

# **JHPC**

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## **Demolition by Neglect Task Force**

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**February 13, 2025**

***I.***

# ***Introduction of Task Force***



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

# ***II.***

## ***Approval of the Minutes***



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

***III.***

***Review***

***Draft***

***Recommendations***



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

Members of the Task Force, subject matter experts, key COJ staff who participated

Summary of Charge (History, justification, and mission)

Findings -

- Demolition by Neglect is an issue that municipalities around the country struggle with to varying degrees and is not a unique concern for Jacksonville's locally designated historic properties.
- Financial penalties such as fines/liens on historic properties are often not effective in addressing Demolition by Neglect, both locally and elsewhere.
- Elements of successful strategies in other municipalities to address Demo by Neglect include regular communication between city departments relevant to the issue, criteria to determine when a property is threatened by Demo by Neglect, strategic use of foreclosure by the municipality to prevent and/or deter Demo by Neglect, utilization of a non-profit entity to receive a previously foreclosed upon historic property as an alternative to Demo by Neglect, community engagement to educate and support the value of historic preservation.

Priority Recommendations -

- COJ Municipal Code Compliance Division (MCCD), Historic Preservation Section, and Building Inspection Division will create and maintain a list of properties which have fines/liens related to maintenance deficiencies, safety, and blight, and which are located within a locally designated historic district and/or a locally designated historic landmark. The list should include the length of time of the property has been in violation, total fines/liens, description of the violation, and the status of the violation being resolved. This will be an important tool to help proactively identify properties at higher risk for Demolition by Neglect and coordinate an appropriate response.
- COJ Historic Preservation Section, Historic Preservation Commission (HPC), and MCCD will create objective criteria to determine when a property within a locally designated historic district and/or a locally designated historic landmark meets the threshold for being in danger of Demolition by Neglect, and a process to engage the property owner.
- COJ Municipal Code Compliance Division (MCCD), Historic Preservation Section, and Building Inspection Division will meet monthly to review the list of properties within locally designated historic districts and/or locally designated landmarks which have fines/liens to coordinate an appropriate plan to address properties most at-risk to Demolition by Neglect.

### Short term recommendations (< 1 year)

- COJ will allocate additional funding/staff to the Historic Preservation Section and MCCD to fulfill their role in preventing Demolition by Neglect, addressing blight conditions, and supporting historic preservation.
- COJ Historic Preservation Section will provide guidance to community organizations/members of the community on how they may assist with preventing Demolition by Neglect through engagement and education. Information will include subjects such as proactive maintenance, economic hardship resources, etc.
- COJ will use their existing ability to foreclose on properties that have outstanding liens to strategically foreclose on properties within locally designated historic districts, and locally designated landmarks, which meet the criteria of being endangered by Demo by Neglect as a tool to prevent their demolition and/or facilitate their renovation/redevelopment.
- COJ will partner with the Jacksonville Community Land Trust (JCLT) to dispose of foreclosed upon properties with locally designated historic districts, and locally designated landmarks, which are not sold at auction. The JCLT would take ownership of these properties with the intention to renovate or hold until an appropriate redevelopment partner is identified.
- COJ will send an annual notification to property owners of properties within locally designated historic districts and locally designated landmarks, explaining the unique status of their property, the responsibility of the owners to maintain, the role of the Historic Preservation Section and HPC, and other related resources. A frequent explanation by applicants who seek demolition of historic properties is a lack of awareness that leads to the deterioration of the property, and this would address that issue.
- COJ will fund the Restore Endangered Historic Adaptable Buildings (REHAB) program on an annual basis. This program provides vital financial assistance to income producing and/or non-profit historic properties which are highly vulnerable to further deterioration and/or Demo by Neglect.
- A Certification of Appropriateness (COA for demolition of a contributing property within a locally designated historic district, or locally designated historic landmark, will require a report from a structural engineer with a demonstrated knowledge and expertise in remediation of historic resources, describing both the identified problems and possible solutions in detail.

#### Medium term (< 2 years)

- COJ Historic Preservation Section and HPC will coordinate with community organizations to proactively identify historic assets and candidates for locally designated historic landmarks. By identifying historic assets prior to deterioration, these assets can be better protected against Demo by Neglect.
- COJ will fund neighborhood historic surveys on an annual basis, as it has done in previously, to proactively identify historic assets and candidates for locally designated historic landmarks. By identifying historic assets prior to deterioration, these assets can be better protected against Demo by Neglect.
- Historic Preservation Section to coordinate with NEFAR and other professional real estate organizations to educate real estate professionals and their clients about responsibilities and resources associated with owning locally designated historic properties.

#### Long term (< 3 years)

- COJ will establish a revolving loan fund to assist with historic preservation of properties with locally designated historic districts and locally designated landmarks, modeled on existing COJ revolving loan renovation programs.
- COJ Property Appraiser will apply fines originated from MCCD and/or Historic Preservation Section code enforcement on to the annual property tax bills of properties within the locally designated historic districts and locally designated historic landmarks. Fines applied to the annual property tax bill will be related to the structural integrity of the property and/or significant deterioration of the roof, siding, windows, doors, or other openings which allow water intrusion to endanger preservation of the structure.

List of noticed public meetings

List of other municipalities examined

Acknowledgment of individuals/groups who provided assistance in the development of this report and recommendations.

# ***IV.***

## ***Public Comments***



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**V.**

# ***Action Steps***



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***VI.***

***Next  
Meeting  
Details***



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