

PZ-HIST-23-000066

File Date: 03/20/2023

Application Status: Plan Review

Assigned To: Alexander Castro

Description of Work: New construction of a two-family home.

Application Detail: Detail

Application Type: Historic Preservation

Documents:	File Name	Document Group	Category	Description	Type	Docun
	<a href="#">MARVIN FIBER SPECS.pdf</a>	PLNG_COA	Product Specs		application/pdf	Uploac
	<a href="#">A102 #578 ZION FIRST F...</a>	PLNG_COA	Plans		application/pdf	Uploac
	<a href="#">A103 #578 ZION ST SECO...</a>	PLNG_COA	Plans		application/pdf	Uploac
	<a href="#">PPZ AUTH DEV SERVE.pdf</a>	PLNG_COA	Owners Authoriz...		application/pdf	Uploac
	<a href="#">windows.docx</a>	PLNG_COA	Product Specs		application/msword	Uploac
	<a href="#">36-38Wolcott.JPG</a>	PLNG_COA	Photos		image/jpeg	Uploac
	<a href="#">Show all</a>					

Address: 578 ZION ST, HARTFORD, CT 06106

Owner Name: POPE PARK ZION LLC

Owner Address: 207 WASHINGTON ST, C/O SINA, HARTFORD, CT 06106 247

Application Name:

Parcel No: 204525047

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	<a href="#">POPE PARK ZION LLC</a>	<a href="#">SINA, Inc.</a>	Owner	<a href="#">Mailing, 207 Washingto...</a>	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
------------------------------	---------	----------------	--------------	------	---------------	--------------------

Job Value: \$0.00

Total Fee Assessed: \$250.00

Total Fee Invoiced: \$250.00

Balance: \$0.00

Custom Fields: PLNG\_COA\_CF

GIS Information

Zoning District	Zoning Overlay	FEMA Flood Zone	Land Use Per Assessor
<a href="#">NX-2</a>	-	-	<a href="#">RESIDENTIAL</a> <a href="#">DEVELOPABLE VACANT</a> <a href="#">LAND</a>
<a href="#">NRZ</a> <a href="#">FROG HOLLOW NRZ</a>	<a href="#">Neighborhood</a> <a href="#">FROG HOLLOW</a>	<a href="#">Local Historic District</a> -	
<a href="#">Historic District</a> -	<a href="#">Historic Landmark/Site</a>	<a href="#">State Historic District</a> -	
<a href="#">Dispersion met?</a> <a href="#">No</a>	<a href="#">Identify Dispersion</a> -	<a href="#">National Historic District</a> <a href="#">Frog Hollow</a>	

General Project Information

Is this application a result of a violation notice? [No](#)

Zoning Enforcement Case ID # -

Is this a contributing building or structure? [Yes](#)

Is this proposed work visible from the street? [Yes](#)

Historic Review Types

New Construction/Addition [Yes](#)

Exterior Alteration [No](#)

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

[Vacant Lot](#)

Describe the proposed materials

[hardboard skirt board, siding, frieze, fascia, corner trim, window trim, head trim, edm roofing, pre-fab hardwood doors \(front elevation\), pre-fab turned hardwood posts, Marvin fiberglass double hung windows 2 over 2 on front elevation, vinyl double hung 2 over 2 windows on side and rear elevations.](#)

---

#### Hardships and Reason for Hardships

Is this an owner-occupied principal residence?

[Yes](#)

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

[Yes](#)

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

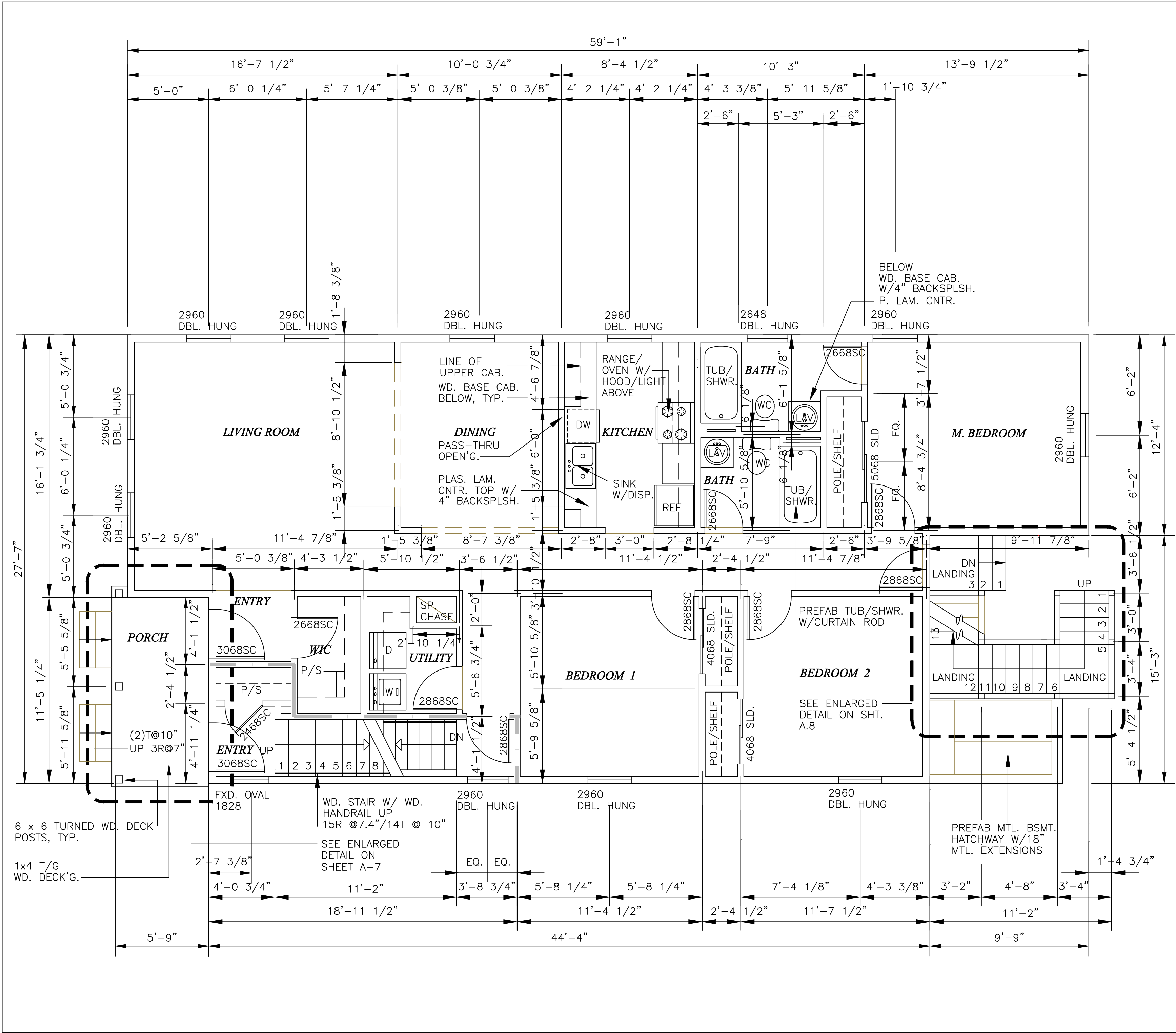
—

Describe Reason for Payments

—

Scheduled/Pending Inspections: Inspection Type	Scheduled Date	Inspector	Status	Comments
--	----------------	-----------	--------	----------

Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
-----------------------	-----------------	-----------------	-----------	--------	----------



- GENERAL NOTES
1. ALL DIMENSIONS ARE TO FACE OF STUD OR CENTERLINE OF STUD; UNLESS OTHERWISE NOTED.
  2. "DO NOT SCALE DRAWINGS"
  3. GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY/ALL DIMENSIONAL DISCREPANCIES.
  4. MATERIAL DESIGNATIONS AS INDICATED ARE SHOWN AT SELECTED LOCATIONS TO ESTABLISH TYPICAL CONDITIONS AND APPLY TO ALL SIMILAR LOCATIONS ON THE BUILDING UNLESS OTHERWISE NOTED.
  5. ALL DETAIL REFERENCES ARE SHOWN AT SELECTED LOCATIONS TO ESTABLISH TYPICAL CONDITIONS AND APPLY TO ALL SIMILAR LOCATIONS ON THE BUILDING UNLESS OTHERWISE NOTED.
- APPLIANCE NOTE:  
ALL REFRIGERATORS, DISPOSALS, DISHWASHERS, RANG/OVENS, WASHER/DRYERS SHALL BE "SMART APPLIANCES" ENERGY-STAR RATED
- ALL OPEN SHLV'G. AND INTEGRAL POLE/SHELV'G AT CLOSETS SHALL BE OF OPEN, VINYL COATED WIRE TYPE.

A TWO FAMILY RESIDENCE:

**#578  
ZION STREET**

HARTFORD, CONNECTICUT  
OWNER/APPLICANT/DEVELOPER  
POPE PARK ZION, LLC  
Copyright © Gary de Wolf Architects

ARCHITECTS

GARY deWOLF  
ARCHITECTS

7 ROSEBUD ROAD  
ABSAROKEE, MT  
59001  
203.671.0043

JOB#	DATE
2023.02	03.01.23

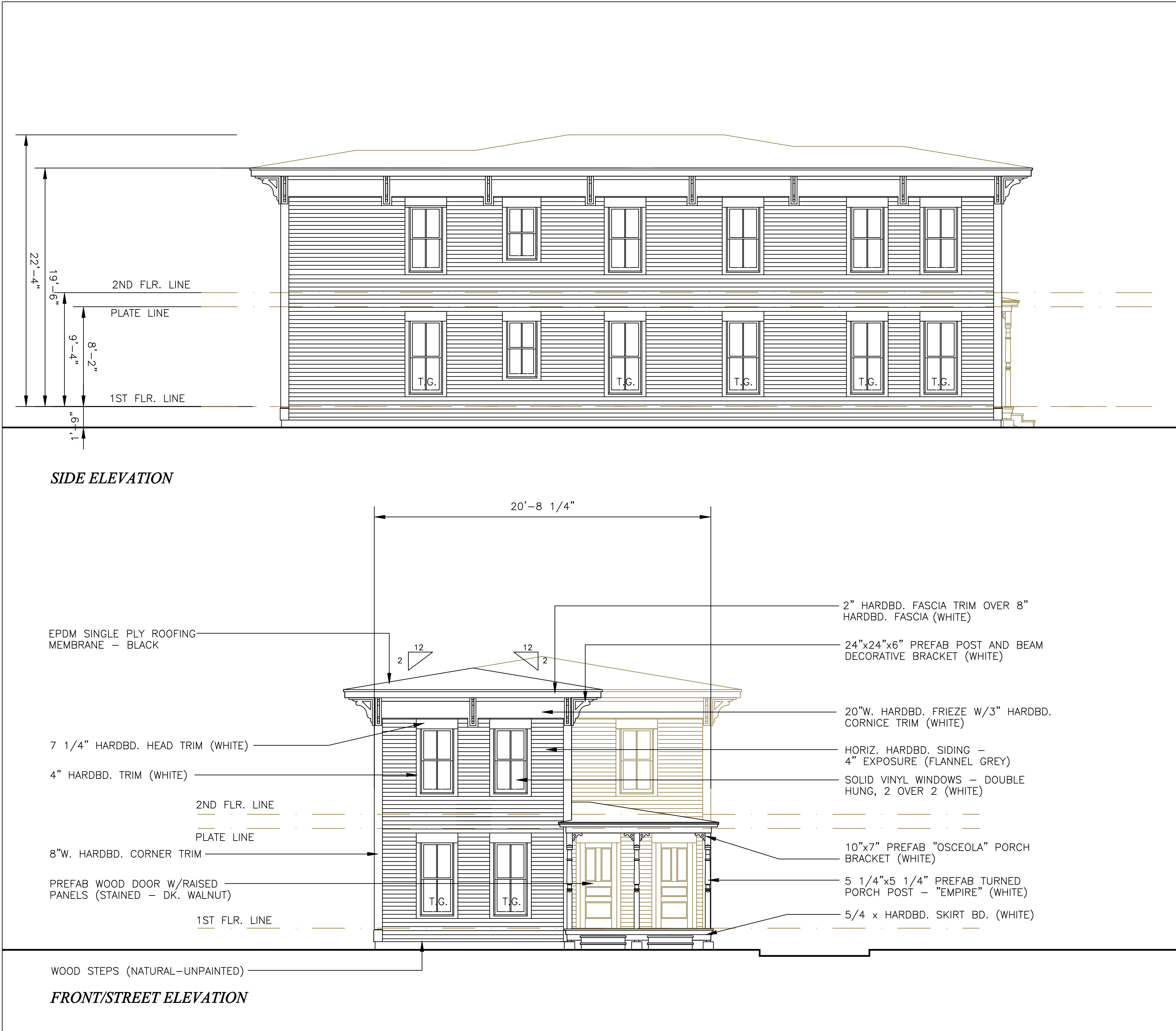
DRAWN BY	REV.
.	.

CHECKED	REV.
.	.

SCALE	REV.
1/4"=1'-0"	.

FIRST FLOOR PLAN

**A.1**



- GENERAL NOTES
1. ALL DIMENSIONS ARE TO FACE OF STUD OR CENTERLINE OF STUD; UNLESS OTHERWISE NOTED.
  2. "DO NOT SCALE DRAWINGS"
  3. GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY/ALL DIMENSIONAL DISCREPANCIES.
  4. MATERIAL DESIGNATIONS AS INDICATED ARE SHOWN AT SELECTED LOCATIONS TO ESTABLISH TYPICAL CONDITIONS AND APPLY TO ALL SIMILAR LOCATIONS ON THE BUILDING UNLESS OTHERWISE NOTED.
  5. ALL DETAIL REFERENCES ARE SHOWN AT SELECTED LOCATIONS TO ESTABLISH TYPICAL CONDITIONS AND APPLY TO ALL SIMILAR LOCATIONS ON THE BUILDING UNLESS OTHERWISE NOTED.
- T.G. - TEMPERED GLASS

A TWO FAMILY RESIDENCE:

**#578  
ZION STREET**

HARTFORD, CONNECTICUT  
OWNER/APPLICANT/DEVELOPER  
POPE PARK ZION, LLC  
Copyright © Gary de Wolf Architects

ARCHITECTS

GARY deWOLF  
ARCHITECTS

7 ROSEBUD ROAD  
ABSAROKEE, MT  
59001  
203.671.0043

JOB#	DATE
2023.02	03.01.23

DRAWN BY	REV.
.	.

CHECKED	REV.
.	.

SCALE	REV.
3/16"=1'-0"	.

SIDE / FRONT  
EXTERIOR ELEVATIONS

**A.4**





## Double-Hung Windows

Our double-hung windows have it all—beautiful, traditional design, superior insulation, and maintenance-free construction.

The double strengthened panes of glass are durable & versatile enough for the most discriminating homeowner. Our double-hung windows feature a tilt-in top and bottom sash that allows for easy cleaning. Our virgin vinyl construction will keep your windows looking pristine for years to come.

Our windows feature dual security locks, an integral full-length interlock system that enhances the windows' strength and security while greatly reducing air infiltration.

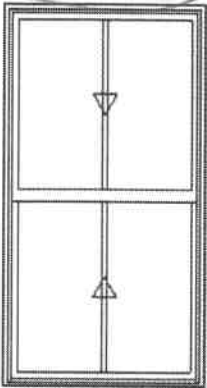


## LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit:			
Qty: 1				

**MARVIN** 



As Viewed From The Exterior

**Egress Information**

Width: 31 11/16" Height: 27 21/64"  
Net Clear Opening: 6.02 SqFt

~~Evergreen Exterior~~

Stone White Interior  
Essential Double Hung  
0 Degree Frame Bevel  
Top Sash  
IG  
Low E2 w/Argon  
Stainless Perimeter Bar  
GBG  
Rectangular - Standard Cut 2W1H  
Evergreen Ext - White Int  
Bottom Sash  
IG  
Low E2 w/Argon  
Stainless Perimeter Bar  
GBG  
Rectangular - Standard Cut 2W1H  
Evergreen Ext - White Int  
Beige Weather Strip  
2 White Sash Lock  
White Sash Lift  
Exterior Aluminum Screen  
Evergreen Surround  
Bright View Mesh  
2 1/4" Jambs  
Thru Jamb Installation  
Frame Filler

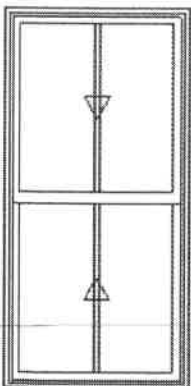
\*\*\*Note: Essential rough openings are 1/2" greater than overall frame size width and 1/2" greater than frame size height. Please take note of this when ordering Essential custom sized units.

\*\*\*Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

\*\*\*Note: Unit Availability and Price is Subject to Change

Line #2	Mark Unit:			
Qty: 1				

**MARVIN** 



As Viewed From The Exterior

**Egress Information**

~~Evergreen Exterior~~

Stone White Interior  
Essential Double Hung  
0 Degree Frame Bevel  
Top Sash  
IG  
Low E2 w/Argon  
Stainless Perimeter Bar  
GBG  
Rectangular - Standard Cut 2W1H  
Evergreen Ext - White Int  
Bottom Sash  
IG  
Low E2 w/Argon  
Stainless Perimeter Bar  
GBG  
Rectangular - Standard Cut 2W1H  
Evergreen Ext - White Int  
Beige Weather Strip  
2 White Sash Lock  
White Sash Lift  
Exterior Aluminum Screen



Width: 26 11/16" Height: 25 21/64"  
Net Clear Opening: 4.70 SqFt

Evergreen Surround  
Bright View Mesh  
2 1/4" Jambs  
Thru Jamb Installation  
Frame Filler

\*\*\*Note: Essential rough openings are 1/2" greater than overall frame size width and 1/2" greater than frame size height. Please take note of this when ordering Essential custom sized units.

\*\*\*Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

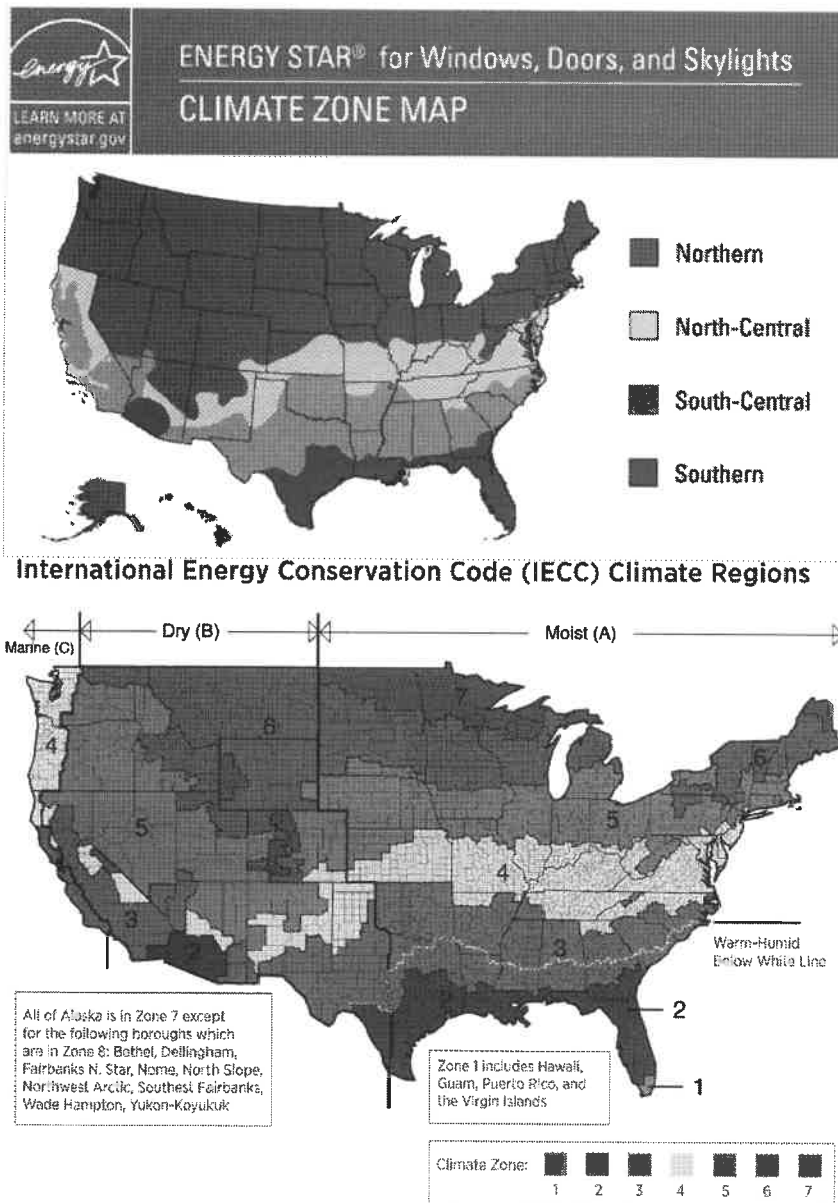
\*\*\*Note: Unit Availability and Price is Subject to Change

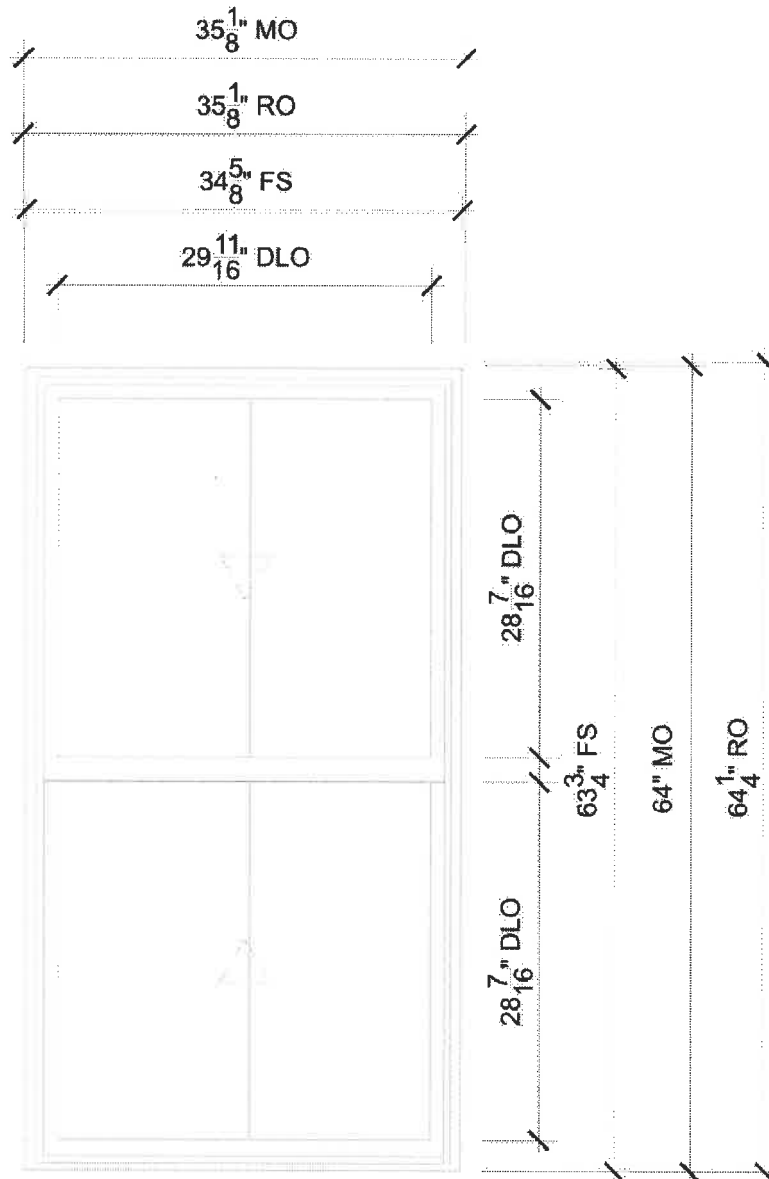
## PRODUCT AND PERFORMANCE INFORMATION

NFRC energy ratings and values may vary depending on the exact configuration of glass thickness used on the unit. This data may change over time due to ongoing product changes or updated test results or requirements.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform national rating system for the energy performance of fenestration products, including windows and doors. For additional information regarding this rating system, see [www.nfrc.org](http://www.nfrc.org).

Review the map below to determine if your units meet ENERGY STAR for your location.





01

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

1/3 Head

2/3 Jamb

3/3 Sill

4/3 Divided Lite

1/4 Check Rail

## SPECIFICATIONS

Product Line: Essential

Unit Description: Double Hung

Rough Opening: 35 1/8" X 64 1/4"

Frame Size: 34 5/8" X 63 3/4"

Glass Information: IG, Low E2 w/Argon, Stainless



PROJ/JOB: Pope Park Zion /39-41 Squire Street  
 DIST/DEALER: LYON & BILLARD LUMBER CO-GO  
 DRAWN: GREG GEREMIA  
 QUOTE#: PZPXSSZS

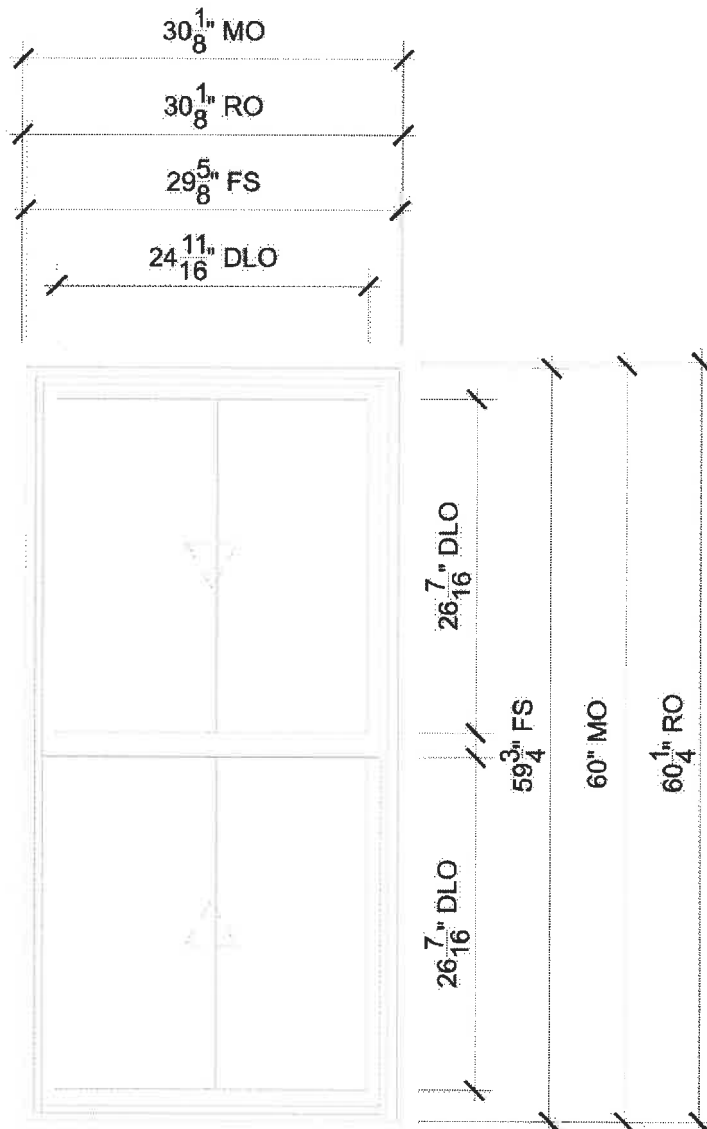
PK VER: 0003.12.00

CREATED: 01/10/2022 REVISION:

SHEET

1

OF 4



**02**

SCALE:  $\frac{3}{4}" = 1'-0"$



Head



Jamb



Sill



Divided Lite



Check Rail

## SPECIFICATIONS

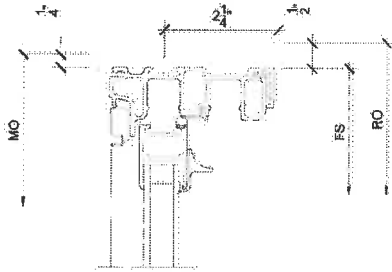
Product Line: Essential

Unit Description: Double Hung

Rough Opening:  $30\frac{1}{8}"$  X  $60\frac{1}{4}"$

Frame Size:  $29\frac{5}{8}"$  X  $59\frac{3}{4}"$

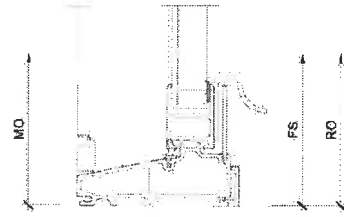
Glass Information: IG, Low E2 w/Argon, Stainless



1  
3

## Head

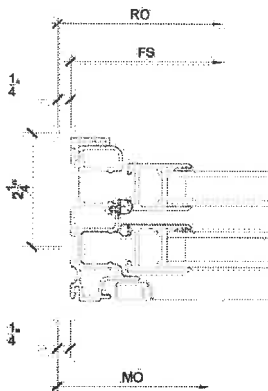
SCALE: 3" = 1'-0"



3  
3

## Sill

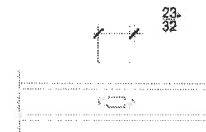
SCALE: 3" = 1'-0"



2  
3

## Jamb

SCALE: 3" = 1'-0"

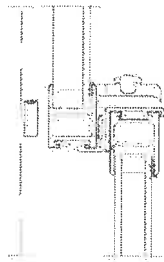


4  
3

## Divided Lite

SCALE: 3" = 1'-0"





1  
4

Check Rail

SCALE: 3" = 1'-0"

3  
4

NOT USED

SCALE: 3" = 1'-0"

2  
4

NOT USED

SCALE: 3" = 1'-0"

4  
4

NOT USED

SCALE: 3" = 1'-0"



PROJ/JOB: Pope Park Zion / 39-41 Squire Street  
DIST/DEALER: LYON & BILLARD LUMBER CO-GO  
DRAWN: GREG GEREMIA  
QUOTE#: PZPXSZ5

PK VER: 0003.12.00

CREATED: 01/10/2022 REVISION:

SHEET

4

OF 4



# POPE PARK ZION L.L.C.

City of Hartford  
Department of Development Services  
260 Constitution Plaza  
Hartford, CT 06105

Dean A. Iaiennaro, Director of Real Estate Development for SINA, Inc. is authorized to file all applications including but not limited to design review and all required permitting related to properties located at 199-207, 570 and 578 Zion Steet, Hartford.

SINA, Inc. is the sole manager of Pope Park Zion, LLC.

Melvyn Colon,



Executive Director of SINA, Inc.