



**DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION**

*MEMORANDUM:* 100 Cedar Street, Hartford, CT 06106

For consideration: August 18, 2021

**MEMORANDUM**

**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  
ENERGOV ID: COMM-2021-0357

**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.

This application was continued to the October 20, 2021 regular meeting by the Commission at their July 21, 2021 regular meeting (at the request of the applicant).

The original application materials can be seen in the record for the July 21, 2021 regular meeting:  
<https://www.meetinginfo.org/meetings/1060>

AC



**DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION**

*MEMORANDUM:* 100 Cedar Street, Hartford, CT 06106

For consideration: July 21, 2021

**MEMORANDUM**

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

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**APPLICANT:** Mike Pikosky, Superior GHQ, LLC.

**OWNER:** Superior GHQ, LLC.

This application was originally scheduled to be heard by the Historic Preservation Commission at their regular meeting on April 21, 2021. Prior to that meeting the application was continued to the May 19, 2021 meeting at the request of the applicant.

At the May 19, 2021 meeting the Commission received the consent of the applicant and continued the item to the June 16, 2021 meeting to allow the applicant to further explore options for the property.

On June 7, 2021 the applicant requested to continue the item to the July 21, 2021 regular meeting to allow further time to explore options for the property.

On July 6, 2021 the applicant requested to continue the item to the October 20, 2021 regular meeting. The applicant indicated they had met with Mary Falvey of the Hartford Preservation Alliance and that they would be meeting with the SODO (South Downtown) NRZ.

Attached to this memorandum is the original report for the May 19, 2021 meeting and backup materials submitted by the applicant to date.

AC

**From:** [mp](#)  
**To:** [Bengtson, Paul](#)  
**Subject:** RE: 100 Cedar Street  
**Date:** Tuesday, July 6, 2021 2:17:56 PM

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please contact the helpdesk at 860-757-9411 if you have any questions.

Paul-

We did meet with Mary Falvey, Hartford Preservation Alliance, last Wednesday at 100 Cedar Street. It was productive and gave us a better understanding of the process and complexities. She did suggest that we meet with the South Downtown (SODO) Neighborhood Revitalization Zone to get their thoughts on our proposal. Given the article in the Hartford Courant last month detailing plans for the space across the street from us and SODO's involvement with that, this makes sense. Interestingly, the rendering that appeared in the paper showed trees planted in our Buckingham Street driveway.

The next SODO board meeting will not happen until September 15<sup>th</sup>. For us to meet with them we would need a continuance of our application with the Commission to the October 20<sup>th</sup> meeting. We are requesting this.

We also met with a contractor to discuss the decommissioning of the structure back to its' original form. The reaction was problematic but they will get their ideas to us.

Would you let me know if there is a problem with our request for a continuance?

Thanks-

Mike

**Michael G. Pikosky**  
**Penco Corporation**  
**229 Buckingham St.**  
**Hartford, CT 06106**

☎ **T (office) +1 860 278-2345**

☎ **T (fax) +1 860 293-2213**

✉ **E-mail: [mpikosky@penco-corp.com](mailto:mpikosky@penco-corp.com)**

# 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\\_131741.jpg](#)

[20210226\\_131725.jpg](#)

[4606549153399591106.jpg](#)

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[-7100201423147319578.jpg](#)

[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.

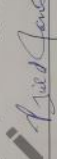
Signature of Applicant: Required  
☒ Draw signature below ☐ Upload photo of signature



Name of Applicant: Required  
Superior GHQ, Inc

Date: Required  
Mar 1, 2021

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



Name of Property Owner: Required  
Superior GHQ, Inc

Date: Required  
Mar 1, 2021

[Uploaded signature image: 20210301\\_150949.jpg](#)

Name of Applicant:

Superior GHQ, Inc

Date:


March 1, 2021

Signature of Property Owner:

**Signatures**

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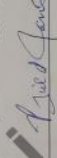
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Superior GHQ, Inc

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Mar 1, 2021

Signature of Property Owner: Required  
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Name of Property Owner: Required  
Superior GHQ, Inc

Date: Required  
Mar 1, 2021

[Uploaded signature image: 20210301\\_150949.jpg](#)

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  
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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

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DATE February 24, 2021

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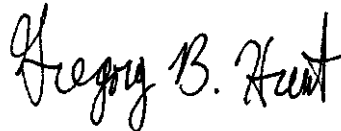
the ceiling inside the building. This only succeeded in directing the water elsewhere to create water damage.

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









**TE AWNING CO.**  
**100**  
**SINCE 1928**











B room

WET area

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**WINING CO.**

**100**





THE STATE AWARD  
SINCE 1928













**100 CEDAR STREET  
PARCEL ID: 247-447-003  
PROPOSED DEMOLITION**

**PROPERTY OWNER:** *Superior GHQ, Inc.  
229 Buckingham Street  
Hartford, Connecticut 06106*

**ADDITIONAL DETAIL**

***Building condition / Adaptive reuse:***

In their current form, the building's plumbing, electrical, or HVAC systems are antiquated beyond practical use and cannot be saved; likewise, the windows, walls, and roof have no insulation. Water damage throughout all sections of the structure is extensive and has left no element untouched (wood, brick, mortar, cement, metal, and wiring).

The building is best described as an ill-conceived accumulation of five separate structures, each with different finished floor levels connected by hazardous and disjointed ramps and steps. These latter features especially render the entire 2<sup>nd</sup> floor unsuitable for modern compliance and unusable in modern practice.

The original 37' x 37' building still stands with four brick walls (now two external and two internal) but in questionable condition. An addition behind the original building is an open bay. Attached to the bay are two other additions to the east. When those additions were made the back wall of the bay was removed. Another addition added office space by attaching it to the original buildings outside north wall.

Overall, the building is not suitable for repair or refurbishment and would, if it were to remain, continually diminish the economic vitality of the surrounding neighborhood; and because the building doesn't and can't offer parking (adjacent or otherwise) and does not meet the current requirements for its designated zone, it isn't a viable commercial or rental property.

Furthermore, in its current state, the building does not and cannot meet fire and occupancy codes; in other words, the building is uninhabitable and a potential firetrap, and bringing the building into compliance is neither possible nor advised, given the cost, depth and extent of the underlying structural problems, none of which will diminish either with time or investment, thereby placing future inhabitants at unacceptable risk.

The economic reality of the structure and the danger it represents can only be evaluated by seeing the interior layout and condition of the structure.

All the additions are structurally compromised and beyond salvaging and need to be demolished. Most are constructed of wood—now rotted and molding—covered by exterior metal sheathing. The additions add no value to the overall structure and were not an integral part of prior operations.

The exterior wall (facing north) of these additions is in decrepit condition with obvious water stains showing through the brick. There are bricks that have disintegrated as well as bricks with no pointing that can be pulled out of the wall.

Efforts to repoint the brick on the wall were done with caulking; additionally, the masonry back wall of the addition behind the original structure was removed when the wood structures were added. These replacement structures, however, are themselves problematic because long-term water damage has destroyed the underlying stability and left an abundance of rot and mold. Any demolition back to the original structure would likely reveal a longer list of deeper structural flaws than those already clearly observable.

The assumed wide cast-iron cornice running along the front of the building has been revealed through inspection to be wood faced with a tin façade. This feature is in poor shape. This feature appears to be covering additional problems with the brick facing.

### ***Architectural / historic character of the district:***

The characterization of the style as vernacular Italianate is indicated, but executed in a most minimalist way, suggesting the building was erected with quality and craftsmanship being put last and economy being the top priority.

The purpose of the original structure is unknown, and why it would have been built in a residential area is unknown. As was noted in the National Register of Historic Places Inventory (November 27, 1979), 100 Cedar Street was one of few commercial structures in an otherwise residential district. Clearly it was an outlier. That it was expanded several times over the years reflected the changing character of the neighborhood. Of the 15 structures in the National Register of Historic Places Inventory (November 27, 1979) on Cedar Street, it is noteworthy 7 of the original 15 were demolished by 2020, which reflects realities of the changing character of the neighborhood.

The difference in the condition of our building at 229 Buckingham Street, built before 1869, and 100 Cedar Street built sometime after 1909 is stark. We have been here for 37 years and before that at 100 Constitution Plaza for 21 years.

### ***Alternative Adaptive reuse considerations:***

Acquiring 100 Cedar Street was not something we had expected or planned as the building is of no commercial value, but we realized there are good reasons to have it adjacent to our 229 Buckingham St. location.

Our plan would be to replace our 2 driveways on Buckingham Street with greenspace and use the 100 Cedar Street entrance to serve as access to our building. It also provides additional space for us for expansion.

The addition of greenspace will enhance our building as well as 237 Buckingham Street. Greenery on Buckingham Street is sorely lacking.

The City of Hartford has exciting plans for the Buckingham district. This gives us opportunity to contribute to help improve the area.

Once again, we would welcome the Commissioners and Staff to visit 100 Cedar Street in helping to evaluate the decision.



**BUCK & BUCK, LLC**  
**ENGINEERS**

1100 NEW BRITAIN AVENUE, SUITE 207  
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PRINCIPALS  
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FOUNDED  
HENRY WOLCOTT BUCK  
ROBINSON D. BUCK

Comm. 6403-62

May 4, 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 I inspected the cornice on 100 Cedar Street to determine the material used in its construction and to determine the condition that it is in.

The cornice is constructed of stamped galvanized sheet metal fastened to a wooden sub-structure, not cast iron as suggested earlier. The condition of the cornice as a whole is poor, it has pulled away from the face of the building along a large portion of its length, there are framing spikes driven through the face of the sheet metal that appear to be an earlier attempt to refasten it to the backing structure. Several of the nails have partially pulled out or are missing. There are two areas that exhibit excessive movement as shown in the following photographs:



Corbel appears to have fallen off and been refastened. Gaps created by movement have been filled with expanding foam insulation. Soft wood behind the metal was observed in this area

TO Mr. Penfield Jarvis

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DATE May 4, 2021

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Another joint with excessive movement where the gap has been filled with expanding foam insulation. Note the gaps at the corbel and between the wall and the cornice.

While much of the galvanized sheet metal components of the cornice appear to be in decent condition the general alignment of the cornice along the face of the building is a concern. I feel the alignment issues and evidence of excessive movement are caused by deterioration of the structural components under the metal covering. For this reason, I suggest you monitor the cornice for any additional movement and remove it if any becomes evident.

Feel free to call if you have any further questions.

Sincerely yours,  
Buck & Buck, LLC

Gregory B. Hunt