



DATE: March 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: March 8, 2023

SUBJECT: Notification of the condemnation of the garage structure at 122 North L Street. The subject property is a contributing resource in the Northeast Lucerne Local Historic District.

PROPOSAL / BACKGROUND:

The subject property is a contributing resource in the Northeast Lucerne Local Historic District; the multi-family structure and detached garage were built c. 1938 in the Colonial Revival/Wood Frame Minimal Traditional style.

After a representative of the Building Official visited the site on December 13, 2022, the City’s Building Official declared the garage unsafe due to extensive termite damage to the structural members of the building. The property owner also hired a structural engineer to evaluate the structure; the engineer’s letter concurs with the Building Official’s findings. The condemnation letter and engineer letter are included as attachments.

The property owner plans to construct a new garage structure with an additional dwelling unit at the rear of the property. This construction will be subject to HRPB review and approval at a later meeting date.

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 and Engineer’s Letter
- B. Photographs