

PZ-HIST-23-000237

Menu Reports Help

File Date: [09/08/2023](#)

Application Status: [Pending](#)

Assigned To: [Alexander Castro](#)

Description of Work: [1. Removal of green shingled awning and replace with new copper colored metal awning to fit concept 2. Install two side by side bifold windows 3. Brickwork over concrete address 5. Install door knocker 6. Install two \(2\) sconces for lighting outside 7. Replace old business's metal lettering with current business name in copper metal lettering](#)

Application Detail: [Detail](#)

Application Type: [Historic Preservation](#)

Documents:	File Name	Document Group	Category	Description	Type	Docun
	Owner Authorization Fo...	PLNG_COA	Owners Authoriz...		application/pdf	Uploac
	Lyons Den Signage Prop...	PLNG_COA	Product Specs		application/pdf	Uploac
	Lyons Den Signage Prop...	PLNG_COA	Photos		application/pdf	Uploac
	Outdoor enclosure pati...	PLNG_COA	Plans		image/x-png	Uploac

[Show all](#)

Address: [77 PRATT ST, HARTFORD, CT 06103](#)

Owner Name: [SGS 57-75 PRATT, LLC](#)

Owner Address: [2362 NOSTRAND AV, BROOKLYN, CT 11210](#)

Application Name:

Parcel No: [245345119](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Jessica Elaine Lyons		Owner	Mailing, 26 Wave Way A...	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: [\\$0.00](#)

Custom Fields: [PLNG_COA_CF](#)

GIS Information

Zoning District

[DT-3](#)

Zoning Overlay

-

FEMA Flood Zone

-

Land Use Per Assessor

-

NRZ

-

Neighborhood

[DOWNTOWN](#)

Local Historic District

-

Historic District

-

Historic Landmark/Site

State Historic District

-

Dispersion met?

[No](#)

Identify Dispersion

-

National Historic District

[Pratt 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?

[Unknown](#)

Is this proposed work visible from the street?

[Yes](#)

Historic Review Types

New Construction/Addition

[No](#)

Exterior Alteration

[Yes](#)

Demolition

[No](#)

Signage

[Yes](#)

Solar Panel

[No](#)

Other

[Brick overlay on concrete on exterior facade](#)

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

[Blade sign](#)

[Metal lettering](#)

Describe the existing conditions and materials

[Concrete wall](#)

[Green faux bamboo awning](#)

[Standard window](#)

Describe the proposed materials

[Brick overlay on concrete wall](#)

[Copper metal awning](#)

[Two bifold windows](#)

[Wood blade sign](#)

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?

[Yes](#)

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

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 abc

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](#)

Alexander Castro

Planning and Zoning Re...

Public Notice

Historic Commission

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

Resulted Inspections:

Inspection Type

Inspection Date

Inspector

Status

Comments

77 Pratt St. - Details of Proposed Alterations



Double sided wood blade sign, 18" x 18"

Brushed copper metal lettering

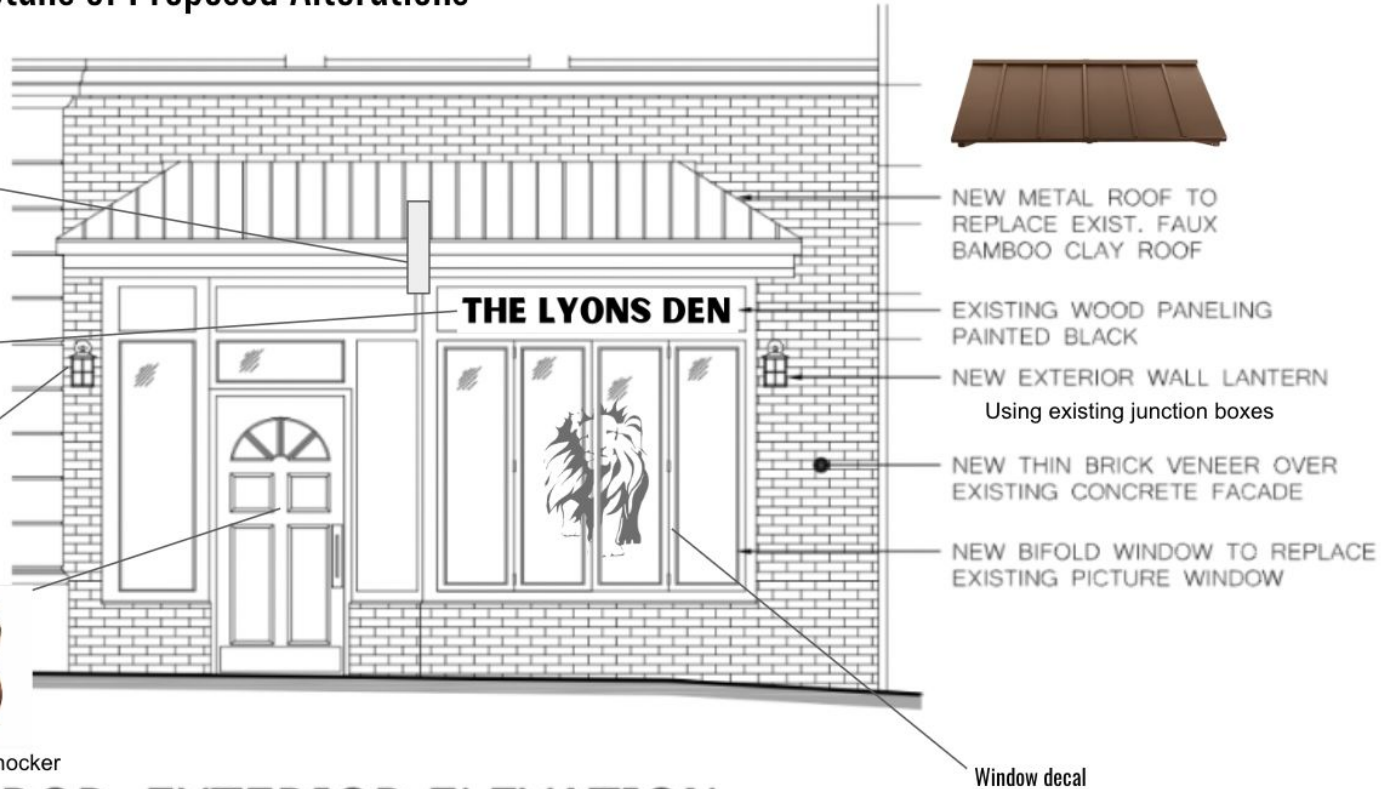


Lion door knocker

7

PROP. EXTERIOR ELEVATION

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



Existing



Proposed
Projecting
sign

Proposed
New awning



Details of Proposed Alterations



1. Projecting blade sign

Measurements: 18" x 18"

Material: wood

Design Details: Double sided

2. Lettering Above Window:

Measurements: 12" tall

Material: wood or metal

Design Details: brushed bronze coloring

THE LYONS DEN



3. Bifold Windows*

Material: glass/metal

Design Details: two bifold windows to create airflow, additional emergency egress, and indoor/outdoor concept (same design as Sunberry's/Four Dads' windows)



4. Bifold Window Decal

Material: decal

Design Details: lion logo in frosted decal splitting the bifold window - viewable when window is closed for extra branding

Details of Proposed Alterations

5. Copper awning*

Material: copper or copper-colored metal roofing panels

Design Details: replacing green bamboo awning with copper/metal awning to fit design concept



6. Thin Brick Veneer over Concrete*

Material: brick veneer

Design Details: thin brick veneer overlay on concrete to update facade/match with existing brick on Pratt St.

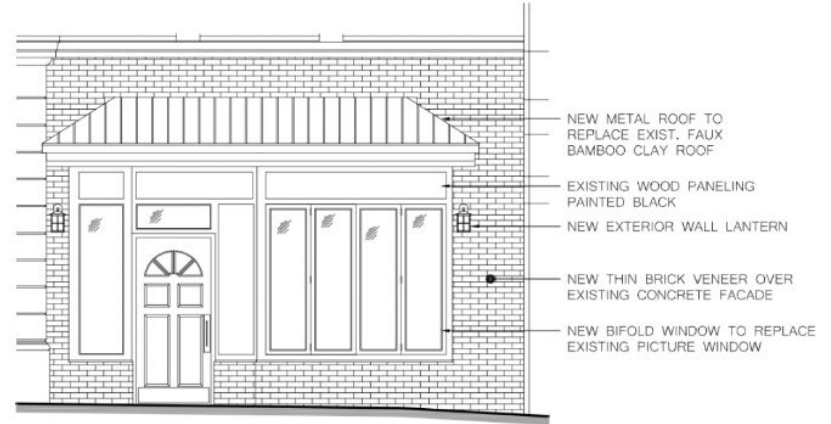


* subject to historical preservation commission approval



6 EXIST. EXTERIOR ELEVATION

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



7 PROP. EXTERIOR ELEVATION

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

77 Pratt St. - Details of Proposed Alterations



Double sided wood blade sign, 18" x 18"

Brushed copper metal lettering

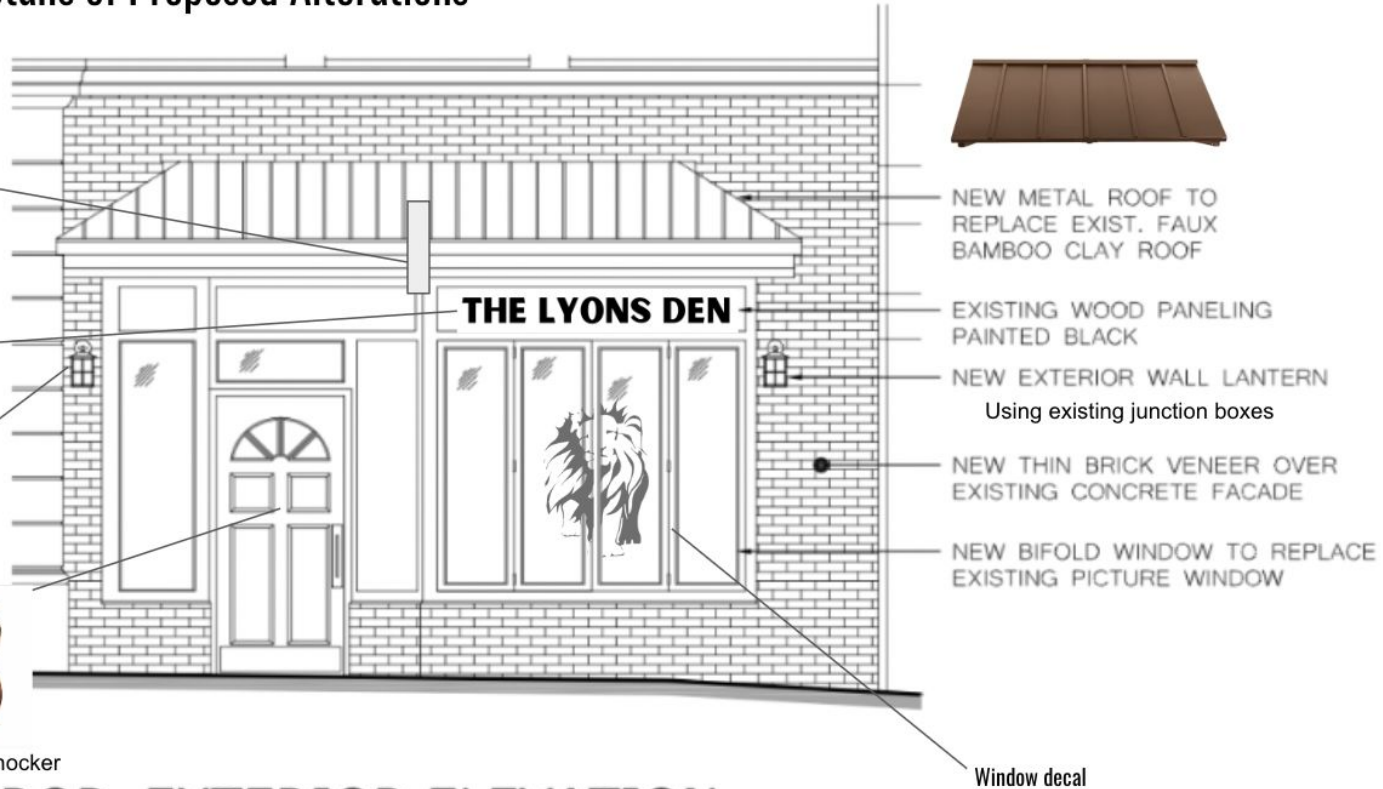


Lion door knocker

7

PROP. EXTERIOR ELEVATION

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



Existing



Google

Proposed
Projecting
sign

Proposed
New awning



Details of Proposed Alterations



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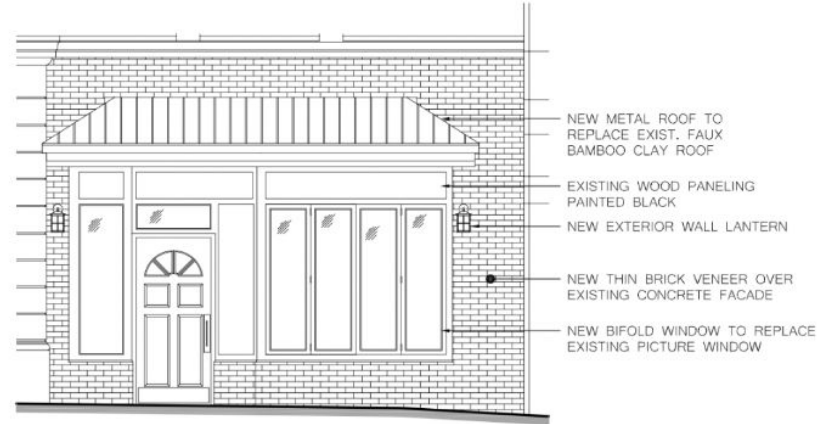


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6 EXIST. EXTERIOR ELEVATION

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



7 PROP. EXTERIOR ELEVATION

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



Outdoor enclosure for patio

Wood enclosure, 42" in height

Owner Authorization Form For Permitting & Use

To the City Clerk
Connecticut Department of Consumer Protections

Date: 8/11/2023

I, SGS 57-75 PRATT, LLC, owner of the property located at
77 Pratt St., Hartford, CT 06103, give permission to the following,
Lyons Den LLC., to pull permits for liquor, signage, entertainment,
and use at 77 Pratt St., Hartford, CT 06103, and to sell and/or serve alcohol and food
on my property, install signage, and use the premises for all licensed purposes.

Printed Name of Property Owner: Bernard S. Bertram

Signature:  Date: 8/11/2023