

# PZ-HIST-23-000205

Menu Reports Help

File Date: [08/08/2023](#)

Application Status: [Pending for Decision](#)

Assigned To: [Alexander Castro](#)

Description of Work: [IN-KIND REPLACEMENT OF A WOOD STOOP IN THE FRONT YARD, AND IN-KIND REPLACEMENT OF A WOOD PORCH IN REAR YARD.](#)

Application Detail: [Detail](#)

Application Type: [Historic Preservation](#)

Documents:	File Name	Document Group	Category	Description	Type	Docun
	<a href="#">2015 Front Stoop.png</a>	PLNG_COA	Photos	Photo taken from Go...	image/x-png	Uploac
	<a href="#">2018 Front Stoop_NOT.png</a>	PLNG_COA	Photos	Photo taken from Go...	image/x-png	Uploac
	<a href="#">AP 148 PORCHA-1.3.pdf</a>	PLNG_COA	Photos	Drawing A-1.3 with ...	application/pdf	Uploac
	<a href="#">AP 148 PORCH DRAWINGS ...</a>	PLNG_COA	Plans	The drawings consis...	application/pdf	Uploac
	<a href="#">AP 148-150 Authorizati...</a>	PLNG_COA	Owners Authoriz...	Owner's authorizati...	application/pdf	Uploac
	<a href="#">AP 148 PORCHA-1.1.pdf</a>	PLNG_COA	Product Specs	Drawing A-1.1 inclu...	application/pdf	Uploac
	<a href="#">AP 148 PORCH A-1.2.pdf</a>	PLNG_COA	Product Specs	Drawing A-1.2 inclu...	application/pdf	Uploac
	<a href="#">PZ Permit v15_20230809...</a>	PLNG_GENERAL	Other Documents		application/pdf	Uploac

[Show all](#)

Address: [148 ALLEN PL, HARTFORD, CT 06106](#)

Owner Name: [148 ALLEN PLACE INVESTORS LLC](#)

Owner Address: [148 ALLEN PL UNIT 2, HARTFORD, CT 06106](#)

Application Name:

Parcel No: [205526049](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	<a href="#">Robert B Hurd</a>		Authorized Agent	<a href="#">Mailing, 56 Arbor Stre...</a>	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
	Yes	<a href="#">CT</a>	ARCHITECT	Robert Hurd	The Architects	The Architects

Job Value: [\\$0.00](#)

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

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

Balance: [\\$0.00](#)

Custom Fields: **PLNG\_COA\_CF**

GIS Information

Zoning District

[NX-1](#)

Zoning Overlay

-

FEMA Flood Zone

-

Land Use Per Assessor

[RESIDENTIAL ONE FAMILY](#)

NRZ

[FROG HOLLOW NRZ](#)

Neighborhood

[FROG HOLLOW](#)

Local Historic District

-

Historic District

[Allen Place - Lincoln Street](#)

Historic Landmark/Site

State Historic District

-

Dispersion met?

[No](#)

Identify Dispersion

-

National Historic District

[Allen Place - Lincoln Street](#)

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

[No](#)

Exterior Alteration

[No](#)

Demolition

[No](#)

Signage

[No](#)

**Solar Panel**

[No](#)

**Other**

[The project will re-create the missing front stoop and will reconstruct the deteriorated rear porch.](#)

**Does this project include a demolition?**

[No](#)

**If a demolition request, what alternatives have you sought?**

-

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**Exterior Alterations**

**Windows**

**Doors**

**Porches/Walkways**

**Siding**

**Roofs**

**Mechanical Appurtenances**

**Other**

-

**Describe the existing conditions and materials**

[The building's exterior features architectural asphalt roof shingles, vinyl siding and vinyl windows which were installed by a prior owner under permits no. B-98532-HR \(siding\), B20050734 \(roof\) and B20051345 \(windows\). The porch appears to have been enclosed in 1998.](#)

**Describe the proposed materials**

[For the replacement front stoop and reconstructed rear porch, the materials will be wood, some of which will be pressure-treated. Where possible, the wood will be finished with paint or stain in colors compatible with the siding color.](#)

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**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?**

[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](#)

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**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

-

Reason for Hardship

Cost of historic preservation recommendations:

Economic circumstances of the applicant:Lack of avail

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](#)

Accepted

08/09/2023

Alexander Castro

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

Complete - H...

08/09/2023

Alexander Castro

Public Notice

Historic Commission

Alexander Castro

[Notice of Decision](#)

Appeal Period

Permit Issuance

Permit Status

Certificate of Plannin...

Case Complete

Condition Status:

Name

Short Comments

Status

Apply Date

Severity

Action By

Application Comments:

View ID

Comment

Date

Initiated by Product: ACA

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
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Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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# MLS PROPERTIES

Writer's Direct Contact:  
New York Office  
412-251-6726 direct line  
cstacy@mlsmanagementgroup.com



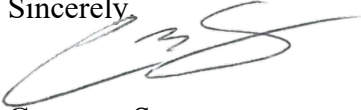
**July 25, 2023**

To Whom It May Concern,

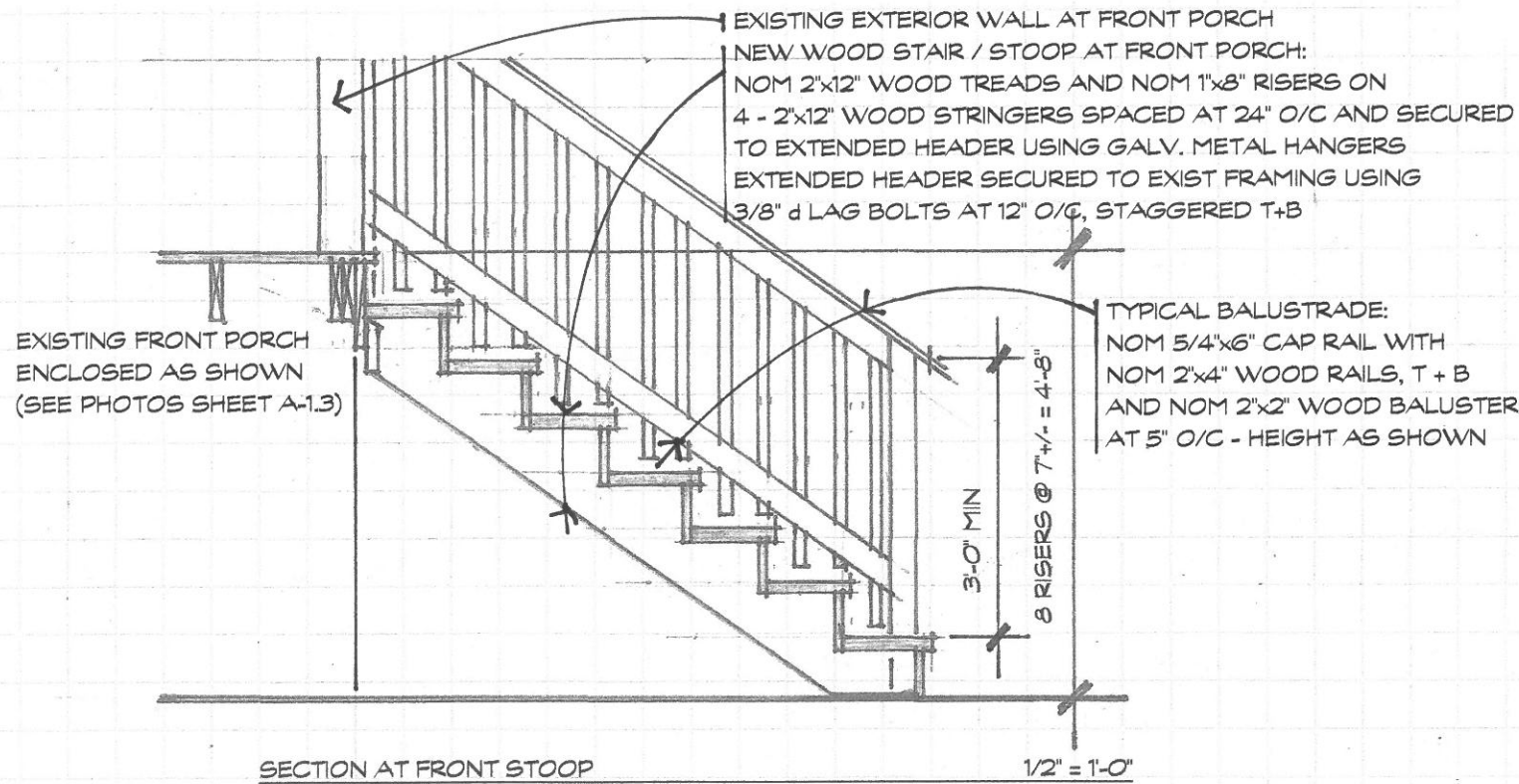
I am writing this letter on behalf of 148 Allen Place Investors, LLC, the owner of 148-150 Allen Place, Hartford, CT 06106. 148 Allen Place Investors, LLC has engaged Robert B. Hurd to act as its architect and agent relating to the installation of the front steps and rear deck of 148-150 Allen Place in Hartford, CT. Robert is permitted to act as its agent in coordination with the City of Hartford Planning & Zoning Department and Building Department.

Feel free to contact me directly if you need any additional information.

Sincerely,

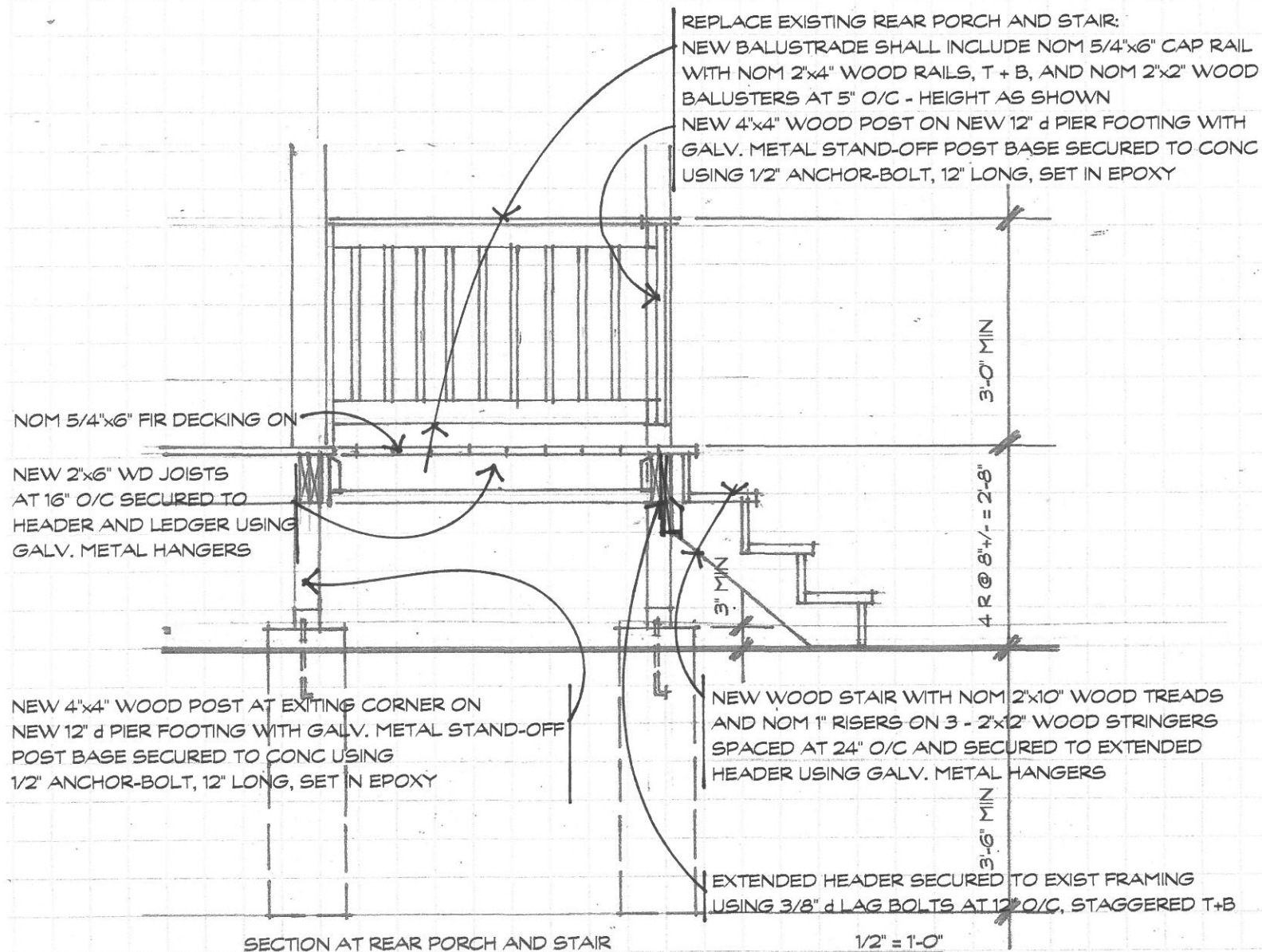


Cameron Stacy  
[cstacy@mlsmanagementgroup.com](mailto:cstacy@mlsmanagementgroup.com)  
[cstacy@vectra.com](mailto:cstacy@vectra.com)  
412.251.6726



SECTION AT FRONT STOOP

1/2" = 1'-0"



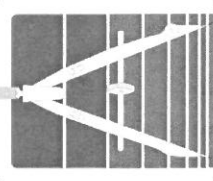
SECTION AT REAR PORCH AND STAIR

1/2" = 1'-0"

**THE ARCHITECTS**  
 ROBERT B. HURD, AIA  
 56 ARBOR STREET  
 HARTFORD, CT 06106  
 TEL: (860) 232-2707  
 LICENSED IN CONNECTICUT,  
 NEW YORK, AND RHODE  
 ISLAND

PORCH REPAIRS AT 148-150 ALLEN PLACE  
 HARTFORD, CONNECTICUT  
 FOR: 148 ALLEN PLACE INVESTORS LLC

ALL CONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS, MATERIALS,  
 AND DIMENSIONS BEFORE COMPLETING PRICING, ORDERING, FABRICATING  
 AND/OR ASSEMBLING ANY AND ALL PARTS OF THE WORK



PORCH SECTIONS

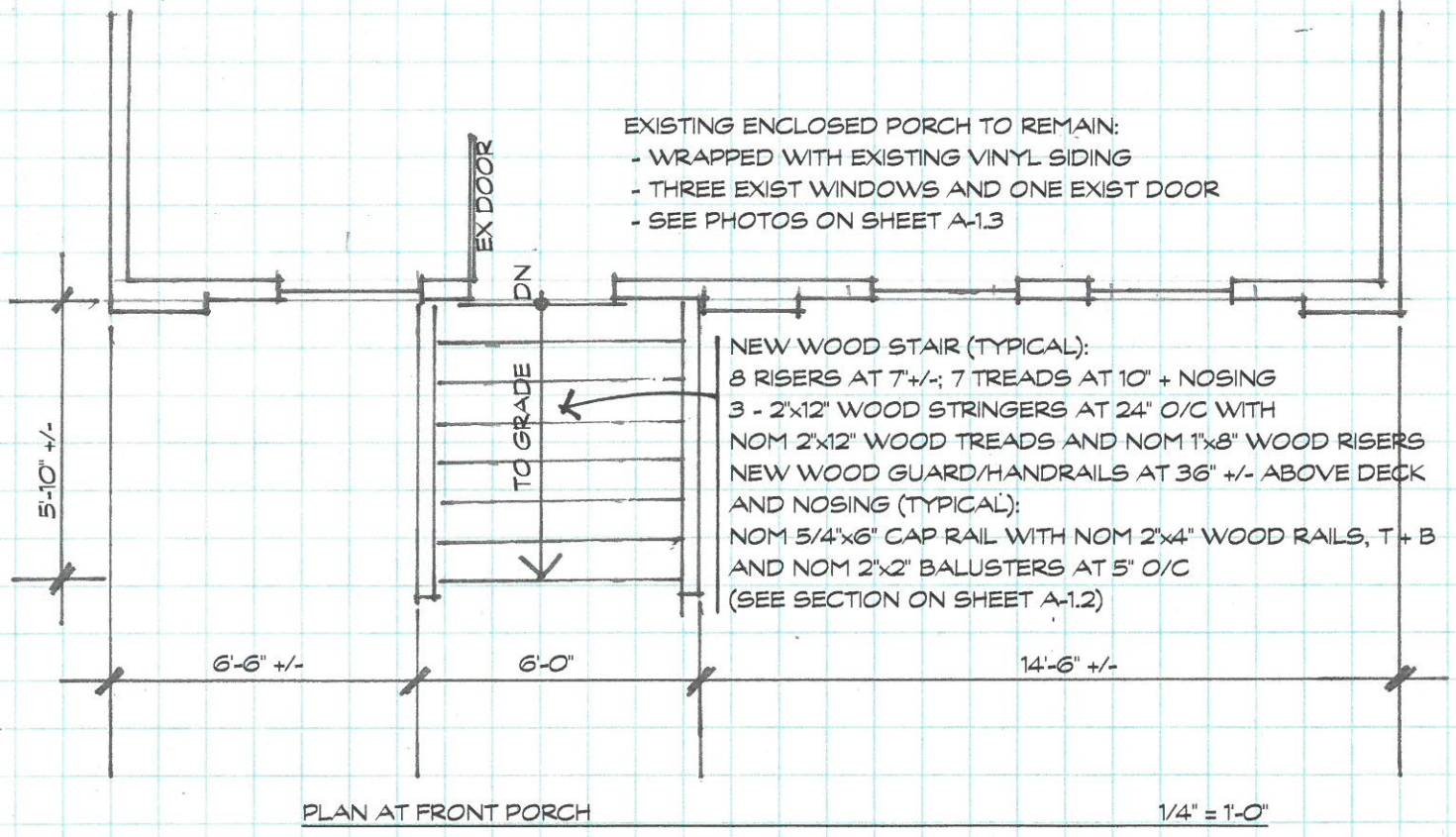
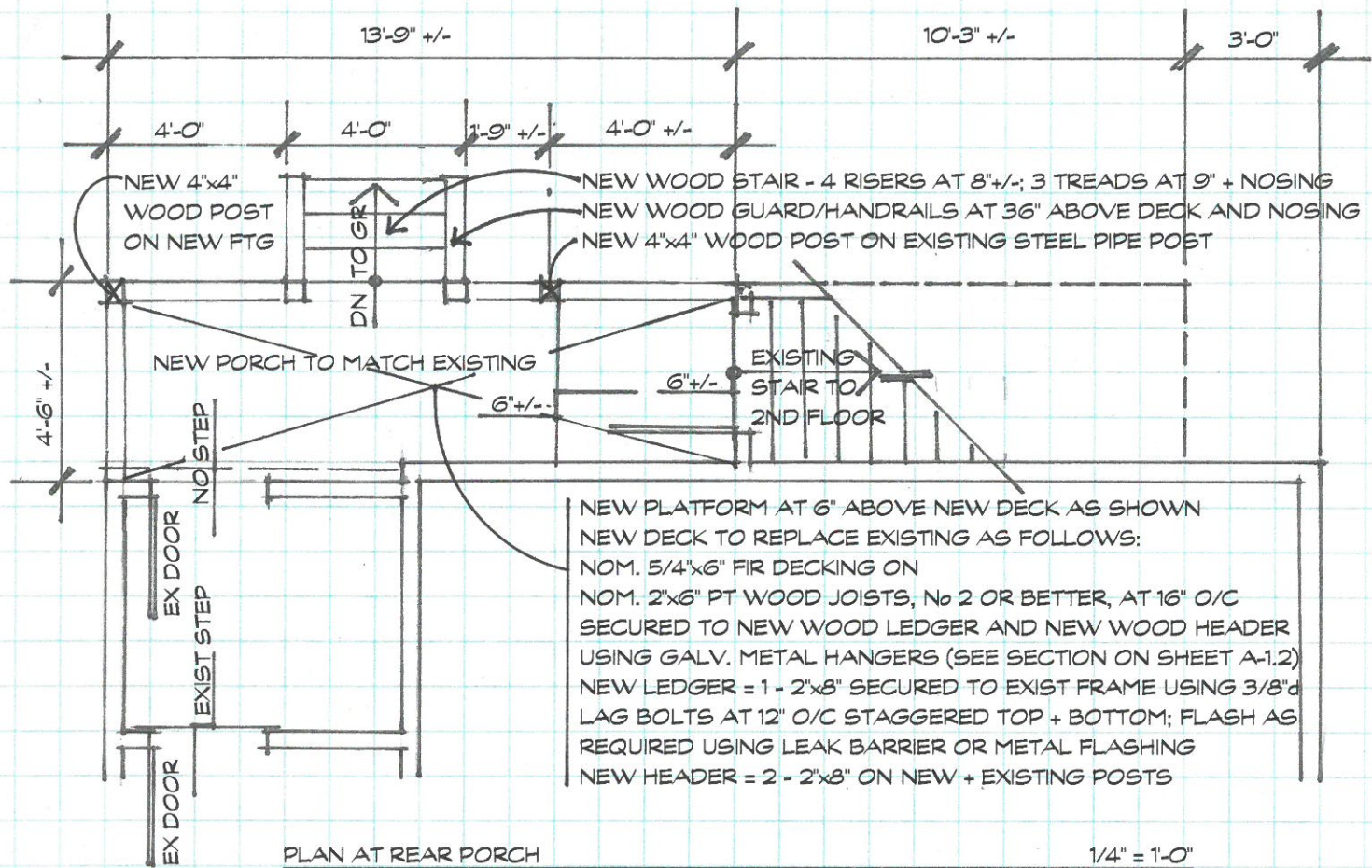
SCALE: AS NOTED  
 DATE: AUGUST 8, 2023

REVISIONS:

PROJ. NO: 23120  
 DWG. NO:

**A-1.2**





**THE ARCHITECTS**  
 ROBERT B. HURD, AIA  
 56 ARBOR STREET  
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 ISLAND

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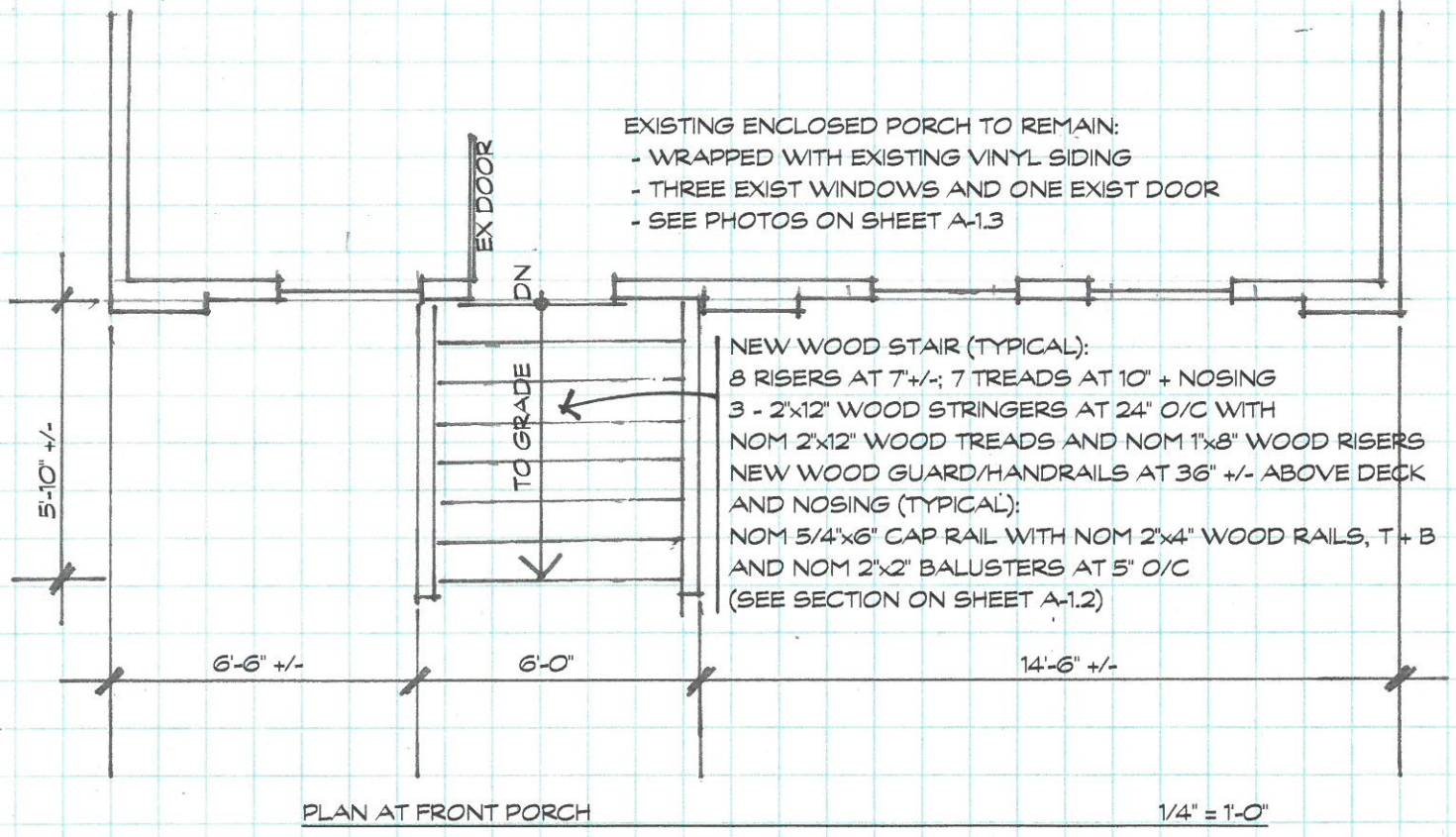
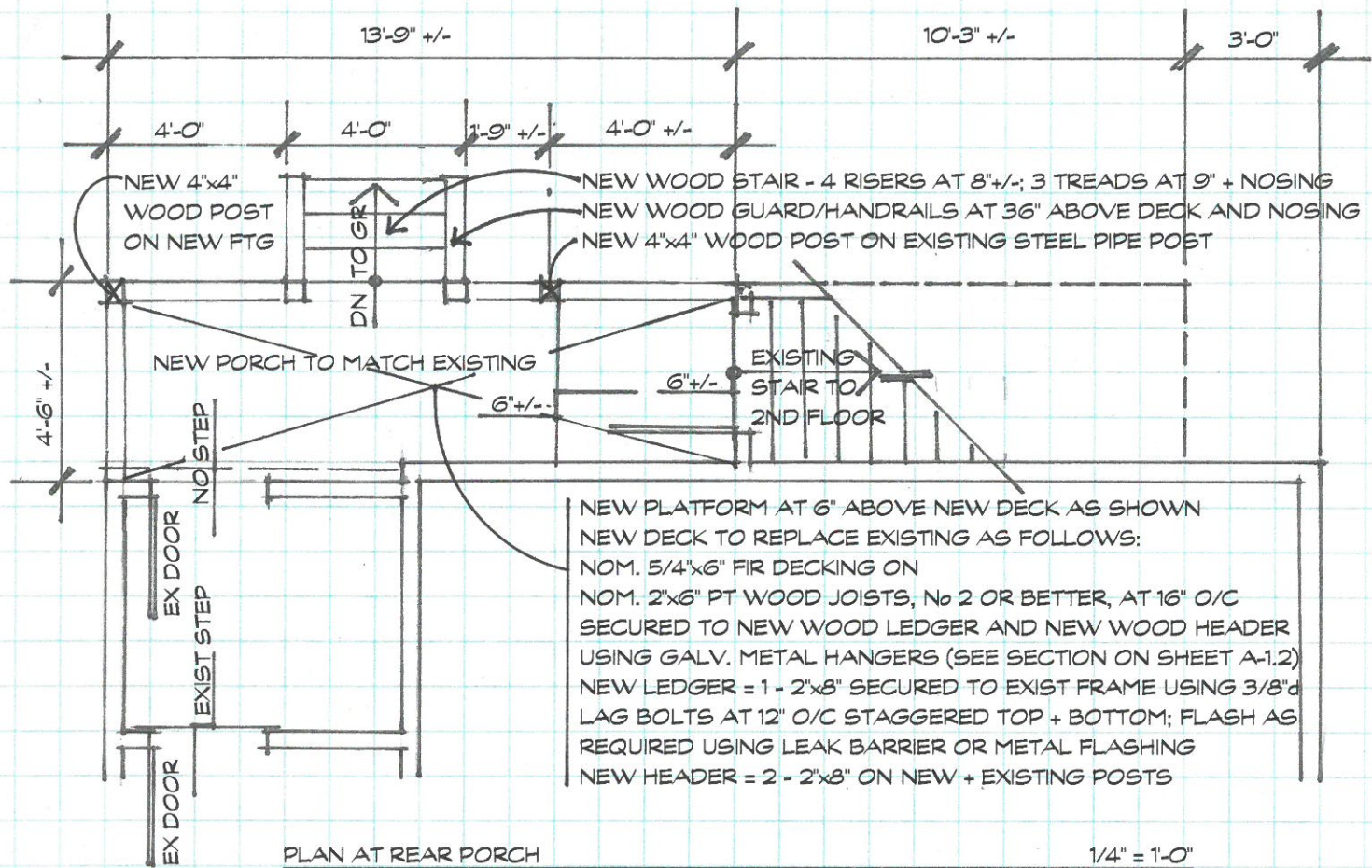
PORCH PLANS - FRONT AND REAR

REVISIONS:  
 SCALE: AS NOTED  
 DATE: AUGUST 8, 2023

PROJ. NO: 23120  
 DWG. NO:

**A-1.1**

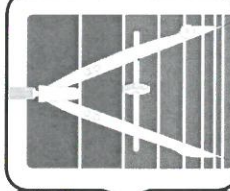




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PORCH PLANS - FRONT AND REAR

REVISIONS:

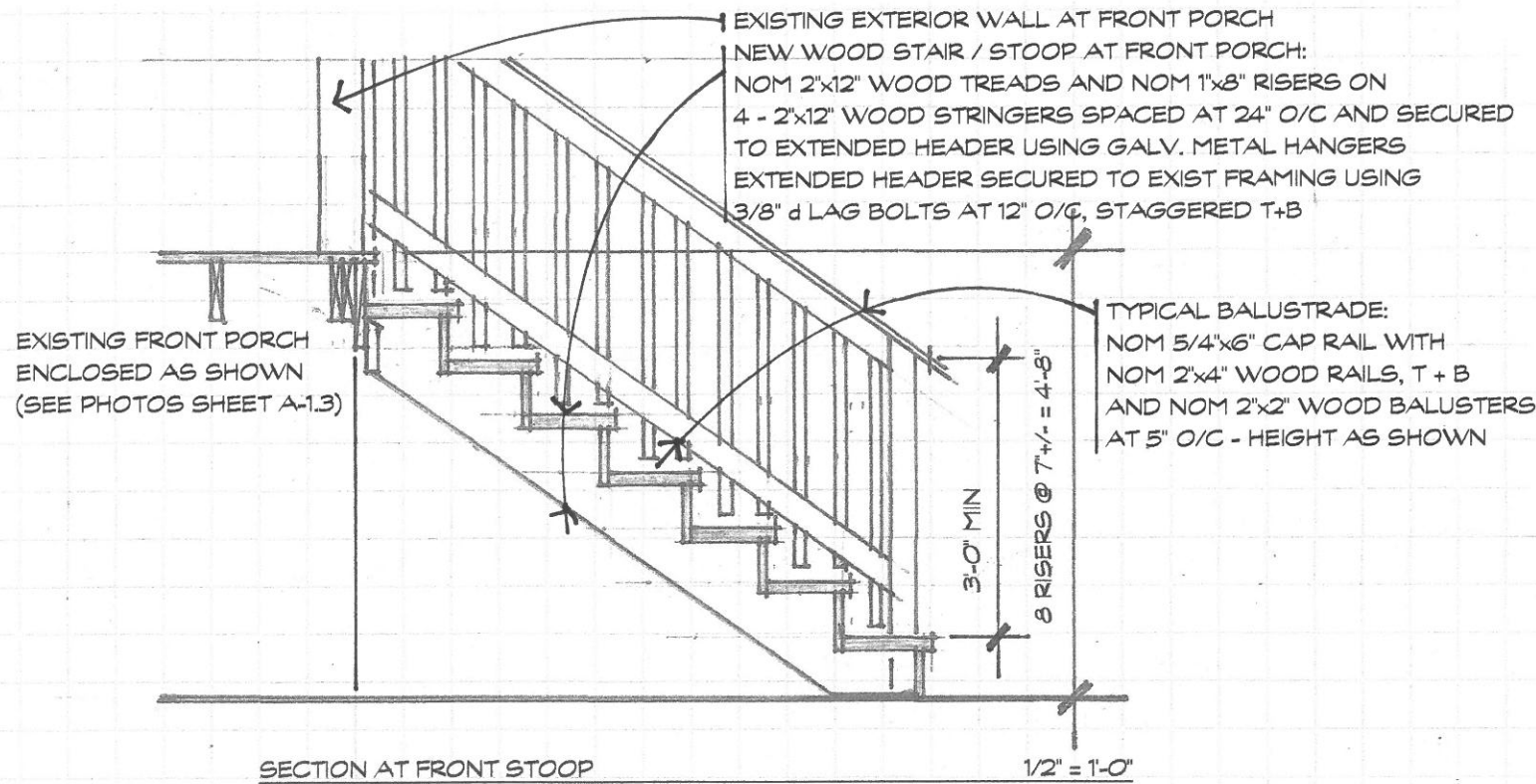
SCALE: AS NOTED

DATE: AUGUST 8, 2023

PROJ. NO: 23120  
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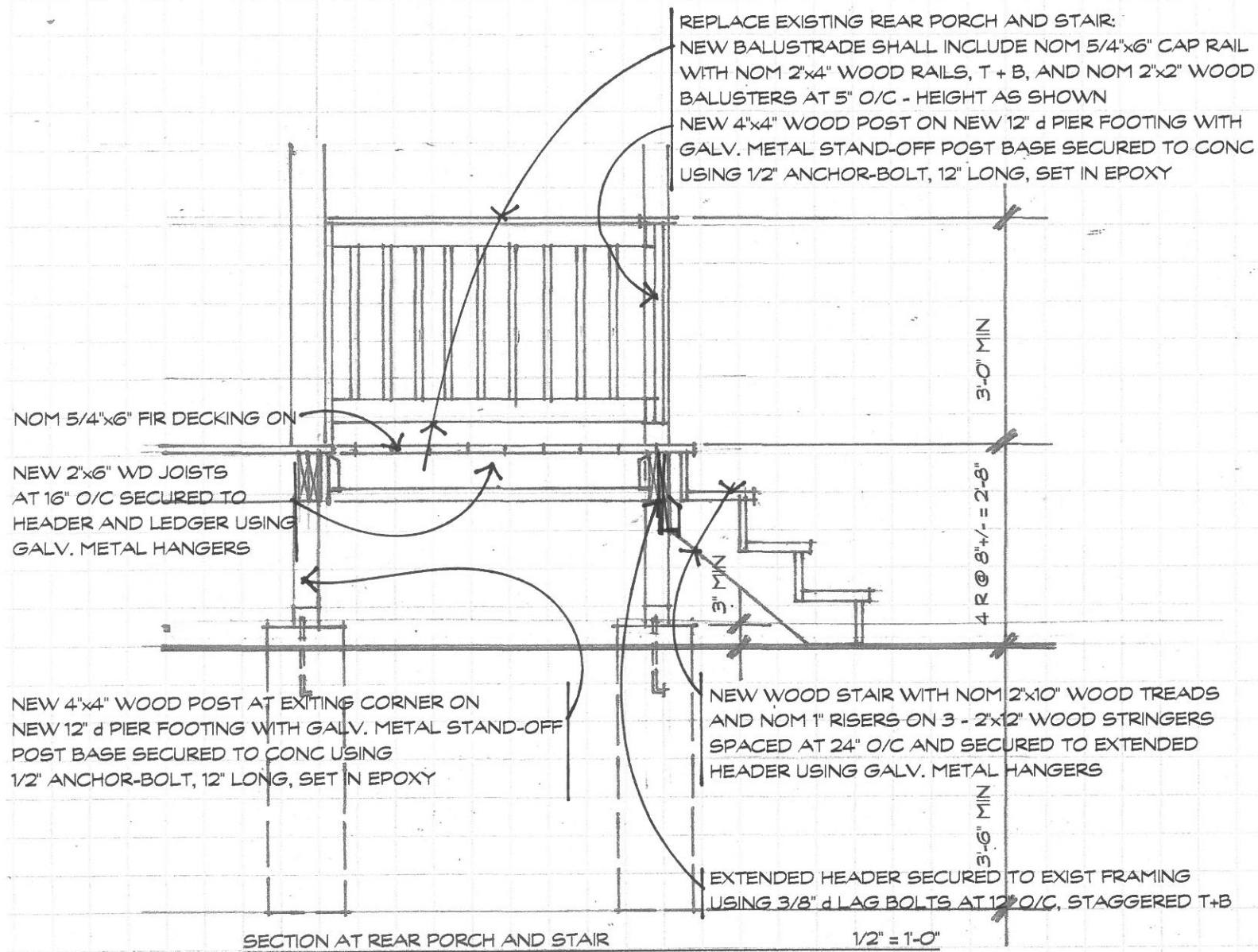
**A-1.1**





SECTION AT FRONT STOOP

1/2" = 1'-0"



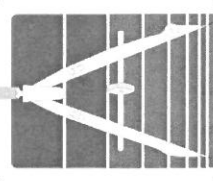
SECTION AT REAR PORCH AND STAIR

1/2" = 1'-0"

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PORCH SECTIONS

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**A-1.2**





Figure 1 - FRONT ELEVATION NO SCALE



Figure 2 - ELEVATION AT NEW FRONT STAIR NO SCALE



Figure 3 - REAR ELEVATION NO SCALE

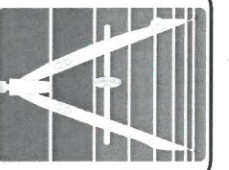


Figure 4 - SIDE ELEVATION AT REAR PORCH NO SCALE

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PORCH PHOTOS

SCALE: AS NOTED  
 DATE: AUGUST 8, 2023  
 REVISIONS:

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 DWG. NO:

**A-1.3**





Figure 1 - FRONT ELEVATION NO SCALE



Figure 2 - ELEVATION AT NEW FRONT STAIR NO SCALE



Figure 3 - REAR ELEVATION NO SCALE

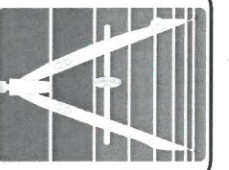


Figure 4 - SIDE ELEVATION AT REAR PORCH NO SCALE

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