



DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION
 REPORT: 425 Main Street, Hartford, CT
 For consideration: September 15, 2021

STAFF REPORT

TO: HARTFORD PRESERVATION COMMISSION
FROM: Aaron Borngraber, Senior Planner
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PROJECT: 425 Main Street
 COMM-2021-0478
 PARCEL ID: 247-454-199

ZONE: DT-3 **HISTORIC DISTRICT:** Buckingham Square

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

APPLICANT: Sarjac Partners LLC

OWNER: Marvin & Tanisha Simpson/Mark Mullings

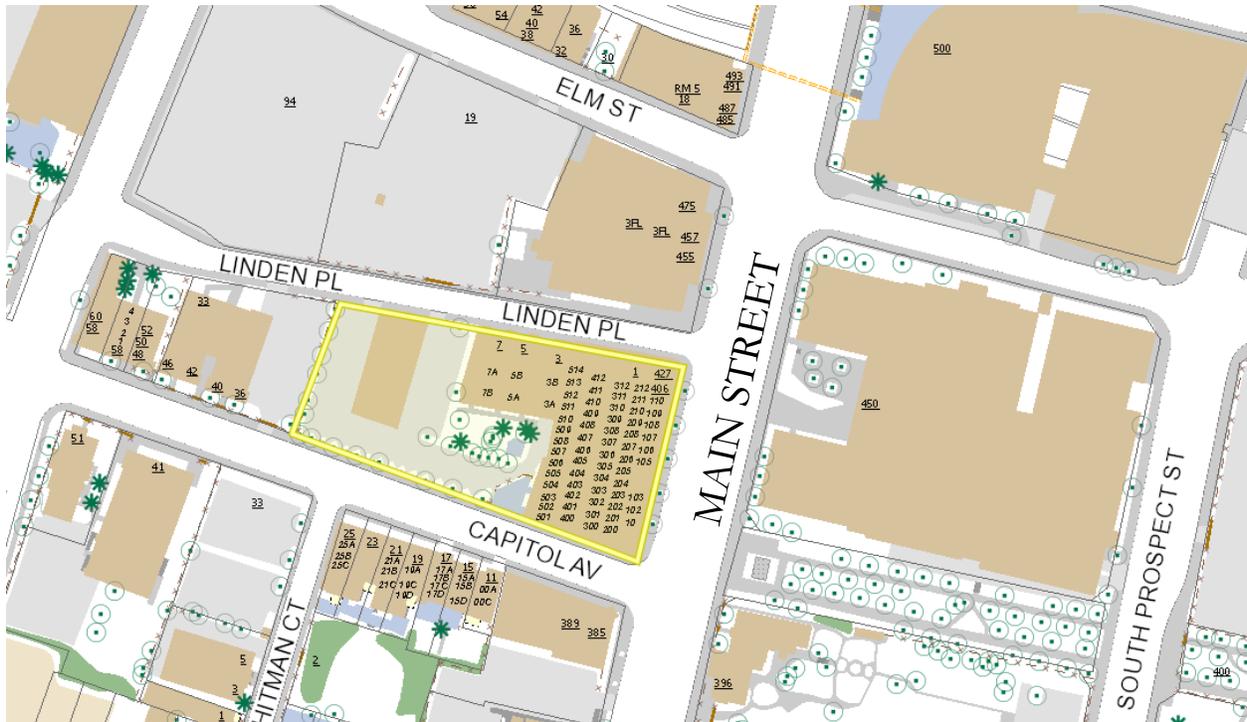


Figure 1. Location Map

BACKGROUND INFORMATION

The mixed-use building known as “The Linden” at 425 Main Street was built 1891 in the Richardsonian Romanesque style.

Proposed Project: The proposed project is for a wall sign approximately 91 inches in length and 15 inches in height, for an approximate total square footage of 9.5 square feet.

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 Standards 9 and 10 of the Secretary of the Interior’s Standards for Rehabilitation (SOIS), which states, *“New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.”* Standard 10 states, *“New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”*

According to page 38 - “Storefronts” of the adopted ***Guidelines for Renovations and Additions to Historic Buildings***; *“When planning a storefront renovation, remember that the storefront is a part of a larger structure and its design should relate to the building’s overall character, the nature of the business and the identity of the owner. This can be accomplished by the introduction of small elements such as signs, awnings and window boxes.”*

FINDING OF FACTS

CURRENT USE:	Mixed-Use	PROPOSED USE:	Mixed-Use
YEAR BUILT:	1891	STYLE:	Richardsonian Romanesque

Particular Mention in historic nomination: See National Register Nomination.

Current Conditions: The building appears to be in good to excellent condition.

Condition of other properties in neighborhood: Other properties in the neighborhood are in good to excellent condition. The surrounding properties are predominantly commercial, government, and institutional uses with a mix of signage.

COMMENTS RECEIVED (None received as of September 7, 2021)

ANALYSIS

The applicant has submitted a rendering of the sign including dimensions and proposed location. The proposed material of the sign was not included; however, the Zoning Regulations require

certain materials. The proposed location of the sign is not architecturally consistent with the structure. The proposed location of the sign is not within the sign band of a building. Therefore, staff is proposing conditions to ensure full compliance with the Historic Preservation requirements and the Zoning Regulations. The Zoning regulations in this case shall ensure compliance to the SOIS and Guidelines.



Figure 2. 425 Main Street – Staff Photo – September 7, 2021

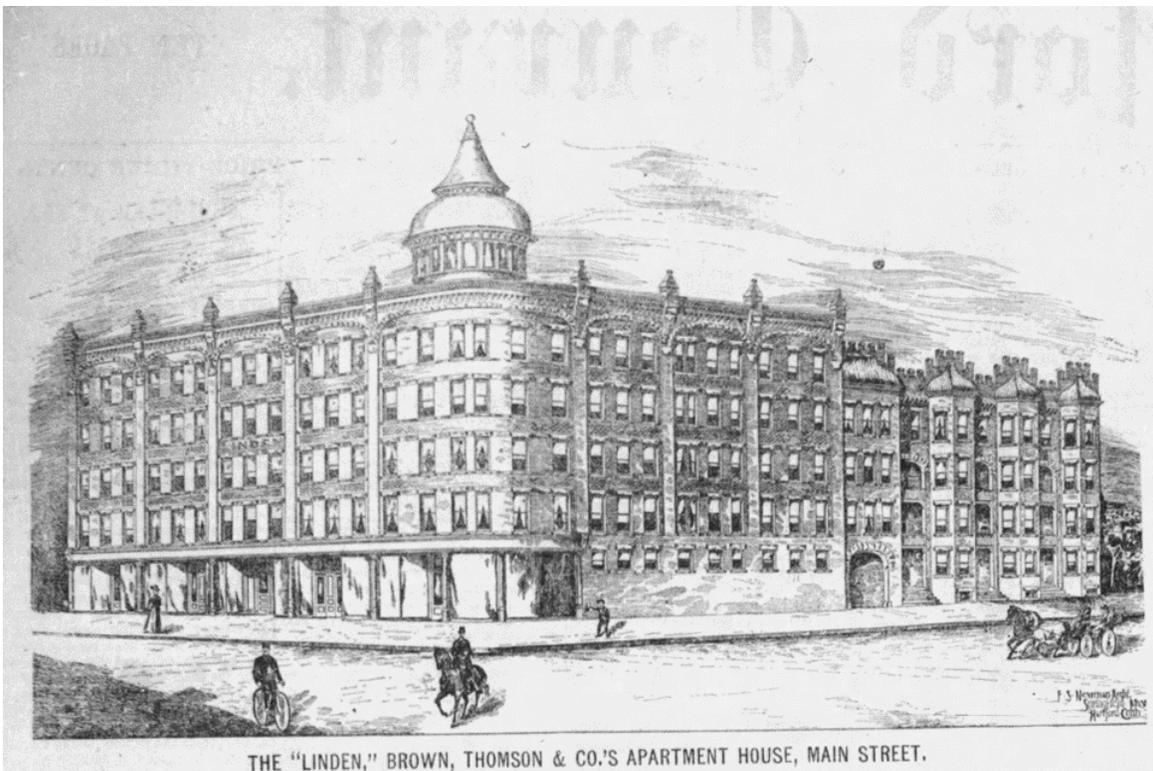


Figure 3. The Linden – Hartford Courant · Sat, Jan 23, 1892 · Page 2

STAFF RECOMMENDATION

Staff recommends approval of the application with the following condition(s):

1. Minor modifications shall be administratively approved by staff to ensure compliance with the City of Hartford Zoning Regulations.
2. The signage shall be adjusted and sized accordingly for installation in front of the vents above the main entrance, mounted in such fashion that ensures full functionality of the vents.

A draft resolution follows.

ATTACHMENTS

1. Application Form(s)
2. Plans and Photos of the Building submitted September 8, 2021.

REVIEWED,



Paul Bengtson, Principal Planner



**CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
425 MAIN STREET
HISTORIC PRESERVATION PROPOSAL**

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal to add a new wall sign; and

Whereas, The structure is located within the Buckingham Square National Historic District; and

Whereas, The structure is currently a mixed-use Richardsonian Romanesque style built 1891; and

Whereas, All proposed work will be done in a manner consistent with the historic character of the building; and

Whereas, The proposed work is consistent with the Secretary of the Interior's Standards for Rehabilitation and City's Historic Design Principals;

Now therefore Be It

Resolved, The City of Hartford Historic Preservation Commission hereby approves the proposed project, subject to the following condition(s):

1. Minor modifications shall be administratively approved by staff to ensure compliance with the City of Hartford Zoning Regulations.
2. The signage shall be adjusted and sized accordingly for installation in front of the vents above the main entrance, mounted in such fashion that ensures full functionality of the vents.

Be It Further,

Resolved, This 15th day of September 2021.