

LEGISLATIVE

110259



Planning and Development Services

Memo

To: Community Development Committee
From: D. Henrichs
CC: Erik Bredfeldt
Date: 11/20/2012
Re: Demolition by Neglect Update

Starting in January the Historic Preservation Planner and the Code Enforcement Manager, with assistance from the Building Department will meet every other week and begin the implementation of the interdepartmental approach to deal with potentially neglected properties. Each property will be assessed and prioritized and matched with materials and suppliers.

At the same time staff has created ordinance language that addresses minimum maintenance.

Minimum maintenance requirements.

All contributing structures located in an historic district, shall be preserved against decay and deterioration by being kept free from the following structural defects by the owner and any other person or persons who may have legal custody and control thereof;

- 1) Deteriorated or inadequate foundation with jeopardizes its structural integrity;
- 2) Defective or deteriorated floor supports or any structural members of insufficient size to carry imposed loads with safety which jeopardize its structural integrity;
- 3) 30 Members of wall, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration which jeopardize its structural integrity;
- 4) Structural members of ceilings and roofs or other horizontal structural members, which sag, split or buckle due to defective materials or deterioration or are insufficient size to carry imposed loads with safety which jeopardize its structural integrity;
- 5) Fireplaces or chimneys which list, bulge or settle due to defective material or deterioration or are of insufficient size or strength to carry imposed loads with safety which jeopardize its structural integrity;
- 6) Lack of weather protection which jeopardize its structural integrity of the walls, roofs or foundation.

- 7) The following **Inspection Checklist** will be used to determine deficiencies of decay and deterioration:

INSPECTION CHECKLIST

1. Are there any dead trees or limbs on the site that are reasonably capable of causing injury to the property or a person?
2. Are the exterior grounds free of excessive weeds, rubbish, garbage, junk, or refuse?
3. Is there evidence of heaving, settling or cracking of sidewalks, steps, or pathways?
4. If the structure is vacant, is it securely closed so as to prevent unauthorized entry? Is there ineffective waterproofing of exterior walls, roofs, and foundations, including broken windows or doors?
5. Are the exterior walls and roof coverings in need of paint or other protective covering?
6. Are clapboards or shingles loose or deteriorated?
7. Is masonry cracked, missing, or deteriorated? Is the exterior plaster or mortar deteriorated or crumbling?
8. Are walls plumb without bulges or depressions? Do the walls or chimneys lean, sag, split, list, or buckle?
9. Is the foundation deteriorated, cracked, or otherwise inadequate?
10. Are roof shingles curling, cracked, or missing?
11. Does the roof ridge sag?
12. Do doors and windows fit frames squarely? Are they in good repair and operable condition?
13. Are the exterior stairs, steps, balconies, porches, handrails, shutters, cornices, entablatures, wall facings, and other architectural features in sound condition? Is there evidence of delamination, instability, loss of shape and form, or crumbling?
14. Are there signs of rotting, holes, insect damage, or other forms of decay or destruction?
15. Does the wood appear spongy or brittle on window sills, framing sills, beams, or posts?
16. Is there any sign of rot from leaks on the roof decking, fascia, or overhangs?
17. Are the gutters intact? Are parts broken, disconnected or partially missing? Is there evidence of rusting?
18. Are downspouts loose, damaged, or missing? Are they connected to underground drains or splashblocks?
19. Are fences, gates, and accessory buildings in reasonable repair? Any evidence of deterioration of interior flooring or floor supports, roof supports, or other horizontal members that causes leaning, sagging, splitting, listing, or buckling?

The process has already begun with Mr. Cowart's niece; Brenda met with Planning Staff to discuss stabilization measures for her grandmother's home at 319 NW 4th Avenue. She had previously talked to the City's Housing Department and received information on programs, qualifications and assistance. There are organizations as Rebuild Gainesville, the Rotary and Habitat that could furnish assistance with the immediate issue of roof water infiltration.

During these difficult economic times, in order to secure needed materials and man-power, staff recommends a brain-storming meeting with local developers, merchants, contractors, suppliers and non-profits to discuss furnishing material and knowledge to structures that require preventive measures against water infiltration and structural decay.