

City of Hartford
Department of Development Services, Planning Division



Historic Preservation Guidelines - Tear Away Sheets

Site

RECOMMENDED

- Determining what aspects of the building's site are most important in defining its historic character.

- Retaining character-defining historic features, such as walks, paths, roads, parking, trees, shrubs, fields, plant material; hills, dips, lights, fences, benches, sculptures, water features including fountains, streams, pools, or lakes.

- Retaining the historic relationship between buildings and the landscape.

- Providing proper drainage on the property to ensure that water does not erode foundation walls, drain toward the building, or damage or erode the landscape.

- Disturbing the ground as little as possible so that important underground resources will not be harmed.

- Fencing and alarming the boundary of the area to protect it from arson and vandalism during rehabilitation.

- Replacing individual elements of site features with like materials when they cannot be repaired.

- Replacing in kind with like materials an entire feature of the building or site if it is too deteriorated to repair.

- Ensuring that when substitute materials must be used, they are visually appropriate and chemically compatible.

- Using physical evidence or photographs to reproduce features that must be replaced. If no evidence exists, newly designed features should be compatible with the size, scale,

material, color, and overall appearance of the historic building.

- Ensuring that new additions, buildings, parking, loading docks, or ramps are as hidden as possible, and preserve historic relationships between the buildings and the landscape.

- Removing any buildings, additions, or site features that are not historically significant and detract from the historic character of the site.



Appropriate Landscaping and Site Maintenance on a Tudor Property on Prospect Avenue



The Site of this Bungalow on Ridgefield Street Helps Define its Historic Character

Continued on Reverse

NOT RECOMMENDED

- Removing, moving, or radically changing buildings or site features that are important in defining the overall historic character of the property.
- Moving buildings onto the site if it would create a false historical appearance.
- Changing the ground level on the property, or next to a building. For example, permanently lowering the ground level next to a building to work on a formerly underground area.
- Replacing an entire feature of the site such as a fence, when repair of existing materials and minimal replacement of deteriorated or missing parts would be appropriate.
- Removing a feature and not replacing it.
- Introducing new features that are out of scale with the rest of the site, or will alter historic views.



The Wrought Iron Fence Surrounding this Italian Villa on Wethersfield Ave is a Character-Defining Feature.

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