

PZ-HIST-23-000041

File Date: [03/07/2023](#)

Application Status: [Plan Review](#)

Assigned To:

Description of Work: [Proposed renovation of the existing 3,150 +/- SF building located at 529 Ann Uccello Street known as the Flat Iron Building. The renovation will include the conversion of and 18 studio apartment units on the 2nd - 4th floors.](#)

Application Detail: [Detail](#)

Application Type: [Historic Preservation](#)

Documents:	File Name	Document Group	Category	Description	Type	Docun
	Arrowhead - Flatiron A...	PLNG_COA	Site Photos	Site Photos, propos...	application/pdf	Uploac
	Arrowhead and Flat Iro...	PLNG_COA	Product Specs	Material Specs and ...	application/pdf	Uploac
	Arrowhead - Flatiron A...	PLNG_COA	Owners Authoriz...	Place Holder, actua...	application/pdf	Uploac
	Arrowhead and Flat Iro...	PLNG_COA	Photos		application/pdf	Uploac
	Show all					

Address: [529 ANN UCCELLO ST, HARTFORD, CT 06103](#)

Owner Name: [SGS 529 ANN UCCELLO LLC](#)

Owner Address: [2362 NOSTRAND AVE, BROOKLYN, NY 11210](#)

Application Name:

Parcel No: [244285056](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Eric Polinsky	Gateway Partner...	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 #
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Job Value: [\\$0.00](#)

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

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

Balance: [\\$150.00](#)

Custom Fields:	PLNG_COA_CF			
	GIS Information			
	Zoning District	Zoning Overlay	FEMA Flood Zone	Land Use Per Assessor
	NX-1	-	-	PRIMARYLY APARTMENT WITH COMMERCIAL
	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? [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 [Yes](#)

Demolition [No](#) Signage [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 degraded wood storefront with most of the windows broken and boarded up.

- The existing low pitch (flat) roof appears to have been replaced recently and no additional work other than mechanical penetrations and a new roof hatch will be added to an existing open framed access hole.

- The existing brick facade will be repaired, repointed and cleaned. The existing metal cornices are to be repaired or replaced with new cornices by Intex. Intex will be able to provide exact replication of the existing cornices if they cannot be repaired. There are degraded wood bays on floors 2-4. The exterior face and trim of these bump outs will be replaced in kind, and finished with Azek panels and trim and aluminum clad wood or fiberglass composite windows.

- Existing doors are in severely degraded. Some are boarded up with wood, and others are in-filled with brick.

Describe the proposed materials

- New windows on upper floors are proposed to be aluminum clad wood or fiberglass composite windows.

- New storefront windows and doors are proposed to be aluminum with insulated glazing and aluminum panels.

- The existing brick facade will be repaired, repointed and cleaned. The existing metal cornices are to be repaired or replaced with new cornices by Intex. Intex will be able to provide exact replication of the existing cornices if they cannot be repaired. There are degraded wood bays on floors 2-4. The exterior face and trim of these bump outs will be replaced in kind, and finished with Azek panels and trim and aluminum clad wood or fiberglass composite windows.

- 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
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Resolution Clauses

Type	Comment
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Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Intake		Accepted	03/08/2023	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
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Application Comments:	View ID	Comment	Date
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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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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



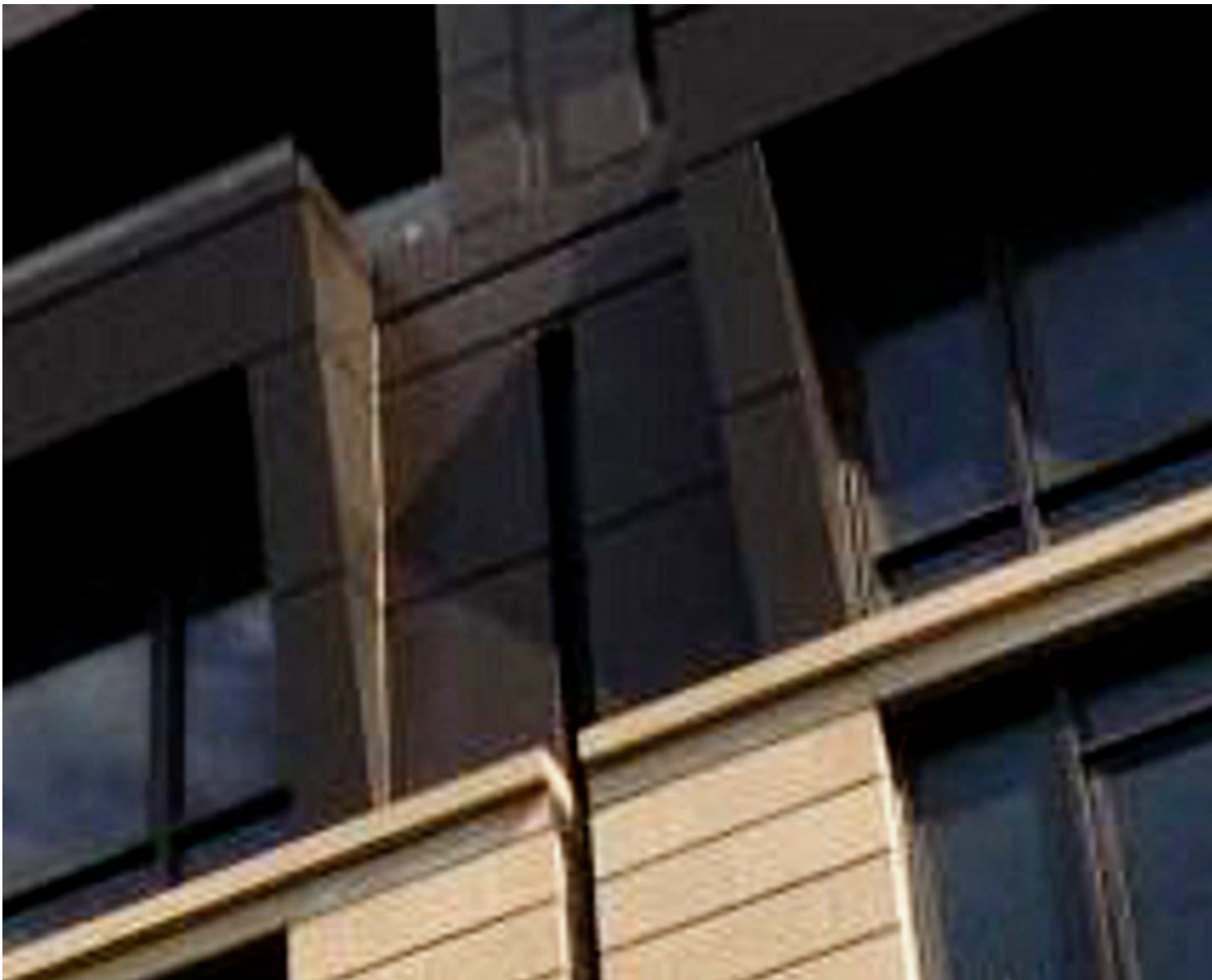
Existing Flatiron Building from Southeast



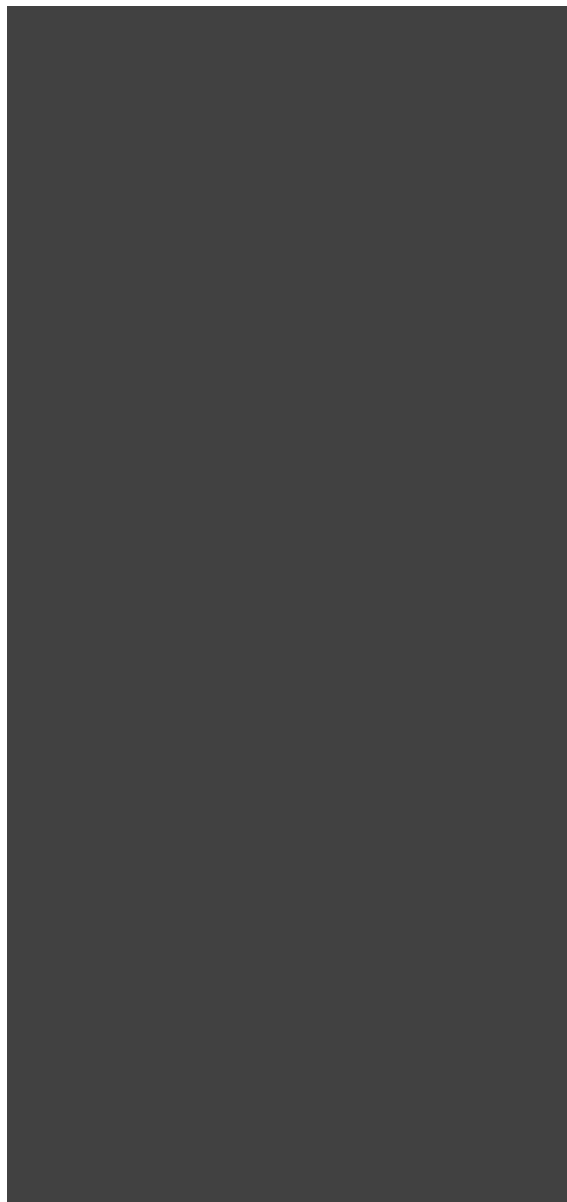
Existing Flatiron Building - Detail at Storefront



Aluminum Storefront Systems - Both Buildings



Aluminum Panel Systems - Arrowhead Addition Fifth Floor



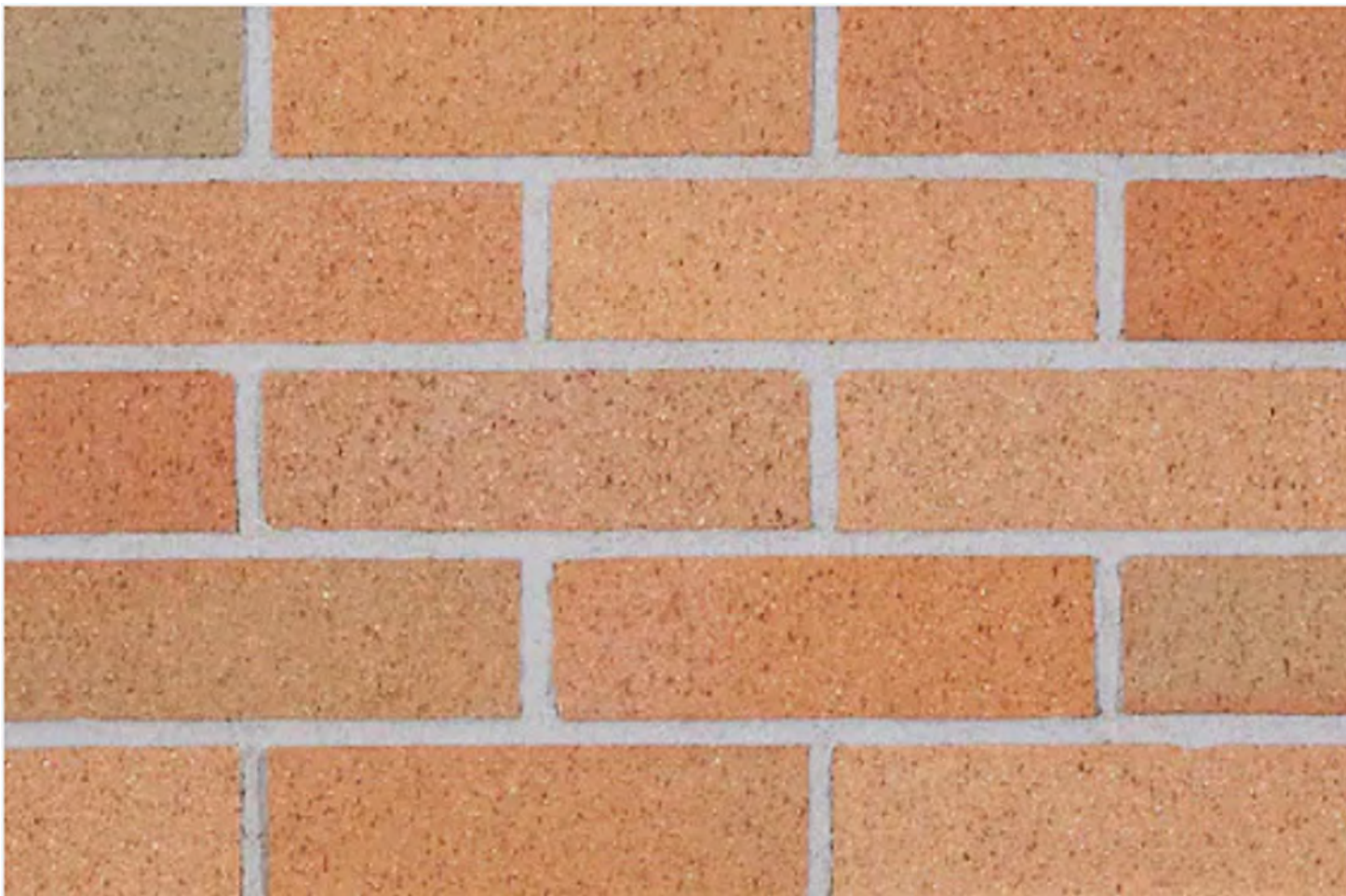
Aluminum Storefront, Panels, Windows Color



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



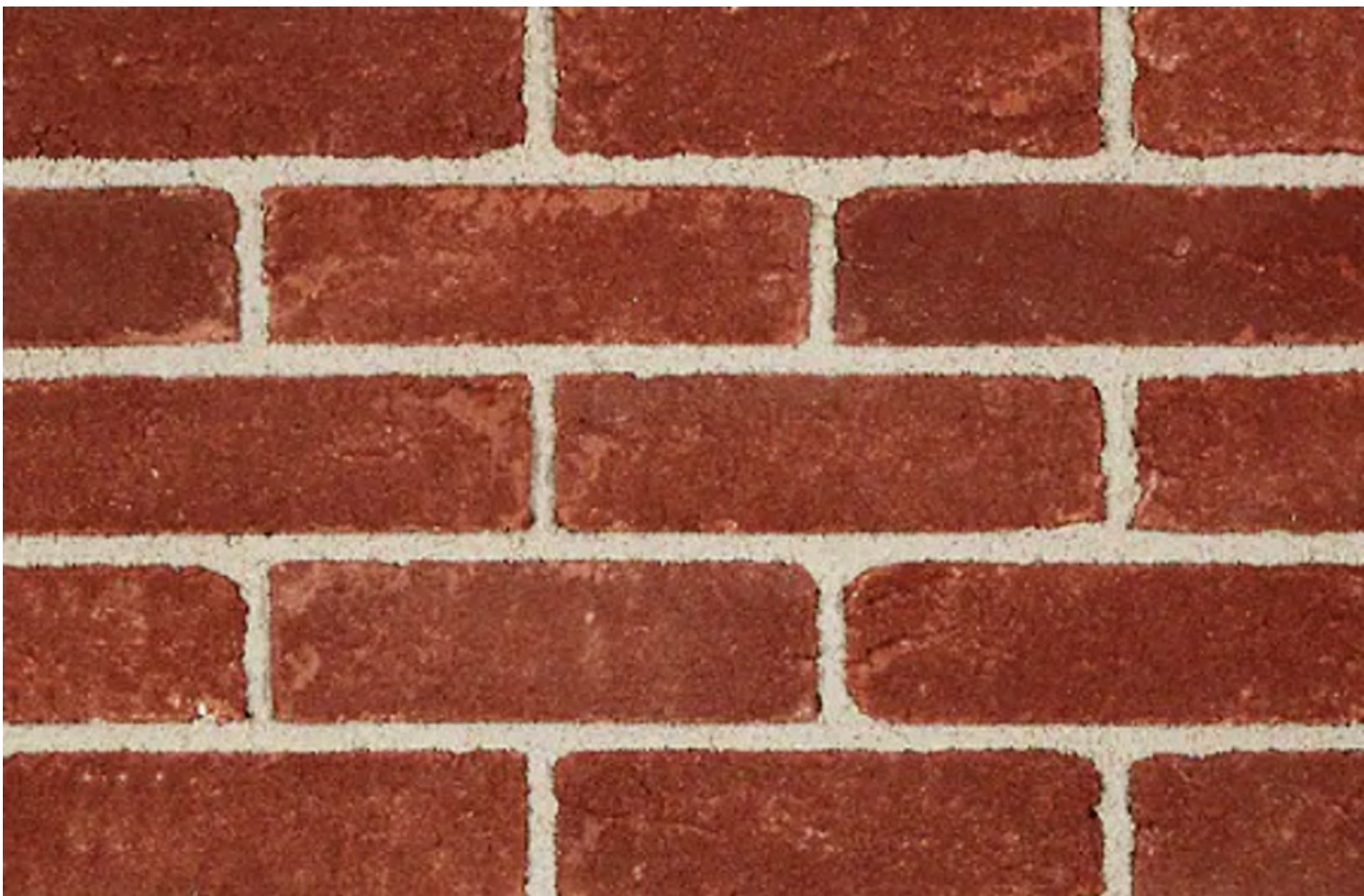
Existing Arrowhead Building Brick - Approximate color



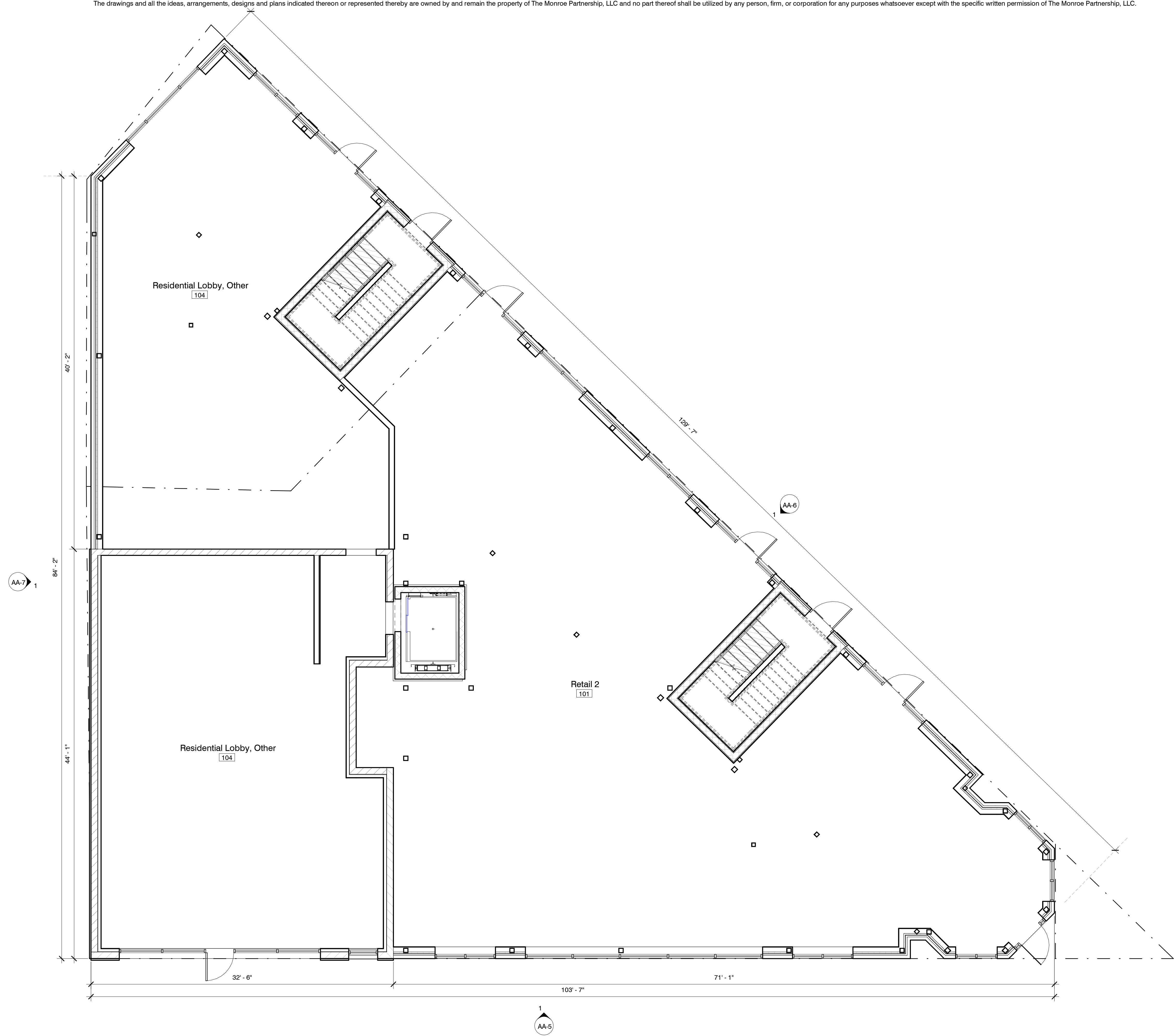
Arrowhead Addition Brick - Belden Brick, Modular Madrid Blend A



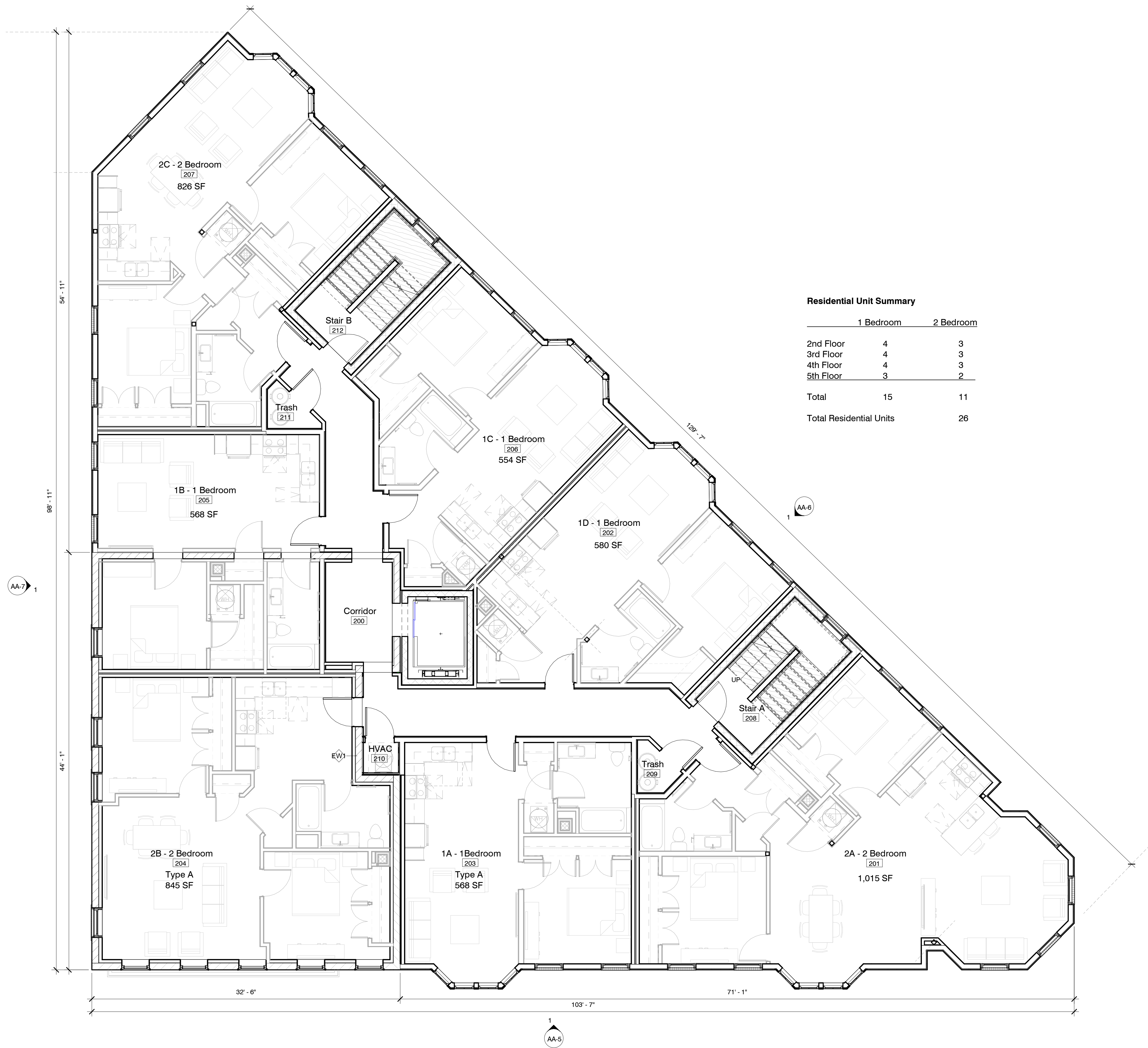
Arrowhead Addition First Floor - Rockcast Cast Stone, 12" x 24", Shadow

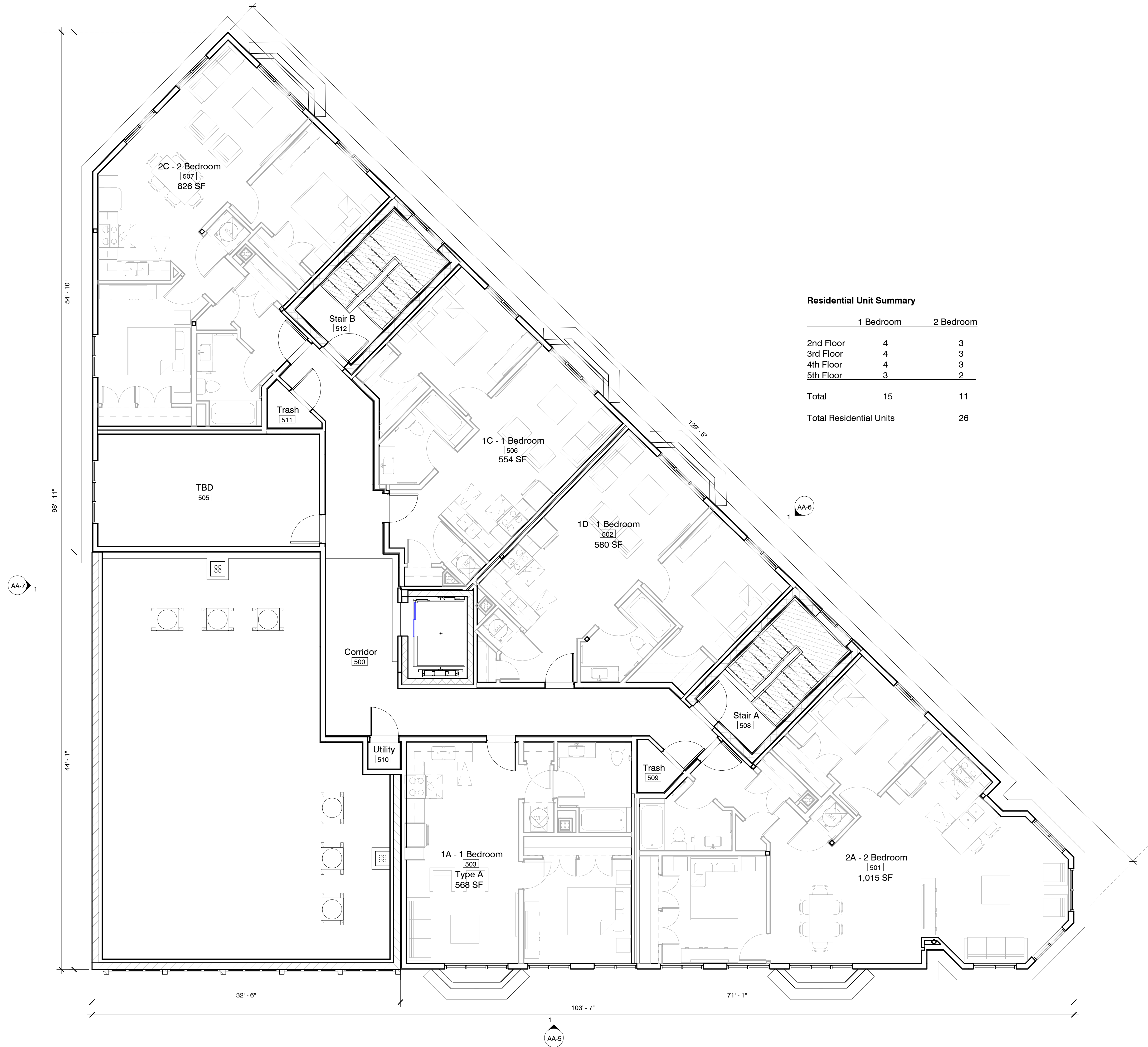


Existing Flatiron Building Brick - Approximate color



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

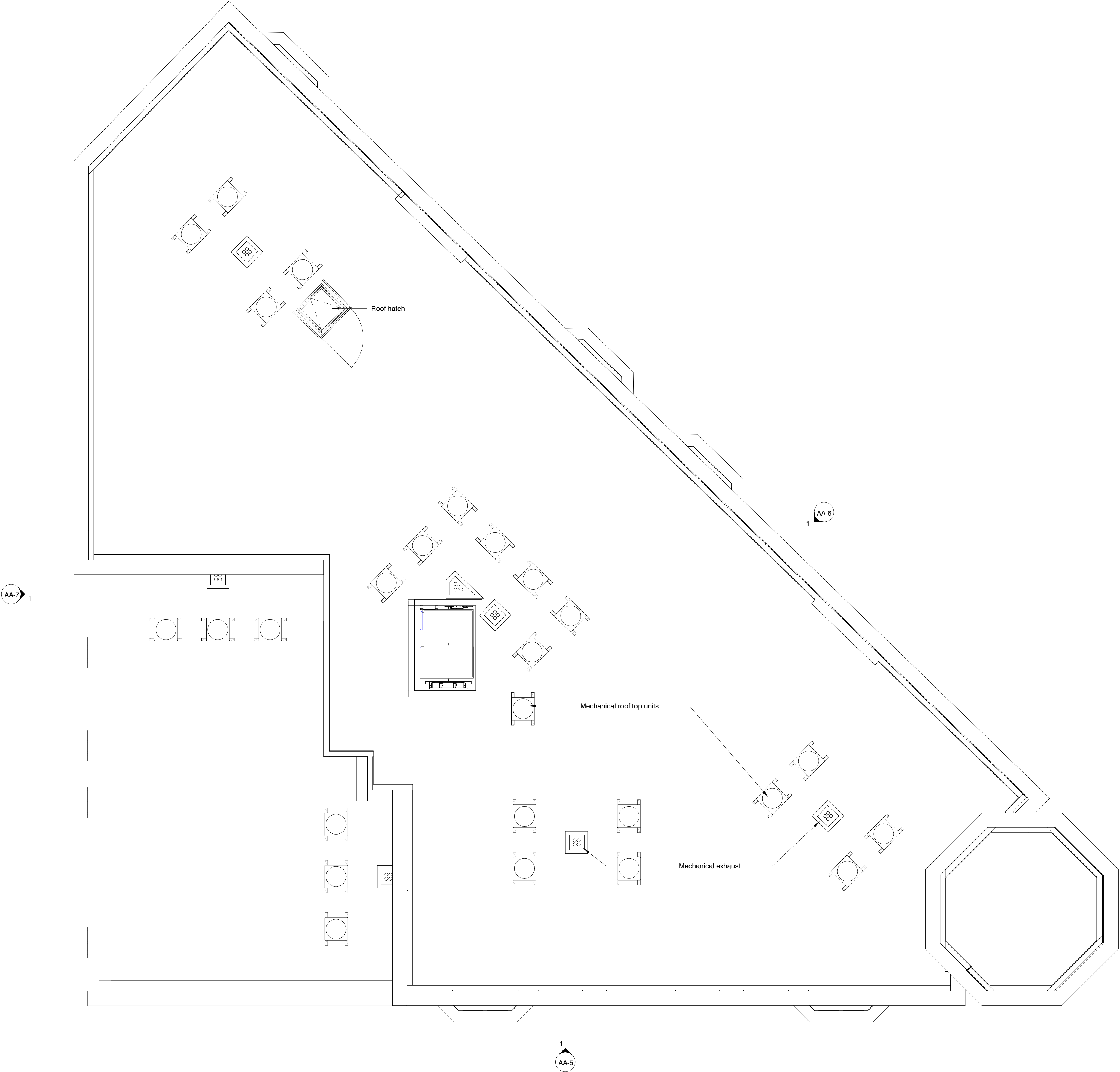




Residential Unit Summary

	1 Bedroom	2 Bedroom
2nd Floor	4	3
3rd Floor	4	3
4th Floor	4	3
5th Floor	3	2
Total	15	11
Total Residential Units		26

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



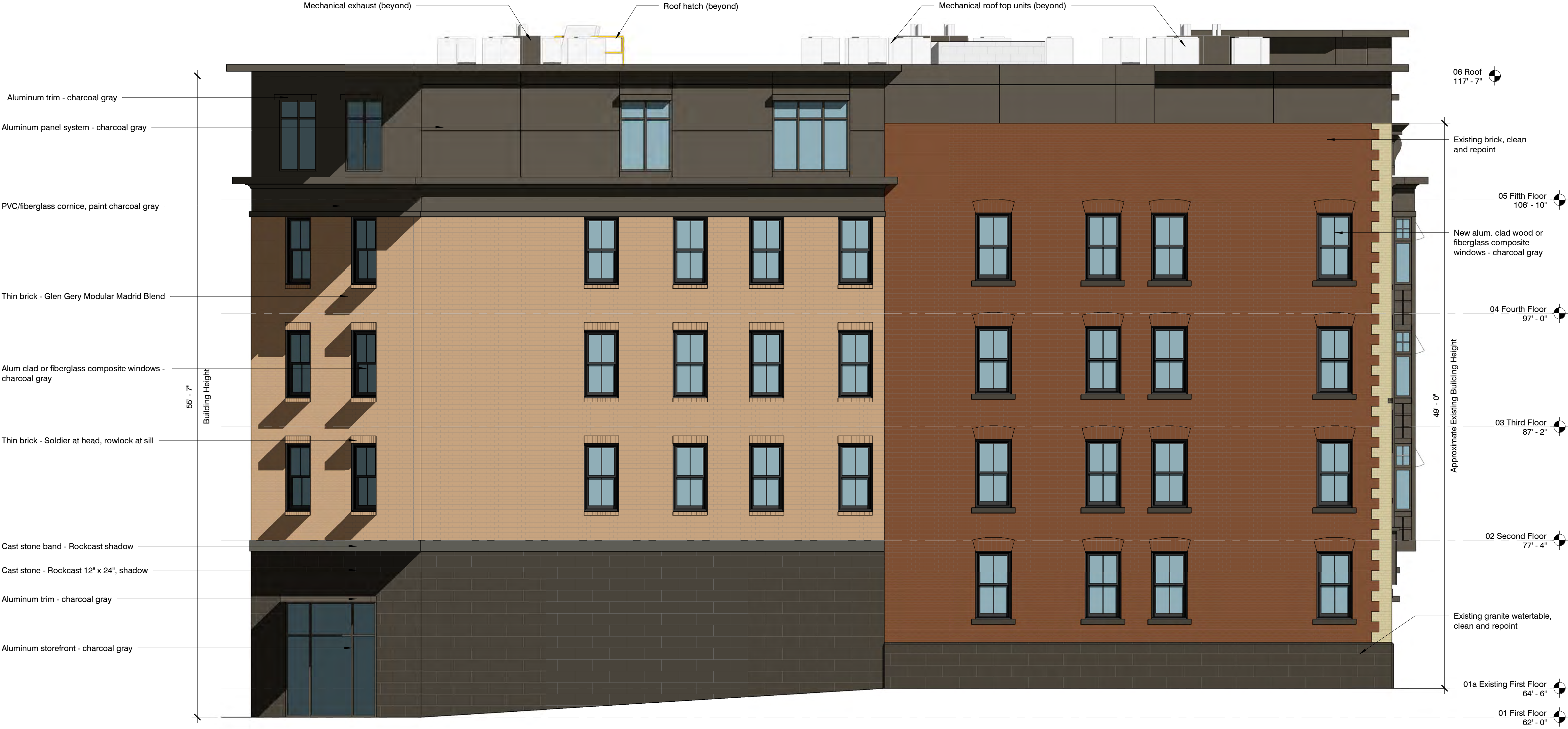
Arrowhead Residential / Retail Facility
1355 Main Street, Hartford, Connecticut
Roof Plan



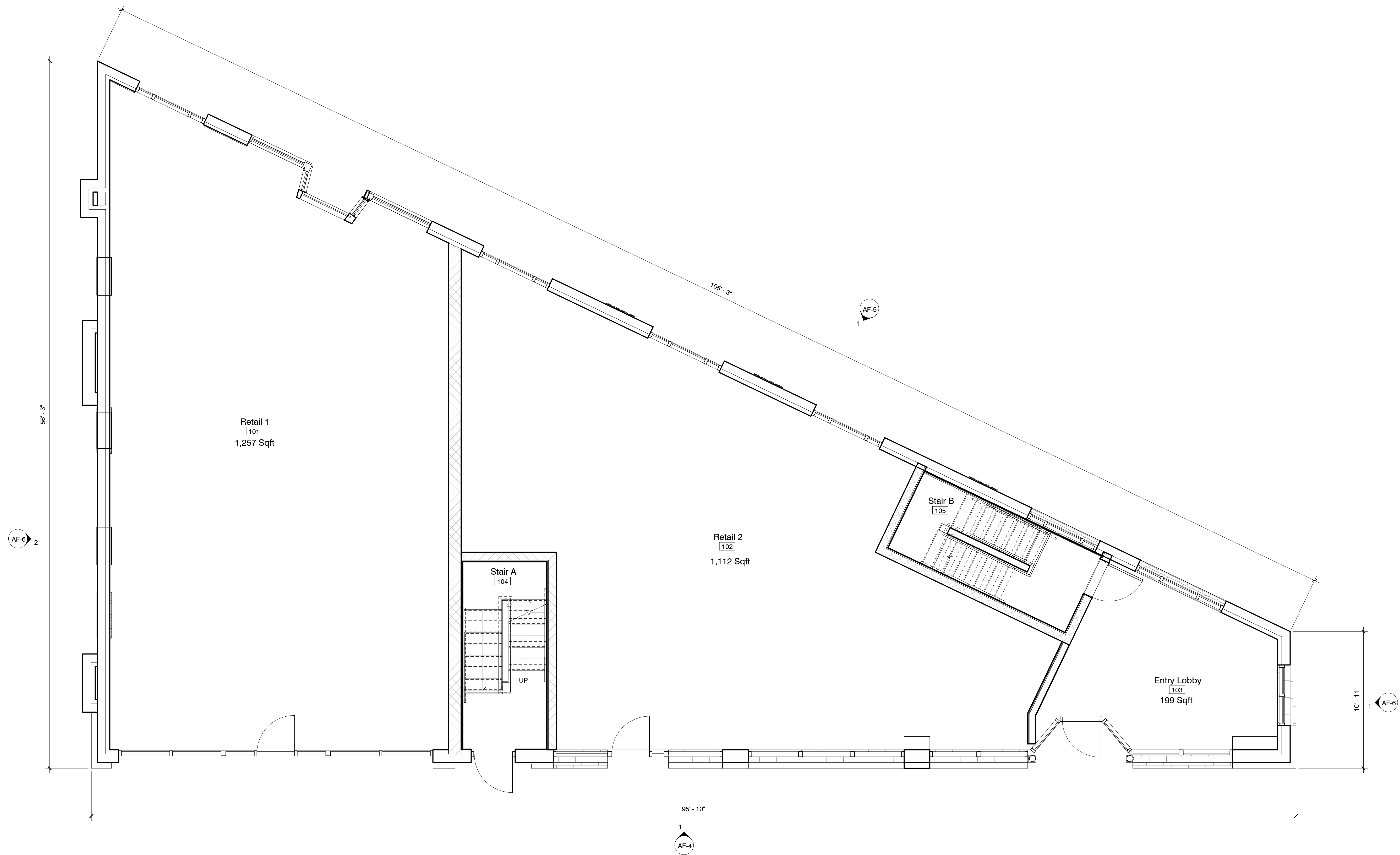
Arrowhead Residential / Retail Facility
1355 Main Street, Hartford, Connecticut
East Elevation



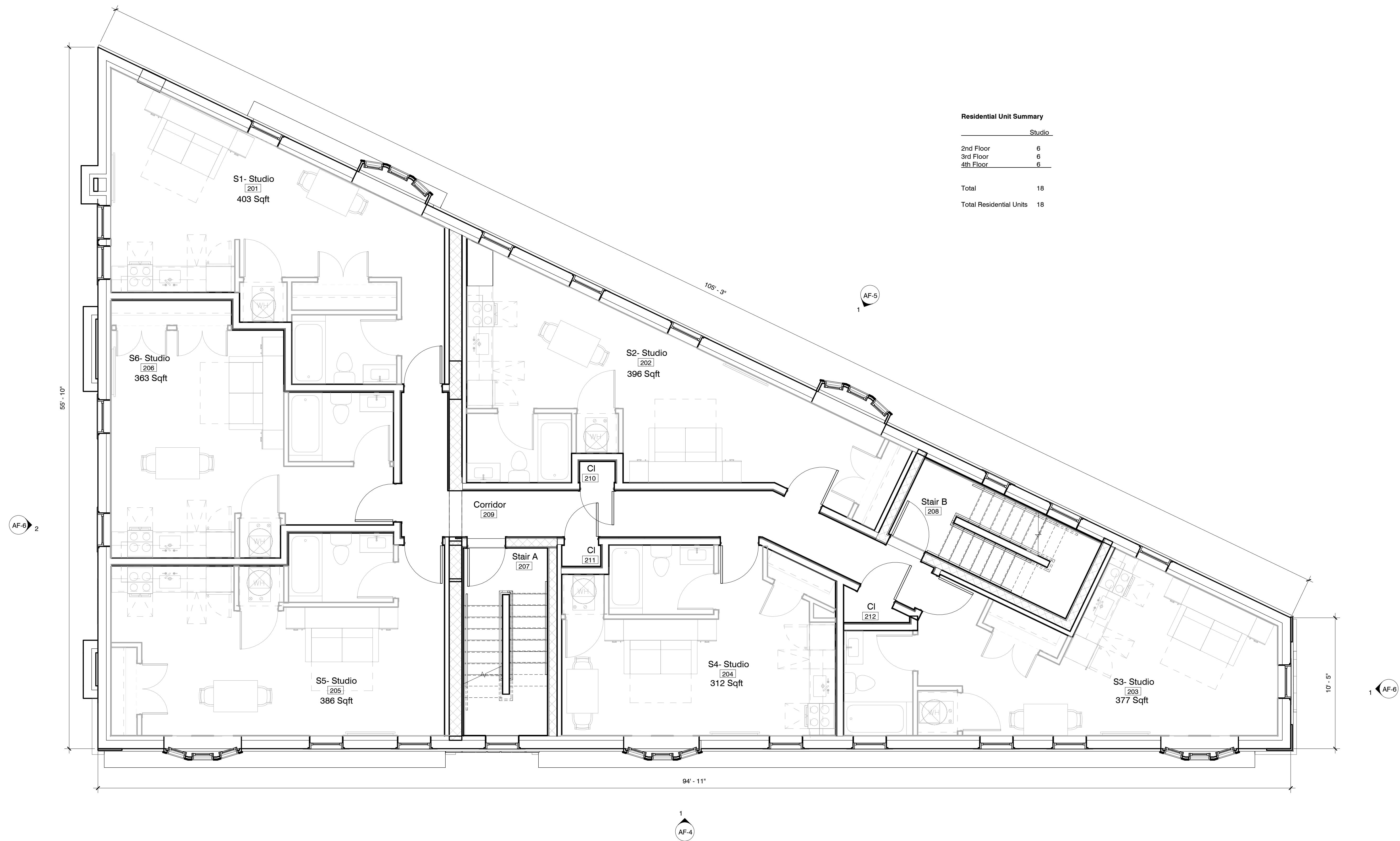
Arrowhead Residential / Retail Facility
1355 Main Street, Hartford, Connecticut
West Elevation



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



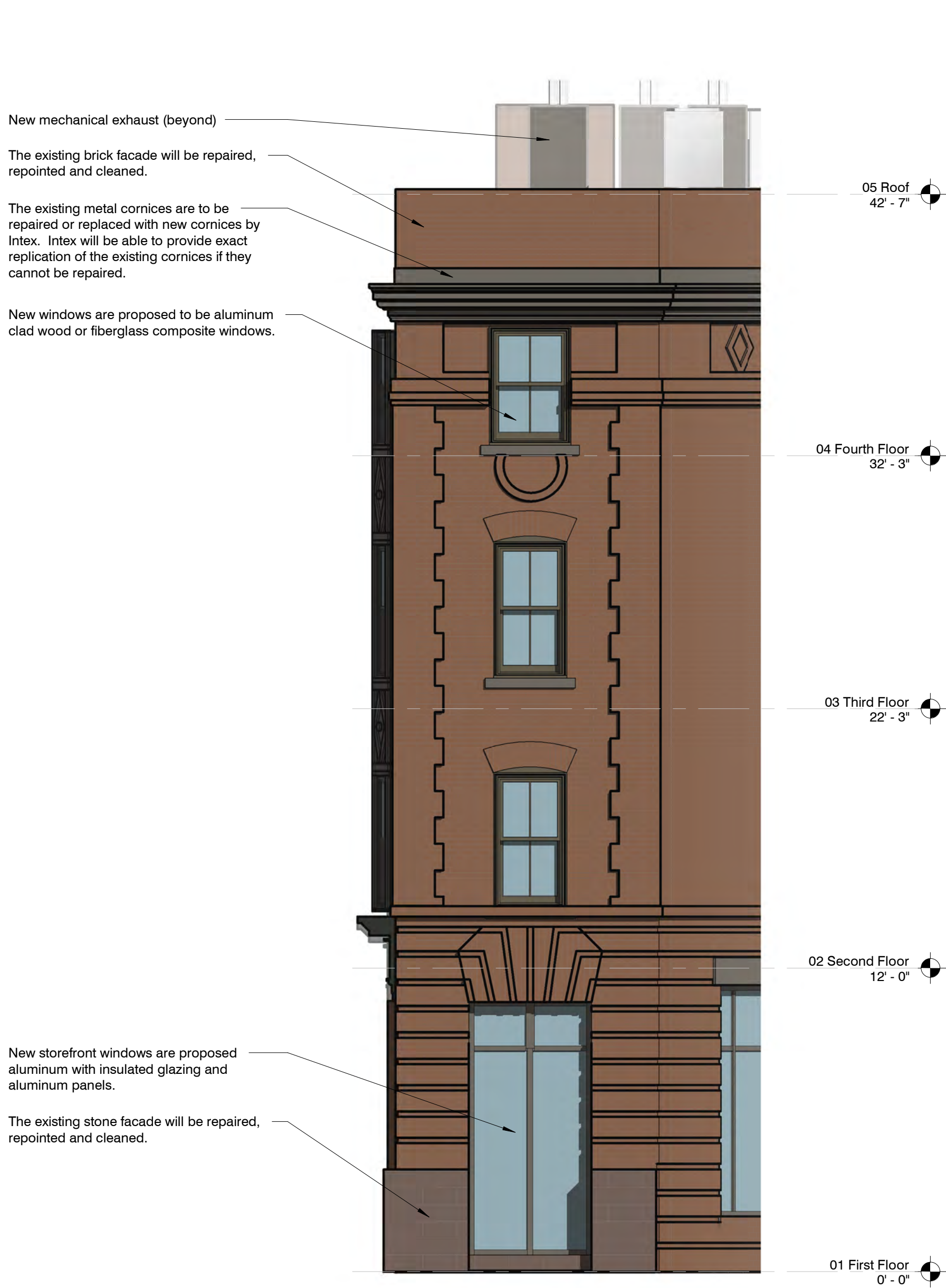
Flat Iron Residential/ Retail Facility
533 Ann Uccello St, Hartford, Connecticut
Second Through Fourth Floor Plan



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





Existing Arrowhead Building from Southeast



Existing Arrowhead Building from East



Existing Arrowhead Building - Detail at Watertable



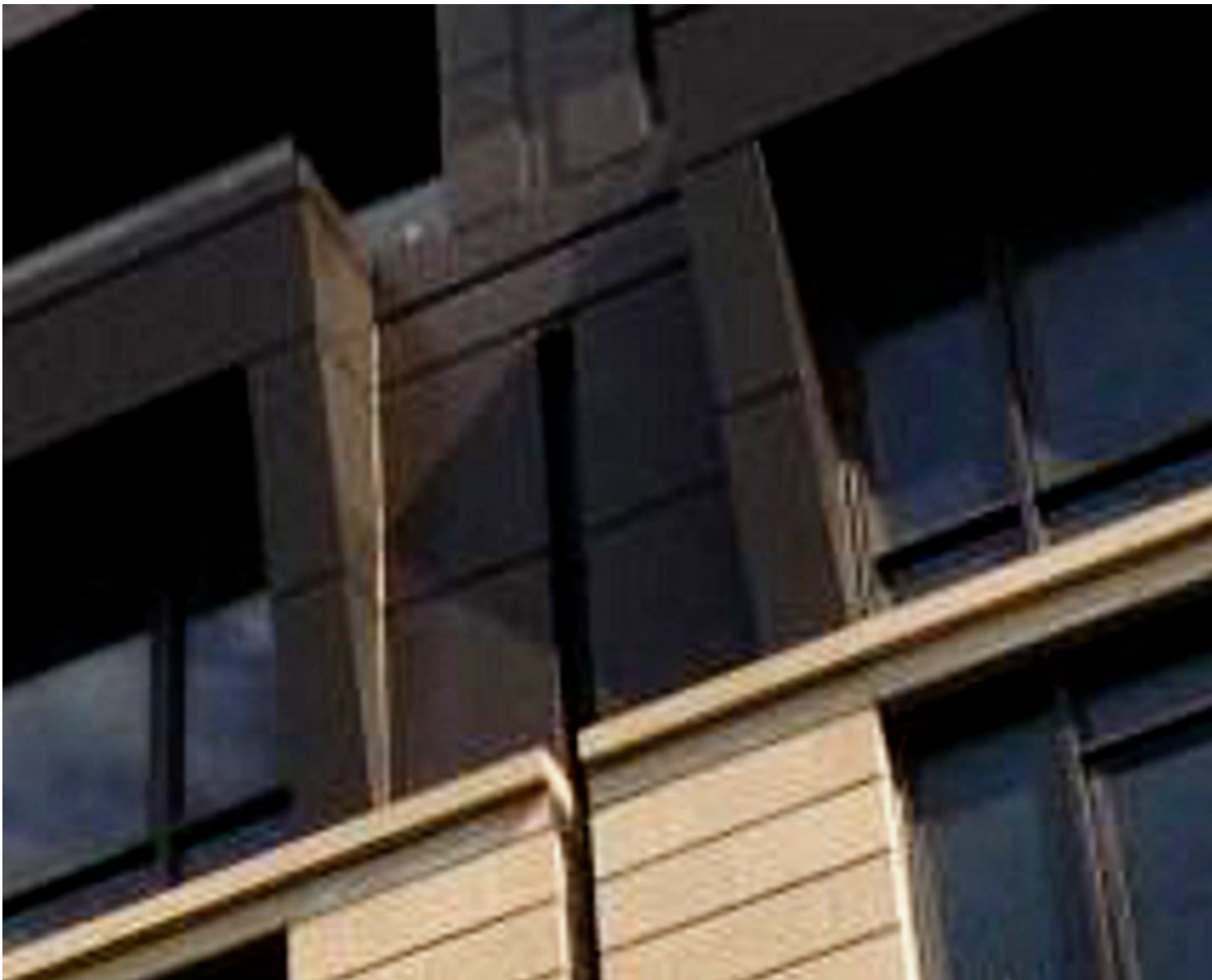
Existing Flatiron Building from Southeast



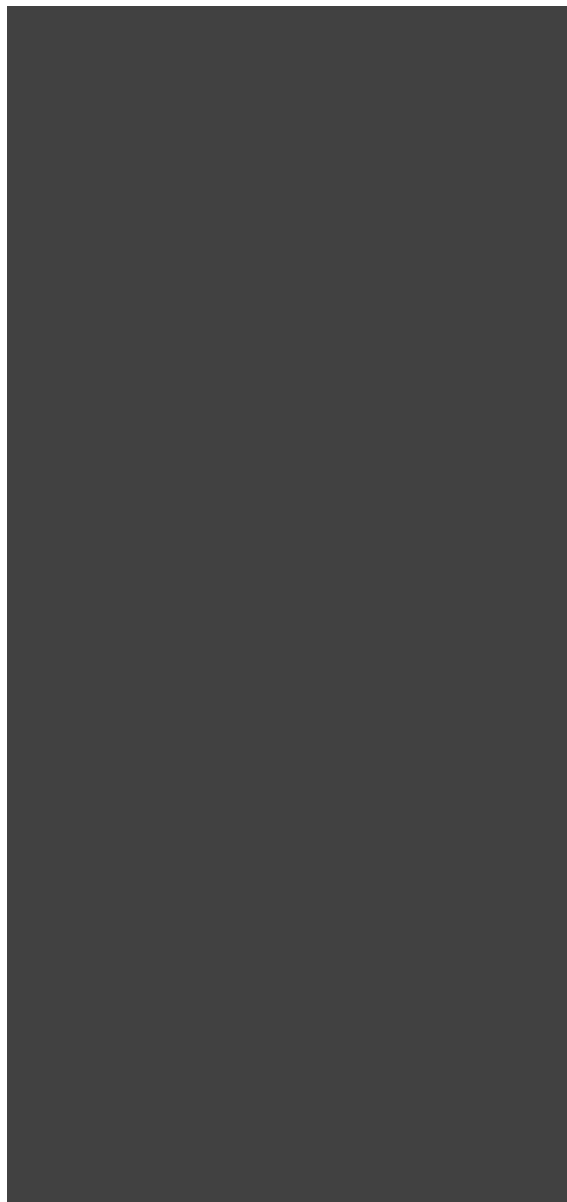
Existing Flatiron Building - Detail at Storefront



Aluminum Storefront Systems - Both Buildings



Aluminum Panel Systems - Arrowhead Addition Fifth Floor



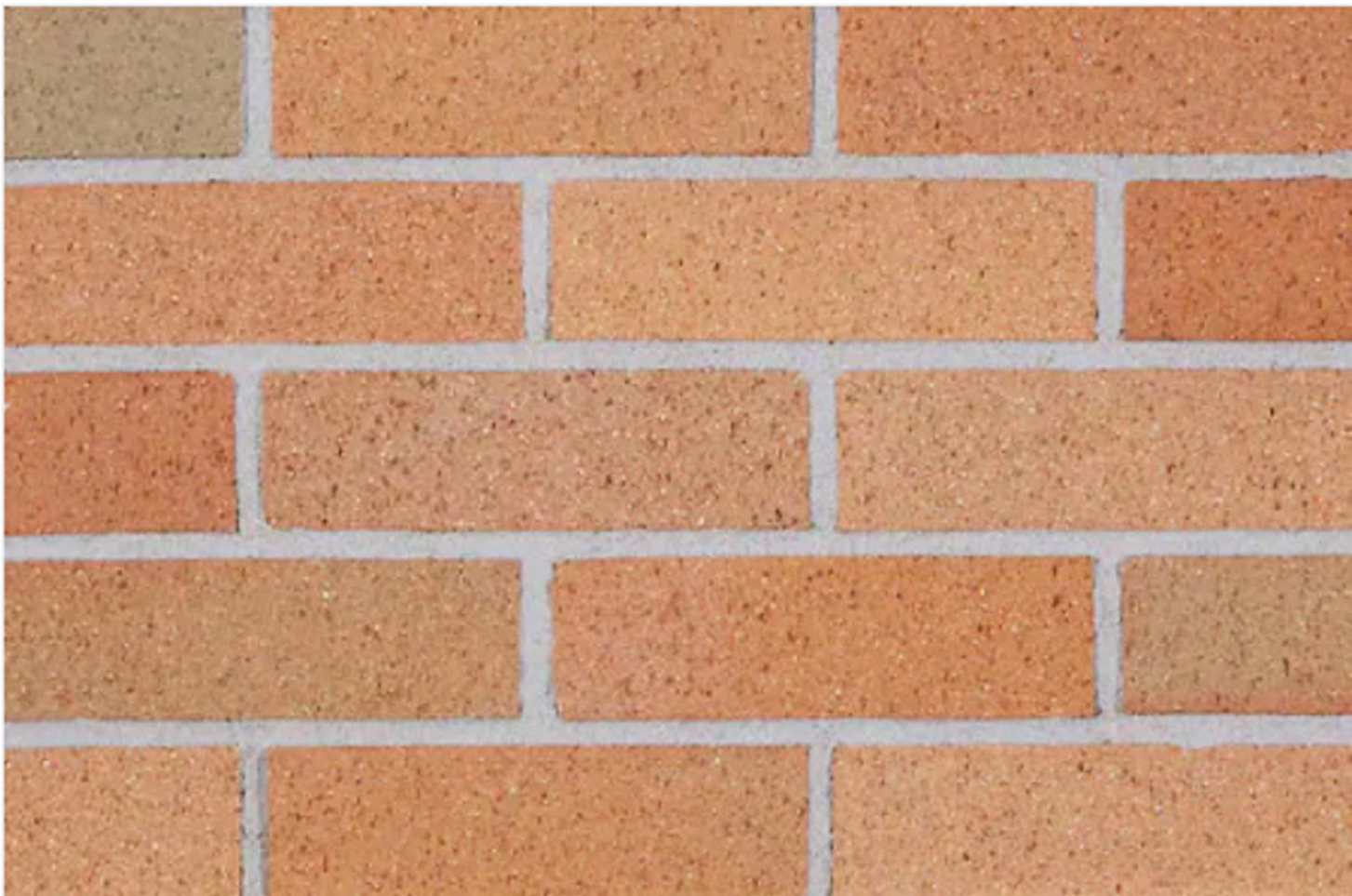
Aluminum Storefront, Panels, Windows Color



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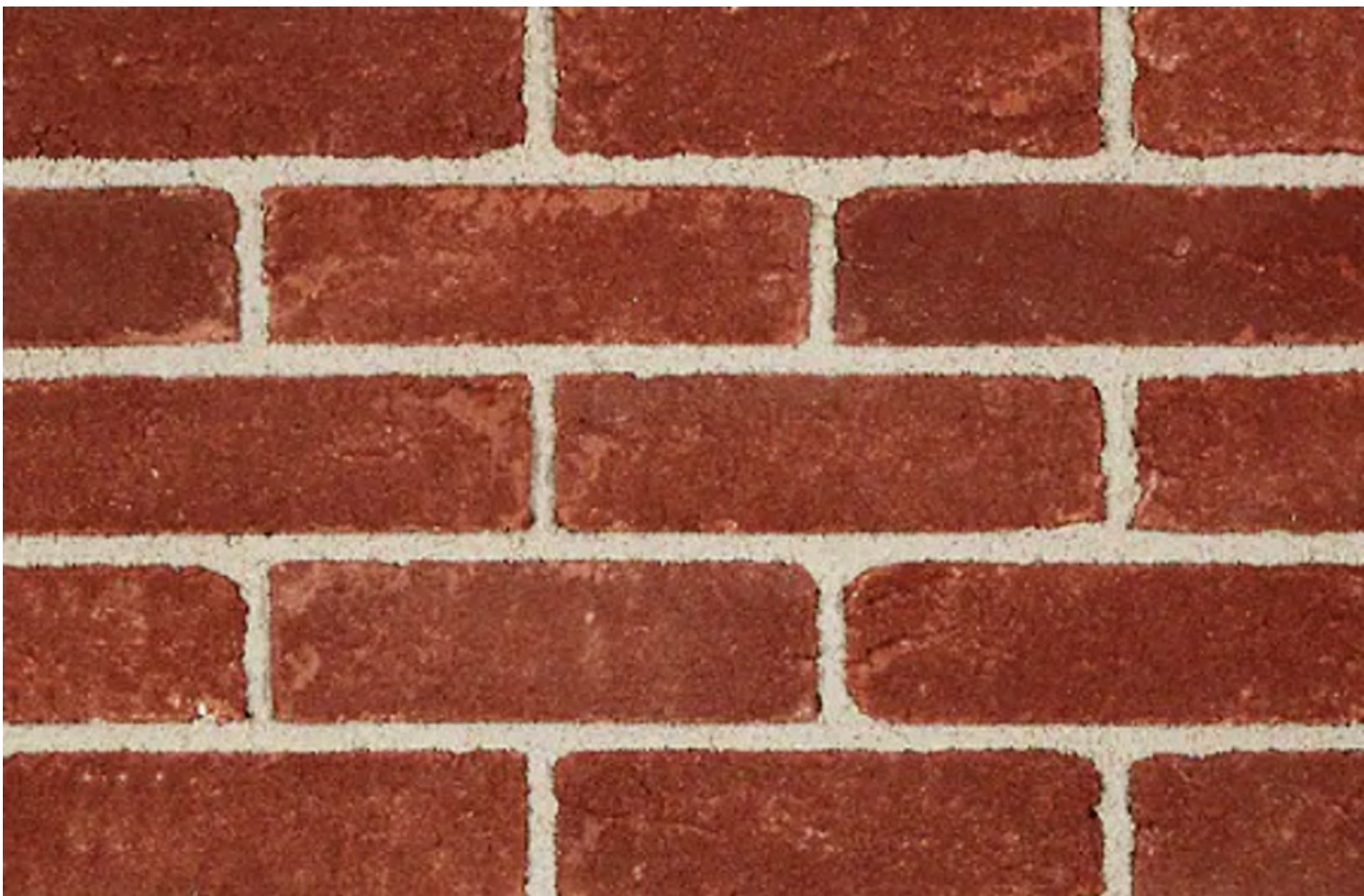
Existing Arrowhead Building Brick - Approximate color



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