# **DEMOLITION OF HISTORIC** PROPERTIES

**20.20.120 HISTORIC LANDMARK DEMOLITION OR REMOVAL** 

APPLYING FOR A CERTIFICATE OF DEMOLITION - WITH PROPOSED AMENDMENTS

# **PROVIDE NOTICE**

- Applicants must provide written notice to:
- Mayor and Council
- County Historical Commission
- Neighborhood Association (if applicable)

Copy of written notice and PROOF of delivery must be provided to Historic Preservation Officer and HLC or application is NOT ACCEPTED

## ERTIFICATE OF DEMOLITION

What is currently required? • Application submittal, review and action by the Historic Landmark Commission (HLC)

What is proposed? • A minimum of two (2) HLC hearings prior to HLC action

- Who does it impact?
- Owners of historic properties seeking demolition

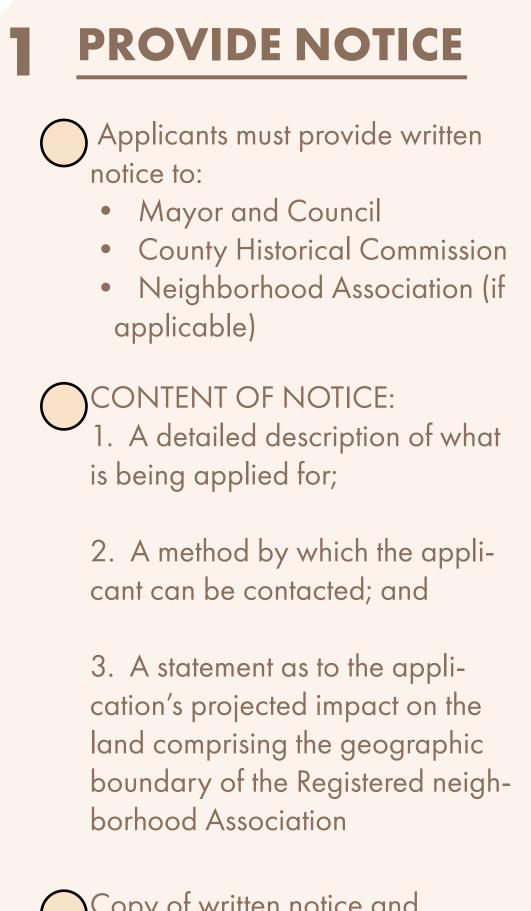
Why proposed?

 To clarify demolition requirement provide public input on propos

# **7** APPLICATION REQUIREMENTS

- Application Contents include: 1. Filled out Form Provided by HPO
- 2. Scaled plot Plan
- 3. Proof of Ownership
  - 4. Current Color Photographs
  - 5. Proof of Notices sent
  - 6. Additional list of info provided by HPO on a case by case basis including:
  - Reasons for Demolition
  - Deed showing ownership
  - Signature of property owner
  - Detailed plans showing current conditions of structure
  - Plans for proposed improvements after demolition
  - HLC delays proposed Demo for 60 days once application is submitted.

**EXCEPTION- If the** building official or fire chief orders the building unsafe and orders demolition



Copy of written notice and PROOF of delivery must be provided to HPO and HLC or application is NOT ACCEPTED

# **APPLICATION REQUIREMENTS**

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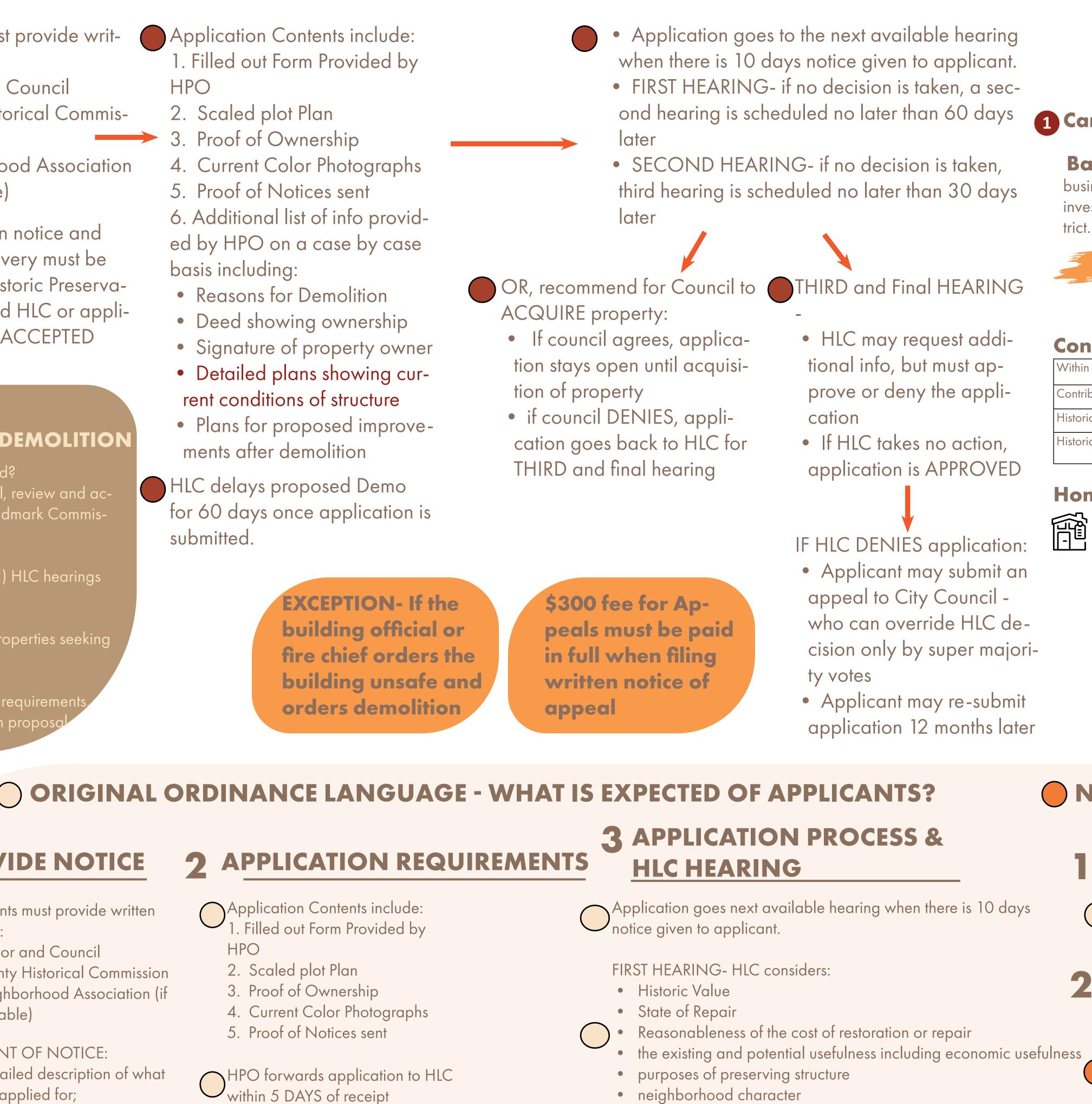
HPO forwards application to HLC within 5 DAYS of receipt

HLC delays proposed Demo for 60 days once application is submitted

**EXCEPTION-If the** building official or fire chief orders the building unsafe and orders demolition







- OR within 10 Days of hearing, HLC may recommend property acquisition by Council

• other factors it finds appropriate

• HLC may deny, approve, or suspend action

- Council will have 30 days to state intent to negotiate acquisition • If Council denies, then HLC grants either certificate of demolition with 10 days, or within 60 days of receipt of application (which ever is later)
- If no action is taken by the HLC within 90 days of receipt of application, it is deemed APPROVED
- If HLC DENIES application, applicant can reapply 12 months later

After 60 days of delayed demolition: HLC may approve, deny or suspend action for no longer than 6 months.

# **CARLOS HERNANDEZ'S RENOVATION REQUEST** HOW REVISED ORDINANCE WORKS



1 Carlos Hernandez: Age 38

Background: Carlos is a small business owner and new property investor in the Magoffin Historic Dis-



### **Context:**

nin locally designated historic district	yes
tributing or non-contributing property	Constributing
oric Landmark Commission Review required	yes
oric Preservation Officer Administrative Review	no

## Home History:

The property is located in the Magoffin Historic District and is designated as a contributing structure. It is a 1930s home that was converted into a duplex in 1948 and abandoned in the 90s. The structure has significant damage from decades of vacancy. The surrounding area is a mix of historic homes and small commercial properties. While the structure maintains some architectural character, the roof has partially collapsed, and utilities are disconnected.

# **NEW ORDINANCE LANGUAGE**

# **PROVIDE NOTICE**

REMAINS THE SAME

# **7** APPLICATION REQUIREMENTS

Application Contents include: 1. Filled out Form Provided by

Original requirements and:

6. Additional list of info provided by HPO on a case by case basis including:

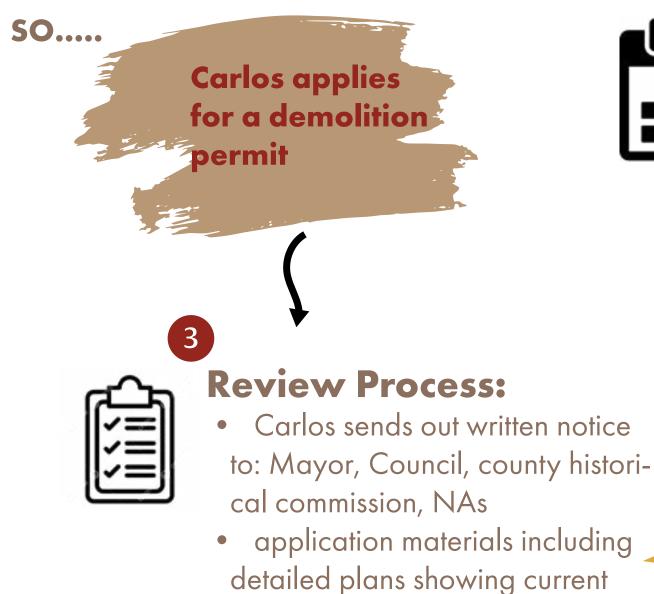
- Reasons for Demolition
- Deed showing ownership
- Signature of property owner
- Detailed plans showing current conditions of structure

Per state law demolition permit cannot be issued until 60 days once application is submitted

### Start of Event: 2

Carlos wants to convert the duplex into a work/live unit.

During project design, Architect advises Carlos that demolition and **new con**struction matching original character and aesthetics is more economically feasible.



conditions • allow 10 days for public notice of HLC hearing



# **APPLICATION PROCESS & J** HLC HEARING

Application goes next available hearing when there is 10 days notice given to applicant, or will go to next available meeting.

FIRST HEARING- HLC shall only hear the evidence presented by the applicant and other interested parties. The HLC may not make a decision on the application until a second public hearing no more than 60 days later.

SECOND HEARING- HLC may consider additional evidence presented by the applicant or other interested parties. The HLC will render a decision on the application; either approve, deny the application, OR require THIRD HEARING, OR recommend Council aquire property

OR, recommend for Council to ACQUIRE property: • If council agrees, application stays open until acquisition of property

 if council DENIES, application goes back to HLC for THIRD and final hearing

THIRD HEARING to take place within the original sixty (60) days from the date of the second public hearing, • HLC may request additional info, but must approve or deny the application

• If HLC takes no action, application is APPROVED

