



DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION

REPORT: 100 Cedar Street, Hartford, CT 06106

For consideration: April 21, 2021

STAFF REPORT

TO: HARTFORD PRESERVATION COMMISSION
FROM: Paul Bengtson, Principal Planner
T. 860-757-9056 Email: paul.bengtson@hartford.gov

PROJECT: 100 Cedar Street
PARCEL ID: 247-447-003

ZONE: MX-1 **HISTORIC DISTRICT:** Jefferson Seymour National Historic District

TYPE: ARTICLE XII HISTORIC PRESERVATION COMMISSION
Sec. 28-170 through 28-221

APPLICANT: Mike Pikosky, Superior GHQ, LLC.

OWNER: Superior GHQ, LLC.



Location Map

BACKGROUND INFORMATION

The commercial building at 100 Cedar Avenue was built around 1920 and contributes to the Jefferson-Seymour National Historic District. The building has had a series of additions to the rear of the structure. The structure is listed in the nomination for the district as having a critical historic assessment.

The building was long the home of the State Awning Company, though it is now vacant and owned by the adjacent property owner at 229 Buckingham Street.

Proposed Project: The applicant seeks to demolish 100 Cedar Street. The applicant's narrative states:

The structure at 100 Cedar Street is a hodgepodge of six different buildings and or additions. The review of the building by the engineering firm Buck & Buck submitted with our application details its functional and structural deficiencies. It is our intention to have the building demolished given that it is not usable. According to the seller, whose grandfather purchased the building in 1930, the building when constructed was for a garage to storage (sic) wagons and a stable for horses. Subsequent additions to the building appears to have been dictated by utilitarian needs and not in conformity with the original appearance. Consequently, the building is now a collection of random structures connected by various ramps and stairs, none of which were well done and now show significant deterioration. The offer to sell the property to us was totally unexpected, but it made sense for us. Our building at 229 Buckingham Street, also in the historic district, abuts 100 Cedar Street and its acquisition provides us with land that would be required if we need to expand our space in the future to stay in Hartford.

LEGAL STANDARD

The Commission reviews and acts upon all applications for Document of Suitability. No person or entity may, without first applying and obtaining the approval of the Commission, file an application for a demolition permit, or for a building permit for any protected property as designated in the Historic Preservation Ordinance Sec. 28-219.

STANDARD SPECIFIC TO THE USE

The City's Historic Preservation Ordinance governs applications for demolition and includes the following language:

(e) Demolition of a protected property shall be approved by the commission only if the applicant establishes, to the satisfaction of the commission, that (1) there is no economically feasible alternative to demolition or (2) the property, through no fault of any owner of the property after the effective date of this chapter, does not contribute to the architectural or historic character of the district and its demolition will not detract from the architectural or historic character of the district.

Further, the commission shall adopt the Secretary of the Interior's Standards for Rehabilitation and the Hartford Guidelines for Renovations and Additions to Historic Buildings.

According to page 3 of the adopted *Guidelines for Renovations and Additions to Historic Buildings*; "Preserve the distinguishing character of your property. Removal or alteration of historical materials or

architectural features should be avoided.”, “Repair rather than replace deteriorated architectural features whenever possible.”

FINDING OF FACTS

CURRENT USE: Vacant
YEAR BUILT: About 1920

PROPOSED USE: Demolition
STYLE: Vernacular Italianate

Particular Mention in historic nomination: *“The few commercial uses in the otherwise residential district include the State Anning Company, 100 Cedar Street, and the Hartford Cooperage, 174 Seymour Street”, “The last building on Cedar, #100, is a low, two-story commercial structure of brick with a wide cast iron cornice running along the flat roof. Despite its commercial use, the building’s scale and style are consistent with the rest of the structures along Cedar Street.”, “100 Cedar Street is listed as having a critical historical assessment.”*

Current Conditions: The exterior of the building at 100 Cedar is in fair condition, though the paint on the brick and trim work is failing. Many of the windows are boarded. The cast iron cornice mentioned in the district nomination is still present on the front façade and portions of the rear. Many additions made over the years may have resulted in more of the cast iron cornice being removed or enclosed. The majority of the building is brick, though the rear additions have horizontal clapboard siding. The pictures provided by the applicant paint a different picture of the interior of the structure. The interior reveals that the building as a whole has been cobbled together by a variety of additions.



100 Cedar Street Front and Side (south) façade taken on April 13, 2021

Condition of other properties in neighborhood: The site has surface parking lots on three sides, but the buildings to the north including the applicants other building, 229 Buckingham Street, are in good condition.

COMMENTS RECEIVED (None received from the HPA or NRZ as of April 16, 2021)

ANALYSIS

The applicant proposed demolition of the structure, but has provided no immediate plans for the use of the site. Per the City's Historic Ordinance the applicant must prove that there is no economically feasible alternative to demolition or that the property does not contribute to the architectural or historic character of the district.

The applicant did not provide any evidence that the building does not contribute to the architectural or historic character of the district.

The applicant hired Buck & Buck Engineers to assess the structural integrity of the building. Their conclusion was that the building is 'unsuitable for repurposing or repair due to the layout, floor levels, roof configuration and the fact that it has been neglected for so long causing structural damage.

Staff recognizes the difficulties of an adaptive reuse of the structure as a result of the issues raised in the Buck & Buck Engineers letter, but feel that the applicant has not supplied sufficient evidence that the building has no adaptive reuse potential in some configuration. The report provided identifies issues with the roof configuration, layout, and floor levels due to the additions, but does not mention if partial demolition has been considered to retain the original building.

The applicant has not exhausted all efforts to retain the building and has not provided immediate plans for the reuse of the site if demolished, therefore staff does not support the request to demolish the structure.

STAFF RECOMMENDATION

Staff recommends denial of this application.

A draft resolution follows.

ATTACHMENTS

1. Application Form
2. Letter from Buck & Buck Engineers dated February 24, 2021
3. Photographs of the structure submitted March 5, 2021

REVIEWED,

Aimee Chambers, Director



**CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
100 CEDAR STREET**

- Whereas,** The City of Hartford Historic Preservation Commission reviewed the proposal to demolish an existing commercial structure; and
- Whereas,** The property is located in the Jefferson-Seymour National Historic District; and
- Whereas,** The structure is a 2 story brick commercial Vernacular Italianate design; and
- Whereas,** The applicant proposes to demolish the existing structure based on the February 24, 2021 letter from Buck & Buck Engineers; and
- Whereas,** The proposed demolition is inconsistent with the City's Historic Design Principals as demolition is considered the last resort by the City's Historic Preservation Ordinance;
- Now therefore Be It
- Resolved,** The City of Hartford Historic Preservation Commission hereby denies the proposed work.
- Be It Further,
- Resolved,** This 21st day of April 2021.

DDS- Planning & Zoning: Historic Review Application



Submission date: **1 March 2021, 2:16PM**
Receipt number: **148**

Property Information

Property Address
Street: **100 Cedar Street**
City: **Hartford**
State: **CT**
Zip Code: **06106**

Zoning District: **MX-1**

Parcel ID: **247-447-003**

Property Owner: **Superior GHQ, Inc.**

Property Owner's Address:
Street: **229 Buckingham Street**
City: **Hartford, CT 06106**
State: **CT**
Zip Code: **06106**

Phone: **860 278-2345**

Email: **pencomgp@snet.net**

Applicant

Please check if "Applicant" is the same as "Property Owner"

Please check if "Applicant" is the same as "Property Owner"

Name of Applicant:

File Date:

Address:

Street:

City:

State:

Zip Code:

Phone:

Email:

Primary Point of Contact

Name:

Mike Pikosky

Phone:

860 278-2345

Email:

pencomgp@snet.net

Describe your application action(s) and provide as much detail as possible.

The structure at 100 Cedar Street is a hodgepodge of six different buildings and or additions. The review of the building by the engineering firm Buck & Buck submitted with our application details its functional and structural deficiencies. It is our intention to have the building demolished given that it is not useable. According to the seller, whose Grandfather purchased the building in 1930, the building when constructed was for a garage to storage wagons and a stable for horses.

Subsequent additions to the building appear to have been dictated by utilitarian needs and not in conformity with the original appearance.

Consequently, the building is now a collection of random structures connected by various ramps and stairs, none of which were well done and now show significant deterioration.

The offer to sell the property to us was totally unexpected, but it made sense for us. Our building at 229 Buckingham St, also in the historic district, abuts 100 Cedar Street and its acquisition provides us with land that would be required if we need to expand our space in the future to stay in Hartford.

Proposed work:

Demolition

Current materials being repaired/replaced:

Materials/products being used in work:

Please upload all supporting materials and photographs below.

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[20210226_131725.jpg](#)

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[20210226_131747.jpg](#)

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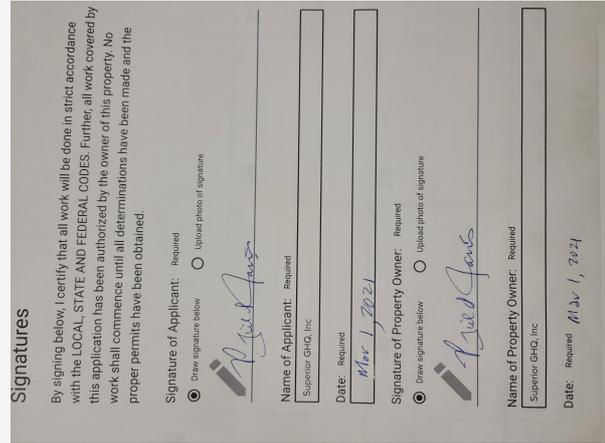
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[6403-62 100 Cedar Street.pdf](#)

[20210217_112412 \(002\).jpg](#)

Signatures

Signature of Applicant:



Signatures

By signing below, I certify that all work will be done in strict accordance with the LOCAL, STATE AND FEDERAL CODES. Further, all work covered by this application has been authorized by the owner of this property. No work shall commence until all determinations have been made and the proper permits have been obtained.

Signature of Applicant: Required
 Draw signature below Upload photo of signature

[Handwritten Signature]

Name of Applicant: Required
Superior GHQ, Inc

Date: Required
Mar 1, 2021

Signature of Property Owner: Required
 Draw signature below Upload photo of signature

[Handwritten Signature]

Name of Property Owner: Required
Superior GHQ, Inc

Date: Required
Mar 1, 2021

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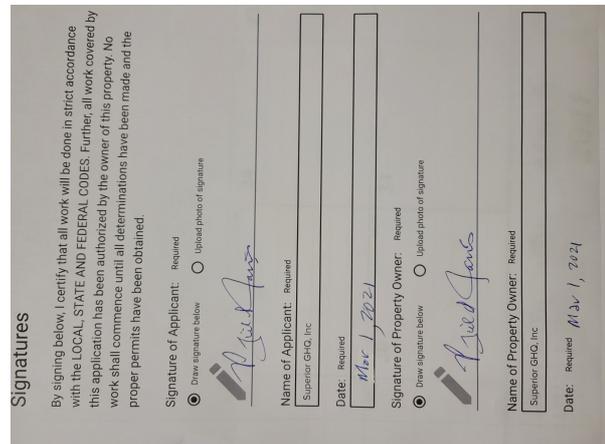
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Superior GHQ, Inc

Date:

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Name of Property Owner:

Superior GHQ, Inc

Date:

March 1, 2021

BUCK & BUCK, LLC
ENGINEERS

1100 NEW BRITAIN AVENUE, SUITE 207
WEST HARTFORD, CONNECTICUT 06110-2447
TELEPHONE 860-527-2677
FAX 860-527-7100

PRINCIPALS
WILLIAM B. ASTON
GREGORY B. HUNT

FOUNDED
HENRY WOLCOTT BUCK
ROBINSON D. BUCK

Comm. 6403-62

February 24, 2021

Superior GHQ, Inc.
229 Buckingham Street
Hartford, CT 06106
Attn. Mr. Penfield Jarvis, President

Re: #100 Cedar Street, Hartford

Dear Mr. Jarvis:

At your request Bill Aston and myself inspected your building at the subject address so we could give you our opinion of its structural integrity. The building appears to cover the entire parcel of land that it is built on and consists of at least four, five or more different sections that were either added on, or interconnected over time.

The building is mostly two stories and is a mixture of construction types. The front portion, towards Cedar Street, is brick masonry with wood framed second floor and roof structure. The middle portion appears to be wood framed walls, second floor and roof structure and the rear portion is about half wood walls, floor and roof and half concrete block walls with wood floor and roof structure. A majority of the roof relies on interior roof drainage to deal with rainwater and snow melt with the remainder pitching directly off the roof to the ground.

The interior of the building is very disjointed in that there are many different floor elevations throughout. There is a vehicle storage area on the first floor served by an overhead door to Cedar Street in the front portion and a small basement area in the middle section of the building. The first floor is made up of concrete floors and wood floors, it is unclear what the wood floors are bearing on or the condition of the supporting elements. The floor over the basement area is wood joists, some of which were cracked, that had supplemental supports added midspan with posts that bear on top of the basement floor, not on footings.

The second floor has six rooms and two connector hallways, each with a different floor elevation, a couple have ramps from one room to the next while the rest have stairs. There are three stair cases to the second floor, none of which meet today's egress standards dimensionally.

The general condition of the building indicates that it has been neglected for a long period of time made evident by multiple water leaks in the roofing system and roof drainage system that have created water damage throughout the building. Structurally compromised rotten rafters, rotten joists, rotten decking and eroded masonry bearing walls as well as mold, plant intrusion, daylight visible through the roof structure and damage to wall structures were all observed and are probably more widespread because there are many areas that water damage is visible but the structural members are not. Unfortunately, many of the water leaks were addressed by hanging tarps from

TO Mr. Penfield Jarvis

PAGE 2

DATE February 24, 2021

COMM. 6403-62

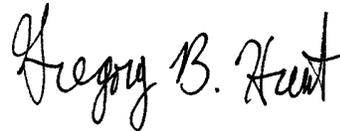
the ceiling inside the building. This only succeeded in directing the water elsewhere to create water damage.

Other issues observed during the inspection were multiple cracks in the brick masonry walls as well as severally eroded mortar joints in the walls and foundations. The middle section of the building has wooden wall structure down to grade and it is unclear what kind of foundation is present if any. A section of foundation in the rear portion of the building appears to have been damaged and haphazardly repaired or it was built that way in the beginning.

It is our opinion that this building is unsuitable for repurposing or repair due to the layout, floor levels, roof configuration and the fact that it has been neglected for so long causing structural damage.

Feel free to call if you have any further questions.

Sincerely yours,
Buck & Buck, LLC

A handwritten signature in black ink that reads "Gregory B. Hunt". The signature is written in a cursive, flowing style.

Gregory B. Hunt





THE AWNING CO.

100

SINCE 1928

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B room

WET AREA

USE OTHER RACK



















WINING CO.

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THE STATE AW
SINCE 1928





