



**DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION**

REPORT: 39 Grand Street

For consideration: June 16, 2021

**STAFF REPORT**

**TO:** HARTFORD PRESERVATION COMMISSION  
**FROM:** Paul Bengtson, Principal Planner  
T. 860-757-9056 Email: paul.bengtson@hartford.gov

**PROJECT:** 39 Grand Street  
PARCEL ID: 225-434-022  
ENERGOV ID: COMM-2021-0413

**ZONE:** MX-1 **HISTORIC DISTRICT:** Frog Hollow National Historic District

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

**APPLICANT:** Charter Oak Health Center Inc.

**OWNER:** Charter Oak Health Center Inc.



Location Map

**BACKGROUND INFORMATION**

The existing building at 39 Grand Street is a two-story brick building used as a medical office.

**Proposed Project:** The applicant proposed to install railings for the existing accessible ramp on the parking lot side (east), and to install a non-illuminated, one sided monument sign perpendicular to Grand Street and two identification signs over the north and east building entrances.

The proposed monument sign would be constructed of an aluminum cabinet with 7.25-inch-tall brushed aluminum letters. The identification signs over the entrances are proposed to be 3.5 and 4-inch-tall aluminum letters stud mounted to the wooden façade.

**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 27- *“Designing Alterations and Additions”* of the adopted ***Guidelines for Renovations and Additions to Historic Buildings***; *“Not Recommended: Covering or destroying historical elements.”*

**FINDING OF FACTS**

<b>CURRENT USE:</b>	Office Building	<b>PROPOSED USE:</b>	Office Building
<b>YEAR BUILT:</b>	c 1920	<b>STYLE:</b>	Greek Revival

**Particular Mention in historic nomination:** The nomination does not include any specific mention of the property, but does include it in the inventory as a contributing resource.

**Current Conditions:** The exterior of the building has a mix of modern and historic/historic appropriate windows and doors, and the attic level windows appear to have been infilled with brick at some point.



Fig.1 - Front Façade from Grand Street – Google Street View Image October 2020



Fig. 2 - Side Entrance from Parking Lot – Google Street View Image October 2020

**Condition of other properties in neighborhood:** Other properties on Grand Street are in similar condition.

**COMMENTS RECEIVED** (None received as of June 10, 2021)

**ANALYSIS**

The applicant includes three elements of work within the proposal, a monument sign, two identification signs, and railings for an accessible ramp.

The monument sign is proposed to be located near the east entrance, oriented towards the parking lot. The monument sign is single sided and no- illuminated, and will be constructed of aluminum letters on an aluminum cabinet. The monument sign is proposed to be installed in a manner that will partially obscure a modern window installed on the single-story addition.

The identification signs are proposed to be installed over the east entrance (3.5-inch-tall aluminum letters mounted on the trim above the door) and the north entrance (4-inch-tall aluminum letters mounted within the entry's pediment). The proposed signage is non-illuminated aluminum letters mounted to the wood trim.

The railings proposed for the existing accessible ramp are tubular metal railings in a dark finish.

Staff finds that the proposed signage and ramp railings will not obscure any existing historic details on the structure, have minimal visibility from the street, and therefore conform to the recommendations of the historic guidelines.

**STAFF RECOMMENDATION**

Staff recommends approval of this application, subject to the following condition:

1. The applicant shall obtain zoning permits and building/trade permits for the signage prior to installation.
2. The applicant shall obtain the necessary building/trade permits for the ramp railings prior to installation.

**A draft resolution follows.**

**ATTACHMENTS**

1. Application Form
2. Charter Oak Health Center / 39 Grand Street Extension Sign Plan by artfx dated May 20, 2021
3. Photograph of existing ramp submitted June 4, 2021
4. Railing samples submitted June 4, 2021.

**REVIEWED,**

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Aimee Chambers, Director



**CITY OF HARTFORD**  
**HISTORIC PRESERVATION COMMISSION RESOLUTION**  
**39 GRAND STREET**  
**HISTORIC PRESERVATION PROPOSAL**

**Whereas,** The City of Hartford Historic Preservation Commission reviewed the proposal to install ramp railings, a monument sign, and two identification signs for an existing office building; and

**Whereas,** The property is located in the Frog Hollow National Historic District; and

**Whereas,** The structure is a 2 story brick Greek Revival style; and

**Whereas,** The applicant proposes to install signage as depicted in the plans entitled “Charter Oak Health Center / 39 Grand Street Extension Sign Plan” by artfx dated May 20, 2021; and

**Whereas,** All rehabilitation work can be done in a manner consistent with the historic character of the building; and

**Whereas,** The proposed signage and railings are consistent with the City’s Historic Design Principal;

Now therefore Be It

**Resolved,** The City of Hartford Historic Preservation Commission hereby approves the proposed work with the following conditions:

1. The applicant shall obtain zoning permits and building/trade permits for the signage prior to installation.
2. The applicant shall obtain the necessary building/trade permits for the ramp railings prior to installation.

Be It Further,

**Resolved,** This 16th day of June 2021.