



DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING

DIVISION Memo: 197 Ridgefield Street Hartford, CT

For consideration: October 20, 2021

BACKGROUND INFORMATION/PROPOSED PROJECT

This proposal, originally heard in the September 15 meeting, was to reroof a slate roof to asphalt shingles on a 1924 Colonial Revival building, located in the Ridgefield Street (Local) Historic District.

Senior Planner, Mr. Aaron Borngraber gave an overview of the proposal. The applicant, Mr. Philip London, was present and he addressed and answered questions from the Commission. The Commission also heard from Ms. Mary Falvey, who requested an estimate for the repair of the slate roof prior to this commission's decision. There were no additional comments, questions or testimony from the Public and the Public Hearing was closed.

Mr. London, the applicant was asked if he would be willing to CONTINUE this item to address the concerns of Ms. Falvey, and the Commission, and he agreed.

ANALYSIS

On 9/21/21, Mr. Aaron Borngraber sent an email to the applicant stating the following:

Applicant, the case was continued at the September 15th Historic Preservation Commission meeting.

The Commission requested additional information. Please provide the following:

- *Insurance information, including the policy agreement, and correspondences with insurance company for the roof replacement.*
- *Photographs of the existing slate roof.*
- *A bid for repair of the existing slate.*

If you would like this application to be considered for economic hardship. The application will need to include the following:

Owner Occupied Principal Residence

1. *Proof of ownership.*
2. *Age of Property Owner.*
3. *Length of time living in residence.*
4. *Proof of income.*
5. *Cost of adherence to regulations.*

I strongly recommend providing three estimates for the each following actions:

1. *Repair*
2. *Replacement with Slate*
3. *Replacement with Composite "Faux" Slate*
4. *Replacement with an asphalt shingle that attempts to create the pattern and colorization of slate.*
5. *Replacement with an asphalt shingle.*

Please provide this information no later than Monday, October 4th.

As of this writing, staff have not received additional documentation for this application.

STAFF RECOMMENDATION

Staff recommends continuation of this application. If the applicant is not present to consent to such continuation, staff recommend denial.

A draft resolution follows.

SUBMITTED,

Aimee Chambers, Director



**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 20th day of October 2021.