



## DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION

REPORT: 29 Ashley Street Hartford, CT

For consideration: July 28, 2021

### STAFF REPORT

**TO:** HARTFORD PRESERVATION COMMISSION  
**FROM:** Paul Bengtson, Principal Planner  
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**PROJECT:** 29 Ashley Street  
COMM-2021-0445  
PARCEL ID: 200-267-161

**ZONE:** N-2-2 **HISTORIC DISTRICT:** Sigourney Square National Historic District

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

**APPLICANT:** NINA Properties, LLC

**OWNER:** NINA Properties, LLC



Figure 1. Location Map

**BACKGROUND INFORMATION**

The single-family dwelling at 29 Ashley Street is a 2 1/2 story wood frame gable-ended structure built in 1897 in the Queen Anne style, having Aluminum/Vinyl exterior and an asphalt roof.

The HPC previously denied a request to demolish the fire damaged structure at their September 16, 2020 regular meeting.

**Proposed Project:** The applicant proposes to rehabilitate the existing structure for continued use as a single-family dwelling.

**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 18- *“Wood Siding and Trim”* of the adopted ***Guidelines for Renovations and Additions to Historic Buildings***; *“Recommended: Repairing wood shingles and siding.”*

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.”*

According to page 21- *“Roofing”* of the adopted ***Guidelines for Renovations and Additions to Historic Buildings***; *“Recommended: Replace roofing only with matching materials.”*

**FINDING OF FACTS**

|                     |               |                      |               |
|---------------------|---------------|----------------------|---------------|
| <b>CURRENT USE:</b> | Single Family | <b>PROPOSED USE:</b> | Single Family |
| <b>YEAR BUILT:</b>  | 1897          | <b>STYLE:</b>        | Queen Anne    |

**Particular Mention in historic nomination:** The subject property is not specifically mentioned in the nomination form.



Figure 2. Front (Ashley St) Façade - Google Street View Image dated October 2020.

**Current Conditions:** The building was severely damaged in a fire that occurred in March of 2020.

**Condition of other properties in neighborhood:** Other properties in the neighborhood form a dense collection of homes that are rich in Queen Anne style, details and materials. Many structures have retained their brick siding, which is the predominant siding material on this stretch of Ashley Street, while others modern, synthetic siding.

**COMMENTS RECEIVED** (None received as of July 23, 2021)

### **ANALYSIS**

This area of Ashley street contains a dense collection of Queen Anne style homes which retain many of the original materials as well as the original forms, massing and scale.

The applicant submitted a thorough set of plans that indicate all of the proposed work. A summary of the proposed work includes the following:

- New Architectural Fiberglass Asphalt Shingles
- New Aluminum Clad Wood Windows
- Some windows will have new wood trim to match existing
- Restoration of existing wood trim
- Repair and or replacement of wood siding
- New aluminum gutters and leaders
- New aluminum clad wood windows with brickmold on the basement level

- Foundation repairs including repointing, brick resetting, and replacement as required.
- New basement door

The proposal also includes some rear façade work that is exempt from historic review as it is not visible from Ashley Street. The work includes: the infill of a window opening on the basement level, the infill of a window on the first floor, a new first floor, kitchen window opening, and the repair or replacement of the basement stairs.

All of the actions proposed are either in-kind replacements or sensitive rehabilitation or replacement activities. The guidelines support the proposed actions as the majority of existing architectural features and materials will be retained, and all replacement work will be in-kind.

#### **STAFF RECOMMENDATION**

Staff recommends approval of this application

**A draft resolution follows.**

#### **ATTACHMENTS**

1. Application Form(s)
2. 'Rehabilitation of 29 Ashley Street' plan set drawn by Valerio Giadone submitted July 14, 2021.
3. Photographs and Specification submitted July 14, 2021.

**REVIEWED,**

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Aimee Chambers, Director



**CITY OF HARTFORD**  
**HISTORIC PRESERVATION COMMISSION RESOLUTION**  
**29 ASHLEY STREET**  
**HISTORIC PRESERVATION PROPOSAL**

- Whereas,** The City of Hartford Historic Preservation Commission reviewed the proposal to rehabilitate the existing, fire-damaged residential structure; and
- Whereas,** The property is located in the Sigourney Square National Historic District; and
- Whereas,** The structure is a Queen Anne style residential building; and
- Whereas,** All proposed work will be done in a manner consistent with the historic character of the building; and
- Whereas,** The proposed rehabilitation is consistent with the City's Historic Design Principals;
- Now therefore Be It
- Resolved,** The City of Hartford Historic Preservation Commission hereby approves the proposed rehabilitation.
- Be It Further,
- Resolved,** This 28th day of July 2021.