handrails are painted to match the building's trim.

Similarly, the applicant is proposing to replace the existing single pipe handrail for the concrete front steps with dual pressure treated handrails. As the only handrails on site are the newly installed ramp handrail on the north side and the single pipe handrail on the front façade, there is not evidence of a historic condition. The guidelines encourage a simple design in such instances. The applicant did not provide a drawing for the proposed railings but did state that they would install something that copies the ramp handrail which is constructed of pressure treated lumber with square balusters. Staff finds that matching the handrail construction of the ramp handrail is appropriate, so long as again the handrails are painted to match the building's trim.

The applicant replaced 10 existing wood windows on the front and side facades with vinyl replacement windows without historic review or building permits. The work included infill of the arched window on the front façade with dimensional lumber (visible from the street). The applicant has submitted specifications and estimates to demonstrate hardship. The cost estimate supplied by the applicant is a total of \$11,420 (10 windows and installation) for wood windows and \$7,680 (10 windows and installation) for vinyl windows. While the window work alone exceeds the threshold of 20% increase, the applicant did not submit a project budget for all work at the site to demonstrate hardship. Staff finds that the applicant has not yet submitted enough evidence to support the use of vinyl replacement windows. Further, staff specifically does not support the infill of the arched window.

Staff would recommend that the application be continued to the July 21, 2021 meeting so the applicant can submit sufficient detailed evidence of the project budget and material specifications. A resolution for denial has been included if the applicant does not consent to a continuation.

STAFF RECOMMENDATION

Staff recommends continuing this item to the July 21, 2021 regular meeting to allow the applicant to supply additional evidence. (The attached resolution is for denial if the applicant does not consent to a continuation.)

A draft resolution follows.

ATTACHMENTS

1. Application Form
2. Revised Applicant's Narrative submitted May 27, 2021
3. Photographs submitted September 25, 2020 - May 27, 2021
4. Photographs of the existing conditions taken May 27, 2021
5. Estimates provided May 27, 2021

REVIEWED,

Aimee Chambers, Director



CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
68 BURTON STREET
HISTORIC PRESERVATION PROPOSAL

- Whereas,** The City of Hartford Historic Preservation Commission reviewed the proposal to replace wood windows and ramp/stair railings on an existing residential structure; and
- Whereas,** The property is located in the Upper Albany National Historic District; and
- Whereas,** The structure is a 2 ½ story wood frame of Queen Anne style; and
- Whereas,** The applicant proposes to replace 10 windows, and construct new railings for a ramp and two stairs as indicated in their application submitted September 25, 2020 and updated in a revised narrative submitted May 27, 2021;
- Whereas,** All rehabilitation work cannot be done in a manner consistent with the historic character of the house; and
- Whereas,** The proposed window replacement and ramp/stair railings are not consistent with the City's Historic Design Principals;
- Now therefore Be It
- Resolved,** The City of Hartford Historic Preservation Commission hereby denies proposed work.
- Be It Further,
- Resolved,** This 16th day of June 2021.