



DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION
REPORT: 1045 Albany Avenue, Hartford, CT
For consideration: September 15, 2021

STAFF REPORT

TO: HARTFORD PRESERVATION COMMISSION
FROM: Aaron Borngraber, Senior Planner
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PROJECT: 1045 Albany Avenue
COMM-2021-0455
PARCEL ID: 176-200-189

ZONE: MS-1 **HISTORIC DISTRICT:** Upper Albany

TYPE: ARTICLE XII HISTORIC PRESERVATION COMMISSION
Sec. 28-170 through 28-221

APPLICANT: Mansfield Street LLC

OWNER: Cathy Brooks

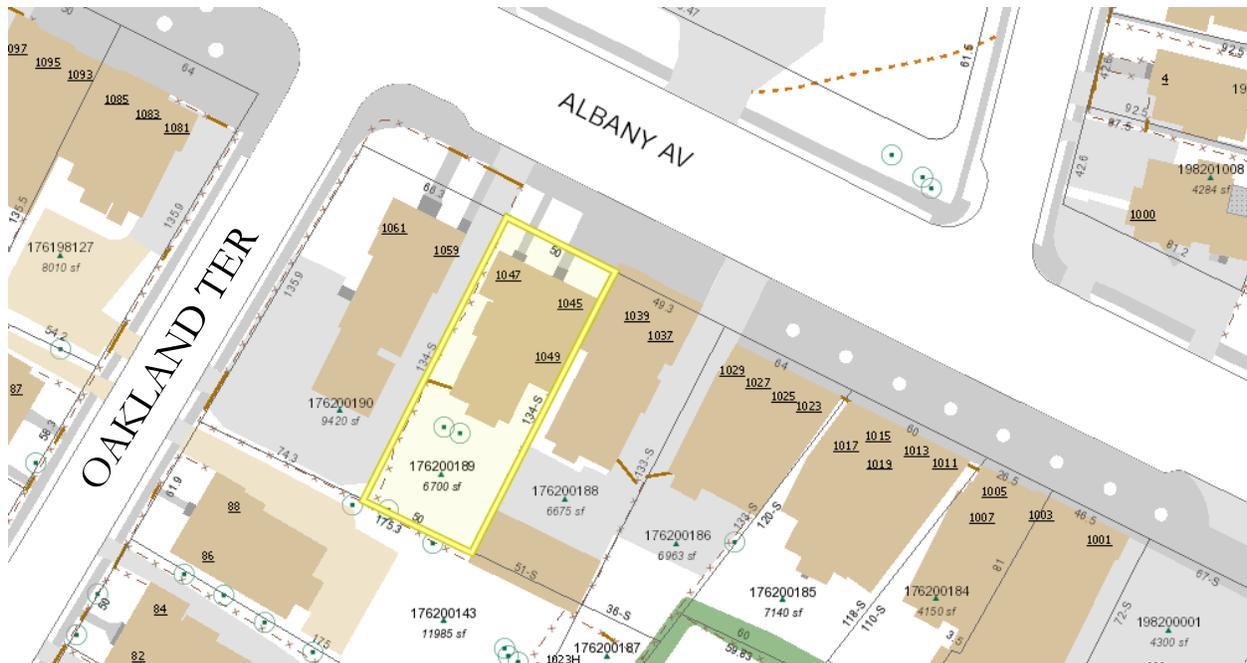


Figure 1. Location Map

BACKGROUND INFORMATION

The residential building at 1045 Albany Avenue was built circa 1910 in the Queen Anne/Colonial Revival style.

The property has been to the Commission before for various exterior work in 2016. Part of that work was the conversion of the previous storefront on the northwest corner. This included the removal of the storefront glass, closure of that space and installation of a residential style front door.

The application was continued by the Commission at their August 18, 2021 regular meeting due to issues regarding compliance with zoning regulations that would require additional applications or modifications to the proposed plans. Since that time staff has had a couple of communications with the applicant.

As a result of those conversations the applicant applied for a Variance to allow a pedestrian scale pole mounted sign where one is not allowed, but subsequently withdrew that application.

Proposed Project: The proposed project includes an LED Lit Shape wall sign of approximately 37 inches in height and 84 inches in length and a V-shaped pole sign with each panel approximately 30 inches in height and 60 inches in length mounted on three poles. The wall sign is located on the portion of the structure that was used as a cottage commercial storefront previously.

LEGAL STANDARD

The Commission reviews and acts upon all applications for Document of Suitability. No person or entity may, without first applying and obtaining the approval of the Commission, file an application for a demolition permit, or for a building permit for any protected property as designated in the Historic Preservation Ordinance Sec. 28-219.

STANDARD SPECIFIC TO THE USE

The commission shall adopt the Secretary of the Interior's Standards for Rehabilitation and the Hartford Guidelines for Renovations and Additions to Historic Buildings.

According to Standards 9 and 10 of the Secretary of the Interior’s Standards for Rehabilitation (SOIS), which states, *“New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.”* Standard 10 states, *“New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”*

According to page 38 - *“Storefronts”* of the adopted ***Guidelines for Renovations and Additions to Historic Buildings;*** *“When planning a storefront renovation, remember that the storefront is a part of a larger structure and its design should relate to the building’s overall character, the nature of the business and the identity of the owner. This can be accomplished by the introduction of small elements such as signs, awnings and window boxes.”*

FINDING OF FACTS

CURRENT USE:	Residential	PROPOSED USE:	Mixed-Use
YEAR BUILT:	c. 1910	STYLE:	Queen Anne/Colonial Revival

Particular Mention in historic nomination: “ALBANY AVENUE: 1045-1049 c1910 2-1/2 gable Queen Anne/Colonial Revival”.

Current Conditions: The building appears to be in good to excellent condition.

Condition of other properties in neighborhood: Other properties in the neighborhood are in fair to excellent condition. The surrounding properties are predominantly commercial buildings with a mix of signage.

COMMENTS RECEIVED (None received as of September 7, 2021)

ANALYSIS

The applicant has provided few details regarding the signage. Staff reached out to the applicant on August 5th and again after the Continuation for additional information primarily for compliance with the Zoning Regulations. The Pole sign is not permitted in the MS-1 zoning district for this type of building. The applicant subsequently applied for a variance to allow the sign type and then withdrew the application. The applicant should revise the application to omit this sign.

The proposed wall sign material has not been provided, nor has the width of the proposed storefront. The sign is located in the sign band of the previous storefront. Figure 2 shows the current condition, while Figure 3 shows the previous storefront design. However, these items can be addressed during the zoning review. Therefore, staff recommends approval with a condition to ensure full compliance with the SOIS and the Guidelines.



Figure 2. 1045 Albany Avenue – Staff Photo – August 6, 2021



Figure 3. 1045 Albany Avenue – Google Street View October 2016

STAFF RECOMMENDATION

Staff recommends approval with the following condition(s):

1. The approval is for the wall sign only.
2. Minor modifications shall be administratively approved by staff to ensure compliance with the City of Hartford Zoning Regulations

A draft resolution follows.

ATTACHMENTS

1. Application Form(s)
2. Plans and Photos of the Building submitted July 28, 2021.

REVIEWED,

A handwritten signature in blue ink, appearing to read "Paul Bengtson".

Paul Bengtson, Principal Planner



**CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
1045 ALBANY AVENUE
HISTORIC PRESERVATION PROPOSAL**

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal to add a new wall sign; and

Whereas, The structure is located within the Upper Albany National Historic District; and

Whereas, The structure is currently a residential Queen Anne/Colonial Revival style built circa 1910; and

Whereas, All proposed work will be done in a manner consistent with the historic character of the building; and

Whereas, The proposed work is 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 approves the proposed project, subject to the following condition(s):

1. The approval is for the wall sign only.
2. Minor modifications shall be administratively approved by staff to ensure compliance with the City of Hartford Zoning Regulations

Be It Further,

Resolved, This 15th day of September 2021.