



DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION

REPORT: 569 Park Street Hartford, CT

For consideration: July 28, 2021

STAFF REPORT

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

PROJECT: 569 Park Street
COMM-2021-0444
PARCEL ID: 226-537-066

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

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

APPLICANT: Rafael Vazquez

OWNER: Luis Pereira

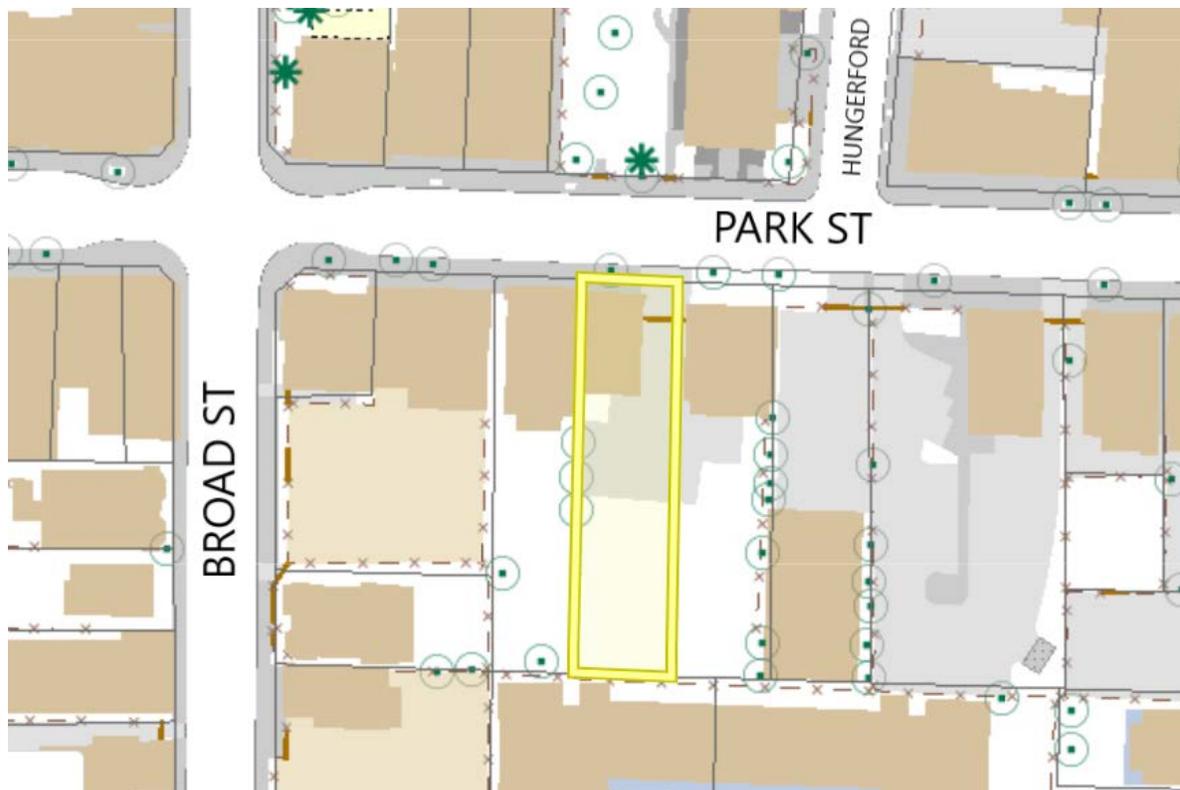


Figure 1. Location Map, Hartford GIS

BACKGROUND INFORMATION

The mixed-use building at 569 Park Street was built in 1921 in the Italianate style and contributes to the Frog Hollow National Historic District.

In 2019, an administrative approval was issued to a previous owner that allowed the replacement of wood windows in-kind and conversion of the residential portion of the building from 4 units to 2 units. (ASPREV-2019-0269)

Proposed Project: The first-floor storefront includes a corner entry on the east side of the building. The applicant proposes to retain the general design, replacing the entry door and signage, but also proposes to infill the east opening of the corner entry with brick. The applicant will also be replacing the glass panels within the storefront system, which is an in-kind replacement.

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 38- *“Storefronts”* of the adopted ***Guidelines for Renovations and Additions to Historic Buildings***; *“The storefront’s original design is the best blueprint for a renovation project. Original details and materials should be retained when possible. Decorative features such as columns or brackets which are often repeated across the face of a building give unity and character to the storefront. If it is impossible to preserve these or other features, try to approximate the original design with different materials.”* And *“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 assigns, awnings, and window boxes.”*

FINDING OF FACTS

CURRENT USE:	Mixed-Use	PROPOSED USE:	Mixed- Use
YEAR BUILT:	c 1900	STYLE:	Italianate

Particular Mention in historic nomination: The subject property is not specifically mentioned in the nomination form, but is included in the inventory.



Figure 2. Front (569 Park St) Façade - Google Street View Image dated October 2020.

Current Conditions: The building is in good condition, though the storefront needs attention.

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

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

ANALYSIS

The proposed wall sign will be in the form of vinyl letters applied directly to the building face. The letters will be externally illuminated and will be placed in the sign band above the storefront. The proposed sign will be approximately 2 foot by 8 foot, or 16 square feet in size. Staff finds the signage to be appropriate per the historic guidelines.

The replacement of glass panels within the existing window system is an in-kind replacement, and as such is supported by the historic guidelines.

The replacement of the front door with a similar metal framed glass door is intended to be an in-kind replacement, however no specifications for the door were submitted. The guidelines support in-kind replacement and a condition of approval has been included that will require submission of a specification for the proposed door prior to submitting for building permits.

The appliance has requested to close off the east side of the corner entry because of their concerns over security/safety. The proposed use of the building is a jewelry store operated by the building

owner. Staff recognizes that limiting points of entry/vision into a store may be desired for safety/security, but the infill of the east side of the corner entry feature of the storefront with brick would permanently modify the storefront design as it is not easily reversible. Staff raised this concern with the applicant's representative, indicating that staff's recommendation would be for a solution that is both sensitively designed and reversible. In keeping with the guidelines staff has recommended such a condition of approval below.

STAFF RECOMMENDATION

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

1. Prior to submitting for building permits a specification for the proposed metal framed glass door shall be submitted to staff for review and approval.
2. The east entry side of the corner entry feature shall be enclosed with a decorative metal gate/screen mounted inside the opening. The gate/screen may be fixed, but should be mounted in such a way to appear to be an operable gate.

A draft resolution follows.

ATTACHMENTS

1. Application Form(s)
2. Plan Set and Photo submitted July 12, 2021.

REVIEWED,

Aimee Chambers, Director



CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
569 PARK STREET
HISTORIC PRESERVATION PROPOSAL

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal for renovations to an existing storefront for a mixed-use building; and

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

Whereas, The structure is an Italianate style mixed-use building; and

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

Whereas, The proposed replacement storefront door, glass panes, sign, and closure of the east entry opening can 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 proposal, subject to the following conditions:

1. Prior to submitting for building permits a specification for the proposed metal framed glass door shall be submitted to staff for review and approval.
2. The east entry side of the corner entry feature shall be enclosed with a decorative metal gate/screen mounted inside the opening. The gate/screen may be fixed, but should be mounted in such a way to appear to be an operable gate.

Be It Further,

Resolved, This 28th day of July 2021.