



DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION

REPORT: 15 Charter Oak Place, Hartford, CT

For consideration: September 15, 2021

STAFF REPORT

TO: HARTFORD PRESERVATION COMMISSION
FROM: Aaron Borngraber, Senior Planner
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PROJECT: 15 Charter Oak Place
COMM-2021-0472
PARCEL ID: 271-461-004

ZONE: N-1-4 **HISTORIC DISTRICT:** Charter Oak Place

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

APPLICANT: Sam Stevens

OWNER: Fifteen Charter Oak Association LLC



Figure 1. Location Map

BACKGROUND INFORMATION

The residential building at 15 Charter Oak Place was built in 1864 in the Second Empire style.

Proposed Project: The proposed project is to remove the existing slate roofing and replace it with GAF Slateline 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:	1864	STYLE:	Second Empire

Particular Mention in historic nomination: “*2 1/2 story, brick double house, mansard roof and cupola, Second Empire, central pavilion, round-roofed dormers, newer brick wing; built 1864 by Charles Robinson and James Smith, flour merchants.*”

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 is proposing to remove the existing slate roofing and replace it with GAF Slateline, an asphalt shingle product. The original proposal by the applicant was to use GAF Timberline asphalt shingles. The change in asphalt shingle is a step in the right direction. However, the applicant has

not proven that the existing slate roof is beyond repair. Nor has the applicant proven that replacement in-kind with matching slate color, profile, and pattern is not possible. Additionally, the applicant has not proven that a composite material such as Davinci or EcoStar is not possible or an asphalt shingle such as PABCO Cascade or similar with multiple color options to replicate as close as possible the pattern and colors of the existing slate.

A portion of the roof that is visible from the public right-of-way is currently asphalt shingles. However, the use of an unfavorable material on the roof already does not justify complete replacement. An asphalt shingle does not replicate slate's characteristics in weight, height, profile, and color. Therefore, staff recommends denial.



Figure 2. 15 Charter Oak Place – Staff Photos – September 8, 2021

STAFF RECOMMENDATION

Staff recommends denial.

A draft resolution follows.

ATTACHMENTS

1. Application Form(s)
2. Plans and Photos of the Building submitted August 13, 2021.
3. Emails between applicant and property owner with the latest being August 30, 2021.

REVIEWED,



Paul Bengtson, Principal Planner



**CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
15 CHARTER OAK PLACE
HISTORIC PRESERVATION PROPOSAL**

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal to reroof the structure by removing the slate roof and replacing it with asphalt shingles; and

Whereas, The structure is located within the Charter Oak Place National Historic District; and

Whereas, The structure is currently a residential Second Empire built 1864; 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.