

Hiskes, Rachel

From: Hiskes, Rachel
Sent: Tuesday, November 9, 2021 10:45 AM
To: grich@northland.com
Subject: FW: 42-44 Pratt St; Historic Commission meeting

From: Hiskes, Rachel
Sent: Monday, November 8, 2021 2:10 PM
To: rundownconfirmation@gmail.com; grich@northland.com
Cc: Hartford Planning Division <oneplan@hartford.gov>
Subject: 42-44 Pratt St; Historic Commission meeting

Good afternoon,

Please join Hartford's Historic Preservation Commission meeting to comment on your application for the above address. The meeting will be held online next Wednesday, November 17th at 4pm. You can access the WebEx meeting at <https://tinyurl.com/ddshPC2021>

Also in addition, could you please confirm if Northland Trumbull LLC is associated with FGA 280 Trumbull or Grungberg 280 Trumbull LLC?

Thanks,

Rachel Hiskes, AICP MSW
Junior Planner
City of Hartford – Department of Development Services
Planning & Zoning Division
260 Constitution Plaza, 1st Floor
Desk: 860-757-9081

She/Her/Hers ([What's this?](#))

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DDS- Planning & Zoning: Historic Review Application



Submission date: **26 October 2021, 12:00PM**
Receipt number: **433**
Related form version: **2**

Property Information

Property Address	Street: - 44 Pratt Street City: Hartford State: CT Zip Code:
Zoning District:	DT3
Parcel ID:	245344115
Property Owner:	Northland Trumbull LLC
Property Owner's Address:	Street: 2150 Washington Street City: Newton State: MA Zip Code: 02462
Phone:	860 275-6277
Email:	grich@northland.com

Applicant

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

Name of Applicant:	Christian Scott
File Date:	10/26/2021

Address:

Street: 7 Richelieu Street

City: Norwalk

State: CT

Zip Code: 06606

Phone:

203 434-9075

Email:

rundownconfirmation@gmail.com

Primary Point of Contact

Name:

Christian Scott

Phone:

203 434-9075

Email:

rundownconfirmation@gmail.com

Describe your application action(s) and provide as much detail as possible.

Remove about 30 LF of gypsum board and metal framing, relocate wall install new metal stud gypsum board / paint. Floor cabinet framing to consist of fire rated wood studs. Remove old 2 x 2 ceiling tile and replace with new. Relocated electrical power outlets as needed, remove old T-12 2 x 2 light fixtures and install new LED 2 x 2. Additional lighting to be located near storefront glass. Sprinkler work to include 3 heads to be relocated. Install illuminated exterior signage. Floor to be painted

Proposed work:

Demolition

Repairs

Current materials being repaired/replaced:

Metal stud & gypsum board

Materials/products being used in work:

Metal studs & gypsum, fire rated wood studs (Cabinets) New LED Light fixtures

Please upload all supporting materials and photographs below.

[Rundown - 44 Pratt.jpg](#)

[Wall Layout.pdf](#)

[Main Floor.pdf](#)

[Exterior Signage 44 Pratt.jpg](#)

[Full Layout.pdf](#)

[Original Power.pdf](#)

Signatures

Signature of Applicant:



[Link to signature](#)

Name of Applicant:

Christian Scott

Date:

10/26/21

If you are not the property owner, you must attach a Letter of Authorization from the property owner to apply.

Letter of Authorization from Property Owner

[0988_001.pdf](#)

Date:

10/26/21

Hiskes, Rachel

From: Hartford Planning Division
Sent: Friday, November 12, 2021 11:35 AM
To: r
Cc: Chrsitian Scott; Hiskes, Rachel
Subject: RE: 42 Pratt St - Planning & Historic Review

Hello Raphael,

You can send any documents/details to oneplan@hartford.gov and Rachel.hiskes@hartford.gov for the upcoming Historic Preservation Commission Meeting.

The virtual meeting information and documents will be posted here: <https://www.meetinginfo.org/meetings/1064>. There is an agenda which indicates what order the items will be heard by the Commissioners, and there will be a time for the applicant to answer any questions the Commissioners may have and provide any additional input.

Let us know if you have any additional questions.

Best,

Paige Berschet
Administrative Assistant
City of Hartford - Department of Development Services
Planning & Zoning Division
she/her/hers
260 Constitution Plaza, 1st Floor
oneplan@hartford.gov
Desk: 860-757-9029

Follow us! **@DDSHartford**

Please be advised that unless it is expressly stated, this correspondence does not constitute a zoning permit, certificate of zoning compliance, certification of a legal nonconforming use, or other approval within the Division's jurisdiction. If a permit or approval is desired, an application, application fee, and all required supporting documentation must be submitted to the Zoning Administrator in accordance with the Hartford Zoning Regulations. Please visit www.hartfordct.gov/dds and click on "Our Services" to begin the application process.

From: r [mailto:raphael.chaves.03@gmail.com]
Sent: Thursday, November 11, 2021 12:14 PM
To: Berschet, Paige <Paige.Berschet@hartford.gov>
Cc: Chrsitian Scott <rundownconfirmation@gmail.com>
Subject: RE: 42 Pratt St - Planning & Historic Review

Hello Paige,

I just wanted to send this email on behalf of Mr. Scott. We have reached out to Gary Rich - FMA Chief Engineer for Northland Investment Corp his contact info is: Cell – 860 810-8323

He has advised that a letter will be sent for the land lease with 280 Trumbull / Grunberg in association of Building Parcel of 44 Pratt St. which was the Becker's Jewelry Store. I hope that helps to clarify, I also wanted to verify if there was a email contact we could send plan details for sign that needs to be approved by the Historic review. If this could be provided before the zoom meeting on November 17th it would be greatly appreciated. We want to make sure we provide all details needed. if possible to provide an outline of the meeting; We are not sure what to expect for the meeting but would like an overview if possible.

Best regards,
Raphael Chaves

Sent from [Mail](#) for Windows

From: [Chrsitian Scott](#)
Sent: Thursday, November 11, 2021 10:00 AM
To: Raphael.chaves.03@gmail.com
Subject: Fwd: 42 Pratt St - Planning & Historic Review

Begin forwarded message:

From: Hartford Planning Division <oneplan@hartford.gov>
Date: November 5, 2021 at 4:12:59 PM EDT
To: Chrsitian Scott <rundownconfirmation@gmail.com>
Subject: RE: 42 Pratt St - Planning & Historic Review

Hello Christian,

I am not sure, you would need to contact the Licenses & Inspections Division for those permit applications. The use is not changing for the unit, so no new Zoning Use permit is needed, and you can proceed with those Building & Trades permits for interior work.

Best,

Paige Berschet
Administrative Assistant
City of Hartford - Department of Development Services
Planning & Zoning Division
she/her/hers
260 Constitution Plaza, 1st Floor
oneplan@hartford.gov
Desk: 860-757-9029

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From: Chrsitian Scott <rundownconfirmation@gmail.com>
Sent: Friday, November 5, 2021 4:08 PM
To: Hartford Planning Division <oneplan@hartford.gov>
Subject: Re: 42 Pratt St - Planning & Historic Review

Can I receive a status on the permits for both electrical and carpentry? Those have been filed some time ago as well. Have not heard anything.

On Nov 5, 2021, at 3:37 PM, Hartford Planning Division <oneplan@hartford.gov> wrote:

Hello Christian,

Thank you for sharing. The Signage will have to be reviewed by the Historic Preservation Commission and administratively by Planning & Zoning for a Zoning Sign Permit.

The HPC Meeting is on November 17th at 4pm and all applicants are highly encouraged to attend and answer any commissioners questions. The meeting will be held virtually and the meeting info and documents will be posted here: <https://www.meetinginfo.org/meetings/1064>.

I will send over information on the application fees shortly.

Best,

Paige Berschet

Administrative Assistant
City of Hartford - Department of Development Services
Planning & Zoning Division
she/her/hers
260 Constitution Plaza, 1st Floor
oneplan@hartford.gov
Desk: 860-757-9029

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From: Chrstian Scott <rundownconfirmation@gmail.com>

Sent: Monday, November 1, 2021 2:04 PM

To: Berschet, Paige <Paige.Berschet@hartford.gov>

Subject: Re: 42 Pratt St - Planning & Historic Review

<image001.jpg>

On Nov 1, 2021, at 2:03 PM, Rundown Marketplace
<rundownconfirmation@gmail.com> wrote:

Hey Paige,

The address is 44 Pratt st, not 42 Pratt st.

- The business is a sneaker and clothing store

-No exterior changes besides a sign

-Individual channel letters mounted to a raceway (painted to blend to building), letter backs 1/8" aluminum, letter returns (sides) .063 aluminum, letter faces 3/16" translucent acrylic, illumination white LEDs 6000k temp. 12V 60W power supplies to run off 110V primary from building, all wiring and power supplies to be contained inside waterproof raceway

On Mon, Nov 1, 2021 at 10:50 AM Berschet, Paige
<Paige.Berschet@hartford.gov> wrote:

Hello Christian,

A few
questions/requests:

1. Can you confirm what kind of business is being proposed at 42 Pratt St?
2. Are there any exterior changes proposed besides the signage?
3. Please provide dimensions of the proposed signage, sign material, and illumination detail.

Let me know if you
have any questions.

Best,

Paige Berschet

Administrative
Assistant

City of Hartford -
Department of
Development
Services

Planning & Zoning
Division

she/her/hers

260 Constitution
Plaza, 1st Floor

oneplan@hartford.gov
[v](#)

Desk: 860-757-9029

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From: Hartford Planning Division
Sent: Thursday, October 28, 2021 8:42 AM
To: 'Rich, Gary' <grich@Northland.com>; Hartford Planning Division <oneplan@hartford.gov>
Cc: Burns, Christian <cburns@Northland.com>; Christian Scott <Rundownconfirmation@gmail.com>
Subject: RE: 44 Pratt Permit

Hello Gary,

That is technically on a different parcel than 242 Trumbull St. Which parcel is the request for? You can use our Planning Viewer/Assessor's page:
<https://gis1.hartford.gov/Html5Viewer/index.html?viewer=PlanningViewer>.

Best,

Paige Berschet

Administrative Assistant

City of Hartford - Department of
Development Services

Planning & Zoning Division

she/her/hers

260 Constitution Plaza, 1st Floor

oneplan@hartford.gov

Desk: 860-757-9029

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From: Rich, Gary
<grich@Northland.com>
Sent: Thursday, October 28, 2021 7:00 AM
To: Hartford Planning Division
<oneplan@hartford.gov>
Cc: Burns, Christian
<cburns@Northland.com>; Christian Scott
<Rundownconfirmation@gmail.com>
Subject: Re: 44 Pratt Permit

You can reference 42 Pratt as that is what I see on the city's property records

Sent from my iPhone

On Oct
27,
2021,
at 3:57
PM,
Hartfo
rd
Planni
ng
Divisio
n
<oneplan@hartford.gov>
wrote:

Hello
Gary,

I let
Christi
an
know
that
the
propert
y
owner
would
have to
sign/pro
vide
authori
zation
for the
applica
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be
comple
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submis
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receive

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applica
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and
will be
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any
questio
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will
note
that
the
City
does
not
have
any 44
Pratt
St as
an
[official
addres
s](#), but I
will
note
that it
within
the
242
Trumb
ull St
parcel.

Best,

**Paige
Bersc
het**

Admini
strative
Assista
nt

City of
Hartfor
d -
Depart
ment
of
Develo
pment
Servic
es

Planning &
Zoning
Division

she/her/
r/hers

260
Constitution
Plaza,
1st
Floor

oneplanning@hartford.gov

Desk:
860-
757-
9029

Follow
us!
**@DDS
Hartford**

*Please
be
advised
that
unless it
is
expressly
stated,
this
correspondence
does not
constitute a
zoning
permit,
certificate of
zoning
compliance,
certification of a
legal
nonconforming
use, or
other
approval
within
the*

Division's jurisdiction. If a permit or approval is desired, an application, application fee, and all required supporting documentation must be submitted to the Zoning Administrator in accordance with the Hartford Zoning Regulations. Please visit www.hartfordct.gov/dds and click on "Our Services" to begin the application process.

From: Rich, Gary
<grich@Northland.com>
Sent: Wednesday, October 27, 2021 2:18 PM
To: Hartford Planning Division
<oneplan@hartford.gov>
Cc: Burns, Christian
<cburns@Northland.com>;

'rundownconfirmation@gmail.com'
<rundownconfirmation@gmail.com>
Subject: RE: 44 Pratt Permit

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.

Afternoon – I wanted to follow up on a application that was submitted online yesterday for the address above. Can someone please confirm it has been received and is being processed? The applicant is one of our tenants Christian Scott who submitted the Historic Review Application. Christian is copied on this email and can be reached on his cell 203 434-9075.

Thank you

Gary Rich - FMA

Chief Engineer

Northland Investment Corp

From: Rich, Gary
Sent: Tuesday,
October 26, 2021
11:32 AM
To:
'oneplan@hartford.gov
'
<oneplan@hartford.gov
>
Cc: Burns, Christian
<cburns@Northland.com>;
'rundownconfirmation@gmail.com'
<rundownconfirmation@gmail.com>
Subject: RE: 44 Pratt
Permit

From: Rich, Gary
Sent: Tuesday,
October 26, 2021
11:29 AM
To:
'Paige.Berschet@hartford.gov.'
<Paige.Berschet@hartford.gov>
Cc: Burns, Christian
<cburns@Northland.com>;
'rundownconfirmation@gmail.com'
<rundownconfirmation@gmail.com>
Subject: 44 Pratt
Permit

Morning Paige – I
wanted to follow up

from my voicemail I left earlier regarding who is responsible for submitting the permit. You met with Christian Scott our tenant who is doing the interior renovations and informed him that he was not able to pull the permit that the building owners are required to do so. I'm confused and was hoping you could clarify.

Also, on the zoning permit checklist you have the property location correct but in parenthesis 280 Trumbull. This is incorrect as it is 242 Trumbull.

Please give me a call when you have a moment to discuss.

Thank you.

Gary Rich - FMA

Chief Engineer

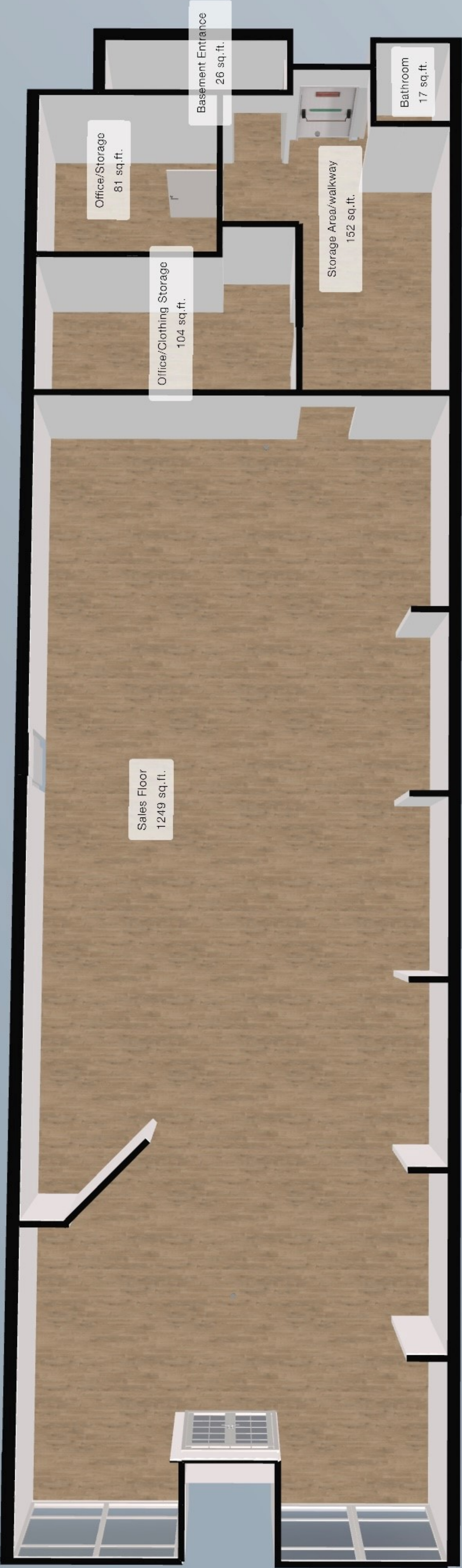
Northland Investment Corp

Cell – 860 810-8323

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NORTHLAND

October 26, 2021

City of Hartford
Department of Development Services
Planning & Zoning
260 Constitution Plaza- 2nd Floor
Attn: Paige Berschet

Re: Application for building permit- Rundown LLC- 50 Pratt St.

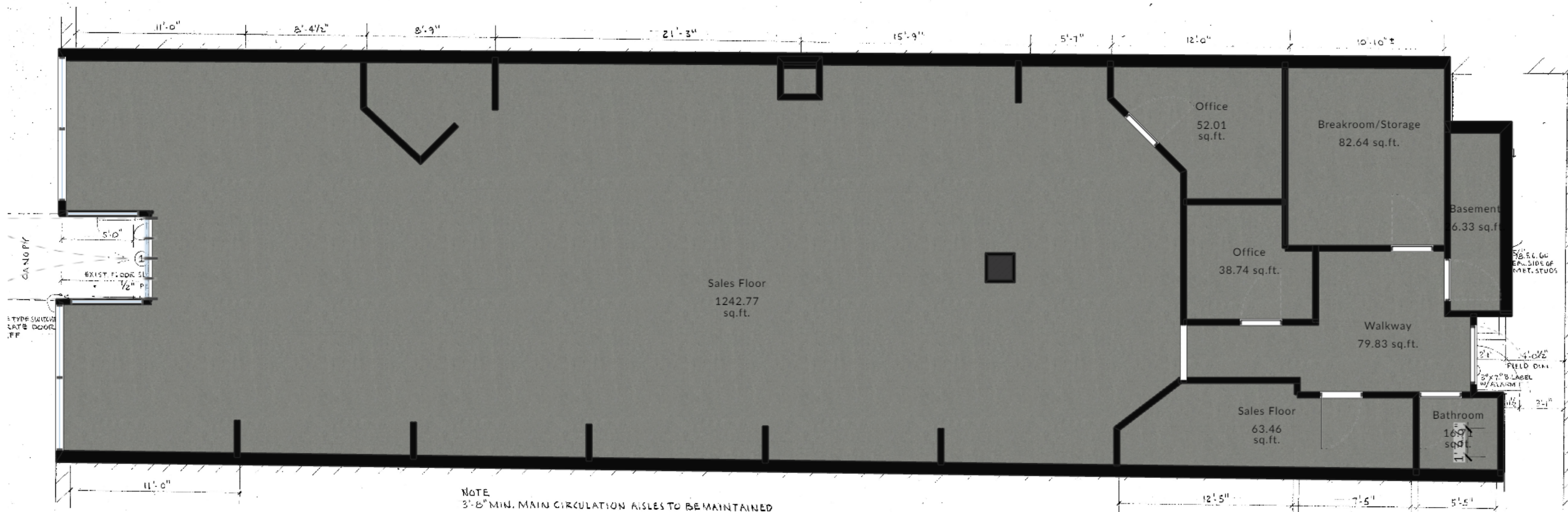
We, Northland Trumbull LLC (OWNER/LANDLORD), give authorization for Rundown LLC (TENANT) to apply for permitting for the leased space located at 44 Pratt Street.

If you have any questions, please feel free to contact me anytime.

Best

A handwritten signature in blue ink, appearing to read "Christian M. Burns", with a long horizontal flourish extending to the right.

Christian M Burns
Director- Commercial Real Estate
Northland Investment Corporation
As Agent for Northland Trumbull LLC



NOTE
3'-8" MIN. MAIN CIRCULATION AISLES TO BE MAINTAINED

FIRST FLOOR PLAN

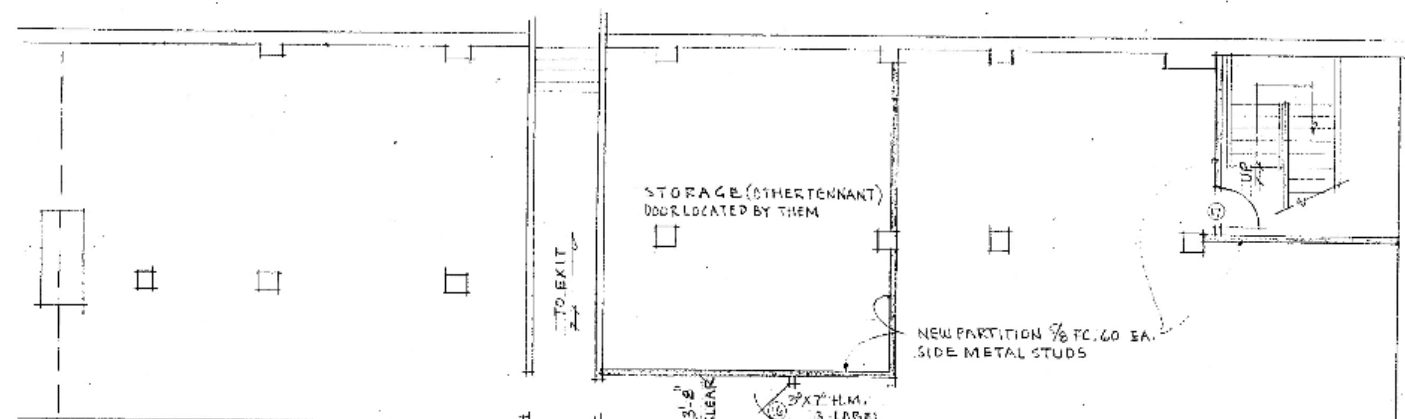
SCALE 1/4" = 1'-0"

DOOR SCHEDULE

- ① PAIR 2'-6" x 7'-8" GLASS (1/2" BULLET-PROOF)
- ② 2'-10" x 7'-0" GLASS
- ③ 2'-10" x 7'-0" x 1 3/8" 6 PANEL WOOD
- ④ 2'-6" x 7'-0" x 1 3/8" 6 PANEL POCKET SLIDING
- ⑤ 2'-10" x 7'-0" x 1 3/8" 6 PANEL WOOD
- ⑥
- ⑦
- ⑧
- ⑨
- ⑩ 3'-6" x 7'-0" x 1 3/4" 6 PANEL WOOD
- ⑪ 3'-0" x 7'-0" x 1 3/4" 6 PANEL WOOD (LEVER TYPE HARDWARE)
- ⑫ 2'-10" x 7'-0" x 1 3/4" HOLLOW METAL
- ⑬ 3'-6" x 7'-0" x 1 3/4" HOLLOW METAL
- ⑭ 3'-0" x 7'-0" x 1 3/4" HOLLOW METAL (B-LABEL)
- ⑮ 3'-0" x 7'-0" x 1 3/4" HOLLOW METAL (B-LABEL)
- ⑯ 3'-0" x 7'-0" x 1 3/4" HOLLOW METAL (B-LABEL)

NOTES
DOORS # 10-13 NOT TO BE HUNG NOR WOOD STOPS INSTALLED
UNTIL AFTER SAFES ARE IN PLACE
DOORS # 14, 15-16 TO HAVE LABELED METAL FRAMES - SELF-CLOSERS

HANDICAPPED LAV. NOTES
1. GRAB BARS 33" AFF 3'7" C. BEHIND W.C.
2. 3'-6" C.C. ON SIDE WALL 12" OUT FROM BACK WALL
3. LAVATORY TO BE STANDARD TYPE, SINGLE LEVEL
4. INSULATE WASTE LINE
5. MIRROR TO BE 12" x 3' HIGH 4" BOT. 40" AFF
6. TOILET PAPER HOLDER 19" AFF
7. W.C. 15" HIGH BOWL W/ 2" SEAT



Richard
22 684 848

From: Rundown Marketplace <rundownconfirmation@gmail.com>
Sent: Monday, November 1, 2021 2:03 PM
To: Berschet, Paige
Subject: Re: 42 Pratt St - Planning & Historic Review

Follow Up Flag: Follow up
Flag Status: Completed

Hey Paige,

The address is 44 Pratt st, not 42 Pratt st.

- The business is a sneaker and clothing store

-No exterior changes besides a sign

-Individual channel letters mounted to a raceway (painted to blend to building), letter backs 1/8" aluminum, letter returns (sides) .063 aluminum, letter faces 3/16" translucent acrylic, illumination white LEDs 6000k temp. 12V 60W power supplies to run off 110V primary from building, all wiring and power supplies to be contained inside waterproof raceway

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- Please provide dimensions of the proposed signage, sign material, and illumination detail.

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Best,

Paige Berschet

Administrative Assistant

City of Hartford - Department of Development Services

Planning & Zoning Division

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260 Constitution Plaza, 1st Floor

oneplan@hartford.gov

Desk: 860-757-9029

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Cc: Burns, Christian <cburns@Northland.com>; Christian Scott <Rundownconfirmation@gmail.com>

Subject: RE: 44 Pratt Permit

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<https://gis1.hartford.gov/Html5Viewer/index.html?viewer=PlanningViewer>.

Best,

Paige Berschet

Administrative Assistant

City of Hartford - Department of Development Services

Planning & Zoning Division

she/her/hers

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oneplan@hartford.gov

Desk: 860-757-9029

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Cc: Burns, Christian <cburns@Northland.com>; Christian Scott <Rundownconfirmation@gmail.com>

Subject: Re: 44 Pratt Permit

You can reference 42 Pratt as that is what I see on the city's property records

Sent from my iPhone

On Oct 27, 2021, at 3:57 PM, Hartford Planning Division <oneplan@hartford.gov> wrote:

Hello Gary,

I let Christian know that the property owner would have to sign/provide authorization for the application to be complete for submission. I have received the application and will be in touch with any questions. I will note that the City does not have any 44 Pratt St as an [official address](#), but I will note that it is within the 242 Trumbull St parcel.

Best,

Paige Berschet

Administrative Assistant

City of Hartford - Department of Development Services

Planning & Zoning Division

she/her/hers

260 Constitution Plaza, 1st Floor

oneplan@hartford.gov

Desk: 860-757-9029

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Thank you

Gary Rich - FMA

Chief Engineer

Northland Investment Corp

Cell – 860 810-8323

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Sent: Tuesday, October 26, 2021 11:32 AM
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Cc: Burns, Christian <cburns@Northland.com>; 'rundownconfirmation@gmail.com' <rundownconfirmation@gmail.com>
Subject: RE: 44 Pratt Permit

From: Rich, Gary
Sent: Tuesday, October 26, 2021 11:29 AM
To: 'Paige.Berschet@hartford.gov' <Paige.Berschet@hartford.gov>
Cc: Burns, Christian <cburns@Northland.com>; 'rundownconfirmation@gmail.com' <rundownconfirmation@gmail.com>
Subject: 44 Pratt Permit

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Gary Rich - FMA

Chief Engineer

Northland Investment Corp

Cell – 860 810-8323

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run down





RUNDOWN HARTFORD

INTERIOR DESIGN BY: RAPHAEL CHAVES

THEME

CONCRETE ZEN

- Neutral Tones
- Minimalist Concept
- Clean, Raw Materials
- Low profile Low maintenance
- Eco Awareness
- Gallery like setting with an Urban Edge



INTERIOR PALLET



- Satin Enamel Sheen
- Shadow Mountain
- Nebulous White
- Pine Wood



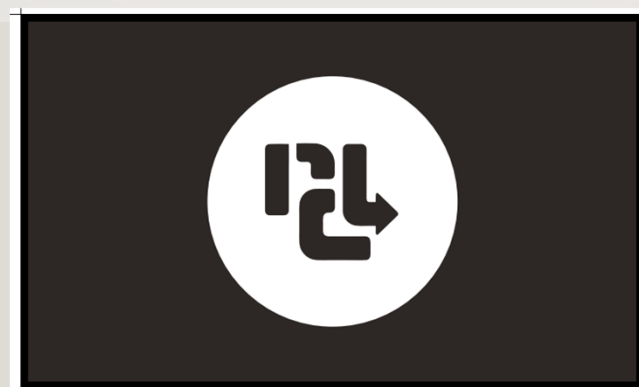
SHOE SHELVING UNIT OPTIONS



FURNITURE



CUSTOM NEON SIGN
LOGO FOR BEHIND
THE CHECK OUT
COUNTER ALSO
RUBBER MATS WITH
LOGO

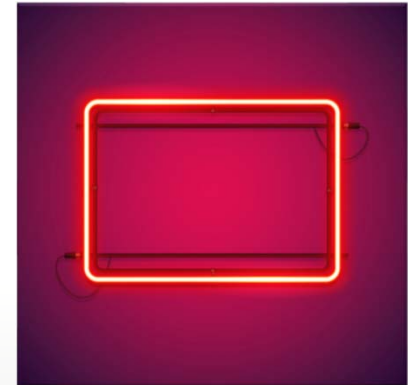
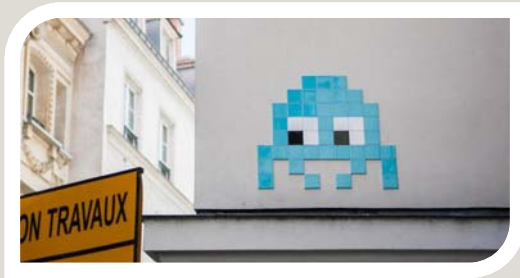


sign size: 254cm x 74cm (8mm)
around: 100in x 29.1in

CEILING TILE



ART WALL



EXTERIOR SIGN

- Individual channel letters mounted to a raceway (painted to blend building)
- letter backs 1/8" aluminum
- letter returns (sides) .063 aluminum
- letter faces 3/16" translucent acrylic
- illumination white LEDs 6000k temp. 12V 60W power supplies to run off 110V primary from building,
- All wiring and power supplies to be contained inside waterproof raceway

