

PZ-HIST-23-000070

File Date: 03/20/2023

Application Status: Plan Review

Assigned To: Alexander Castro

Description of Work: Renovation of 1355 Main street, the historic 4 story Arrowhead Café Building, and a new construction, 5 story addition. The mixture of renovation and new construction at the ground floor and 26 dwelling units in the upper floors. Together, the proposed and renovated building will house (15) 1-Bedroom units and (11) 2-Bedroom units.

Application Detail: Detail

Application Type: Historic Preservation

Documents:	File Name	Document Group	Category	Description	Type	Docun
	Arrowhead and Flat Iro...	PLNG_COA	Photos		application/pdf	Uploac
	Arrowhead - Flatiron A...	PLNG_COA	Product Specs		application/pdf	Uploac
	Arrowhead Owner Letter...	PLNG_COA	Owners Authoriz...		application/pdf	Uploac
	Show all					

Address: 1359 MAIN ST, HARTFORD, CT 06103

Owner Name: CITY OF HARTFORD

Owner Address: 550 MAIN ST, HARTFORD, CT 06103

Application Name:

Parcel No: 244288094

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Eric Polinsky	The Carabetta C...	Applicant	Mailing, 200 Pratt Str...	Active
	Daniel Jameson	Freeman Compani...	Engineer	Mailing, 36 John Stree...	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
DT-3	-	-	CITY OF HARTFORD OTHER MUNICIPAL PROPERTY

NRZ	Neighborhood	Local Historic District
-	DOWNTOWN	-

Historic District	Historic Landmark/Site	State Historic District
-		-

Dispersion met?	Identify Dispersion	National Historic District
No	-	Downtown North

General Project Information

Is this application a result of a violation notice?	Zoning Enforcement Case ID #
No	-

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

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

Historic Review Types

New Construction/Addition	Exterior Alteration
Yes	Yes

Demolition	Signage
No	Yes

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

[- Existing windows are wood on the upper floors. Many of the upper floor windows have broken sashes, and some are broken to only the frame remaining.](#)

[- Existing windows on the first floor are brick in-filled where there was once storefront.](#)

[- The existing low pitch roof will be replaced with new insulation to meet building code requirements and finished with EPDM or similar membrane roof.](#)

[- The existing brick and dark granite facade siding will be repaired, repointed and cleaned. There is an existing metal cornice on the front facade that will be repaired, cleaned and painted.](#)

[- Existing doors are in severely degraded and defaced with graffiti.](#)

Describe the proposed materials

[- New windows on the upper floors are proposed to be aluminum clad wood or fiberglass composite windows.](#)

[- The brick infill of first floor windows will be removed, and new storefront windows and doors will be added, which will be aluminum with insulated glazing and metal panels.](#)

[- The existing low pitch roof will be replaced with new insulation to meet building code requirements and finished with EPDM or similar membrane roof.](#)

[- The existing brick and dark granite facade siding will be repaired, repointed and cleaned. There is an existing metal cornice on the front facade that will be repaired, cleaned and painted.](#)

[- Exhaust "buttons" will be added on the exterior facade for residential kitchen and bathroom exhaust systems. These will be Seiho RCA-S, 4" exhaust terminations.](#)

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

—

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

—

Decision Deadline

—

Notice sent to NRZ/CRCOG

—

Sign Affidavit Received

—

Recordation Date

—

Sign Deposit Date Received

—

Public Hearing Time

—

Open Hearing Deadline

—

Extensions Requested?

—

Legal Ad #1

—

Certificate of Mailings Returned

—

Approval Expiration Date

—

Sign Deposit Check Amount

—

Meeting Link or Location

—

Close Hearing Deadline

—

If yes, describe how the dates abo

—

Legal Ad #2

—

Notice of Decision Published

—

Sign Deposit Check #

—

Public Hearing Date

—

Document Link

—

Certificate of Compliance

As-Built Drawing Date

—

Bonding Company Name

—

Bonding Email

—

Type of Bond

—

Bonding Contact Name

—

Drawings Number of Sheets

—

Escrow Account #

—

Bonding Primary Phone #

—

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	Accepted	04/10/2023	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
-----------------------	-----------------	-----------------	-----------	--------	----------



Existing Arrowhead Building from Southeast



Existing Arrowhead Building from East



Existing Arrowhead Building - Detail at Watertable



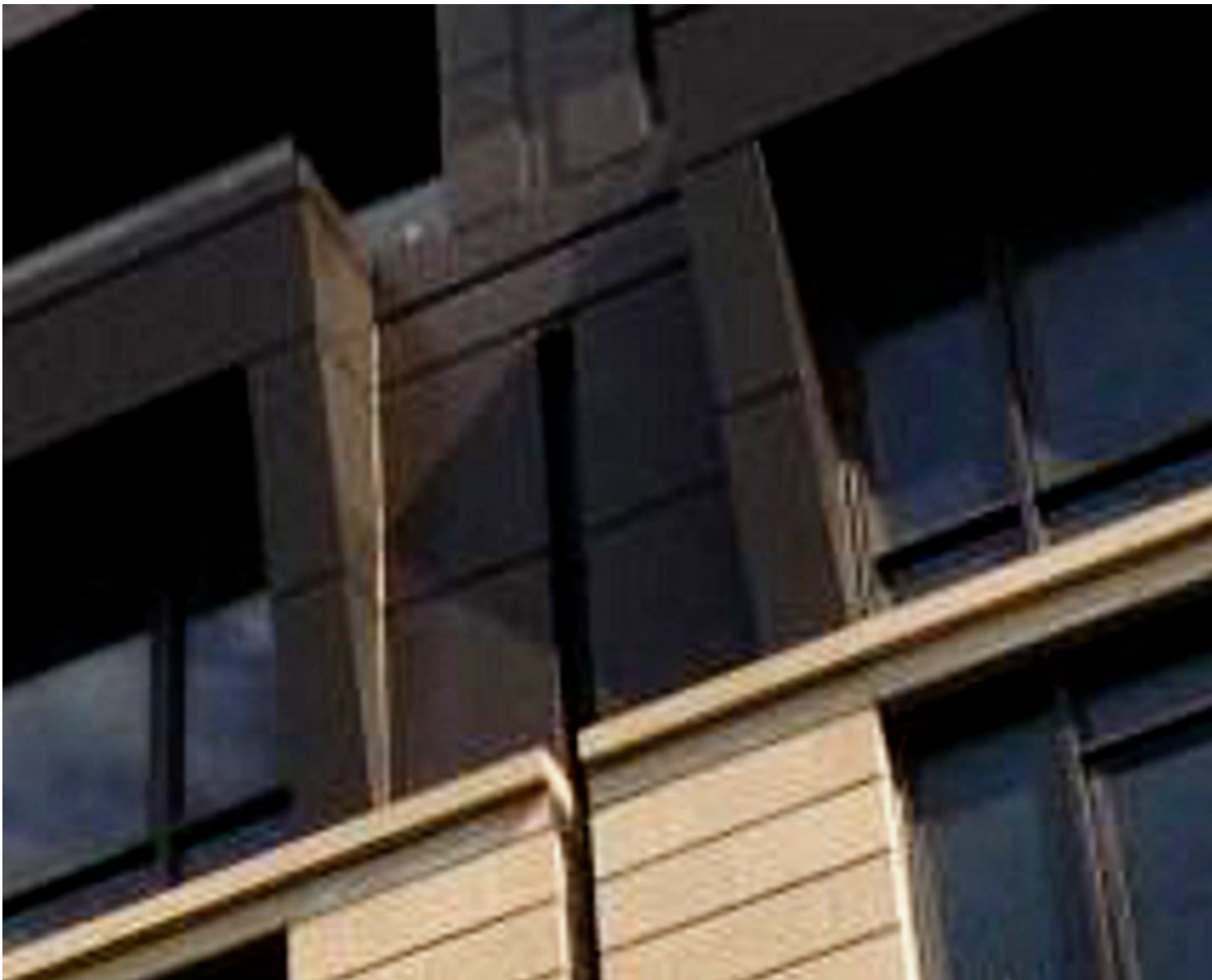
Existing Flatiron Building from Southeast



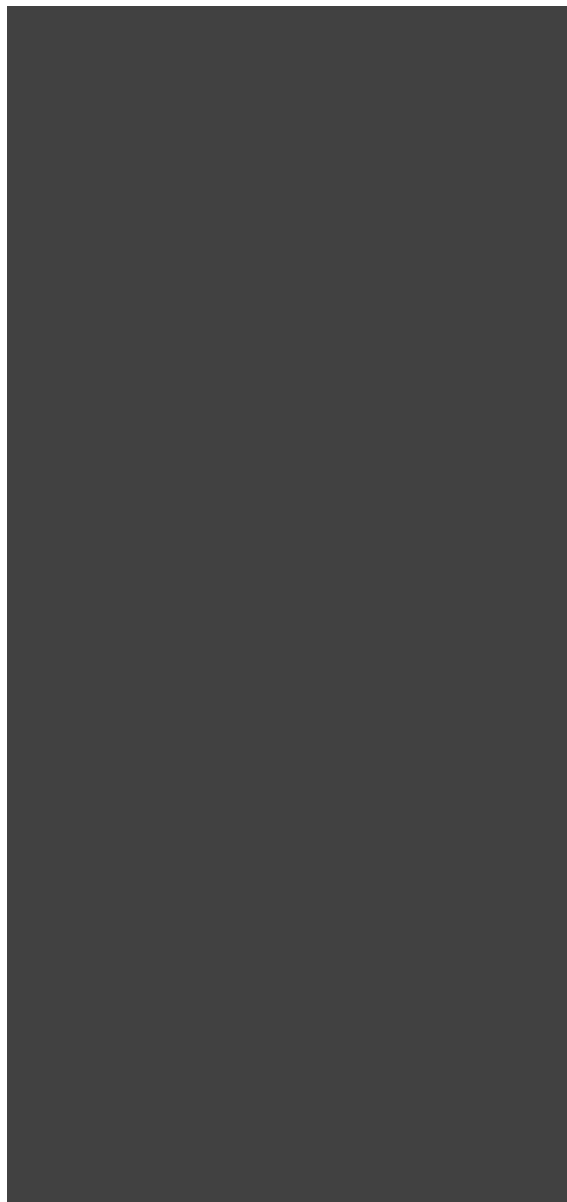
Existing Flatiron Building - Detail at Storefront



Aluminum Storefront Systems - Both Buildings



Aluminum Panel Systems - Arrowhead Addition Fifth Floor



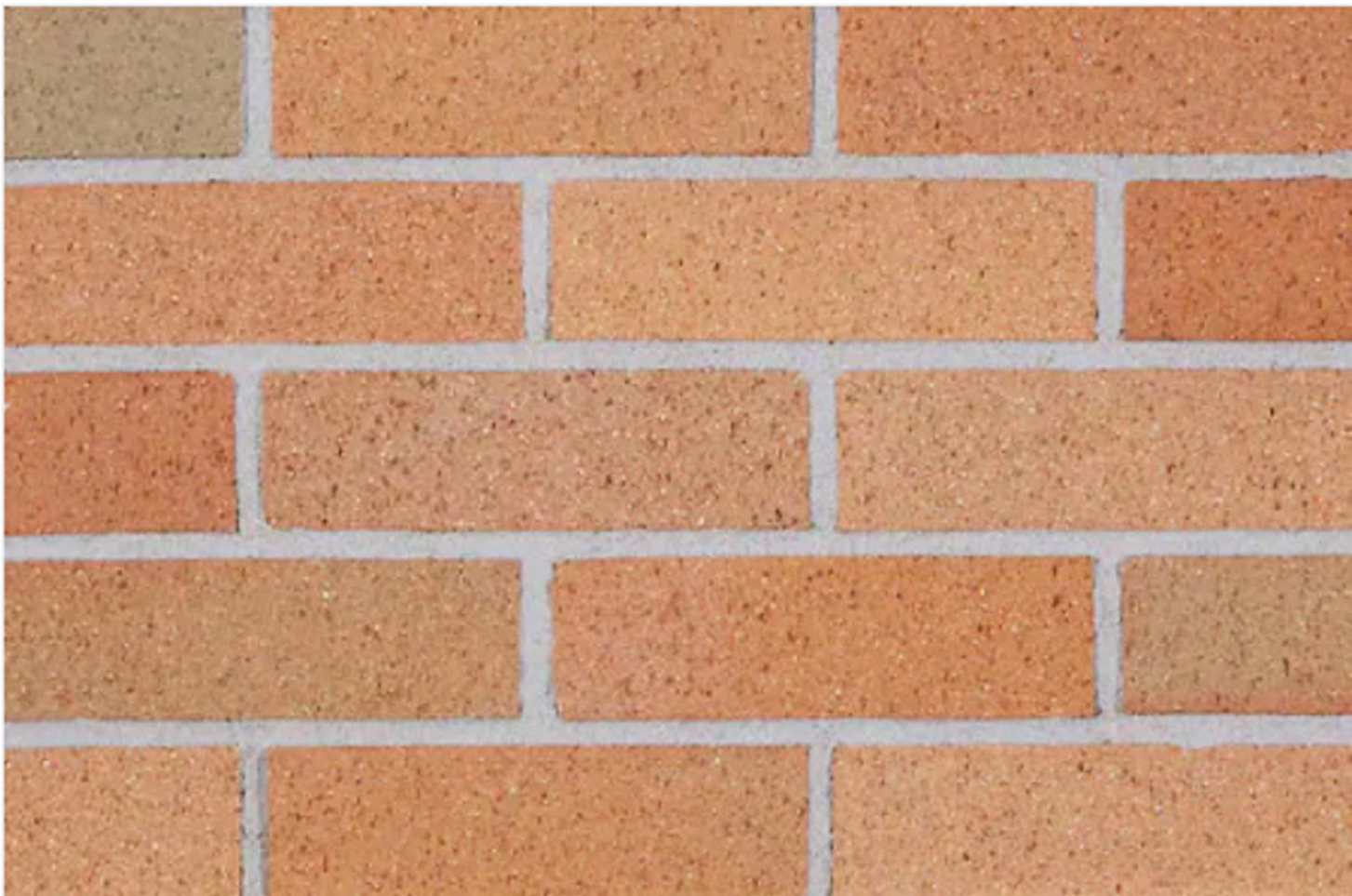
Aluminum Storefront, Panels, Windows Color



Upper Windows - Aluminum Clad Wood or Fiberglass Composite - Both Buildings



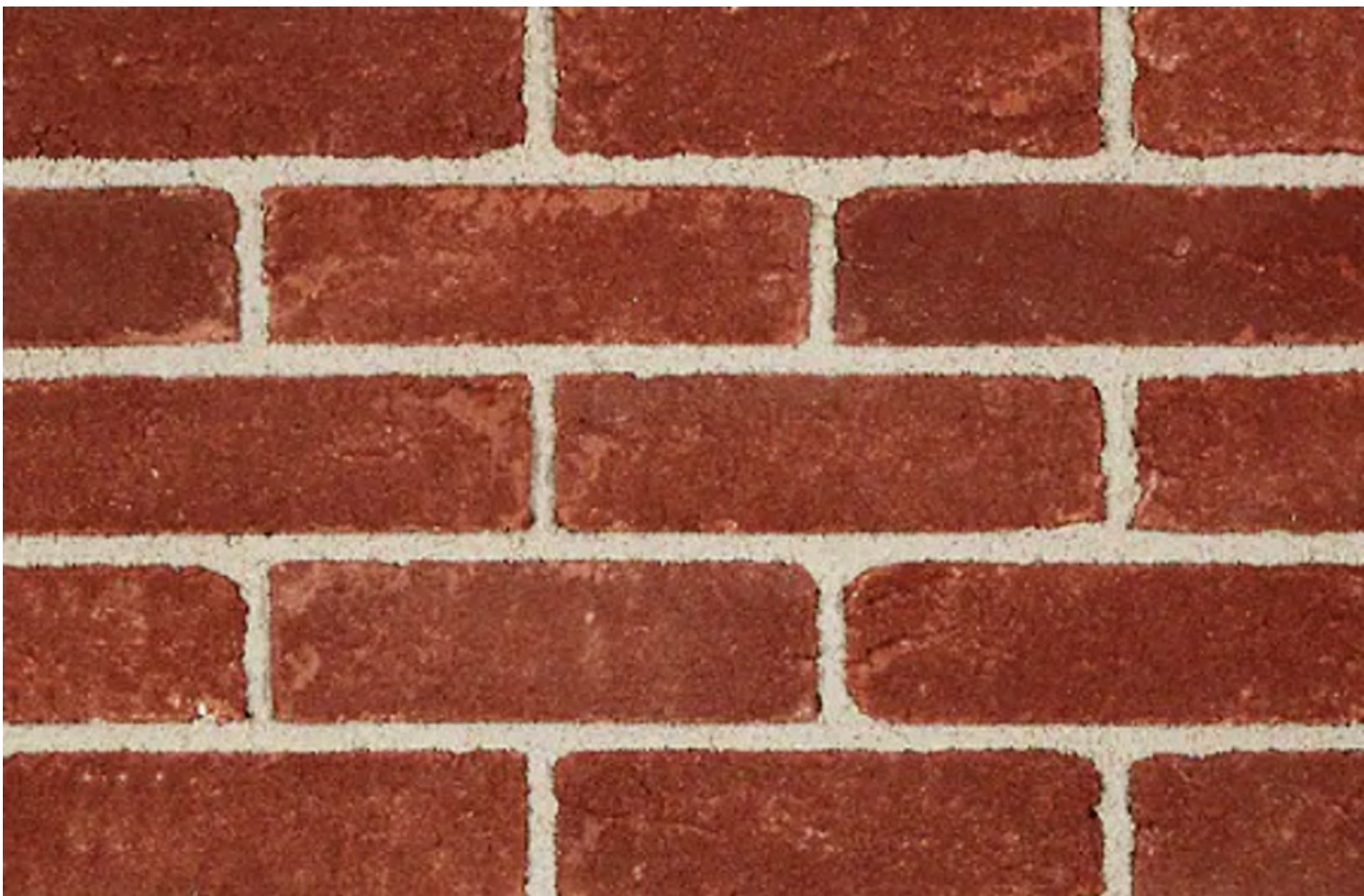
Existing Arrowhead Building Brick - Approximate color



Arrowhead Addition Brick - Belden Brick, Modular Madrid Blend A



Arrowhead Addition First Floor - Rockcast Cast Stone, 12" x 24", Shadow



Existing Flatiron Building Brick - Approximate color



Arrowhead and Flatiron Residential / Retail Facilities
1355 Main Street and 533 Ann Uccello Street, Hartford, Connecticut
View from Northeast



Arrowhead and Flatiron Residential / Retail Facilities
1355 Main Street and 533 Ann Uccello Street, Hartford, Connecticut
View from Northwest



Arrowhead and Flatiron Residential / Retail Facilities
1355 Main Street and 533 Ann Uccello Street, Hartford, Connecticut
View from East



Arrowhead and Flatiron Residential / Retail Facilities
1355 Main Street and 533 Ann Uccello Street, Hartford, Connecticut
View from South



Existing Arrowhead Building from Southeast



Existing Arrowhead Building from East



Existing Arrowhead Building - Detail at Watertable



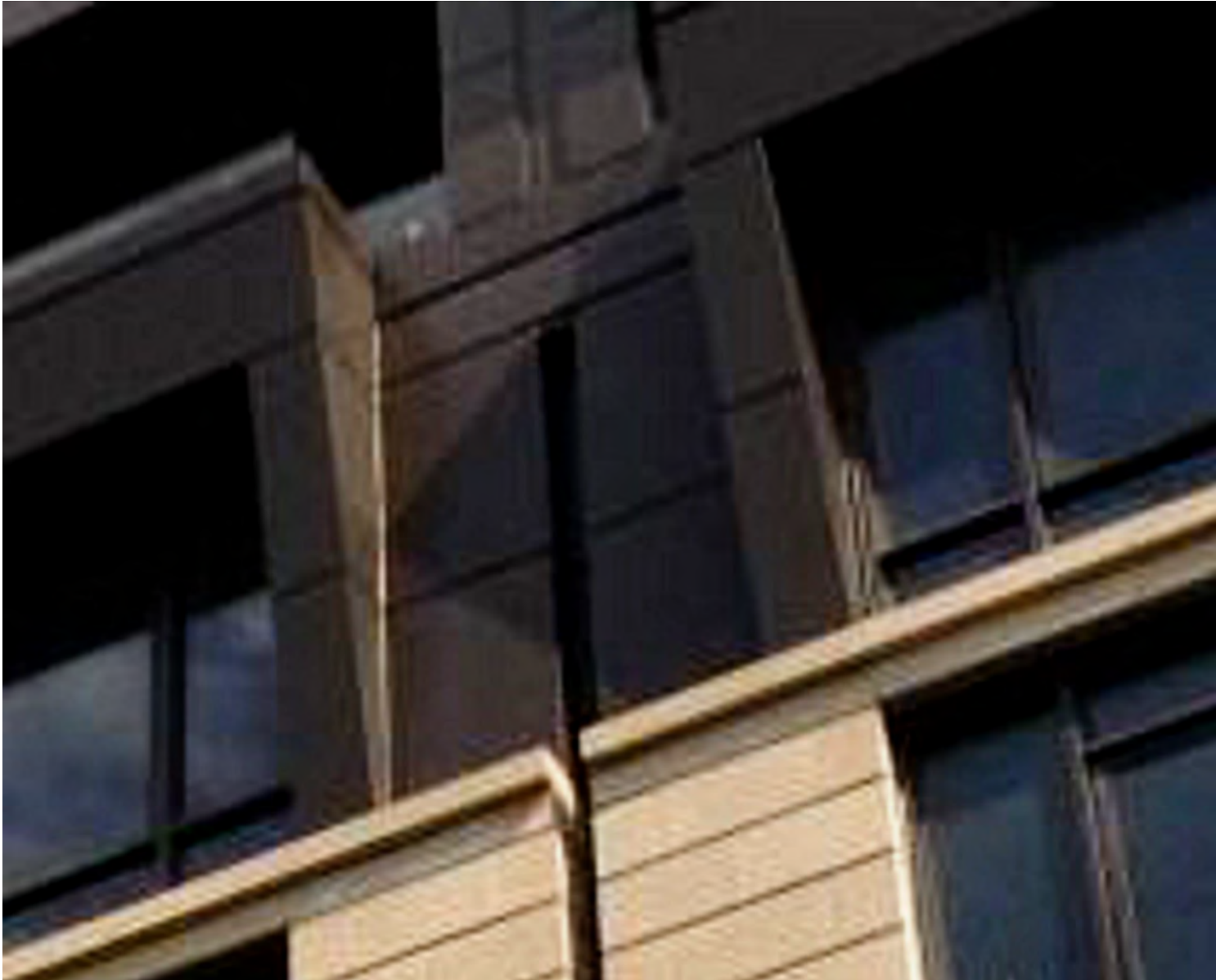
Existing Flatiron Building from Southeast



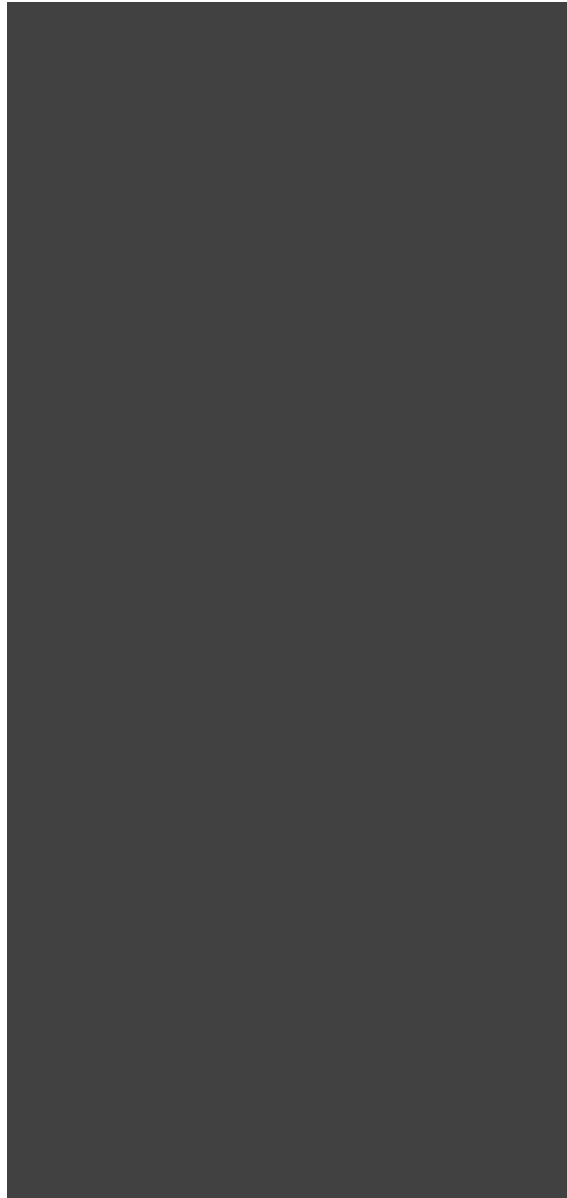
Existing Flatiron Building - Detail at Storefront



Aluminum Storefront Systems - Both Buildings



Aluminum Panel Systems - Arrowhead Addition Fifth Floor



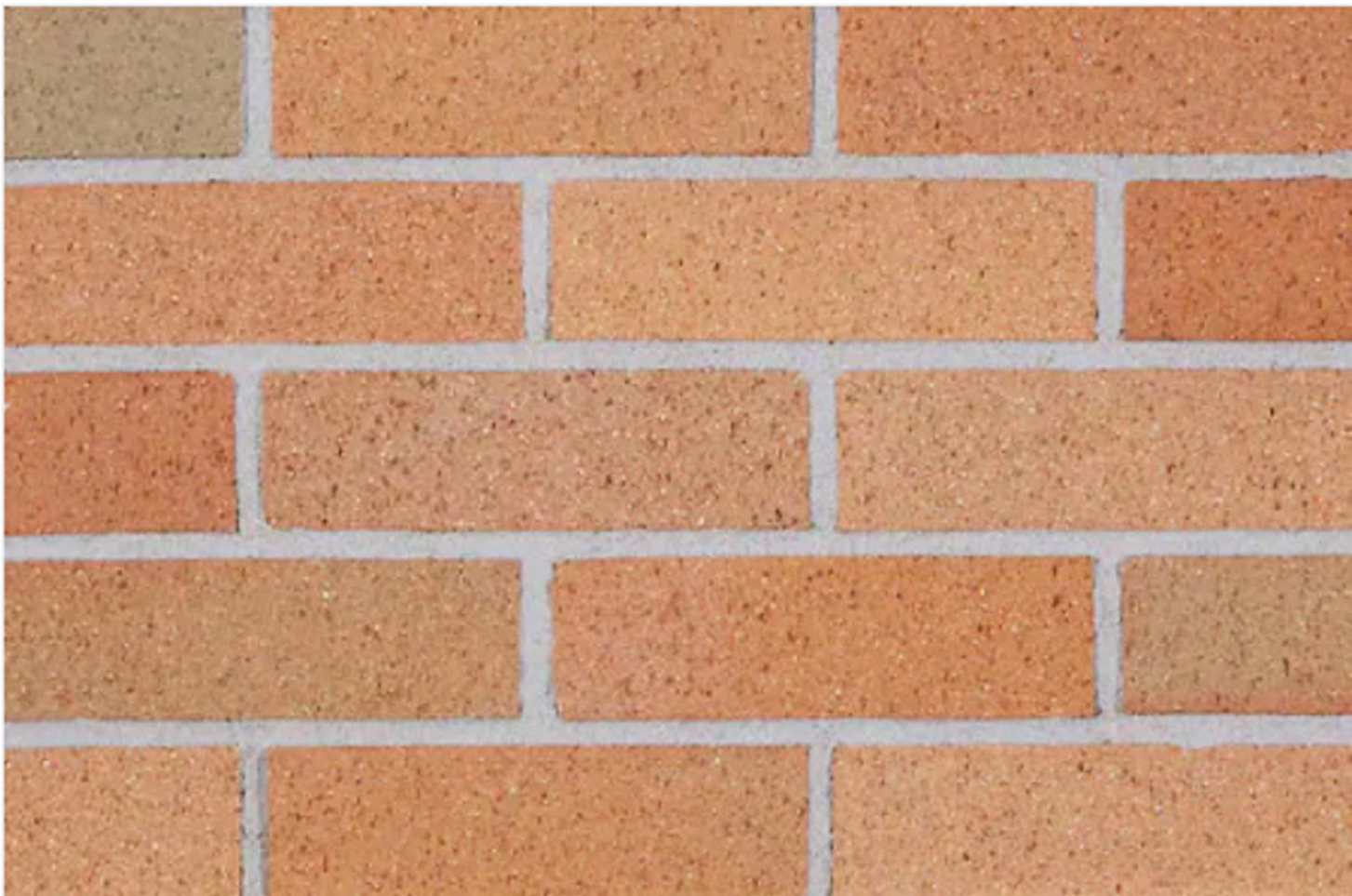
Aluminum Storefront, Panels, Windows Color



Upper Windows - Aluminum Clad Wood or Fiberglass Composite - Both Buildings



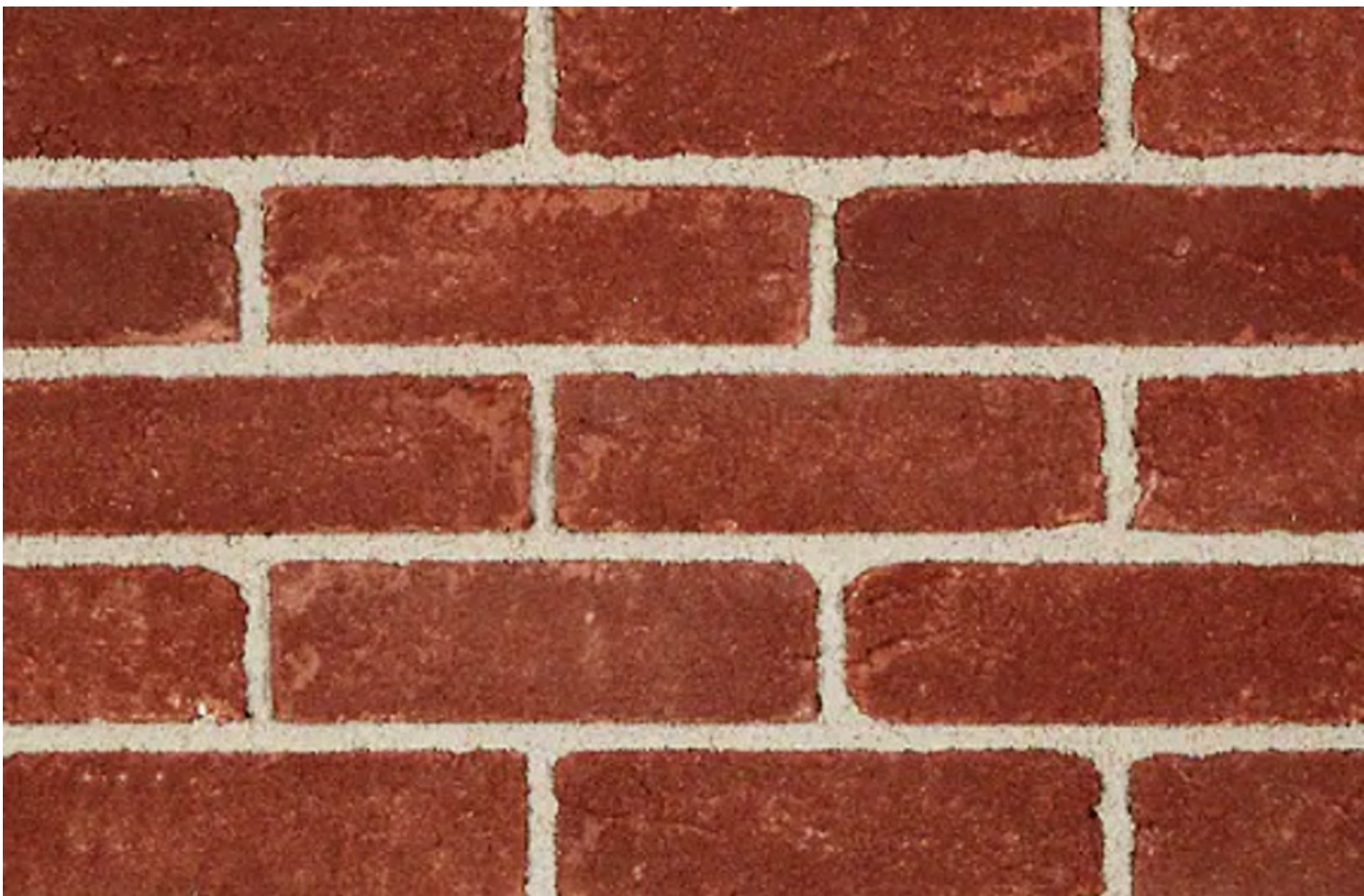
Existing Arrowhead Building Brick - Approximate color



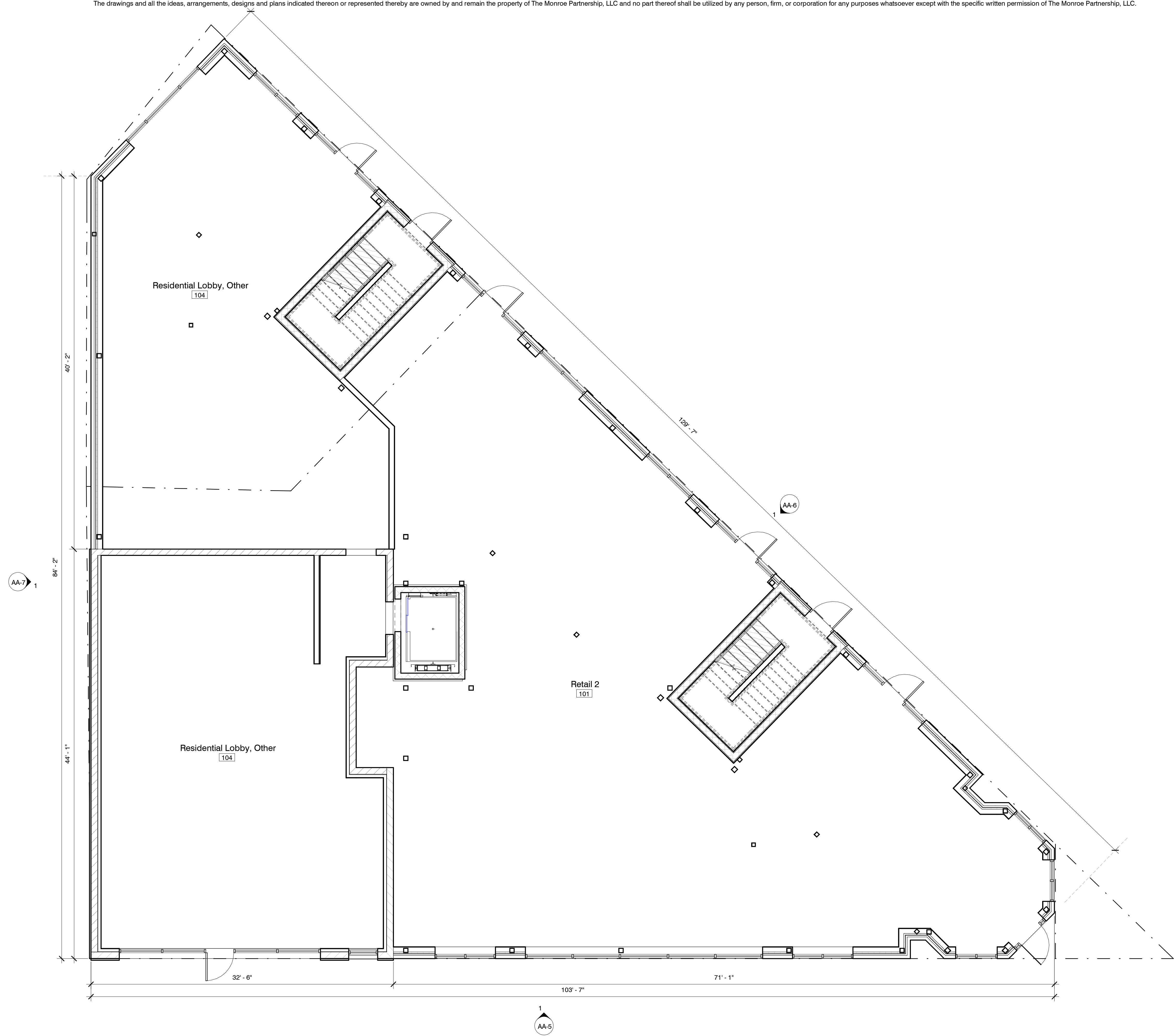
Arrowhead Addition Brick - Belden Brick, Modular Madrid Blend A



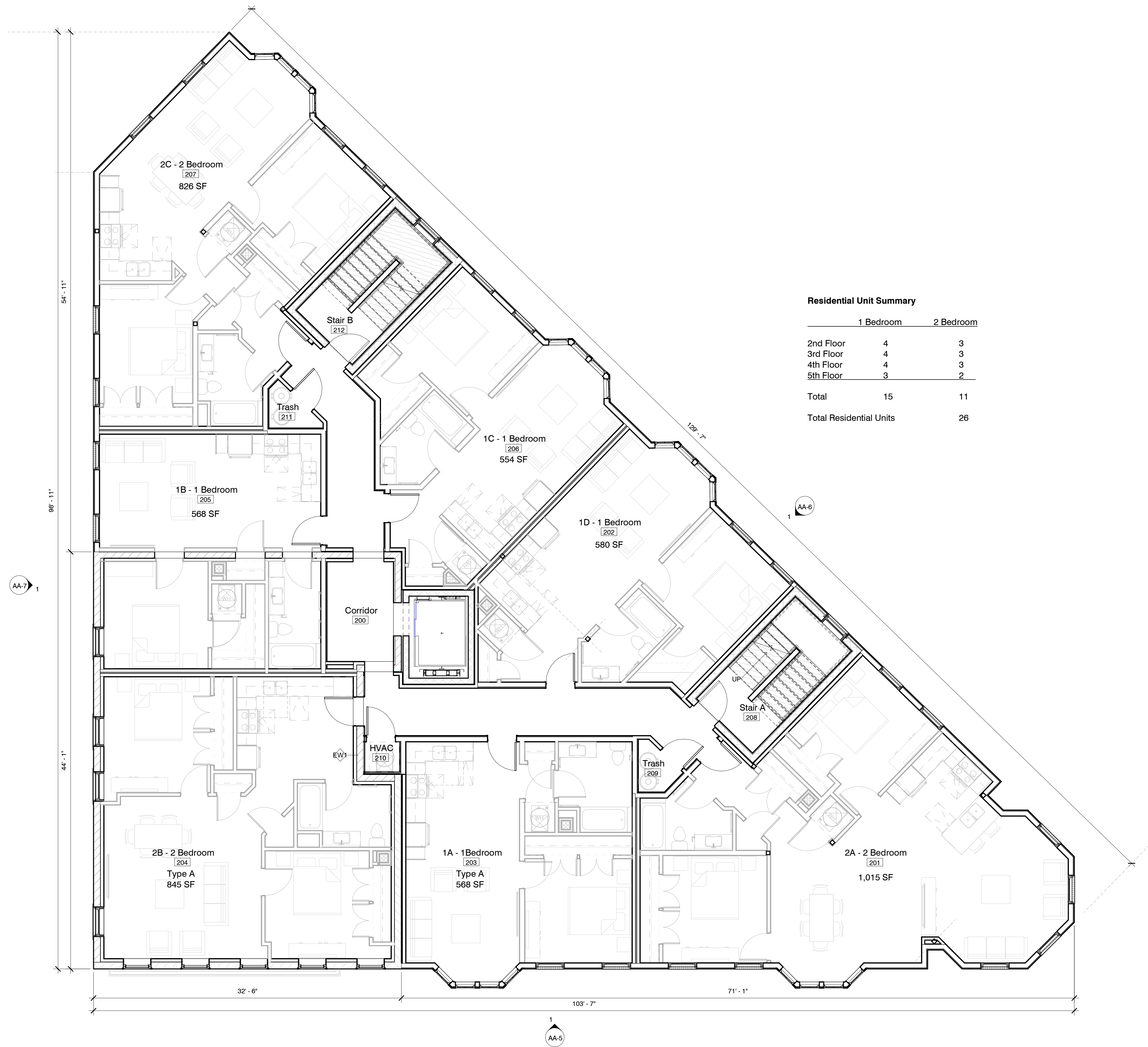
Arrowhead Addition First Floor - Rockcast Cast Stone, 12" x 24", Shadow

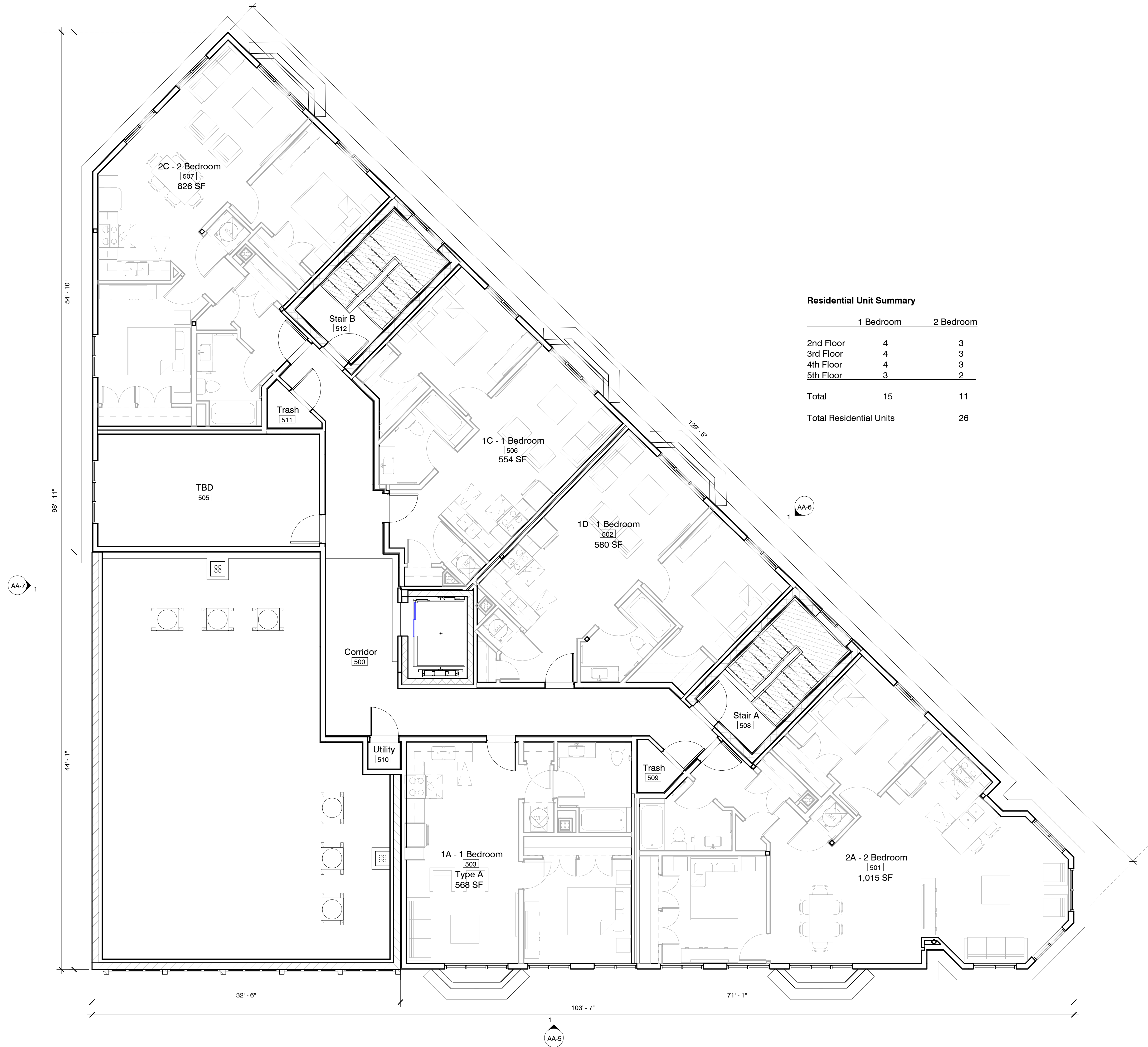


Existing Flatiron Building Brick - Approximate color

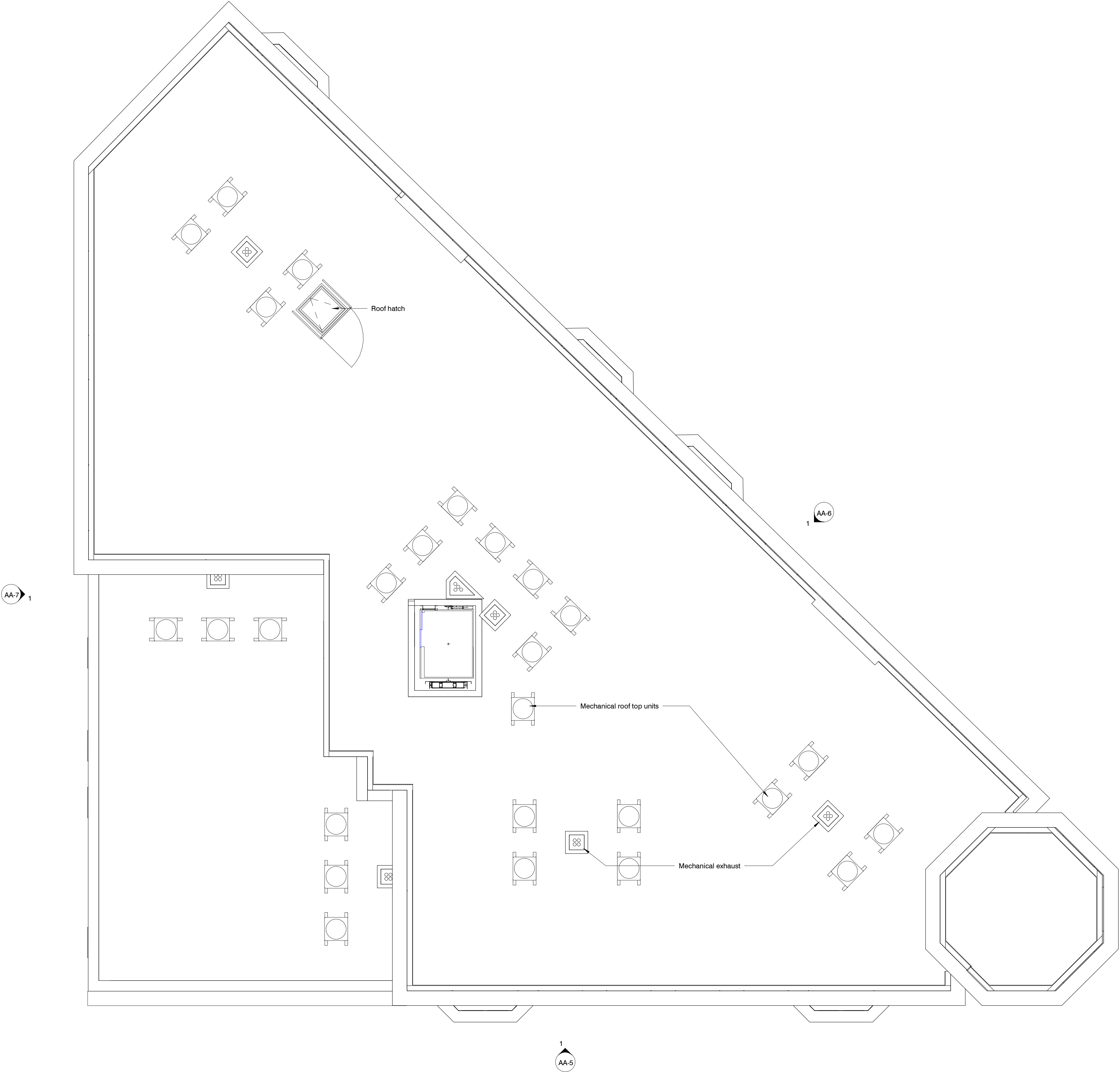


Arrowhead Residential / Retail Facility
1355 Main Street, Hartford, Connecticut
First Floor Plan





Arrowhead Residential / Retail Facility
1355 Main Street, Hartford, Connecticut
Fifth Floor Plan



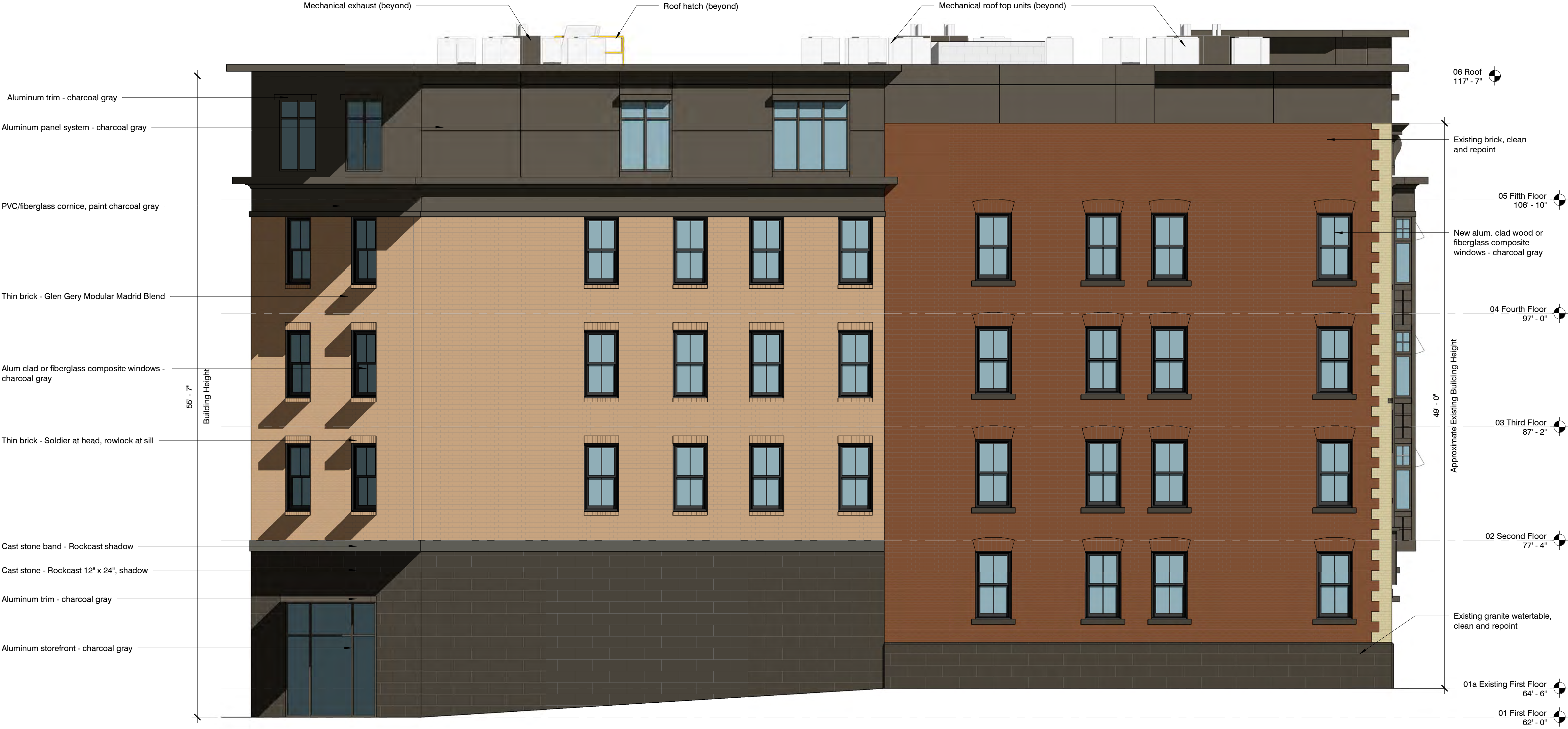
Arrowhead Residential / Retail Facility
1355 Main Street, Hartford, Connecticut
Roof Plan



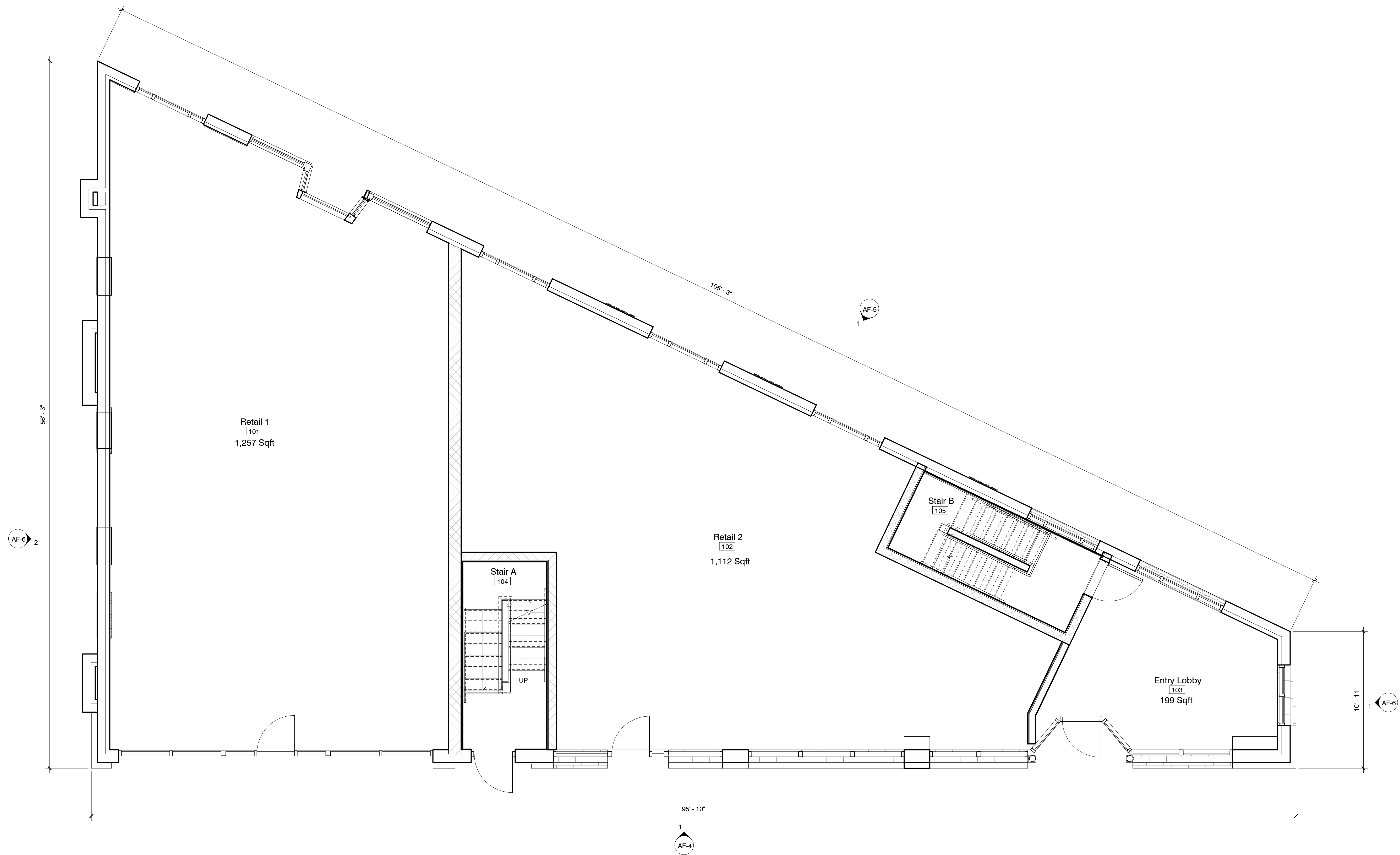
Arrowhead Residential / Retail Facility
1355 Main Street, Hartford, Connecticut
East Elevation



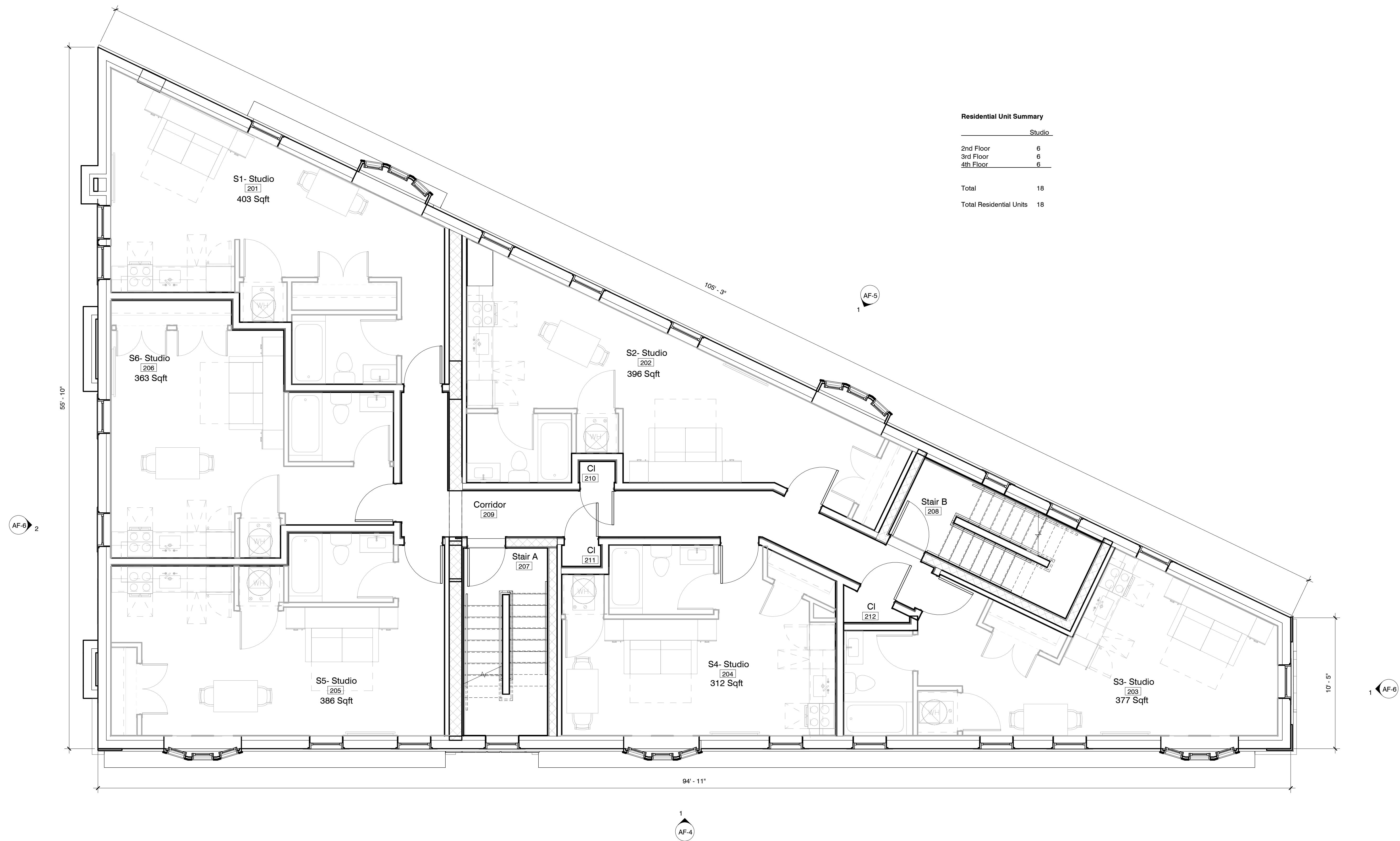
Arrowhead Residential / Retail Facility
1355 Main Street, Hartford, Connecticut
West Elevation



Arrowhead Residential / Retail Facility
1355 Main Street, Hartford, Connecticut
South Elevation



Flat Iron Residential/ Retail Facility
533 Ann Uccello St, Hartford, Connecticut
First Floor Plan



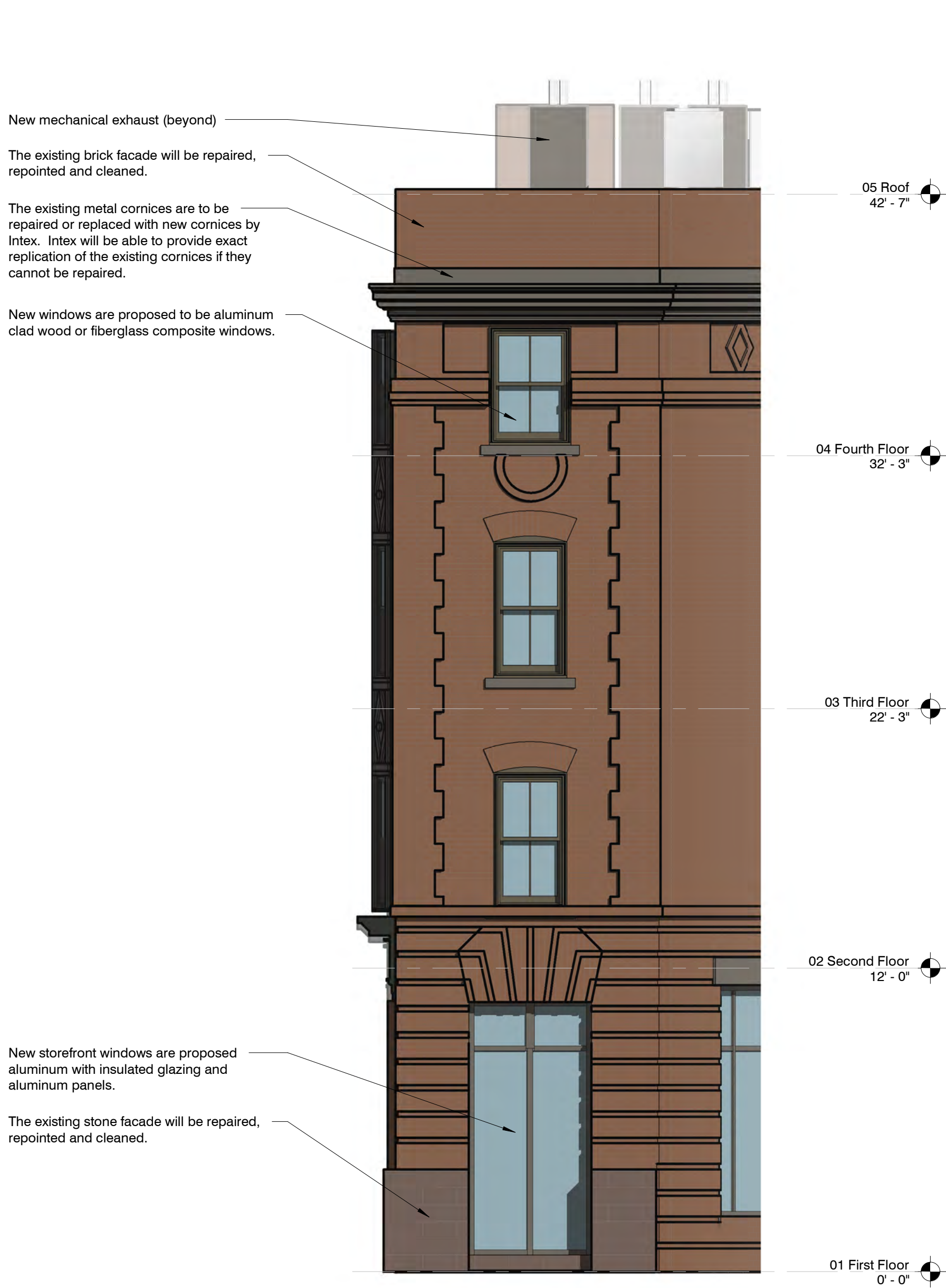
Flat Iron Residential/ Retail Facility
533 Ann Uccello St, Hartford, Connecticut
Second Through Fourth Floor Plan



Flat Iron Residential/ Retail Facility
533 Ann Uccello St, Hartford, Connecticut
Exterior Elevation- Ann Uccello St



Flat Iron Residential/ Retail Facility
533 Ann Uccello St, Hartford, Connecticut
Exterior Elevation- High St





CITY OF HARTFORD

DEPARTMENT OF DEVELOPMENT SERVICES

250 Constitution Plaza, 4th Floor
Hartford, Connecticut 06103

Telephone: (860) 757- 9040

Fax: (860) 722-6074

www.hartford.gov

LUKE A. BRONIN
MAYOR

I CHARLES MATHEWS
DIRECTOR

March 10, 2023

To Whom It May Concern,

Re: Arrowhead Café Building Lot Consolidation
1355-1357 Main Street, Hartford, Connecticut
1359-1363 Main Street, Hartford, Connecticut
532 Ann Uccello Street, Hartford, Connecticut
522 Ann Uccello Street, Hartford, Connecticut

On behalf of the City of Hartford, the owner of 1359-1363 & 1355-1357 Main Street and 522 & 532 Ann Uccello Street, Hartford, Connecticut, I am acknowledging that I have been informed that Gateway Partnership LLC or its subsidiaries are in the process of submitting Applications for Historic and Site Plan review of this property. The City of Hartford consents to the submission of these applications and other applications as deemed necessary during the review process.

Sincerely,

A handwritten signature in blue ink that reads "William Diaz". The signature is written in a cursive, flowing style.

William Diaz
Project Leader
City of Hartford, Economic Development Division