



DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION

REPORT: 1 Union Place

For consideration: June 16, 2021

STAFF REPORT

TO: HARTFORD PRESERVATION COMMISSION
FROM: Paul Bengtson, Principal Planner
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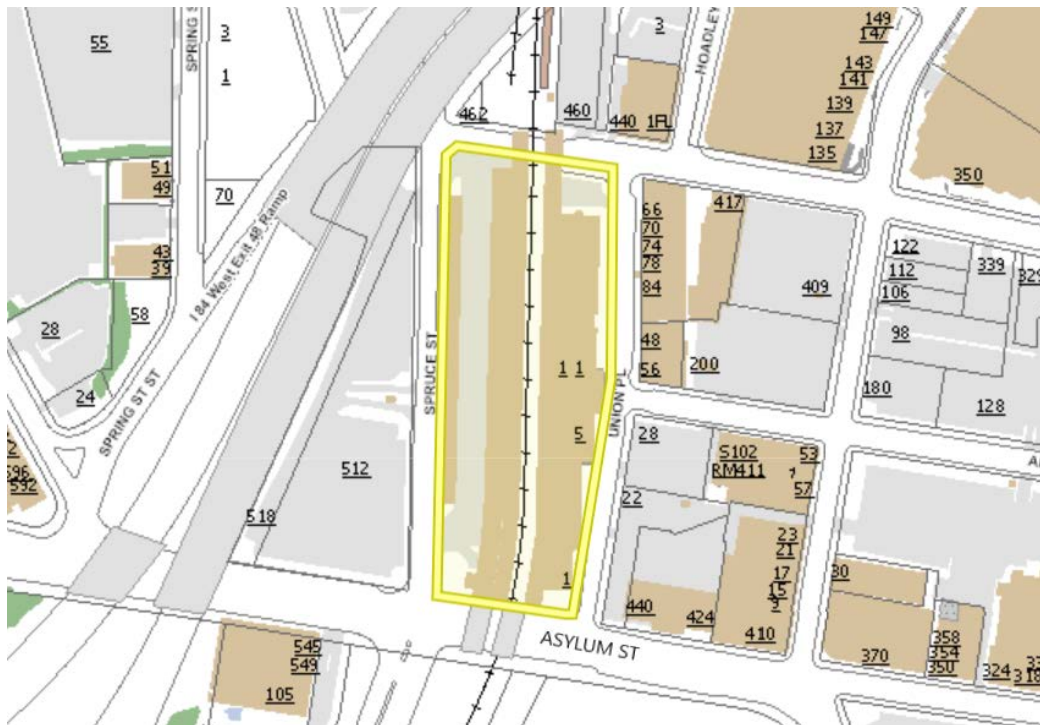
PROJECT: 1 Union Place
PARCEL ID: 223-328-020
ENERGOV ID: COMM-2021-0412

ZONE: DT-3 **HISTORIC DISTRICT:** Hartford Union Station

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

APPLICANT: KATHERINE WISSINK

OWNER: Greater Hartford Transit District



Location Map

BACKGROUND INFORMATION

The subject property is 1 Union Place, the Hartford Union Station, a multi-modal transportation center that was constructed in 1889 and occupies an entire downtown block. The site was individually listed in the National Register of Historic Places on November 25, 1975.

Proposed Project: The applicant proposes to replace a segment of the roof that is clad in copper and replace it with a copper colored PVC membrane roofing system.

This work will be part of a larger project to repair or replace in-kind the other roofing systems for the structure, including repairs to clay tile roofing, replacement of asphalt shingle roofing and replacement of rubber membrane roofing. The in-kind elements of the roofing project were approved administratively by staff on 5/25/2021 (ADMIN-2021-1948).

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 21- "Roofing" of the adopted *Guidelines for Renovations and Additions to Historic Buildings*; "Recommended: Replace roofing only with matching materials."; "Not Recommended: Removing or replacing roofing or roof elements which can be repaired."

FINDING OF FACTS

CURRENT USE:	Transit Center	PROPOSED USE:	Transit Center
YEAR BUILT:	1889	STYLE:	Richardsonian Romanesque

Particular Mention in historic nomination: *The site is individually listed and therefore the entire nomination focuses on the site and building. The nomination does not specifically mention the copper roofing as a defining element.*

Current Conditions: The exterior of the building is in excellent condition.



Side (South) Façade from Asylum Street – Google Street View Image October 2020

Condition of other properties in neighborhood: Other properties in the surrounding area are in good to excellent condition.

COMMENTS RECEIVED (None received as of June 10, 2021)

ANALYSIS

The applicant proposes to replace a segment of an addition’s roof that is clad in copper with a copper colored PVC membrane roofing system. The segment of roofing in question is labeled as “Roof LS2” in the plans submitted.

The applicant points out that the roof in question is not original to the structure as it was constructed in the 1980’s. The applicant has obtained an approval from the State Historic Preservation Office for replacement on the south addition.

The proposal is a change in material which requires a Commission review in order to occur. It should be noted that the SHPO letter approves the replacement but recommends that they instead replace with a new copper roof system.

Staff finds that while the replacement of materials is specifically discouraged by the guidelines, the roofing in question is not an original, historic material for the building as it is over an addition done to the building in the 1980’s and therefore can be supported.

STAFF RECOMMENDATION

Staff recommends approval of this application with the following conditions:

1. The applicant shall obtain the required building/trade permits before construction on this portion of the project begins.

A draft resolution follows.

ATTACHMENTS

1. Application Form
2. Letter from State Historic Preservation Office dated May 19, 2021
3. Union Station Transportation Center Roofing Repair/Replacement Permit Set dated May 3, 2021

REVIEWED,

Aimee Chambers, Director



CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
1 UNION PLACE
HISTORIC PRESERVATION PROPOSAL

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal to replace a segment of copper roofing at the Hartford Union Station; and

Whereas, The property is individually listed in the National Historic Register of Places and

Whereas, The structure is a Richardsonian Romanesque transit center; and

Whereas, The applicant proposes to replace a segment of copper roofing on “Roof LS2” as indicated in the plan set entitled “Union Station Transportation Center Roofing Repair/Replacement Permit Set” dated May 3, 2021; and

Whereas, All rehabilitation work is in a manner consistent with the historic character of the building; and

Whereas, The proposed roofing work is consistent with the City’s Historic Design Principals;

Now therefore Be It

Resolved, The City of Hartford Historic Preservation Commission hereby approves the proposed work with the following conditions:

1. The applicant shall obtain the required building/trade permits before construction on this portion of the project begins.

Be It Further,

Resolved, This 16th day of June 2021.