

LEGISLATIVE #

110259C



Planning and Development Department

Demolition By Neglect

DEMOLITION BY NEGLECT

- The outright demolition of structures is the primary threat to cultural resources facing local preservation review boards.
- A more covert form of demolition is that of intentionally neglect whereby a property is allowed to fall into structural disrepair without technically violating historic preservation ordinances.

DEMOLITION BY NEGLECT

- Demolition by Neglect undermines the integrity of Gainesville's historic preservation program.
- Prolonged failure to maintain a historic structure results in the structure's preservation becoming threatened.
- A structure that is not maintained does not further the preservation cause and has a tendency to lower property values.

TO ENSURE THAT HISTORIC RESOURCES ARE NOT DEMOLISHED BY NEGLIGENCE

- The ability to effectively preserve and protect a community's historic resources requires the commitment to monitor designated resources and enforce violations when they occur.
- The strongest deterrent in failure-to-maintain and demolition-by-neglect cases is the ability to impose significant penalties.

TO ENSURE THAT HISTORIC RESOURCES ARE NOT DEMOLISHED BY NEGLIGENCE

- Implementation of inspection and monitoring system
 - Require properties to be routinely inspected and develop a maintenance plan.

- Require timely repairs
 - Structural defects, decay & deterioration & water infiltrations deficiencies.

TO ENSURE THAT HISTORIC RESOURCES ARE NOT DEMOLISHED BY NEGLIGENCE

- Adopt and utilize a Demolition-By-Neglect ordinance and standard operating procedures.
- Identify process and key coordinators and commit to a course of proactive enforcement – Cross-Departmental Communication and Coordination of Codes Enforcement, the Building Department and Historic Preservation Planner.

THE CHECKLIST

- Inspection Checklist (Page 4)
- Deficiencies of structural elements, decay & deterioration, loss of significant elements & water infiltration.
- Minimum Maintenance Requirements
 - Code Enforcement , Historic Preservation or Building Codes
- Goal – Stabilization of the Building

DIFFERENT PROCESSES FOR DIFFERENT PROPERTIES

- Historic properties in a historic district or individually listed.
- Identification process of historic properties outside of historic districts.
- Neighborhood preservation and preventing blight.

ECONOMIC HARDSHIP PROCEDURE AND TAX AND GRANT PROGRAMS

- Economic Hardship Procedure and Evidentiary Checklist
- Tax programs – Low Income Housing Tax Credits and New Markets Tax Credit
- Grant program - Tallahassee