

Agenda Item B. Review of National Register Status for Properties Proposed for Demolition

In addition to reviewing new nominations, the State Historic Preservation Review Board is tasked with completing evaluations of National Register eligibility for other specific properties when necessary to assist the SHPO.

In Connecticut, a State Historic Preservation Review Board opinion is necessary in some cases when demolition is proposed and action under Connecticut Environmental Protection Act is being considered. The Protection Act applies to properties that are listed on the National Register. However, there are many cases where lack of clarity in the original nomination or a change in the physical integrity of a property warrants re-evaluation of the property's designation status.

At the September 17, 2021 meeting, the SRB will be asked to assess whether or not a specific property, located within a National Register-listed historic district, retains enough integrity to continue to contribute to said district.

This package includes current information about the property and a copy of the nomination for the district it is a part of.

Agenda Item B.

B.1. Review of National Register Status for Property Proposed for Demolition, Deborah Chapel, 151 Ward Street, Hartford, Frog Hollow NRHD (NR# 79002635, Increase# 84001005)

Staff requests that the SRB evaluate whether the property known as Deborah Chapel, at 151 Ward Street, continues to contribute to the Frog Hollow Historic District.

The Frog Hollow Historic District was listed on the National Register on April 11, 1979 (NR# 79002635). Its boundary was subsequently expanded on March 1, 1984 (NR# 84001005).

The property is identified as 153 Ward Street, "Congregation Beth Israel Cemetery, 1890," in the nomination, in Section 4, page 52. The Hartford Geographic Information System (GIS) identifies the parcel containing the building as 151 Ward Street. At the time of this nomination, it was common not to itemize every included property and a building that was part of a cemetery would not have been identified separately. As the building construction date falls within the period of significance at the time of nomination (1850-1910), it and the cemetery are considered contributing.

The Frog Hollow District was listed on the National Register under Criteria A in the categories of Community Planning and Industry as "an unimpaired demonstration of the development of a nineteenth century, factory-based, urban neighborhood" as well as for technological advancements produced through the neighborhood's factories. The district is also significant for its architecture (Criterion C) including, "excellent, well preserved examples of their [building] types, and Hartford's best architects of the era are represented by several buildings in the district."

Description

According to the assessor's card, 151 Ward Street is a building clad in brick, with an asphalt roof, and built in 1873, though documentation confirms a construction date of 1886. The interior has plaster walls, a combination of flooring types, and oil heating. The building was constructed as both the funeral chapel for Beth Israel Cemetery and as the home for a cemetery caretaker.

History

The chapel was constructed using funds raised by the Ladies Deborah Society of Hartford, a Jewish women's civic association, and dedicated on October 18, 1886. It was originally built to accommodate 250 attendees for services.

The Chapel hasn't been used for services for approximately 75 years, though the caretaker's quarters had been occupied more recently.

In 2015, the Chapel was listed on Hartford Preservation Alliance's *Most Endangered Properties List*.

In 2019, the Hartford Historic District Commission denied a certificate of appropriateness (COA) to demolish the Chapel. The owner appealed the decision. In March 2021, the Connecticut Superior Court found in favor of the property owner, ordering the Commission to issue a COA. The City of Hartford is in the process of appealing the decision.

Demolition Delay

The City of Hartford has a 60-day demolition delay ordinance. However, a demolition delay has not yet been enacted due to the ongoing legal activities between the City and the Property Owner.

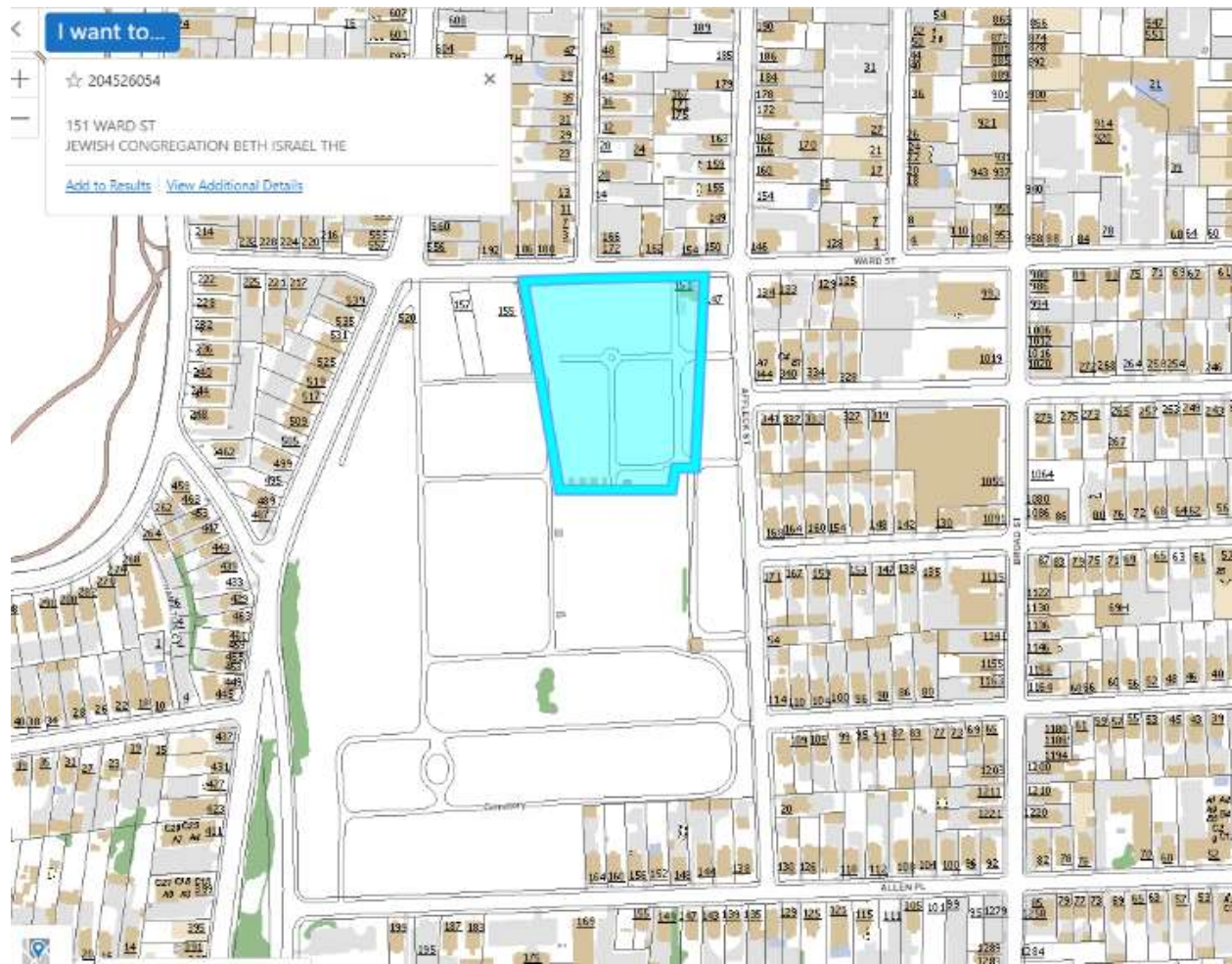
Photographs and figures are below:



Location of 151 Ward Street, Hartford, within the Frog Hollow National Register Historic District, map oriented north (google earth, 7/4/2019).



Location of 151 Ward Street, Deborah Chapel outlined in red (google earth, 7/4/2019).



GIS Map of 151 Ward Street, Hartford. Note that cemetery boundaries extend beyond parcel.



Intersection of Ward Street and Affleck Street, facing southwest (google earth, 10/2020).



Ward Street across from Deborah Chapel, looking northwest (google earth, 10/2020).



Affleck Street, across from Deborah Chapel, looking south (google earth, 6/2019).



Ward Street at Putnam Street, looking east. Deborah Chapel on the right in the distance (google earth, 10/2020).



Deborah Chapel, north elevation. Main entrance is to the right, on the west elevation (google earth, 10/2020).



Deborah Chapel, east elevation (google earth, 6/2019).