

Demolition Delay Ordinance in New Haven

What you need to know about New Haven's Demolition Delay Ordinance:

- what properties require a demolition delay period?
- what are a property owner's responsibilities?
- what is the process?

About New Haven's Demolition Delay Ordinance

In 1989 the New Haven Board of Aldermen adopted an ordinance that authorizes the city to impose a 90-day waiting period before granting a permit to demolish a building or structure, or any part thereof, that has been designated as historically significant. This law, called a "demolition delay ordinance," serves three purposes. It:

- encourages the preservation, rehabilitation and reuse of historic places
- promotes the cultural, economic, social and general welfare of the city
- increases property values

The demolition delay ordinance informs the community of pending demolition permits and provides a property owner time to explore alternatives to demolition that could result in the preservation of historically significant places in New Haven that are not otherwise protected. Local and state organizations, as well as individuals who have expressed concern, are notified of pending demolitions and provided with an opportunity to propose other solutions.

Demolition Delay Process

What properties require a demolition delay period?

The 90-day demolition delay period is required for historic properties that are listed:

- *in the New Haven Historic Resources Inventory*
- *as individual properties on the National Register of Historic Places*
- *as contributing properties within a National Register Historic District*

If a building or structure is included in one of these listings, a 90-day waiting period will be imposed on the owner before it can be destroyed. The demolition delay takes effect on the date the application is received, and a demolition permit will not be granted until the 90-day waiting period has expired.

What properties are exempt from the city's demolition delay ordinance?

Historic properties exempt from the city's demolition delay ordinance include buildings and structures that are:

- *determined to be a threat to public health or safety by a local or state official*
- *part of a project or planned development approved by the Board of Aldermen, Redevelopment Agency or City Plan Commission*
- *outbuildings or ancillary structures that have not been documented in the applicable historical listings*
- *located in one of the city's local historic districts wherein a certificate of appropriateness is required prior to obtaining a demolition permit*

Over 8000 historic buildings and structures qualify for review under New Haven's demolition delay ordinance!

(More than 230 building demolition delays have been issued since the law was passed in 1989.)

What are a property owner's responsibilities?

Within 10 days of submitting a demolition permit application to the City Building Official, the applicant must provide written notification to all abutting property owners, as well as to those individuals and organizations included on the city's delay-of-demolition notification list. The notification letters must state that:

- *a request for demolition has been filed*
- *what date it was filed*
- *where the subject property is located*
- *the owner of the property*
- *that the application is on file with the city's Building Division*
- *the application is on file with the city's Building Division and the City Plan Department.*

In addition, the applicant must post a sign, obtained from the City Plan Department, in a conspicuous place on site that clearly states that the property owner wants to demolish the building or structure. The sign must be posted on the property within 10 days of filing the demolition permit application and remain in place for the full 90-day waiting period.

Within 14 days of filing an application for a demolition permit, the applicant must certify to the City Plan Department that notification letters have been mailed to all necessary parties and that an intent-to-demolish sign has been posted on the property.

If the demolition of the building or structure does not begin within 6 months from the date a permit is issued, the City Building Official can declare the demolition permit null and void.

For more information:

...about preparing a demolition permit application, contact:

The City Building Official
Livable City Initiative, Building Division
Hall of Records Building
200 Orange Street
New Haven, Connecticut 06510
(203) 946-8045
E-MAIL NHInfo@Newhavenct.net
WEB www.cityofnewhaven.com/govt/gov40.htm

*...about complying with requirements of the demolition delay ordinance
or to request official notifications of historic buildings or structures scheduled
for demolition, contact:*

New Haven City Plan Department
165 Church Street
New Haven, Connecticut 06510
(203) 946-7061
E-MAIL NHInfo@Newhavenct.net
WEB www.cityofnewhaven.com/govt/gov40.htm

*...and assistance in determining whether your property is included in
New Haven's Historic Resources Inventory or listed on the National Register
of Historic Places, contact:*

The New Haven Preservation Trust
934 State Street
P.O. Box 1671
New Haven, Connecticut 06507
(203) 562-5919
E-MAIL nhpt@sbcglobal.net
WEB www.nhpt.org



Photograph by Michael Marsland

Betts House 393 Prospect Street

The former John M. Davies House, built in 1868, is an outstanding example of Second Empire architecture. It stood empty for over 25 years, fell into disrepair and was almost lost to fire in 1988. Restored by Yale University and renamed Betts House, this prominent building now houses the Yale Center for the Study of Globalization, International Affairs and the Yale World Fellows Program.