



DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION

REPORT: 57-59 Irving Street, Hartford, CT 06112

For consideration: January 20, 2021

STAFF REPORT

TO: HARTFORD PRESERVATION COMMISSION

FROM: Autumn Florek, Senior Planner
T. 860-757-9083; Email: autumn.florek@hartford.gov

PROJECT: 57-59 Irving Street
PARCEL ID: 199-219-185
ENERGOV ID: COMM-2020-0301

ZONE: N-2-3 **HISTORIC DISTRICT:** Upper Albany National Historic District

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

APPLICANT: Erie Construction c/o Amy Fitzpatrick

OWNER: Iris and David Caraballo

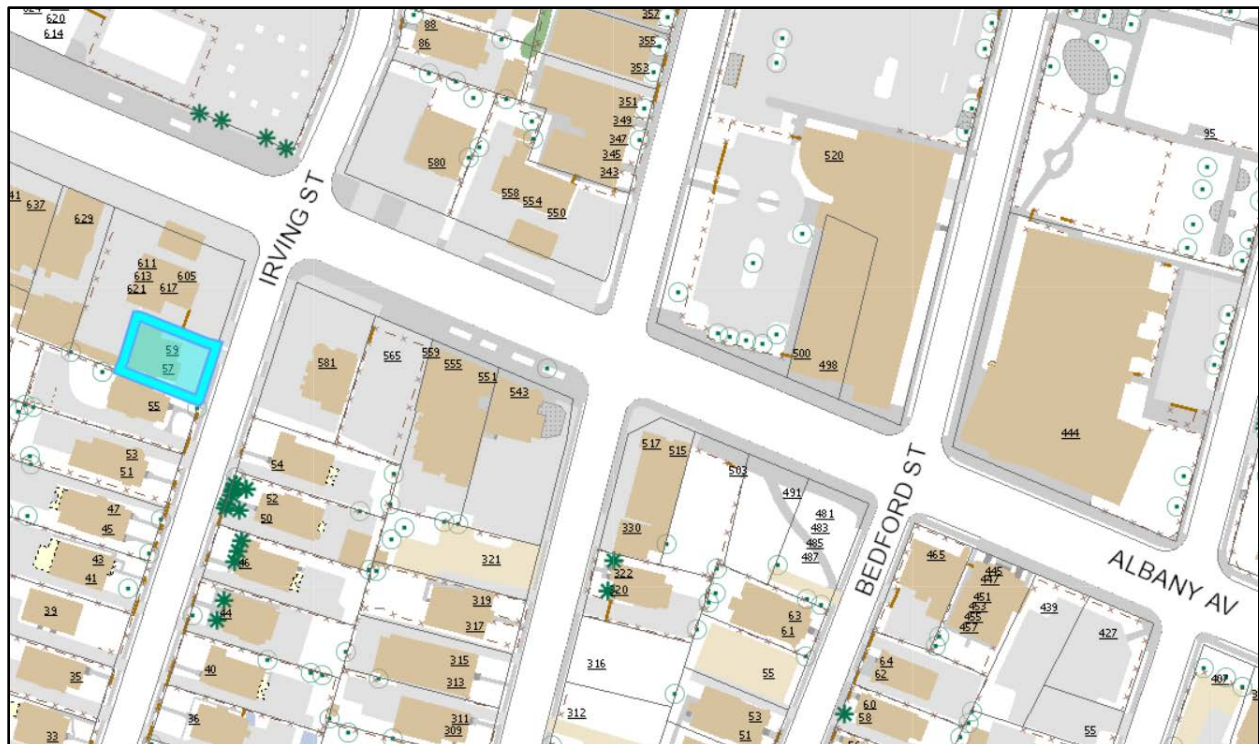


Figure 1: Location Map

BACKGROUND INFORMATION

The subject site, 57-59 Irving Street, is a contributing property within the Upper Albany National Historic District. The multifamily structure is an amalgam of Queen Anne and Colonial Revival details. The structure was built in 1904, but was moved to its present location in 1928 (Hartford Architecture Conservancy, 1980). The structure's original location is unknown.



Figure 2: 57 Irving Street, Staff Photo, December 27, 2020

Proposed Project: The Applicant proposes to replace the existing asphalt shingles with twenty squares of BoralSteel Pine-Crest metal shingles. The Applicant also proposes to replace the rake, flashing, and other roofing components.



Figure 3: BoralSteel Pine-Crest Shake Shingles, Boral Roofing

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.

STANDARDS SPECIFIC TO THE USE

The commission shall adopt the *Secretary of the Interior's Standards for Rehabilitation* and the City of Hartford's *Guidelines for Renovations and Additions to Historic Buildings*.

The following sections of the *Guidelines for Renovations* are relevant:

- Roofing, page 21:
 - “Recommended: Replace roofing only with matching materials.”
 - “Recommended: Check underlying sheathing and attic for proper ventilation and detailing. Overheating is a prime cause of roof deterioration.”

- “Not recommended: Do not install modern elements, such as skylights, antennae or equipment where visible from the street.”

FINDING OF FACTS

CURRENT USE:	Multifamily Residential	PROPOSED USE:	Multifamily Residential
YEAR BUILT:	1904	STYLE:	Queen Anne/Colonial Revival

Particular mention in Historic nomination: The nomination notes that the houses in the district embody “the Victorian ideal of a large house with an asymmetric plan and complex roof broken up by dormers and cross-gables allowed the developers of this area to construct attractive two-family houses with spacious quarters for each.” The text also mentions that “hip roofs... are found on both Queen Anne and Colonial Revival houses, as well as on the amalgam which most characterizes the district.”

Current Conditions: The existing roof, which has patches in some places and missing shingles in others, is evidently in need of repairs. While the structure is a contributing structure of the historic district, it has been significantly altered over time. First- and second-story additions have been made to the front façade. The structure has vinyl siding, some of which is missing, and replacement windows as well.



Figure: 4: 57-59 Irving Street, Staff Photo, December 27, 2020

Nearby Conditions: Three-story Queen Anne, Colonial Revival, and Foursquare structures line the residential streets nearby. The structures on Irving Street are in good condition. The roofs of these structures appear to be well-maintained and almost uniformly have asphalt shingles.



Figure 4: East Side of Irving Street, Staff Photo, December 27, 2020



Figure 5: West Side of Irving Street, Staff Photo, December 27, 2020

COMMENTS RECEIVED

(None received as of January 14, 2020)

ANALYSIS

The proposal represents a change of materials. The Applicant proposes to install metal shingles to replace the asphalt shingles. The Preservation Guidelines state that roofing should only be replaced with matching materials. The structures on Irving Street, but almost all have asphalt shingles installed. The proposed metal shingles would thus significantly weaken the historical character of not only the structure, but of the street as well.

The roof is clearly in need of repair and Staff recognizes the need to provide adequate housing conditions. However, staff recommends that the application be denied as the proposed replacement with a different material does not conform to the Preservation Guidelines.

STAFF RECOMMENDATION

Staff recommends denial of this application.

A draft resolution follows.

ATTACHMENTS

1. Completed and signed application form.
2. Photographs submitted by Staff
3. List of materials.
4. Sheets with product specifications.

REVIEWED,

Aimee Chambers, Director



**CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
57-59 IRVING STREET
HISTORIC PRESERVATION PROPOSAL**

- Whereas,** The City of Hartford Historic Preservation Commission reviewed the proposal for the replacement of the asphalt shingles at 57-59 Irving Street; and
- Whereas,** The subject property is a contributing property of the Upper Albany National Historic District; and
- Whereas,** The structure was built in 1904 at another location that is unknown; and
- Whereas,** The structure was moved to the subject site in 1928; and
- Whereas,** The neighboring structures on Irving Street have asphalt shingles; and
- Whereas,** The existing roof is clad with asphalt shingles; and
- Whereas,** The Applicant proposes to replace the existing shingles and install 20 BoralSteel PineCrest metal shingles; and
- Whereas,** The proposed change in materials would weaken the historic character of the property and the district; and
- Whereas,** The proposed work is not consistent with the City's Historic Design Principles;

Now therefore Be It

- Resolved,** The City of Hartford Historic Preservation Commission hereby denies the proposed work.

Be It Further,

- Resolved,** This 20th day of January 2021.


DDS- Planning & Zoning: Historic Review Application



Submission date: 19 November 2020, 11:18AM

Receipt number: 89

Question	Response
Property Information	
Property Address	Street: 57 IRVING ST City: HARTFORD State: CT Zip Code: 06112
Zoning District:	
Parcel ID:	
Property Owner:	IRIS & DAVID CARABALLO
Property Owner's Address:	Street: 57 IRVING ST City: HARTFORD State: CT Zip Code: 06112
Phone:	860-680-6136
Email:	CARABALLOBTS@OUTLOOK.COM
Applicant	
Please check if "Applicant" is the same as "Property Owner"	
Name of Applicant:	ERIE CONSTRUCTION/AMY FITZPATRICK
File Date:	11/19/2020
Address:	Street: 20 TUTTLE PLACE City: MIDDLETOWN State: CT Zip Code: 06457
Phone:	860-358-9240
Email:	AMY.ERIECT@GMAIL.COM
Primary Point of Contact	
Name:	AMY FITZPATRICK
Phone:	860-358-9240
Email:	AMY.ERIECT@GMAIL.COM
Describe your application action(s) and provide as much detail as possible.	ERIE TO INSTALL METAL ROOF TO INCLUDE ICE & WATER AS REQUIRED, THERMESHEET UNDERLAYMENT, DRIP EDGES, FLASHING, RIDGE VENTS, AND ALL NECESSARY ACCESSORIES TO COMPLETE THE ROOF
Proposed work:	Other: ROOFING
Current materials being repaired/replaced:	ASPHALT SHINGLES

Materials/products being used in work:	METAL SHINGLES
Please upload all supporting materials and photographs below.	431-001282 Caraballo Hover.pdf CT 2021 LICENSE.pdf Liability Insurance (2).pdf
Signatures	
Signature of Applicant:	 Link to signature
Name of Applicant:	AMY FITZPATRICK
Date:	11/19/20
Signature of Property Owner:	Link to signature
Name of Property Owner:	IRIS & DAVID CARABALLO
Date:	11/19/20



VIEW 3D MODEL

Roof	Area	Total	Length
Roof facets	2152 ft ²	20	-
Ridges / Hips	-	13	97' 2"
Valleys	-	11	96' 2"
Rakes	-	20	187' 5"
Eaves	-	21	189' 1"
Flashing	-	17	97' 11"
Step Flashing	-	18	65' 9"
Drip Edge/Perimeter	-	-	376' 7"

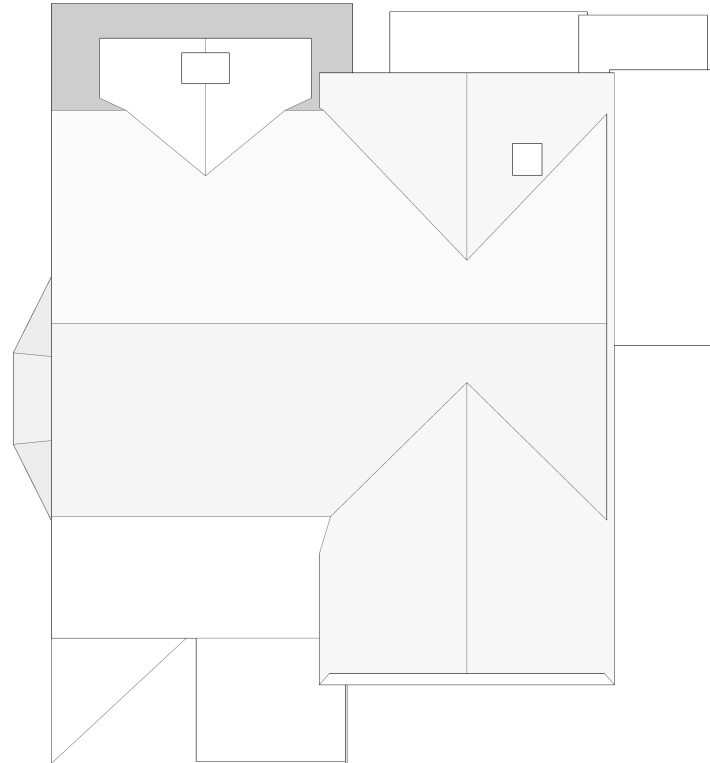
Roof Pitch*	Area	Percentage
12/12	1420 ft ²	65.99%
4/12	272 ft ²	12.63%
20/12	131 ft ²	6.11%
0/12	107 ft ²	4.95%

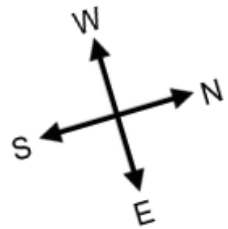
* Only top 4 values shown. Reference Roof Pitch page for all values.

Waste Factor Calculation

	Zero Waste	+5%	+10%	+15%	+20%
Area	2152 ft ²	2260 ft ²	2367 ft ²	2475 ft ²	2582 ft ²
Squares	21⅓	22⅔	24	25	26

The table above provides the total roof area of a given property using waste percentages as noted. Please consider that area values and specific waste factors can be influenced by the size and complexity of the property, captured image quality, specific roofing techniques, and your own level of expertise. Additional square footage for Hip, Ridge, and Starter shingles are not included in this waste factor and will require additional materials.

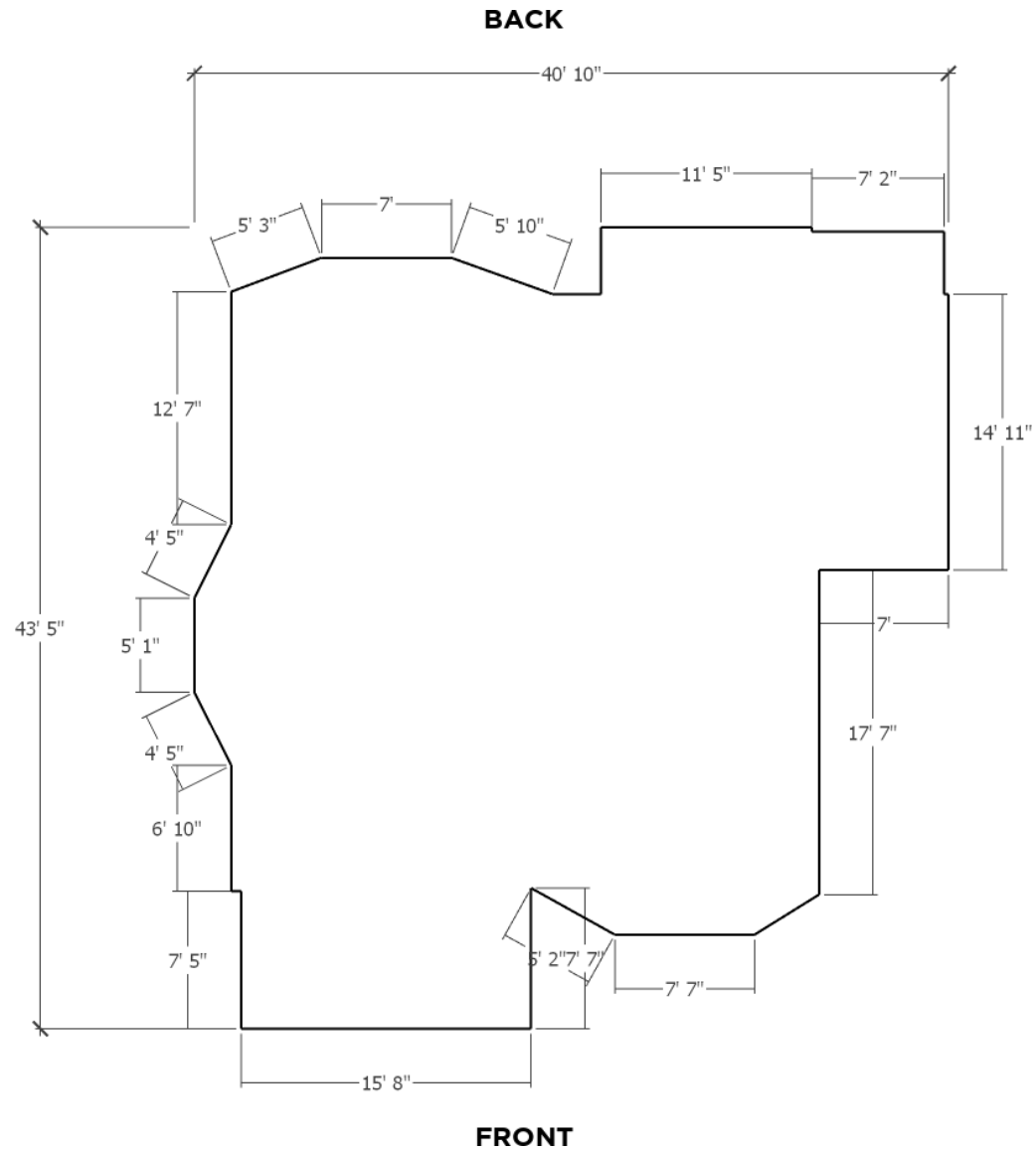




Number of Stories: >1

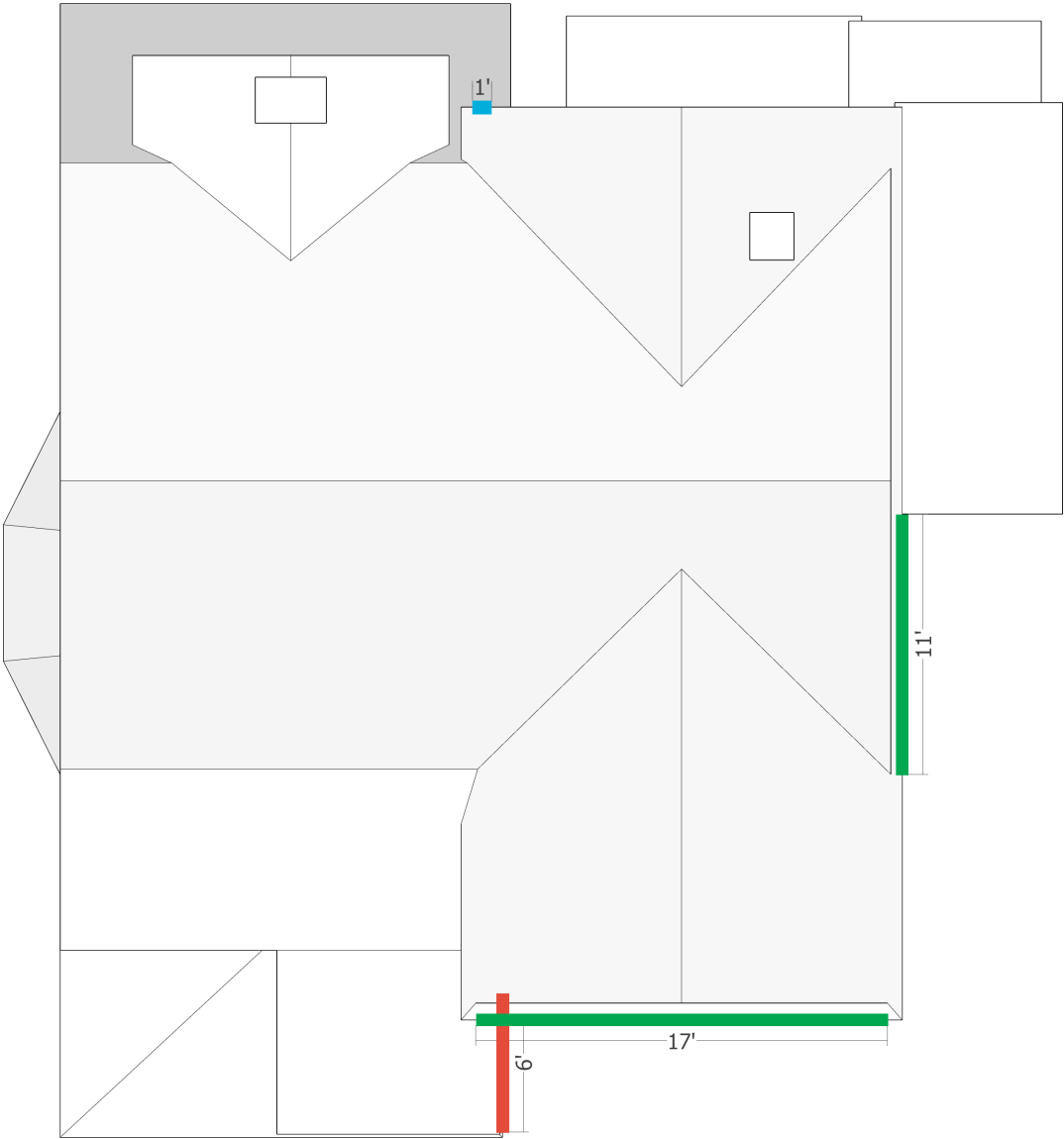
Footprint Perimeter: 167' 10"

Footprint Area: 1386 ft²

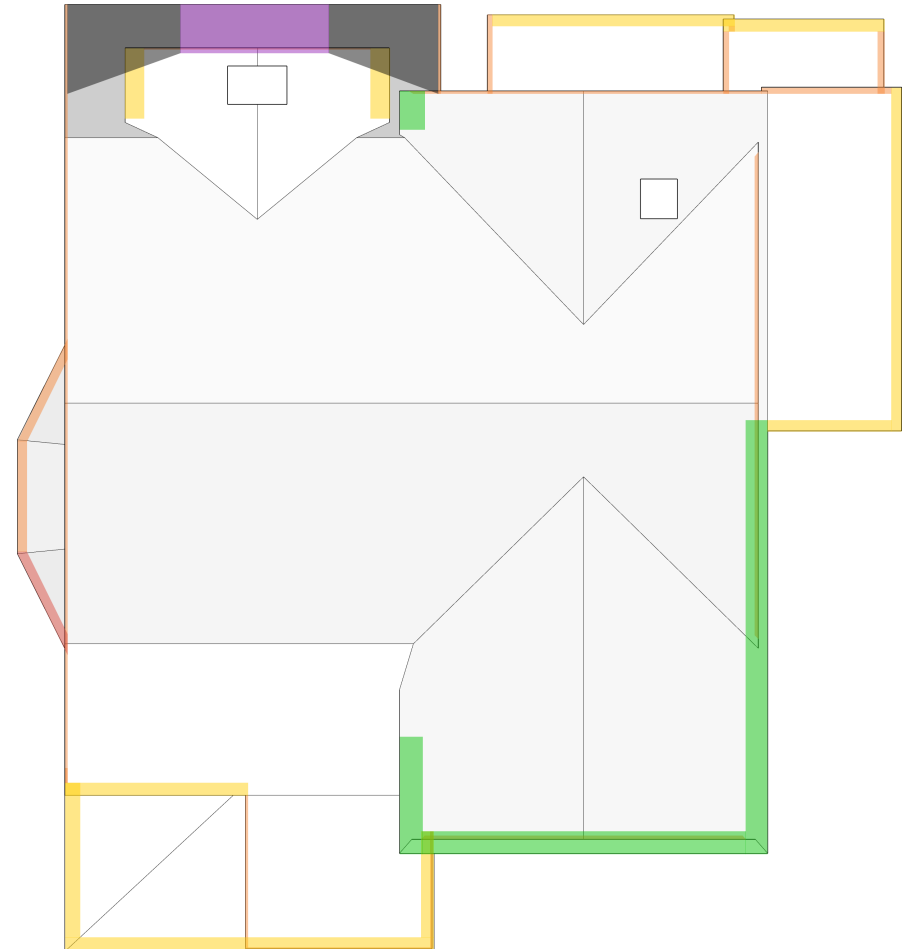


Cornice Returns	Length	Count	
Returns Story 1	6'	1	<div></div>
Returns Story 2	1'	1	<div></div>
Total	7'	2	

Cornice Strips	Length	Count	
Strips Story 1	27'	2	<div></div>
Total	27'	2	

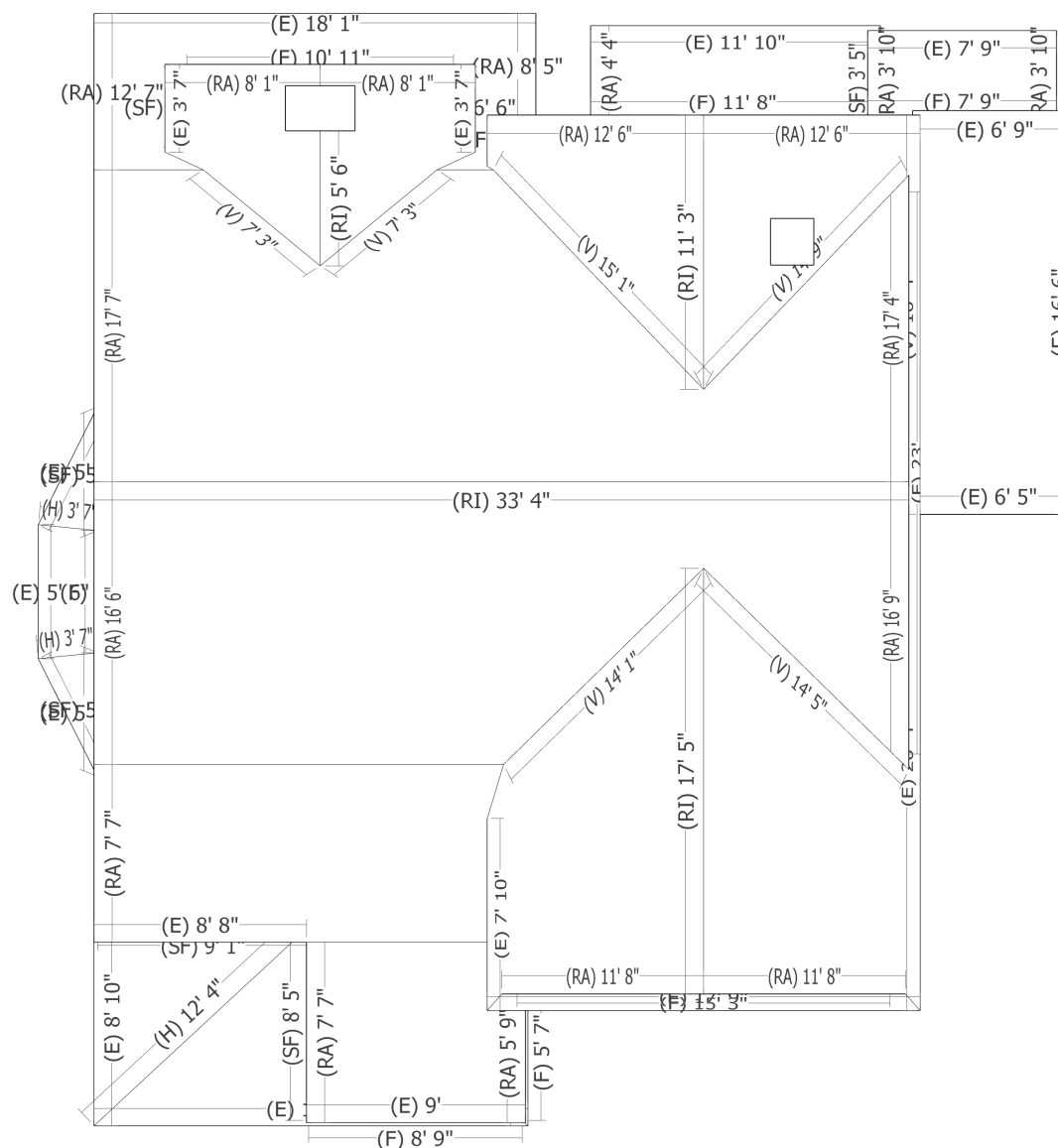


	Type	Depth	# Facets	Total Length	Total Area
	eave	0" - 1"	1	4' 11"	2 ft ²
	eave	1" - 6"	6	26' 4"	7 ft ²
	rake	1" - 6"	18	178' 5"	27 ft ²
	eave	12" - 18"	4	43' 10"	47 ft ²
	eave	24" - 48"	1	7' 2"	17 ft ²
	eave	6" - 12"	10	87' 9"	55 ft ²
	eave	> 48"	2	10' 8"	35 ft ²
Totals				359'	190 ft ²

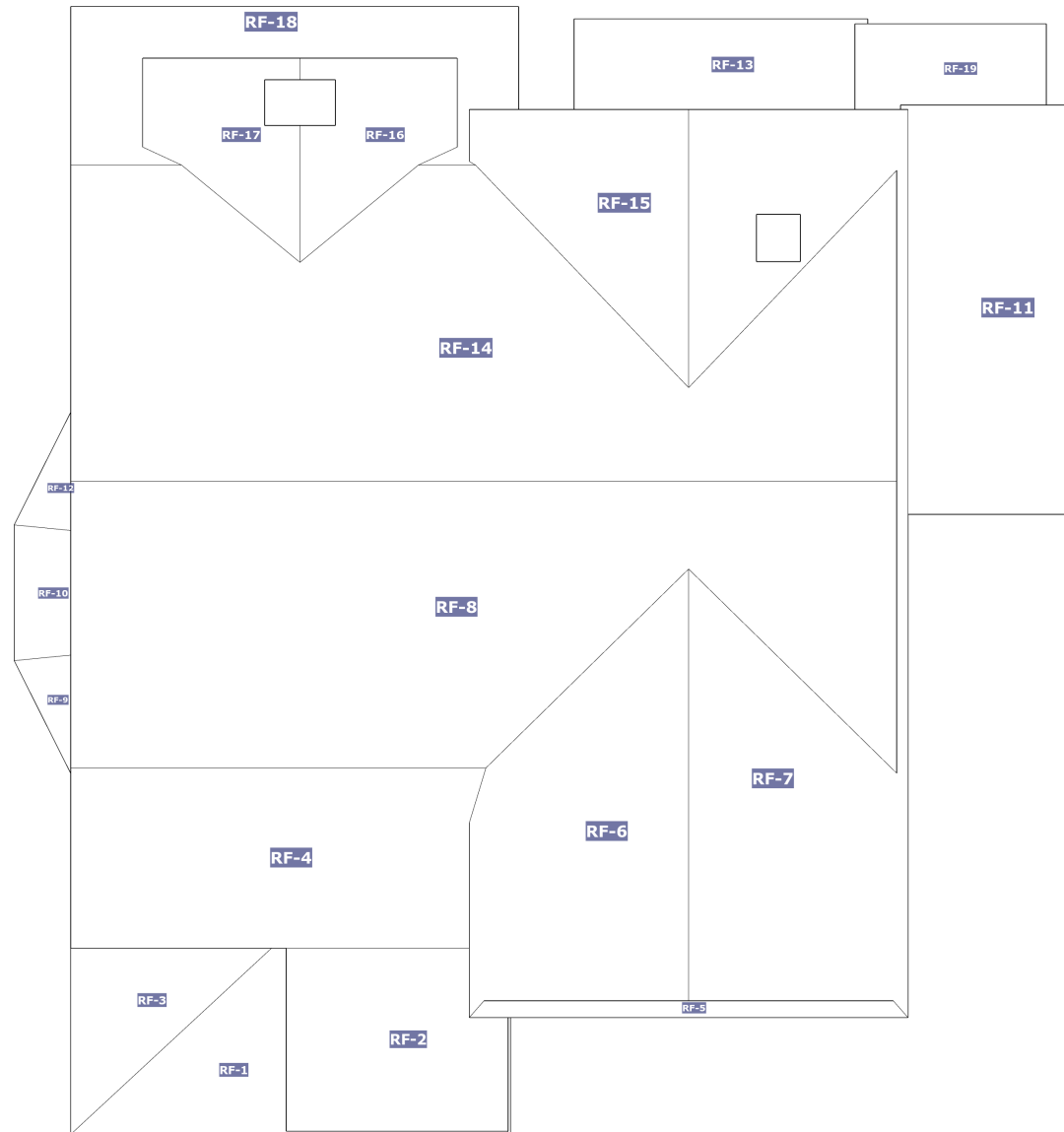


Roof	Length
Ridges (RI)	75' 3"
Hips (H)	21' 11"
Valleys (V)	96' 2"
Rakes (RA)	187' 5"
Eaves (E)	189' 1"
Flashing (F)*	97' 11"
Step Flashing (SF)*	65' 9"
Transition Line (TL)	-

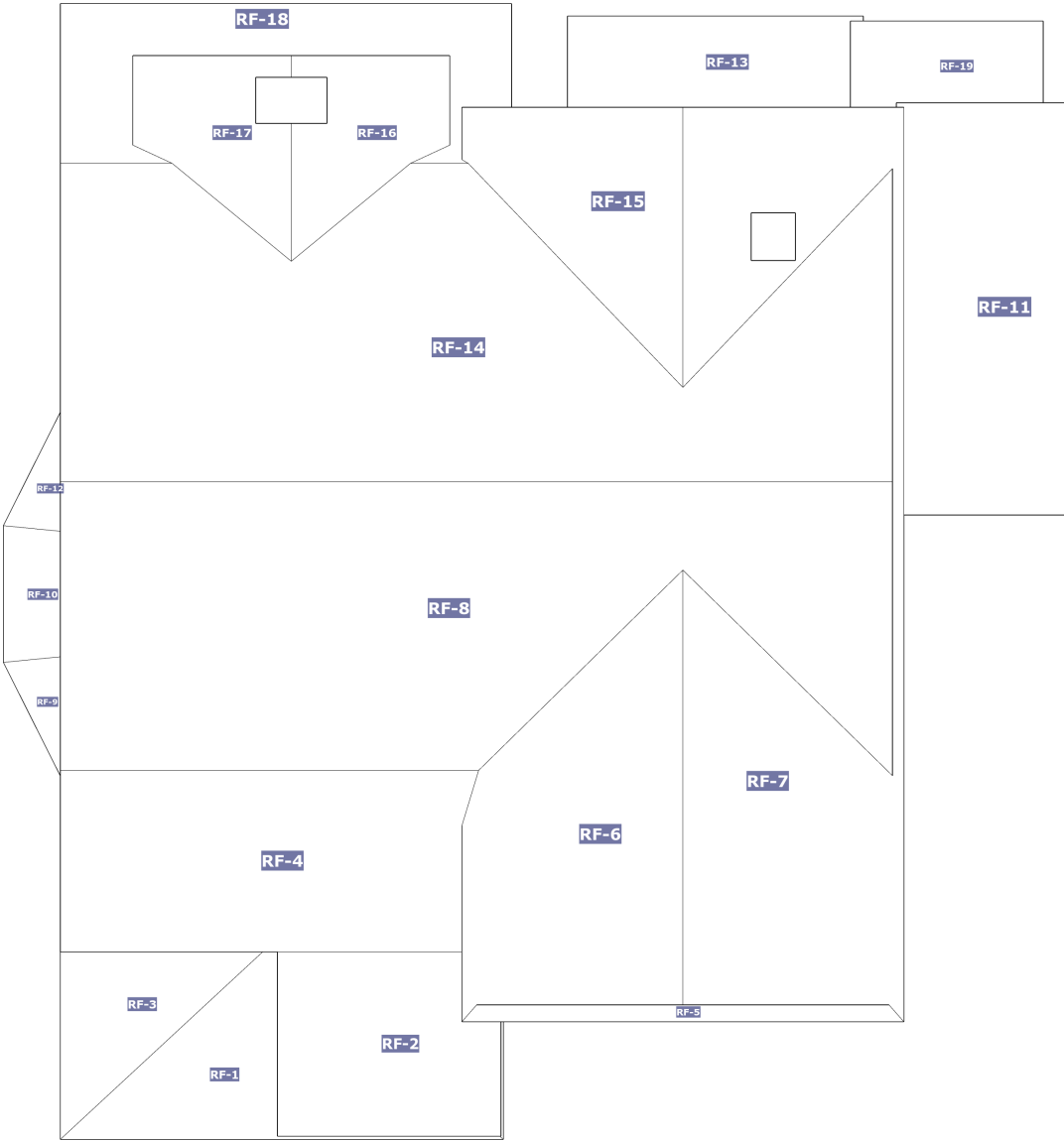
*Flashing and Step Flashing information are better accessible on the 3D reconstruction for this job



Facet	Area	Pitch
RF-1	40 ft ²	4/12
RF-2	67 ft ²	4/12
RF-3	38 ft ²	4/12
RF-4	126 ft ²	4/12
RF-5	19 ft ²	10/12
RF-6	163 ft ²	12/12
RF-7	264 ft ²	12/12
RF-8	456 ft ²	12/12
RF-9	9 ft ²	14/12
RF-10	19 ft ²	14/12
RF-11	107 ft ²	0/12
RF-12	9 ft ²	14/12



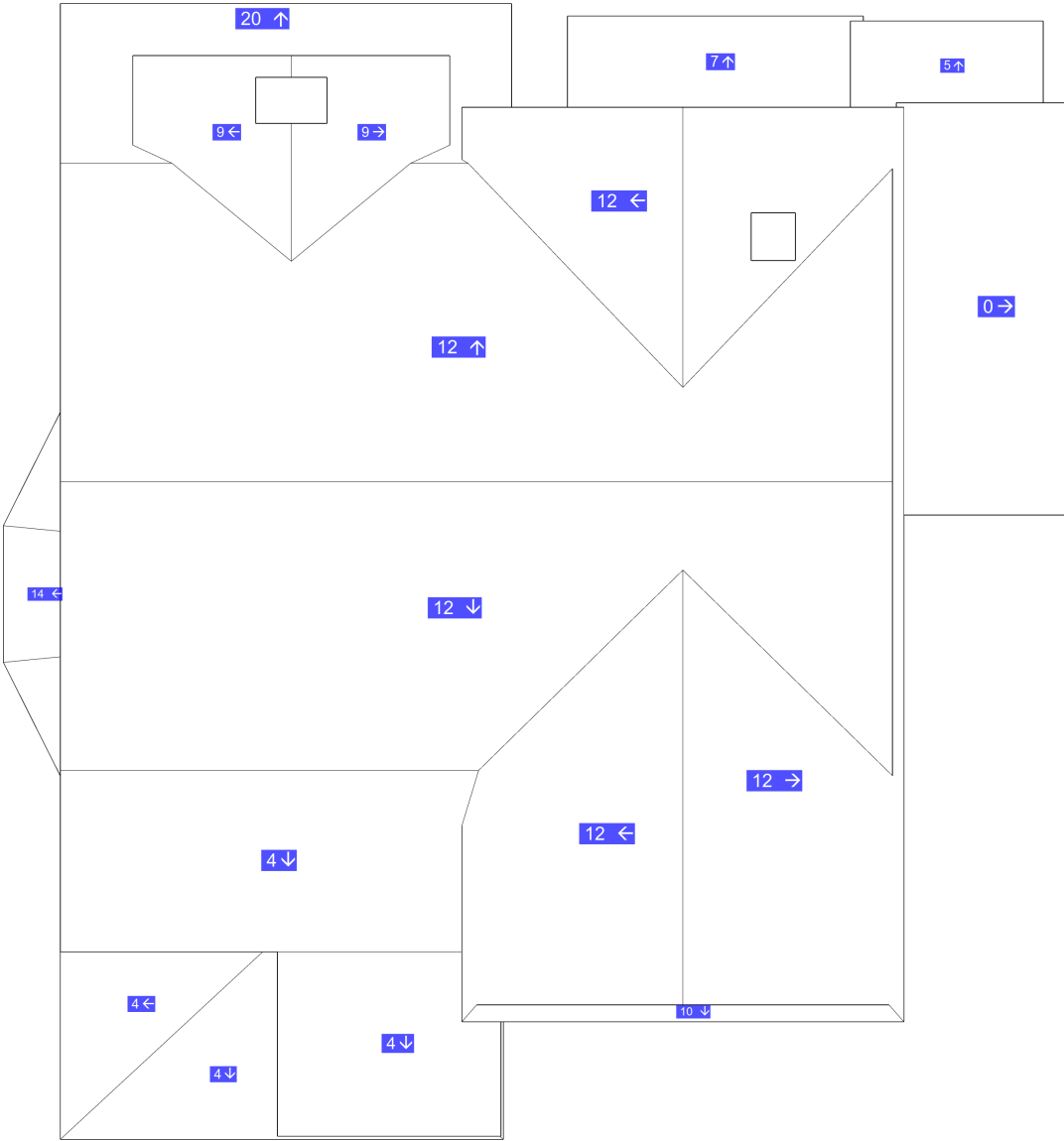
Facet	Area	Pitch
RF-13	50 ft ²	7/12
RF-14	455 ft ²	12/12
RF-15	82 ft ²	12/12
RF-16	43 ft ²	9/12
RF-17	43 ft ²	9/12
RF-18	131 ft ²	20/12
RF-19	30 ft ²	5/12



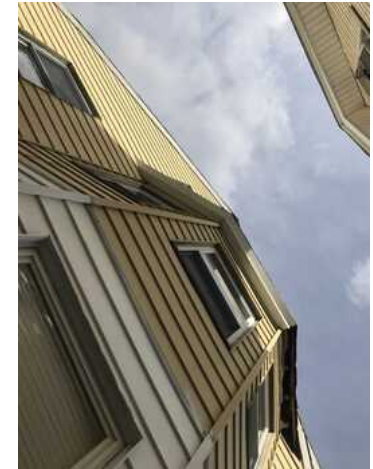
Roof	Facets	Total
Roof Facets	20	2152 ft ²



Roof Pitch	Area	Percentage
12/12	1420 ft ²	65.99%
4/12	272 ft ²	12.63%
20/12	131 ft ²	6.11%
0/12	107 ft ²	4.95%
9/12	85 ft ²	3.97%
7/12	50 ft ²	2.34%
14/12	37 ft ²	1.74%
5/12	30 ft ²	1.38%

















Contractor:		Proj.-Address:	
Distributor:		Proj.-City, State, Zip:	
Date:		Order #:	
		Notes:	

Timberwood

	L-ft/Sqrs	Override
Roof Squares	18.1	
Waste	11%	
Total Roof Squares	20.2	
Ridges (L-ft)	45	
Hips (L-ft)	0	
Valleys (L-ft)	46	

Notes:

Enter data in GREEN shaded areas

Total Roof Squares include a calculated waste, see 0-Roof Dims tab for calculation.






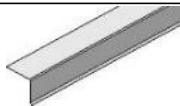
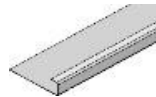
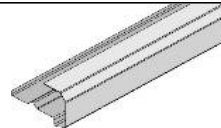
Quantity / Units column shows the pieces of each item.

Select Cap type, Venting Type, Valley, Headwall type flashing below.

	L-ft	Override
Rakes (L-ft)	125	
Eaves/Starter (L-ft)	123	
Drip Edge (Eaves + Rakes) (L-ft)	248	
Flashing (Headwall) (L-ft)	23	
Step Flashing (Sloped wall) (L-ft)	46	

Minimum Roof Slope 3:12

Box and pack quantities are rounded up.

DESCRIPTION	IMAGE	PART #	FORMULA	SQRs LIN FT. QTY	QUANTITY / UNITS	
PINE-CREST Shake 20-Pc/Sq, 400-pcs/Plt		4DAP93225SF	Sq's X 20 = Pcs	20.2 (Override Pcs)	404 pcs 20.2 sqrs	
TRIM CAPS (Ridge, Hip & Rake) Cap Cottage 12" x 12" (40-pcs/Bx)	 Cap Cottage Ridge Cap Cottage Hip	Cap Cottage 4DHP9322500	Cottage: L-ft / 0.90 = Caps	Ridge = 45 Hip = 0 (use No for 0)	Cap Cottage 50 pcs	
Cap Barrier Foam Rolls Use with and fits under Cap Cottage	 Cap Barrier Foam Roll	Cap Barrier 92420	CBFR: L-ft / 20 = Rolls	Barrier (use No for 0)	Cap Barrier - roll	
Flex Roll 11-3/4" Use with Cap Cottage Ridge <input checked="" type="checkbox"/> OPTIONAL	 Flex Roll	XXXXX	Flex Roll: L-ft of Ridge / 20 = Pcs	45 (use No for 0)	Flex Roll 3 rolls	
EZ Vent PINE-CREST Shake 64 sq.in. of NFVA per EZ-Vent and is installed like a panel	 EZ Vent		As needed = Pcs	(use No for 0)		
EMSEAL Expandable Foam Tape Rolls <input type="checkbox"/> OPTIONAL	 EMSEAL Foam Tape		Emseal: EZ Vent / 2 = Rolls	(use No for 0)		
DRIP EDGE Metal Painted (10-pcs/PAK) Use with Gutter Riser (GR) on Eave - Default Use with Rake Channel (RC) on Rake	 <input type="checkbox"/> Black <input type="checkbox"/> Brown <input type="checkbox"/> White		L-ft / 9.5 = Pcs	(use No for 0)	Choose a Color	
Gutter Riser 0.625" X 120" For Eaves (10-pcs/PAK)		92523	G-Riser: L-ft / 9.5 = Pcs	123 (use No for 0)	Gutter Riser 13 pcs	
Rake Channel 1.5" x 2.5" x 79" (10-pcs/PAK)		4HFP9322500	L-ft / 6.4 = Pcs	125 (use No for 0)	Rake Channel 20 pcs	

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DESCRIPTION	IMAGE	PART #	FORMULA	SQRs LIN FT. QTY	QUANTITY / UNITS	
Hd-Side-Wall (110°) 3.00" x 3.5" x 79" <i>Use at head walls</i> Hd-Side-Wall (110°) 3.00" x 3.5" x 79" <i>Use at sloped side walls</i> <input type="checkbox"/> OPTIONAL		Hd-Side-Wall 4HOP9322500	L-ft / 6.4 = Pcs	Headwall = 23 Sidewall = 46 Total = 69 Override = <input type="text"/> (use No for 0)	Hd-Side-Wall 4 pcs	
Side-Wall Underpan Metal 3" x 120" (10-pcs/PAK) <i>Slope Sidewall - Use with Hd-Side-Wall</i>	 Brown Inside	92473	L-ft / 9.5 = Pcs	46 <input type="text"/> (use No for 0)	Side-Wall Underpan 5 pcs	
Valley Two Piece (Black) 9" x 120" (2-Pcs Req'd., per 10-ft, (3.05M) (4-pcs/PAK) <i>Need to apply Butyl Tape, Wakaflex or Sealant on top of Valley 2 Pc</i> Valley (Five V) 18" x 120" (4-Pcs/PAK) Valley Center Cover 4.25" x 79" (10-pcs/PAK)	 Valley 2 Pc Black Valley (Five) V <input type="checkbox"/> Black <input type="checkbox"/> Brown <input type="checkbox"/> Bare OPTIONAL Valley Center Cover Valley Tape Char Foam Filter	92527 4HMP9322500 xxxxx	L-ft / 9.5 = Pcs Valley Tape: L-ft of Valley/ 20 = Pcs Char Foam: L-ft of Valley / 9.5 = Pcs 45/box	46 <input type="text"/> (use No for 0) 46 <input type="text"/> (use No for 0)	Valley 2 Pc Black 10 pcs Valley Center Cover 8 pcs Valley Tape 3 rolls	
Flat Sheets 18" x 54" <i>Use at Chimneys, Skylights & Dormer Valley Exits as needed.</i>		4EAP9322500	Sq's X 0.1 = Pcs	<input type="text"/> (use No for 0)	Flat Sheets 3 pcs	
Pipe Jack 3-in-1 Base 18"x18" (10-pcs/PAK)		4DVP9322500	Sq's X 0.06 = Pcs	<input type="text"/> (use No for 0)	Pipe Jack 3-in-1 1 pcs	
Pipe Jack 3-in-4 Base 18"x18" (10-pcs/PAK)		4EXP9322500	Sq's X 0.06 = Pcs	<input type="text"/> (use No for 0)	Pipe Jacks 3-in-4 1 pcs	
Touch-Up Kit		4DYP9322500	Sq's / 10 = Kits	20.2 <input type="text"/> (use No for 0)	Touch Up Kit 3 kits	
SEALANT Tubes		92454	Sq's x 0.218 = Tubes	20 <input type="text"/> (use No for 0)	Sealant 5 tubes	
*PANEL Screws HWH #10X2.5" 3-Bags/Box; 1.5k-Box; includes 1 Nut Driver (HVHZ = 16 screws per panel)		92421	Panels X 8 / 500 = Bags	3,232 <input type="text"/> (use No for 0)	Pnl Scr #10x2.5in. 7 bgs	
*PANEL Screws HWH #10X2" 4-Bags/Box; 2k-Box; includes 1 Nut Driver (HVHZ = 16 screws per panel) <input type="checkbox"/> OPTIONAL <i>New construction tear-off only</i>			Panels X 8 / 500 = Bags	<input type="text"/> (use No for 0)		
TRIM Screws HWH #10X1" 250-Bag (Fastener length determined by local code / Design Criteria)		92443	Caps x 2/250 = Bags	100 <input type="text"/> (use No for 0)	Trim Scr #10x1in. 1 bg	
VALLEY Screws HWH Dome Cap Rbr Washer #10X1.5" 250-Bag <i>To fasten VALLEY</i>		92450	L-ft of valley / 9.5 x 10 / 250 = Bags	48 <input type="text"/> (use No for 0)	Valley Scr 1 bg	

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DESCRIPTION	IMAGE	PART #	FORMULA	SQRs LIN FT. QTY	QUANTITY / UNITS	
STITCH Screws HWH #8X0.5" 250-Bag 0.75lbs/Bag (0.34Kgs)	 Black Only	92451	L-ft of Valley x 2 / 250 = bags	92 <input type="text"/> (use No for 0)	Stitch Scr 1 bg	
Ice & Water 2-Sq/Roll <i>New construction tear-off only</i>		XXXXX	Rake & Eve	Enter Qty -> <input type="text"/>	Ice & Water Qty	
Erie Underlayment 10-Sq/Roll		XXXXX	Sqrs / 10 = rolls	19 <input type="text"/> (use No for 0)	Erie Underlayment 2 rolls	
Nutsetter (Nut Driver) 0.25" x 1.5" Pre-set magnet*		92512		Enter Qty -> <input type="text"/>		

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PRODUCT INFORMATION



Reflectivity: **0.08**
Aged Ref. (3 yr): **pending**
Emmisivity: **0.88**
Aged Em. (3 yr) **pending**
SRI: **3**
Aged SRI (3 yr): **pending**

Profile:	PINE-CREST Shake
Color Name:	Barclay
SKU Number:	4DAP93185SF
Product Weight:	Lightweight 1.5 Lbs per Sq Ft
Installation Type:	Direct or Batten
Pallet Layout:	Left-to-Right or Right-to-Left
Fastening:	Exposed
Batten Spacing:	14.5" (368mm)
Available Regions:	Nationwide

Product Specifications

Size:	14.5" x 52" (368 x 1321mm)
Coverage:	14.5" x 49.5" (368 x 1258mm)
Panels per 100 Sq Ft:	20
Sq M per Panel:	0.46
Sq M per Pallet:	186
Panels per Pallet:	400
Squares per Pallet:	20
Pallets per Full Truck:	15
Squares per Full Track:	300
Panels per Container Size 20ft (6.1M)	
With Accessories:	5,600
No Accessories:	6,400
Pallets per Container Size 20ft (6.1M)	
With Accessories:	14
No Accessories:	16

The printed color shown here may vary from actual available tile color and should not be used to color match. Please contact your local Sales Representative for actual tile samples.