



## DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION

REPORT: 30-34 Grand Street, Hartford, CT 06106

For consideration: August 19, 2020

### STAFF REPORT

**TO:** HARTFORD PRESERVATION COMMISSION  
**FROM:** Grant Losapio, Consultant  
Email: [oneplan@hartford.gov](mailto:oneplan@hartford.gov)

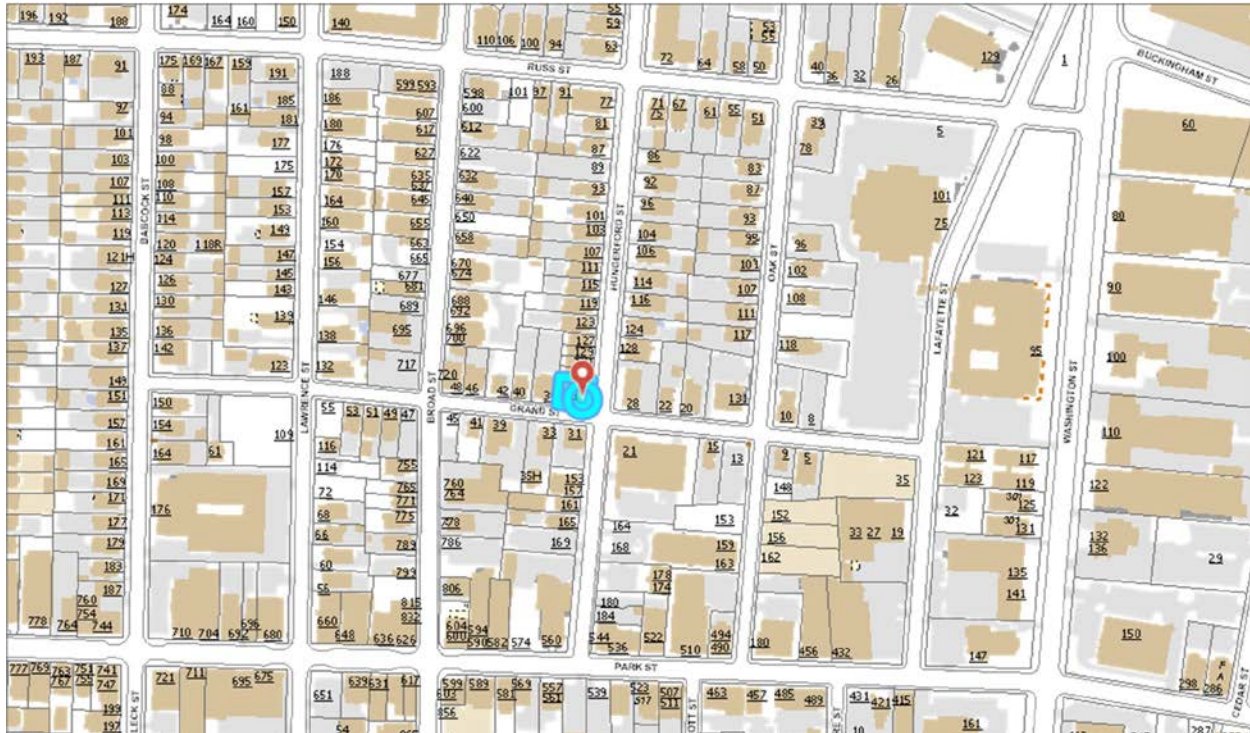
**PROJECT:** 30-34 Grand Street  
PARCEL ID: 225-433-028

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

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

**APPLICANT:** ARTfx Signs (Point of Contact: Lynda Laureano)

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



Location Map

### **BACKGROUND INFORMATION**

The Mixed Use building at 30-24 Grand Street is a 3 story wood frame flat roof structure built in 1897 in the Italianate style, having Brick exterior and Tar & Gravel roof.

**Proposed Project:** The applicant seeks to install 1 new monument sign and 1 new identification sign. According to the application these signs will be a “New non-illuminated single face monument sign (37 sq. ft.), (aluminum & concrete foundation) and one identification sign (1 sq. ft.) over entrance portico as shown in renderings submitted...”

### **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 39- “Storefronts” of the adopted ***Secretary of the Interior’s Standards for Rehabilitation***; “Using *inappropriately scaled signs and logos or other types of signs that obscure, damage, or destroy remaining character-defining features of the historic building.*” is NOT recommended and “If features of the structural system are exposed such as brick walls, cast iron columns, roof trusses, posts and beams, vigas, or stone foundation walls, they may be important in defining the building’s overall historic character.”

### **FINDING OF FACTS**

**CURRENT USE:** Mixed  
**YEAR BUILT:** 1897

**PROPOSED USE:** Mixed  
**STYLE:** Italianate

**Particular Mention in historic nomination:** n/a

**Condition of other properties in neighborhood:** Other properties on Grand Street are in fair to good condition. Many properties retain a mixture of Greek Revival and Italianate historic styles along with their original brick siding. Grand Street contributes to the historic district through its retention of historical architectural styles, materials, and form, which are characteristic of late 19<sup>th</sup>, early 20<sup>th</sup> century development.

**COMMENTS RECEIVED** (None received as of August 10, 2020)

### **ANALYSIS**

Staff believes that the proposed identification sign will not negatively impact the character of the neighborhood, which is largely characterized by the retention of original forms of late 19<sup>th</sup> and early 18<sup>th</sup> century development, if it is situated on site to limit the obstruction of the stone foundation and other defining historic characteristics as much as possible.

**STAFF RECOMMENDATION**

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

1. The monument sign is situated on the site, within applicable zoning regulations, so as to obstruct as little of the building's stone foundation and other defining historic characteristics as possible.

**A draft resolution follows.**

**ATTACHMENTS**

1. Photographs of the property.
2. Mapping and renderings of proposed signs.

**REVIEWED,**

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Aimee Chambers, Director



**CITY OF HARTFORD  
HISTORIC PRESERVATION COMMISSION RESOLUTION  
30-34 GRAND STREET  
HISTORIC PRESERVATION PROPOSAL**

**Whereas,** The City of Hartford Historic Preservation Commission reviewed the proposal to install 1 new monument sign 1 new identification sign at 30-34 Grand Street; and

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

**Whereas,** The structure is a 3 story building of Italianate style; and

**Whereas,** The applicant proposes to install 1 new 4.79'x7.75' (37 sq. ft.) monument sign, which will be aluminum with a concrete foundation, and 1 new 3.5"x42.5" (1 sq. ft.) identification sign; 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 with the following conditions:

- The monument sign shall be situated on site, within the applicable zoning regulations, so as to obstruct as little of the building's stone foundation and other defining historic characteristics as possible.

Be It Further,

**Resolved,** This 19th day of August 2020.



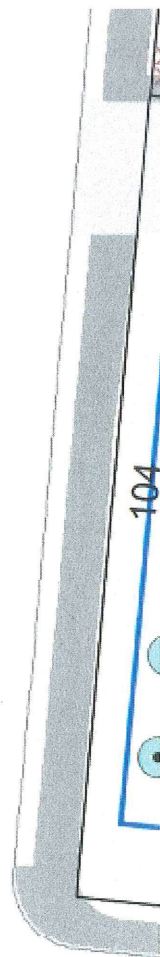


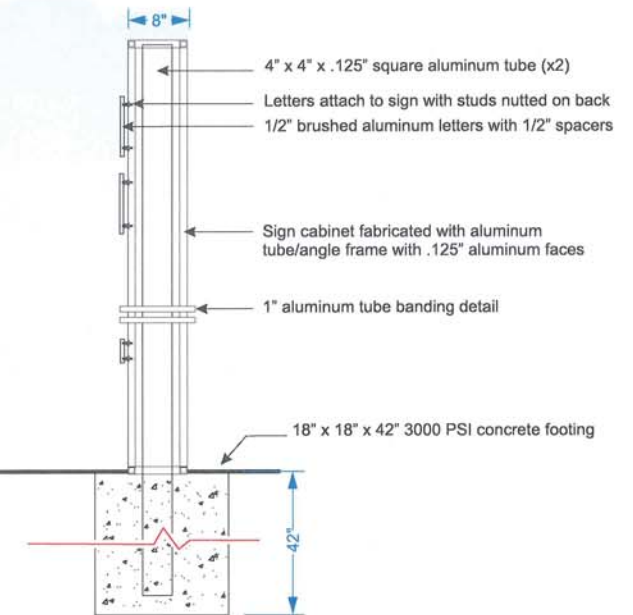
Diagram of a rectangular field with a river and a road. The field is 53.2m wide and 70m long. A river is on the left, and a road is on the right. A blue circle is marked on the field.

30-34 Grand Street



**Single Face Monument Sign**

Scale: 3/4" = 1'- 0"



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Project Name:

Charter Oak Health - 32 Grand Street

Job#:

Scale:

As Noted

Date:

7/09/20

Artist:

PNH

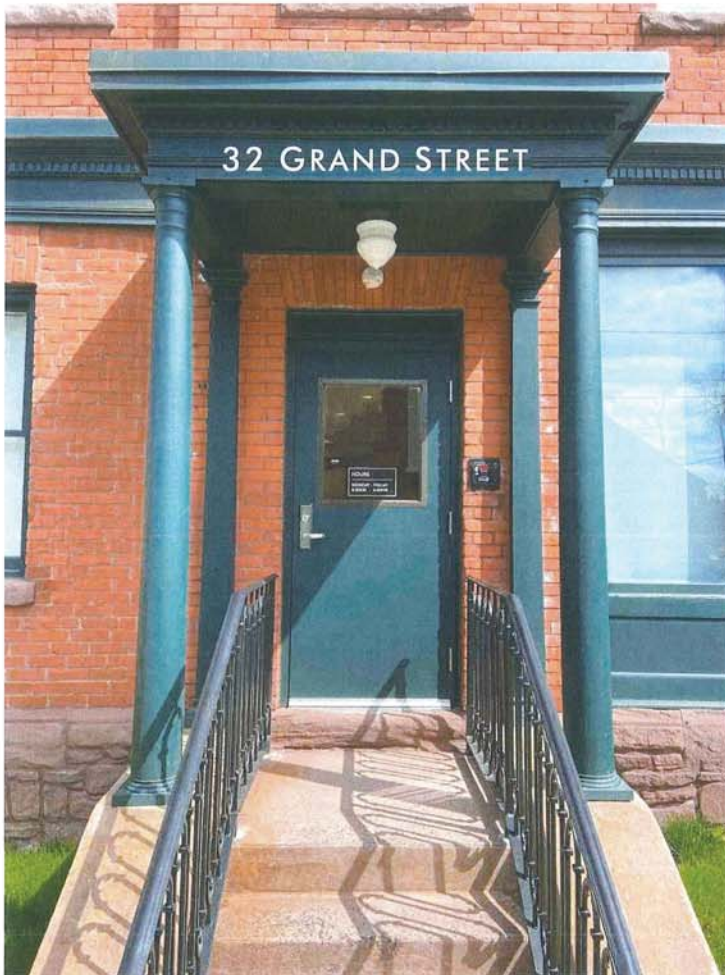
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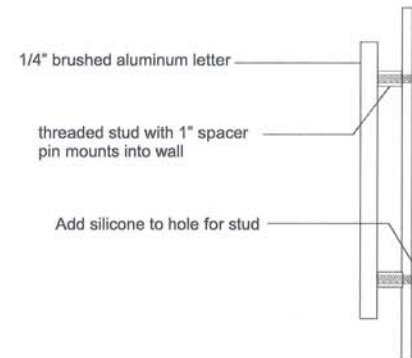
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Building Entrance - NTS



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