



DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION

REPORT: 100 Pearl Street, Hartford, CT

For consideration: January 20, 2021

STAFF REPORT

TO: HARTFORD PRESERVATION COMMISSION

FROM: Autumn Florek, Senior Planner
Email: Autumn.Florek@hartford.gov; T: 860-757-9083

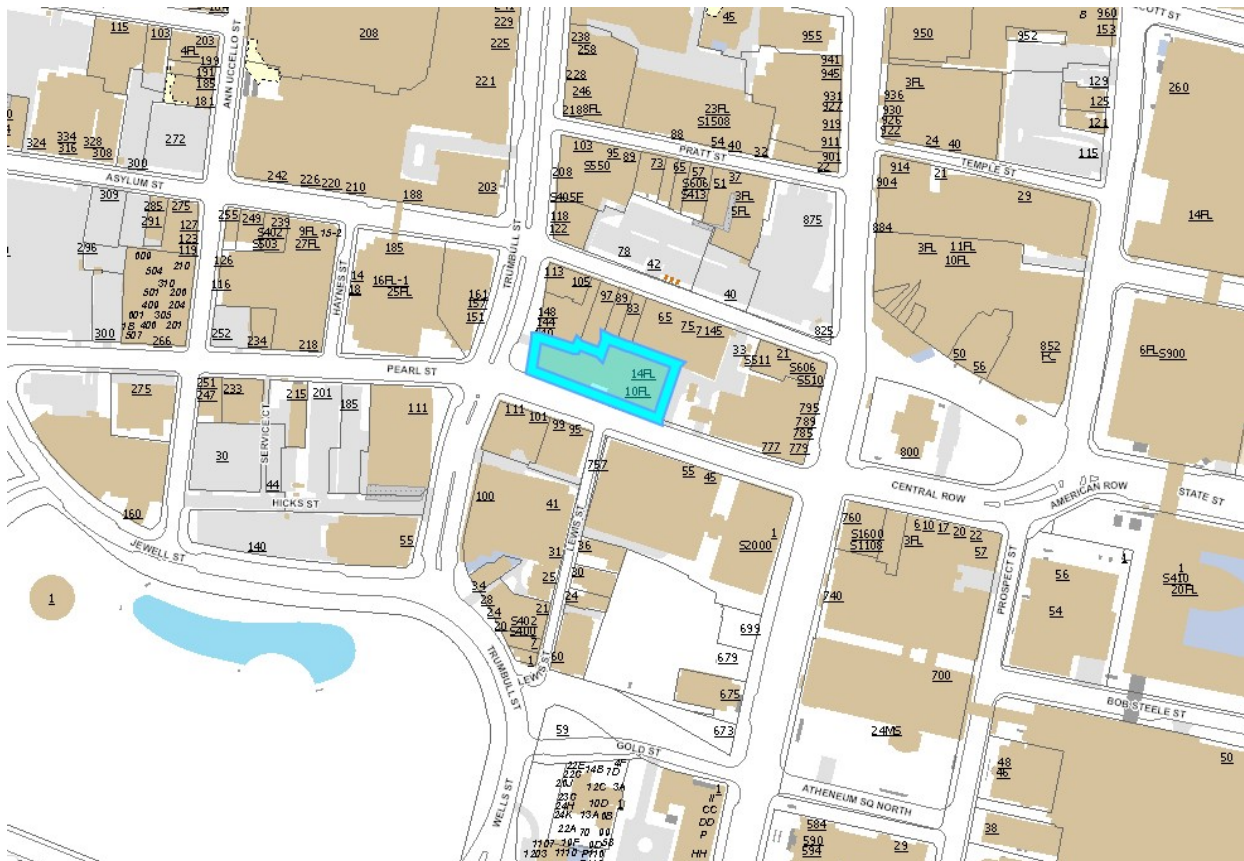
PROJECT: 100 Pearl Street, Hartford, CT
PARCEL ID: 246-346-034

ZONE: DT-3 **HISTORIC DISTRICT:** Asylum Trumbull Pearl State Historic District

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

APPLICANT: Darcie Roy/Pattison Sign Corp

OWNER: SGS Pearl LLC



Location Map (City of Hartford GIS Mapping)

BACKGROUND INFORMATION

The existing 100 Pearl Street structure incorporates the historic 60 Pearl Street Mechanics Savings Bank facade, in addition to the more modern high rise office building constructed in 1989 and other alterations.

The Applicant previously met with the Historic Preservation Commission on November 18, 2020, when the Commission approved their proposal. The November approval extended to seven signs.

These included:

1. One 15'x15' (225 sf) internally illuminated logo on parapet wall on **west elevation**.
2. One 9'x82'-3 1/4" (740 sf) "Hartford HealthCare" channel letterset on **north elevation**
3. One 5'-1 3/16" x 46'-7 1/16" (238 sf) "Hartford HealthCare" channel letterset on **south elevation**.
4. Four 10' x 3' (30 sf) permanent banners on the **south façade** in the location of the historic 100 Pearl Street Corning Building

PROPOSED REVISIONS

The Applicant is proposing to modify the November approval. The proposed changes include:

1. The internally illuminated logo installed on the parapet wall of the **west elevation** would be reduced to 12' x 12'.
2. No change is proposed to the "Hartford HealthCare" channel letterset on the **north elevation**
3. The Applicant proposes to increase the size of the channel letterset sign on the **south elevation** to 7' x 63' 4 3/4" (443.8 sf)
4. The Applicant proposes to install four 10' x 3' aluminum projecting signs on the **south façade** in the location of the historic 100 Pearl Street Corning Building, a change from the banner signs which were previously proposed.

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 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

BUILDING USE: Mixed Use

YEAR BUILT: 1924, 1989

STYLE: Neoclassical, Modern

Particular Mention in historic nomination: Two historic structures remain at 100 Pearl Street which are particularly mentioned in the nomination to contribute to the state historic district:

- 80 Pearl Street, Mechanics Savings Bank, built in 1924, is noted for being one of Hartford’s older financial institutions and the work of architects Morris & O’Connor. Architecturally the building is noted for its granite façade, Greek Doric columns, and other Greek inspired details.
- 100 Pearl Street, Corning Building, built in 1934, is noted for its avant-garde design that is unique in Historic Downtown Hartford. Designed by the Hartford Architect Lester B. Scheide, the building relies “for effect on fine materials, varied planes and sensitive massing rather than on architectural embellishment. In the front elevation a central recessed section of polished black granite is flanked by projecting limestone masses on a black granite base...”

Current Conditions: This building is in good condition.



Figure 1. Google Streetview, dated June 2019. View of the subject structure from the north end of Lewis Street.



Figure 2. Google Streetview, dated June 2019. View of the subject property from Pearl Street, focused on the historic façade of 80 Pearl Street, Mechanics Savings Bank.



Figure 3. Google Streetview, dated June 2019. View of the subject property from Pearl Street, focused on the historic façade of 100 Pearl Street, Corning Building.

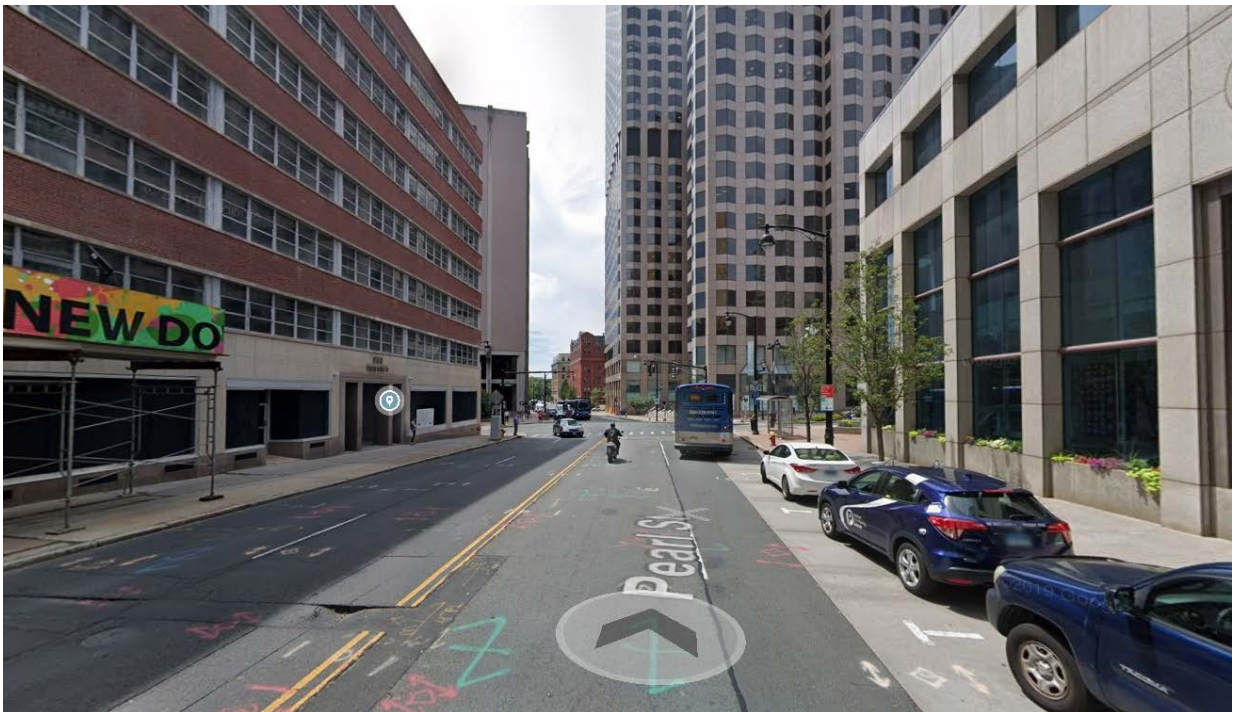


Figure 4. Google Streetview, dated June 2019. View from the subject property looking east along Pearl Street.

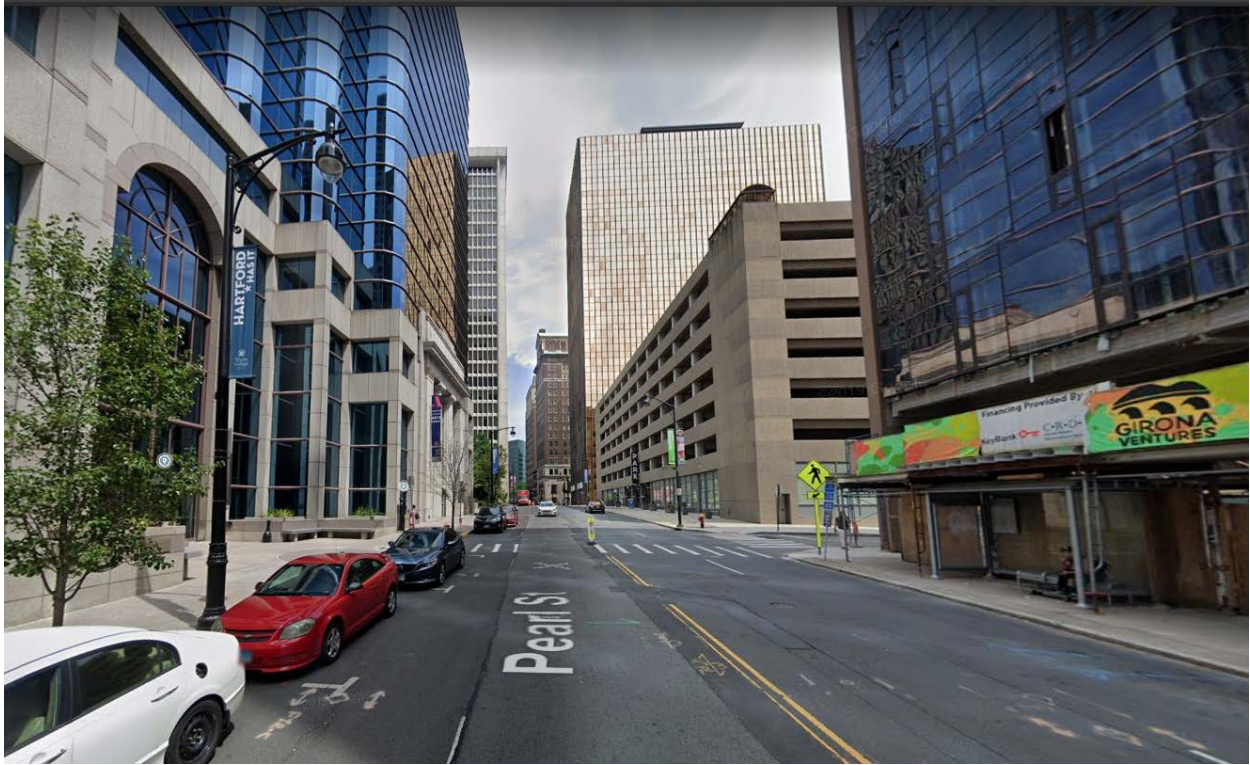


Figure 5. Google Streetview, dated June 2019. View from the subject property looking west along Pearl Street.



Figure 6. Google Streetview, dated June 2019. View of the subject property from the intersection of Pearl Street and Trumbull Street.

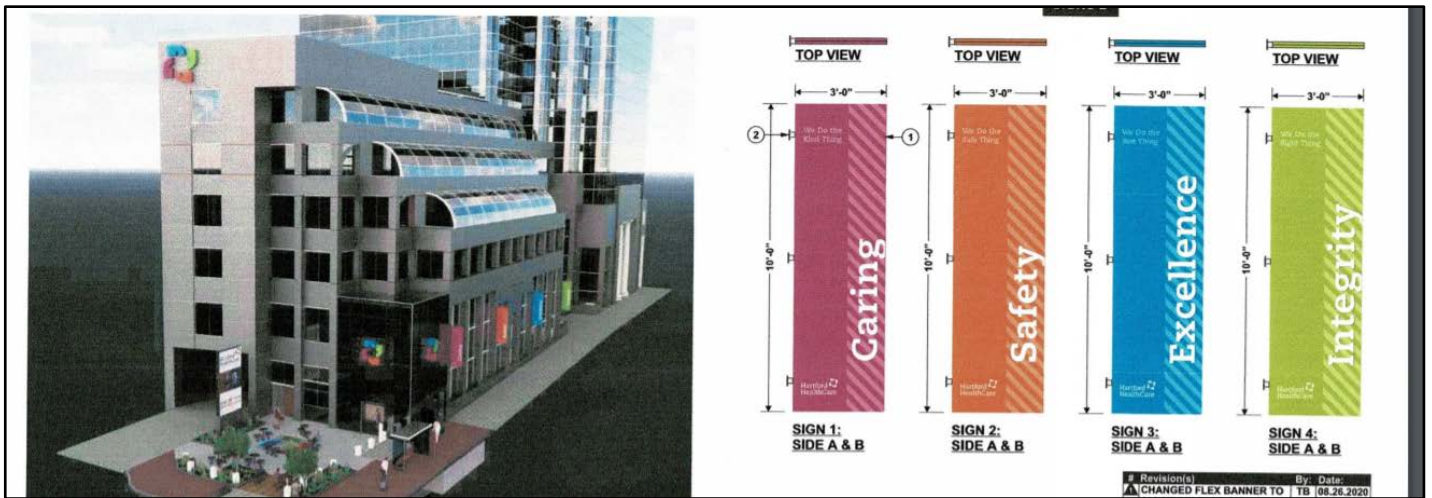


Figure 7. Rendering and details of proposed aluminum blade signage, south elevation.

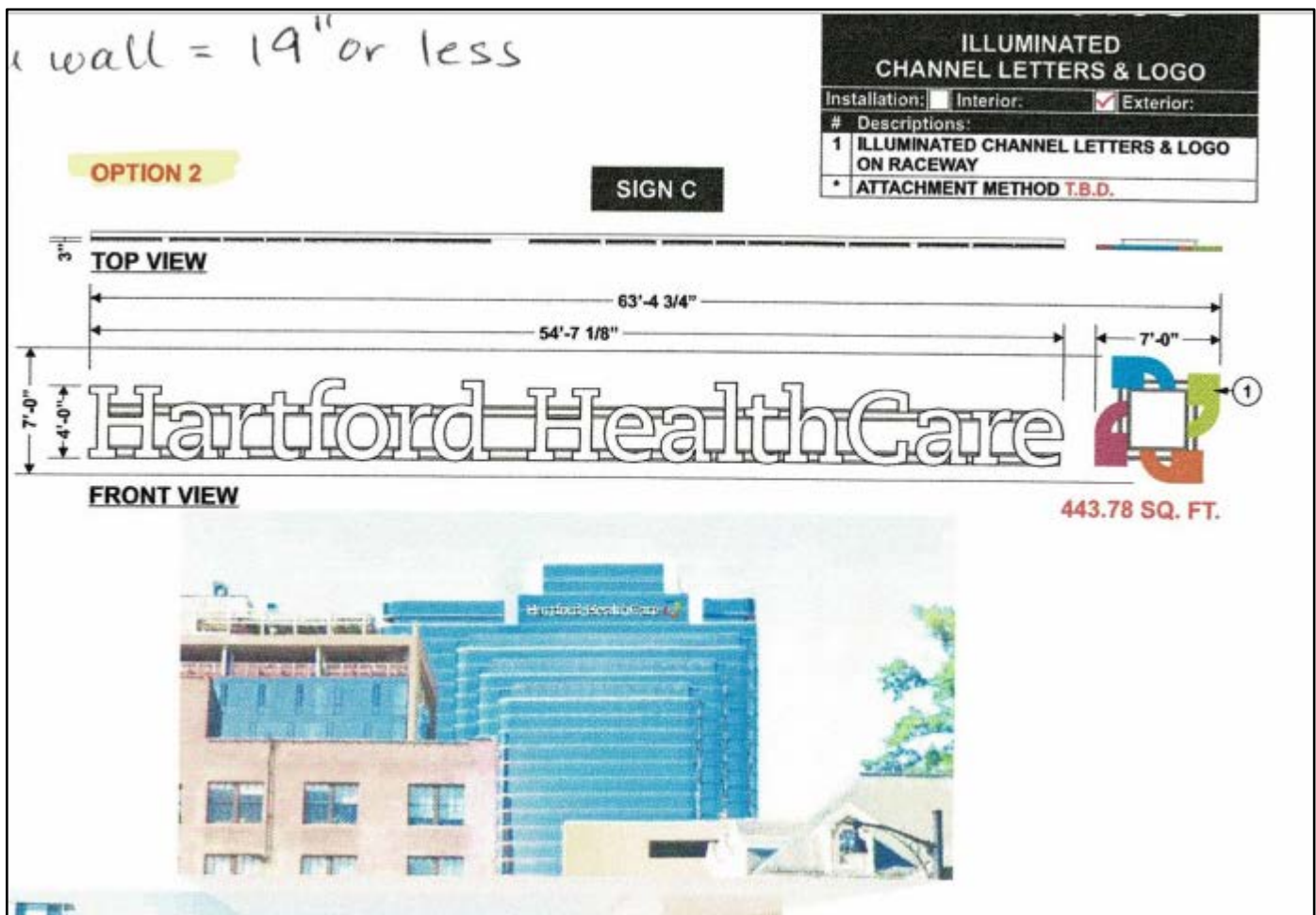


Figure 8. Satellite plan of proposed signage, taken from Attachment 4 of this report. Depicts the locations of the proposed signage on the north, west, and south elevations of the building.



Figure 9. Photograph of the front (south) elevation of historic 100 Pearl Street, Corning Building, February 1986, taken as part of the Historic American Buildings Survey CT-395.

Source: <https://www.loc.gov/resource/hhh.ct0401.photos/?sp=2>



Figure 11. Photograph of the front (south) elevation of historic 80 Pearl Street, Mechanics Savings Bank, February 1986, taken as part of the Historic American Buildings Survey CT-395.

Source: <https://www.loc.gov/resource/hhh.ct0400.photos/?sp=1>

COMMENTS RECEIVED

(None received as of January 14, 2021)

ANALYSIS

The structure at 100 Pearl Street is a unique combination of historic facades from the early 20th century with Greek and Art Moderne styles and more modern high-rise alterations. Historical photographs of 100 Pearl Street, the historic Corning Building, show that while a recessed section of black granite in the front façade and the raised disc with lettering exist today as acknowledgements to the historic architectural details, the historic façade has largely been replaced.

The applicant proposes 3 modifications to the proposal:

The Applicant proposes to reduce the area of the internally illuminated logo sign on the parapet of the west elevation from 15' x 15' to 12' x 12'. The sign will have a negligible impact on the historic character of Downtown Hartford, even at the size approved in November. The reduction should further mitigate any negative impact.

The Applicant proposes to increase the area of the channel set sign on the south elevation, from 238 sf to 443 sf. The width of the sign would increase from 5' 1 3/16" to 7' while the length would increase from approximately 46' 7 1/16" to 63' 4 3/4". The sign would thus be significantly larger. Still, the proposed larger sign would not differ significantly from existing signage in the downtown skyline.

The Applicant proposes to install four aluminum blade signs as opposed to the four banners originally approved. The proposed signs would use 2" x 2" aluminum tubing. Like the banners approved in November, the proposed aluminum signs would be 3' x 10'. The proposed signage would also have the same graphic as those approved in November. Its design does mimic the 1934 Corning Building, but the proposed signage would not detract from the design itself.

The fourth approved sign, a 9'x82'-3 1/4" (740 sf) "Hartford HealthCare" channel letterset on north elevation, is not proposed to be modified by this application.

Staff recommends approval of the proposed signage. The proposed signage must undergo a separate zoning review to ensure compliance with the Zoning Regulations.

STAFF RECOMMENDATION

Staff recommends approval of this application.

A draft resolution follows.

ATTACHMENTS

1. Application
2. Drawings of Signage
3. Decision Letter

REVIEWED,

Aimee Chambers, Director
100 Pearl Street



**CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION
RESOLUTION 100 PEARL STREET
HISTORIC PRESERVATION PROPOSAL**

- Whereas,** The City of Hartford Historic Preservation Commission reviewed a modification to the signage approved previously at 100 Pearl Street; and
- Whereas,** The property is listed in the Asylum Trumbull Pearl State Historic District; and
- Whereas,** The structure is a combination of the historic 80 Pearl Street Mechanics Savings Bank and 100 Pearl Street Corning Building facades with a modern high rise structure and other modern alterations to form one contiguous structure; and
- Whereas,** The façade of the 100 Pearl Street Corning Building retains some acknowledgements to its history, like a recessed section of black granite in the front façade and a raised disk with lettering, but has largely been replaced and does not retain its historic character; and
- Whereas,** The Applicant appeared before the Commission on November 18, 2021, and received approval of a signage package; and
- Whereas,** The Applicant proposes to revise the plans previously approved by the Commission; and
- Whereas,** The internally illuminated logo installed on the parapet wall of the west elevation would be reduced from 15' x 15', to 12' x 12'; and
- Whereas,** The channel letterset sign on the south elevation would be increased from 5' 1 3/16" x 46' 7 1/16" (238 sf) to 7' x 63' 4 3/4" (443.8 sf); and
- Whereas,** The materiality of the four 10' x 3' projecting signs on the south façade in the location of the historic 100 Pearl Street Corning Building would be changed from vinyl banners to aluminum projecting signs; and
- Whereas,** The proposed signage will not detract from the historic character of the structure; and

Now therefore Be It

Resolved, The City of Hartford Historic Preservation Commission hereby approves the proposed work as proposed.

Be It Further,

Resolved, This 20th day of January 2021.



LUKE BRONIN
MAYOR

CITY OF HARTFORD

DEPARTMENT OF DEVELOPMENT SERVICES

Planning Division
260 Constitution Plaza
Hartford, Connecticut 06103

Telephone: (860) 757- 9040

Fax: (860) 722-6402

www.hartford.gov



I. CHARLES MATHEWS
ACTING DIRECTOR

AIMEE CHAMBERS
DIRECTOR OF PLANNING

November 18, 2020

Darcie Roy
Pattison Sign Corp.
7 Burning Tree Lane
Wallingford, CT 06492

Sent via Email

Re: 100 Pearl Street, Historic Preservation Commission Decision Letter
Energov ID: COMM-2020-0271

Dear Applicant:

At its regular meeting of November 18, 2020, the Historic Preservation Commission met to consider a proposal for the installation of seven (7) signs for Hartford HealthCare. In this regard, the Commission approved the proposal as follows:

CITY OF HARTFORD HISTORIC PRESERVATION COMMISSION RESOLUTION 100 PEARL STREET

- Whereas,** The City of Hartford Historic Preservation Commission reviewed the proposal to install 7 new signs at 100 Pearl Street; and
- Whereas,** The property is listed in the Asylum Trumbull Pearl State Historic District; and
- Whereas,** The structure is a combination of the historic 80 Pearl Street Mechanics Savings Bank and 100 Pearl Street Corning Building facades with a modern high rise structure and other modern alterations to form one contiguous structure; and
- Whereas,** The applicant proposes 7 new signs: One 15'x15' (225 SF) internally illuminated logo on parapet wall on west elevation; One 9'x82'-3 1/4" (740 SF) "Hartford HealthCare" channel letterset on north elevation; One 5' _ 1 3/16" x 46' _ 7 1/16" (238 SF) "Hartford HealthCare" channel letterset on south elevation; Four 10' x 3' (30 SF) permanent banners on the south façade in the location of the historic 100 Pearl Street Corning Building; and
- Whereas,** The façade of the 100 Pearl Street Corning Building retains some acknowledgements to its architectural history, like a recessed section of black granite in the front façade and a raised disk with lettering, but has largely been replace and does not retain its historic character; and
- Whereas,** The proposed signage will not negatively impact the historic character of the structure; and
- 100_Pearl_HPC_DecisionLetter_111820

Now Therefore Be It

Resolved, The City of Hartford Historic Preservation Commission hereby approves the proposed work as submitted.

Be It Further,

Resolved, This 18th day of November 2020.

The next step of the approval process is indicated below:

- ☒ The Board/Commission has approved your plans/application as submitted, without requiring modifications. Please coordinate a time with Planning Division staff to pick-up your stamped plans/application. This letter and your stamped approved documents may be used to obtain additional zoning approvals or licenses/permits from other state and local entities.
- ☐ For Special Permit, Variance, or Zone Map Amendment applications, certified copies must be filed in the City Land Records for this approval to be in effect. Planning Division staff will record these documents after the appeal period is exhausted. Once you receive notification that the approval has been properly recorded, you may request additional zoning review and or obtain licenses and/or permits from other State and local entities.
- ☐ The Board/Commission has approved your application/plans with conditions, subject to modifications. Please make the requested changes, and if applicable, submit additional sets of revised plans as requested by staff, after which you will receive final approval.

Thank you for your investment in the City of Hartford.

Respectfully,



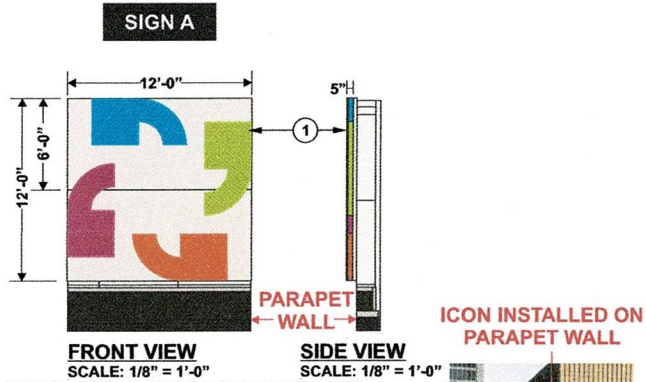
Digitally signed by Aimee Chambers
DN: cn=Aimee Chambers, o=City of
Hartford, ou=Director of Planning,
email=aimee.chambers@hartford.go
v, c=US
Date: 2020.12.11 17:08:20 -05'00'

Aimee Chambers, AICP
Director of Planning

AC/VLW/vlw

CC: Planning File
SGS Pearl, LLC

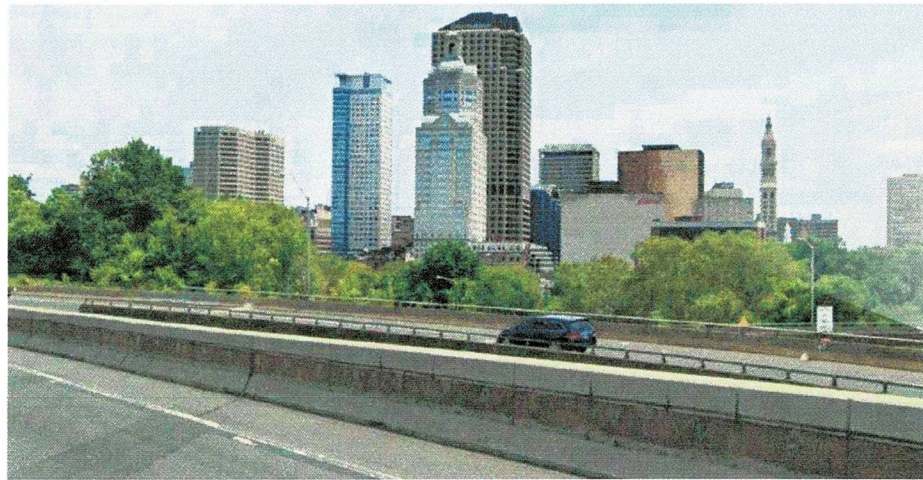
Install new 12' x 12' (144 sq ft) logo on parapet wall



VIEW OF PARAPET WALL



VIEW FROM BUSHNELL PARK ENTRANCE



VIEW FROM I84 EAST

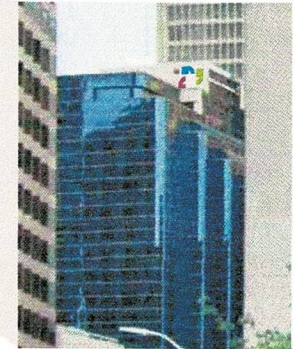
JP1-318100
ILLUMINATED LOGO
MOUNTED ON BACKER

Installation: ☐ Interior: ☒ Exterior:

Descriptions:

1 ILLUMINATED CHANNEL LOGO MOUNTED ON BACKER
"CHANNELS TO BE ATTACHED TO BACKER ON SITE BY INSTALLER"

* ANCHORING SYSTEM BEHIND PARAPET WALL FOR INSTALLATION OF CHANNEL & BACKER "TECHNICAL DETAILS T.B.D."



Date: 1/1/
Customer Approval:

Signage

Patton Sign Group is a leader in the design and installation of illuminated signs. We have a proven track record of providing high-quality, long-lasting signs for a wide variety of clients. Our signs are made from the highest quality materials and are designed to last for many years. We offer a wide range of sign options, including illuminated signs, outdoor signs, and indoor signs. We are committed to providing excellent customer service and ensuring that our clients are satisfied with the results of our work.

West Elevation

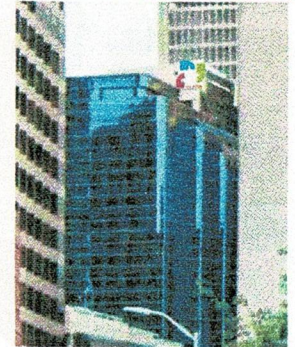
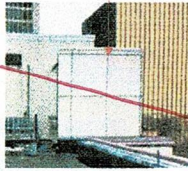
#	Revision(s)	By:	Date:
1	MOVED CIVIC CENTER PHOTO TO NEXT PAGE	TB	12.20.2019
2	RELOCATED ICON & ADDED DIMENSIONS	TB	02.10.2020
3	CHANGED VISUAL OF BACKER	TB	04.17.2020
4	ADDED SIDE VIEW	TB	10.29.2020
5	REDUCED LOGO 15' TO 12'	TB	11.13.2020
6	REPOSITIONED LOGO	TB	11.26.2020

Pattison Sign Group

Tel: (506) 735-5506	Fax: (877) 737-1734	Toll Free: 1-800-561-9798
Client:	HARTFORD HEALTHCARE	
Site:	19217 PEARL ST, HARTFORD, CT	
Consultant:	J. PELLETIER	
Draftsman:	TINA BOLDUC	Date: 12.13.2019
Page:	2/10	Scale: N.T.S.

REVISED 11/7/21

✓ Install new 15' x 15' (225 sq) logo on Parapet wall

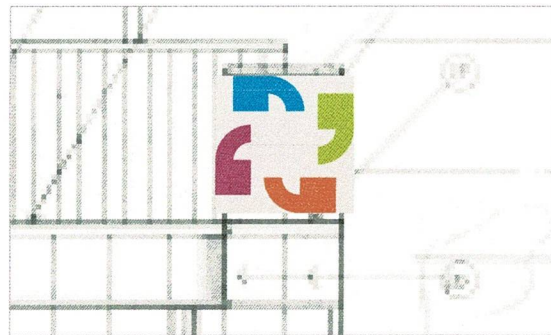


JP1-318100

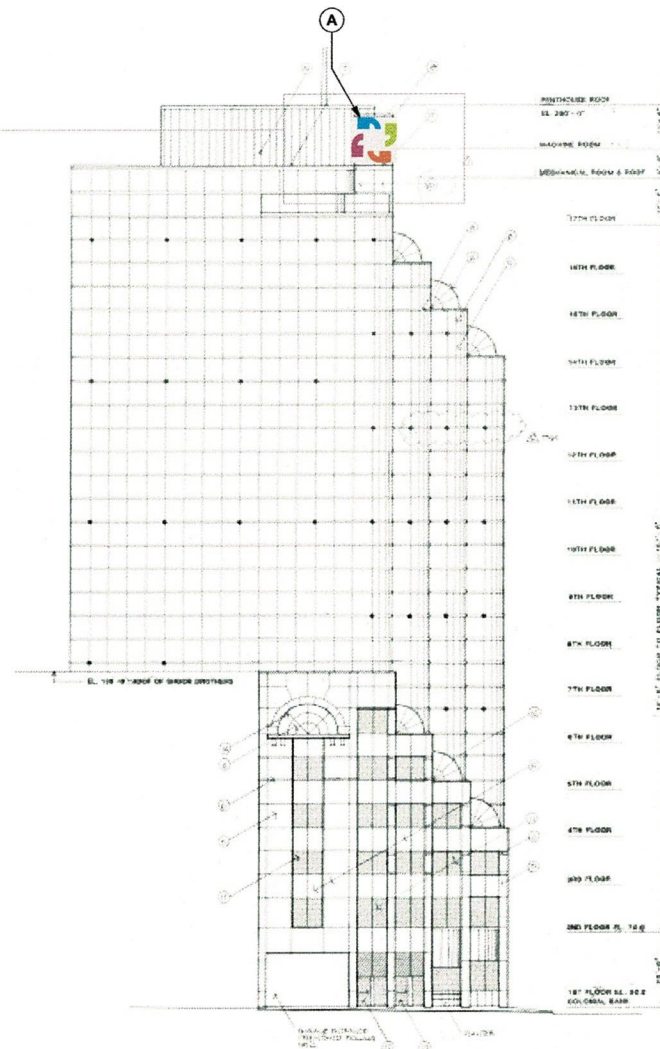
ELEVATIONS

Installation: ☐ Interior: ☒ Exterior:

Descriptions:
A ILLUMINATED CHANNEL LOGO ON BACKER
SEE PAGE 2



ENLARGED VIEW
SCALE: 3/32" = 1'-0"



WEST ELEVATION

#	Revision(s)	By:	Date:
1	ADDED ENLARGED VIEW	TB	10.29.2020
2	ADDED BOTTOM LOGOS	TB	11.03.2020
3	REDUCED TOP LOGO 15' TO 12'	TB	11.13.2020
4	ADDED CHANNEL LETTERS	TB	11.17.2020



Tel: (506) 735-5506 | Fax: (877) 737-1734 | Toll Free: 1-800-561-9798

Client:	HARTFORD HEALTHCARE
Site:	19217 PEARL ST, HARTFORD, CT
Consultant:	J. PELLETIER
Draftsman:	TINA BOLDUC
Date:	06.01.2020
Page:	8/10
Scale:	1/32" = 1'-0"

Date: / /
Customer Approval:



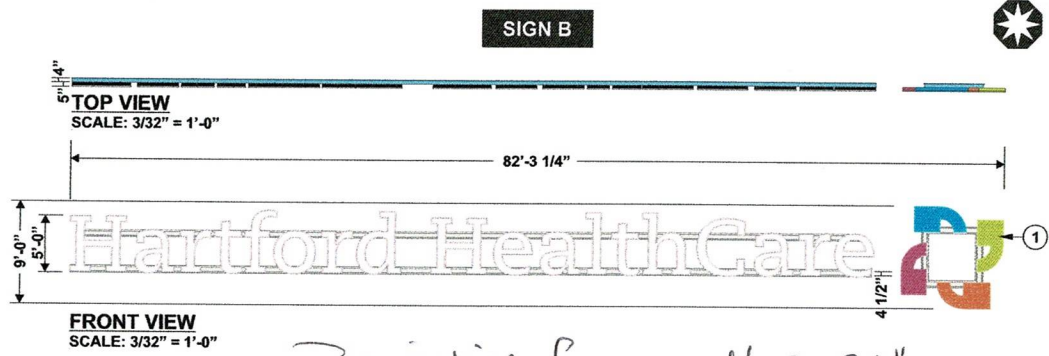
www.pattisonsign.com

REVISED 11/12/21

Lumen output for the signage populated by GEMM71-W1 @ 36 lumens per module:

- 15' LOGO (3/16" acrylic 2447 finish + colored vinyl)
 - Logo blue part = 216 lumens
 - Logo green part = 673 lumens
 - Logo magenta part = 432 lumens
 - Logo red part = 528 lumens

Install new 9' x 82'-3 1/4" (740) wall sign above the 17th floor.
 No windows will be blocked - all upper levels are spandrel glass panels



JP1-318100
 ILLUMINATED
 CHANNEL LETTERS & LOGO

Installation: ☐ Interior: ☒ Exterior:

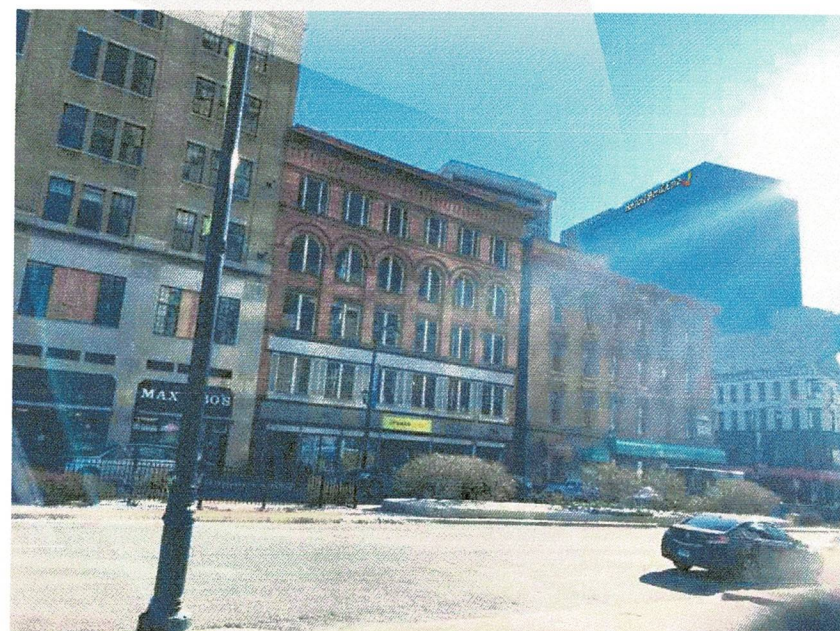
Descriptions:

1 ILLUMINATED CHANNEL LETTERS & LOGO ON RACEWAY. ADDITIONAL BRACKETS MAY BE REQUIRED BEHIND LOGO

* ATTACHMENT METHOD T.B.D.

Custom Sign:
 * CUSTOM PLACEMENT OF LOGO - SEE ELEVATION ON PAGE 7

Projection from wall = 21"



VIEW FROM CIVIC CENTER



VIEW FROM CIVIC CENTER

#	Revision(s)	By:	Date:
1	ADDED PHOTO & CHANNEL LETTERS	TB	12.20.2019
2	REVISED POSITION ADDED MOUNTING STRUCTURE	CV	01.02.2020
3	RELOCATED SIGN & REMOVED ICON	TB	02.10.2020
4	ADDED APPROX. DIMENSIONS	TB	04.17.2020
5	ADDED TOP VIEW	TB	10.29.2020
6	RELOCATED SIGN NORTH TO WEST ELEVATION	TB	11.17.2020
7	REMOVED HANGING SYSTEM	TB	11.26.2020
8	RELOCATED SIGN WEST TO NORTH ELEVATION	TB	12.04.2020
9	LOWERED SIGN	TB	12.15.2020

Date: / /
 Customer Approval:

Signage is intended to be installed in accordance with the requirements of the City of Hartford, Connecticut, and the State of Connecticut. The sign is subject to the requirements of the City of Hartford, Connecticut, and the State of Connecticut. The sign is subject to the requirements of the City of Hartford, Connecticut, and the State of Connecticut.

North Elevation



Tel: (506) 735-5506 | Fax: (877) 737-1734 | Toll Free: 1-800-561-9798

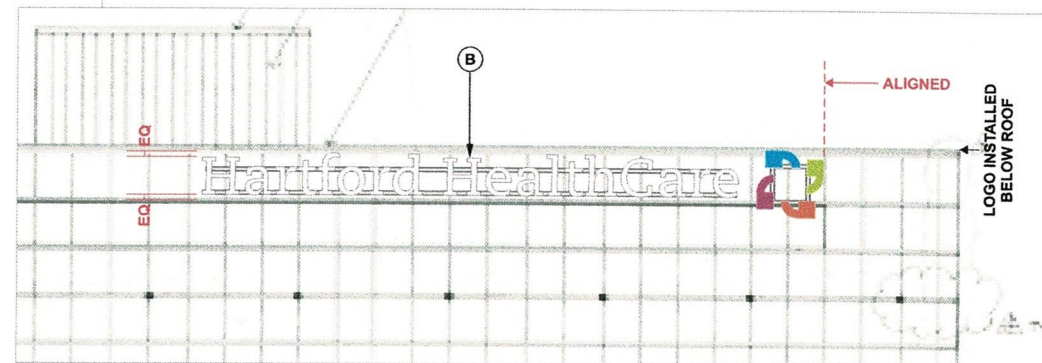
Client:	HARTFORD HEALTHCARE
Site:	19217 PEARL ST, HARTFORD, CT
Consultant:	J. PELLETIER
Draftsman:	TINA BOLDUC
Date:	12.13.2019
Page:	3/10
Scale:	N.T.S.

REVISED 11/7/21

ELEVATIONS

Descriptions:

B	ILLUMINATED CHANNEL LETTERS & LOGO ON RACEWAY. SEE PAGE 3
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Notes:

1 TO BE INSTALLED BELOW ROOFLINE

#	Revision(s)	By:	Date:
1	ADDED ENLARGED VIEW	TB	10.29.2020
2	ADDED BOTTOM LOGOS	TB	11.03.2020
3	REDUCED TOP LOGO 15' TO 12'	TB	11.13.2020
4	ADDED CHANNEL LETTERS	TB	11.17.2020
5	LOWERED SIGN	TB	12.15.2020



Tel: (506) 735-5506 | Fax: (877) 737-1734 | Toll Free: 1-800-561-9798

Client: HARTFORD HEALTHCARE

Site:	19217 PEARL ST, HARTFORD, CT
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Consultant:	J. PELLETIER
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Draftsman:	TINA BOLDUC	Date:	06.01.2020
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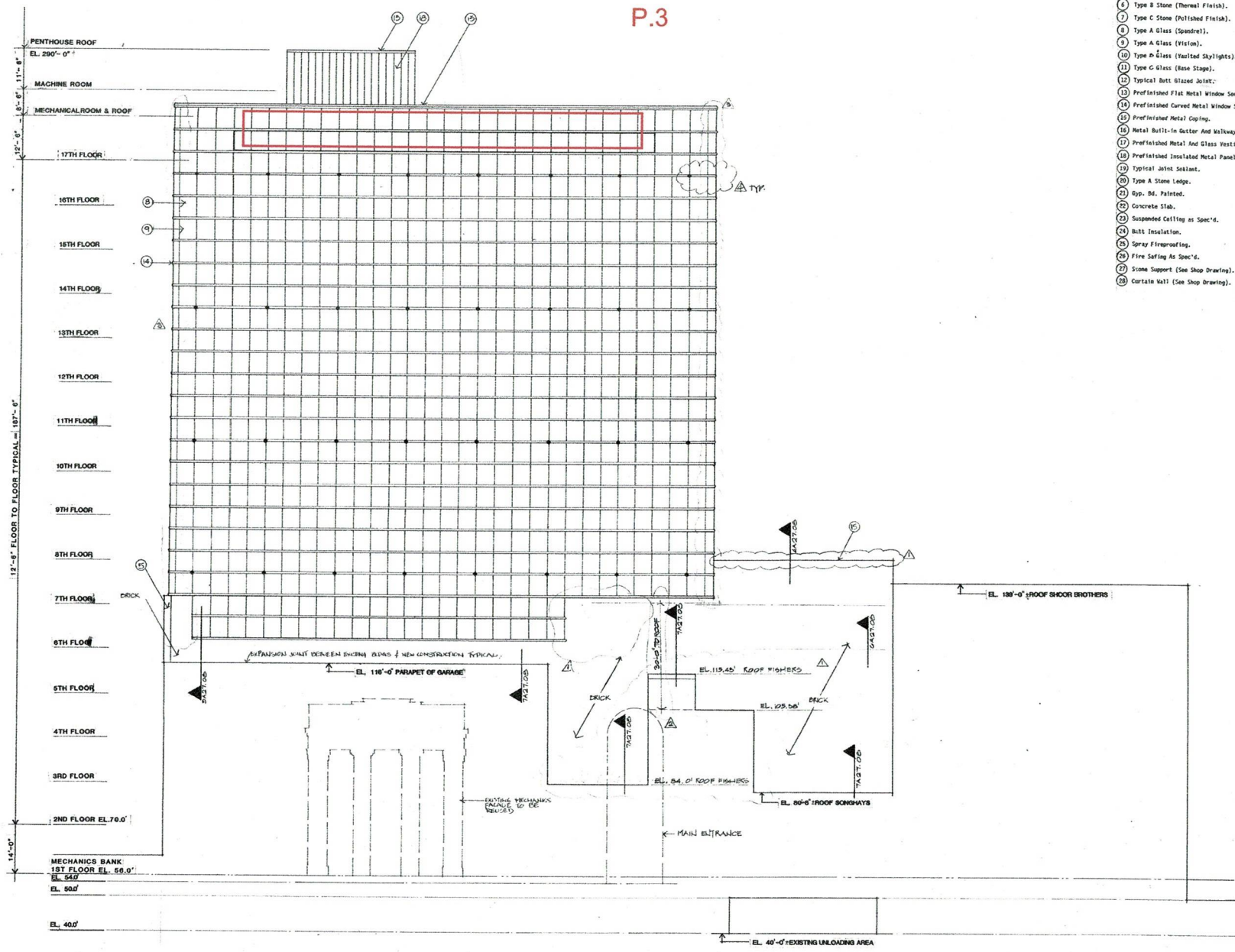
Page:	7/10	Scale:	1/32" = 1'-0"
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Date: ____/____/____
Customer Approval: _____

 www.pattisonsign.com

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REVISED 1/7/21



- LEGEND
- 1. Reuse Existing Mechanics Bank Facade.
 - 2. Reuse Existing Plaque.
 - 3. Colonial Bank Logo.
 - 4. Type A Stone (Thermal Finish).
 - 5. Type B Stone (Thermal Finish).
 - 6. Type C Stone (Polished Finish).
 - 7. Type A Glass (Spandrel).
 - 8. Type A Glass (Vision).
 - 9. Type D Glass (Insulated Skylights).
 - 10. Type G Glass (Base Stage).
 - 11. Typical Butt Glazed Joint.
 - 12. Prefinished Flat Metal Window Section.
 - 13. Prefinished Curved Metal Window Section.
 - 14. Prefinished Metal Coping.
 - 15. Metal Built-In Gutter And Walkway.
 - 16. Prefinished Metal And Glass Vestibule.
 - 17. Prefinished Insulated Metal Panels.
 - 18. Typical Joint Sealant.
 - 19. Type A Stone Ledge.
 - 20. Typ. Bd. Painted.
 - 21. Concrete Slab.
 - 22. Suspended Ceiling as Spec'd.
 - 23. Built Insulation.
 - 24. Spray Fireproofing.
 - 25. Fire Siding As Spec'd.
 - 26. Stone Support (See Shop Drawing).
 - 27. Curtain Wall (See Shop Drawing).

REVISIONS:

1	10/15/00	AS NOTED
2	10/15/00	AS NOTED
3	10/15/00	AS NOTED
4	10/15/00	AS NOTED
5	10/15/00	AS NOTED
6	10/15/00	AS NOTED
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25	10/15/00	AS NOTED
26	10/15/00	AS NOTED
27	10/15/00	AS NOTED

CONSULTANTS:

Structural, Mechanical & Electrical Engineers:

BURTON & VAN HOUTEN ENGINEERS, INC.

10 North Main St.
West Hartford, CT
(203) 236-2365

**100 PEARL STREET
HARTFORD, CONNECTICUT**

Pearl Street Associates, Limited Partnership

Jeter Cook & Jenson
Architects, P.C.

450 Church Street Hartford Connecticut 06103

P.C. *[Signature]*
P.M. *[Signature]*
D.P. *[Signature]*
J.C. *[Signature]*

ISSUE 1/16/00
JOB 2000-00
DRAWN ALL
SCALE 3/32

A22.03
NORTH ELEVATION

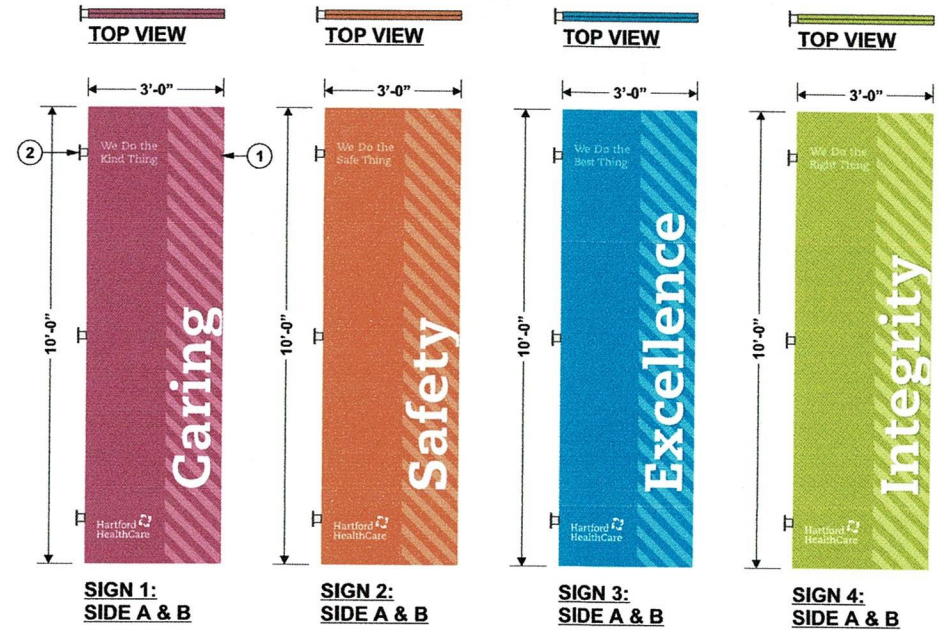
Lumen output for the signage populated by GEMM71-W1 @ 36 lumens per module:

- 5' letters reading "Hartford HealthCare" (3/16" acrylic 2447 finish) = 8,240 lumens
 - Logo with blue vinyl = 58 lumens
 - Logo with green vinyl = 182 lumens
 - Logo with magenta vinyl = 117 lumens
 - Logo with red vinyl = 143 lumens

I install four new 10'x 3' (30 sq) aluminum projecting signs.

JP1-318100	
D/F NON-ILLUMINATED FLAG SIGN	
Installation:	Interior: <input type="checkbox"/> Exterior: <input checked="" type="checkbox"/>
# Descriptions:	
1	ALUMINUM BENT FACE (±2 3/16" TK.) WITH PRINTED GRAPHICS ON BOTH SIDES
2	2" X 2" ALUMINUM TUBING WITH PLATE

SIGNS D



#	Revision(s)	By:	Date:
1	CHANGED FLEX BANNER TO ALUMINUM FLAG SIGN	TB	08.26.2020



Tel: (506) 735-5506 Fax: (877) 737-1734 Toll Free: 1-800-561-9798	
Client:	HARTFORD HEALTHCARE
Site:	19217 PEARL ST, HARTFORD, CT
Consultant:	J. PELLETIER
Draftsman:	TINA BOLDUC
Date:	04.20.2020
Page:	6/10
Scale:	3/8" = 1'-0"



PROPOSED BANNERS

Date: / /
Customer Approval:

This sign is intended to be installed in accordance with the manufacturer's instructions. The sign is not to be used for any other purpose. The sign is not to be used for any other purpose. The sign is not to be used for any other purpose.

Pattison Sign Group warrants that the sign is made of aluminum and is designed to last for a minimum of 10 years. The sign is not to be used for any other purpose. The sign is not to be used for any other purpose.

South Elevation

REVISED 11/1/21



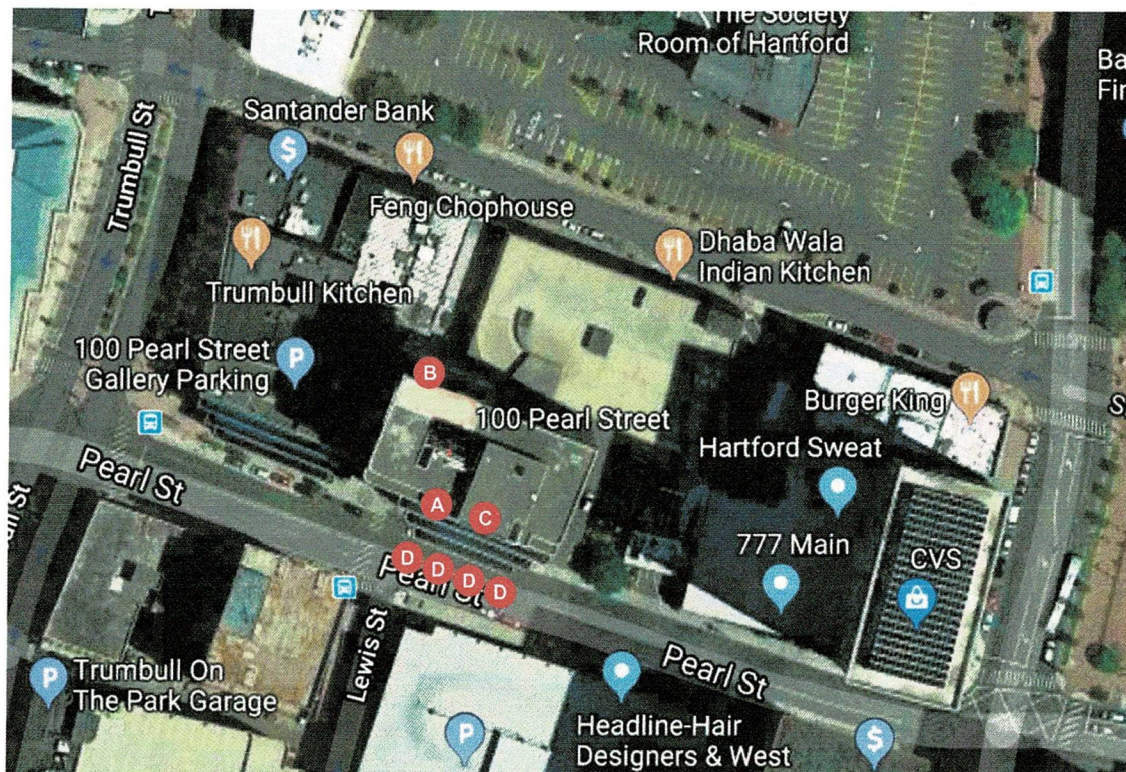
JP1-318100

AERIAL

Installation: ☐ Interior: ☒ Exterior:

#	Descriptions:
A	ILLUMINATED CHANNEL LOGO ON BACKER SEE PAGE 2
B	ILLUMINATED CHANNEL LETTERS & LOGO ON RACEWAY. SEE PAGE 3
C	ILLUMINATED CHANNEL LETTERS & LOGO ON RACEWAY. SEE PAGE 4 & 5 FOR OPTIONS
D	D/F FLAG SIGNS SEE PAGE 6

Notes:
☒ LOWER SIGNAGE DONE ON PHASE 2



#	Revision(s)	By:	Date:
1	ADDED PAGE	CV	01.02.2020
2	RELOCATED SIGN (B) NORTH TO WEST ELEVATION	TB	11.17.2020
3	RELOCATED SIGN (B) WEST TO NORTH ELEVATION	TB	12.07.2020



Tel: (506) 735-5506 | Fax: (877) 737-1734 | Toll Free: 1-800-561-9798

Client:	HARTFORD HEALTHCARE
Site:	19217 PEARL ST, HARTFORD, CT
Consultant:	J. PELLETIER
Draftsman:	CLAUDIA VOGT
Date:	01.02.2020
Page:	1/10
Scale:	N.T.S.

Date: / /
 Customer Approval:



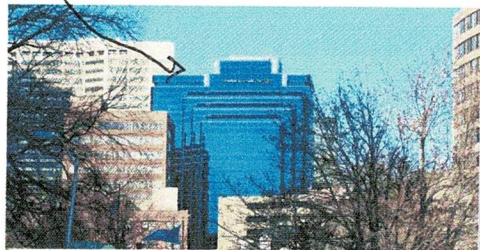
REVISED 1/7/21

OPTION 1:

Install new 5'-1³/₁₆" x 46'-7⁷/₁₆" (238 sq) wall sign above the 17th Floor.

* No windows will be blocked- all upper levels are spandrel glass panels *

Projection from wall = 19" or less

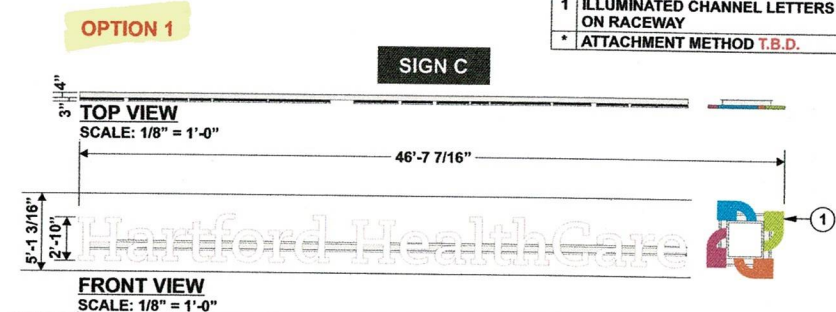


PROPOSED SIGNAGE - FRONT / SOUTH ELEVATION

Date: / /
Customer Approval:



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VIEW FROM DOWNTOWN / HARTFORD HOSPITAL

JP1-318100

ILLUMINATED
CHANNEL LETTERS & LOGO

Installation: ☐ Interior: ☒ Exterior:

Descriptions:
1 ILLUMINATED CHANNEL LETTERS & LOGO
ON RACEWAY

* ATTACHMENT METHOD T.B.D.

#	Revision(s)	By:	Date:
1	REVISED POSITION ADDED MOUNTING STRUCTURE	CV	12.27.2019
2	RELOCATED SIGN	TB	02.10.2020
3	ADDED DIMENSIONS	TB	04.17.2020
4	ADDED TOP VIEW	TB	10.29.2020
5	REMOVED HANGING SYSTEM & LOWERED SIGN	TB	11.26.2020

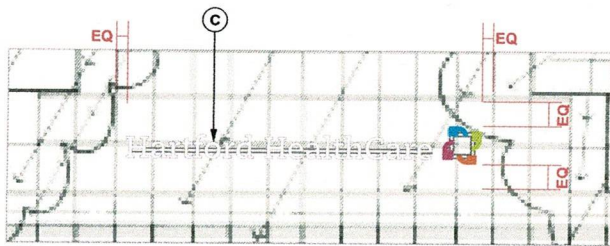


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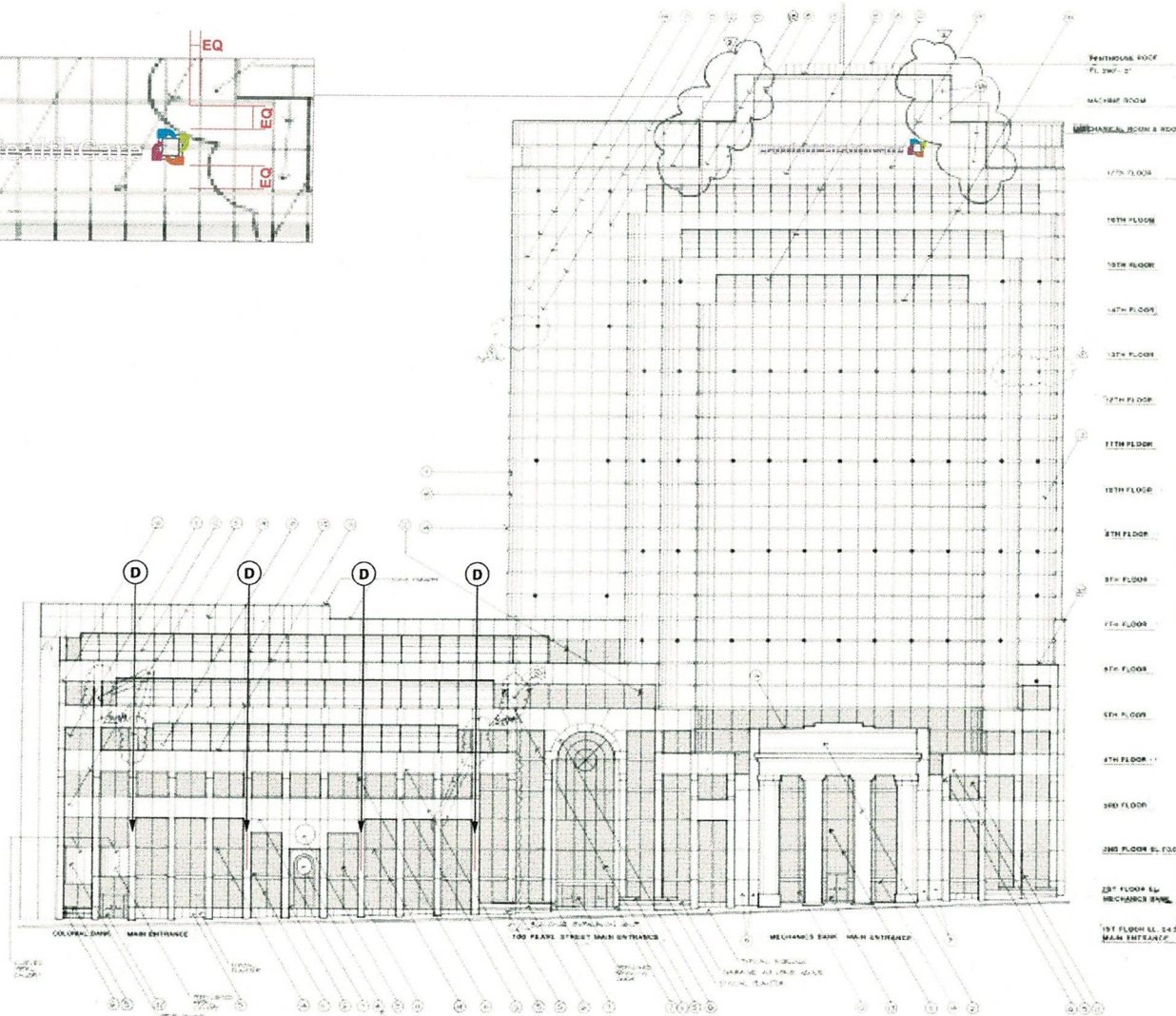
Client:	HARTFORD HEALTHCARE
Site:	19217 PEARL ST, HARTFORD, CT
Consultant:	J. PELLETIER
Draftsman:	TINA BOLDUC
Date:	12.13.2019
Page:	4/10
Scale:	N.T.S.

REVISED 11/7/21

OPTION 1

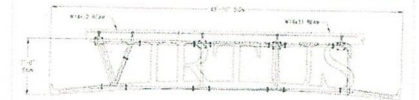
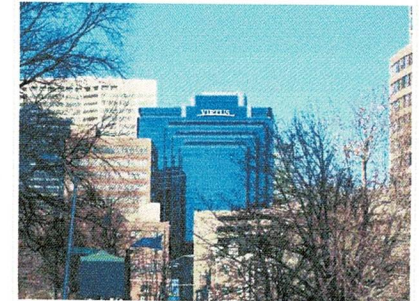


ENLARGED VIEW
SCALE: 1/16" = 1'-0"



SOUTH ELEVATION

JP1-318100	
ELEVATIONS	
Installation:	<input type="checkbox"/> Interior: <input checked="" type="checkbox"/> Exterior:
#	Descriptions:
C	ILLUMINATED CHANNEL LETTERS & LOGO ON RACEWAY. SEE PAGE 4
D	D/F BANNERS SEE PAGE 6



VIEW OF EXISTING SIGN

#	Revision(s)	By:	Date:
1	ADDED ENLARGED VIEW	TB	10.29.2020
2	ADDED BOTTOM LOGOS	TB	11.03.2020
3	LOWERED TOP SIGN	TB	11.26.2020



Tel: (506) 735-5506 | Fax: (877) 737-1734 | Toll Free: 1-800-561-9798

Client:	HARTFORD HEALTHCARE
Site:	19217 PEARL ST, HARTFORD, CT
Consultant:	J. PELLETIER
Draftsman:	TINA BOLDUC
Date:	06.01.2020
Page:	9/10
Scale:	1/32" = 1'-0"

Date: / /
Customer Approval:

☐ This sign is intended to be installed on the exterior of the building and is not to be used for any other purpose. The sign is to be installed in accordance with the specifications of the sign manufacturer and the sign manufacturer's instructions. The sign is to be installed in accordance with the specifications of the sign manufacturer and the sign manufacturer's instructions. The sign is to be installed in accordance with the specifications of the sign manufacturer and the sign manufacturer's instructions.

☐ This sign is intended to be installed on the exterior of the building and is not to be used for any other purpose. The sign is to be installed in accordance with the specifications of the sign manufacturer and the sign manufacturer's instructions. The sign is to be installed in accordance with the specifications of the sign manufacturer and the sign manufacturer's instructions. The sign is to be installed in accordance with the specifications of the sign manufacturer and the sign manufacturer's instructions.

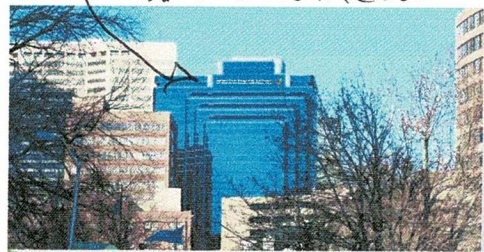
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REVISED 11/7/21

OPTION 2:

Install new 7' x 63'-4 3/4" (443.8 Ø) wall sign above the 17th Floor.
 * No windows will be blocked - all upper levels are spandrel glass panels. *

Projection from wall = 19" or less



PROPOSED SIGNAGE - FRONT / SOUTH ELEVATION

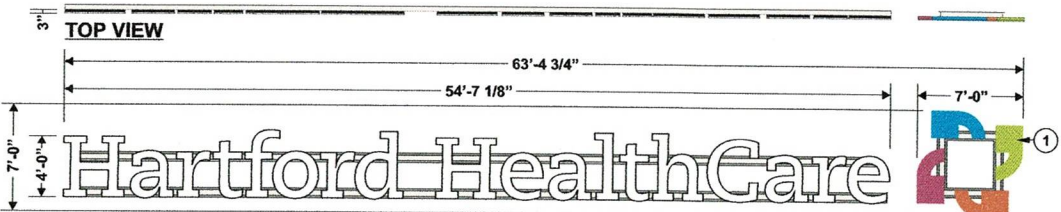
Date: / /
 Customer Approval:

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OPTION 2

SIGN C



VIEW FROM DOWNTOWN / HARTFORD HOSPITAL

JP1-318100

ILLUMINATED
CHANNEL LETTERS & LOGO

Installation: ☐ Interior: ☒ Exterior:

Descriptions:

1 ILLUMINATED CHANNEL LETTERS & LOGO ON RACEWAY

* ATTACHMENT METHOD T.B.D.

#	Revision(s)	By:	Date:
1	REVISED POSITION ADDED MOUNTING STRUCTURE	CV	12.27.2019
2	RELOCATED SIGN	TB	02.10.2020
3	ADDED DIMENSIONS	TB	04.17.2020
4	ADDED TOP VIEW	TB	10.29.2020
5	REMOVED HANGING SYSTEM & LOWERED SIGN	TB	11.26.2020



Tel: (506) 735-5506	Fax: (877) 737-1734	Toll Free: 1-800-561-9798
Client:	HARTFORD HEALTHCARE	
Site:	19217 PEARL ST, HARTFORD, CT	
Consultant:	J. PELLETIER	
Draftsman:	TINA BOLDUC	Date: 12.13.2019
Page: 5/10	Scale:	N.T.S.

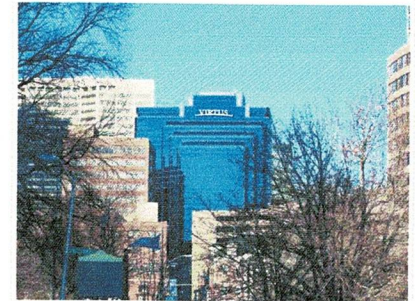
REVISED 11/121

[illegible]

ENLARGED VIEW
SCALE: 1/16" = 1'-0"

ELEVATIONS

#	Descriptions:
C	ILLUMINATED CHANNEL LETTERS & LOGO ON RACEWAY. SEE PAGE 5
D	D/F BANNERS SEE PAGE 6



VIEW OF EXISTING SIGN

#	Revision(s)	By:	Date:
1	ADDED ENLARGED VIEW	TB	10.29.2020
2	ADDED BOTTOM LOGOS	TB	11.03.2020
3	LOWERED TOP SIGN	TB	11.26.2020



Client:	HARTFORD HEALTHCARE		
Site:	19217 PEARL ST, HARTFORD, CT		
Consultant:	J. PELLETIER		
Draftsman:	TINA BOLDUC	Date:	06.01.2020
Page:	10/10	Scale:	1/32" = 1'-0"

[illegible]

SOUTH ELEVATION

REVISED 1/7/21

ORIGINAL PROPOSAL



Date: ____/____/____
Customer Approval: _____

  <p>This sign is intended to be installed in areas where the use of tobacco products is prohibited. It is intended to be installed in areas where the use of tobacco products is prohibited.</p>	 <p>This sign is intended to be installed in areas where the use of open flames is prohibited. It is intended to be installed in areas where the use of open flames is prohibited.</p>	 <p>This sign is intended to be installed in areas where the use of tobacco products is prohibited. It is intended to be installed in areas where the use of tobacco products is prohibited.</p>	 <p>This sign is intended to be installed in areas where the use of open flames is prohibited. It is intended to be installed in areas where the use of open flames is prohibited.</p>
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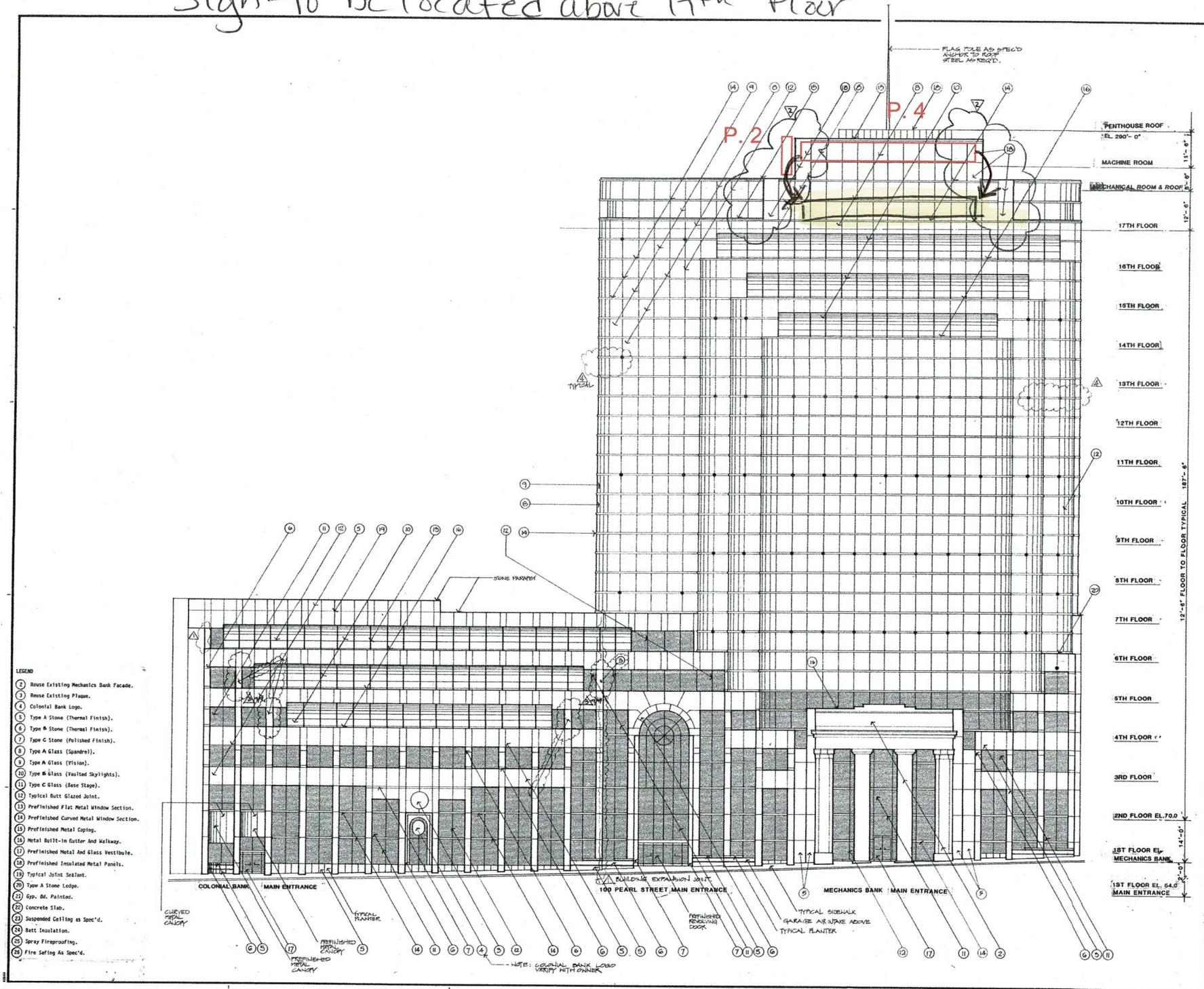
#	Revision(s)	By:	Date:
1	REVISED POSITION ADDED MOUNTING STRUCTURE	CV	12.27.2019
2	RELOCATED SIGN	TB	02.10.2020
3	ADDED DIMENSIONS	TB	04.17.2020



Tel: (506) 735-5506		Fax: (877) 737-1734	Toll Free: 1-800-561-9798
Client:	HARTFORD HEALTHCARE		
Site:	19217 PEARL ST, HARTFORD, CT		
Consultant:	J. PELLETER		
Draftsman:	TINA BOLDUC	Date:	12.13.2019
Page:	4/6	Scale:	N.T.S.

Projection from wall = 19"

Sign to be located above 17th floor



Lumen output for the signage populated by GEMM71-W1 @ 36 lumens per module:

- 2'-10" letters reading "Hartford HealthCare" (3/16" acrylic 2447 finish) = 4,732 lumens
 - Logo with blue vinyl = 20 lumens
 - Logo with green vinyl = 63 lumens
 - Logo with magenta vinyl = 40 lumens
 - Logo with red vinyl = 49 lumens