



DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION
 REPORT: 855 Albany Avenue, Hartford, CT 06112
 For consideration: September 16, 2020

STAFF REPORT

TO: HARTFORD PRESERVATION COMMISSION
FROM: Grant Losapio, Consultant
 Email: oneplan@hartford.gov

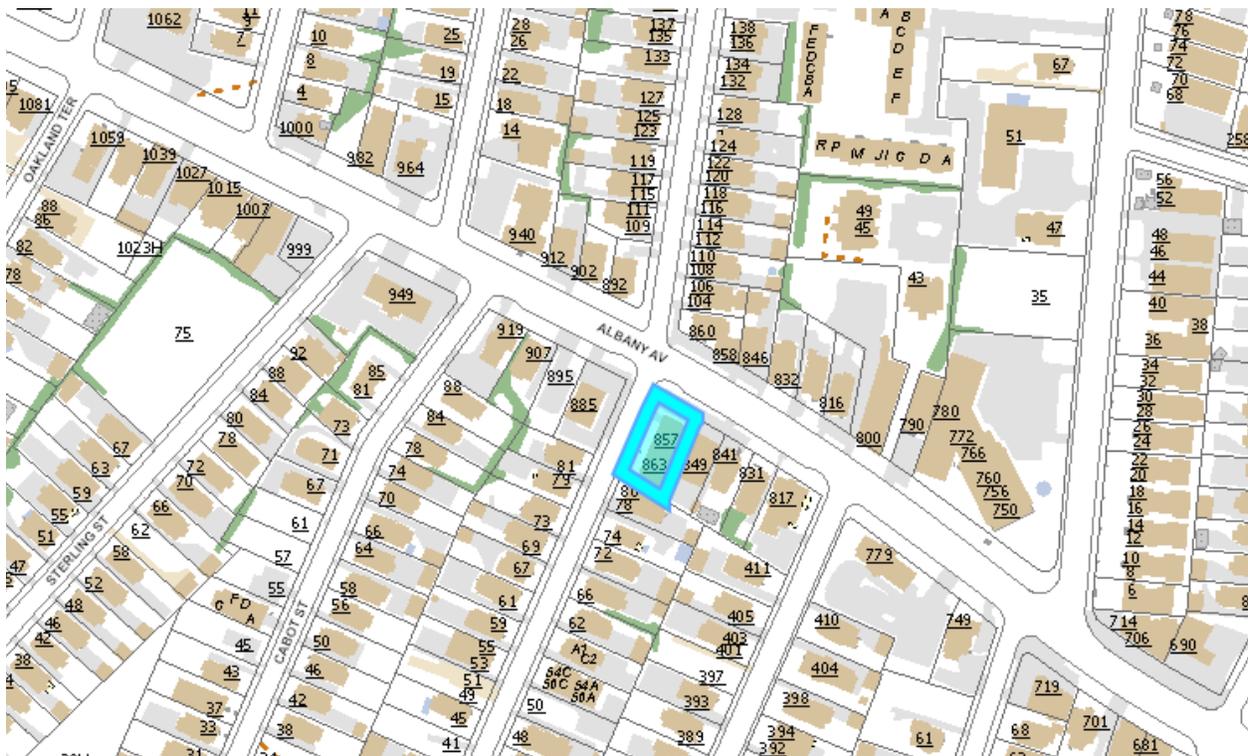
PROJECT: 855 Albany Avenue
 PARCEL ID: 198-209-113

ZONE: MS-1 **HISTORIC DISTRICT:** Upper Albany National Historic District

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

APPLICANT: Rondell Chambers

OWNER: Leroy and Deborah Kerr



Location Map

BACKGROUND INFORMATION

The mixed use, store front style building at 855 Albany Ave is a 3 story wood frame, flat roof structure built in 1925, formerly known as “The Concord Apartments”, with some Italianate features, having Brick exterior and Tar & Gravel roof.

Proposed Project: The applicant seeks to open a CBD product shop in an existing first story storefront unit of 855 Albany Avenue, previously occupied by the business “Quality Braids”. This application is for the removal of the existing “Quality Braids” sign and installation of the proposed “For Members Only CBD Everything” sign, with black aluminum background and white/green raised pvc lettering. The sign is approximately 44”x140”.

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 37- “Façades” of the adopted *Guidelines for Renovations and Additions to Historic Buildings* “On appropriately renovated buildings the original details, materials and scale have been retained. The addition of inappropriate details and materials can erode the original character of the building.”

According to page 39- “Storefronts” of the adopted *Secretary of the Interior’s Standards for Rehabilitation*; “Using inappropriately scaled signs and logos or other types of signs that obscure, damage, or destroy remaining character-defining features of the historic building.” is NOT recommended and “If features of the structural system are exposed such as brick walls, cast iron columns, roof trusses, posts and beams, vigas, or stone foundation walls, they may be important in defining the building’s overall historic character.”

FINDING OF FACTS

CURRENT USE:	Mixed Use	PROPOSED USE:	No Change
YEAR BUILT:	1910	STYLE:	Italianate Features

Particular Mention in historic nomination: n/a

Current Conditions: This building is in fair condition.

Condition of other properties in neighborhood: Other properties in this area of Albany Ave have a wide range of Mixed, Commercial, Religious, and Multi-Family Residential uses. Many buildings are historic residential structures with Queen Anne and Colonial Revival details, that have had retail additions set ahead of the face of the original building and have lost some of their historic character. Buildings range from poor to good condition.



Figure 1. Google Streetview, dated June 2019. View of the front of subject property and the adjacent building. Red box identifies the existing storefront on the subject property, for which the signage is proposed.



Figure 2. Google Streetview, dated June 2019. View from Subject Property looking northwest on Albany Ave. Depicts a variety of commercial, residential, and mixed-use buildings in the area.



Figure 3. Google Streetview, dated June 2019. View from Subject Property looking southeast on Albany Ave. Depicts a variety of commercial, residential, and mixed-use buildings in the area. Also shows the existing signage on the adjacent building.



Figure 4. Google Streetview, dated June 2019. View from Subject Property looking across Albany Ave. Depicts a variety of commercial, residential, and mixed-use buildings and some of the existing signage. The commercial building depicted in the forefront of this image is listed as a Non-Contributing Building to the Upper Albany historic district in the National Register of Historic Places.



Figure 5. Google Streetview, dated June 2019. View of another mixed use, storefront type building a few blocks Northwest of the subject property on Albany Ave. Depicts mixed-use storefronts with appropriately sized signage and detailing.

COMMENTS RECEIVED (None received as of September 3, 2020)

ANALYSIS

Additional information about the intent behind the signage and storefront detailing during a renovation of the façade of this building is shown in Attachment 2, an elevation taken from a set of architectural plans titled “Building Renovation 86-88 Edgewood Street 855-863 Albany Avenue” prepared by Crosskey Architects, dated December 31, 1992. Remnants of the wood detailing and uniform signage areas shown in this elevation can still be seen behind the signs of the first floor tenants, as shown in Figure 1, but have been covered up by awning and temporary signage.

In its condition and despite alterations to the storefront detailing and signage that have covered up some of the more historically appropriate detailing, the existing structure, formerly known as “The Concord Apartments”, still retains some of its historic character through its symmetry, massing, lintel detailing, and ornate parapet.

Staff believes that the proposed signage does not meet the guidelines on appropriate details, materials, and scale set forth in the *Guidelines for Renovations and Additions to Historic Buildings* or the *Secretary of the Interior’s Standards for Rehabilitation* and that an effort should be made to repair/restore the intended detailing. If repair or restoration are not an option, the storefront details and signage of this building should be brought into a more historically appropriate scale and materials palette, utilizing uniform sign height and sizing. Figure 5 depicts another storefront on Albany Ave that has signage and detailing that staff believes does meet these guidelines and would be a good reference for proposed signage.

STAFF RECOMMENDATION

Staff does not recommend approval of this application.

Or

Staff recommends tabling this application unless/until the applicant is able to provide signage that is more in keeping with the aforementioned resources of historic guidelines.

Please also note:

1. The applicant will also need to seek and obtain zoning approval on any proposed signage. It is recommended that the applicant review the applicable sections of the City of Hartford Zoning Regulations (Chapter 8.0, Signs) and be sure that any proposed signage is compliant.

A draft resolution follows.

ATTACHMENTS

1. Application and supporting documents.
2. “Building Renovation 86-88 Edgewood Street 855-863 Albany Avenue” prepared by Crosskey Architects, dated December 31, 1992.

REVIEWED,

Aimee Chambers, Director



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

- Whereas,** The City of Hartford Historic Preservation Commission reviewed the proposal for the removal of existing signage in installation of new signage at 855 Albany Ave; and
- Whereas,** The property is located in the Upper Albany National Historic District; and
- Whereas,** The structure is a 3 story wood frame, brick exterior building with Italianate details; and
- Whereas,** The applicant proposes to remove an existing sign reading “Quality Braids” and install a new sign reading “For Members Only CBD Everything”, the background of which is to be black aluminum with white/green raised pvc lettering. The sign is approximately 44”x140”; and
- Whereas,** The proposed work is not consistent with the City’s Historic Design Principles;
- Now therefore Be It
- Resolved,** The City of Hartford Historic Preservation Commission hereby rejects the proposed work.
- Be It Further,
- Resolved,** This 16th day of September 2020.

USE - #100 - PBZ-Admin-2020-1117
Sign - #250 - PBZ-Admin-2020-1118
Historic #200 PBZ-COMM-2020-0228

City of Hartford
Department of Development Services
Planning Division

Return Form to the Planning Desk at the Licenses & Inspections Division Counter
860-757-9239
260 Constitution Plaza
Hartford, Connecticut 06103-1822



For Assistance Contact Planning Division
860-757-9040
250 Constitution Plaza, 4th Floor
Hartford, Connecticut 06103-1822
http://planning.hartford.gov

PLANNING AND ZONING APPLICATION

PLEASE CHECK THE ACTION(S) YOU ARE APPLYING FOR:

- Zoning Appeal
- Zoning Permit: Signage/Use/Accessory
- Site Plan
- Subdivision/Lot Line Revision
- Approval of Location
- Zoning Variance
- Zoning Map Change
- Historic Review
- Lot Combination
- Liquor Permit
- Special Permit

Receiving Federal Funds:

Yes No

Demo Add. Repair

1. PROPERTY INFORMATION

Property Address: 855 Albany Ave City: Hartford State: CT Zip Code: 06112
 Zoning District: (<http://assessor1.hartford.gov/default.asp>) Parcel ID: _____
 Property Owner: Keroy Kern Deborah Kern
 Property Owner's Address: 21 Coaterbury St City: Hartford State: CT Zip Code: 06112
 Phone: 860 869 4101 Email: _____

2. APPLICANT

Please check if "Applicant" is the same as "Property Owner"

Name of Applicant: Randell Chambers File Date: _____
 Address: 3400 Main St City: Hartford State: CT Zip Code: 06112
 Phone: _____ Email: CBChambers2020@gmail.com

3. PRIMARY POINT OF CONTACT:

Name: Ebony Williams-Bey
 Phone: 860 833-9019
 Email: GGirls1010@yahoo.com

Describe your application action(s) and provide as much detail as possible. Attach additional pages if necessary:

My business will sell CBD products, oils, butters. everything CBD.
Hours of operations 9am - 7pm.

**** Please complete the following sections as they pertain to the actions you are applying for. ****
Be sure to sign the application in Section 5 on the last page.

A. COMPLETE IF APPLYING FOR ZONING MAP CHANGE:

Proposed Zone: _____

Describe the existing use of land and buildings in the zone change area:

Describe the proposed use of land and buildings in the zone change area:

Reason for this request: _____

B. COMPLETE IF APPLYING FOR ZONING APPEAL:

Are you an aggrieved party? (Check one): Yes No

Permit or Violation number: _____

State your reason for appealing the decision of the administrator or enforcement officer:

F. COMPLETE IF APPLYING FOR A SIGN PERMIT

1. Is this sign proposed outside of the Buildingline? Yes No
Maximum extension from the Buildingline: _____ ft. _____ in.

2. Is this sign proposed outside of the Streetline? Yes No
Maximum extension from the Streetline: _____ ft. _____ in.

3. Is this sign illuminated? Yes No

4. Engineer Name (if any): _____ Phone: _____

Address: _____

5. Minimum distance from lowest point of sign to sidewalk: 9 ft. in.

6. Maximum height of sign from lowest established grade: 12 ft. in.

7. Distance from the nearest outdoor sign: 6 ft. in.

8. Square feet of surface for one face of the sign: 40SF ft. in.

9. Wording on the sign (include all words): SEE PHOTO

Description of work (attach additional pages if necessary):

ALUMINUM TUBING PANEL

NOTE: Please submit two copies of all drawings drawn to scale. Sign drawings should include the dimension of the sign. Elevation of building should include the location of proposed and existing signs. Site plans should include the location of proposed and existing signs and their distance from Buildinglines and Propertylines.

5. SIGNATURE(S)

By signing below, I certify that all work will be done in strict accordance with the LOCAL, STATE AND FEDERAL CODES. Further, all work covered by this application has been authorized by the owner of this property. No work shall commence until all determinations have been made and the proper permits have been obtained.

Signature of Applicant: R Chambers Date: 8-3-20

Printed Name of Applicant: Rendell chambers

Signature of Property Owner: Leroy Kerr Date: 8-3-20

Printed Name of Property Owner: Leroy Kerr

FOR
MEMBERS
ONLY **CBD**
EVERYTHING

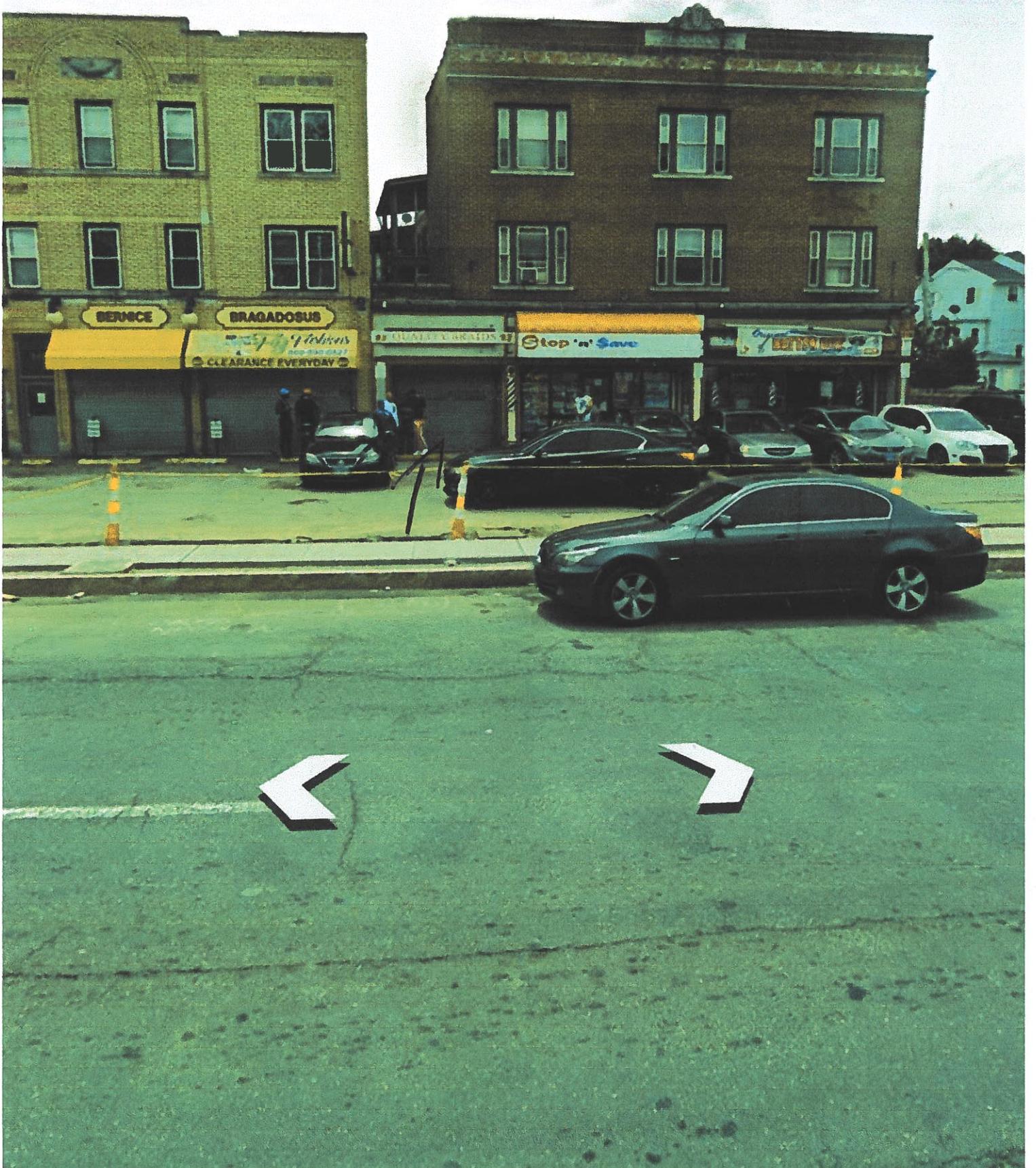


RAISED PVC.

BLACK ALUMINUM

- COLORS TO MATCH
44" x 140"

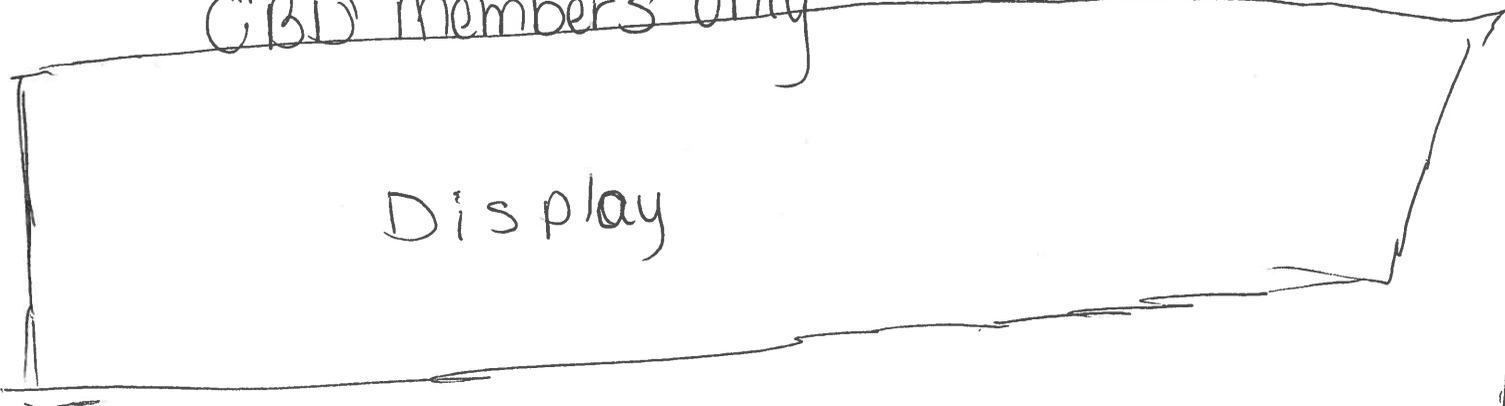




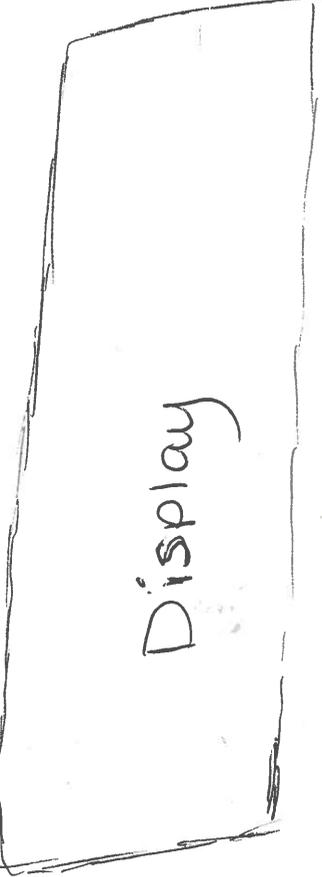
Wall unit . Shelf

Wall unit-shelf

CBD members only



Display



Display

Restroom

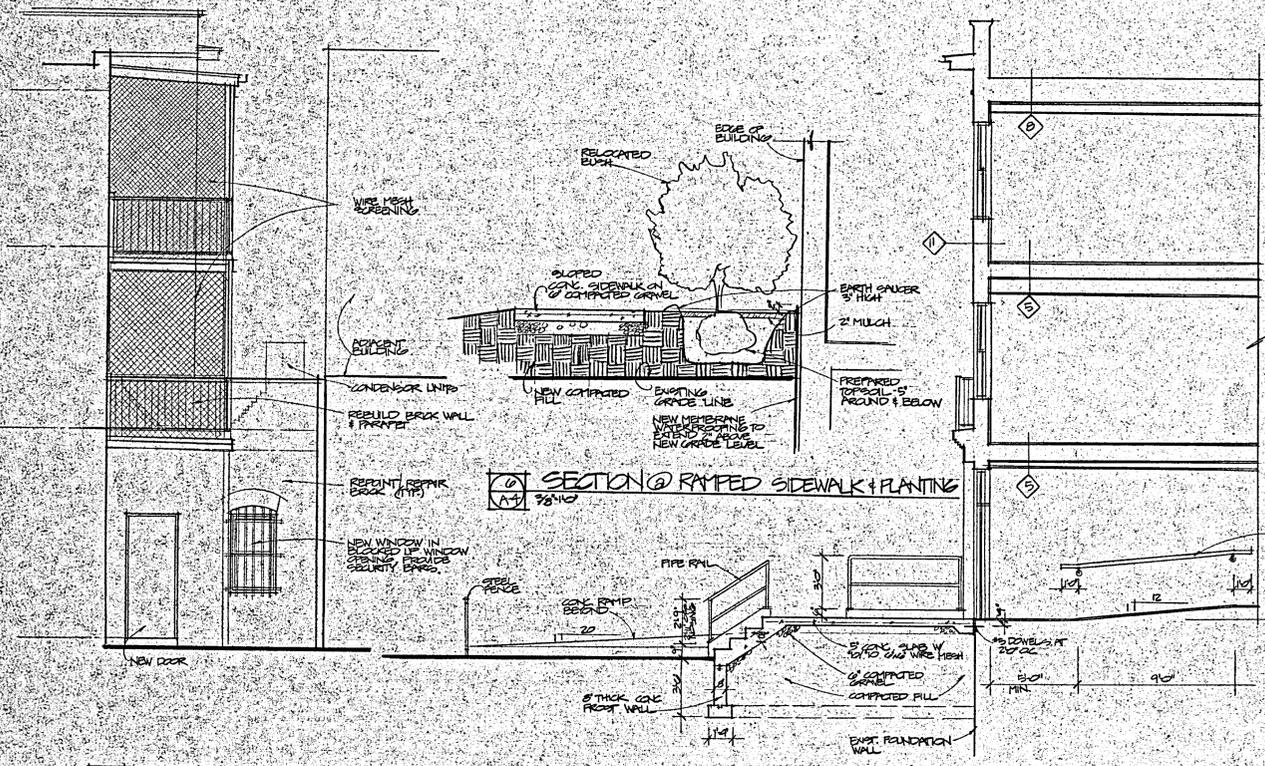
Back Door

ENTER

1100 sq Ft

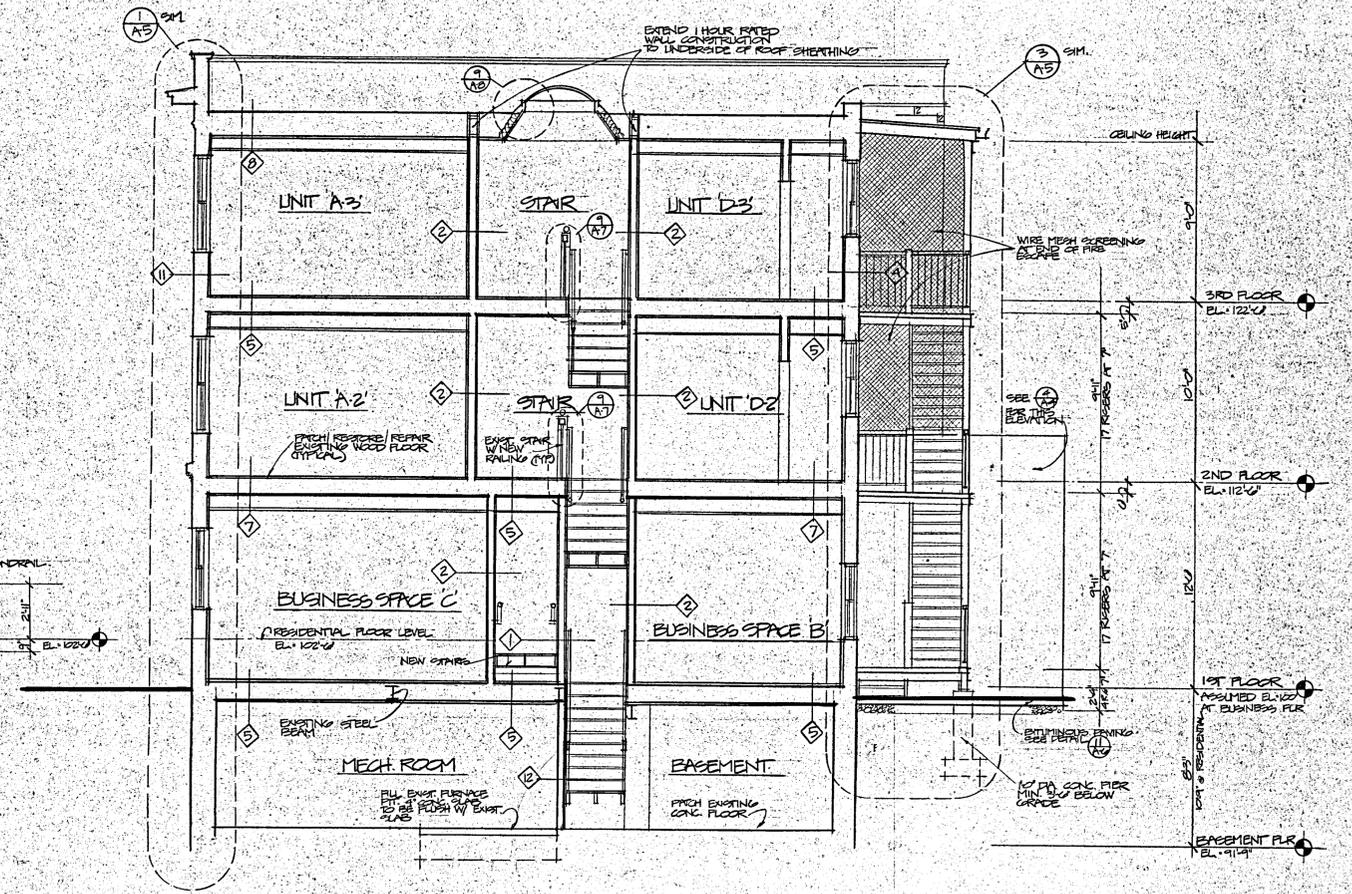


Crosskey Architects, Inc.
 125 Maple Avenue
 Hartford, Connecticut 06114
 (203) 774-4103



4 PARTIAL SOUTH ELEVATION
 A5 1/4"=1'-0"

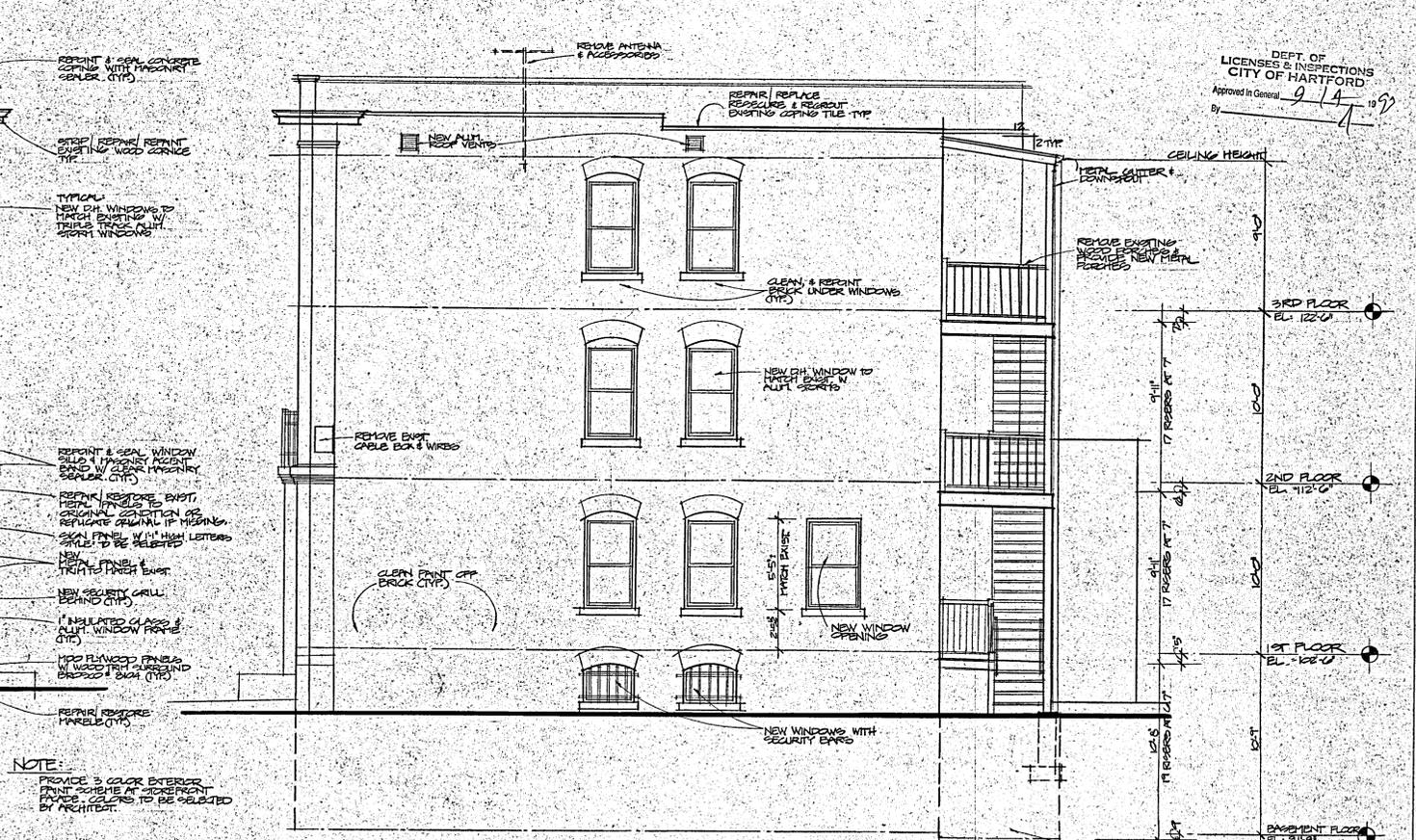
5 PARTIAL SECTION @ ENTRY, STAIR/RAMP
 A5 1/4"=1'-0"



3 BUILDING SECTION
 A4 1/4"=1'-0"



1 NORTH ELEVATION
 A5 1/4"=1'-0"



2 SOUTH ELEVATION
 A4 1/4"=1'-0"

NOTE:
 PROVIDE 3 COLOR EXTERIOR
 PAINT SCHEME AT ARCHITECT'S
 DISCRETION TO BE SELECTED
 BY ARCHITECT.

DEPT. OF
 LICENSES & INSPECTIONS
 CITY OF HARTFORD
 Approved in General 9/14/92
 By _____

PROJECT DESCRIPTION
 NORTH HARTFORD DEVELOPMENT CORP
 86-88 EDGEWOOD STREET
 SOUTH ELEVATION
 855-863 ALBANY AVENUE
 BUILDING SECTION
 HARTFORD, CT

SHEET DESCRIPTION
 NORTH ELEVATION
 SOUTH ELEVATION
 BUILDING SECTION

DATE: 12-31-92
 CENTER: 1333-92