



DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION

REPORT: 199 Affleck Street, Hartford, CT

For consideration: July 28, 2021

STAFF REPORT

TO: HARTFORD PRESERVATION COMMISSION
FROM: Paul Bengtson, Principal Planner
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PROJECT: 199 Affleck Street
COMM-2021-0427
PARCEL ID: 204-534-127

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

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

APPLICANT: Daniel Williams

OWNER: Affleck Building, LLC.



Figure 1. Location Map, Hartford GIS

BACKGROUND INFORMATION

The mixed-use building at 199 Affleck Street, built circa 1910, is a contributing structure in the Frog Hollow National Historic District.

Proposed Project: The applicant proposes to install a replacement sign for the tenant space addressed as 199 Affleck Street. The application is unclear as to the type and location of the sign. Staff contacted the applicant to obtain further clarification but as of this report has not received further detail. Staff’s assumption is that the proposal is to install a wall sign above the storefront and awning, in the sign band where an existing wood sign is present. The report is written with that assumption in mind.

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**, 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:	c 1910	STYLE:	Commercial

Particular Mention in historic nomination: the nomination does not specifically mention the subject property, but is included in the inventory.



Figure 2. Corner Side (Affleck St) Façade - Google Street View Image, dated October 2020.

Current Conditions: The main portion of the building fronts on Park Street, while the tenant space in questions fronts on Affleck Street. The building is in good condition, with many of the original materials and feature still intact.

Condition of other properties in neighborhood: Other properties in the neighborhood are in fair to good condition. The surrounding properties are predominantly commercial and have a wide variety of signage.

COMMENTS RECEIVED (None received as of July 23, 2021)

ANALYSIS

As stated above, the plans and application form submitted are not entirely clear. Drawings which are included in the supporting documents indicate the size of the sign, but an email which was sent by the applicant after submittal mentions covering the existing sign and awning. The applicant has not responded to an inquiry to clarify the reason for reference to the awning. It is staff's belief that the applicant proposes to install a 22 inch by 18-foot vinyl wall sign over/in place of the existing wood wall sign in the sign band above the awning, in a location that won't conceal any architectural features.

While not directly the purview of the Historic Preservation Commission, the Zoning Regulations will need to be satisfied by signage proposed on the site. The regulations limit permitted materials to solid wood, metal, and masonry; and prohibits plastics & synthetics unless they separate alphanumeric characters or logos (Figure 8.3-A). As such the proposed vinyl sign would not be permitted under the zoning regulations and a condition of approval has been recommended to require the signs to be constructed of solid wood, metal, or masonry.

Staff finds that with the conditions of approval recommended, the proposed signage can be in conformance with the City's historic guidelines and recommends approval.

STAFF RECOMMENDATION

Staff recommends approval of the proposed wall sign, subject to the following conditions:

1. The sign shall be constructed of solid wood, metal, or masonry.
2. The sign shall not conceal any architectural features.

A draft resolution follows.

ATTACHMENTS

1. Application Form(s)
2. Sign Drawings submitted June 28, 2021.

REVIEWED,

Aimee Chambers, Director



**CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
199 AFFLECK STREET
HISTORIC PRESERVATION PROPOSAL**

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal to add a new wall sign for a tenant of the existing mixed-use structure; and

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

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

Whereas, The proposed sign will be consistent with the City's Historic Design Principals with the conditions below;

Now therefore Be It

Resolved, The City of Hartford Historic Preservation Commission hereby approves the proposed sign subject to the following condition:

1. The sign shall be constructed of solid wood, metal, or masonry.
2. The sign shall not conceal any architectural features.

Be It Further,

Resolved, This 28th day of July 2021.