



DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION

REPORT: 142 Kenyon Street, Hartford, CT

For consideration: September 15, 2021

STAFF REPORT

TO: HARTFORD PRESERVATION COMMISSION
FROM: Aaron Borngraber, Senior Planner
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PROJECT: 142 Kenyon Street
COMM-2021-0465
PARCEL ID: 132-309-085

ZONE: N-2-1 **HISTORIC DISTRICT:** West End North

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

APPLICANT: Danielle Douglas-Gabriel

OWNER: Danielle Douglas-Gabriel & Dexter Gabriel

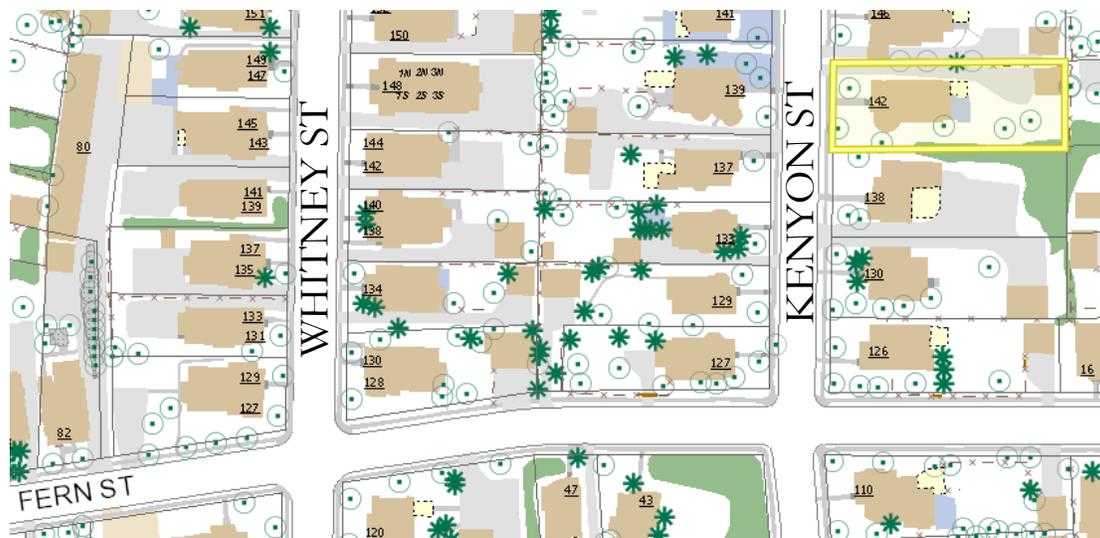


Figure 1. Location Map

BACKGROUND INFORMATION

The single-family dwelling at 142 Kenyon Street was built in 1902 in the Colonial Revival style.

The property has been to the Commission before for removal of aluminum siding and repair/replacement of wood siding; repair and replacement of various windows, and other work in 2014 and 2017.

Proposed Project: The applicant proposes to demolish an existing one-car garage and proposed new construction of a two-car garage.

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 Standards 6, 9 and 10 of the Secretary of the Interior’s Standards for Rehabilitation, which states, *“Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.”*

Standard 9 states, *“New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.”*

Standard 10 states, *“New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”*

According to page 39 – “Designing New Buildings in Historic Districts” of the adopted ***Guidelines for Renovations and Additions to Historic Buildings***; *“Recommended: New buildings which are a product of their own time, which are in character with the style, detail and massing of the existing neighborhood.”*

FINDING OF FACTS

CURRENT USE:	Single-Family	PROPOSED USE:	Single-Family
YEAR BUILT:	1902	STYLE:	Colonial Revival

Particular Mention in historic nomination: The nomination does not specifically mention the subject property, but it is included in the inventory with the following text: *“Kenyon Street, East Side: 142 C Colonial Revival house, 1902.”*



Figure 2. Front Primary Structure (Kenyon St) Façade – Staff Photo – August 10, 2021



Figure 3. Front Accessory Structure (Kenyon St) Façade – Staff Photo – August 10, 2021

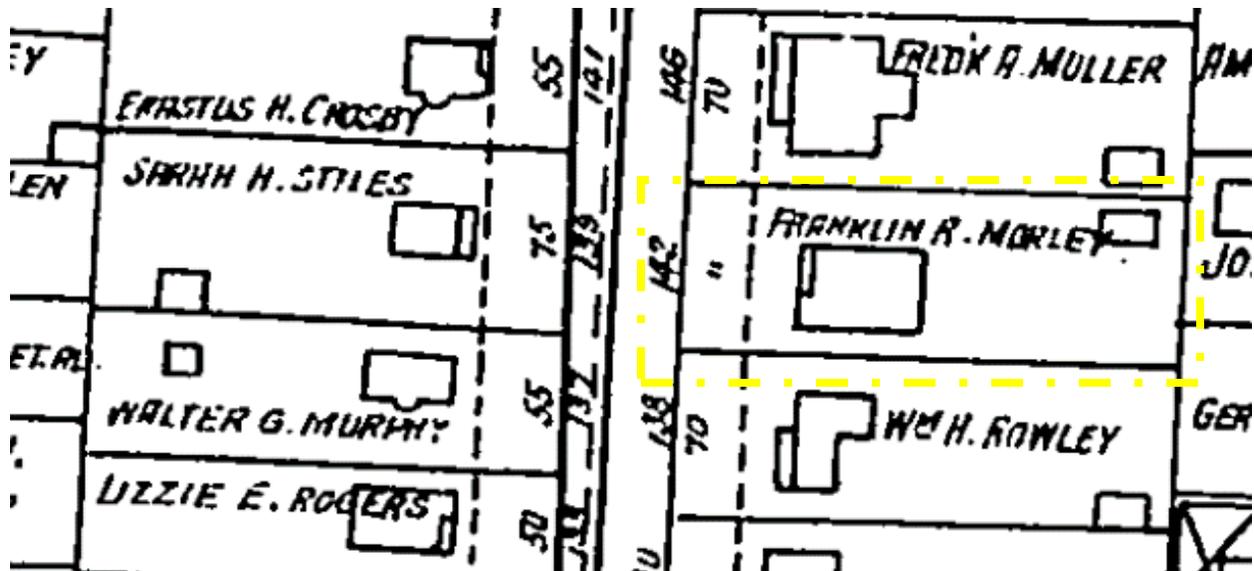


Figure 4. Sanborn Map – 1917 – Sheet 9A

Current Conditions: The primary structure is in good to excellent condition. The accessory structure is in fair to good condition.

Condition of other properties in neighborhood: Other properties in the neighborhood are also in good to excellent condition.

COMMENTS RECEIVED (None received as of September 7, 2021)

ANALYSIS

Original Report:

The applicant proposes to demolish an existing one-car garage and to construct a new two-car garage in approximately the same style. The existing garage is approximately 14'-4.5" by 20'-5". The proposed garage is approximately 24' by 24'. The existing garage has approximately 30" eaves. The proposed garage eaves are approximately 30". Staff has requested further documentation regarding the existing condition, feasibility of repairs, and feasibility of an addition. Staff request was answered; however, sufficient documentation was not provided. The documentation supplied with the application indicates that the structure does need repairs, however it does not provide sufficient evidence that the structure is beyond repair, no economically feasible alternative to demolition, and/or demolition will not detract from the architectural or historic character of the district.

The proposed new construction blends too well into the historic character of the primary structure and the historic district. The application indicates the intent to salvage as much material as possible including to relocate the existing 12/2 wood windows and match the existing wood clapboard siding. Due to the increase in height of the proposed structure, the relocated windows are too low on the elevations and are architecturally not appropriate. The new construction would generally be consistent with the SOIS and Guidelines if the following changes were taken into consideration:

1. The head height of the relocated windows shall be raised to be architecturally appropriate.

2. The garage doors shall have the appearance of carriage style doors in an architecturally appropriate style.
3. The roof flare shall be eliminated.

The application has not provided sufficient evidence that the existing accessory structure must be demolished. The new construction is generally consistent, though to bring the structure into full compliance, minor revisions should be taken into consideration. Therefore, staff recommends a denial of the application due to the lack of justification for the demolition of the existing accessory structure.

Updated Report:

The applicant has supplied the information as requested by the Historic Preservation Commission following the August 18, 2021 hearing. The existing garage is approximately 9'-7" from the grade to the eave and 15'-1.5" from the ground to the ridgeline. The proposed elevation is approximately 10'-0.5" from the grade to the eave and 17'-8" from the grade to the ridgeline. The proposed relocated windows have been raised approximately six inches from the existing windows location within the original structure. The proposed new construction accessory structure is architecturally consistent with the primary structure and the historic district. Therefore, staff recommends approval.

STAFF RECOMMENDATION

Staff recommends approval of the application.

A draft resolution follows.

ATTACHMENTS

1. Application Form(s)
2. Plans submitted on August 5, 2021.
3. Plans submitted on September 8, 2021

REVIEWED,



Paul Bengtson, Principal Planner



**CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
142 KENYON STREET
HISTORIC PRESERVATION PROPOSAL**

- Whereas,** The City of Hartford Historic Preservation Commission reviewed the proposal to demolish an existing one-car garage and proposed new construction of a two-car garage; and
- Whereas,** The property is located in the West End North National Historic District; and
- Whereas,** The structure is Colonial Revival style residential building; and
- Whereas,** The existing one-car garage is deemed eligible for demolition as there is no economically feasible alternative or through no fault of any owner of the property after the effective date of this chapter, does not contribute to the architectural or historic character of the district and its demolition will not detract from the architectural or historic character of the district; and
- Whereas,** The proposed work will be done in a manner consistent with the historic character of the building; and
- Whereas,** The proposed demolition and new construction of a garage is consistent with the Secretary of the Interior’s Standards for Rehabilitation and the City’s Historic Design Principals;
- Now therefore Be It
- Resolved,** The City of Hartford Historic Preservation Commission hereby denies the application.
- Be It Further,
- Resolved,** This 15th day of September 2021.