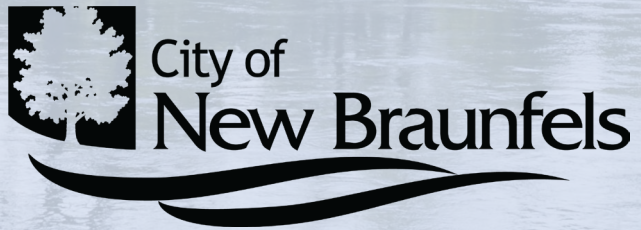


Staff Presentation: Demolition by Neglect



What is Demolition by Neglect?

Demolition by neglect is the act of intentionally allowing a building to deteriorate to the point that demolition of that building becomes necessary, and/or restoration becomes unreasonable.

Many cities have adopted ordinances to help prevent demolition by neglect.

Top: Texas Hall, Tehuacana, Limestone Co.
Bottom: Brinkley Davis House, Limestone Co.



Sec. 66-64. Demolition by neglect.

No owner or person with an interest in real property designated as a landmark or included within a historic district shall permit the property to fall into a serious state of disrepair so as to result in the deterioration of any exterior architectural feature which would, in the judgment of the commission, produce a detrimental effect upon the character of the historic district as a whole or the life and character of the property itself.

Examples of such deterioration include, but are not limited to:

- (1) Deterioration of exterior walls or other vertical supports.
- (2) Deterioration of roofs or other horizontal members.
- (3) Deterioration of exterior chimneys.
- (4) Ineffective waterproofing of exterior walls, roof, or foundations, including broken windows or doors.
- (5) Deterioration of any feature so as to create a hazardous condition which could lead to the claim that demolition is necessary for the public safety.

(Ord. No. 96-9, § I, 2-26-96)

Date of Inspection:									
		YES	NO	NOTES (i.e. where deterioration/disrepair is seen,)					
Deterioration of exterior walls or other vertical supports:									
	Leaning		X						
	Sagging		X						
	Splitting		X						
	Listing		X						
	Buckling		X						
Deterioration of roofs or other horizontal members:									
	Leaning		X						
	Sagging								
	Splitting								
	Listing								
	Buckling								
Deterioration of exterior chimneys:									
	Exterior chimneys		X						
Ineffective waterproofing of:									
	Exterior Walls		X						
	Roofs								
	Foundations		X						
	Broken Windows		X						
	Broken Doors		X						
Deterioration of any feature so as to create a hazardous condition which could lead to the claim that demolition is necessary for public safety:									
	Any exterior feature (add specific feature to Notes section)								

Questions?

