



DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION

REPORT: 8 Francis Court, Hartford, CT

For consideration: July 28, 2021

STAFF REPORT

TO: HARTFORD PRESERVATION COMMISSION

FROM: Aaron Borngraber, Senior Planner
T. 860-757-9083 Email: aaron.borngraber@hartford.gov

PROJECT: 8 Francis Court
COMM-2021-0448
PARCEL ID: 137-481-096

ZONE: TOD/MS-3/NX-1 **HISTORIC DISTRICT:** Parkville Industrial National
Historic District

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

APPLICANT: New Samaritan Corporation – Bill Fairbairn

OWNER: City of Hartford



Figure 1. Location Map; Hartford GIS

The applicant proposes to construct a four story, 22-unit, multifamily housing development with supportive housing for the elderly and first floor business/retail use on an empty lot that was previously four vacant lots (Map 137, Block 481, Lots 94-97). The project was previously approved by the Historic Preservation Commission on August 21, 2019 (COMM-2019-0040). The project is funded with the use of Federal funds, requiring a Section 106 review. The State Historic Preservation Office (SHPO) deemed the previously approved design to have an adverse effect on the Parkville Industrial National Historic District. The building's primary elevation materials have been revised to reduce the adverse effect and mitigation will be required by the applicant.

The Parkville Industrial Historic District was entered into the National Register of Historic Places in March 2015.





Figure 3. Aerial Pictometry – December 16, 2006

Proposed Project: The applicant proposes a revision to a previously approved new construction of a four story, 22-unit, multifamily housing development with supportive housing for the elderly and first floor business/retail use on an empty lot.

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 9 and 10 of the Secretary of the Interior's Standards for Rehabilitation, which 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."* Standard 10 states, *"New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."*

According to pages 39-42 - *"Designing New Buildings in Historic Districts"* of the adopted ***Guidelines for Renovations and Additions to Historic Buildings***; ***RECOMMEND: New buildings which are a product of their own time, which are in character with the style, detail and massing of the existing neighborhood***".

“NOT RECOMMENDED: Reproductions of historic styles not supported by direct photographic or physical evidence.”

“NOT RECOMMENDED: Buildings designed in conflict with the character, size, setbacks, forms, or materials of the neighborhood.”

FINDING OF FACTS

CURRENT USE: Undeveloped

PROPOSED USE: Mixed- Use

YEAR BUILT: N/A

STYLE: Contemporary

Particular Mention in historic nomination: The subject property is undeveloped and is not mentioned in the nomination for the district.



Figure 4. Corner of Lot (Francis Ct/New Park Av)- Google Street View Image dated October 2020.

Current Conditions: This is an unimproved lot. The property previously encompassed the addresses of 126-130 New Park Avenue, 161 Francis Avenue, and 8-10 Francis Court, all in the Parkville Industrial National Historic District.

Condition of other properties in neighborhood: Other properties in the neighborhood are in fair to good condition. The surrounding buildings have a mix of brick, aluminum siding, or vinyl siding. Directly across the subject property, outside of the district is a Stop & Shop grocery store.

COMMENTS RECEIVED (None requested/none received as of July 23, 2021)

ANALYSIS

The applicant has modified the elevations in response to SHPO’s preliminary findings. The fenestration pattern has become more consistent on all facades, and the siding materials have been

modified to increase the percentage of brick on the New Park Avenue elevation and the overall building. The New Park Avenue elevation has increased brick to 3,642 square feet of the façade where previously the approved plans has 954 square feet of brick. The overall brick on the building has been increased by a total of 2,388 square feet.

The Commission already approved the design in 2019, and as the massing and scale have not changed. Staff finds that the form has been lightly modified to normalize the fenestration, increase the amount of brick on the building façade, and thereby become more consistent with the architectural character of the district. Therefore, staff finds that the proposed modification has conforms to the guidance of the Secretary of the Interior's Standards for Rehabilitation, Guidelines, and the City of Hartford's Preservation Ordinance and recommends approval.

STAFF RECOMMENDATION

Staff recommends approval of this application

A draft resolution follows.

ATTACHMENTS

1. Application Form(s)
2. Modified Plans submitted July 23, 2021
3. SHPO letter to HUD submitted July 23, 2021
4. Original Plans approved by the Commission on August 21, 2019.

REVIEWED,

Aimee Chambers, Director



**CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
8 FRANCIS COURT
HISTORIC PRESERVATION PROPOSAL**

Whereas, The City of Hartford Historic Preservation Commission reviewed the request for modification to an approved mixed-use new construction building at 8 Francis Court; and

Whereas, The property is located in the Parkville Industrial National Historic District; and

Whereas, The proposed structure is a four story building of a Contemporary style; and

Whereas, The Commission previously approved similar plans for the building on August 21, 2019; and

Whereas, The proposed building has twenty-two one bedroom multifamily units of supportive housing for the elderly with first floor Business / Retail use; and

Whereas, The proposed modifications include a more consistent fenestration pattern and increase of brick siding materials; and

Whereas, The proposed modifications are consistent with the City's Historic Design Principals and the Secretary of the Interior's Standards for Rehabilitation;

Now therefore Be It

Resolved, The City of Hartford Historic Preservation Commission hereby approves the proposed modifications to the approved building.

Be It Further,

Resolved, This 28th day of July 2021.