



DATE: April 5, 2023

TO: Members of the Historic Resources Preservation Board

FROM: Anne Greening, Senior Preservation Planner
Yeneneh Terefe, Preservation Planner
Department of Community Sustainability

MEETING: April 12, 2023

SUBJECT: Notification of the condemnation of the principal structure and garage at 206 North Federal Highway. The subject property is a non-contributing resource in the Northeast Lucerne Local Historic District.

PROPOSAL / BACKGROUND:

The subject property is a non-contributing resource in the Northeast Lucerne Local Historic District; the main structure was built c. 1927 in the Wood Frame Vernacular style, and the garage was built between 1925 and 1935.

After a representative of the Building Official visited the site on January 31, 2023 and February 2, 2023, the City's Building Official declared the main structure and garage unsafe. He noted structural cracks, issues with the garage and main structure foundations, significant water damage, and a collapsing addition. The unsafe declaration letter is included as an attachment.

Pursuant to Land Development Regulation (LDR) Section 23.5-4(m), Exceptions to certificates of appropriateness:
3. *City condemnation. A certificate of appropriateness shall not be required when a designated city landmark or a contributing building within a designated local historic district has been condemned by the city.* A demolition permit, however, shall not be issued until the HRPB has been notified and given an opportunity to comment, as provided in subsection I). A certificate of appropriateness shall be required prior to demolition by the city of a landmark listed on the National Register or of any contributing structure within a historic district listed on the National Register.

BOARD COMMENT:

[Board members may provide comment on the condemnation and proposed demolition.]

Attachments

- A. Declaration of Unsafe Conditions
- B. Photographs