



## DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION

REPORT: 600 Zion Street, Hartford, CT

For consideration: July 28, 2021

### STAFF REPORT

**TO:** HARTFORD PRESERVATION COMMISSION  
**FROM:** Paul Bengtson, Principal Planner  
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**PROJECT:** 600 Zion Street  
COMM-2021-0401  
PARCEL ID: 204-525-044

**ZONE:** NX-2 **HISTORIC DISTRICT:** Frog Hollow National Historic District

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

**APPLICANT:** Jannelle Marshall

**OWNER:** JDM Residential Redevelopment, LLC



Figure 1. Location Map

### **BACKGROUND INFORMATION**

The single-story commercial building at 600 Zion Street was built circa 1906. It is on the same parcel as 596 Zion Street, a two-story residential structure. Both buildings are within the Frog Hollow National Historic District and are considered contributing structures.

The site is operating as a laundromat, which is the continuation of the previous use on the site. The applicant installed a wall sign without historic review or building permits. A notice of violation was sent to the property owner by the Zoning Enforcement Officer in May and June of 2021 but was returned unclaimed.

**Proposed Project:** The applicant proposes one wall sign mounted above the storefront with the text 'Zion St. Laundromat'. The sign is 2.5 feet by 12 feet, or 30 square feet in area and is constructed of aluminum composite. The applicant also submitted window and door signage, which is exempt from historic review and will be reviewed as part of the zoning permit application for the signage.

### **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 page 23- "*Designing for Missing Elements*" of the adopted ***Guidelines for Renovations and Additions to Historic Buildings***; "*Acceptable: If you do not know what elements looked like, replace them with elements that are compatible in scale, color, size and material with typical detailing used in the historical style of the building. Simplified or abstracted forms are preferable if no evidence of the actual detail exists.*"

### **FINDING OF FACTS**

<b>CURRENT USE:</b>	Laundromat	<b>PROPOSED USE:</b>	Laundromat
<b>YEAR BUILT:</b>	c 1906	<b>STYLE:</b>	Commercial

**Particular Mention in historic nomination:** The subject property is not specifically mentioned in the nomination, but it is included in the inventory and is classified as a contributing property.



Figure 2. Front (Zion St) Façade - Google Street View Image dated October 2020.

**Current Conditions:** The building is an operating laundromat, and the signage in question has already been installed.

**Condition of other properties in neighborhood:** Other properties in the neighborhood are in fair to good condition. The surrounding properties are a mix of residential buildings with a few similar single-story store fronts.

**COMMENTS RECEIVED** (None received as of July 23, 2021)

#### **ANALYSIS**

The applicant installed a flat aluminum sign that measures 2.5 foot by 12 foot for their business 'Zion St. Laundromat' above the storefront of the single-story commercial building at 600 Zion Street. This replaced a previous sign on the site for the same use. That sign's materials and size could not be determined as it was removed prior to this application.

The proposed signage would be installed in the sign band above the storefront and would not obstruct any architectural features of the building. The sign is not illuminated.

Staff finds the proposed flat aluminum sign to be in conformance with the guidelines.

**STAFF RECOMMENDATION**

Staff recommends approval of this application

**A draft resolution follows.**

**ATTACHMENTS**

1. Application Form(s)
2. Photographs of the Building and Sign submitted April 27, 2021

**REVIEWED,**

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Aimee Chambers, Director



**CITY OF HARTFORD  
HISTORIC PRESERVATION COMMISSION RESOLUTION  
600 ZION STREET  
HISTORIC PRESERVATION PROPOSAL**

- Whereas,** The City of Hartford Historic Preservation Commission reviewed the proposal to add a flat aluminum sign for the laundromat at 600 Zion Street; and
- Whereas,** The property is located in the Frog Hollow National Historic District; and
- Whereas,** The structure is a Commercial style single story building; and
- Whereas,** All proposed work will be done in a manner consistent with the historic character of the building; and
- Whereas,** The proposed flat aluminum sign is consistent with the City's Historic Design Principals;
- Now therefore Be It
- Resolved,** The City of Hartford Historic Preservation Commission hereby approves the proposed sign.
- Be It Further,
- Resolved,** This 28th day of July 2021.