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## **Historic Architectural Review Commission Staff Report Item 3**

**To:** Chairman Haven Burkee and Historic Architectural Review  
Commission Members

**From:** Enid Torregrosa-Silva MSHP  
Historic Preservation Planner

**Meeting Date:** June 25, 2024

**Address:** 1125 Duval Street

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### **Description of Work:**

Declaration of unsafe structure by the Chief Building Official for historic but non-contributing building.

### **Site Facts:**

The commercial building declared unsafe is part of the complex known as La Te Da. The building in question comprised of two historic but non-contributing structures that at some point in time were attached. They were historically under the address of 513 Catherine Street. On January 23, 2024, a Certificate of Appropriateness was submitted and approved by the Commission for *Hurricane hardening and repair of existing historic non-contributing building containing four transient units. Raise building 2'-9". New egress stair, new windows and doors, and repairs of siding and structural components.*

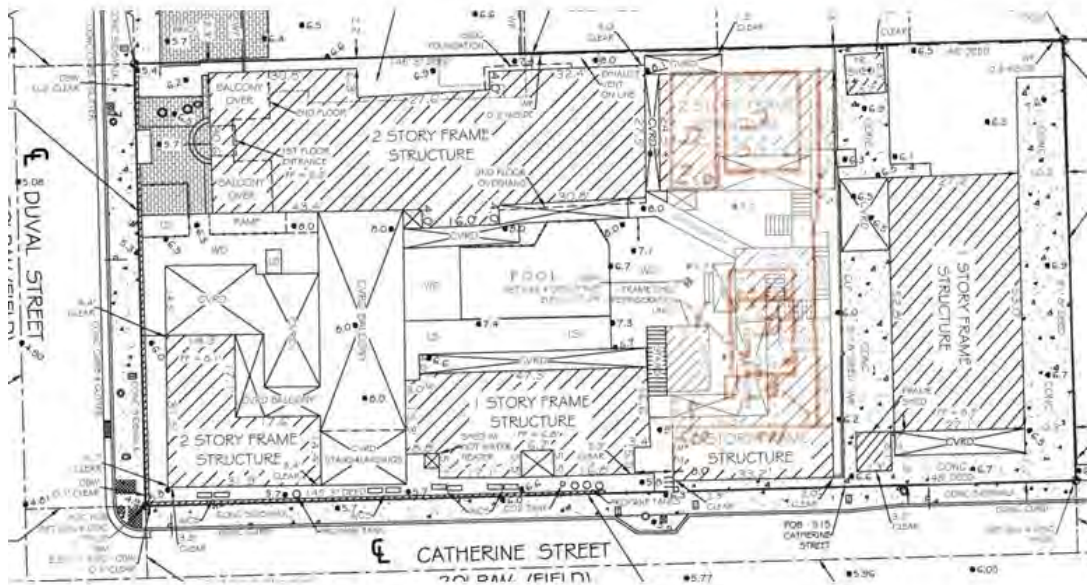
On April 12, 2024, a Certificate of Appropriateness was approved by staff for the constructions plans for exterior renovations under BLD2024-0937. During the evaluation process to elevate the structure it was determined by the subcontractor hired to perform the task that the structure was not a candidate for such scope of work. The Chief Building Official (CBO) conducted a site visit and on May 29, 2024, send an email to staff with his opinion that the building had severe structural deterioration. On May 31, 2024, a Certificate of Appropriateness was approved by staff under BLD2024-1500 for demolition. Unfortunately portions of the building collapsed on June 11, 2024.



*Buildings circa 1965. Monroe County Library.*



*Front elevation.*



1962 Sanborn Map and Current Survey.

Section 102-221 – Unsafe structures of the Land Development Regulations state the process of declared unsafe structures within a designated historic district.

**Sec. 102-221. - Unsafe structures.**

*If the chief building official determines that any structure within a designated historic site or designated historic district is unsafe pursuant to the applicable sections of the Code of Ordinances, the chief building official will immediately notify the historic architectural review commission of the findings. The unsafe condition shall include structures deemed by the chief building official to be undergoing demolition by the property owner's neglect of maintenance responsibilities. Where appropriate and in accordance with applicable ordinances, the chief building official will attempt to have the owner or other appropriate party repair the structure rather than order it to be demolished and will take into consideration any comments and recommendations by the historic architectural review commission. However, the provisions contained within sections [102-187](#) through [102-190](#) and this division 3 shall not apply to the chief building official's declaration that a building is unsafe, nor will the chief building official be precluded from taking such steps as may be required by applicable ordinances to protect the public health and safety of the community. The historic architectural review commission may also endeavor to negotiate with the owner and interested parties, provided such actions do not interfere with procedures in the applicable ordinances.*

An email from the CBO is part of this report.