



**DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION**  
**REPORT: 177 Warrenton Street, Hartford, CT 06105**  
**For consideration: February 19, 2020**

**STAFF REPORT**

**TO:** **HARTFORD PRESERVATION COMMISSION**  
**FROM:** Jonathan Hopkins, Senior Planner  
T. 860-757-9083 Email: jonathan.hopkins@hartford.gov

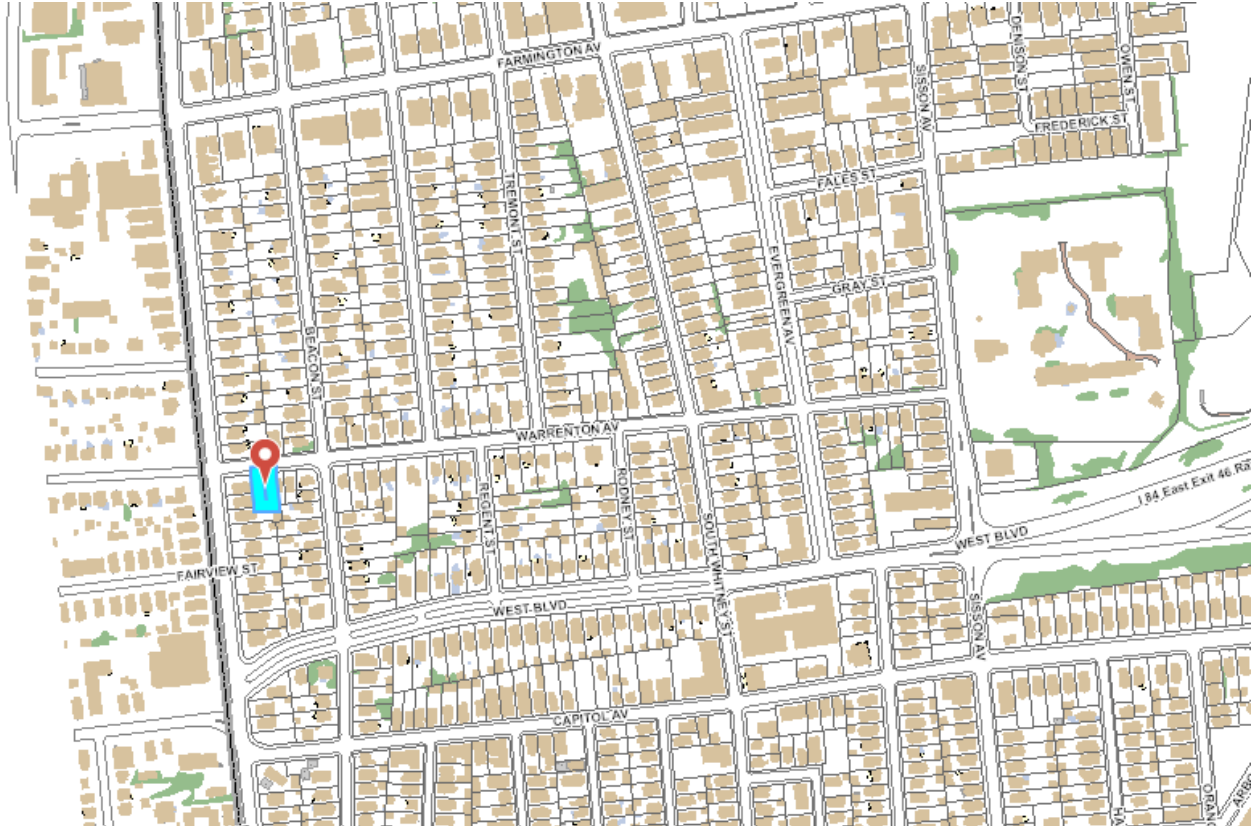
**PROJECT:** 177 Warrenton Street  
PARCEL ID: 112-366-043

**ZONE:** N-2-2      **HISTORIC DISTRICT:** Sisson-South Whitney Historic District

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

**APPLICANT:** DECK EXPERTS LLC

**OWNER:** Racquel Walker



Location Map

## **BACKGROUND INFORMATION**

177 Warrenton Street is a residential structure built in 1904 in the Colonial Revival style and is a contributing structure to the Sisson-South Whitney Historic District.

**Proposed Project:** The applicant seeks to reside the existing wood siding in vinyl siding to match the existing profile.

## **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***; *“Repairing wood shingles and siding – retains the richness and detailing of the original design. Maintains the ventilation of the siding surface, which preserves wood framing within the walls. May be less expensive and require no more maintenance with today’s quality paints than aluminum or vinyl siding. Not recommended – enclosing existing wood siding in vinyl or aluminum siding.”*

## **FINDING OF FACTS**

**CURRENT USE:** Residential  
**YEAR BUILT:** 1904

**PROPOSED USE:** Residential  
**STYLE:** Colonial Revival

**Particular Mention in historic nomination:** *“Development in the Sisson-South Whitney Historic District gained considerable momentum during the first decade of the twentieth century. As such, it is unsurprising that a majority of the district’s historically significant resources are either good examples of Colonial Revival designs, or possess strong Colonial Revival influences. One of the most common manifestations is a plan popular throughout the district and the city during this period. These are generally two-and-a-half-story, two-family homes with front-facing pitched roofs, cross gables, and prominent front porches. These relatively inexpensive designs provided increased living space within their gabled or dormered attic stories, which made for comfortable multi-family homes that allowed homeowners to supplement their income while enjoying the privilege of dwelling within their own residence. Such are well illustrated by the multi-family frame residences erected by Hartford builder Oliver E. Stenson at 177-179 Sisson Avenue (Photograph 10), in 1904 [...] While the recessed, second-story corner porch at 177-179 Sisson Avenue is a strong carryover from the Queen Anne, the home’s largely symmetrical plan, pedimented gable, modillioned cornice, and simple porch are characteristic Colonial Revival details.”*

*“Colonial Revival residence with Queen Anne influences, 1904. Oliver E. Stenson, builder. Two-and-a-half-story, multi-family frame house with front-facing gable roof and cross gables. Sheathed in composite shingles. Two-story, three-sided bays on the façade, and north and south (side) elevations. Tripartite windows in the front-facing gable. Full-width, one-story porch with Doric supports and flat roof; second-story, recessed corner porch above is arcaded. One-story frame garage, 1921.”*

**Current Conditions:** This building is in fair condition, but existing paint on the wood siding is cracking and in need of repair.

**Condition of other properties in neighborhood:** Other properties on Warrenton Street are in good to excellent condition. Few houses in the immediate vicinity have been resided with vinyl or aluminum siding and many original wood windows remain in place.

**COMMENTS RECEIVED** (None requested or received as of February 11, 2020)

**ANALYSIS**

The existing wood siding on 177 Warrenton Street appears to be in good condition. Paint is cracking and peeling, but Staff believes that it would detract from the historic district and the structure to enclose the wood siding in vinyl. Staff recommends scraping the existing paint, repairing wood siding as needed, and repainting the façade in historically appropriate colors that showcase the wood trim and detailing.

**STAFF RECOMMENDATION**

Staff recommends denial of this application without prejudice.

**A draft resolution follows.**

**ATTACHMENTS**

1. Photographs of the property.
2. Vinyl siding product information.

**REVIEWED,**



Aimee Chambers, Director



**CITY OF HARTFORD  
HISTORIC PRESERVATION COMMISSION RESOLUTION  
177 WARRENTON STREET  
HISTORIC PRESERVATION PROPOSAL**

**Whereas,** The City of Hartford Historic Preservation Commission reviewed the proposal to cover the existing asbestos siding with new vinyl siding; and

**Whereas,** The property is located in the Sisson-South Whitney National Historic District; and

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

**Whereas,** The applicant proposes to cover existing siding with new vinyl siding as follows:  
Install new vinyl siding to match the existing wood siding profile per the  
manufacturers recommendations; and

**Whereas,** The proposed siding work is not consistent with the City's Historic Design Principals;

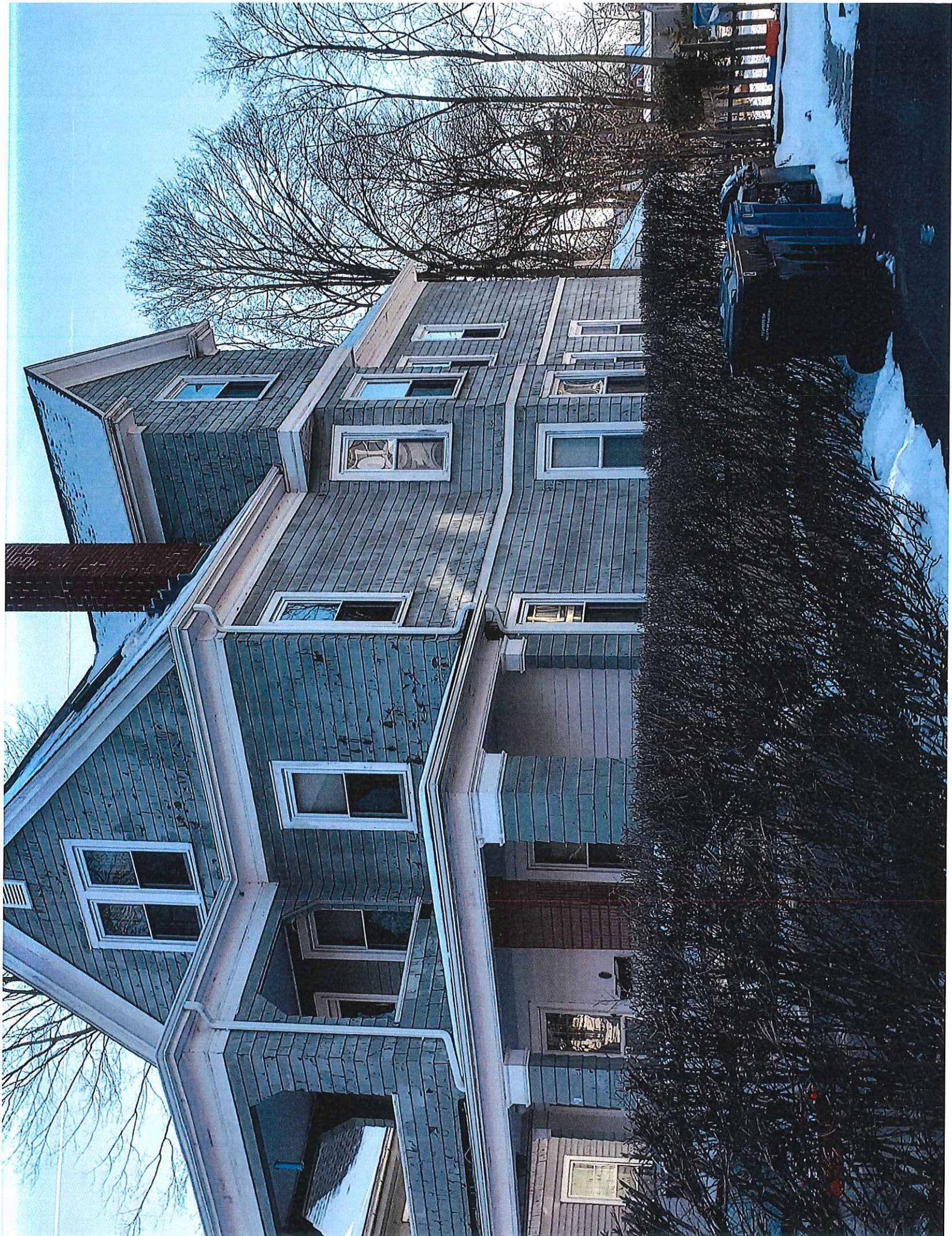
Now therefore Be It

**Resolved,** The City of Hartford Historic Preservation Commission hereby denies the proposed work without prejudice because the proposed work will detract from the historic structure and district and the existing wood siding appears to be in fair condition.

Be It Further,

**Resolved,** This 19th day of February 2020.









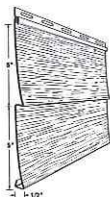


# Mill Creek®

## Product Code/Description

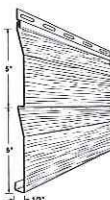
### MC50 Mill Creek Double 5"

Nominal .040" Thick  
Length: 12"  
20 Pcs./Ctn.  
2 Sqs./Ctn.  
85 Lbs./Ctn.



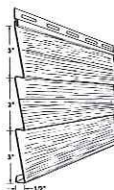
### MCD50 Mill Creek Double 5" Dutch Lap

Nominal .040" Thick  
Length: 12"  
20 Pcs./Ctn.  
2 Sqs./Ctn.  
86 Lbs./Ctn.



### MC30 Mill Creek Triple 3"

Nominal .040" Thick  
Length: 12 1/4"  
22 Pcs./Ctn.  
2 Sqs./Ctn.  
89 Lbs./Ctn.



## Color Availability

### White

#### Light Colors

Almond  
Cameo  
Classic Cream  
Desert Sand  
Sandtone  
Silver Grey  
Tuscan Olive  
Victorian Grey  
Wicker

#### Classic Colors

Everest  
Pebblestone Clay  
Scottish Thistle

### White

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Almond  
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Victorian Grey  
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## Notes: