



DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION

REPORT: 167 Collins Street, Hartford, CT 06105

For consideration: January 20, 2021

STAFF REPORT

TO: HARTFORD PRESERVATION COMMISSION

FROM: Autumn Florek, Senior Planner
T. 860-757-9083; Email: autumn.florek@hartford.gov

PROJECT: 167-169 Collins Street
PARCEL ID: 200-268-142
ENERGOV ID: COMM-2020-0277

ZONE: N-2-2 **HISTORIC DISTRICT:** Collins and Townley Streets NHD, Asylum Hill MRA

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

APPLICANT: Victor Arroyo

OWNER: Luis A. Velez

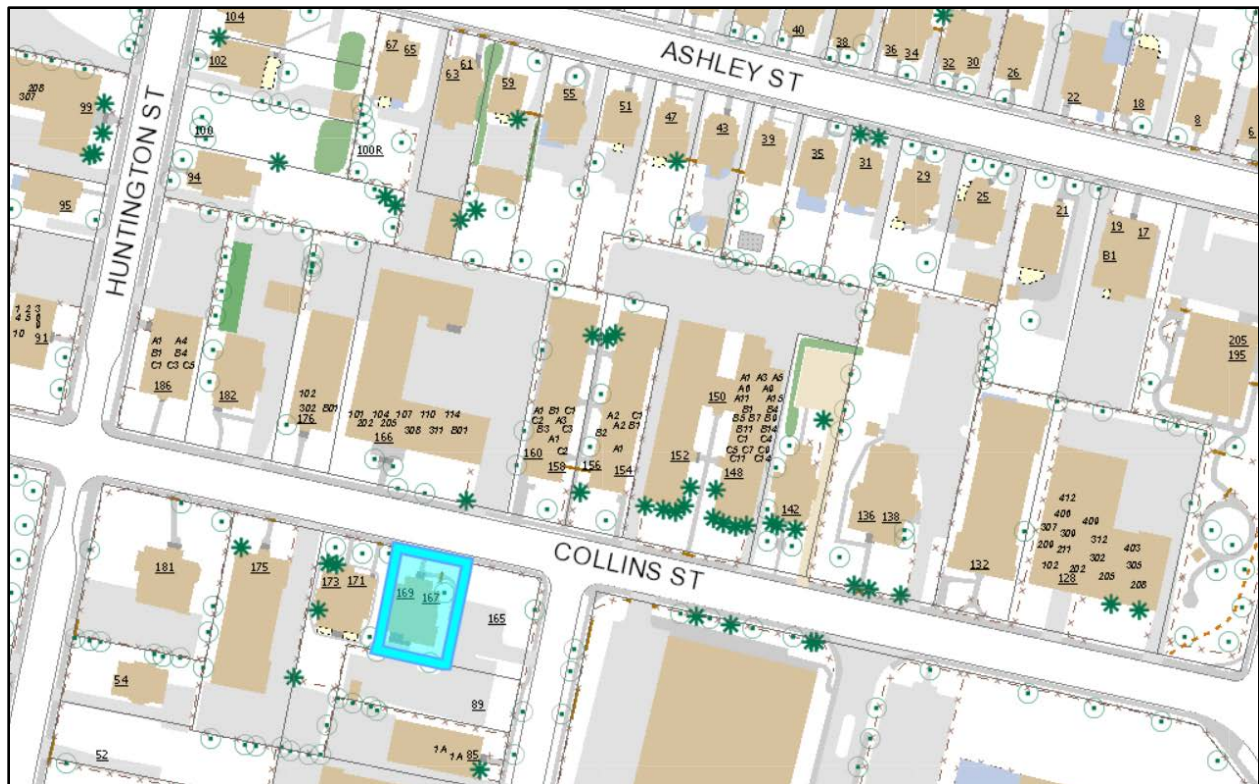


Figure 1: Location Map

BACKGROUND INFORMATION

The subject property is 167-169 Collins Street. The subject structure is a three-story multifamily structure built in 1912 (Hartford Architecture Conservancy, 1980). The site is within the Collins and Townley National Historic District, but it is listed as a non-contributing property.

The structure had a two-story front porch attached to the structure's front façade (see Figure 2). The Applicant demolished the front porch in August 2020 without seeking approval for historic review. On August 26, 2020, a City of Hartford zoning enforcement officer issued a stop work order for the porch. The staffer notified the property owner that they needed to obtain approvals including for historic review. This application is for the demolition and its proposed reconstruction.



Figure 2: 167 Collins Street, Google Streetview, June 2019

Proposed Project: The Applicant proposes to rebuild the two-story front porch. In a January 12 phone call, the Applicant stated that the proposed porch would have the same dimensions as the previous porch and attached in the same location. The first story would have a depth of 8 ft and a depth of 20 ft, a depth of 8 ft, and a height of 10 ft. The second story would have a depth of 8 feet, a width of 10 ft, a depth of 8 ft, and a height of 8 ft. The porch would be supported by 6 x 6 posts.

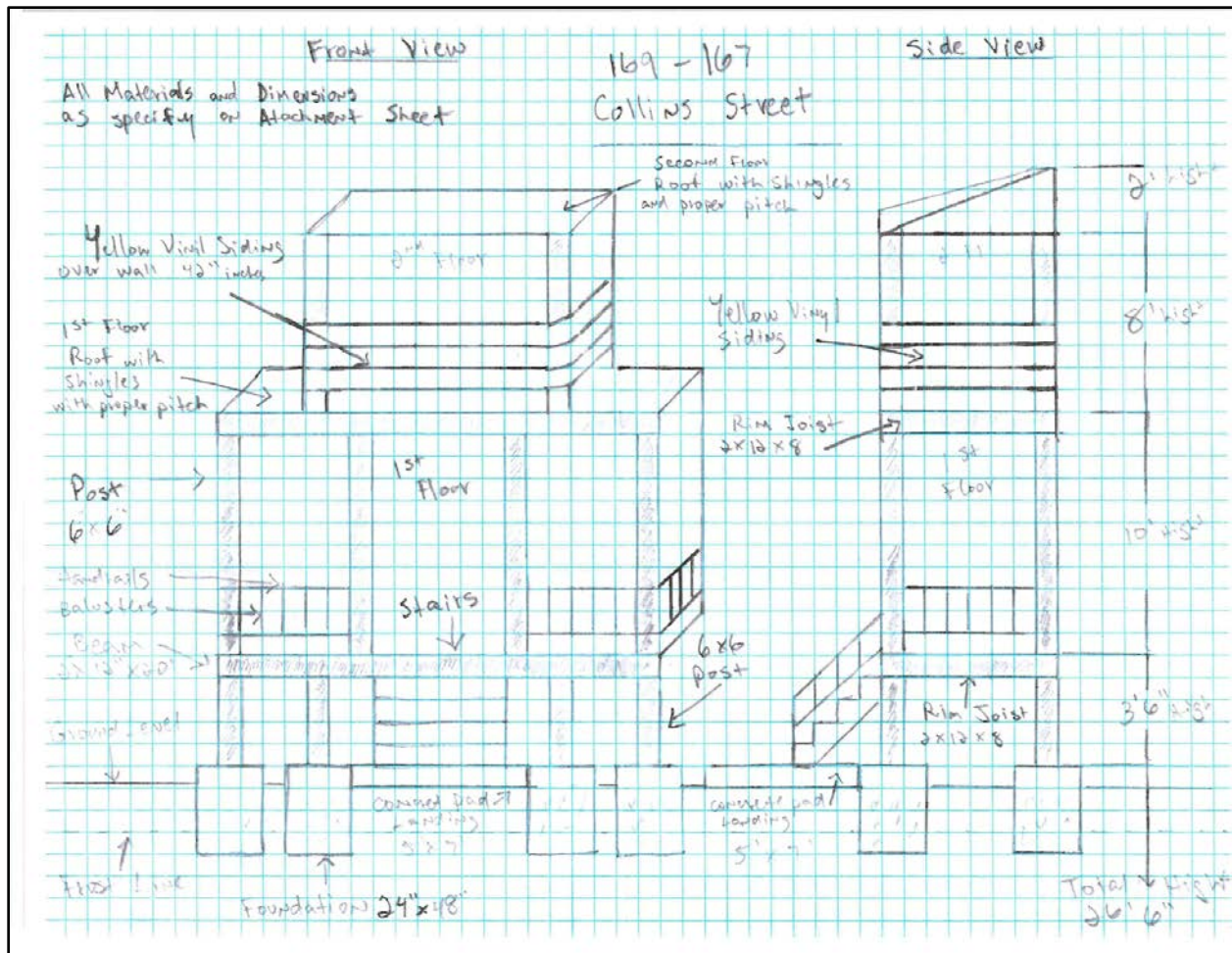


Figure 3: Drawing of Proposed Porch

The Applicant proposes to use pressure-treated wood for the flooring, posts, stairs, balusters, and railing. The comparable features of the previous porch were built using untreated pine. The wood would have the same specifications as the untreated pine used previously. The stairs would have square treads. The plan submitted shows six steps, but the Applicant told Staff that it is incorrect and would only have five. While the porch had a rubber membrane roof previously, the proposed porch would have a roof clad with asphalt shingles. The exterior of the second-story porch would have vinyl siding as was used previously.

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.

STANDARDS SPECIFIC TO THE USE

The commission shall adopt the *Secretary of the Interior's Standards for Rehabilitation* and the City of Hartford's *Guidelines for Renovations and Additions to Historic Buildings*.

The following sections of the *Guidelines for Renovations* are relevant:

- Entrances and Porches, page 22:
 - “Recommended: Retain and repair porches.”
 - “Recommended: Replace missing porch features.”
 - “Not Recommended: Removing porches and not replacing them.”
 - “Not Recommended: Applying inappropriate new materials.”

FINDING OF FACTS

CURRENT USE:	Multifamily Residential	PROPOSED USE:	Multifamily Residential
YEAR BUILT:	1912	STYLE:	Colonial Revival

Particular mention in Historic nomination: The subject property is listed in the 1979 nomination as a non-contributing property. The nomination did not otherwise mention the property. The statement of significance noted that the district was noted for its three-story structures designed in a variety of styles. Per the nomination:

The Collins and Townley Streets houses (sic), relatively free of apartment buildings that detract from the historic character of the area, maintain the best sense of neighborhood life of any section of Asylum Hill. On these streets it is possible to sense with more intimacy than elsewhere on the Hill what the neighborhood was like in the 1890's.

Architecturally, this district is a composite, offering examples of the full spectrum of styles in the late 19th century. Late Greek Revival, Italianate, High Victorian Gothic, Queen Anne, Shingle and Stick Style, and Tudor Revival are all represented in a wealth of detail. Many of them are excellent examples of their styles.

Current Conditions: The porch's removal left an outline remains where the porch was once attached to the front façade. The structure has non-historic doors and replacement vinyl windows. The exterior has vinyl siding above the first floor and the roof is clad with asphalt shingles.



Figure 4: 167-169 Collins Street, Staff Photo, December 27, 2020

Nearby Conditions: There are three structures on Collins Street within one block of the subject property that were built in the nineteenth or early twentieth centuries. These structures have front porches that appear to be in good condition and include the 1890 Queen Anne on the adjacent property to the west. These porches have railings with square balusters and bullnose treads.

Most of the neighboring structures, however, are brick apartment buildings built in the twentieth centuries. The apartment buildings are either listed as non-contributing properties of the historic district or are located outside the district boundaries.



Figure 5: 1890 Queen Anne Adjacent to the Property, Staff Photo, December 27, 2020



Figure 6: North Side of Collins Street

COMMENTS RECEIVED

(None received as of January 14, 2020)

ANALYSIS

The removal of the front porch significantly altered the house's appearance. Front porches are a signature feature of the historic district's three-story nineteenth and twentieth-century structures in the historic district. While the subject site is a non-contributing property in the district, its front porch provides adds value to the district.

The proposed porch would restore most of the value lost when the previous porch was demolished. The proposed porch would have the same dimensions as the earlier porch. It would also have many of the same elements such as square balusters. The proposed roof would have asphalt shingles that match the roofs of the other three-story structures in the district.

The proposal could be improved. The Applicant proposes to use pressure-treated wood, which was not used in the porch taken down. Staff recommends that the Applicant use untreated pine. The proposed stairs would have six steps, but staff recommends that there be five steps. Staff also believes that the Applicant should install an orthogonal lattice and bullnose treads, which would match other front porches in the district.

STAFF RECOMMENDATION

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

1. The flooring, posts, railing, balusters, and steps should be built using untreated pine.
2. The porch stairs should have bullnose treads with a 5/4" overhang.
3. The porch stairs should have five steps.
4. The porch should have an orthogonal lattice with a 4" trim.

ATTACHMENTS

1. Completed and signed application form.
2. Photographs submitted by Applicant.
3. Photographs taken by Staff.
4. Plans and elevations
5. List of previous and proposed materials.

REVIEWED,

Aimee Chambers, Director



**CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
167-169 COLLINS STREET
HISTORIC PRESERVATION PROPOSAL**

- Whereas,** The City of Hartford Historic Preservation Commission reviewed the proposal for the reconstruction of the front porch at 167-169 Collins Street; and
- Whereas,** The subject property is a noncontributing property in the Collins and Townley Streets National Historic District; and
- Whereas,** The three-story Colonial Revival structure was built in 1912; and
- Whereas,** The Applicant removed the existing two-story porch without seeking approval and proposes to rebuild the porch; and
- Whereas,** The proposed porch would be two stories and have an overall height of 23'6"; and
- Whereas,** The proposed first floor would have a width of 20', a depth of 8', and a height of 10'; and
- Whereas,** The proposed second floor would have a width of 10', a depth of 8', and a height of 8'; and
- Whereas,** The proposed railing would have square balusters; and
- Whereas,** The proposed roof of the porch would have asphalt shingles; and
- Whereas,** The proposed porch would have 4" x 4" posts, 2"x 4" railings, and 5/4" flooring; 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.
- Resolved,** The flooring, posts, railing, balusters, and steps should be built using untreated pine.

Resolved, The porch stairs should have bullnose treads with a 5/4" overhang.

Resolved, The porch stairs should have five steps.

Resolved, The porch should have an orthogonal lattice with a 4" trim.

Be It Further,

Resolved, This 20th day of January 2021.



City of Hartford
Department of Development Services
Planning Division

260, Constitution Plaza, Hartford, Connecticut 06103-1822

Return Form to the Planning Desk Counter | 860-757-9040

PLANNING AND ZONING APPLICATION

PLEASE CHECK THE ACTION(S) YOU ARE APPLYING FOR:

- | | | |
|--|---|---|
| <input type="checkbox"/> Zoning Appeal | <input type="checkbox"/> Approval of Location | <input checked="" type="checkbox"/> Historic Review |
| <input type="checkbox"/> Zoning Permit: Signage/ Use/Accessory | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Lot Combination |
| <input type="checkbox"/> Site Plan | | <input type="checkbox"/> Liquor Permit |
| <input type="checkbox"/> Subdivision/Lot Line Revision | <input type="checkbox"/> Zoning Map Change | <input type="checkbox"/> Special Permit |

Receiving Federal Funds:

☐ Yes ☐ No

☐ Demo ☐ Add. ☐ Repair

Recent photos are required for **all** Historic Apps

1. PROPERTY INFORMATION

Property Address: 167-169 Collins St City: Hartford State: CT Zip Code: 06105
Zoning District: (<http://assessor1.hartford.gov/default.asp>) N-2-2
Parcel ID: 200 268 142 Property Owner: Luis Velez
Property Owner's Address: _____
Bo. Sabana Hoyos, Calle E. Arecibo City: Arecibo State: PR Zip Code: 00612 Phone: _____
Email: _____

2. APPLICANT

☐ Please check if "Applicant" is the same as "Property Owner"

Name of Applicant: Victor Arroyo File Date: _____ Address: _____
167 Collins St. City: Hartford State: CT Zip Code: 06105
Phone: 860 656 8002 Email: chantanaarroyokhem@gmail.com

3. PRIMARY POINT OF CONTACT:

Name: _____
Phone: _____
Email: _____

4. PROJECT NARRATIVE

Describe your application action(s) and provide as much detail as possible. Attach additional pages if necessary:

The storm had damage the front Porch,
I had to take it down due to the
tenants safety.

**** PLEASE COMPLETE THE FOLLOWING SECTIONS AS THEY PERTAIN TO THE ACTIONS YOU ARE APPLYING FOR.
DON'T FORGET TO SIGN THE APPLICATION ON THE LAST PAGE!**

A. COMPLETE IF APPLYING FOR ZONING MAP CHANGE:

Proposed Zone: _____

Describe the existing use of land and buildings in the zone change area:

Describe the proposed use of land and buildings in the zone change area:

Reason for this request: _____

B. COMPLETE IF APPLYING FOR ZONING APPEAL:

Are you an aggrieved party? (Check one): ☐ Yes ☐ No

Permit or Violation number: _____

State your reason for appealing the decision of the zoning administrator or zoning enforcement officer:

C. COMPLETE IF APPLYING FOR ZONING VARIANCE:

State the particular hardship* or unnecessary difficulty that prompts this application **and** cite the section of the zoning regulations that you are seeking relief from. (Continue this narrative on a separate sheet if necessary.)

*A "hardship" is defined by the Connecticut State Statutes Section 8-6 where by "with respect to a parcel of land where, owing to conditions especially affecting such parcel but not affecting generally the district in which it is situated, a literal enforcement of such by laws, ordinances or regulations would result in exceptional difficulty or unusual hardship." Note that "mere financial loss does not constitute hardship warranting granting of variance [unless] loss is so great as to amount to confiscation of applicant's property; [a] variance might be justified."

D. COMPLETE IF APPLYING FOR SUBDIVISION, LOT LINE REVISION, OR LOT COMBINATION**Lot Subdivision/Lot Line Revision:**

Number of new lots to be created: _____ Area of each of the new lots in square feet _____

Street frontage of each of the new lots in feet _____

Lot Combination:

Address of lots to be combined _____

Map/Block/Lot for each property to be combined: Map _____ Block _____ Lot _____

Map _____ Block _____ Lot _____

Map _____ Block _____ Lot _____

(Map/Block/Lot and address information can be found at <http://gis.hartford.gov/parcelviewer/index.html>)

E. COMPLETE IF APPLYING FOR HISTORIC REVIEW

IMPORTANT: HISTORIC COMMISSION APPROVAL MUST FIRST BE OBTAINED BEFORE ANY BUILDING OR DEMOLITION PERMIT WILL BE ISSUED FOR WORK ON HISTORIC PROPERTIES. AFTER HISTORIC APPROVAL APPLICANTS MAY STILL NEED ZONING REVIEW. NO WORK MAY BEGIN UNTIL A BUILDING PERMIT IS ISSUED

****Recent photos AND proposed specifications/cut sheets for material are required to be submitted with this application.**

Proposed work includes: ☐ Repairs ☐ Addition ☒ New construction ☐ Demolition ☐ Other (specify)

If proposing demolition, provide reason (attach additional pages if necessary):

Current materials being repaired/ replaced:

Materials/products being used in work: _____

F. COMPLETE IF APPLYING FOR A SIGN PERMIT

1. Is this sign proposed outside of the Building line? ☐ Yes ☐ No
Maximum extension from the Building line: _____ ft. _____ in.

2. Is this sign proposed outside of the Street line? ☐ Yes ☐ No
Maximum extension from the Street line: _____ ft. _____ in.

3. Is this sign illuminated? ☐ Yes ☐ No

4. Engineer Name(if any): _____ Phone: _____
Address: _____

5. Minimum distance from lowest point of sign to sidewalk: _____ ft. _____ in.

6. Maximum height of sign from lowest established grade: _____ ft. _____ in.

7. Distance from the nearest outdoor sign: _____ ft. _____ in.

8. Square feet of surface for one face of the sign: _____ ft. _____ in.

9. Wording on the sign(include all words): _____

Description of work (attach additional pages if necessary):

NOTE: Please submit copies of all drawings drawn to scale. Signed drawings should include the dimension of the sign. Elevation of building should include the location of proposed and existing signs. Site plans should include the location of proposed and existing signs and their distance from Building lines and Property lines.

5. SIGNATURE(S)

By signing below, I certify that all work will be done in strict accordance with the LOCAL, STATE AND FEDERAL BUILDING CODES. Further, all work covered by this application has been authorized by the owner of this property.

I agree that no work shall commence until all determinations have been made and the proper permits have been obtained.

* Applicant Signature: Victor Arroyo

Date: 10-3-2020

* Printed Name of Applicant: Victor Arroyo

* Property Owner Signature (REQUIRED): Luis A Velez

Date: 10-16-2020

* Printed Name of Property Owner: Luis A Velez



Map

Satellite

Lot lines

Back to Map



Google



Photos Street View Map

1 of 18



167 Collins Street | \$205,000 | 3 Baths | 3,365 SqFt



Google
© 2020 Google



167 Collins St



Photos Street View Map

2 of 18



167 Collins Street | \$205,000 | 3 Baths | 3,365 SqFt



LUKE A. BRONIN
MAYOR
CITY OF HARTFORD
Division of Licenses and Inspections
260 Constitution Plaza, 1st Floor
Hartford, Connecticut 06103

Notice Violation/Emergency and Order to Abate

Case #: 2020-002978

Owner: VELEZ LUIS A

Date: 8-26-20

Address: 169 Collins St Hartford CT 06105

Location (area): 167-169 Collins st Front porch

Time: 11am

REFER TO: ☐ International Residential Code ☒ International Building Code

- | | |
|---|--|
| <input checked="" type="checkbox"/> 1) Violations (Sec.113 / Sec.114) | <input checked="" type="checkbox"/> 2) Stop Work Order (Sec.114 / Sec.115) |
| <input type="checkbox"/> 3) Unsafe Structures and Equipment (Sec.115 / Sec.116) | <input type="checkbox"/> 4) Emergency Measures (Sec.116 / Sec.117) |
| <input type="checkbox"/> 5) Vacant Buildings (Sec.117 / Sec. 118) | |

Description of Violation(s)/Condition(s) Warranting Emergency Action:

Work Without approvals

Front porch 2 story has been removed , due to storm damage

STOP WORK

Obtain approvals from all departments prior to start of work

- | |
|---|
| <input type="checkbox"/> Do Not Occupy |
| <input type="checkbox"/> Structural |
| <input type="checkbox"/> Structure Fire |
| <input type="checkbox"/> Electrical |
| <input type="checkbox"/> Plumbing |
| <input type="checkbox"/> Mechanical |
| <input type="checkbox"/> Ceiling |
| <input type="checkbox"/> Car vs Building |
| <input type="checkbox"/> Means of Egress |
| <input checked="" type="checkbox"/> Work w/o Permit |
| <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Rated Assemblies |
| <input type="checkbox"/> Fire Protection |

Permits Required to Correct: ☐ Electrical ☐ Mechanical ☐ Plumbing ☒ Building ☐ Other _____

You are Required to Call: Domenic D'Angelo 860-757-9224

Inspector: Domenic D'Angelo

Witness: None

Received By: Owner Not Available

Date: 11am

Due Date for Completion of Abatement/Reinspection: Stop work .. get proper approvals

If not complied by due date, this will be escalated to the State of CT for prosecution.

All code sections reference the most recent adopted International Building Code CT amendments or the International Residential Code for One-and Two-Family Dwellings with amendments. This Order consists of a back page, refer to back for more detail.

Berschet, Paige

From: Hartford Planning Division
Sent: Friday, October 30, 2020 9:37 AM
To: Chanrathana Khem
Subject: RE: 167-169 Collins St - Historic Review Application

Hello Chanrathana,

I believe it was your contractor who stopped by our offices to drop off a few items, and I asked for specific details about what type of wood was there previously for each element (flooring, framing, lattice, railings, balusters, etc) and what type of wood you are proposing to use for each element, in addition to the design of any elements like the balusters. He indicated that he did not have time to do it and would apply in the spring. If you would like to be on the upcoming Historic Preservation Commission agenda on Wednesday, November 18th, we will need the items I listed above and payment (\$200) for the application by **next Wednesday, November 4th**.

Please let me know if you have any questions.

Best,

Paige Berschet

Department of Development Services
Planning Division
City of Hartford
260 Constitution Plaza, Hartford, CT 06103
(860)-757-9219 (860)-757-9029
oneplan@hartford.gov
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From: Chanrathana Khem [mailto:chantanaarroyokhem@gmail.com]
Sent: Thursday, October 22, 2020 3:42 PM
To: Hartford Planning Division <oneplan@hartford.gov>
Subject: Re: 167-169 Collins St - Historic Review Application

Good afternoon, I just wanted to know what else is needed for this application cause to my understanding we was suppose to do everything online ,now they saying we have to have all pictures on hand for the meeting??? I've have attached everything that was ask for. Can you please tell me what I'm doing wrong? My number is 8606568002, or email chantanaarroyokhem@gmail.com
Thank you for your time

On Tue, Oct 20, 2020, 6:57 PM Hartford Planning Division <oneplan@hartford.gov> wrote:

Hello Chanrathana,

Thank you for submitting the Historic Review application for 167-169 Collins St. We need more details about what the new porch will look like. Is it going to look exactly like what it looked like before? We will need a drawing of what is proposed if it is at

all different than what was there previously as well as specific details about what type of wood was there previously for each element (flooring, framing, lattice, railings, balusters, etc) and what type of wood you are proposing to use for each element.

Payment (\$200) can be made in person with credit card or a check made out to the City of Hartford by scheduling an appointment online (<https://developmentservices.setmore.com/>) or by mailing us a check to 260 Constitution Plaza, 1st Floor, Hartford, CT 06103 ATTN: Planning Division.

The next HPC meeting that your application can be heard is October 21st, with a complete application cutoff of October 7th.

Please let me know if you have any questions.

Best,

Paige Berschet

Department of Development Services

Planning Division

City of Hartford

260 Constitution Plaza, Hartford, CT 06103

(860)-757-9219 (860)-757-9029

oneplan@hartford.gov

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From: Chanrathana Khem [mailto:chantanaarroyokhem@gmail.com]

Sent: Thursday, October 15, 2020 9:21 AM

To: Hartford Planning Division <oneplan@hartford.gov>

Subject: Re: 167-169 Collins St - Historic Review Application

167 Collins St, Hartford, CT 06105 application

On Mon, Sep 14, 2020, 1:39 PM Hartford Planning Division <oneplan@hartford.gov> wrote:

Hello Chanrathana,

To apply for approval for demolition or construction of a porch at 167-169 Collins St, the request must be reviewed by the Historic Preservation Commission (HPC). You can find our online application form here:

<https://www.hartfordct.gov/Government/Departments/DDS/DDS-Services/Apply-for-Historic-Review>

The following are required for Historic Commission Review that can be attached to the online form:

- Existing documentation of the property, structure, and/or exterior area to be modified with photographs;
- Drawings, sketches, plans, elevations, renderings, or other example images that show the existing conditions and proposed design;
- Cost estimates or quotes for work that can be administratively approved (repair or replacement in-kind);
- Cost estimates or quotes for the work as proposed by the applicant;
- Product cut sheets for relevant building products such as siding, windows, doors, roofing, railings, etc.

Once you submit a Historic Review Application, payment (\$200) can be made in person with credit card or a check made out to the City of Hartford by scheduling an appointment online (<https://development.services.setmore.com/>) or by mailing us a check to 260 Constitution Plaza, 1st Floor, Hartford, CT 06103 ATTN: Planning Division.

The next Historic Preservation Commission meeting is on Wednesday, October 21st, and the complete application cutoff to be on that meeting's agenda is October 6th.

Please let me know if you have any questions.

Best,

Paige Berschet

Department of Development Services

Planning Division

City of Hartford

260 Constitution Plaza, Hartford, CT 06103

(860)-757-9219

oneplan@hartford.gov

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From: Chanrathana Khem [mailto:chantanaarroyokhem@gmail.com]

Sent: Monday, September 14, 2020 1:22 PM

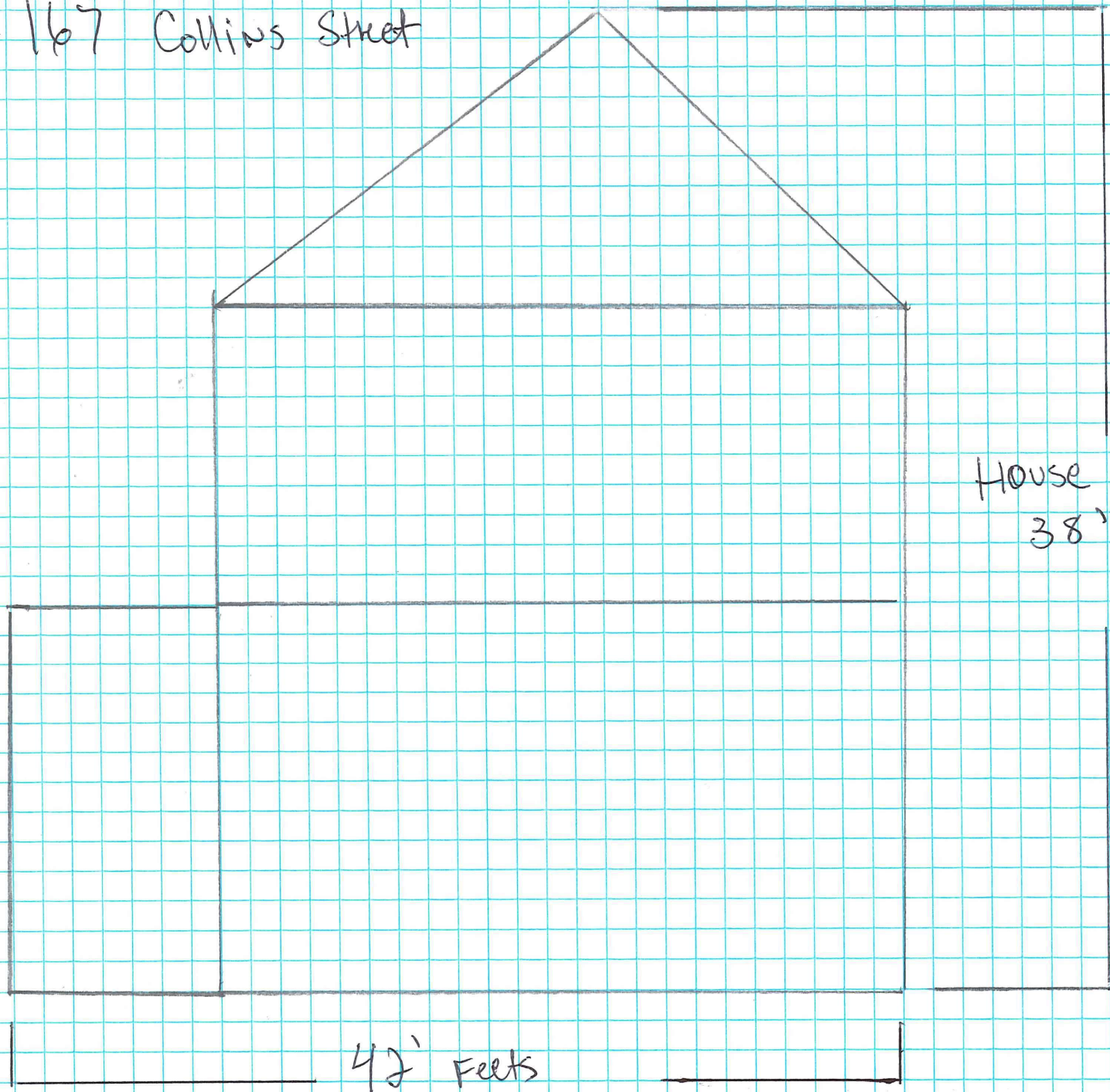
To: Hartford Planning Division <oneplan@hartford.gov>

Subject: Email

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please contact the helpdesk at 860-757-9411 if you have any questions.

Steps to do permits

169-167 Collins Street



House Height
38' Feet

42' Feet

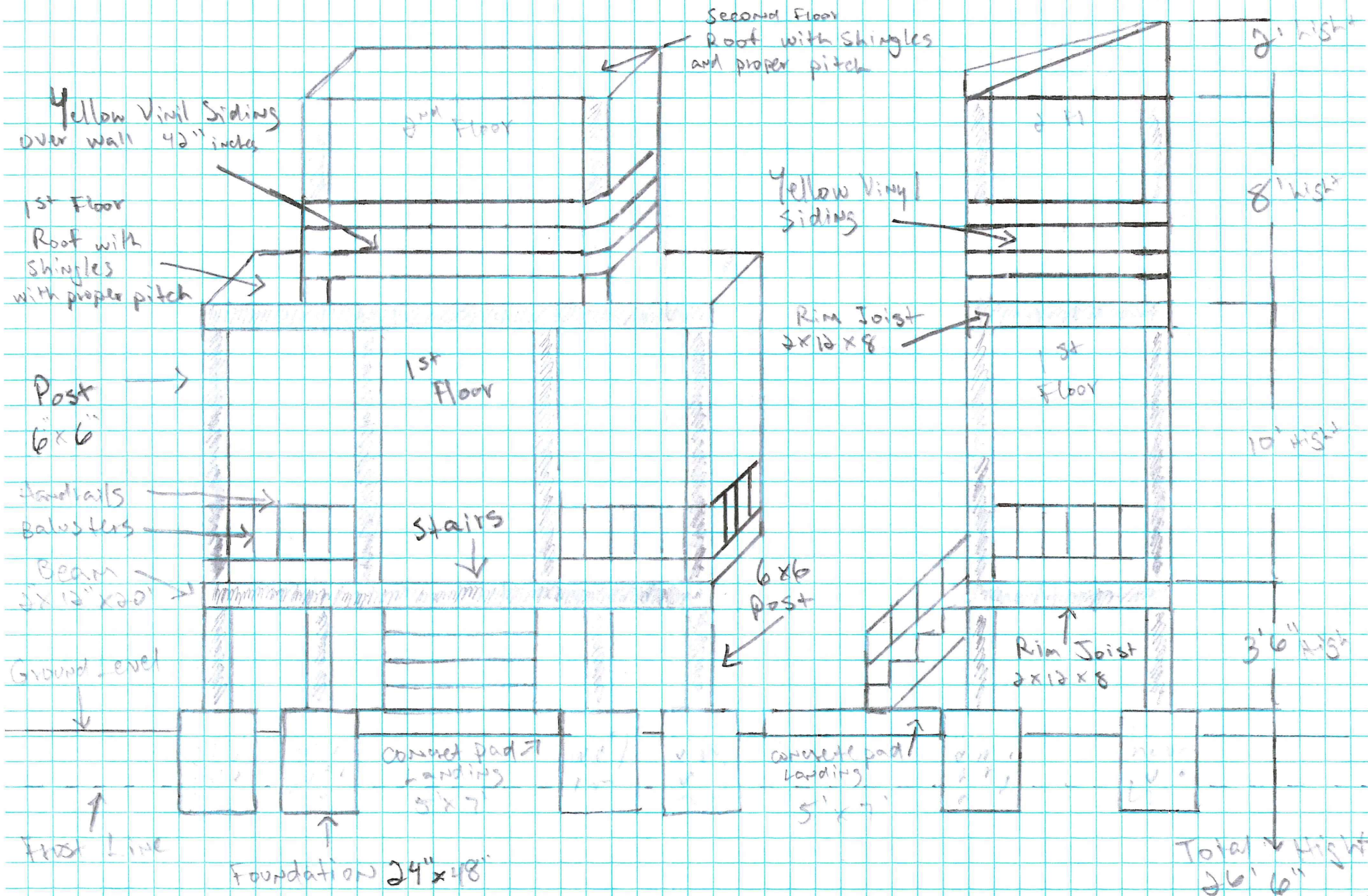
Sumner Street View

Front View

169-167
Collins Street

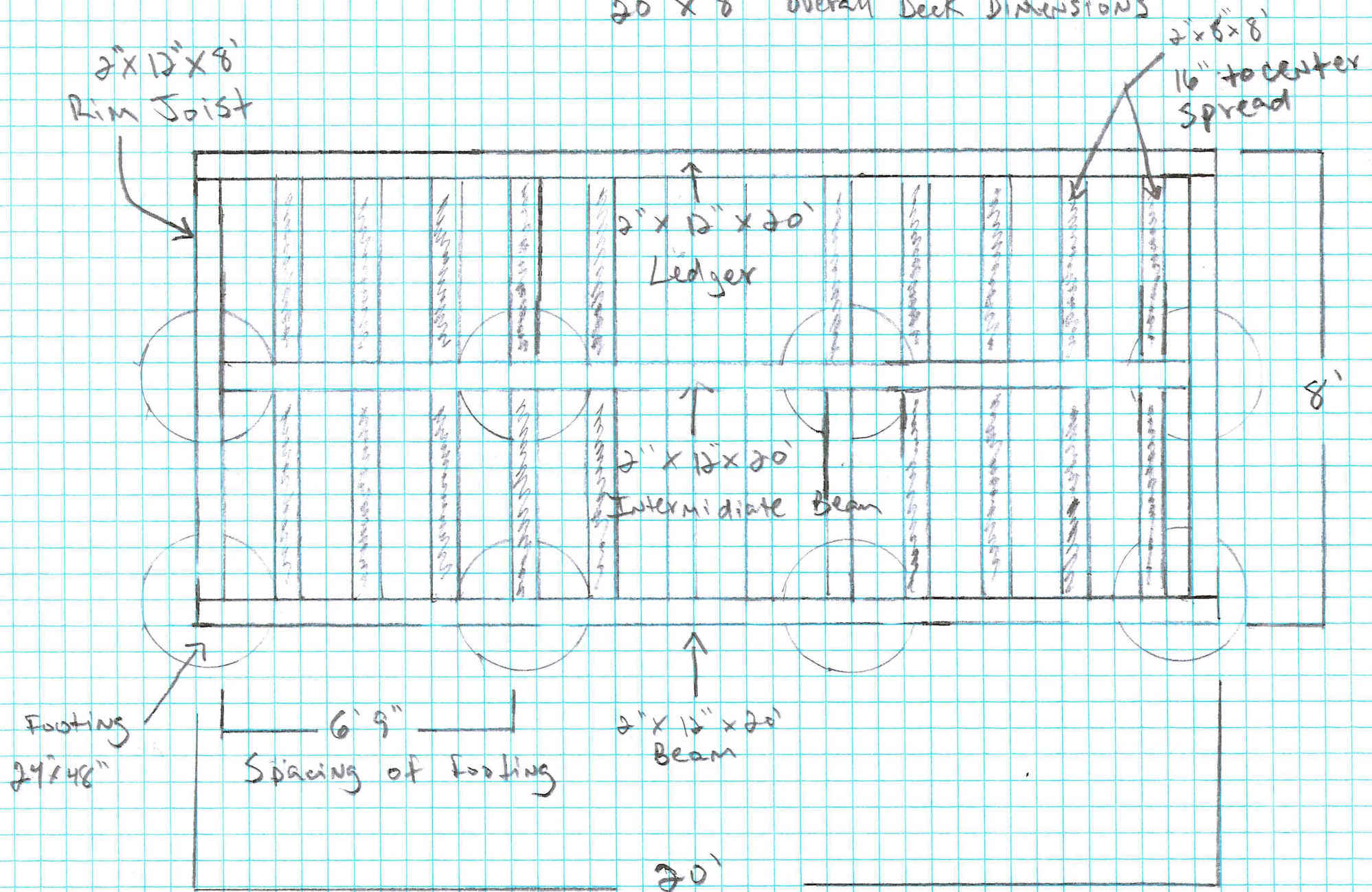
Side View

All Materials and Dimensions
as specifying on Attachment Sheet



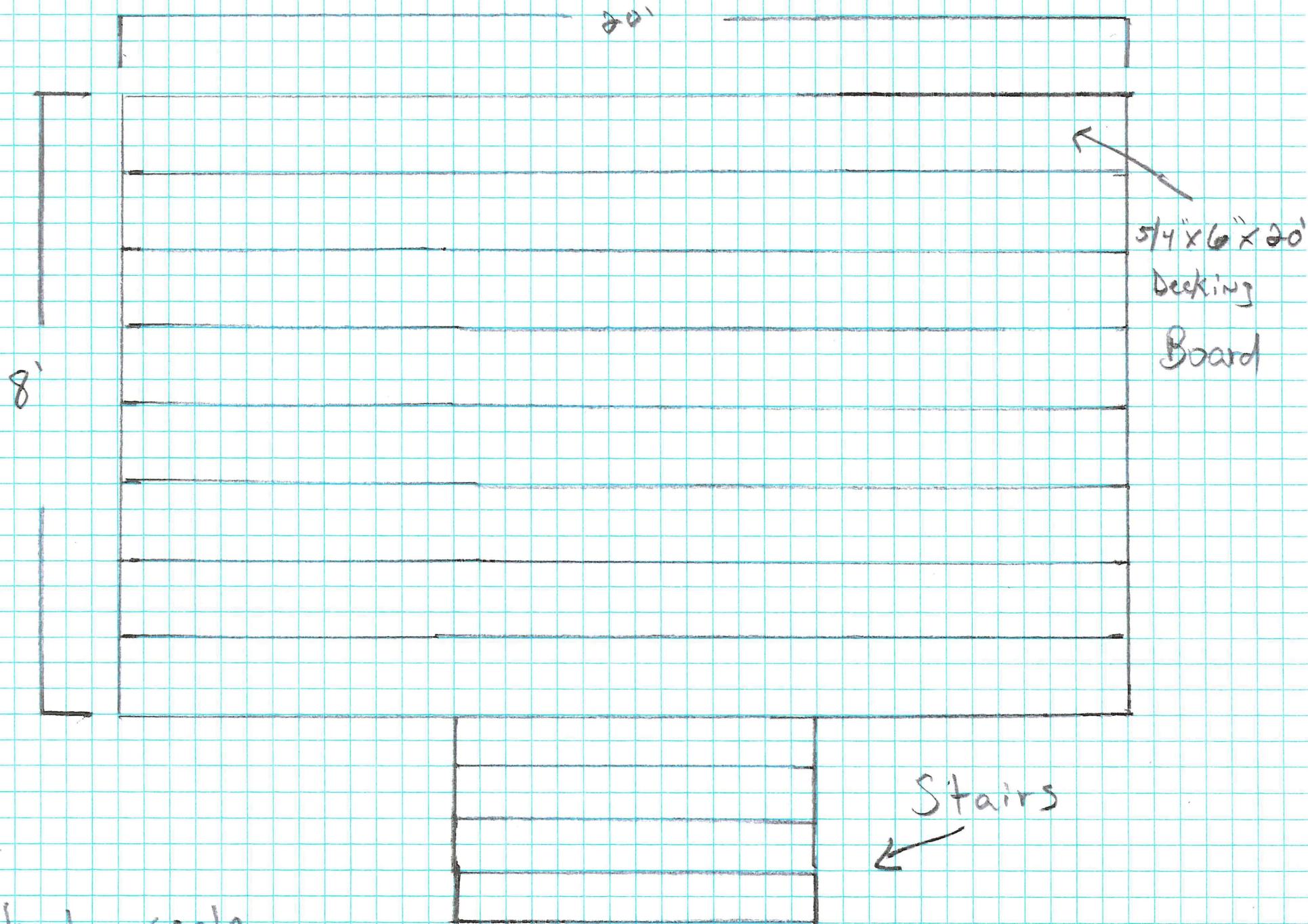
Floor Plans View

20' x 8' overall Deck Dimensions



Plans not to scale

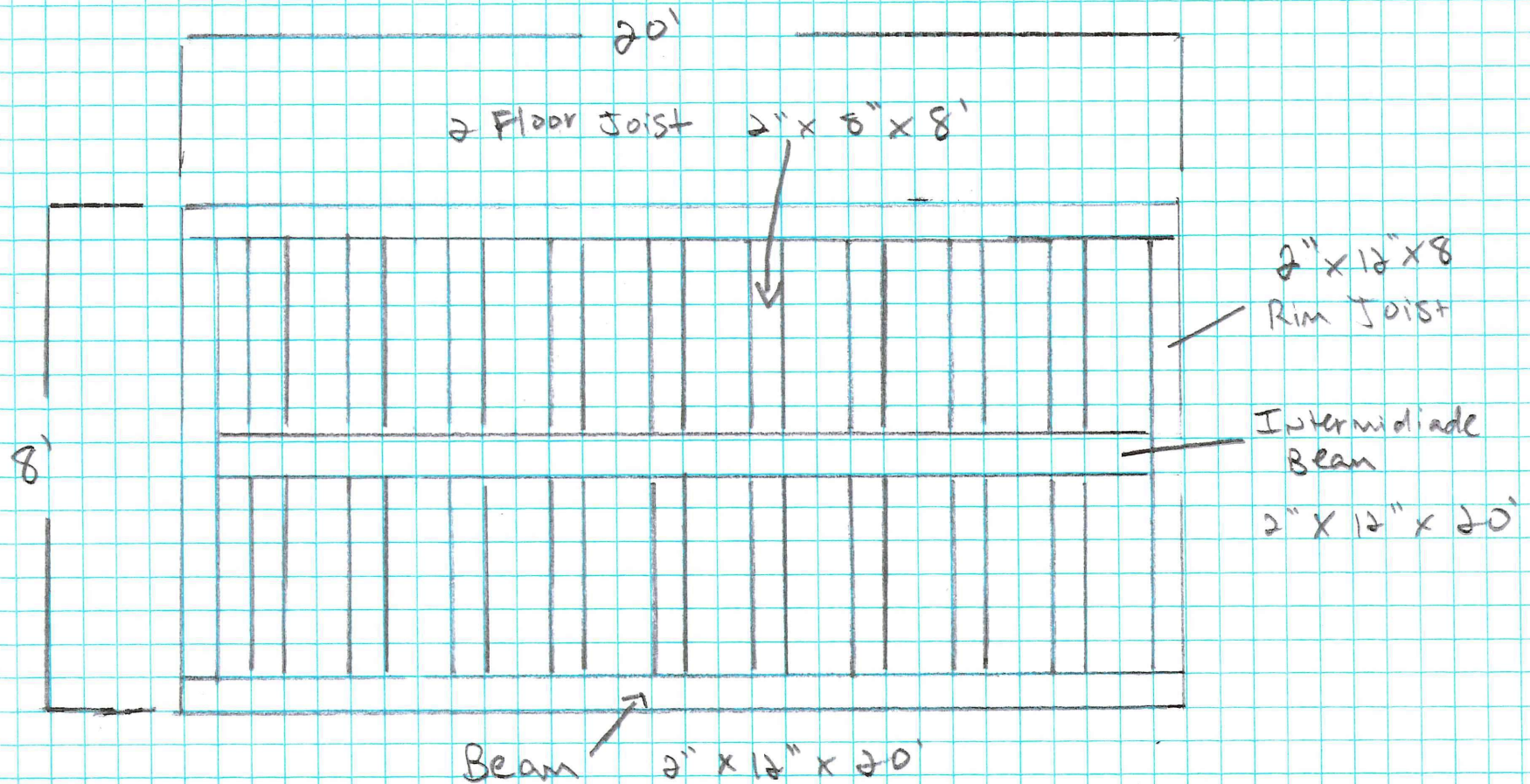
Floor Plans View Decking Boards



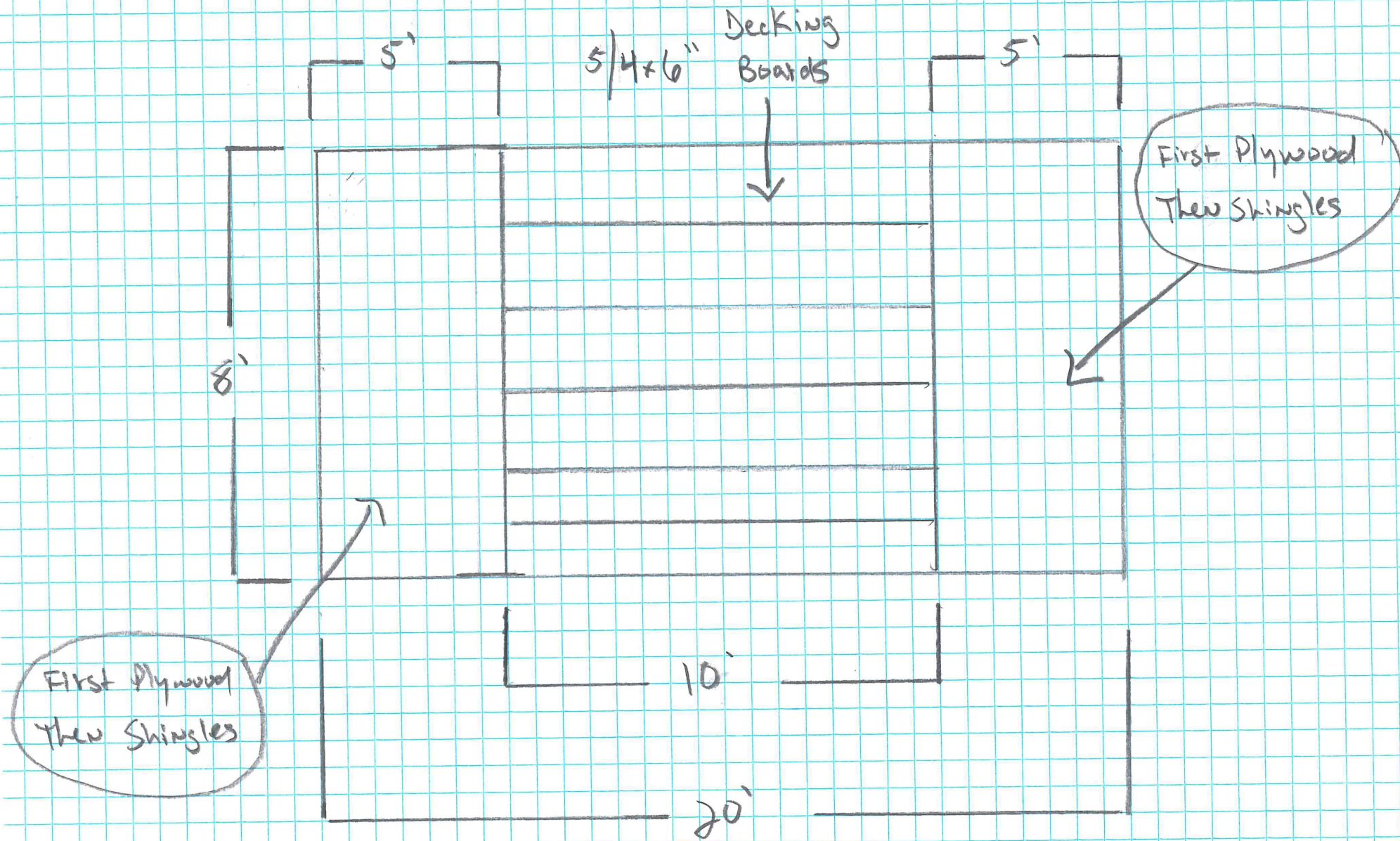
Not to scale

Plan View

169 - 167 Collins Street
2nd Floor Porch



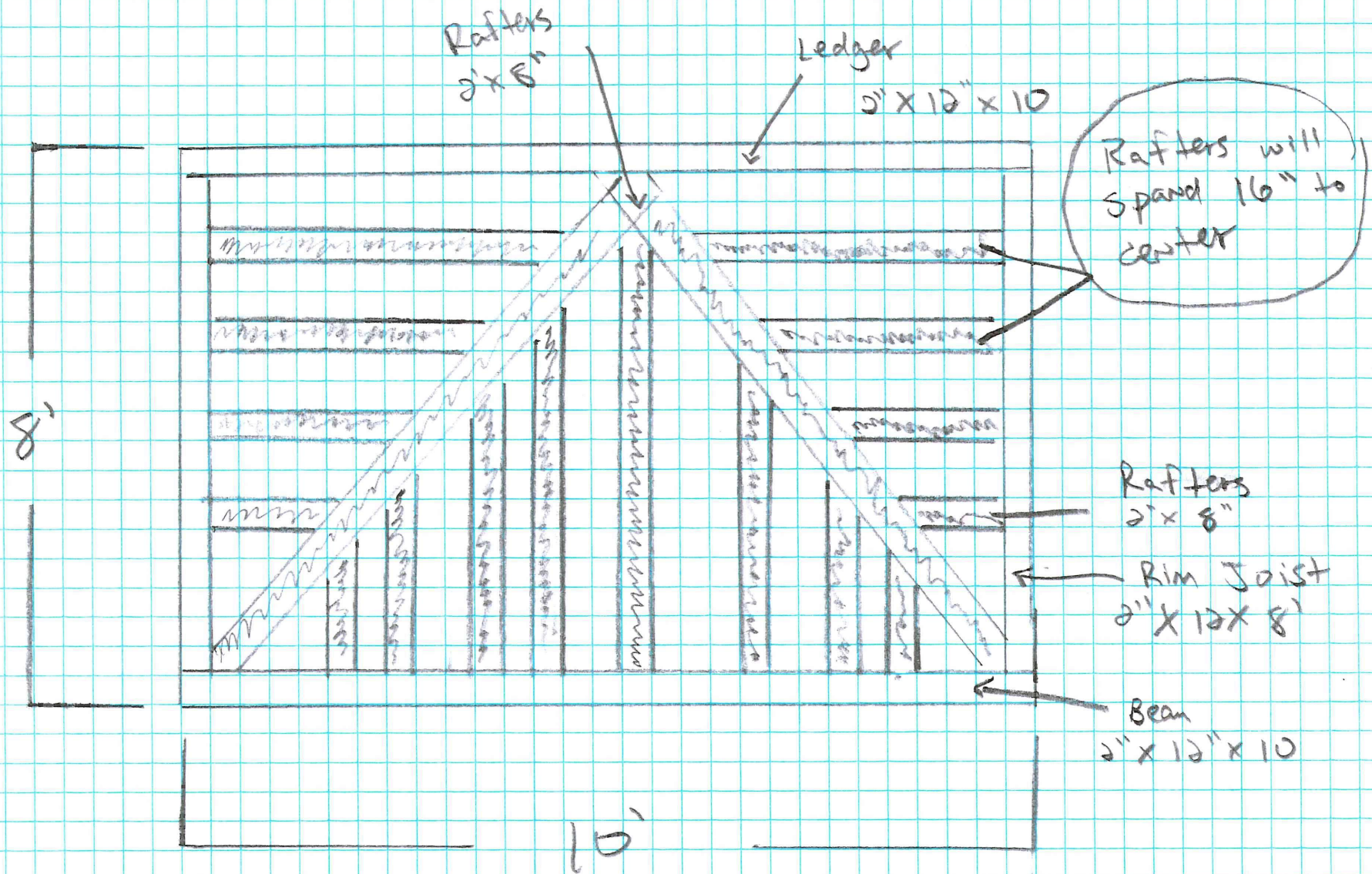
Plan View Second Floor

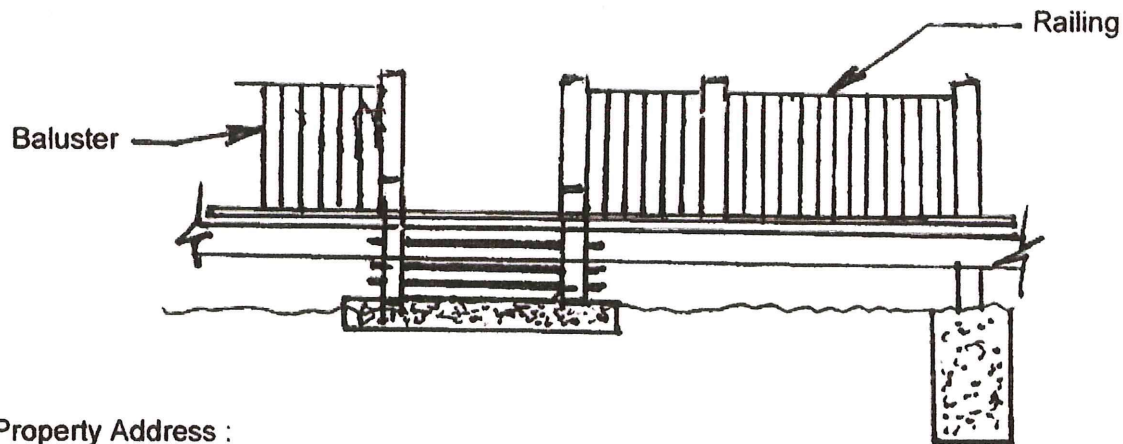
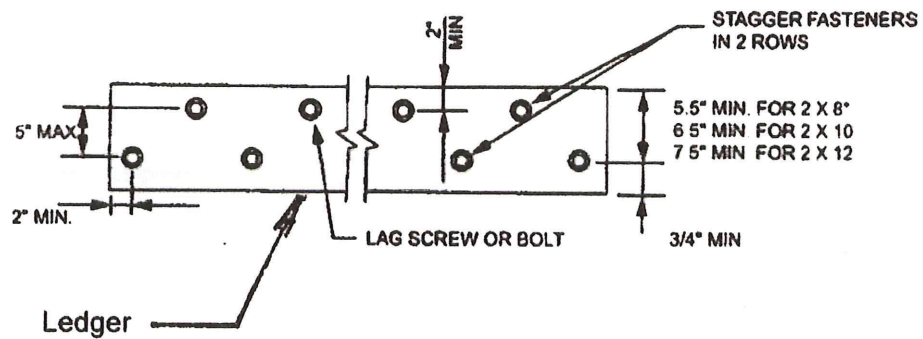
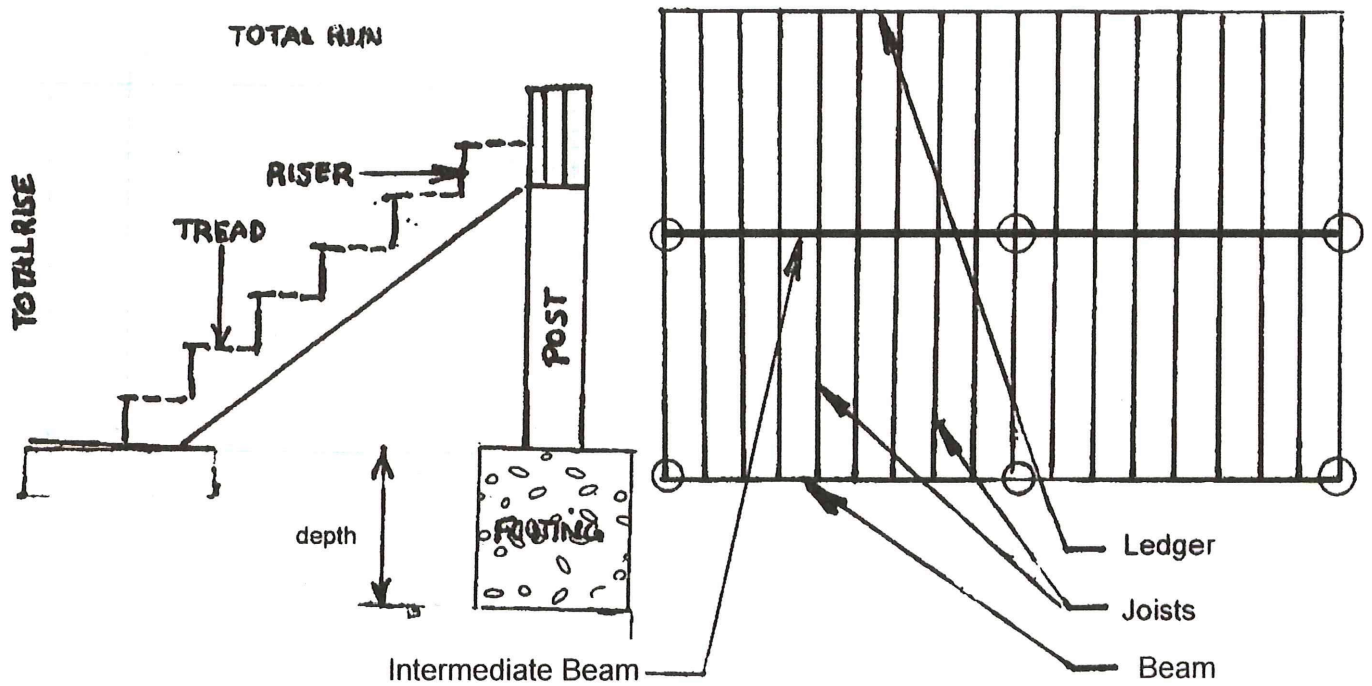


169-167 Plan View

Note: This will be Plywood Sheet it
and Shingles 100%
with proper pitch according to Building codes

2 Fl Roof





Property Address :

169 - 167 Collins Street Hartford

Date : 12/16/2020

Page 1 of 2

STAIR:

Total Rise (inches): 42"

Total Run (inches): 54"

Pad Dimension at Bottom of Stair: (widthxlengthxdepth): 7' x 5' x 6"

Width of Stair: 7'

Tread depth (inches): 11"

Riser height (inches): 7"

Handrail height (inches): 40"

Clear toe space (inches): 3"

Clear space between balusters: 3"

FOOTING:

Depth of Footing (inches): 48"

Diameter of Footing (inches): 24"

Spacing of Footings (feet): 6' 9"

Lumber Dimensions & Materials:
(ex. 2x10x12 feet, PT)

Ledger: 2" x 12" x 20' PT

Posts: 6" x 6" PT

Joists: 2" x 8" x 8' PT

Handrail Posts: 4" x 4" x 42" PT

Handrails: 2" x 4" x 42" PT

Balusters: 2 x 2 PT

Decking: 5/4" x 6" x 20' PT

Rim Joists: 2" x 12" x 8' PT

Intermediate Beams: 2" x 12" x 20' PT

Lag Screws: 1/2" x 4 1/4"

Beam: 2" x 12" x 20" PT

HANDRAIL:

Handrail height: 40"

Clear toe space: 3"

Clear space between Balusters: 3"

OVERALL DECK DIMENSIONS (LxW): 20' x 8'

169-167 Collins Street Hartford

Date: 12/16/2020

Page 2 of 2

167 Collins Street

Front Porch Material List

	Previous		Proposed	
Ledger	2"x12"x20'	Untreated Pine	2"x12"x20'	Pressure Treated
Posts	4"x4"	Untreated Pine	6"x6"	Pressure Treated
Joists	2"x8"x8'	Untreated Pine	2"x8"x8'	Pressure Treated
Handrail Posts	4"x4"x42"	Untreated Pine	4"x4"x42"	Pressure Treated
Handrail	2"x4"x42"	Untreated Pine	2"x4"x42"	Pressure Treated
Baluster	2"x2"	Untreated Pine	2"x2"	Pressure Treated
Decking	5/4" x 6"x20'	Untreated Pine	5/4" x 6"x20'	Pressure Treated
Rim Joists	2"x12"x8'	Untreated Pine	2"x12"x8'	Pressure Treated
Intermediate Beams	2"x12"x20'	Untreated Pine	2"x12"x20'	Pressure Treated
Beam	2"x12"x20'	Untreated Pine	2"x12"x20'	Pressure Treated

Vicki M. Applegate









