

DDS- Planning & Zoning: Historic Review Application



Submission date: **27 August 2021, 1:50PM**

Receipt number: **352**

Property Information

Property Address
Street: 131 Tremont Street
City: Hartford
State: Connecticut
Zip Code: 06111

Zoning District: **N2-1**

Parcel ID: **110-303-098**

Property Owner: **David T. Chang and Grace L. Chang**

Property Owner's Address:
Street: P.O. Box 230124
City: Hartford
State: CT [c/o Secretary of the State, 165 Capitol Ave.,
Hartford, CT]
Zip Code: 06123

Phone: **860-233-1767**

Email: **davidmarktwain@aol.com**

Applicant

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

Name of Applicant: **City of Hartford Department of Development Services,
Div. of Licenses & Inspections**

File Date: **08/27/2021**

Address:

Street: 260 Constitution Plaza, First Floor

City: Hartford

State: Connecticut

Zip Code: 06111

Phone:

860-757-9230

Email:

michael.perez@hartford.gov

Primary Point of Contact

Name:

Michael D. Perez

Phone:

860-757-9230

Email:

michael.perez@hartford.gov

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

The City expects to take title to this property via a foreclosure action. Bids for demolition were obtained and the City desires to demolish the fire-damaged structure in accordance with feedback from neighbors, WECA, structural engineering experts, and the assessment of the Chief Building Official. This property suffered damage from the most recent fire in August, 2019. The City initiated code enforcement, including the imposition of fines against the owner, criminal prosecution, and liens for relocation assistance provided to the occupants. The City further installed safety fencing, pest and wildlife removal services, and emergency securing of the premises in accordance with the State Building Code. The owners have not come forward with a plan to perform any work to remediate the conditions at 131 Tremont Street. Upon information and belief, the property was used to operate an illegal rooming house, was heavily tax-delinquent, and the owners had no hazard insurance policy in place. Based on the attached documentation, it is not economically feasible to renovate this property and extensive work is not recommended due to safety concerns.

Proposed work:	Demolition
----------------	------------

Current materials being repaired/replaced:

Materials/products being used in work:

Please upload all supporting materials and photographs below.

[Letter Report_131 Tremont St.pdf](#)

[Placard_8.28.2019.pdf](#)

[Email from WECA.pdf](#)

[2020-09-03 131 Tremont - Minutes.pdf](#)

[2020-09-17 131 Tremont - Minutes \(3\).pdf](#)

[Building Order Aug. 11_2021.pdf](#)

[131 Tremont Demo Estimates.pdf](#)

[RE 131 Tremont Street_owner correspondence.msg](#)

[IMG_8956.JPG](#)

[IMG_8960.JPG](#)

[IMG_8964.JPG](#)

[IMG_8959.JPG](#)

Signatures

Signature of Applicant:



[Link to signature](#)

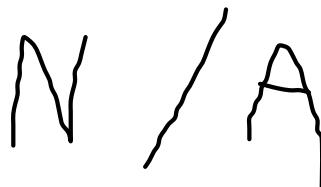
Name of Applicant:

Michael D. Perez, City of Hartford Department of Development Services

Date:

August 27, 2021

Signature of Property Owner:



[Link to signature](#)

Name of Property Owner:

David T. Chang and Grace L. Chang

Date:

August 27, 2021



LUKE BRONIN
MAYOR

CITY OF HARTFORD

DEPARTMENT OF DEVELOPMENT SERVICES

Division of Licenses and Inspections
260 Constitution Plaza
Hartford, Connecticut 06103-1822

Telephone: (860) 757- 9200
Fax: (860) 722-6333
www.hartford.gov



I. CHARLES MATHEWS
DIRECTOR OF DEVELOPMENT
SERVICES

ELDA SINANI
DIRECTOR OF LICENSES AND
INSPECTIONS

August 11, 2021

By Certified Mail (Receipt # 7018 1830 0001 1652 0278)

Case# BT-URGENT-2021-003333

To : Mr. David Chang & Ms. Grace Chang
PO Box 230124
Hartford, CT 06123

Re: 131 Tremont St Hartford CT

STATE BUILDING CODE §116 NOTICE OF UNSAFE STRUCTURE

Dear Mr. & MS. Chang:

On 8/11/2021, an inspection was conducted of the premises located at 131 Tremont St Hartford CT for the purposes of determining compliance with the State Building Code as amended and the applicable referenced standards, adopted pursuant to the Connecticut General Statutes §29-252. The Code and said standards are available for your inspection at this office. The inspection revealed that the structure is unsafe pursuant to State Building Code §116 due to the following conditions: **Severe water infiltration over the last 2 years due to a structure fire on 8-25-19 that destroyed the majority of the roof structure and third floor has begun to deteriorate a large portion of interior structure comprised of wood. Due to this deterioration, a large portion of the interior structure is no longer capable of supporting the loads it was designed to carry and a large portion of the third floor has collapsed onto the second floor. These conditions have made it unsafe to enter the majority of the structure. Per my own observation and the structural condition analysis done by the engineering firm of Fuss & O'Neill, the owner of said property must, within seven (7) days from the day this letter is received, submit a detailed plan to the office of Licenses and Inspection that will stabilize the structure or remove it. If after seven days the office of License and Inspection has not received the requested document, the office of Licenses and Inspection under the provision of this code, will execute the process to demolish the structure in its entirety. Of particular concern are the existing masonry chimneys as more of the structure is exposed to the elements, including wind loads.**

PURSUANT TO STATE BUILDING CODE §116, YOU ARE HEREBY ORDERED TO TAKE THE PROPER CORRECTIVE ACTION TO REMOVE OR REMEDY ALL LISTED VIOLATIONS WITHIN

SEVEN (7) DAYS FROM THE DAY THAT THIS NOTICE IS RECEIVED. Construction documents in accordance with §107 for work to be done shall be submitted to this office prior to the commencement of any construction. This review of all construction documents would avoid unnecessary expense that could result from non-complying changes. Please note that the correction of certain violations may require proper permits and approval from the Building Official and other local agencies prior to any construction.

You are hereby notified that you have the right to appeal this order pursuant to Connecticut General Statutes §29-266(b) to the municipal board of appeals or Connecticut General Statute §29-266(c) in the absence of a municipal board of appeals. Variations or exemptions from the State Building Code may be granted by the State Building Inspector where strict compliance with the code would entail practical difficulty or unnecessary hardship, or is otherwise adjudged unwarranted pursuant to Connecticut General Statutes §29-254(b), provided that the intent of the law shall be observed and public welfare and safety be assured. Any application for a variation or exemption or equivalent or alternate compliance shall be filed with the local Building Official.

This is the only order you will receive. You must immediately notify me as to whether you accept or reject the terms of this order. A copy of this order is provided to you to sign and return to me with your response.

Be advised that the Building Official is authorized to prosecute any violation of this order by requesting that legal counsel of the jurisdiction, or the Office of the State's Attorney, institute the appropriate proceeding at law. Per Connecticut General Statutes §29-254a and §29-394, and State Building Code §114.3, any person who is convicted in a court of law of violating any provision of the State Building Code or for failure to comply with the written order of a building inspector for the provision of additional exit facilities in a building, the repair or alteration of a building or the removal of a building or any portion thereof shall be fined not less than two hundred not more than one thousand dollars or imprisoned not more than six months or both.

This Office hopes to gain your cooperation and looks forward to working with you in the interest of building and life safety for a timely resolution of this serious matter. If you have any questions, please feel free to contact this office at 860-757-9259.

Sincerely,



John J. Collins
Chief Building Official
Division of Licenses and Inspections
City of Hartford
260 Constitution Plaza 1st Floor
Hartford, CT 06103
john.collins@hartford.gov
860-757-9236 (office)



LUKE BRONIN
MAYOR

CITY OF HARTFORD

DEPARTMENT OF DEVELOPMENT SERVICES

Division of Licenses and Inspections
260 Constitution Plaza
Hartford, Connecticut 06103-1822

Telephone: (860) 757- 9200
Fax: (860) 722-6333
www.hartford.gov



LAURA SETTLEMAYER
DIRECTOR
BLIGHT & HOUSING CODE
ENFORCEMENT

NO FEE – RETURN TO D.CHILDS

August 28, 2019

PLACARD

DAVID CHANG
131 TREMONT STREET
HARTFORD, CT 06105

RE: 131 TREMONT STREET – ENTIRE BUILDING (PARCEL 110-303-098)

Case / Reference Number: HCE-PLAC-2019-000305

This is to inform you that the above building has been condemned and placarded as "UNFIT FOR HUMAN OCCUPANCY" on 8/25/2019 due to EXTENSIVE FIRE DAMAGE AND LACK OF ESSENTIAL SERVICES (ELECTRICAL, WATER, GAS).

The above building may not be reoccupied without a prior inspection and written approval by this bureau. Be advised that the building shall be maintained in a clean and sanitary condition and secured against unauthorized access at all times. Failure to comply will be cause to have the work done under city contract and the cost of the work billed to you.

You have the right to appeal under Section 18-7 of the Municipal Code. Said appeal must be in writing and addressed to the Director of Licenses and Inspection, 550 Main Street, Hartford, Connecticut 06103 and made within ten (10) days of the receipt of this notice.

If you have any questions concerning this notice, please contact Elisha Barrows, at 860-757 9245.

Very truly yours,

Darlene Robertson-Childs,
Housing Code Enforcement Supervisor

cc: Assessors Office
Police Department
Fire Department
Owner

Receipt # 142449



Instr # 2019-11845

VOL 7519 PG 90

08/29/2019 11:14:50 AM

1 Pages

NOTICE

John V. Bazzano, Hartford City
Clerk:KA

131 Tremont Street

Exterior Photos from July 2, 2020

Note: The building is not leaning even though walls do not always appear vertical in the photos. Photos taken with a wide-angle lens have some distortion.



Kapura
General Contractors, Inc.
860 747 2100



Kapura
General Contractors, Inc.
360 747 2100

Kapura
General Contractors, Inc.
360 747 2100



Kapura
General Contractors, Inc.
FIRE • WIND • WATER DAMAGE SPECIALISTS
24 HR EMERGENCY SERVICE
860 747 2100
CT LIC# 518352



Napura
General Contractors
DEMOLITION DIVISION
24 HR. EMERGENCY SERVICE
860-747-2100
EX. LIC# 1682 CLASS A



Kapura
PROPERTY
MANAGEMENT
860 717 2100



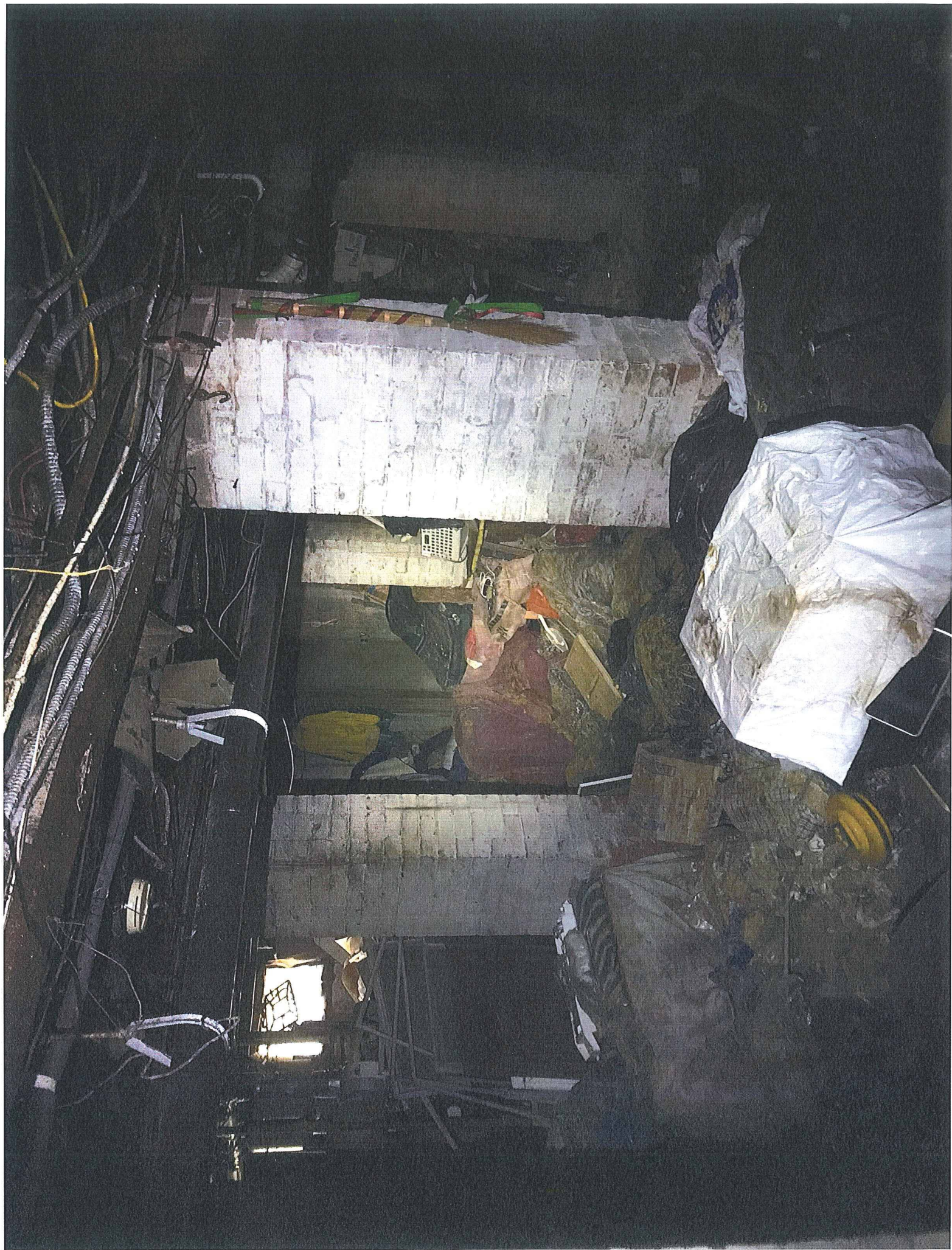


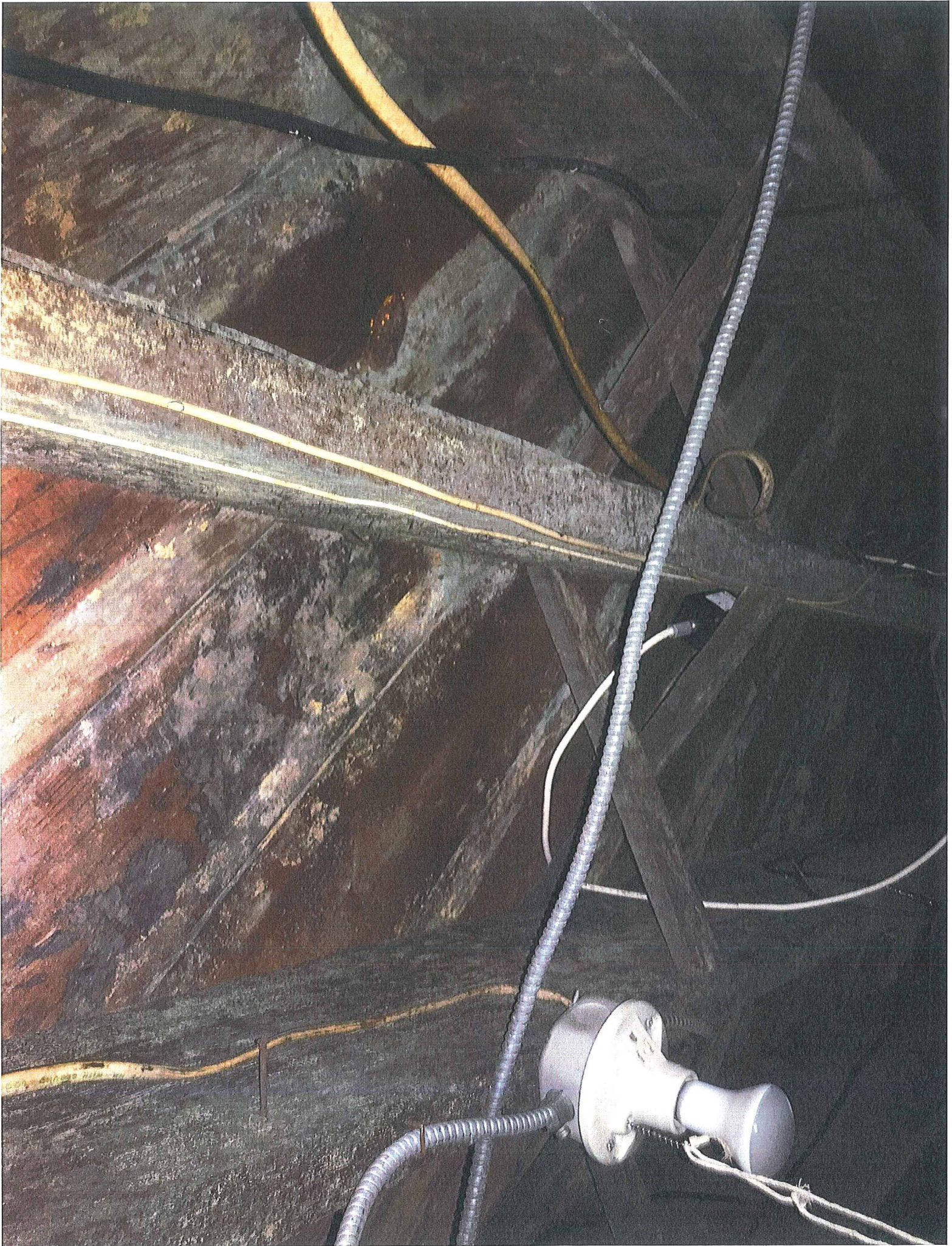




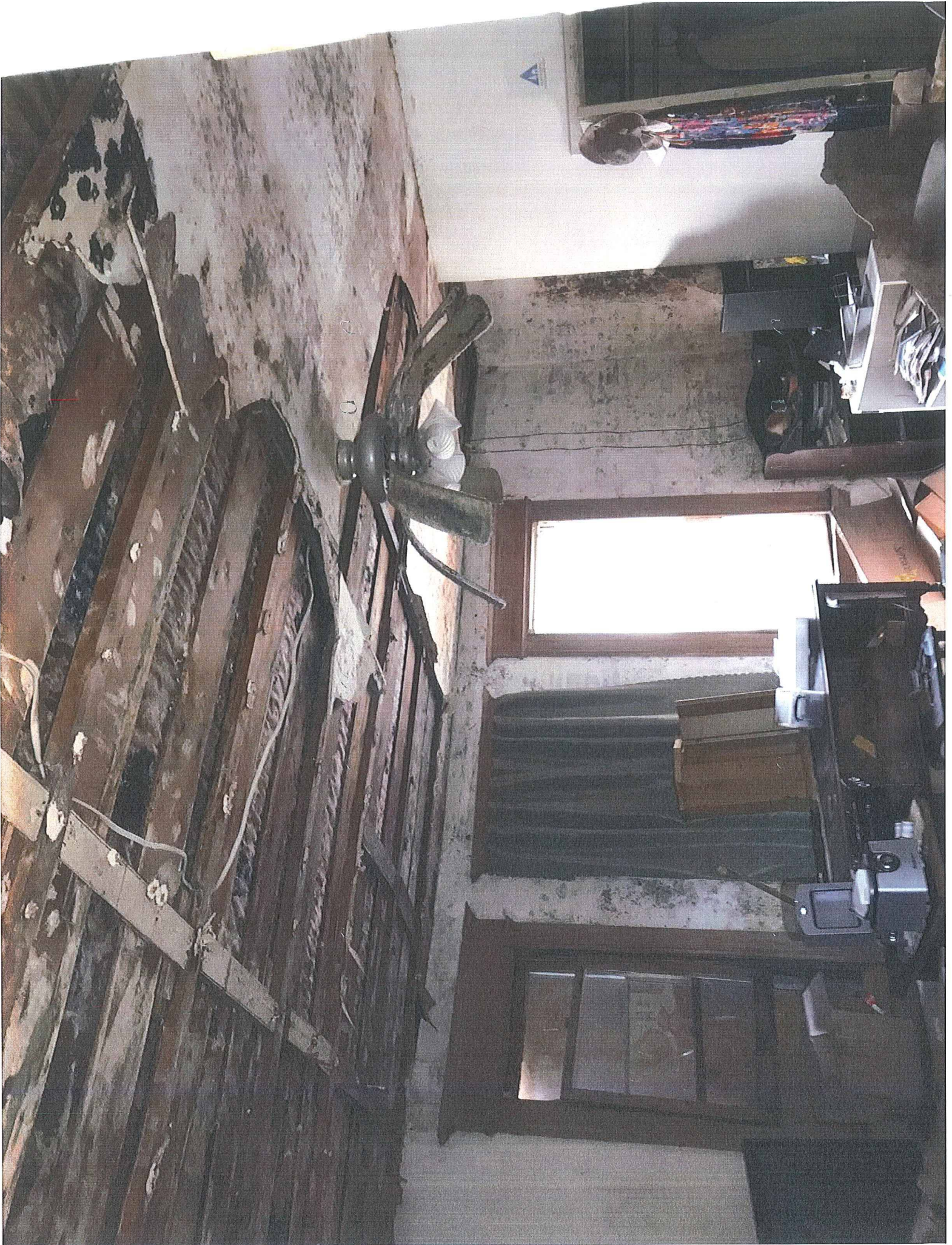


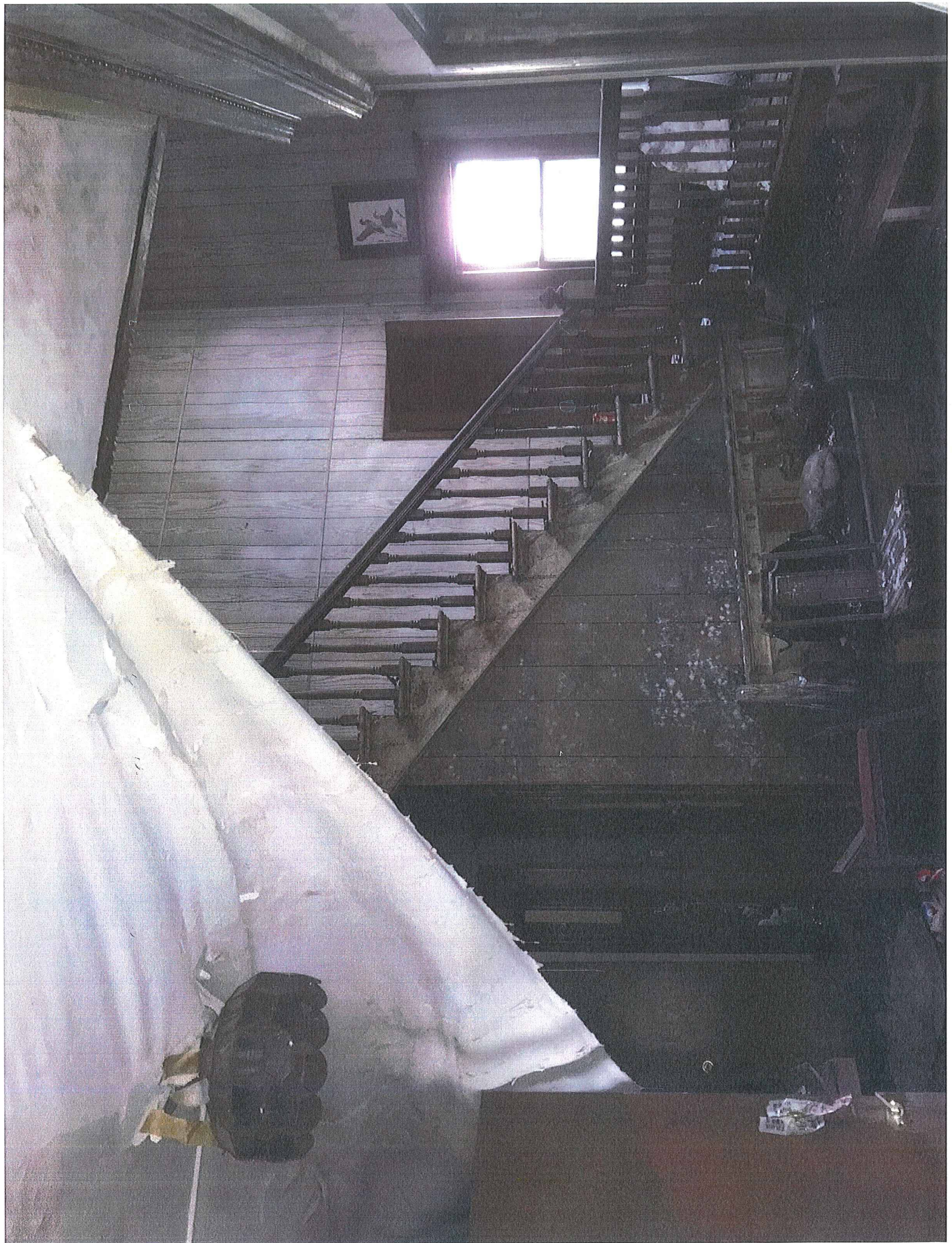




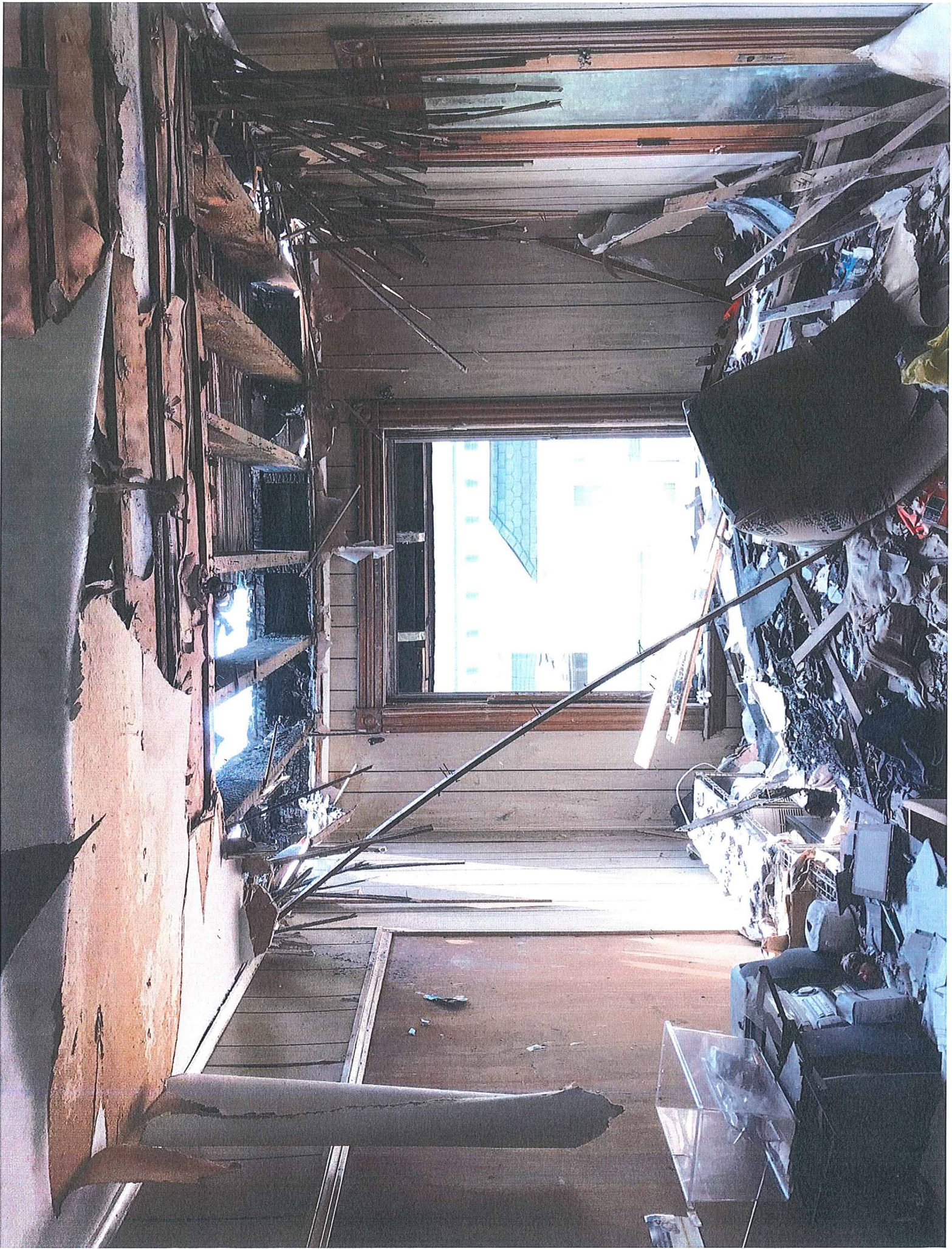
















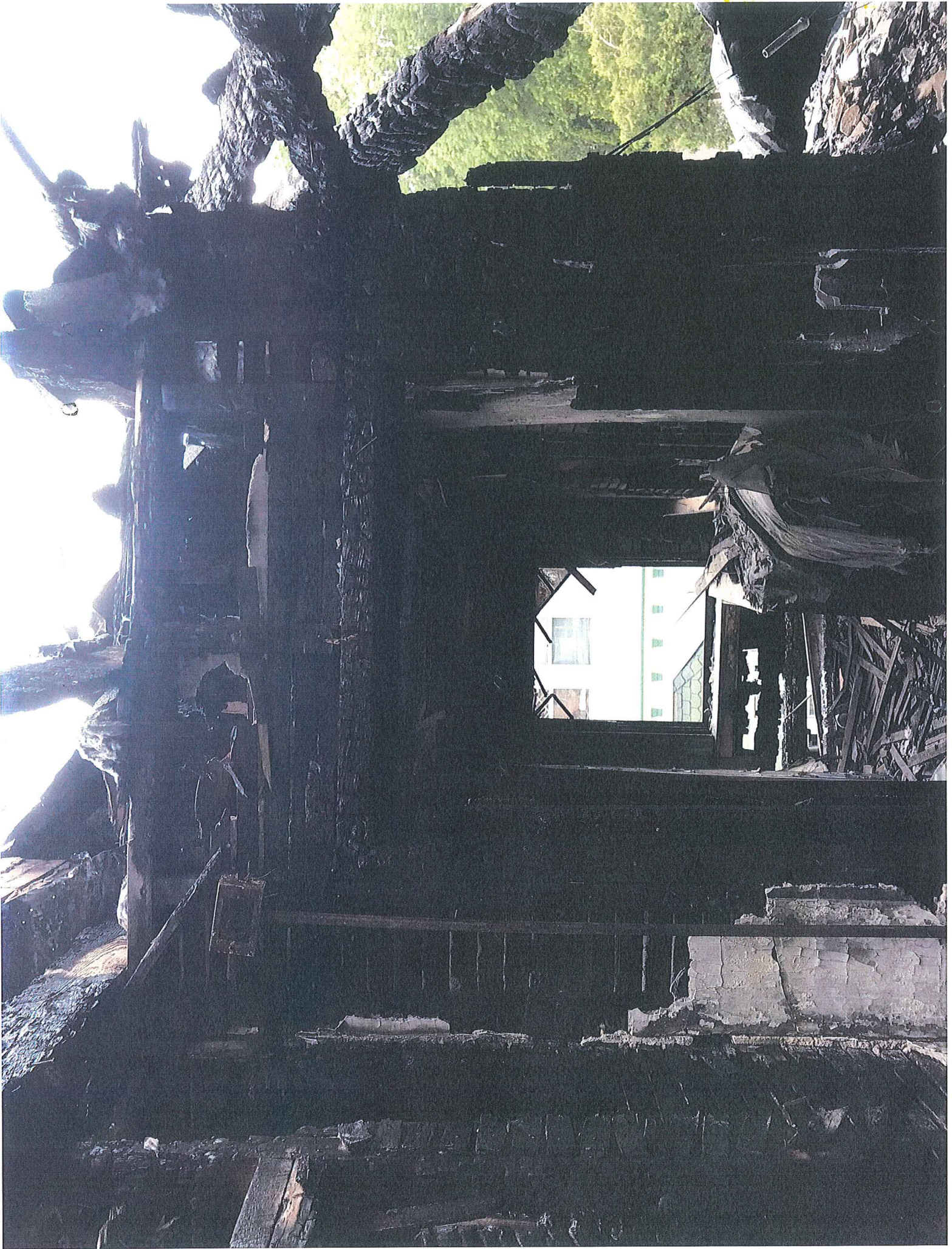






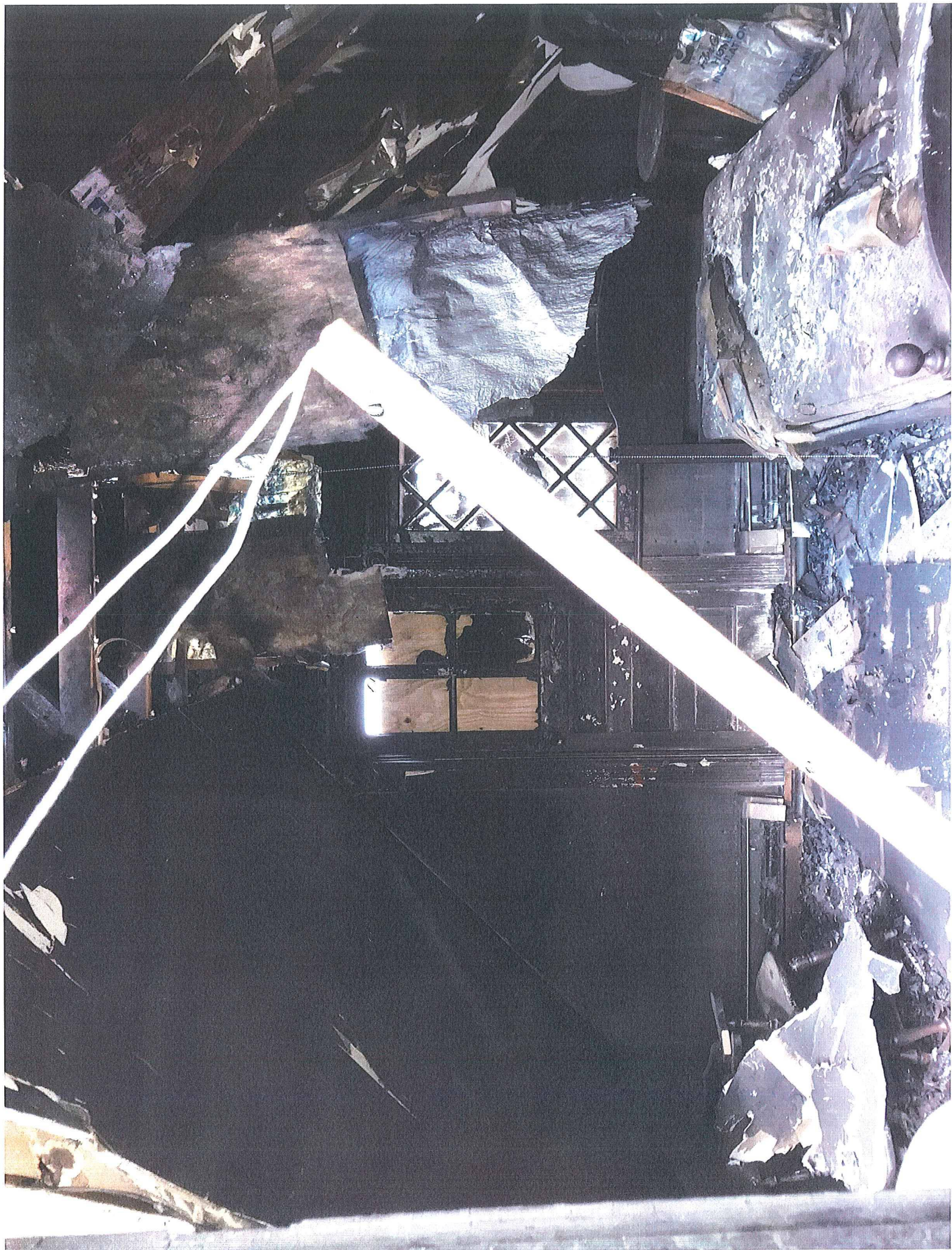




















Rebuilding a Fire-Damaged Home

The cost of rebuilding the 131 Tremont property will directly influence the probability that a new owner will step forward to take on the project. New ownership could come via a private buyer, it could come after a foreclosure, or it could come after an extended period with no activity.

Guy Neumann, one of WECA's Sector Representatives, is a general contractor experienced in significant construction projects and with the requirements of the City's Historic Preservation Ordinance.

Guy's opinion on the cost of rebuilding, after viewing the interior and exterior photos, was that it could cover a wide range. He felt that it would cost at least \$250,000 at an absolute minimum. This would be a best-case scenario in which much of the existing structure could be salvaged. This would meet the minimum exterior requirements of the City's Historic Preservation Ordinance but be basic on the inside.

At the other end of the spectrum would be a complete rebuild of the home like it was originally constructed. That level of interior and exterior detail would easily meet the City's requirements but would come with a price tag of somewhere between \$750,000 and \$900,000.

As a point of reference, Guy noted that new construction tends to cost between \$175/sqft and \$200/sqft. The City records indicate the existing structure is 5,822 sqft. This suggests that if nothing from the 131 Tremont site could be salvaged then the cost would be between \$1mm and \$1.15mm.

There is a non-profit in the City whose mission is to restore buildings in a different neighborhood that are in a similar condition to 131 Tremont Street. One of their leaders reported that they consistently spend more than \$500,000 on their projects of comparable size. Budgets varied based on the amount of damage, but he felt that restoring 131 Tremont was in line with the largest restoration projects that they have undertaken.

Based on an exchange with Guy, and the conversation with non-profit, I created a rough budget of what it might take to rebuild the existing house. It totals about \$668,000 and is included on the next page. The goal of this exercise was to better understand where the money would need to go in order to bring back a home with significant damage.

Building a smaller home on the site would be another option. The proposed building would need to satisfy zoning regulations, which generally require a 2+ story building with a minimum width and depth to ensure that it is an appropriate scale compared to the typical home in the zoning district. The Historic Preservation Commission would have a say in the exterior appearance of the building.

Rebuild Budget

131 Tremont Street, Hartford

Task	Cost	Notes
Design & Permitting		
Architectural Drawings	20,000	Based on a comparable rehab in the City
Survey and Title	5,000	Based on a comparable rehab in the City
City Permitting	10,000	Guess
Demolition & Site Prep		
Demolition	40,000	Based on City home with comparable damage
Environmental Testing	3,000	Based on City home with comparative damage
Environmental Remediation	0	Assume none required
Structural Repairs		
Foundation	0	Assume the foundation is fine and can be reused as is
Framing	60,000	Based on City home, interior walls, exterior walls and roof structure
Chimneys	0	Assume they can be removed and not replaced
Exterior Finishes		
Front Porch	30,000	Full width porch with appropriate details
Windows	50,000	\$1,000 per opening x 50 openings
Doors	7,500	Front, back, bilco
Roof	25,000	Big roof, but would not need to strip off old material
Trim	15,000	Guess
Siding	50,000	Guess
Gutters	3,000	Guess
Mechanical Systems		
Electrical	20,000	All new electrical
Plumbing	20,000	All new plumbing
Heating	25,000	One system, run ducts, high efficiency furnace, air handler
Central Air	7,000	Add compressor to compatible system
Insulation	50,000	Energy guidelines requiring airtight and insulated homes
Interior Finishes		
Flooring	46,400	\$8/sqft to install & finish new oak hardwood
Staircases	15,000	Fancy stairs from entry to second level, basic back stairs to all levels
Walls & Ceilings	40,000	\$10k on ceilings, and \$30k on walls
Moldings	20,000	Guess - lots of doors and windows to trim, plus baseboard and crown
Kitchen	50,000	Large but not over-the-top kitchen
Bathrooms	40,000	Assume 3.1 baths at \$10,000 per space
Holding Costs		
Taxes	9,000	Assume a year to complete the project
Insurance	5,000	Assume a year to complete the project
Utilities	2,000	Assume a year of electric only
Project Total	667,900	

Based on Kyle's experience in real estate, a conversation with a local non-profit that rehabs fire-damaged homes, and an email exchange with a local contractor knowledgeable about historic preservation process in Hartford.



FUSS & O'NEILL

April 15, 2021

Mr. John J. Collins
Chief Building Official
Division of Licenses and Inspection
City of Hartford
260 Constitution Plaza
Hartford, CT 06103

RE: Structural Condition Assessment
131 Tremont Street, Hartford, CT
Fuss & O'Neill Reference No. 20131340.F64

Dear Mr. Collins:

Fuss & O'Neill, Inc. (F&O) has completed a structural condition assessment of the existing 3-story residential building located at 131 Tremont Street in Hartford, CT. The timber framed building was originally constructed around 1920. The purpose of this condition assessment was to observe the current state of deterioration for the structure as it has been unoccupied for several years and undergone significant fire damage. The City of Hartford is concerned that the property is a risk and safety hazard to the abutting landowners and pedestrians walking in the vicinity of the structure.

On March 30th, 2021, F&O met City of Hartford personnel on site to perform the structural condition assessment of the subject property. The building consists of a vinyl and timber siding façade with and interior wood stud load-bearing walls. Additional timber framing, floor and roof joists and rafters support the interior portions of the residential structure. The observable portions of the foundation appear to consist of cast-in-place concrete. The third story of the building has been completely destroyed due to fire damage, exposing two brick masonry chimneys.

The accessible interior portions of the building are in poor condition with widespread damage to several structural members including floor decking, floor framing members, and interior stairways. There is evidence of moisture damage due to water infiltration throughout the structure, particularly on the 2nd level, just below the fully deteriorated and collapsed 3rd story. The roof structure could not be directly observed since most of it was destroyed from the fire.

As is typical for most structures that are left unoccupied and unprotected after a significant fire event, much of the damage and deterioration can be attributed to prolonged and continued exposure to water infiltration from a failed roof and missing and/or broken windows, doors, and sections of exterior walls. With much of the building's finishes having failed or otherwise been

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

F:\P2013\1340\F64\Deliverables\Report\Letter Report.docx
Corres.

Mr. John Collins

April 15, 2021

Page 2

removed, the structural framing members are generally exposed and many are in poor condition with evidence of failing floor joists, cracked decking, and out of plumb bearing walls.

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

- The 3rd story and roof structure are nearly 100% destroyed from the fire. The brick masonry chimneys remain; however, they currently extend, unbraced, for significant lengths.
- The remaining portions of the fire damaged 3rd floor framing members are nearly fully charred and have no remaining structural integrity. Portions of the roof and exterior façade have failed and are falling off the building and no longer fully attached to the structure.
- The interior timber framing is in poor condition, especially as it approaches the 3rd story of the structure. The interior stairway is not passible or structural sound in multiple locations.
- Virtually all of the building's interior finishes on the wall, floor, and ceiling surfaces have either been removed or are significantly damaged due to the fire and subsequent water infiltration. Much of the exposed timber framing has mold, mildew, or other evidence of water damage.
- The fire damage includes significant compromising of the 3rd story floor deck. Water freely infiltrates through the openings in the 3rd floor, providing direct access to the previously protected 1st and 2nd story framing members.
- Many of the building's windows are either missing or broken, providing additional pathways for water to infiltrate and damage the structure.
- Based on our limited observations we estimate that approximately 50% of the floor framing members for the building have experienced significant deterioration and are not safe to walk on. The remaining framing members are in fair condition; however, their prolonged exposure to water infiltration will cause them to continue to deteriorate at an accelerated pace.
- The exterior timber and vinyl siding has multiple locations of significant deterioration, especially around window and door openings at the upper portions of the structure. The southern exterior wall appears to be tilting or bowing. If left in this condition it could lead to failure and risk to adjoining properties and nearby pedestrians.

Based on these observations, F&O is of the opinion that the existing structure at 131 Tremont Street is not safe for occupancy in its current state. If left to continue to deteriorate, the property may become a significant threat to the abutting properties or nearby pedestrians. It should be stabilized or demolished in the near future. Of particular concern are the existing brick masonry chimneys as more of the structure is now exposed to the elements, including wind loads. If the property owner desires to save the building, it should be stabilized and made watertight within 60



Mr. John Collins

April 15, 2021

Page 3

days; however, we do not believe it is practical or reasonably feasible to complete this effort; therefore, we recommend demolition as the most prudent course of action. If demolished, the existing below grade portions of the foundation elements can remain in place and be backfilled with suitable material such as processed aggregate or structural fill.

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



Photo 1: Overview of Fire Damage



Photo 2: Typical Condition of Interior Finishes



Photo 3: Deterioration of Floor Framing and Exterior Wall Members



Photo 4: Typical Fire Damage at 3rd Floor



Photo 5: Deterioration of Floor Framing and Exterior Wall Members



Photo 6: Significant Fire Damage at 3rd Floor



Photo 7: Unsupported Chimney at 3rd Floor



Photo 8: Damaged/Out-of-Plumb Exterior Wall and Roof



LUKE BRONIN
MAYOR

CITY OF HARTFORD

DEPARTMENT OF DEVELOPMENT SERVICES | DIVISION OF LICENSES AND INSPECTIONS
260 Constitution Plaza | Hartford, CT 06103 | T: (860)757-9200

[illegible]

Meeting Minutes

WECA Planning & Zoning and Architectural Resources & History Committees



Thursday, September 3, 2020 at 7:00p

Virtual Meeting

Subject: 131 Tremont Street

1. Call to Order

The meeting was called to order at 7:05p. There were at least 20 attendees, including the Committee Chair, multiple WECA Board members, and many residents who live near (or adjacent to) 131 Tremont Street.

2. Introduction

The Committee Chair welcomed the group and asked that everyone introduce themselves.

3. Overview of the Property

The Committee Chair gave an overview of the property. 131 Tremont experienced multiple fires over the past 3 years, with the August 2019 fire causing significant damage. Interior and exterior photos are available on the Meeting Info page (<https://www.meetinginfo.org/meetings/973>).

The City has received numerous and consistent blight reports about the building, which has been partially boarded since the fire. City Blight Remediation Enforcement Official Michael Perez reached out to WECA in late June to get the neighborhood's and NRZ's opinion of the property, with a specific question about demolishing the house versus preserving it.

Because the home is considered a contributing structure in a historic district, the City's Historic Preservation Commission will likely prevent demolition unless the neighborhood also supports removing the structure. This would be true regardless of whether the City proposes removal, or a private owner proposes removal.

4. Questions, Answers, and Discussion

Rather than attempting to transcribe the conversation, this section provides a summary of the themes and points that participants made during an active discussion.

- Nearly any building can be repaired if there is the will to do so. Most of the homes on this block of Tremont Street were designed to be oversized relative to the lot, and to reflect the Tudor styling of the Noah Webster School. 131 Tremont originally mirrored the 126 Tremont home, so that would be an easily available guide for someone looking to recreate the building.
- The willingness and ability to rebuild is not clear. The economics of new construction in the neighborhood are unfavorable. This can be seen in the transaction prices of fully intact homes, and by the lack of development on the vacant Beacon Street lot that has sat unimproved for more than 2 decades. One suggestion was to look for non-profit help make rebuilding viable.
- The building has consistently been a health and safety problem since the fire, it is an urgent problem:
 - Wildlife of various species has taken over the building.
 - Looters have gone through the building on multiple occasions.
 - Former residents still return to the site and go inside the building.
 - Odors, ash, and other debris still regularly impact adjacent property owners.

- A lot of children interact with the building, either because they live in the immediate vicinity or because they attend the nearby school. The property is a hazard for children.
- A taxable use, even if it is just a new house, would be preferable since the City needs to grow its tax base. On a related note, it was suggested that the City attempt to recover as much as possible from the sale of the property if they do take it over and demolish the building.
- If the home is not preserved or rebuilt, then greenspace would be a good alternative. This could either be a public space that would benefit the neighbors and schoolchildren, or it could be incorporated into one of the adjacent lots. An adjacent homeowner expressed interest in stewarding a potential greenspace and shared a Field Guide for Working with Lots published by Detroit Future City. A copy is available on the Meeting Info page.
- There are additional groups or parties that should be consulted before taking a position:
 - A resident claimed that there is a potential buyer interested in the property in its current state. Where do they stand on the purchase?
 - Where is the City in the foreclosure process, and how long would it take for them to gain control of the property?
 - Would a non-profit like the Hartford Foundation for Public Giving be open to granting WECA seed money for an architect to evaluate rebuilding the home?
 - Are there any contractors who take on fire-damaged buildings who might see this as an opportunity?
 - Is this property a candidate for the new Hartford Land Bank?
- The group plans to reconvene on Thursday, September 17, 2020 at 7:00p via Zoom to share additional information and try to reach a consensus.
- Action Items:
 - Charlie: Contact HFPG to inquire about seed money for a study.
 - Kyle: Contact resident who mentioned the potential buyer to inquire about status.
 - Kyle: Contact the Hartford Land Bank to see if they are an appropriate entity to take over the property, and if so, what they would do with it.
 - Kyle: Contact the City to ask for more information about the foreclosure process and timeline.

5. Other Business

No other planning or zoning business was raised.

6. Adjourn Meeting

The meeting was adjourned at about 8:20p.

Meeting Minutes

Architectural Resources & History Committees



Thursday, September 17, 2020 at 7:00p

Virtual Meeting

Subject: 131 Tremont Street

1. Call to Order

The meeting was called to order at 7:05p. There were at least 10 attendees, including the Committee Chair, multiple WECA Board members, and many residents who live near (or adjacent to) 131 Tremont Street.

2. Introduction

The Committee Chair welcomed the group.

3. Overview of the Property

131 Tremont experienced multiple fires over the past 3 years, with the August 2019 fire causing significant damage. Interior and exterior photos are available (<https://www.meetinginfo.org/meetings/975>).

The Committee Chair gave an update on new information since the September 3, 2020 meeting.

City Blight Remediation Enforcement Official Michael Perez told Kyle that the City has the authority to demolish a structure it doesn't own if the structure is considered a health and safety emergency. A representative of Corporation Counsel noted that the City needs to be careful to fully document the emergency so that the City is protected from liability.

Kyle reached out to a local non-profit that specializes in rebuilding homes in Hartford with significant damage. The goal of the conversation was to better understand the likely costs involved in restoring 131 Tremont. The non-profit reported that they regularly spend more than \$500,000 on buildings that are of comparable size and condition to 131 Tremont.

Kyle used information from the conversation with the non-profit to create a rough renovation budget. He then asked contractor (and WECA Sector Representative) Guy Neumann to review the budget. Guy identified one line item that was missing and recommended increasing the budget of multiple other line items to make them more realistic. The final total of the rough budget was about \$668,000, which was well below the likely cost for new construction, but also much higher than the likely market value of the finished restoration.

One potential private buyer contacted Kyle to discuss the property. The buyer stated that he was interested in flipping the home and imagined putting it back onto the market at about \$400,000 after making repairs. He had not been successful at connecting with the owners. Kyle confirmed for him that the City still owned the tax liens. The buyer said that he would try to connect with the lender to investigate a short sale.

Kyle reached out to the Hartford Land Bank but was not able to connect with anyone representing them.

4. Questions, Answers, and Discussion

Rather than attempting to transcribe the conversation, this section provides a summary of the themes and points that participants made during an active discussion.

- Most of the historic character of the existing building was lost over time. Specifically, the porch was enclosed, the building was resided, and significant maintenance was deferred.

- Immediate neighbors of the 131 Tremont property continued to be strongly in favor of encouraging the City to demolish the building because of health and safety concerns.
- Neighbors again reported wildlife taking up residence, people breaking in, debris/odors impacting adjacent properties, and frequent visits from the City to try to manage the blight conditions.
- All attendees agreed that the economics of rebuilding the current structure to the level of the Historic District were very unfavorable. Rebuilding a smaller home on the lot would be more appropriate but would require addressing the current structure.
- The consensus that the group reached was that there is no realistic way to save the current building. The group favored demolition, with regret, as the only practical next step.
- Multiple participants stated that if the City gained control of the property, either before or after a demolition, then the participants wanted the City to work with the neighborhood to try to redevelop the lot in a manner that fits with the streetscape and Historic District. Ideally a house would be built, but other uses could be appropriate too.

5. Other Business

No other business was raised.

6. Adjourn Meeting

The meeting was adjourned at about 7:55p.

From: Kyle Bergquist <kyleb@kyleb-re.com>

Sent: Tuesday, September 29, 2020 8:59 AM

To: Osbourne, Demar G. <OSBOD001@hartford.gov>

Cc: Perez, Michael <Michael.Perez@hartford.gov>; mary@hartfordpreservation.org; Espinoza, Gustavo <gespinoza@hartford.gov>; Sinani, Elda <SINAE001@hartford.gov>; Collins, John <John.Collins@hartford.gov>; johngale@jgglaw.com

Subject: Re: FW: 131 Tremont Street

Hello all,

I'm writing to report the results of my two public meetings in the West End about the 131 Tremont property. For those who are interested, the meeting documents can be found on these two pages:

9/3 Meeting: <https://www.meetinginfo.org/meetings/973>

9/17 Meeting: <https://www.meetinginfo.org/meetings/975>

The official position that the NRZ supported was something along the lines of this, "WECA supports whatever decision the City arrives at to address the unsafe conditions present at 131 Tremont." I can get you the exact verbiage when the minutes come out, but that was the spirit. The Board was not comfortable taking too strong a stance (i.e. asking for the property to be demolished), as it has been burned in the past by accusations that it is supporting one segment of the neighborhood at the expense of another. However, it did officially convey its support of the City's judgment.

I also wanted to provide more color around the decision. Individual opinions at the meetings ranged from "tear it down tomorrow" to "I regrettably do not see any practical alternatives to demolition." None of the meeting participants felt strongly that demolition was unacceptable or inappropriate. One preservation-minded resident wrote to me early on (late June) in favor of preserving the building, but that was before the photos were available and he did not participate in either meeting.

The main point of the second meeting was to see if restoration was viable. All the information we found between the meetings showed that a proper restoration would cost dramatically more than the property would be worth. This was independent of the outstanding tax liability or mortgage, so those would just make the numbers worse. There was no economic case to be made for restoration, and there were no leads for funding that could plug the financial gap to make it viable. Because the building could not be restored in the near-term, attempting to preserve what remains would force that portion of the neighborhood (and the City) to deal with current conditions for the medium-term or long-term.

The consensus was that the current structure needs to come down in order to (1) eliminate acute health and safety issues, and (2) clear the way for the next step, whatever that ends up being. My meetings did not attempt to reach a consensus on what should come next - my focus was on how people felt about demolition.

There was sentiment to have a house on the lot in the future, though a smaller house. This would fill in the streetscape, and would provide tax revenue to the City. One participant hoped that the City would seek out a developer interested in building on the site. An adjacent property owner expressed interest in the lot. A parent of a Noah Webster student expressed interest in greenspace that the school could use. There are a lot of ideas about what to do next at 131 Tremont, so once we get to that stage please give the NRZ a heads up so folks can share their ideas.

In the meantime, the community consensus that I heard was that the current structure, regrettably, needs to be removed. And the NRZ's official position is that it supports the City's judgment about the next steps.

Thank you for the opportunity and time to bring this to the West End community, and feel free to follow up with any questions.

Best regards,
Kyle

From: [Perez, Michael](#)
To: [David Chang](#)
Cc: [Judith.Dicine@ct.gov](#); [Raich, Nancy](#); [Sinani, Elda](#); [Espinoza, Gustavo](#)
Subject: RE: 131 Tremont Street
Date: Thursday, July 9, 2020 4:19:40 PM
Attachments: [131 Tremont Building Order and Marshal's Return of Service.pdf](#)
[20200708101254.pdf](#)
[20200708101247.pdf](#)

Good afternoon Mr. and Mrs. Chang:

Orders from the City: You were ordered to begin making repairs or demolition to the fire-damaged building at 131 Tremont Street on May 21, 2020 (Copies of these orders are attached to this email for you to reference). The deadline to begin your repair or demolition efforts expired on May 28, 2020. You were also given a similar notice and order on the day of the fire. The Office of the State's Attorney sent you both a letter (copies of these letters are attached) on June 30, 2020. If repairs or a demolition is not started soon, then the City will ask the Office of the State's Attorney to take action against you for failure to comply with the City's orders.

Temporary Fencing: The City of Hartford will be billed for the cost of maintaining temporary fencing around the fire-damaged building. This fencing is necessary to help keep the community safe. We ask that you contact Kapura and pay for the cost of this fencing and any previous fencing provided by Kapura. The City also wants you to pay for the continued costs of maintaining the fencing.

Repairs or Demolition: You are required to come up with a plan to make this property safe- either by making repairs or by seeking to demolish the damaged building. In order for you to submit applications to obtain necessary permits for repair or demolition, you **must** first contact the City's Tax Collector to arrange a payment plan for your unpaid property taxes. Please arrange a plan to begin making payments for your property taxes as soon as possible. The most recent fire occurred on November 17, 2018. The deadline for you to take action has already passed. We request that you agree on a payment plan with the tax collector and submit an application to repair or demolish the property before the end of next week.

Questions: Please answer the following questions to assist the City in working with you regarding this property:

- (1) Did you have insurance to protect this property? If so, what insurance company provided your coverage?
- (2) What is the contact information for the owner of the mortgage on this property? Our records show that there is a mortgage on the property owned by an individual named Monica Gelinas with an address of 55 West 11th Street, #4J, New York, NY
- (3) Do you have an attorney that is assisting you with this matter? If you have an attorney, please provide contact information. Will you allow the Assistant State's Attorney to contact your attorney regarding this property?
- (4) Do you own any other properties, in Connecticut or anywhere else, that can be sold in order to help pay for making 131 Tremont Street safe for the surrounding community?

We look forward to your cooperation.

Michael D. Perez

Blight Remediation Enforcement Official
Acting Director of Blight Remediation and Housing Code Enforcement
Department of Development Services
City of Hartford
260 Constitution Plaza
Hartford, CT 06103
860-757-9230
Michael.perez@hartford.gov
www.hartford.gov

From: David Chang [<mailto:davidmarktwain@aol.com>]

Sent: Wednesday, July 8, 2020 5:01 PM

To: Espinoza, Gustavo <gespinoza@hartford.gov>

Cc: Judith.Dicine@ct.gov

Subject: Re: 131 Tremont Street

Thanks to Mr. Espinoza,

With my great pleasure, I and my wife, will express our sincere expression for your concerning our unlucky fired property. We would like to follow your kind guidance if there are anything you need what we have to do, please advise us at your early convenience.

As you may know well, we devoted our time and effort to establish the Mark Twain Hostel in Hartford, Connecticut since 1996, for helping all the youth people, especially for graduated college students staying in our Hostel either from the domestic or from European countries for attending the laboratory research in UConn Health Center or transient traveling in our Hosteling International New England area. We received many good compliments from everywhere in the world for these 24 years.

Even now, we still donate our abilities to volunteer for HI-Hartford (Connecticut) organization as one member of American Youth Hostel, to help all these people to enjoy their visit in the United States. Though we are retired, no assets now, we deeply appreciated your warmest regards and enthusiastic concerns. If something required, please assist us to remind and support us to have our peaceful retirement life.

Due to my poor hearing, we prefer to communicate via emails, very convenient. Please just give us your friendly guidance, then we will try to follow your instructions.

Thanking again for your emails, and all our kind persons,

Very sincerely,

David Chang,
Grace Chang
31 Woodland Street, #9A
Hartford, CT 06105
(860)233-1767

-----Original Message-----

From: Espinoza, Gustavo <gespinoza@hartford.gov>
To: David Chang <davidmarktwain@aol.com>; dean@kapurageneralconstructors.com
<dean@kapurageneralconstructors.com>
CC: Geter, Dana <Dana.Geter@ct.gov>; Perez, Michael <Michael.Perez@hartford.gov>; Sinani, Elda
<SINAE001@hartford.gov>; Collins, John <John.Collins@hartford.gov>; Dipaola-Tromba, Sal
<Sal.Dipaola-Tromba@hartford.gov>; Dicine, Judith <Judith.Dicine@ct.gov>; Osbourne, Demar G.
<OSBOD001@hartford.gov>; Raich, Nancy <Nancy.Raich@hartford.gov>
Sent: Wed, 8 Jul 2020 11:18
Subject: RE: 131 Tremont Street

Mr. Chang ;

Thank you for putting me on cc with this email . I have also cc'd both city personnel and Judith Dicine Supervisory Assistant State's Attorney . We have all been monitoring this property .

Attached are copies of letters issued by State prosecutor , Building orders and current outstanding taxes \$ 115,956.24 .

Gustavo Espinoza
Senior Project Manager
Division of Blight Remediation
Department of Development Services
City of Hartford
260 Constitution Plaza
Hartford , Ct. 06103-1822
860-757-9033 office
860-722-6333 fax
860-490-4076 cell
gespinoza@hartford.gov

From: David Chang [<mailto:davidmarktwain@aol.com>]
Sent: Wednesday, July 8, 2020 10:38 AM
To: dean@kapurageneralconstructors.com
Cc: Espinoza, Gustavo <gespinoza@hartford.gov>
Subject: Re: 131 Tremont Street

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.

Good morning, Kapura General Constructors, Inc.

This is David Chang, before lived in the above captioned address for more than 24 years. We are all eighty something senior citizens.

As requested before, we are in need of your detailed Estimate for the fired damage repairing quotation. Right now, still waiting. it's the proper time after Coronavirus pandemic slowdown, available to start.

the

With our utmost sincerity, you are kindly requested to visit this place for your estimation. Anytime, if you are convenient, please let us know what time you will visit to estimate that we like to meet each other again. Due to my poor hearing, I prefer to receive your return email as soon as possible, then I will meet with you without delay.

By the way, the security fence must be installed as "separated panel" not connected together, but to be connected a chain with lock. so have to prepare a longer metal chain and lock for this protective fence, then we can go inside.

Your specified time in any afternoons will be much appreciated.

Very sincerely,

David Chang
31 Woodland Street, #9A
Hartford, CT 06105
(860)233-1767

Aaron Borngraber

From: Perez, Michael
Sent: Thursday, September 9, 2021 2:56 PM
To: Aaron Borngraber
Cc: Collins, John; Judith Rothschild; Chambers, Aimee
Subject: 131 Tremont Street

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon Aaron:

It is my understanding that the City cannot make a request to demolish 131 Tremont Street until we are the owners. There is not expected to be a judgment of foreclosure until later this month with a final Law Day to follow afterwards. Therefore, please withdraw the City's application to demolish at this time.

Thank you,

Michael D. Perez
Blight Remediation Enforcement Official
Department of Development Services
City of Hartford
260 Constitution Plaza
Hartford, CT 06103
(860)-757-9230
(860) 424-7351 Cell
michael.perez@hartford.gov
www.hartford.gov

From: Chambers, Aimee
Sent: Wednesday, October 13, 2021 2:29 PM
To: Berschet, Paige
Subject: Fwd: 131 Tremont

—

Aimee Chambers, AICP
Director of Planning
City of Hartford

Begin forwarded message:

From: "Perez, Michael" <Michael.Perez@hartford.gov>
Date: September 27, 2021 at 1:36:35 PM EDT
To: Judith Rothschild <Judith.Rothschild@hartford.gov>, "I. Charles Mathews" <I.Charles.Mathews@hartford.gov>, "Howard, Erin" <Erin.Howard@hartford.gov>, "Chambers, Aimee" <Aimee.Chambers@hartford.gov>, "Sinani, Elda" <SINAE001@hartford.gov>
Cc: "Diaz, William" <DIAZW003@hartford.gov>
Subject: FW: 131 Tremont

FYI, update below regarding the City's foreclosure action on 131 Tremont Street.

From: Oscar L. Suarez <suarez@halloransage.com>
Sent: Monday, September 27, 2021 1:29 PM
To: Perez, Michael <Michael.Perez@hartford.gov>
Subject: 131 Tremont

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.

Michael, I wanted to let you know that we received a 21-day law day on this case. As such title will vest a few days after October 18, 2021. On the date of vesting we will send over a Certificate of Foreclosure for recording which will make effectuate the transfer of ownership to the City.

Thank you.



Oscar L. Suarez, Esq.
Halloran & Sage LLP
One Goodwin Square, 225 Asylum Street
Hartford, CT 06103-4303

E suarez@halloransage.com

D 860.297.4604

F 860.548.0006

www.halloransage.com

Follow us on social media:



Confidentiality: The information contained in this e-mail message is intended only for the use of the individual or entity named above and is privileged and confidential. Any dissemination, distribution, or copy of this communication other than to the individual or entity named above is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone.



Catseye Pest Control, B-3369
100 Sebethe Dr
Cromwell, CT 06416
860-288-7200

Invoice # 913482

Invoice 8/31/2020

Date: Monday

Time: 09:06 AM

Time In/Out: 09:06 AM 10:13 AM

Bill-To: 196764

Location: 196764

Technician: Garrett Maynard
Lic:N1483

City of Hartford
Gus Espinoza
131 Tremont St
Hartford, CT 06105-2541

City of Hartford
Gus Espinoza
131 Tremont St
Hartford, CT 06105-2541

Service Description	Quantity	Price
Nuisance Wildlife Initial	1.00	1200.00

SUBTOTAL	\$1,200.00
TAX	\$76.20
AMT PAID	(\$1,276.20)
TOTAL	\$0.00

AMOUNT DUE \$0.00

Confirmed 8/31 8-10 arrival KLB

Set two traps for raccoons on the back of the house. Will follow up next visit

Material	%	UOM	Amount	Material	%	UOM	Amount
----------	---	-----	--------	----------	---	-----	--------

Payment Receipt. Please Return with Payment Remittance

Bill-To: City of Hartford
Gus Espinoza
131 Tremont St
Hartford, CT 06105-2541

Account #: 196764

Date: 8/31/2020

PO Number:

Invoice #: 913482

Technician: Garrett Maynard

Amount Paid: _____

Check No.: _____

Remit-To: Catseye Pest Control, B-3369
100 Sebethe Dr
Cromwell, CT 06416
860-288-7200

OFFICER'S RETURN

STATE OF CONNECTICUT

COUNTY OF HARTFORD

ss: Hartford,

May 21, 2020

Then and there by virtue hereof, on May 21, 2020, I served the within named defendant, **David Chang**, by leaving a true and attested copy of original STATE BUILDING CODE § 116 NOTICE OF UNSAFE STRUCTURE, at the usual place of abode of the within named defendant at, **31 Woodland Street, Apt 9A, Hartford, CT 06105**, with my endorsements thereon.

Then, on May 21, 2020, I served the within named defendant, **Grace Chang**, by leaving a true and attested copy of original STATE BUILDING CODE § 116 NOTICE OF UNSAFE STRUCTURE, at the usual place of abode of the within named defendant at, **31 Woodland Street, Apt 9A, Hartford, CT 06105**, with my endorsements thereon.

The within and foregoing is original STATE BUILDING CODE § 116 NOTICE OF UNSAFE STRUCTURE, with my doings hereon endorsed.

ATTEST:



PETER J. PRIVITERA
CT STATE MARSHAL
HARTFORD COUNTY

Fees:

Service Fee	\$ 60.00
Copy	6.00
Endorsements	1.20
Travel	<u>8.00</u>

\$ 75.20

OFFICER'S RETURN

STATE OF CONNECTICUT

COUNTY OF HARTFORD

ss: Hartford,

May 21, 2020

Then and there by virtue hereof, on May 21, 2020, I served the within named defendant, **David Chang**, by leaving a true and attested copy of original STATE BUILDING CODE § 116 NOTICE OF UNSAFE STRUCTURE, at the usual place of abode of the within named defendant at, **31 Woodland Street, Apt 9A, Hartford, CT 06105**, with my endorsements thereon.

Then, on May 21, 2020, I served the within named defendant, **Grace Chang**, by leaving a true and attested copy of original STATE BUILDING CODE § 116 NOTICE OF UNSAFE STRUCTURE, at the usual place of abode of the within named defendant at, **31 Woodland Street, Apt 9A, Hartford, CT 06105**, with my endorsements thereon.

The within and foregoing is original STATE BUILDING CODE § 116 NOTICE OF UNSAFE STRUCTURE, with my doings hereon endorsed.

ATTEST:



PETER J. PRIVITERA
CT STATE MARSHAL
HARTFORD COUNTY

Fees:

Service Fee	\$ 60.00
Copy	6.00
Endorsements	1.20
Travel	<u>8.00</u>

\$ 75.20



LUKE BRONIN
MAYOR

CITY OF HARTFORD

DEPARTMENT OF DEVELOPMENT SERVICES

Division of Licenses and Inspections
260 Constitution Plaza
Hartford, Connecticut 06103-1822

Telephone: (860) 757- 9200
Fax: (860) 722-6333
www.hartford.gov



ERIC JOHNSON
DIRECTOR OF DEVELOPMENT
SERVICES

ELDA SINANI
DIRECTOR OF LICENSES AND
INSPECTIONS

May 20, 2020

By Certified Mail (Receipt #7018 1830 0001 1652 1961)

Case # BT-URGENT-2019-002355

To:

David Chang and Grace Chang
31 Woodland Street, APT 9A
Hartford, CT 06105

Re: 131 Tremont St Hartford, CT

Parcel ID 110-303-098

STATE BUILDING CODE §116 NOTICE OF UNSAFE STRUCTURE

Dear Mr. David Chang and Ms. Grace Chang,

On 5/15/2020, an inspection was conducted of the premises located at 131 Tremont Street, Hartford CT, for the purposes of determining compliance with the State Building Code as amended and the applicable referenced standards, adopted pursuant to the Connecticut General Statutes §29-252. The Code and said standards are available for your inspection at this office. The inspection revealed that the structure is unsafe pursuant to State Building Code §116 due to the following conditions: **The structure's roof has suffered critical failures due to a fire in multiple locations and is now unable to protect the remaining structure from the elements. This condition may have caused the interior structure to further deteriorate. This was unable to be observed due to a lack of access to the interior of the structure. Per my own observation a structural evaluation is needed by a professional engineer to determine the structure's integrity and a follow up plan of action is needed for construction repairs or demolition.**

PURSUANT TO STATE BUILDING CODE §116, YOU ARE HEREBY ORDERED TO TAKE PROPER CORRECTIVE ACTION TO MAKE THIS STRUCTURE SAFE BY APPLYING FOR APPROPRIATE PERMITS AND ENGAGING IN ANY CONSTRUCTION OR DEMOLITION THAT IS NECESSARY WITHIN SEVEN (7) DAYS FROM THE DAY THAT THIS NOTICE IS RECEIVED. Construction documents in accordance with §107 for work to be done shall be submitted to this office prior to the commencement of any construction. This review of all construction documents would avoid unnecessary expense that could result from non-complying changes. Please note that the correction of certain violations may require proper permits and approval from the Building Official and other local agencies prior to any construction.

You are hereby notified that you have the right to appeal this order pursuant to Connecticut General Statutes §29-266(b) to the municipal board of appeals or Connecticut General Statute §29-266(c) in the absence of a municipal board of appeals. Variations or exemptions from the State Building Code may be granted by the State Building Inspector where strict compliance with the code would entail practical difficulty or unnecessary hardship, or is otherwise adjudged unwarranted pursuant to Connecticut General Statutes §29-254(b), provided that the intent of the law shall be observed and public welfare and safety be assured. Any application for a variation or exemption or equivalent or alternate compliance shall be filed with the local Building Official.

This is the only order you will receive. You must immediately notify me as to whether you accept or reject the terms of this order. A copy of this order is provided to you to sign and return to me with your response.

Be advised that the Building Official is authorized to prosecute any violation of this order by requesting that legal counsel of the jurisdiction, or the Office of the State's Attorney, institute the appropriate proceeding at law. Per Connecticut General Statutes §29-254a and §29-394, and State Building Code §114.3, any person who is convicted in a court of law of violating any provision of the State Building Code or for failure to comply with the written order of a building inspector for the provision of additional exit facilities in a building, the repair or alteration of a building or the removal of a building or any portion thereof shall be fined not less than two hundred not more than one thousand dollars or imprisoned not more than six months or both.

This Office hopes to gain your cooperation and looks forward to working with you in the interest of building and life safety for a timely resolution of this serious matter. If you have any questions, please feel free to contact this office at 860-757-9223.

Sincerely,



Sal Dipaola-Tromba

Inspector II

Division of Licenses and Inspections

City of Hartford

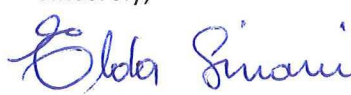
260 Constitution Plaza 1st Floor

Hartford, CT 06103

DIPAS001@hartford.gov

(860) 757- 9223 (office)

Sincerely,



Elda Sinani

Director of Licenses and Inspections

Division of Licenses and Inspections

City of Hartford

260 Constitution Plaza 1st Floor

Hartford, CT 06103

SINAE001@hartford.gov

860-757-9200 (phone)

Accepted: _____

Signature of owner

Rejected: _____

Signature of owner

Date: _____

Accepted: _____
Signature of co-owner

Rejected: _____
Signature of co-owner

Date: _____



LUKE A. BRONIN
MAYOR
CITY OF HARTFORD
Division of Licenses and Inspections
260 Constitution Plaza, 1st Floor
Hartford, Connecticut 06103

Notice Violation/Emergency and Order to Abate

Case #: 2019-002355
Owner: David Chang 860-3717255 Date: 8/25/19
Address: 131 Tremont
Location (area): 131 Tremont St Time: 4:00 AM

REFER TO: ☐ International Residential Code ☐ International Building Code

- | | |
|--|---|
| <input type="checkbox"/> 1) Violations (Sec.113 / Sec.114) | <input type="checkbox"/> 2) Stop Work Order (Sec.114 / Sec.115) |
| <input checked="" type="checkbox"/> 3) Unsafe Structures and Equipment (Sec.115 / Sec.116) | <input checked="" type="checkbox"/> 4) Emergency Measures (Sec.116 / Sec.117) |
| <input type="checkbox"/> 5) Vacant Buildings (Sec.117 / Sec. 118) | |

Description of Violation(s)/Condition(s) Warranting Emergency Action:

- Unsafe to occupy, Building needs to be boarded due to fire.

- Need to Assess damages from fire and make determination on how to proceed.

- | |
|--|
| <input checked="" type="checkbox"/> Do Not Occupy |
| <input checked="" type="checkbox"/> Structural |
| <input checked="" type="checkbox"/> Structure Fire |
| <input type="checkbox"/> Electrical |
| <input type="checkbox"/> Plumbing |
| <input type="checkbox"/> Mechanical |
| <input type="checkbox"/> Ceiling |
| <input type="checkbox"/> Car vs Building |
| <input type="checkbox"/> Means of Egress |
| <input type="checkbox"/> Work w/o Permit |
| <input type="checkbox"/> Hazardous |
| <input type="checkbox"/> Rated Assemblies |
| <input type="checkbox"/> Fire Protection |

Permits Required to Correct: ☒ Electrical ☒ Mechanical ☒ Plumbing ☒ Building ☐ Other

You are Required to Call: Sal Depina-Trombini 860-757-9223

Inspector: [Signature] Witness: _____
Received By: David Chang Date: 8/25/19
Due Date for Completion of Abatement/Reinsertion: 30 Days

If not complied by due date, this will be escalated to the State of CT for prosecution.

All code sections reference the most recent adopted International Building Code CT amendments or the International Residential Code for One-and Two-Family Dwellings with amendments. This Order consists of a back page, refer to back for more detail.

You have been cited for a violation of one or more of the code sections described below. Please review the cover of this order and the description of violations and necessary actions to be carried out by you below.

Stop Work Order or Violations: Any illegal activity associated with the violation(s) must be discontinued immediately. The violation(s) noted in this notice must be abated. If you fail to immediately discontinue any illegal activity noted and abate the violation(s) listed within the timeframe specified, the City will pursue any and all appropriate proceedings at law and equity to restrain, correct or abate the violation(s). Such proceedings will be pursued at your expense. Expenses shall include, but not be limited to, legal fees and filing fees.

Unsafe Structures and Equipment: The Code requires that all unsafe structures or existing equipment be taken down and removed, or that they be made safe. Demolition of the structure, completion of repairs described or securing of the property to the satisfaction of the Building Official (where appropriate) are required to abate the unsafe condition. If you fail to abate the violation(s) listed within the timeframe specified, the City may pursue any and all appropriate proceedings at law and equity to correct or abate the violation(s). Such proceedings will be pursued at your expense. Expenses shall include, but not be limited to, legal fees and filing fees. In the alternative, if you fail to abate the violation(s) listed above within the timeframe specified, the City of Hartford or its contractors may abate the violation(s) and you will be billed for all costs associated with such abatement and the collection of amounts due. A lien will be placed on the property for any amount spent by the City in abating the violation(s) and collecting amounts secured by such lien.

You are required to advise the Building Official immediately of your acceptance or rejection of the terms of this order. If this department is not advised of your decision within five business days of your receipt of this order (receipt evidenced by the return of a signed receipt or failure to accept delivery notice), the Building Official will proceed with legal action or will cause necessary work to be done to comply with the terms of this order.

Should you decide to secure the property with the written consent of and to the satisfaction of the Building Official instead of making necessary repairs to abate the described violation(s) and fail to maintain the security of the property to the satisfaction of the Building Official (any such failure being evidenced by a repeat failed inspection for the same violation(s)) legal remedies or abatement of the violation(s) will be carried out by the City as described above and at your expense.

Emergency Measures: The described temporary safeguards/emergency work have been or will be promptly made to render the building or structure safe pursuant to Section 116.2/116.4 of the Building Code and a **bill for such services is forthcoming**. You are responsible for all costs associated with the work and collection of amounts due for such work and the City will pursue all means at its disposal to collect the amounts due including the placing of a lien against the associated property. It shall be unlawful for anyone to enter the premises except upon permission granted by the Building Official for purposes of making the required repairs or demolishing the premises.

Vacant Buildings: The Code requires that all temporarily unoccupied or abandoned buildings, structures, premises or portions thereof, including tenant spaces, shall be safeguarded and maintained. Completion of repairs described, securing of the property or demolition to the satisfaction of the Building Official are required to abate the violation(s). If you fail to abate the violation(s) listed within the timeframe specified, the City may pursue any and all appropriate proceedings at law and equity to correct or abate the violation(s). Such proceedings will be pursued at your expense. Expenses shall include, but not be limited to, legal fees and filing fees. In the alternative, if you fail to abate the violation(s) listed above within the timeframe specified, the City of Hartford or its contractors may abate the violation(s) and you will be billed for all costs associated with such abatement and the collection of amounts due. A lien will be placed on the property for any amount spent by the City in abating the violation(s) and collecting amounts secured by such lien.

Maintenance: The Code requires that buildings and structures, and parts thereof, shall be maintained in a safe and sanitary condition. Completion of repairs described or securing of the property to the satisfaction of the Building Official (where appropriate) are required to abate the noted violation(s). If you fail to abate the violation(s) listed within the timeframe specified, the City may pursue any and all appropriate proceedings at law and equity to correct or abate the violation(s). Such proceedings will be pursued at your expense. Expenses shall include, but not be limited to, legal fees and filing fees. In the alternative, if you fail to abate the violation(s) listed above within the timeframe specified, the City of Hartford or its contractors may abate the violation(s) and you will be billed for all costs associated with such abatement and the collection of amounts due. A lien will be placed on the property for any amount spent by the City in abating the violation(s) and collecting amounts secured by such lien.

Appeal: You may have a right to appeal this order pursuant to The Adopted State of Ct Building Code



LUKE A. BRONIN
MAYOR

CITY OF HARTFORD

DEPARTMENT OF DEVELOPMENT SERVICES

Division of Licenses and Inspections
260 Constitution Plaza, 1st Floor
Hartford, Connecticut 06103

Telephone: (860) 757- 9200
Fax: (860) 722-6333
www.hartford.gov



DIRECTOR

Case #: BT-U-2018-001855

Owner: David Chang / Grace Chang
Address: 131 Tremont St Hartford, CT 06105
Location (area): Front

Date: 11-17-18

Time: 10:00PM

Notice Violation/Emergency and Order to Abate

REFER TO: ☐ International Residential Code ☒ International Building Code

- | | |
|--|--|
| <input type="checkbox"/> 1) Violations (Sec.113 / Sec.114) | <input type="checkbox"/> 2) Stop Work Order (Sec.114 / Sec.115) |
| <input checked="" type="checkbox"/> 3) Unsafe Structures and Equipment (Sec.115 / <u>Sec.116</u>) | <input type="checkbox"/> 4) Emergency Measures (Sec.116 / Sec.117) |
| <input type="checkbox"/> 5) Vacant Buildings (Sec.117 / Sec. 118) | <input type="checkbox"/> 6) Maintenance (Sec. 3401.2) |

Description of Violation(s)/Condition(s) Warranting Emergency Action:

Fire in Front Room - Smoke and Fire damage
Sheetrock, Framing-Door, Electrical Damage

Actions Necessary to Abate Violation(s):

Have Licensed Contractor Inspect, Repair, Replace damages
Have Licensed contractors pull permits and call for re-inspection
*Owner to maintain a secured and safe building at all times

Inspector: [Signature] Alex Sombay Witness: _____

Received By: _____ Date: _____

Due Date for Completion of Abatement/Reinspection: 60 days

White Original-Master File

Yellow-Recipient

All code sections reference the most recent adopted International Building Code CT amendments or the International Residential Code for One-and Two-Family Dwellings with amendments. This Order consists of a back page, refer to back for more detail.



FUSS & O'NEILL

April 15, 2021

Mr. John J. Collins
Chief Building Official
Division of Licenses and Inspection
City of Hartford
260 Constitution Plaza
Hartford, CT 06103

RE: Structural Condition Assessment
131 Tremont Street, Hartford, CT
Fuss & O'Neill Reference No. 20131340.F64

Dear Mr. Collins:

Fuss & O'Neill, Inc. (F&O) has completed a structural condition assessment of the existing 3-story residential building located at 131 Tremont Street in Hartford, CT. The timber framed building was originally constructed around 1920. The purpose of this condition assessment was to observe the current state of deterioration for the structure as it has been unoccupied for several years and undergone significant fire damage. The City of Hartford is concerned that the property is a risk and safety hazard to the abutting landowners and pedestrians walking in the vicinity of the structure.

On March 30th, 2021, F&O met City of Hartford personnel on site to perform the structural condition assessment of the subject property. The building consists of a vinyl and timber siding façade with and interior wood stud load-bearing walls. Additional timber framing, floor and roof joists and rafters support the interior portions of the residential structure. The observable portions of the foundation appear to consist of cast-in-place concrete. The third story of the building has been completely destroyed due to fire damage, exposing two brick masonry chimneys.

The accessible interior portions of the building are in poor condition with widespread damage to several structural members including floor decking, floor framing members, and interior stairways. There is evidence of moisture damage due to water infiltration throughout the structure, particularly on the 2nd level, just below the fully deteriorated and collapsed 3rd story. The roof structure could not be directly observed since most of it was destroyed from the fire.

As is typical for most structures that are left unoccupied and unprotected after a significant fire event, much of the damage and deterioration can be attributed to prolonged and continued exposure to water infiltration from a failed roof and missing and/or broken windows, doors, and sections of exterior walls. With much of the building's finishes having failed or otherwise been

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

F:\P2013\1340\F64\Deliverables\Report\Letter Report.docx
Corres.

Mr. John Collins

April 15, 2021

Page 2

removed, the structural framing members are generally exposed and many are in poor condition with evidence of failing floor joists, cracked decking, and out of plumb bearing walls.

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

- The 3rd story and roof structure are nearly 100% destroyed from the fire. The brick masonry chimneys remain; however, they currently extend, unbraced, for significant lengths.
- The remaining portions of the fire damaged 3rd floor framing members are nearly fully charred and have no remaining structural integrity. Portions of the roof and exterior façade have failed and are falling off the building and no longer fully attached to the structure.
- The interior timber framing is in poor condition, especially as it approaches the 3rd story of the structure. The interior stairway is not passible or structural sound in multiple locations.
- Virtually all of the building's interior finishes on the wall, floor, and ceiling surfaces have either been removed or are significantly damaged due to the fire and subsequent water infiltration. Much of the exposed timber framing has mold, mildew, or other evidence of water damage.
- The fire damage includes significant compromising of the 3rd story floor deck. Water freely infiltrates through the openings in the 3rd floor, providing direct access to the previously protected 1st and 2nd story framing members.
- Many of the building's windows are either missing or broken, providing additional pathways for water to infiltrate and damage the structure.
- Based on our limited observations we estimate that approximately 50% of the floor framing members for the building have experienced significant deterioration and are not safe to walk on. The remaining framing members are in fair condition; however, their prolonged exposure to water infiltration will cause them to continue to deteriorate at an accelerated pace.
- The exterior timber and vinyl siding has multiple locations of significant deterioration, especially around window and door openings at the upper portions of the structure. The southern exterior wall appears to be tilting or bowing. If left in this condition it could lead to failure and risk to adjoining properties and nearby pedestrians.

Based on these observations, F&O is of the opinion that the existing structure at 131 Tremont Street is not safe for occupancy in its current state. If left to continue to deteriorate, the property may become a significant threat to the abutting properties or nearby pedestrians. It should be stabilized or demolished in the near future. Of particular concern are the existing brick masonry chimneys as more of the structure is now exposed to the elements, including wind loads. If the property owner desires to save the building, it should be stabilized and made watertight within 60



Mr. John Collins

April 15, 2021

Page 3

days; however, we do not believe it is practical or reasonably feasible to complete this effort; therefore, we recommend demolition as the most prudent course of action. If demolished, the existing below grade portions of the foundation elements can remain in place and be backfilled with suitable material such as processed aggregate or structural fill.

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



Photo 1: Overview of Fire Damage



Photo 2: Typical Condition of Interior Finishes



Photo 3: Deterioration of Floor Framing and Exterior Wall Members



Photo 4: Typical Fire Damage at 3rd Floor



Photo 5: Deterioration of Floor Framing and Exterior Wall Members



Photo 6: Significant Fire Damage at 3rd Floor



Photo 7: Unsupported Chimney at 3rd Floor



Photo 8: Damaged/Out-of-Plumb Exterior Wall and Roof