



**To:** HARTFORD PRESERVATION COMMISSION  
**FROM:** Autumn Florek, Senior Planner  
T. 860-757-9083; Email: [autumn.florek@hartford.gov](mailto:autumn.florek@hartford.gov)

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

**APPLICANT:** Garth Pryce

The map displays a residential area with the following details:

- Streets:** Albany Av runs horizontally across the middle. Deerfield Av runs vertically on the right side. Other streets include 11th St, 12th St, 13th St, 14th St, 15th St, 16th St, 17th St, 18th St, 19th St, 20th St, 21st St, 22nd St, 23rd St, 24th St, 25th St, 26th St, 27th St, 28th St, 29th St, 30th St, 31st St, 32nd St, 33rd St, 34th St, 35th St, 36th St, 37th St, 38th St, 39th St, 40th St, 41st St, 42nd St, 43rd St, 44th St, 45th St, 46th St, 47th St, 48th St, 49th St, 50th St, 51st St, 52nd St, 53rd St, 54th St, 55th St, 56th St, 57th St, 58th St, 59th St, 60th St, 61st St, 62nd St, 63rd St, 64th St, 65th St, 66th St, 67th St, 68th St, 69th St, 70th St, 71st St, 72nd St, 73rd St, 74th St, 75th St, 76th St, 77th St, 78th St, 79th St, 80th St, 81st St, 82nd St, 83rd St, 84th St, 85th St, 86th St, 87th St, 88th St, 89th St, 90th St, 91st St, 92nd St, 93rd St, 94th St, 95th St, 96th St, 97th St, 98th St, 99th St, 100th St, 101st St, 102nd St, 103rd St, 104th St, 105th St, 106th St, 107th St, 108th St, 109th St, 110th St, 111th St, 112th St, 113th St, 114th St, 115th St, 116th St, 117th 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Figure 1: Location Map

## **BACKGROUND INFORMATION**

The subject structure is located on Albany Avenue with two ground floor storefronts and apartments on the floors above. The site is within the Upper Albany National Historic District and was built in 1904, according to the 1980 survey by the Hartford Architecture Conservancy.



Figure 2: 1113-1115 Albany Avenue, Staff Photo, December 27, 2020

**Proposed Project:** The Applicant proposes to install two aluminum wall signs above the ground floor windows. The proposed signs would be 2 2/3' x 13 2/3'. The signs would be installed 10' above the sidewalk.

## **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.

## **STANDARDS SPECIFIC TO THE USE**

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

The following sections of the *Guidelines for Renovations* are relevant:

- Alterations to Commercial Buildings – Mixed and Reuse, page 32:
  - “Recommended: Good neighborhood commercial use maintains the integrity of the building’s materials and details; integrates two or more shops into one façade.”
  - “Recommended: It respects the street line, maintains sidewalks and locates parking and loading areas behind or beside the building.”
  - “Not Recommended: Inappropriate materials and detailing.”

## **FINDING OF FACTS**

**CURRENT USE:** Commercial and Residential    **PROPOSED USE:** Commercial and Residential  
**YEAR BUILT:** 1904    **STYLE:** Queen Anne/Colonial Revival

**Particular mention in Historic nomination:** The site is a contributing property of the Upper Albany historic district. The nomination notes the large number of frame houses built around the start of the 20<sup>th</sup> century with Queen Anne and Colonial Revival details. Per the nomination:

The largest number of houses in the district (273) are those that combine Queen Anne massing (complex roof and plan, cut-away corners, projecting bays) with Colonial Revival details...These houses almost all have mixed clapboard and shingle siding, some sort of overhang, bay window, or cut-away corner, and classical porch columns.

**Current Conditions:** The current structure includes a one-story addition designed for commercial uses built in front of the original façade. The addition, which contains two commercial units, extends up to the front lot line and partly around the original structure’s western face. Mechanical equipment is installed on the roof of the addition and the front faced is faced with brick. The second and third stories retain their original massing.





Figure 3: Storefronts, 1113-1115 Albany Ave, Staff Photo, December 27, 2020



Figure 4: Subject Structure and Adjacent Property, Staff Photo, December 27, 2020

**Nearby Conditions:** Storefronts line this section of Albany Avenue. Many of these storefronts occupy the first floor of mixed-use buildings with apartments on the floors above. The condition of these mixed-use structures vary. Larger structures like the Weaver Building that were designed with ground-floor retail have maintained much of their original quality. Structures that were designed originally for detached residential uses, however, have been significantly altered as is the case with the subject property. That said, contemporary signage is installed on the face of almost every building on this portion of the corridor. Many buildings have multiple types of signage installed while others have awnings and wall signs installed.

as



Figure 5: The Weaver Building, Staff Photo, December 27, 2020





Figure 6: Storefronts Next to Subject Property, Staff Photo, December 27, 2020



Figure 7: Storefronts on Opposite Side of Street, Staff Photo, December 27, 2020

**COMMENTS RECEIVED**

(None received as of January 14, 2020)

**ANALYSIS**

The proposed signage would be installed in the sign band and would not obstruct any other part of the façade. Historical imagery indicates that metal signage has long been installed on the face of the building. The proposed sign type, material, and graphics are in keeping with those on neighboring properties and storefronts throughout the corridor. The signage proposed is arguably more consistent with early twentieth century conditions than other storefronts along the corridor, and staff believes it will not detract from the property or the historic district's historic integrity.

**STAFF RECOMMENDATION**

Staff recommends approval of this application.

**ATTACHMENTS**

1. Completed and signed application form.
2. Photographs submitted by Applicant.
3. Details for proposed signage.

**REVIEWED,**

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Aimee Chambers, Director



**CITY OF HARTFORD  
HISTORIC PRESERVATION COMMISSION RESOLUTION  
1113-1115 ALBANY AVENUE  
HISTORIC PRESERVATION PROPOSAL**

- Whereas,** The City of Hartford Historic Preservation Commission reviewed the proposal for the installation two new wall signs on the façade of 1113-1115 Albany Avenue; and
- Whereas,** The site is a contributing property of the Upper Albany National Historic District; and
- Whereas,** The proposed signs would be aluminum and attached to the face of the building; and
- Whereas,** Each sign would be installed in the sign band over the corresponding ground floor commercial units; and
- Whereas,** Each of the storefronts occupies 27 ½ feet of the front facade; and
- Whereas,** The proposed signs have identical dimensions, which are 13 2/3 feet by 2 2/3 feet; and
- Whereas,** The proposed signage would be installed 10 feet approximately the sidewalk; and
- Whereas,** The proposed signage would be installed in the same approximate location as previous signage; and
- Whereas,** The proposed work is consistent with the City's Historic Design Principles;

Now therefore Be It

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

Be It Further,

- Resolved,** This 20<sup>th</sup> day of January 2021.





**City of Hartford**  
**Department of Development Services**  
**Planning Division**

260, Constitution Plaza, Hartford, Connecticut 06103-1822

Return Form to the Planning Desk Counter | 860-757-9040

# PLANNING AND ZONING APPLICATION

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

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Zoning Appeal                    | <input type="checkbox"/> Approval of Location | <input checked="" type="checkbox"/> Historic Review |
| <input checked="" type="checkbox"/> Zoning Permit:        |   | <input type="checkbox"/> Lot Combination            |
| <input checked="" type="checkbox"/> Signage Use/Accessory | <input type="checkbox"/> Zoning Variance      | <input type="checkbox"/> Liquor Permit              |
| <input type="checkbox"/> Site Plan                        |   | <input type="checkbox"/> Special Permit             |
| <input type="checkbox"/> Subdivision/Lot Line Revision    | <input type="checkbox"/> Zoning Map Change    |   |

Receiving Federal Funds:

☐ Yes ☐ No

☐ Demo ☐ Add. ☐ Repair

Recent photos are required for all Historic Apps

## 1. PROPERTY INFORMATION

Property Address: 1115 Albany Ave City: Hartford State: CT Zip Code: 06112  
 Parcel ID: \_\_\_\_\_ Zoning District: (<http://assessor1.hartford.gov/default.asp>)  
 Property Owner: Garth Pryce  
 Property Owner's Address: 256 Capen St City: Hartford State: CT Zip Code: 06112  
 Phone: 860-532-9946 Email: tiffanystewart38@yahoo.com

## 2. APPLICANT

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

Name of Applicant: Garth Pryce File Date: 12/7/20  
 Address: 256 Capen St City: Hartford State: CT Zip Code: 06112  
 Phone: 860-532-9946 Email: tiffanystewart38@yahoo.com

## 3. PRIMARY POINT OF CONTACT:

Name: Garth Pryce  
 Phone: 860-532-9946  
 Email: tiffanystewart38@yahoo.com

**4. PROJECT NARRATIVE**

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

A wall sign for a Salon for 1115 Albany Ave,  
Hartford CT 06112. ~~E=32"~~ W:32" L:164"

A wall sign for a Restaurant at 1113 Albany Ave,  
HARTFORD, CT 06112 W:32" L:164"

**\*\* PLEASE COMPLETE THE FOLLOWING SECTIONS AS THEY PERTAIN TO THE ACTIONS YOU ARE APPLYING FOR.  
DON'T FORGET TO SIGN THE APPLICATION 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 zoning administrator or zoning enforcement officer:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**C. COMPLETE IF APPLYING FOR ZONING VARIANCE:**

State the particular hardship\* or unnecessary difficulty that prompts this application and cite the section of the zoning regulations that you are seeking relief from. (Continue this narrative on a separate sheet if necessary.)

\*A "hardship" is defined by the Connecticut State Statutes Section 8-6 where by "with respect to a parcel of land where, owing to conditions especially affecting such parcel but not affecting generally the district in which it is situated, a literal enforcement of such by laws, ordinances or regulations would result in exceptional difficulty or unusual hardship." Note that "mere financial loss does not constitute hardship warranting granting of variance [unless] loss is so great as to amount to confiscation of applicant's property; [a] variance might be justified."

**D. COMPLETE IF APPLYING FOR SUBDIVISION, LOT LINE REVISION, OR LOT COMBINATION****Lot Subdivision/Lot Line Revision:**

Number of new lots to be created: \_\_\_\_\_ Area of each of the new lots in square feet \_\_\_\_\_

Street frontage of each of the new lots in feet \_\_\_\_\_

**Lot Combination:**

Address of lots to be combined \_\_\_\_\_

Map/Block/Lot for each property to be combined: Map \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Map \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Map \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

(Map/Block/Lot and address information can be found at <http://gis.hartford.gov/parcelviewer/index.html>)

**E. COMPLETE IF APPLYING FOR HISTORIC REVIEW**

**IMPORTANT:** HISTORIC COMMISSION APPROVAL MUST FIRST BE OBTAINED BEFORE ANY BUILDING OR DEMOLITION PERMIT WILL BE ISSUED FOR WORK ON HISTORIC PROPERTIES. AFTER HISTORIC APPROVAL APPLICANTS MAY STILL NEED ZONING REVIEW. NO WORK MAY BEGIN UNTIL A BUILDING PERMIT IS ISSUED

**\*\*Recent photos AND proposed specifications/cut sheets for material are required to be submitted with this application.**

Proposed work includes: (Check all that apply)

<input type="checkbox"/> Repairs	<input type="checkbox"/> Addition	<input type="checkbox"/> New construction	<input type="checkbox"/> Demolition	<input type="checkbox"/> Other (specify)
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✓ Sign

If proposing demolition, provide reason (attach additional pages if necessary):

Current materials being repaired/ replaced:

Plexiglass and Aluminum.

Materials/products being used in work: Plexiglass and Aluminum in a box.



#### F. COMPLETE IF APPLYING FOR A SIGN PERMIT

1. Is this sign proposed outside of the Building line? ☐ Yes ☐ No

Maximum extension from the Building line: \_\_\_\_\_ ft. \_\_\_\_\_ in.

2. Is this sign proposed outside of the Street line? ☐ Yes ☐ No

Maximum extension from the Street line: \_\_\_\_\_ 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: \_\_\_\_\_ ft. \_\_\_\_\_ in.

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

7. Distance from the nearest outdoor sign: \_\_\_\_\_ ft. \_\_\_\_\_ in.

8. Square feet of surface for one face of the sign: \_\_\_\_\_ ft. \_\_\_\_\_ in.

9. Wording on the sign(include all words): \_\_\_\_\_

Description of work (attach additional pages if necessary):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**NOTE:** Please submit copies of all drawings drawn to scale. Signed 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 Building lines and Property lines.

#### 5. SIGNATURE(S)

*By signing below, I certify that all work will be done in strict accordance with the LOCAL, STATE AND FEDERAL BUILDING CODES. Further, all work covered by this application has been authorized by the owner of this property.*

*I agree that no work shall commence until all determinations have been made and the proper permits have been obtained.*

Applicant Signature: G. Pryce

Date: 12-7-2020

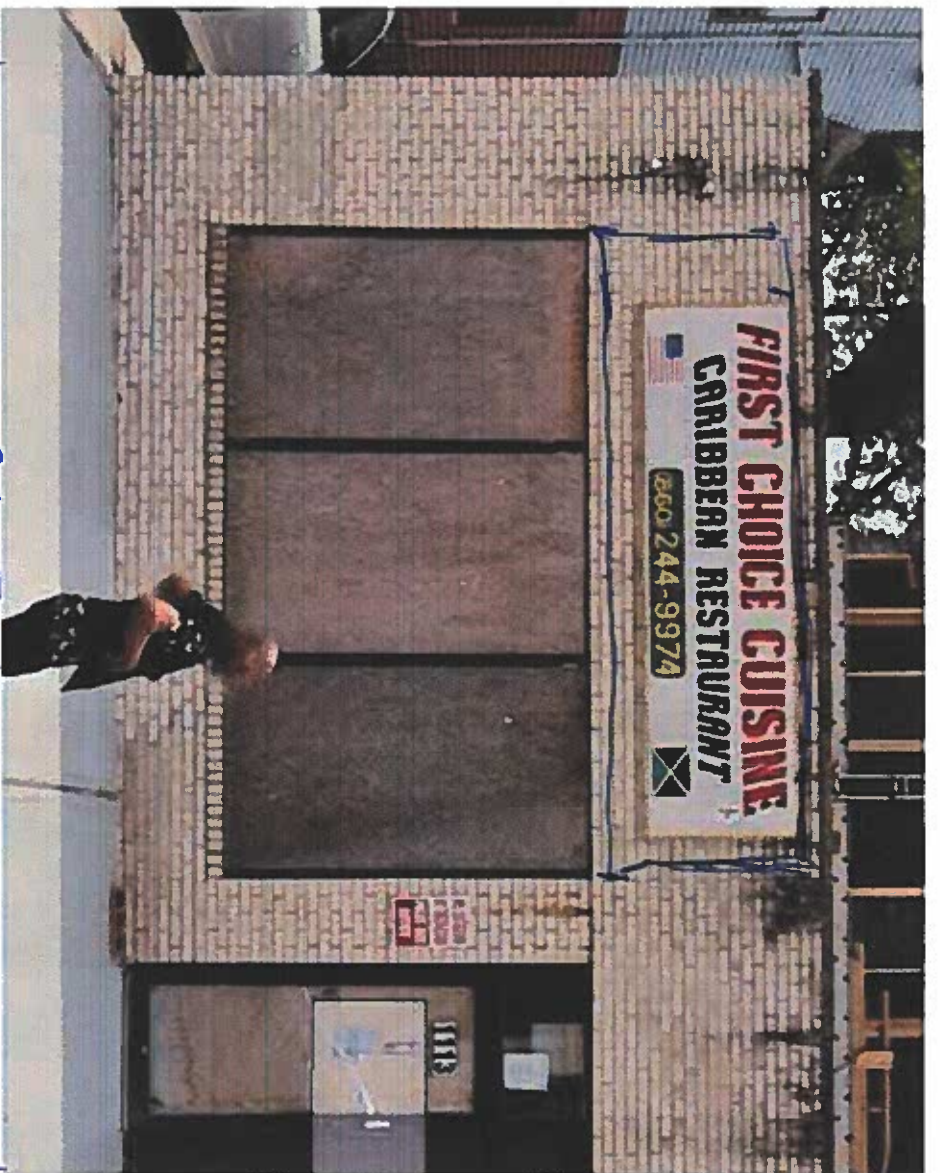
Printed Name of Applicant: GARTH PRYCE

Property Owner Signature (REQUIRED): G. Pryce

Date: 12-7-2020

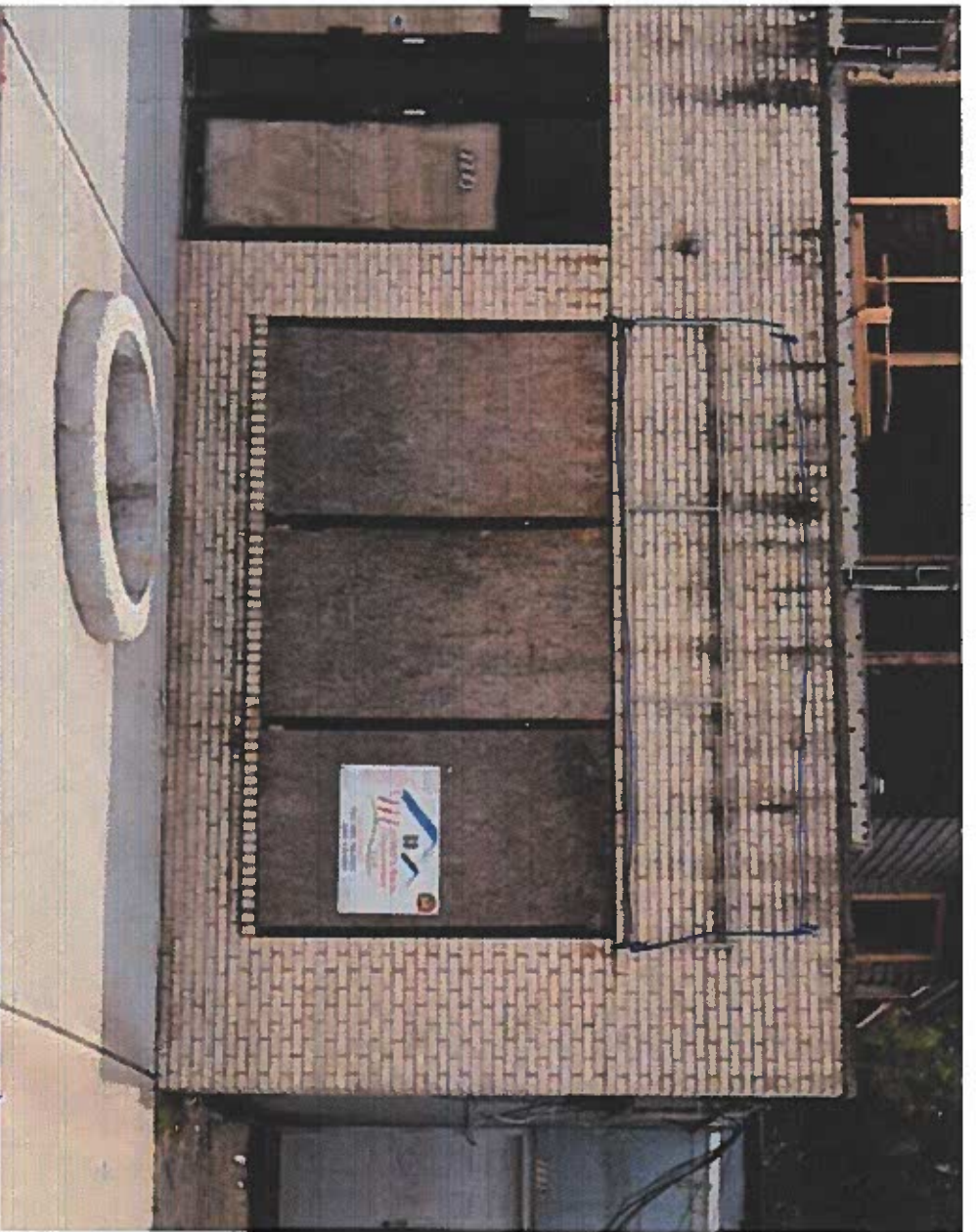
Printed Name of Property Owner: GARTH PRYCE

1113 Albany



27.5 Feet

1115 Albany



27.5 feet



1115 Albany Ave Hartford, Ct 06112



1113 Albany Ave. Hartford, CT 06112

**BRIGHTER DAY**

**RESTAURANT CHICKEN AND FISH**

**FISH • CHICKEN • CURRY GOAT • COW FOOT • SEAFOOD • STEW PEAS • RICE & PEAS • SOUP • OXTAIL • CURRY • CHICKEN FOOT**