



DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION
REPORT: 197 Ridgefield Street, Hartford, CT
For consideration: September 15, 2021

STAFF REPORT

TO: HARTFORD PRESERVATION COMMISSION
FROM: Aaron Borngaber, Senior Planner
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PROJECT: 197 Ridgefield Street
COMM-2021-0482
PARCEL ID: 173-152-107

ZONE: N-3-1 **HISTORIC DISTRICT:** Ridgefield Street (Local)

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

APPLICANT: Warren Hubbard

OWNER: Philip London

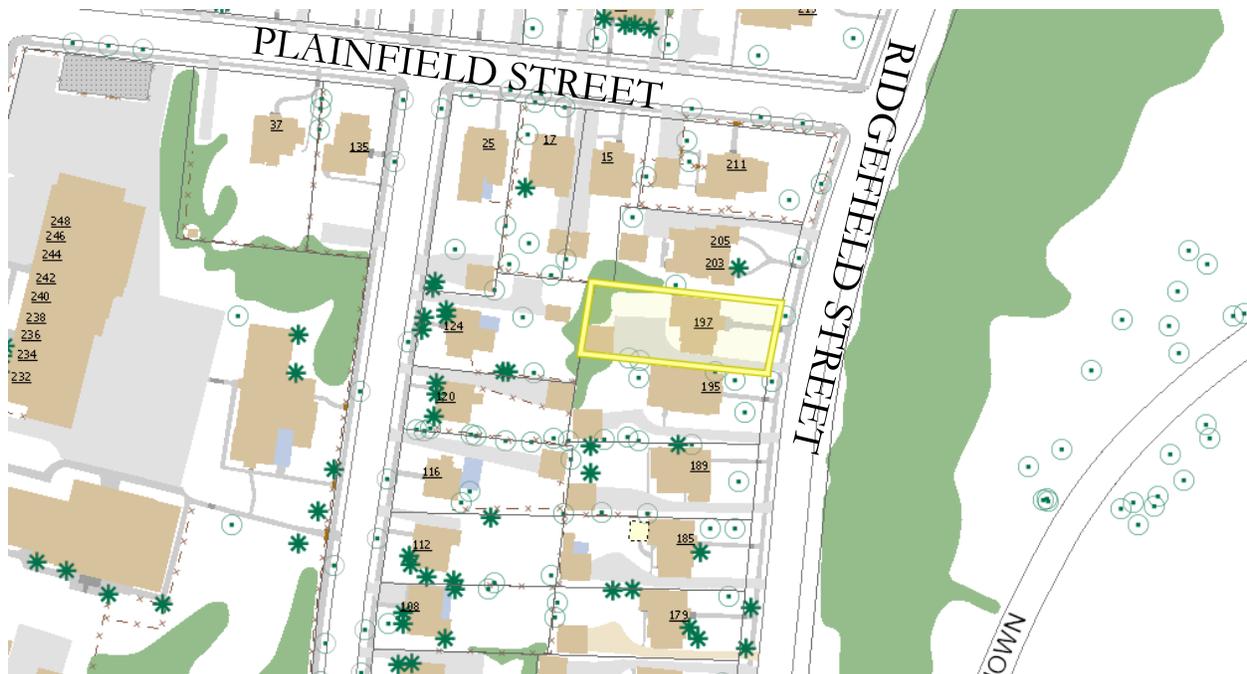


Figure 1. Location Map

BACKGROUND INFORMATION

The residential building at 197 Ridgefield Street was built in 1924 in the Colonial Revival style. The architect of record is Daniel Guerriero.

Proposed Project: The proposed project includes removing the existing slate roof and replacing it with asphalt shingles.

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 and 9 of the Secretary of the Interior’s Standards for Rehabilitation (SOIS), which states, “*Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical 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.*”

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

CURRENT USE:	Residential	PROPOSED USE:	Residential
YEAR BUILT:	1924	STYLE:	Colonial Revival

Particular Mention in historic nomination: *NA.*

Current Conditions: The building appears to be in good to excellent condition.

Condition of other properties in neighborhood: Other properties in the neighborhood are in good to excellent condition. The surrounding properties are predominantly residential buildings.

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

ANALYSIS

The applicant’s proposal to replace a slate roof with asphalt shingle is not architecturally consistent. The use of asphalt shingles does not replicate slate’s characteristics in weight, height, and profile. The applicant has not provided information regarding the current condition of the slate or the proposed asphalt shingle product. Staff requested the information in person when the applicant

submitted the application on August 31, 2021. A tree has damaged the roof, however based on staff's visit the slate that is visible from the public right-of-way appears in good condition. Therefore, staff recommends denial.



Figure 2. 197 Ridgefield Street – Staff Photo – September 8, 2021

STAFF RECOMMENDATION

Staff recommends denial.

A draft resolution follows.

ATTACHMENTS

1. Application Form(s)

REVIEWED,

Handwritten signature in blue ink, appearing to read "Paul Bengtson".

Paul Bengtson, Principal Planner



**CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
197 RIDGEFIELD STREET
HISTORIC PRESERVATION PROPOSAL**

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal remove an existing slate roof and replace it with an asphalt shingle product; and

Whereas, The structure is located within the Ridgefield Street Local Historic District; and

Whereas, The structure is currently a residential Colonial Revival style built 1924; and

Whereas, All proposed work will not be done in a manner consistent with the historic character of the building; and

Whereas, The proposed work is not consistent with the Secretary of the Interior's Standards for Rehabilitation and City's Historic Design Principals;

Now therefore Be It

Resolved, The City of Hartford Historic Preservation Commission hereby denies the proposed project.

Be It Further,

Resolved, This 15th day of September 2021.