



Rehabilitation of Three-Family Home 97 Williams Street January 20, 2016

Applicant

97 Williams Street LLC

Owner

97 Williams Street LLC

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Historic District

Clay Hill National
Historic District

Current Use

Three-Family

Proposed Use

Three-Family

PROPOSAL

The applicant is seeking permission from the Historic Preservation Commission to rehabilitate an existing, fire-damage three family house located at 97 Williams Street. The exterior work will include new wood clapboard and shingle siding and trim, new wood windows emulating the originals, a new roof with new dormers and skylights, new tongue and groove porch flooring, retained porch details with new railings, and a relocated chimney.

STAFF RECOMMENDATION

Approval - Based on the findings and analysis in this staff report, the Planning Division recommends approval of the application.



Location 2285 Main Street.

REVIEW

BACKGROUND

This home is described in the Capen-Clark Nomination Form as a 2 1/2 story Queen Anne/Neo-Classical Revival style home built circa 1890.

PROJECT DESCRIPTION

The applicant is proposing to demolish the existing fire-damaged roof structure to allow reconstruction which will emulate the original with new architectural shingles although will include two new dormers, one on either side toward the rear of the building as well as two new skylights on the southern roof face. The existing chimney will be removed and a similar size and style chimney will be installed in a slightly different location. The exterior will be rehabilitated by replacing the existing vinyl siding with wood siding (a mix of clapboard and shingle to match the original design) and trim with new wood windows emulating the originals, new wood doors. The original details of the porch will be retained and new railings with turned balusters and molded rails will be installed. There will be work done to the interior as well. See the attached plans for more information.



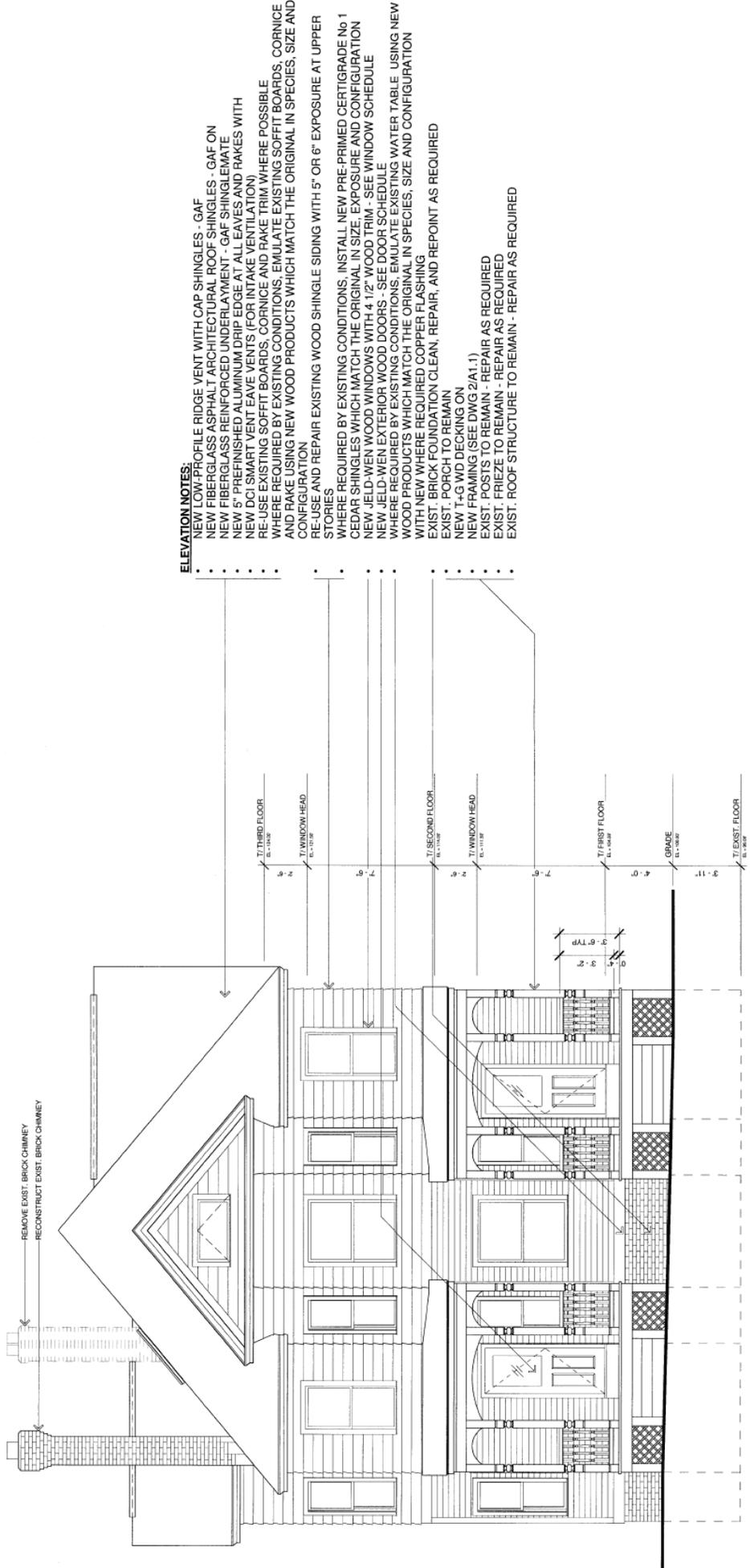
Image of the structure from the assessor's database.

HISTORIC ANALYSIS

The majority of his project exemplifies good historic rehabilitation—the change from vinyl siding back to wood clapboard and shingle siding, the replacement of the remaining vinyl windows to wood windows throughout the home, the retention of the porch details, and the willingness of the applicant to take the recommendation of HPA to install turned balusters instead of square balusters as originally proposed. The addition of the dormers, the relocation of the chimney, and the addition of two skylights are new design elements. Even without the current landscaping which would make seeing them from the public right-of-way practicably impossible, the most noticeable of the proposed changes, the dormers, have been relegated to the rear of

the home where they will have the least visual impact on the home's historic character and will allow much more light into the 3rd floor unit. The skylights are also additions that have the potential to be more visible, however their low profile is unlikely to take away from the home's overall character. As indicated previously, the applicant has also reached out to HPA who has no objection to the proposed work and believes, like staff, that this project will be a great improvement in restoring the historic character of the building and eliminate a source of visual blight along an otherwise attractive stretch of historic homes.

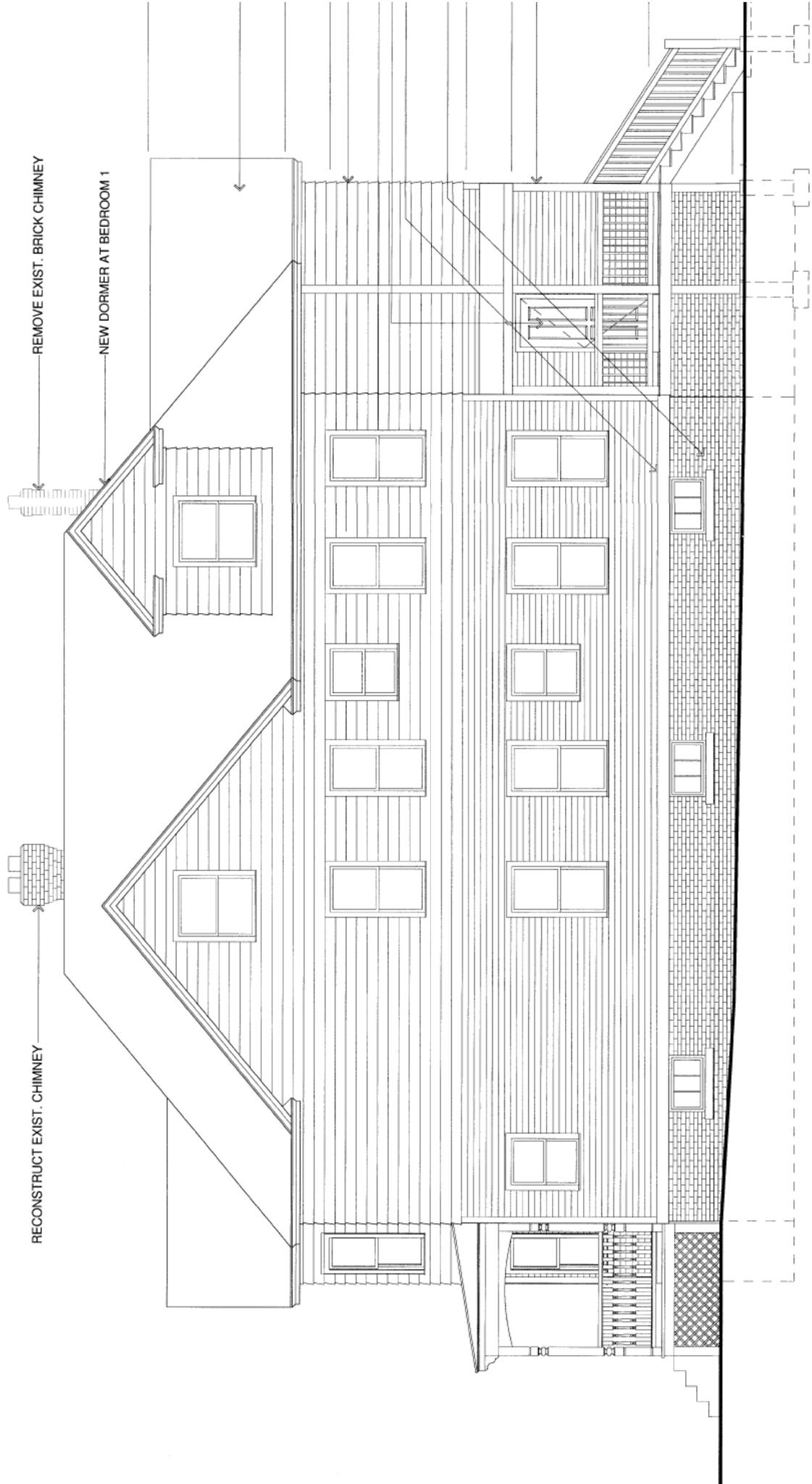




ELEVATION NOTES:

- NEW LOW-PROFILE RIDGE VENT WITH CAP SHINGLES - GAF
- NEW FIBERGLASS ASPHALT ARCHITECTURAL ROOF SHINGLES - GAF ON
- NEW FIBERGLASS REINFORCED UNDERLAYMENT - GAF SHINGLEMATE
- NEW 5" PREFINISHED ALUMINUM DRIP EDGE AT ALL EAVES AND RAKES WITH
- NEW DCI SMART VENT EAVE VENTS (FOR INTAKE VENTILATION)
- RE-USE EXISTING SOFFIT BOARDS, CORNICE AND RAKE TRIM WHERE POSSIBLE
- WHERE REQUIRED BY EXISTING CONDITIONS, EMULATE EXISTING SOFFIT BOARDS, CORNICE
- AND RAKE USING NEW WOOD PRODUCTS WHICH MATCH THE ORIGINAL IN SPECIES, SIZE AND
- CONFIGURATION
- RE-USE AND REPAIR EXISTING WOOD SHINGLE SIDING WITH 5" OR 6" EXPOSURE AT UPPER
- STORIES
- WHERE REQUIRED BY EXISTING CONDITIONS, INSTALL NEW PRE-PRIMED CERTIGRADE No 1
- CEDAR SHINGLES WHICH MATCH THE ORIGINAL IN SIZE, EXPOSURE AND CONFIGURATION
- NEW JELD-WEN WOOD WINDOWS WITH 4 1/2" WOOD TRIM - SEE WINDOW SCHEDULE
- NEW JELD-WEN EXTERIOR WOOD DOORS - SEE DOOR SCHEDULE
- WHERE REQUIRED BY EXISTING CONDITIONS, EMULATE EXISTING WATER TABLE USING NEW
- WOOD PRODUCTS WHICH MATCH THE ORIGINAL IN SPECIES, SIZE AND CONFIGURATION
- WITH NEW WHERE REQUIRED COPPER FLASHING
- EXIST. BRICK FOUNDATION CLEAN, REPAIR, AND REPOINT AS REQUIRED
- EXIST. PORCH TO REMAIN
- NEW T-G W/D DECKING ON
- NEW FRAMING (SEE DWG 2/A1.1)
- EXIST. POSTS TO REMAIN - REPAIR AS REQUIRED
- EXIST. FRIEZE TO REMAIN - REPAIR AS REQUIRED
- EXIST. ROOF STRUCTURE TO REMAIN - REPAIR AS REQUIRED

① EAST ELEVATION
1/4" = 1'-0"



REMOVE EXIST. BRICK CHIMNEY

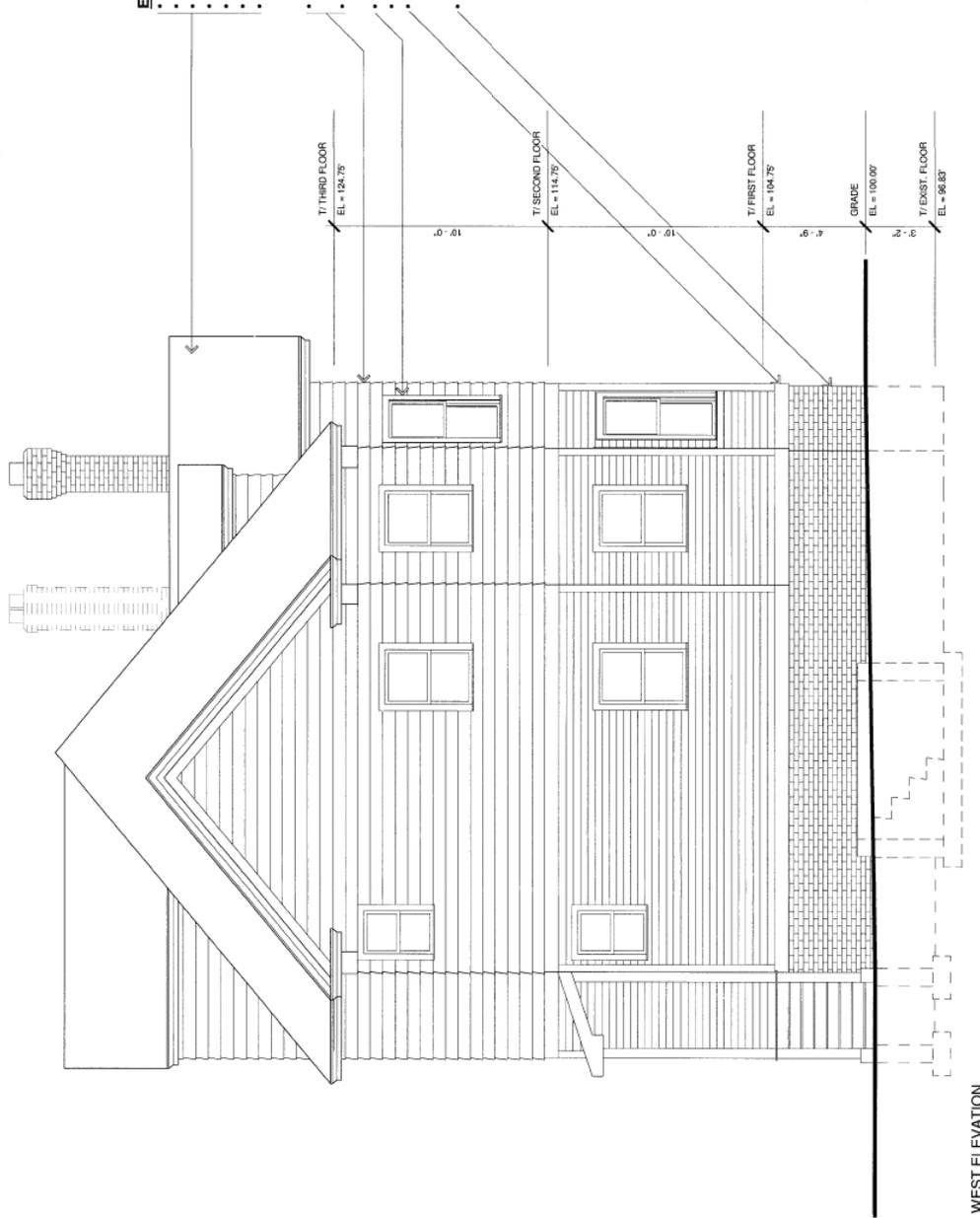
NEW DORMER AT BEDROOM 1

RECONSTRUCT EXIST. CHIMNEY

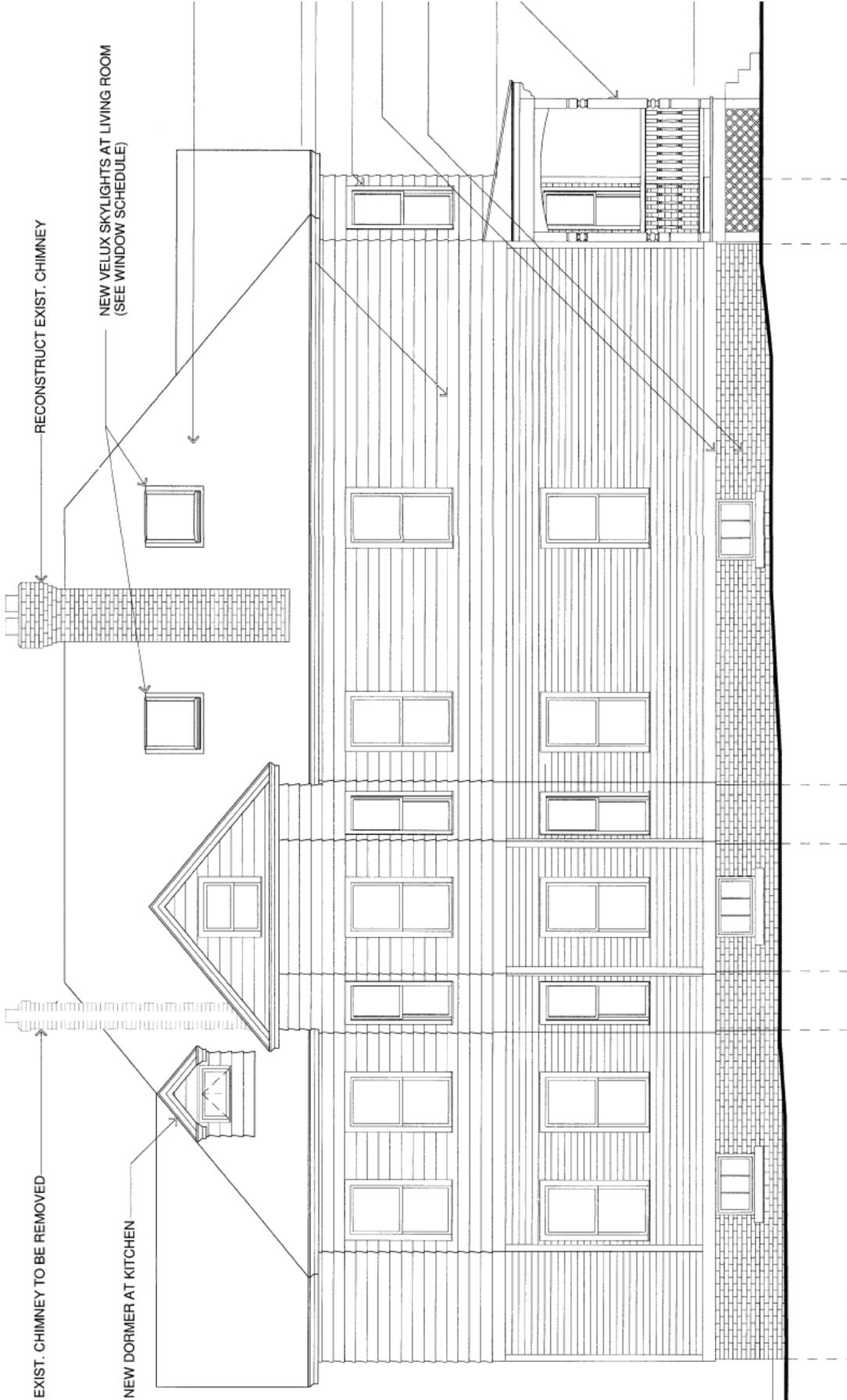
NORTH ELEVATION
1/4" = 1'-0"

ELEVATION NOTES:

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- NEW FIBERGLASS REINFORCED UNDERLAYMENT - GAF SHINGLEMATE
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- WOOD PRODUCTS WHICH MATCH THE ORIGINAL IN SPECIES, SIZE AND CONFIGURATION
- WITH NEW WHERE REQUIRED COPPER FLASHING
- EXIST. BRICK FOUNDATION CLEAN, REPAIR, AND REPOINT AS REQUIRED



① WEST ELEVATION
1/4" = 1'-0"





**CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION
RESOLUTION
97 WILLIAMS STREET
HISTORIC PRESERVATION PROPOSAL**

- Whereas,** The City of Hartford Historic Preservation Commission reviewed the application to rehabilitate an existing, fire-damage three family house located at 97 Williams Street, which will include new wood clapboard and shingle siding and trim, new wood windows emulating the originals, a new roof with new dormers and skylights, new tongue and groove porch flooring, retained porch details with new railings, and a relocated chimney; and
- Whereas,** The property is located in the Clay Hill National Historic District; and
- Whereas,** The work proposed is returning the home to its original, historic character; and
- Whereas,** The few new elements that are changing, including the new dormers, roof skylights, and relocated chimney will allow much more light into the third floor unit without diminishing the home's overall character by thoughtful placement of the dormers towards the rear of the home and the low profile of the skylights; and
- Whereas,** The applicant consulted with the Historic Preservation Alliance and accepted their recommendation to use turned balusters for the porch railings; Now Therefore Be It
- Resolved,** The City of Hartford Historic Preservation Commission hereby approves the application to rehabilitate an existing, fire-damage three family house located at 97 Williams Street, which will include new wood clapboard and shingle siding and trim, new wood windows emulating the originals, a new roof with new dormers and skylights, new tongue and groove porch flooring, retained porch details with new railings, and a relocated chimney; Be It Further
- Resolved,** This 20th day of January, 2016.