

DDS- Planning & Zoning: Historic Review Application



Submission date: 11 May 2022, 7:17AM
Receipt number: 643
Related form version: 2

Property Information

Property Address
Street: 2-4 Burton Street
City: Hartford
State: CT
Zip Code: 06112

Zoning District:

Parcel ID:

Property Owner: Michael THomas

Property Owner's Address:
Street: 4 Burton ST, 3rd flr
City: Hartford
State: CT
Zip Code: 06112

Phone: (959) 895-1174

Email: mtofja61@gmail.com

Applicant

Please check if "Applicant" is the same as "Property Owner"

Please check if "Applicant" is the same as "Property Owner"

Name of Applicant:

File Date:

Address:

Street:

City:

State:

Zip Code:

Phone:

Email:

Primary Point of Contact

Name:

Michael Thomas

Phone:

(959) 895-1174

Email:

mtofja61@gmail.com

Describe your application action(s) and provide as much detail as possible.

Repaires need to do done on garage roof, which is full of MOSS. The garage is in need structural repair it is leaning to one side. Due to a tree that was leaning onto it. The house chimney is damage their seem to be Bricks missing. Sidings and side Gutters(down sprouts) are missing. Water off roof of building is drainging on side of house, water marks are visiable. Water from Gutter are settling on base of house Rotten out base board and damaging house. Since garage cannot be Demolish due to Historical Property Claims. I need fund to repair all work to property . I'm not a Contractor so I Do NOT KNOW what materal need and cost to repair all the WORK to be done. So it is stupid to ASKED Home OWNER'S to provide information and what they need to cure these defect's. What I need is funding to cure these defect \$30k.

Proposed work:

Repairs
Structural Addition

Current materials being repaired/replaced:

Not started yet..see work to be done upload

Materials/products being used in work:

Not purchase yet see upload of work to be done

Please upload all supporting materials and photographs below.

[rooftop_124039.jpg](#)

[tree2_110301.jpg](#)

[tree_114032.jpg](#)

[chimney_073021.jpg](#)

[drain_073136.jpg](#)

[base_073217.jpg](#)

[siding_073540.jpg](#)

[drain_073136.jpg](#)

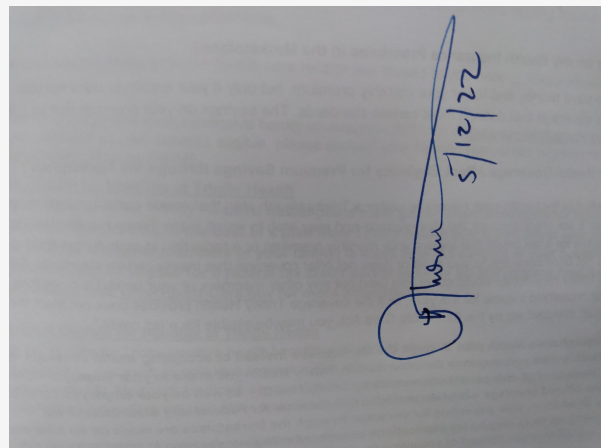
[garagefront_072944.jpg](#)

[roof3_072917.jpg](#)

[waterstain_073321.jpg](#)

Signatures

Signature of Applicant:



Uploaded signature image: [signature_081419.jpg](#)

Name of Applicant:

Michael Thomas

Date:

5/12/2022

If you are not the property owner, you must attach a Letter of Authorization from the property owner to apply.

Letter of Authorization from Property Owner

Date:

05/12/2022



JP Carroll Construction, Inc.
 135 West Dudley Town Rd.
 Bloomfield, CT 06002
 Office: (860) 586-8857
 HIC License #: 0544304

Email: Office@jpcarrollroofing.com
PROPOSAL

License Registration # HIC 0544304

Member Affiliations

NRCA
 CRCA
 West Hartford Chamber of Commerce
Certified Installer: Firestone GAF Certaineed

Customer Rep: Larry Gauvin

Name Mike Thomas	Date 05/11/2022
Address 2 Burton Street, Hartford, CT 06112	
Phone (959) 895-1174	Email mtosja61@gmail.com

Complete description of work to be performed: GARAGE AND/OR FRONT PORCH.

Roof Replacement

- Strip and remove all layers of current shingles and underlayment from roof surface.
- Shingles to be disposed of offsite by licensed facility- cost to be borne by the contractor.
- SUPPLY AND INSTALL 1/2" CDX PLYWOOD OVER EXISTING OPEN SHEATHING AND PREPARE FOR SHINGLES.
- Provide Fifty (50) year Architectural GAF Timberline HDZ shingles to be installed by the contractor. Provide and use galvanized 11 or 12 gauge sharp pointed conventional roofing nails with barbed shanks, minimum 3/8" diameter head, and of sufficient length to penetrate minimum 3/4" into solid decking or to penetrate through plywood sheathing. Provide minimum 6 nails per shingle. Shingle color to be determined by owner.
- Supply and install GAF Brand "Feltbuster" Synthetic moisture barrier. To be installed 40" wide and cover entire roof surface above ice and water shield.
- Supply and install plywood joint tape adhesive on all plywood seams per Building Code.
- Supply and install GAF Brand "Weather Watch" ice and water shield 6 ft. from the leading edge of the roof, and to expand at least 4 ft. above any roof overhand from an exterior wall of a structure on all heated roof areas. All valleys, roof penetrations, eaves, intersections of walls and roof, hips, and wherever else required by job conditions are to be covered with ice and water shield membrane.
- Replace all boots around vent stacks. Replace all flashing around all vents and roof apparatus including but not limited to the roof access hatchway, exhaust vents, etc.
- Supply and install GAF Ridge Runner ridge-vent system on the peak of the roof as needed. Cut roof deck at the peak to allow air flow as needed. Unheated surfaces do not need ventilation. GAF "Seal A Ridge" cap shingle to be installed at peak of roof.
- Removal and replacement of drip and rake edge metal with 5 1/2 inch drip/rake edge. Step flashing will be replaced (as needed) on all roof to chimney/wall/skylight connections, other horizontal roof material transitions, and fastened with appropriate nails as conditions allow. Supply and install GAF "weather Blocker "Starter Strip on all rake and eave detail.
- All workmanship done by JP Carroll Construction, Inc. to be covered under warrantee for **FIFTEEN (15) YEARS** and installed by factory certified installer to meet factory specifications.
- All materials used to meet shingle manufacturer's specifications.
- Complete cleanup of work site at end of each day to remove any nails or roofing debris from the ground and roof.
- Gutter and downspouts to be cleaned at the completion of the project.
- Contractor is responsible for applying, and obtaining a building permit for the job when applicable. An inspection of the job will be conducted upon completion.

Note: Due to severely fluctuating lumber pricing the cost of decking replacement could potentially be different than outlined in your proposal, than what is on your final bill. Please reach out to your sales consultant before your project begins to discuss this detail.

LOWER FRONT PORCH ROOF .	
Cost of roof replacement - REMOVE / DISCARD EXISTING ROOF. - CHECK DECK FOR ROT. - SUPPLY AND INSTALL NEW 1/2 " CDX PLYWOOD OVER ENTIRE ROOF AND EXISTING YANKEE GUTTER SYSTEM. - SUPPLY AND INSTALL NEW GAF T/L ARCHITECTURAL ROOF.	\$ 2,690.00
COST OF BUILDING PERMIT.	\$ 112.00
TOTAL	\$2,802.00

Accept _____ Please Initial

FRONT PORCH ONLY.	
1. Supply and Install Seamless 5k STRAP-HUNG Gutters. (.032) 2. Supply and Install 2/3 Leader . ** BROWN ALUMINUM **	\$ 1,025.00
TOTAL	\$1,025.00

Accept _____ Please Initial

GARAGE ROOF.	
COST OF ROOF REPLACEMENT , WITH 1/2" CDX PLYWOOD	\$ 5,380.00
Cost of building Permit.	\$ 184.00
Total	\$5,564.00

Accept _____ Please Initial

CHIMNEY WORK: MAIN HOUSE.	
- REMOVE / REBUILD FROM ROOFLINE UP, WATERPROOF , COUNTER FLASH IN LEAD , CLEAN AND REMOVE ALL CONSTRUCTION DEBRIS.	\$ 3,960.00
Total	\$3,960.00

Accept _____ Please Initial

Financing Terms	Monthly Payment
120 Months	\$
84 Months	\$
60 Months	\$

Financing Terms	Monthly Payment
36 Months	\$
Terms and Conditions apply. Approval is pending SOFT credit pull.	

Shingle Color Choice: _____



Join us in going green we recycle all tear-off material!

Disclosures: If new skylights are being installed, there is a good chance that interior trim work will be needed to bond the gap between the existing ceiling on the interior and the new skylight. This work is NOT the responsibility of JP Carroll Construction Inc. JP Carroll Construction Inc. Is NOT responsible for sheet-rock nail/screw pops, stress cracks in ceiling/walls due to vibration from roofing work. The price quoted in our contract is a cash price. If you wish to use a credit card for the transaction you may do so, but you are subject to a 2.5% merchant processing fee to be paid along with your credit card transaction.

A 50% deposit must be paid one week prior to the start of the job. Balance is due at job completion. Any unpaid balance after 30 days is subject to 1 1/2% interest rate, per month. NOTE: Commercial work is subject to sales tax on labor only.

Contractor disclaims all liability for all claims, disputes, rights, losses, damages, causes of action, or controversies ("Claims") pertaining to Pre-Existing Conditions, whether those Claims arise in law, equity, contract, warranty, tort, or federal or state statutory claims. Customer is solely liable and responsible for all damages, whether actual or consequential, arising out of or relating to Pre-Existing Conditions.

Date work will start: _____ (to be negotiated) **Date work will be completed:** _____
(to be negotiated)

Note: This proposal may be withdrawn by us if not accepted within 60 days.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner. Any alteration or deviation from the above specifications must be made in writing on an add-on modification of contract form and may become an extra charge over and above the amount stated herein. This agreement is contingent upon delays beyond our control. Owners to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation insurance. Homeowner agrees to pay for all work as set forth. If the homeowner defaults, homeowner agrees to pay all costs of collection, including reasonable attorney fees, in addition to other damages incurred by contractor.

Signature of contractor:

Signature
Signature Date

, James P. Carroll, President, JP Carroll Construction, Inc.

- (I/We) have read the terms stated herein, they have been explained to (me/us), and (I/we) find them to be satisfactory and hereby accept them.
- Signature of Homeowner(s):

Signature
Signature Date

NOTICE OF CANCELLATION:

YOU THE BUYER MAY CANCEL THIS TRANSACTION, WITHOUT ANY PENALTY OR OBLIGATION BEFORE MIDNIGHT OF THE 3RD BUSINESS DAY FROM THE PROPOSAL DATE (SATURDAY IS A LEGAL BUSINESS DAY IN CONNECTICUT).

IF YOU CANCEL, ANY PROPERTY TRADED IN, ANY PAYMENTS MADE BY YOU UNDER THE CONTRACT OF SALE, AND ANY NEGOTIABLE INSTRUMENTS EXECUTED BY YOU WILL BE RETURNED WITHIN TEN BUSINESS DAYS FOLLOWING RECEIPT BY JP CARROLL CONSTRUCTION, Inc. OF YOUR CANCELLATION NOTICE, AND ANY SECURITY INTEREST ARISING OUT OF THE TRANSACTION WILL BE CANCELED.

IF YOU CANCEL, YOU MUST MAKE AVAILABLE TO JP CARROLL CONSTRUCTION, INC.. AT YOUR RESIDENCE, IN SUBSTANTIALLY GOOD CONDITION AS WHEN RECEIVED, ANY MATERIALS DELIVERED TO YOU UNDER THIS CONTRACT. IF YOU MAKE THE GOODS AVAILABLE TO THE JP CARROLL CONSTRUCTION, INC. AND THEY DO NOT PICK THEM UP WITHIN TWENTY DAYS OF THE DATE OF CANCELLATION, YOU MAY RETAIN OR DISPOSE OF THE GOODS WITHOUT ANY FURTHER OBLIGATION. IF YOU FAIL TO MAKE THE GOODS AVAILABLE TO THE SELLER, OR IF YOU AGREE TO RETURN THE GOODS TO THE SELLER AND FAIL TO DO SO, THEN YOU REMAIN LIABLE FOR PERFORMANCE OF ALL OBLIGATIONS OF THE CONTRACT.

TO CANCEL THIS TRANSACTION, MAIL OR DELIVER A SIGNED AND DATED COPY OF THIS CANCELLATION NOTICE OR ANY OTHER WRITTEN NOTICE, OR SEND A TELEGRAM TO J.P.CARROLL CONSTRUCTION, INC. AT 135 W. Dudley Town Rd. Bloomfield, CT 06002. NO LATER THAN MIDNIGHT OF THE 3RD DAY THAT YOU SIGNED THE PROPOSAL:

I HEREBY CANCEL THIS TRANSACTION:

Signature
Signature Date



May 28, 2022

Re: 2 Burton Street Hartford CT - Detached Garage Review.

I have been asked by Mr. Michael Thomas the property owner for the property above to review the garage. The purpose of this review is to evaluate the structural condition of the entire garage as it pertains to a decision to repair or replace the structure. In particular, the city of Hartford's Historic Preservation Commission has asked that the garage be preserved.

Inga Consulting Engineers conducted a review on the garage in the presence of Mr. Thomas. The review revealed the following;

1. The entire garage is a wooden structure with a pyramid hip roof. See Photo #1
2. The wooden garage walls have no concrete foundations. The studs are anchored directly into the soil. Where it appears there is deterioration of the studs under the soil, new studs have been driven alongside it to steady the wall. See Photo #2.
3. The entire structure is leaning, and bowed at the roof line, an indication of lack of lateral support for the roof at the top of wall. See Photo #3.

CONCLUSION

A building without a solid foundation is a building lacking proper support from external forces. As can be seen, the forces are taking a toll on the structure, and could result in a collapse of the garage if a proper foundation and roof bracing are not installed.

1. If the structure is to be saved, a new concrete foundation must be installed under the structure. The walls should be realigned to plumpness, and anchored into the new foundation with a properly attached pressure treated sill plate. The roof should be braced with proper ceiling joist or collar ties.
2. Alternatively, a new garage can be reconstructed using the same architectural elements seen in the present garage.

If you have any questions, please do not hesitate to call.

T. Inga

INGA CONSULTING ENGINEERS



PHOTO #1 INTERIOR VIEW OF PYRAMID HIP ROOF.



PHOTO #2 WALL ANCHORAGE INTO SOIL ONLY FOUNDATION



PHOTO #3 LEANING AND BOWED ROOF LINE





















From: Michael Thomas <mtofja61@gmail.com>
Sent: Wednesday, June 8, 2022 7:37 AM
To: Hartford Planning Division
Subject: Re: 2 Burton St - Historic Review Application

Follow Up Flag: Follow up

Flag Status: Flagged

Yes I will be there July 20th 2022. Thank You.

Michael Thomas

On Tuesday, June 7, 2022, 04:18:00 PM EDT, Hartford Planning Division <oneplan@hartford.gov> wrote:

Hello Michael,

Okay, do you consent to the application being placed for public hearing at the July 20th Historic Preservation Commission meeting?

Best,

Paige Berschet

Administrative Assistant

City of Hartford - Department of Development Services

Planning & Zoning Division

she/her/hers

260 Constitution Plaza, 1st Floor

oneplan@hartford.gov

Desk: 860-757-9029

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Please be advised that unless it is expressly stated, this correspondence does not constitute a zoning permit, certificate of zoning compliance, certification of a legal nonconforming use, or other approval within the Division's jurisdiction. If a permit or approval is desired, an application, application fee, and all required supporting documentation must be submitted to the Zoning Administrator in accordance with the Hartford Zoning Regulations. Please visit www.hartfordct.gov/dds and click on "Our Services" to begin the application process.

From: Michael Thomas <mtofja61@gmail.com>
Sent: Tuesday, June 7, 2022 4:17 PM
To: Hartford Planning Division <oneplan@hartford.gov>
Subject: Re: 2 Burton St - Historic Review Application

To whom it may concern,

Good day I needed more time to draft up a proposal for rebuilding this garage, June 15th is too early. I would like to wait till next meeting.

Michael Thomas

On Tuesday, June 7, 2022, 03:20:39 PM EDT, Hartford Planning Division <oneplan@hartford.gov> wrote:

Hello Michael,

Thank you for confirming. **Are you proposing to rebuild in the same location with the same materials? Can you provide plans for the proposed rebuild?**

The application will need to be reviewed by the Historic Preservation Commission at their upcoming June 15th Meeting.

The Historic Preservation Commission Meeting will start at 4pm on June 15th and all applicants are highly encouraged to attend and answer any questions. The virtual meeting information and documents will be posted here: <https://www.meetinginfo.org/meetings/1775>

The application fee for Historic Commission Review is \$200 and can be paid in person with credit card or a check made out to the City of Hartford by scheduling an appointment online (<https://developmentservices.setmore.com/>) or by mailing us a check with this email attached to the check and the address referenced to 260 Constitution Plaza, 1st Floor, Hartford, CT 06103 ATTN: Planning Division. **The application fee must be paid before the June 15th HPC meeting.**

Let me know if you have any questions.

Best,

Paige Berschet

Administrative Assistant

City of Hartford - Department of Development Services

Planning & Zoning Division

she/her/hers

260 Constitution Plaza, 1st Floor

oneplan@hartford.gov

Desk: 860-757-9029

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From: michael thomas <mtofja61@gmail.com>
Sent: Monday, June 6, 2022 2:55 PM
To: Hartford Planning Division <oneplan@hartford.gov>
Subject: Re: 2 Burton St - Historic Review Application

Rebuilt

On Mon, Jun 6, 2022, 2:43 PM Hartford Planning Division <oneplan@hartford.gov> wrote:

Hello Michael,

You are allowed to propose a demolition of the garage, but it will need to be review by the Historic Preservation Commission who would determine if the request would be permitted.

Best,

Paige Berschet

Administrative Assistant

City of Hartford - Department of Development Services

Planning & Zoning Division

she/her/hers

260 Constitution Plaza, 1st Floor

oneplan@hartford.gov

Desk: 860-757-9029

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From: Michael Thomas <mtofja61@gmail.com>
Sent: Monday, June 6, 2022 2:41 PM
To: Berschet, Paige <Paige.Berschet@hartford.gov>
Subject: Re: 2 Burton St - Historic Review Application

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please contact the helpdesk at 860-757-9411 if you have any questions.

Good day Ms. Berschet you told me I could not demolished the garage so rebuilt it.

Michael Thomas

On Monday, June 6, 2022, 02:14:46 PM EDT, Berschet, Paige <paige.berschet@hartford.gov> wrote:

Hello Michael,

Thank you for sending the additional items regarding your Historic Review application. It is still unclear if you are proposing to repair the existing garage, rebuild the current garage, or demolish it altogether. Please let me know what you are proposing.

Best,

Paige Berschet

Administrative Assistant

City of Hartford - Department of Development Services

Planning & Zoning Division

she/her/hers

260 Constitution Plaza, 1st Floor

oneplan@hartford.gov

Desk: 860-757-9029

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From: Berschet, Paige <>
Sent: Friday, May 20, 2022 1:58 PM
To: mtofja61@gmail.com
Cc: Hartford Planning Division <oneplan@hartford.gov>
Subject: 2 Burton St - Historic Review Application

Hello Michael,

Thank you for submitting your Historic Review Application for 2 Burton St. We need to know your specific request for what is being proposed in regards to the garage. You may need to talk to a structural engineer or an architect to see what they would suggest for the garage.

Let me know if you have any questions.

Best,

Paige Berschet

Administrative Assistant

City of Hartford - Department of Development Services

Planning & Zoning Division

she/her/hers

260 Constitution Plaza, 1st Floor

oneplan@hartford.gov

Desk: 860-757-9029

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