



DATE: February 1, 2023

TO: Members of the Historic Resources Preservation Board

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

MEETING: February 8, 2023

SUBJECT: Notification of the condemnation and future demolition of five properties in the Old Town Local Historic District: 25 South K Street, 30 South L Street, 32 South L Street, 704 1st Avenue South, and 710 1st Avenue South. Four of the subject properties are contributing resources in the Old Town Local Historic District; 704 1st Avenue South is a non-contributing resource.

PROPOSAL / BACKGROUND:

Four of the subject properties (25 South K Street, 30 South L Street, 32 South L Street, and 710 1st Avenue South) are contributing resources in the Old Town Local Historic District; 704 1st Avenue South is a non-contributing resource in the district. All five properties were built c. 1925-1935.

The subject properties are some of the seven properties purchased by the Community Redevelopment Agency (CRA) in 2018 in an effort to encourage redevelopment in the downtown. Since 2018, the structures have stood vacant, empty and deteriorating. At the direction of the City Commission, staff obtained estimates of probable cost to restore each of the structures so that they might be leased and inhabited for residential purposes.

On May 11, 2022, staff provided a status update to the Commission regarding the CRA owned structures in the Old Town Historic District. Due to the cost of renovation and existing conditions, five structures (25 South K Street, 30 South L Street, 32 South L Street, 704 1st Avenue South, and 710 1st Avenue South) were deemed financially unfeasible to restore. Two (2) were deemed appropriate for renovation. The Commission accepted the reports and recommendations.

Following the May 11th meeting, the City's Building Official provided official condemnation reports for the five structures that were deemed beyond repair. After visiting the sites on DATE, the City's Building Official declared them as unsafe due to extensive termite damage, foundation damage, rot, and water damage, and recommended that they be demolished. The reports are included as attachments.

On October 6, 2022, staff provided another status update to the Commission regarding the CRA owned structures in the Old Town Historic District, noting the condemnations of five of the seven properties as well as the recommendation to tent the two other properties for termites (24 South L Street and 26 South L Street). The Commission accepted the reports and recommendations.

At the City Commission meeting for the Downtown Master Plan on January 24, 2023, the Commission gave direction to move forward with the demolition process for the subject properties.

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. Declarations of Unsafe Conditions
- B. Photographs
- C. Backup – City Commission Staff Reports, Renovation Estimates