



DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION

REPORT: 8 Shultas Street

For consideration: June 16, 2021

STAFF REPORT

TO: HARTFORD PRESERVATION COMMISSION

FROM: Paul Bengtson, Principal Planner
T. 860-757-9056 Email: paul.bengtson@hartford.gov

PROJECT: 8 Shultas Street
PARCEL ID: 250-579-205
ENERGOV ID: COMM-2021-0409

ZONE: N-5-3 **HISTORIC DISTRICT:** Shultas Place – Annawan Street State Historic District

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

APPLICANT: KIM CATALLOZZI, RENEWAL BY ANDERSON

OWNER: Thomas Swarr



Location Map

BACKGROUND INFORMATION

The existing residence at 8 Shultas Street is a two and a half story one family dwelling built in 1904.

Proposed Project: The applicant proposed to replace four attic level wood windows including a double hung 1 over 1 window, two awning windows with 3x3 grilles, and 1 ‘specialty window’ with 5x4 grilles’ with fibrex windows. The applicant also proposes to replace the wood front entry door with a fiberglass front entry door.

The applicant also proposes to replace the rear entry door, which is not visible from the street and therefore is considered exempt from historic review by the Historic Preservation Ordinance.

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

CURRENT USE:	One Family	PROPOSED USE:	One Family
YEAR BUILT:	1904	STYLE:	Colonial Revival

Particular Mention in historic nomination: *The subject property is listed as a contributing property in the inventory with the following details “1904 – William H. Scoville – 1 story frame (synthetic siding) Colonial Revival gambrel-roofed house. Recessed entry, east, balanced by 1-story 2-sided bay, west. Synthetic small-pane glazing. Second floor overhangs first. At second floor, three windows divided by raised-diamond panels form horizontal band under a second horizontal band of three diamonds Venetian attic window. Archtypical Scoville.”*

Current Conditions: The building is clad with synthetic siding material and has a mix of original/historically appropriate and synthetic windows.



Front Façade from Shultas Place – Google Street View Image October 2020

Condition of other properties in neighborhood: Other properties in the area have a mix of historically appropriate windows and doors and more modern synthetic windows and doors.

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

ANALYSIS

The applicant proposes to replace the existing wood attic windows (four in total) with fibrex windows; and to replace the front door with a fiberglass door.

The applicant proposes to install Anderson fibrex windows in the following formats: double hung 1 over 1 window, two awning windows with 3x3 grilles, and 1 ‘specialty window’ with 5x4 grilles’ with fibrex windows. The applicant also proposes to install a Provia Signet fiberglass door with an oak finish.

The applicant has not submitted evidence that the existing wood windows and front door cannot be repaired and retained; nor have they submitted any estimates of the cost to use wood replacement products to demonstrate financial hardship.

Staff finds that there is a lack of evidence to support the proposed replacements with different materials and recommends continuing this item to the July 21, 2021 meeting to allow the applicant

time to submit such evidence. If the applicant does not consent to the continuation, a resolution is attached for denial of the application as it does not comply with the historic guidelines.

STAFF RECOMMENDATION

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

A draft resolution follows.

ATTACHMENTS

1. Application Form
2. Photograph submitted May 17, 2021
3. Estimate/Scope of Work submitted May 17, 2021

REVIEWED,

Aimee Chambers, Director



CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
8 SHULTAS PLACE
HISTORIC PRESERVATION PROPOSAL

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

Whereas, The property is located in the Shultas Place Annawan Street State Historic District; and

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

Whereas, The applicant proposes to replace four windows and two doors per the estimate/scope of work submitted May 17, 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.