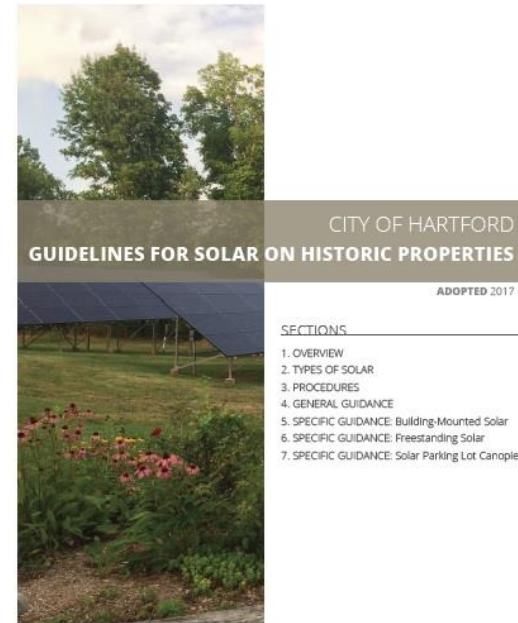
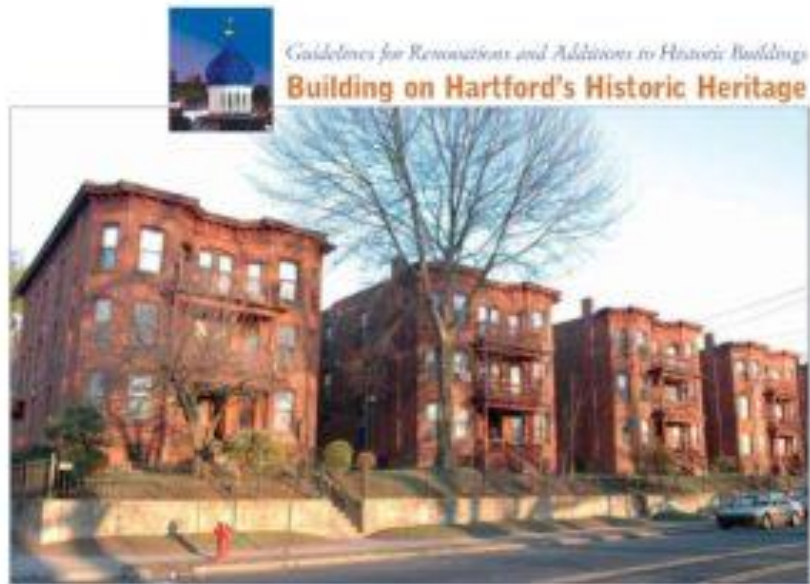




Hartford Preservation Ordinance

www.hartfordpreservation.org
facebook.com/hartfordpreservation

- Passed May 2005
- Guidelines established 2006 - fully enacted
- Sunset provision removed 2009
- Solar Guidelines enacted 2017



- SECTIONS
1. OVERVIEW
 2. TYPES OF SOLAR
 3. PROCEDURES
 4. GENERAL GUIDANCE
 5. SPECIFIC GUIDANCE: Building-Mounted Solar
 6. SPECIFIC GUIDANCE: Freestanding Solar
 7. SPECIFIC GUIDANCE: Solar Parking Lot Canopies

Properties Covered

- Listed on National or State Registers
 - Individually
 - Within a district
- Approved for study for National Register by SHPO

Hartford =
5,300 +/- properties
51 historic districts
7 National Historic Landmarks



Work Covered

- Demolitions
- Exterior alterations
 1. Require a building permit
 2. Visible from the street
- Most common applications: roofs, porches, siding and windows
- New construction within historic district boundary

- Excluded:
 1. Colors
 2. Fences – covered by zoning regulations

Demolitions

Applicant must prove:

- no economically feasible alternative including
 - offering property for sale at fair market value on open market
 - adequately securing or “mothballing” structure
 - cost of renovation with consideration of “as built” improved market value
- property does not contribute to architectural or historical significance of district
- [64 Babcock & 151 Ward)



Demolition



64 Babcock Street
allowed



151 Ward Street
denied

Flexibility

- staff approves permits following guidelines
- applicant may apply financial hardship provision if commission suggested change in renovation plan exceeds 20% of total cost of project
- owner occupied properties: commission must take into account applicant's age, income and length of time living in neighborhood



How Process Works (in the real world)

- permit request referred to Planning Department for review
- staff (part-time, only works on historic applications)
 - meets with applicant to go over scope & material*
 - requests more information if needed for commission hearing
 - does site visit to location

*process works best when application & planning staff can work as a team



How Process Works (in the real world) - continued

- staff prepares report for commission that includes
 - historic district name
 - summary of scope of project, plans, schematics
 - photographs
 - current condition
 - surrounding area
 - photoshop “after” picture
 - staff recommendation for approval, disapproval, or amended application



Preservation ordinances should not attempt to prevent growth in a neighborhood.



Preservation ordinances should not attempt to prevent growth in a neighborhood.





www.hartfordpreservation.org/newhaven
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