

**The Judd and Root Building (aka Professional Building)
179 Allyn Street
Hartford, Connecticut**

Project Description

The Judd & Root building is a six story, red brick building located at the corner of Allyn and High Streets in downtown Hartford. The building's decorative white marble and terracotta trim and complex fenestration patterns on the street elevations (north and east elevation) contribute to its High Victorian Romanesque style. The building is named after Henry C. Judd and Judson H. Root, two successful wool merchants. Their business catered to mills that consumed large quantities of wool, such as the Hartford Carpet Co., Tariffville Carpet Co and Broad Brook Woolen Mill.

The building was a very good candidate for redevelopment as mixed-use project. Located across the street from Union Station and one block away from Bushnell Park, 179 Allyn is located in the heart of a vibrant community. Residents have access to public transportation, entertainment, shopping and dining. The building was previously occupied with commercial tenants at the street level and office tenants on the fourth and fifth floors. The rehabilitation of the building included maintaining the existing commercial space and converting floors two through six to sixty-three, high-end, one-bedroom apartments with a fitness center and community room for residents. The roof was replaced and the penthouse was converted into mechanical space. Brick masonry was cleaned and restored, and windows were replaced with close replicas. The main entry doors were redesigned to match the historical configuration. The apartments feature high ceilings, open floor plans and unique floor plans.

The major challenge this project overcame was the abatement of asbestos discovered during demolition. Contractors found an adhesive containing asbestos used to adhere drywall to existing plaster. The price for abatement of this material would have rendered the project infeasible. A related issue was that the project was also eligible for a rebate from Connecticut Light and Power (CL&P) if it achieved a certain energy efficiency level, an important project objective. A representative from Crosskey Architects, Dakota Partners, Inc., Capital Regional Development Authority (CRDA), and the State Historic Preservation Office (SHPO) met on site to develop a solution that would not compromise the historic fabric. Our goal was to abate/encapsulate the asbestos, and insulate exterior walls in a reversible manner that would qualify the project for the CL&P rebate and meet the Standards. The asbestos adhesive was removed from the perimeter walls and encapsulated on the partition walls. An additional challenge that this project faced was assuring the first floor tenants that deconstruction and construction of the upper floors would not interfere with their businesses. We worked closely with the tenants to mitigate any impacts the rehabilitation would have on their businesses.

The nature of rehabilitating a historic structure, and required environmental abatement made the redevelopment costs higher than expected; however, cost effective design solutions made the project feasible. The success of this project is the result of true collaboration, an effective finance model, and the support of local, state and federal stakeholders. The project utilized federal and state historic tax credits, a rebate from CL&P and a loan from CRDA.