

Background

The Subject property is Queen Anne with the following Queen features, 12 pitched roofs, towers, decorative features that will be preserved). It has been vacant and currently in a deteriorated condition. 86 Oakland Terrace, Located at the corner Albany Ave and Oakland Terrace, a street with high majority of homes with vinyl siding already attached. The home owner found it difficult to find any home on Oakland Terrace without vinyl siding as evidenced by attached PowerPoint slides. The home particularly has been altered and the historic integrity compromised; more specifically, the front face is wrapped in aluminum, a material inconsistent with material used on homes at that time. Furthermore, the front porch has been enclosed, further deviating from original build and finally, the second floor terrace on the front face was also removed leaving a door without a platform landing. In summary, the changes made prior to ownership by the homeowner were all done to the front face of the home, most visible to the road.

The owner has experienced a hardship while attempting to be compliant within the historic renovation guidelines. The entirety of the original shingles would need to be replaced due to rotting and deteriorated conditions. The home owner is waiting on official quotes from local contractors to do such work but the estimates are double the labor cost of vinyl siding installation. T

- Identify parts of the building that will be visible from the street and that are significant, such as porches, windows, surface materials and the shape of the roofline (page 5).



Figure 1. Front Face



Figure 2. Front Face



Figure 3. Queen Anne Features



- Repair, protect and maintain the historic features and materials. Replace missing character-defining features with elements and materials which match the original as closely as possible (pages 15–22).

Current deteriorated wood shingle will be replaced with vinyl shake siding which mimics the original look ,ideal for low maintenance and provides long lasting curb appeal.



DDS- Planning & Zoning: Historic Review Application



Submission date: **5 November 2021, 3:01PM**
Receipt number: **450**
Related form version: **2**

Property Information

Property Address
Street: **86 Oakland Terrace**
City: **Hartford**
State: **CT**
Zip Code: **06112**

Zoning District:

Parcel ID:

Property Owner: **Phoenix Communities**

Property Owner's Address:
Street:
City:
State:
Zip Code:

Phone: **6785511253**

Email: **b.stepherson@gmail.com**

Applicant

Please check if "Applicant" is the same as "Property Owner"

Name of Applicant: **Bakari Stepherson**

File Date: **11/05/2021**

Address:

Street: PO Box 585

City: New London

State: CT

Zip Code: 06320

Phone:

6785511253

Email:

b.stepherson@gmail.com

Primary Point of Contact

Name:

Bakari STEpherson

Phone:

6785511253

Email:

b.stepherson@gmail.com

Describe your application action(s) and provide as much **hardship** detail as possible.

Proposed work:

Repairs

Current materials being repaired/replaced:

wood siding

Materials/products being used in work:

Siding

Please upload all supporting materials and photographs [86 Hardship.docx](#) below.

Signatures

Signature of Applicant:



[Link to signature](#)

Name of Applicant:

Bakari Stepherson

Date:

11/5/2021

If you are not the property owner, you must attach a Letter of Authorization from the property owner to apply.

Letter of Authorization from Property Owner

Date:

11/5/2021

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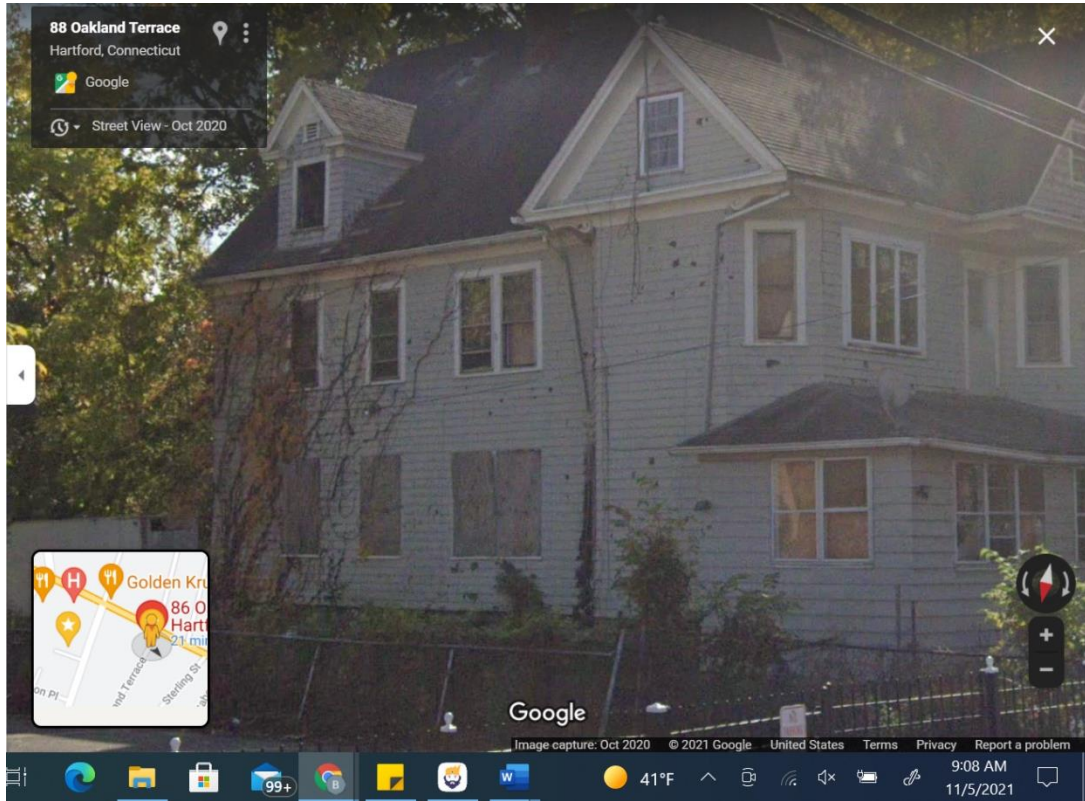
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Replace siding in original material or use material and style compatible to your building architectural character.

Historic Preservation Guidance	Home in Question
In very limited instances, vinyl siding may be considered an acceptable substitute material for wood buildings, particularly when the historic building has previously been sided with vinyl or aluminum.	PASS The Home has had aluminum siding installed previously and throughout ownership, 10 years at least
a) Walls are currently in good condition with no evidence of water damage or rotting. Peeling paint and stains are two indicators of deterioration. Moisture problems should	

be resolved before any cosmetic sidings are applied, because they may worsen and hide subsequent damage	
b) The existing historic siding is deteriorated or damaged beyond repair.	PASS Current Shingled Siding is deteriorated or damaged beyond repair due to years of neglect and care and evidenced by photos previously submitted
c) The vinyl siding can be applied without damaging or removing original materials.	PASS Vinyl Siding will be installed on top of existing shingles
d) The vinyl siding will not hide architectural details and decorative trims. Accessory molding pieces should be fitted around architectural elements.	PASS Vinyl Siding will not disturb or hide architectural details nor decorative trims.
e) A siding is chosen that matches the historic wooden siding in design, color, size, texture, and finish.	PASS Vinyl Siding is shake siding to resembles to original look

Current condition:

Much of the historic character has already been compromised with use on Aluminum Siding on the front face, the removal of second floor porch and the enclosing and 1st floor porch on the front face.

Condition of other properties in neighborhood:

The condition of other properties on the block range from dilapidated to very good. With the exception of one home, all have been resided and most have lost the majority of their historic detailing and character.

