

PZ-HIST-23-000085 - Historic Review Application

Menu

Reports

Help

File Date: [04/10/2023](#)

Application Status: [Plan Review](#)

Assigned To: [Alexander Castro](#)

Description of Work: [INSTALLATION OF WROUGHT IRON SECURITY DOOR](#)

Application Detail: [Detail](#)

Application Type: [Historic Preservation](#)

Documents:

File Name	Document Group	Category	Description	Type	Docun
Application	PLNG_COA			application/pdf	Uploac
Spec	PLNG_COA			application/pdf	Uploac
Show all					

Address: [12 CONGRESS ST, HARTFORD, CT 06114](#)

Owner Name: [CONGRESS AND MAPLE LLC](#)

Owner Address: [835 MORRIS AVE, LAKEWOOD, NJ 08701](#)

Application Name: [Historic Review Application](#)

Parcel No: [249557338](#)

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Marc Pompei	Black Mountain...	Applicant	Mailing, PO BOX 59 CT...	Active

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #
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Job Value: [\\$0.00](#)

Total Fee Assessed: [\\$200.00](#)

Total Fee Invoiced: [\\$200.00](#)

Balance: [\\$200.00](#)

Custom Fields:

PLNG_COA_CF			
GIS Information			
Zoning District	Zoning Overlay	FEMA Flood Zone	Land Use Per Assessor
NX-3	-	-	APARTMENT BUILDING OR COMPLEX
NRZ	Neighborhood	Local Historic District	
-	SOUTH GREEN	-	
Historic District	Historic Landmark/Site	State Historic District	
-		-	
Dispersion met?	Identify Dispersion	National Historic District	
No	-	Congress Street	

General Project Information

Is this application a result of a violation notice?

[No](#)

Zoning Enforcement Case ID #

[None](#)

Is this a contributing building or structure?

[Yes](#)

Is this proposed work visible from the street?

[Yes](#)

Historic Review Types

New Construction/Addition

[No](#)

Exterior Alteration

[Yes](#)

Demolition

[No](#)

Signage

[No](#)

Solar Panel

[No](#)

Other

-

Does this project include a demolition?

[No](#)

If a demolition request, what alternatives have you sought?

—

Exterior Alterations

Windows

Doors

Porches/Walkways

Siding

Roofs

Mechanical Appurtenances

Other

—

Describe the existing conditions and materials

[N/A](#)

Describe the proposed materials

[Wrought iron door](#)

Hardships and Reason for Hardships

Is this an owner-occupied principal residence?

[No](#)

Is this a non-owner occupied residential building containing six (6) or fewer dwelling units?

[No](#)

Is this a commercial and industrial building?

[No](#)

Is this a request for demolition where there is no feasible and prudent alternative to demolition?

[No](#)

Other Payment Required

Green Infrastructure Fund Amount

—

City Tree Fund Amount

—

Complete Street Fund Amount

—

Describe Reason for Payments

—

Reason for Request

Reason for Request

—

Recommendation

Recommendation

Adverse Impacts on Neighboring Lands Suitability as Presently Zoned

Consistency with POCD

This is a dynamic label.

PLNG_COA_DIGEPLAN

Enhanced Doc List

[Open](#)

Reason for Hardship

Cost of historic preservation recommendations:

Economic circumstances of the applicant:Lack of availa

Impact of the historic preservation recommendations on the district as a whole and on property value

Dates and Notices

Application Received

Open Hearing Deadline

Close Hearing Deadline

Decision Deadline

Extensions Requested?

If yes, describe how the dates ab

Notice sent to NRZ/CRCOG

Legal Ad #1

Legal Ad #2

Sign Affidavit Received

Certificate of Mailings Returned

Notice of Decision Published

Recordation Date

Approval Expiration Date

Sign Deposit Check #

Sign Deposit Date Received

Sign Deposit Check Amount

Public Hearing Date

Public Hearing Time

Meeting Link or Location

Document Link

Certificate of Compliance

As-Built Drawing Date

Type of Bond

Escrow Account #

Bonding Company Name

Bonding Contact Name

Bonding Primary Phone #

Bonding Email

Drawings Number of Sheets

Drawings Last Revised

Prior Approvals

Type of Permit/Authorization Issued By Issued Date Expiration Date

Resolution Clauses

Type Comment

Workflow Status:

Task

Assigned To

Status

Status Date

Action By

[Application Intake](#)

[Planning and Zoning Re...](#)

Public Notice

Historic Commission

Notice of Decision

Appeal Period

Permit Issuance

Permit Status

Certificate of Plannin...

Case Complete

Alexander Castro

Accepted

04/10/2023

Alexander Castro

Condition Status:

Name

Short Comments

Status

Apply Date

Severity

Action By

Application Comments:

View ID

Comment

Date

Initiated by Product: AV360

Scheduled/Pending Inspections:

Inspection Type

Scheduled Date

Inspector

Status

Comments

Resulted Inspections:

Inspection Type

Inspection Date

Inspector

Status

Comments



City of Hartford
Department of Development Services
Planning Division

260, Constitution Plaza, Hartford, Connecticut 06103-1822
 Return Form to the Planning Desk Counter or Via Email
 860-757-9040 | oneplan@hartford.gov

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: 10 Congress St City: Hartford State: CT Zip Code: 06114
 Parcel ID: 249557338 Zoning District : (<http://assessor1.hartford.gov/default.asp>)
 Property Owner: Congress + Maple LLC
 Property Owner's Address: 835 Morris Ave City: Lakeville State: VT Zip Code: 08701
 Phone: (732) 228-0590 Email: isaac@stonelink.biz

2. APPLICANT

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

Name of Applicant: Black Mountain Construction LLC File Date: 3/21/23
 Address: PO Box 59 City: Plantsville State: CT Zip Code: 06479
 Phone: 860 637 2321 Email: blackmtconstruction@gmail.com

3. PRIMARY POINT OF CONTACT:

Name: Marc Pompei
 Phone: (860) 637 2321
 Email: blackmtconstruction@gmail.com

4. PROJECT NARRATIVE

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

We are looking to install wrought iron security gates to the entrances of the building to correct a problem regarding non-tenants sleeping, selling and using drugs, and defecating in these areas. This is in progress due to a citation from complaints tenants gave to the housing dept. The security gates will meet codes and can be accessible only by tenants. The materials and designs will match existing fences surrounding the property currently.

**** 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:

nothing is being repaired/replaced - we are adding gates

Materials/products being used in work: wrought iron

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: _____

Date: 3/21/23

Printed Name of Applicant: Marc Pompei

Property Owner Signature (REQUIRED): _____

Date: 3/21/23

Printed Name of Property Owner: ISAAC STERNBUCH



NEW STEEL DOOR LAYOUT
10 CONGRESS STREET - HARTFORD CT



KEY LOCK DETAIL

DOOR HINGE SPECIFICATIONS (SUGGESTION ONLY)

HINGE TYPE BUTT
MOUNT TYPE SCREW-ON
MOUNTING HOLES WITH HOLES
MOUNTING STYLE SURFACE
OPENING/CLOSING ACTION STANDARD
MATERIAL 304 STAINLESS STEEL
DOOR LEAF
HEIGHT 5"
WIDTH 3 1/4"
FRAME LEAF
HEIGHT 5"
WIDTH 3 1/4"
OVERALL WIDTH 6 1/2"
LEAF THICKNESS 0.750"
RANGE OF MOTION 180°
DAILY OPENINGS 270
CAPACITY 3,000 LBS.
DOOR MOUNTING LOCATION LEFT SIDE
PIN TYPE NONREMOVABLE
PIN DIAMETER 1"
PIN MATERIAL 304 STAINLESS STEEL
MOUNTING FASTENERS INCLUDED NO
NUMBER OF MOUNTING HOLES 6
MOUNTING HOLE STYLE STRAIGHT
MOUNTING SCREW SIZE 11/16"

FEATURES
ADJUSTMENT SET SCREW, BEARINGS

ROHS
NOT COMPLIANT

REACH NOT COMPLIANT
DFARS SPECIALTY METALS COTS-EXEMPT
COUNTRY OF ORIGIN UNITED STATES
USMCA QUALIFYING NO
SCHEDULE B 830210.409
ECCN EAR99

TURN A SET SCREW TO ADJUST THE DOOR 1/8" UP OR DOWN AFTER IT'S HUNG. THICK LEAVES AND A LARGE DIAMETER PIN MAKE THESE HINGES GOOD FOR USE WITH HEAVY DOORS. BEARINGS ALLOW THEM TO OPEN AND CLOSE DOORS SMOOTHLY. ALL OF THESE HINGES ARE LOAD RATED; CAPACITY IS BASED ON TWO HINGES PER DOOR. THEY HAVE A NONREMOVABLE PIN TO DETER TAMPERING. TO CHOOSE A DOOR MOUNTING LOCATION, STAND ON THE PUSH SIDE OF THE DOOR—USE A RIGHT-SIDE HINGE IF THE HINGE IS ON THE RIGHT OR A LEFT-SIDE HINGE IF IT'S ON THE LEFT. DFARS SPECIALTY METALS COTS-EXEMPT SCHEDULE B 830210.409 ECCN EAR99



EXISTING SITE CONDITIONS AT 10 CONGRESS STREET - HARTFORD CT



KEY PLAN



Owner Congress & Maple LLC
835 Morris Ave LakeWood New Jersey 08701

SCALE	NOT TO SCALE	DATE	04/06/2023
DRAWN BY	ACN	APPROVED BY	
PROJECT	MTC-053/2023	CHECKED BY	Marc Pompel
DRAWING NO.	R-10		REV NO. 0



NEW STEEL DOOR LAYOUT
12 CONGRESS STREET - HARTFORD CT



KEY LOCK DETAIL

DOOR HINGE SPECIFICATIONS (SUGGESTION ONLY)

HINGE TYPE BUTT
MOUNT TYPE SCREW-ON
MOUNTING HOLES WITH HOLES
MOUNTING STYLE SURFACE
OPENING/CLOSING ACTION STANDARD
MATERIAL 304 STAINLESS STEEL
DOOR LEAF
HEIGHT 5"
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HEIGHT 5"
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OVERALL WIDTH 6 1/2"
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CAPACITY 3,000 LBS.
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EXISTING SITE CONDITIONS AT 12 CONGRESS STREET - HARTFORD CT



KEY PLAN



Owner Congress & Maple LLC
835 Morris Ave LakeWood New Jersey 08701

SCALE	NOT TO SCALE	DATE	04/06/2023
DRAWN BY	ACN	APPROVED BY	
PROJECT	MTC-053/2023	CHECKED BY	Marc Pompel
DRAWING NO.	R-12		REV NO. 0



NEW STEEL DOOR LAYOUT
12 CONGRESS STREET - HARTFORD CT



KEY LOCK DETAIL

DOOR HINGE SPECIFICATIONS (SUGGESTION ONLY)

HINGE TYPE BUTT
MOUNT TYPE SCREW-ON
MOUNTING HOLES WITH HOLES
MOUNTING STYLE SURFACE
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PIN MATERIAL 304 STAINLESS STEEL
MOUNTING FASTENERS INCLUDED NO
NUMBER OF MOUNTING HOLES 6
MOUNTING HOLE STYLE STRAIGHT
MOUNTING SCREW SIZE 11/16"

FEATURES
ADJUSTMENT SET SCREW, BEARINGS

ROHS
NOT COMPLIANT

REACH NOT COMPLIANT
DFARS SPECIALTY METALS COTS-EXEMPT
COUNTRY OF ORIGIN UNITED STATES
USMCA QUALIFYING NO
SCHEDULE B 830210.409
ECCN EAR99

TURN A SET SCREW TO ADJUST THE DOOR 1/8" UP OR DOWN AFTER IT'S HUNG. THICK LEAVES AND A LARGE DIAMETER PIN MAKE THESE HINGES GOOD FOR USE WITH HEAVY DOORS. BEARINGS ALLOW THEM TO OPEN AND CLOSE DOORS SMOOTHLY. ALL OF THESE HINGES ARE LOAD RATED; CAPACITY IS BASED ON TWO HINGES PER DOOR. THEY HAVE A NONREMOVABLE PIN TO DETER TAMPERING. TO CHOOSE A DOOR MOUNTING LOCATION, STAND ON THE PUSH SIDE OF THE DOOR—USE A RIGHT-SIDE HINGE IF THE HINGE IS ON THE RIGHT OR A LEFT-SIDE HINGE IF IT'S ON THE LEFT.
DFARS SPECIALTY METALS COTS-EXEMPT
SCHEDULE B 830210.409
ECCN EAR99



EXISTING SITE CONDITIONS AT 18 CONGRESS STREET - HARTFORD CT

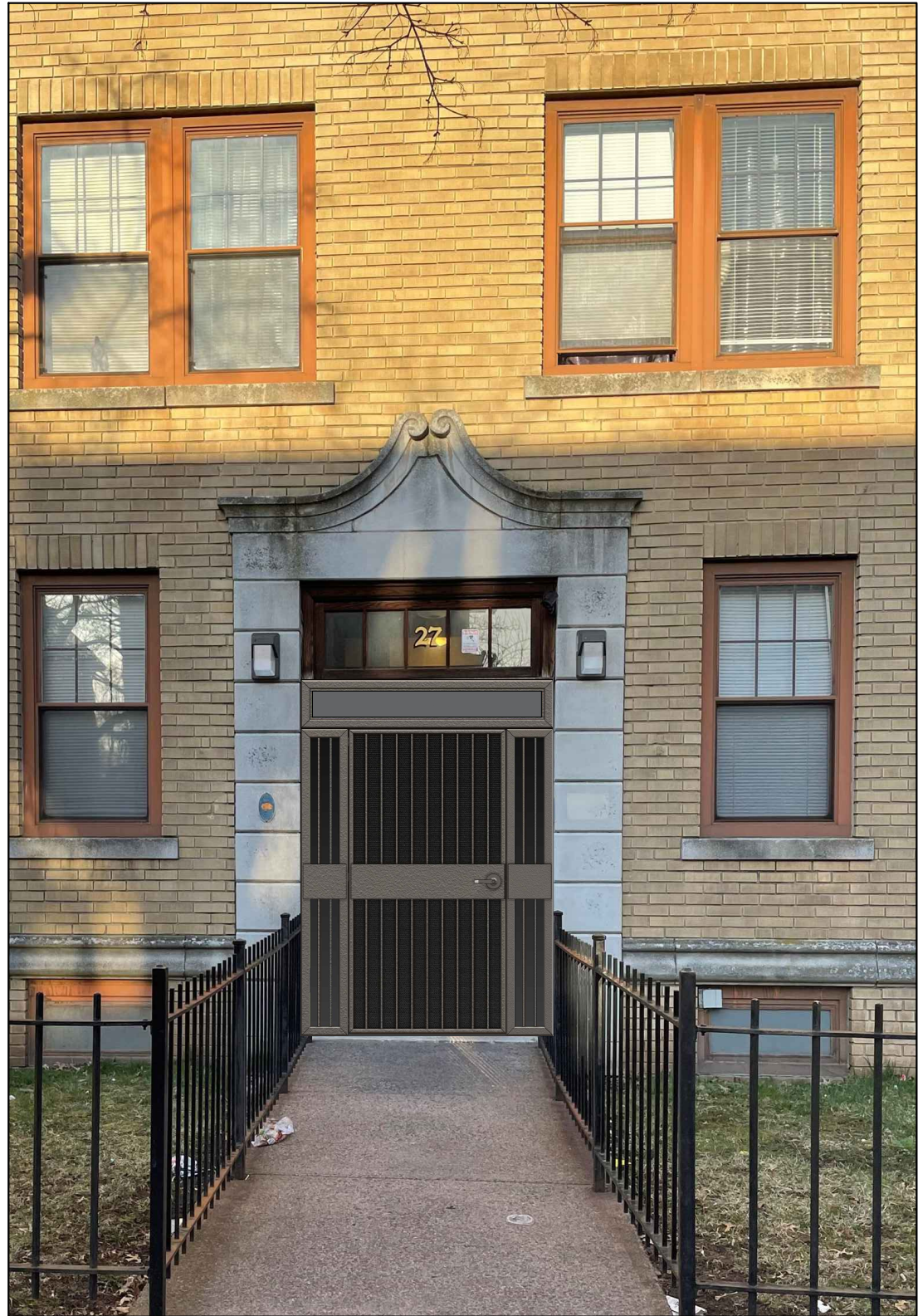


KEY PLAN



Owner Congress & Maple LLC
835 Morris Ave LakeWood New Jersey 08701

SCALE	NOT TO SCALE	DATE	04/06/2023
DRAWN BY	ACN	APPROVED BY	
PROJECT	MTC-053/2023	CHECKED BY	Marc Pompel
DRAWING NO.	R-18		REV NO. 0



NEW STEEL DOOR TO REPLACE (E) WOOD/GLASS DOOR
27 CONGRESS STREET - HARTFORD CT



KEY LOCK DETAIL

DOOR HINGE SPECIFICATIONS (SUGGESTION ONLY)

HINGE TYPE BUTT
MOUNT TYPE SCREW-ON
MOUNTING HOLES WITH HOLES
MOUNTING STYLE SURFACE
OPENING/CLOSING ACTION STANDARD
MATERIAL 304 STAINLESS STEEL
DOOR LEAF
HEIGHT 5"
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HEIGHT 5"
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MOUNTING SCREW SIZE 11/16"

FEATURES
ADJUSTMENT SET SCREW, BEARINGS

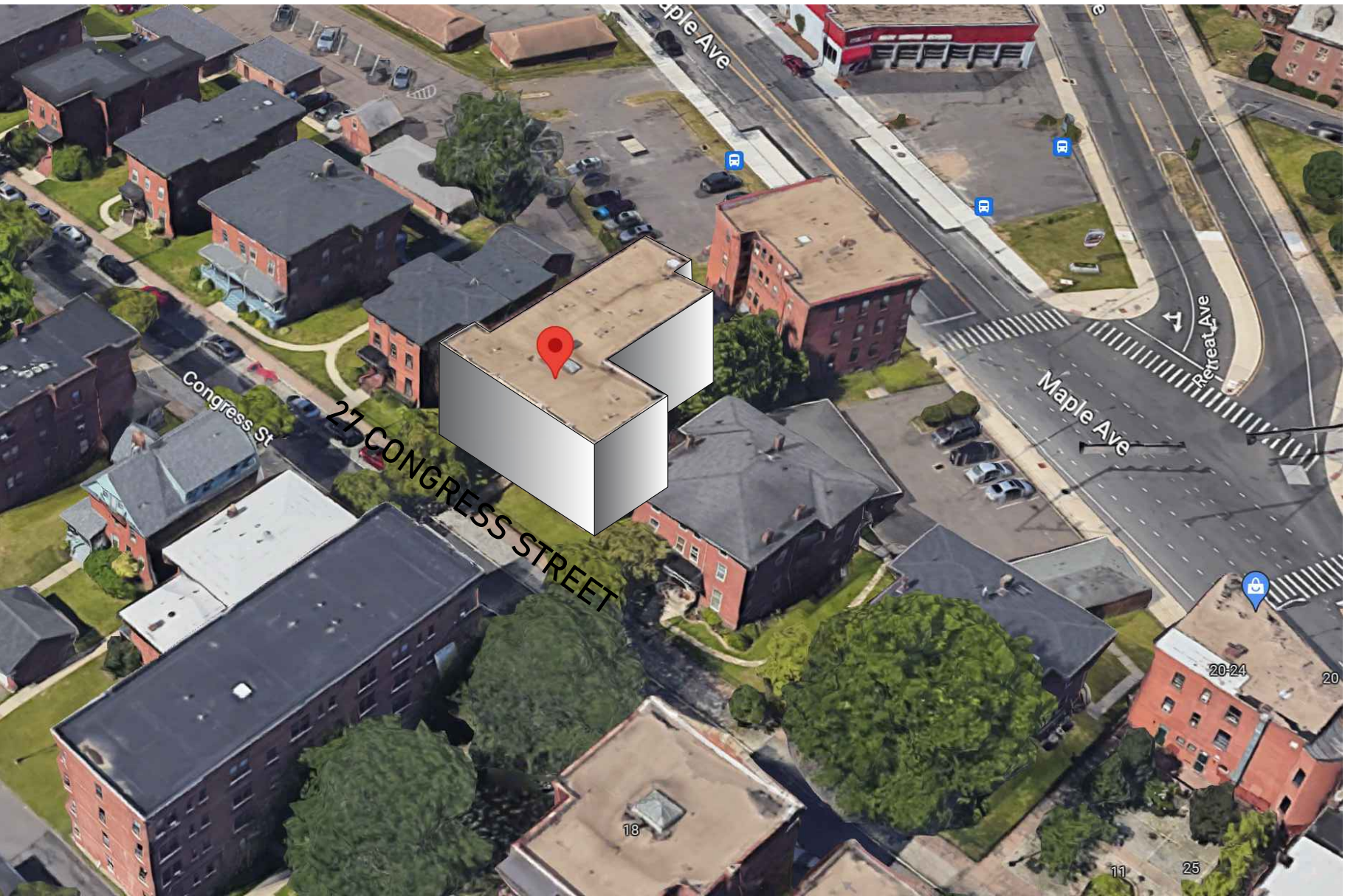
ROHS
NOT COMPLIANT

REACH NOT COMPLIANT
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COUNTRY OF ORIGIN UNITED STATES
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EXISTING DOOR - TO BE REPLACED AT 27 CONGRESS STREET - HARTFORD CT

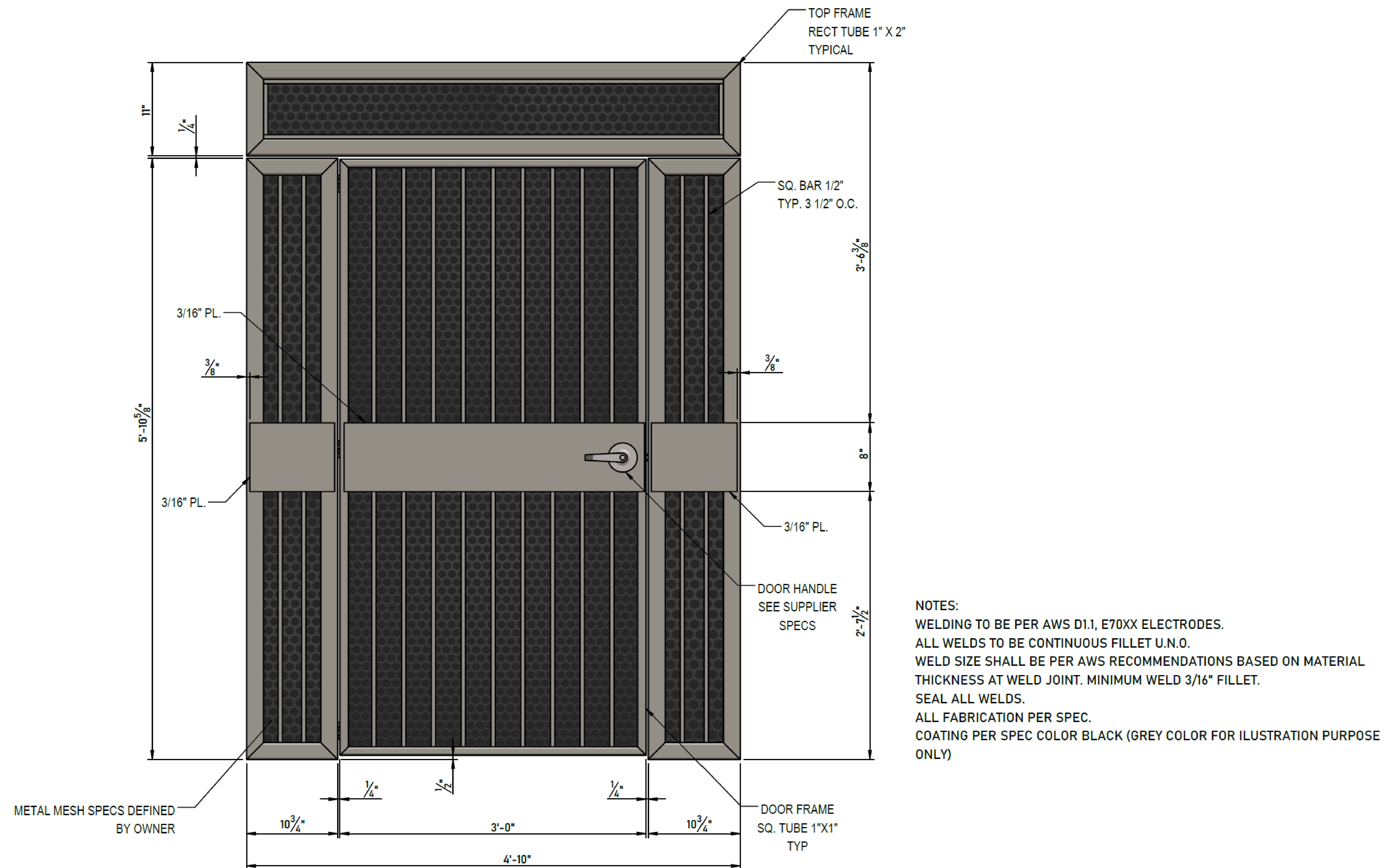


KEY PLAN



Owner Congress & Maple LLC
835 Morris Ave LakeWood New Jersey 08701

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DRAWN BY	ACN	APPROVED BY	
PROJECT	MTC-053/2023	CHECKED BY	Marc Pompel
DRAWING NO.	R-27		REV NO. 0



TYPICAL DOOR LAYOUT FOR ALL LOCATIONS



Owner Congress & Maple LLC
835 Morris Ave LakeWood New Jersey 08701

SCALE	NOT TO SCALE	DATE	04/06/2023
DRAWN BY	ACN	APPROVED BY	
PROJECT	MTG-053/2023	CHECKED BY	Marc Pompel
DRAWING NO.	R-00		REV NO. 0