



DATE: August 14, 2024

TO: Members of the Historic Resources Preservation Board

FROM: William Waters, Community Sustainability Director
Annie Greening, Principal Planner
Department of Community Sustainability

MEETING: August 21, 2024

SUBJECT: Notification of the condemnation of the principal structure and accessory structure at 523 South M Street. The subject property is a contributing resource in the Southeast Lucerne Local Historic District.

PROPOSAL / BACKGROUND:

The subject property is a contributing resource in the Southeast Lucerne Local Historic District; the main structure (single-family house) was built c. 1925 in the Mission/Mediterranean Revival style. The accessory structure was also built c. 1925 in the Mission/Mediterranean Revival style, and originally functioned as a garage with two apartments. In 1940, the accessory structure was converted to 3 apartments; the conversion was designed by local architect G. Sherman Childs.

After the City's Building Official visited the site on July 9, 2024, he declared the main structure and accessory structure unsafe. He noted that the main structure's roof has collapsed in several areas, rendering the structure unsafe to enter for further inspection. The second floor and exterior stairs of the accessory structure are also collapsing, rendering the structure unsafe and inaccessible for further inspection. 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