



DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION
REPORT: Proposed Demolition of a fire damaged structure at 131 Tremont St.
for consideration on October 20, 2021.

STAFF REPORT

TO: Historic Preservation Commission
PREPARED BY: Aimee Chambers, AICP
Planning Director
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PROJECT: Proposed Demolition
131 Preston Street
PARCEL ID: 110-30-3098
P&Z-COMM-2021-0484

ZONE: N-2-1, Prospect Avenue National Historic District

TYPE: **ARTICLE XII HISTORIC PRESERVATION COMMISSION**

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

OWNER: David T. and Grace L. Chang



Figure 1. Location Map

BACKGROUND INFORMATION/PROPOSED PROJECT

This application is for the proposed demolition of a fire-damaged structure. The application was previously on the September agenda. The City of Hartford Department of Development Services Blight Remediation Team (BRT) is the applicant. BRT has been in the process of foreclosing on the property. The foreclosure was delayed and the application was withdrawn as the applicant was unable to obtain owner authorization for the request. The Licenses & Inspections Division has issued a Notice of Unsafe Structure, but has not ordered the demolition or deemed the property in imminent danger of collapse. Therefore, the request must first be reviewed by the HPC.

ANALYSIS

The Applicant has provided the following documentation to support the request for demolition:

1. Interior Photos
2. Exterior Photos
3. Memo/Estimate to Rebuild by Guy Neumann, a local contractor and WECA representative
4. Demo Estimates
5. WECA Meeting Minutes and Correspondence
6. Building Notice of Unsafe Structure – City of Hartford Licenses & Inspections Division
7. Structural Condition Assessment by Fuss & O'Neill

As of this writing, the Applicant has not obtained title to the property, however, they expect to do so in advance of the meeting. If this requirement is met, staff recommend proceeding with the hearing. If not, staff recommend continuing the matter to the November meeting.

STAFF RECOMMENDATION

Staff recommends approval of the application.

A draft resolution follows.

SUBMITTED,

Aimee Chambers, Director



CITY OF HARTFORD
HISTORIC PRESERVATION COMMISSION RESOLUTION
131 TREMONT AVENUE
HISTORIC PRESERVATION PROPOSAL

Whereas, The City of Hartford Historic Preservation Commission reviewed the proposal to demolish the structure; and

Whereas, The structure is located within the West End North National Historic District; and

Whereas, The structure is currently a vacant residential structure which was damaged in a fire; and

Whereas, The Applicant has worked with the West End Civic Association to explore options for the future of the property; and

Whereas, The Applicant has been unable to find a potential person or persons to redevelop the damaged structure; and

Whereas, The Applicant has demonstrated that the cost to repair the structure significantly outweighs the cost to demolish; and;

Whereas, The Applicant is seeking to remediate blight in a residential neighborhood; and;

Whereas, In accordance with Article XII, Sec. 28-221. Of the Hartford Municipal Code - Policy of municipal departments and agencies, demolition shall be treated as an alternative of last resort and shall be utilized only when other reasonable alternatives do not exist.

Now therefore Be It

Resolved, The City of Hartford Historic Preservation Commission hereby approves/denies the proposed demolition.

Be It Further,

Resolved, This 20th day of October 2021.