



LUKE BRONIN
MAYOR

CITY OF HARTFORD

DEPARTMENT OF DEVELOPMENT SERVICES

Planning Division
260 Constitution Plaza, 1st Floor
Hartford, Connecticut 06103

Telephone: (860) 757- 9040
Fax: (860) 722-6402
www.hartford.gov



I. CHARLES MATHEWS
ACTING DIRECTOR

AIMEE CHAMBERS, AICP
DIRECTOR OF PLANNING

Jeff Jahnke
Chair, Historic Preservation Commission
City of Hartford
250 Constitution Plaza, 4th Floor
Hartford, CT 06103

January 15, 2021

RE: 623-27 Park Street
Structural Risk Mitigation

Dear Chairman Jahnke,

Please see the following structural conditions assessment regarding the structure at 623-27 Park Street. The report was prepared by Fuss and O'Neill, an engineering firm. The property owner, Yam Park, LLC, which contracted Fuss and O'Neill to assess the property, may rehabilitate the structure and hired Fuss and O'Neill to conduct and assessment

The structure is a three-story brick structure with interior wood stud load-bearing walls. The structure is within the boundaries of the Frog Hollow National Historic District. The Hartford Architecture Conservancy determined that the structure was built in 1896.

Representatives from Fuss and O'Neill and Yam Park inspected the structure on December 21, 2020. The results of that assessment are within. The party found framing members failing in places and evidence of fire damage.

In response to Fuss and O'Neill presented two viable options to address the structural risks. The first is to perform repairs to mitigate additional risk, including partial demolition. The second option would be to demolish the structure in its entirety. Yam Park has decided to perform the repairs. Fuss and O'Neill recommended that repairs be completed within sixty days. The owner is in the process of soliciting bids for the work and has contacted the Division of Licenses and Inspections for building permits. John Collins, Chief Building Official, John Collins, advised the owner to apply initially to limit the work to merely what is recommended in the report.

We present the report here for your consideration.

Respectfully yours,

Aimee Chambers, AICP
Director of Planning



FUSS & O'NEILL

January 5, 2021

Mr. Tom Gelman
Manager
Yam Park, LLC
101 Bedford Ave. #C410
Brooklyn, NY 11211

RE: Structural Condition Assessment
623 Park Street, Hartford, Connecticut
Fuss & O'Neill Reference No. 20201166.A10

Dear Mr. Gelman:

Fuss & O'Neill, Inc. (F&O) has completed a structural condition assessment of the existing 4-story mixed-use building located at 623 Park Street in Hartford, CT. The masonry building was originally constructed around 1910 and is approximately 7,475 square feet. The purpose of this condition assessment was to observe the current state of the structure as it has been unoccupied for several years and recently suffered fire damage and a partial roof collapse. It our understanding that Yam Park is considering rehabilitating the building, but a structural condition assessment is needed to better understand the extent of deterioration and overall stability of the structure.

On December 21st, 2020, F&O met Yam Park personnel on site to perform the structural condition assessment of the subject property. The building consists of a brick masonry façade with and interior wood stud load-bearing walls. Additional timber framing, floor and roof joists, girders, and rafters support the interior portions of the mixed-use structure. The observable portions of the foundation appear to consist of brick and mortared rubble stone masonry. There are existing masonry buildings that adjoin this structure on either side.

The accessible interior portions of the crawl space basement revealed that 40% to 50% of the existing 1st floor framing members are in poor condition and failing in isolated locations. There is also evidence of fire damage to some of the timber girders, joists, and decking which has reduced their load carrying capacities. The interior faces of the foundation walls appear to be fair condition with some evidence of minor water infiltration, cracking, and deterioration. It appears that portions of the foundation walls are shared with the adjoining buildings.

The 2nd floor framing members (as observed from the 1st floor) that are exposed are in fair condition; however, there are localized areas of failure and heavy deterioration due to both the previous fire damage and continued water infiltration from the failing roof. This is particularly evident in the area surrounding the existing interior stairs. Similar conditions were observed from the 2nd and 3rd levels of the structure. The 4th floor of the building could not be accessed due to the failure of the existing roof and its subsequent collapse onto this level of the building.

F:\P2020\1166\A10\Deliverables\Report\Letter Report.docx
Corres.

146 Hartford Road
Manchester, CT
06040
t 860.646.2469
800.286.2469
f 860.533.5143

www.fando.com

California
Connecticut
Maine
Massachusetts
New Hampshire
Rhode Island
Vermont

Mr. Tom Gelman

January 5, 2021

Page 2

Based on our observations, it's likely that water infiltration through the failed roof is causing much of the observed active deterioration to the floor framing members and interior stud walls. Most of the finishes that, at one time, covered the interior portions of the walls and ceilings are no longer attached and have exposed the framing members below and/or behind them. Much of the damage and deterioration can be attributed to prolonged and continued exposure to water infiltration from a failed roof as well as the fire the structure sustained a number of years ago; however, that damage is more localized and does not appear to be active.

Specific deficient and unsafe conditions that were observed during this condition assessment include, but are not limited to, the following:

- Multiple failed or severely compromised timber framing members (girders and joists) for portions of the 1st floor that sustained fire damage. These members are charred and, in some cases, detached from their surrounding supporting elements.
- The existing interior stairway has collapsed in several locations. The damage to the timber framing members has prevented access to each level of the building via these stairs.
- Virtually 100% of the interior finishes (wall coverings, flooring, and ceilings) are damaged, missing, or otherwise unsalvageable. With much of the finishes no longer intact, we were able to observe the condition of the floor framing members and observe some locations where the water infiltration has compromised their structural integrity.
- Since the roof was completely collapsed, the 4th floor the building was virtually inaccessible; however, we were able to make limited observations from the existing steel fire escape on the backside of the structure. From this location the existing perimeter masonry walls were found to be in fair condition; however, they are now unbraced where the roof framing members were formally located. The top portions of these masonry walls are not safe in their current condition.
- Based on our limited observations we estimate that approximately 50% of the floor framing members on each of the building's 4 levels have experienced some degree of deterioration and portions of this framing, especially around the stairs and the previous fire are not safe to access in their current condition.
- The exterior brick masonry is generally in fair condition with limited locations of distress in the forms of cracking or delamination were observed. The sidewalls of the structure adjoin with the adjacent buildings that appear to be of similar construction and in fair condition.

Based on these observations, F&O is of the opinion that there are 2 viable options for proceeding with the existing structure at 623 Park Street. The first option to mitigate the risks associated with the current state of the building is to implement immediate stabilization measures to improve its safety. These measures should be completed within 60 days and, at a minimum, include the following:

Mr. Tom Gelman

January 5, 2021

Page 3

- Remove the unbraced portions of the perimeter masonry walls from the top of the former parapet at the roof level to within a foot of the top of the existing 4th floor of the structure.
- Provide a temporary membrane/covering on the topside of the 4th floor framing members to act as a weatherproof barrier to significantly reduce water infiltration. Any unsecured window openings should be boarded up or otherwise made weathertight.
- Remove the existing roofing material that has collapsed onto the 4th floor framing members.
- Repair/shore the existing interior stair framing members such that they are usable for the continued rehabilitation of the structure and to restore support to the surrounding existing framing members.

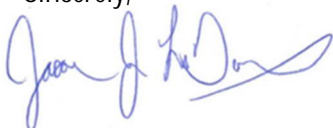
Once stabilized, the long term rehabilitation and renovations to the structure should be completed. This work should include a comprehensive hazardous materials assessment and removal component. In its current state, most of the structure can be accessed by an environmental professional to conduct the hazardous materials assessment work; however, it should be monitored for continued deterioration. Further testing of areas not currently safe to access may be required once the emergency stabilization measures identified above are satisfactorily completed.

The second option would be to demolish the structure to remove the risk of additional failure and possible injury to the neighboring occupied structures and nearby pedestrians. It should be noted that additional investigation of the adjacent buildings would be required before proceeding with demolition to determine the impact to these structures and their ability to remain structurally sound once 623 Park Street is removed. Specifically, the adjoining masonry building and foundation walls may be of concern.

If the first option is selected, it is critical that the emergency stabilization measures be completed in the timeline outlined above in order to reduce the structure's risk to the adjoining buildings and nearby pedestrians. If left in its current state for a prolonged period of time, the building may incur further collapse or severe deterioration that would relegate full demolition as the only viable option.

Please contact us with any questions or concerns regarding the results of our structural condition assessment and our recommendations for the property.

Sincerely,



Senior Project Manager

Enclosures: Photos

623 Park Street – Structural Condition Assessment



Photo 1: Overview of 623 Park Street



Photo 2: Deteriorated/fire Damaged 1st Floor Framing Members



Photo 3: Fire Damaged 1st Floor Framing Members



Photo 4: Stair Framing Deterioration



Photo 5: Typical Deterioration to Interior Finishes and Partition Walls



Photo 6: Typical 4th Floor Perimeter Walls



Photo 7: Typical Parapet and 4th Floor Perimeter Walls



Photo 8: Rear Fire Escape Stairs