

## Endangered Property Criteria

Properties deemed significant by the Historic Preservation Commission may be placed on the Endangered Property List.

Properties are deemed significant for the following reasons:

### Historic

- Properties with structures fifty (50) years old or older
- Properties with structures that were occupied by individuals of either local or national historic significance
- Structures that were the site of local or national historic significance

### Architecture

- Examples of significant architectural styles
- Structures with significant architectural features

### Location

- Properties with structures within a current historic district
- Properties with structures within a potential historic district

Properties will be deemed endangered for any of the following reasons:

- Properties with Red Tagged Structures
- Foreclosed properties
- Abandoned properties; properties with a tax delinquency of more than two (2) years
- Properties which Commission Members have obtained evidence distressed maintenance; including but limited to:
  - Missing or broken structural components such as windows or doors
  - Roofs with missing or compromised components
  - Missing or rotten siding, eaves or soffits
  - Foundation faults
  - Structures with distressed masonry features; including but not limited to: features out of true horizontally or vertically, loose or missing components, separation between masonry courses and deteriorated/broken masonry components
  - Overgrown landscape features, especially vegetation that compromises the integrity of the structure

Note: All distressed maintenance items must be observed from no closer than the public right of way adjacent to the structure.

When a property is determined to be endangered the Historic Preservation Commission will take the following actions:

- Add the property to the current published Endangered Property list
- Attempt to contact the current owner, by Commission members appointed by the Commission Chair, to determine their plans for the property and their willingness/ability to correct deficiencies
- Provide as much assistance as possible, within the defined scope of the Commission, to the current owner
- In extreme cases of Distressed Maintenance the Commission may contact the City Inspections Department to request an inspection to determine if the structure should be red tagged

NOTE: The Commission should not contact the City Inspections Department until a reasonable attempt to contact and work with the current owner proves unproductive. Efforts to contact and work with the current owner will be considered unproductive for the following reasons; including but not limited to:

- Failure to respond to three (3) attempts to contact by the Commission
- Failure to provide the Commission with evidence to a “good faith” attempt to remedy the deficiencies within six (6) months of the initial contact between the Commission and the owner
- Failure of physical inspection by Commission members, conducted from the public right of way, to corroborate reported attempts to correct deficiencies