



**DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION**  
 REPORT: 425 Main Street, Hartford, CT  
 For consideration: September 15, 2021

**STAFF REPORT**

**TO:** HARTFORD PRESERVATION COMMISSION  
**FROM:** Aaron Borngraber, Senior Planner  
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**PROJECT:** 876 Broad Street  
 COMM-2021-0483  
 PARCEL ID: 204-537-221

**ZONE:** MS-1 **HISTORIC DISTRICT:** Frog Hollow

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

**APPLICANT:** Michelle Deleon

**OWNER:** Nick Realty Management LLC



Figure 1. Location Map

**BACKGROUND INFORMATION**

The mixed-use building 876 Broad Street was built circa 1895 in the commercial/Perfect Six styles.

**Proposed Project:** The proposed project is for a wall sign approximately 8 feet by 2 feet to be made out of plastic.

**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**

<b>CURRENT USE:</b>	Mixed-Use	<b>PROPOSED USE:</b>	Mixed-Use
<b>YEAR BUILT:</b>	1891	<b>STYLE:</b>	Richardsonian Romanesque

**Particular Mention in historic nomination:** No specific mention. Located in address list.

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

**Condition of other properties in neighborhood:** Other properties in the neighborhood are in fair to excellent condition. The surrounding properties are predominantly commercial, residential, and mixed use. The commercial uses have signage.

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

**ANALYSIS**

The applicant has submitted a graphic of the proposed sign, the existing condition of the area of the proposed sign, and a photo of the previous wall sign. The proposed sign is not in a sign band for the structure, however no other suitable locations exist. The use of plastic is a prohibited material; the

applicant will need to change the material. Zoning Regulations require certain materials; wood, metal, and masonry. Therefore, staff is proposing conditions to ensure full compliance with the Historic Preservation requirements and the Zoning Regulations. The Zoning regulations in this case shall ensure compliance to the SOIS and Guidelines.



Figure 2. 876 Broad Street – Staff Photo – September 7, 2021

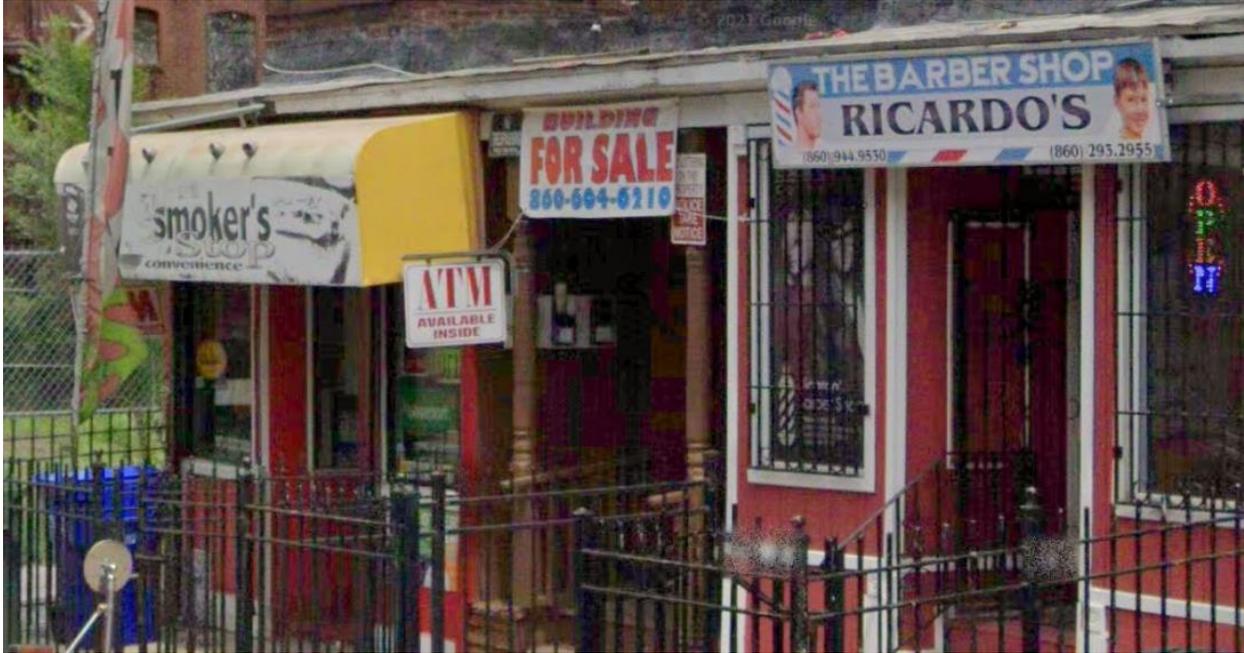


Figure 3. 876 Broad Street – Google Streetview – June 2019

**STAFF RECOMMENDATION**

Staff recommends approval of the application with the following condition(s):

1. 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 August 26, 2021.

**REVIEWED,**

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Paul Bengtson, Principal Planner



**CITY OF HARTFORD  
HISTORIC PRESERVATION COMMISSION RESOLUTION  
876 BROAD STREET  
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 Frog Hollow National Historic District; and

**Whereas,** The structure is currently a mixed-use building with commercial and Perfect Six elements built circa 1895; 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. 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.