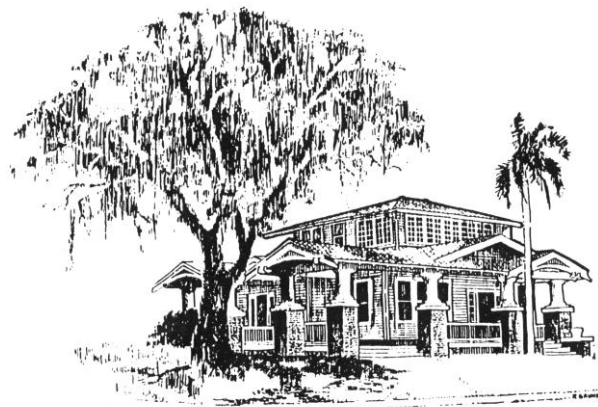


Demolition



Demolition

The proposed demolition of contributing structures within the district is a serious issue which must be reviewed by the Architectural Review Commission. A demolished contributing structure is irreplaceable and the demolition may have long term detrimental effects within the neighborhood.

It is possible that demolition of a contributing structure can be avoided and the development potential still realized. Under a planned development zoning designation (PD), it is possible for the combination of a new building and an existing building to obtain density and floor-area-ratio bonuses. A PD zoning request must be approved by the City Council. If a PD zoning is granted for a parcel, the compatible design will still be reviewed by the A.R.C. to assure that the design guidelines have been followed.

In some instances, as a last resort, a contributing structure can be moved to another location. This alternative, however, would need to be evaluated since relocation may take away from the integrity of the building and its site.

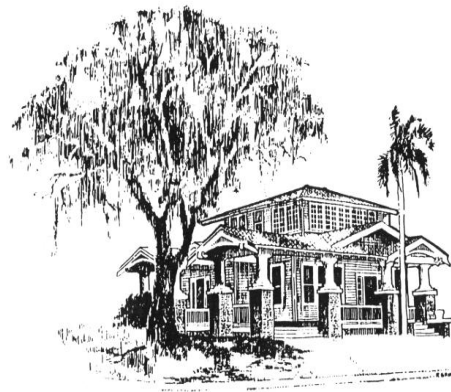
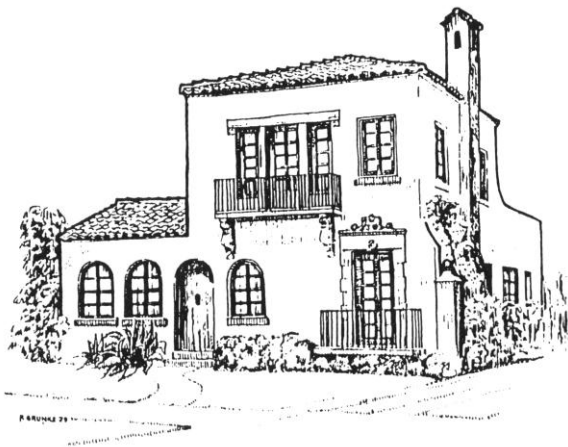
When a demolition is proposed, it is advisable that the Administrator of the A.R.C. be contacted for a pre-submittal conference. All applications for contributing structures shall adhere to the criteria established in the Tampa Zoning Code – Chapter 27, Section 27-217 “Applications for Certificate of Appropriateness to Demolish or Relocate; Pre-Application Determinations of Historical Status; Administration; Notice; Decision; Stay; Denial; Appeal; Review Criteria; Demolition by Neglect; Pre-Demolition Requirements”.

In reviewing applications for demolition, the A.R.C. shall also consider the following information, to be provided by the applicant.

1. Estimate of the cost of the proposed demolition or removal and an estimate of any additional costs that would be incurred to comply with recommendations of the A.R.C. for changes necessary for the issuance of a Certificate of Appropriateness.
2. A report from a licensed engineer or architect with experience in rehabilitation as to structural soundness and suitability for rehabilitation.
3. Certified estimated market value of the property both in its current condition, and after completion of the proposed demolition or removal.
4. An estimate from an architect, developer, real estate consultant, appraiser or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property.
5. Amount paid for the property, the date of purchase and the party from whom purchased, including a description of the relationship, if any, between the owner of record or applicant and the person from whom the property was purchased, and any terms of financing between the seller and buyer.

6. If the property is income-producing, the annual gross income from the property for the previous two years, and depreciation deduction and annual cash flow before and after debt service, if any, during the same period.
7. Remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two years.
8. All appraisals obtained within the previous two years by the owner or applicant in connection with the purchase, financing, or ownership of the property.
9. Any listing of the property for sale or rent, price asked and offers received, if any, within the previous two years.
10. Assessed value of the property according to the two most recent assessments.
11. Real estate taxes for the previous two years.
12. Form of ownership or operation of the property, whether sole proprietorship, for-profit or not-for-profit corporation, limited partnership, joint venture, or other method.
13. Any other information, including the income tax bracket of the owner, applicant, or principal investors in the property considered necessary by the A.R.C. to make a determination as to whether the property does yield or may yield a reasonable return to the owners.

Relocated Buildings



Relocated Buildings

The standards for New Construction and Rehabilitation of Existing Buildings discussed in these guidelines also apply to buildings moved to a new location. These standards apply to both buildings moved from one site to another within the Historic District and to buildings moving into the district from a site outside its boundaries. Also, they apply to moving a building out of the district. Elements such as height and width of the moved building must be consistent with the height and width of adjacent buildings. Setbacks, alignment and spacing similar to adjacent buildings will allow the relocated structure to blend in with its new surroundings. In addition to attention to proper site orientation and facade proportions, and similarity of forms, proper building materials and details will assure visual continuity along the block and within the neighborhood as a whole.

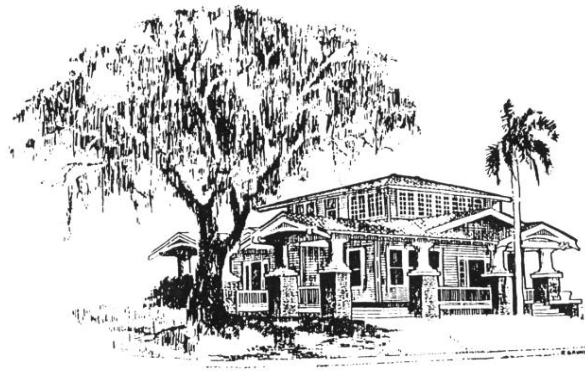
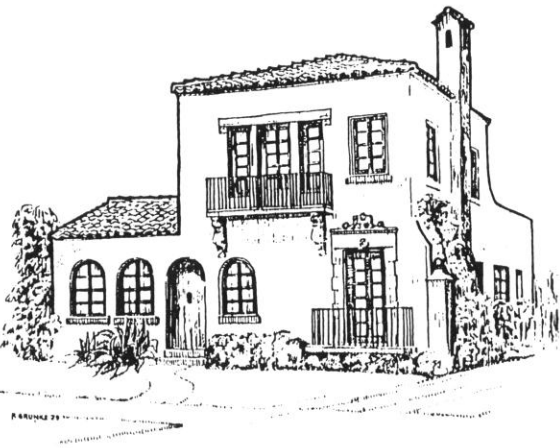
In evaluating a relocation application:

The A.R.C. shall consider the contribution the building or structure makes to its present setting, whether there are definite plans for the site to be vacated, whether the building or structure can be moved without significant damage, or its physical integrity, and the compatibility of the building or structure to its proposed site and adjacent properties.



RELOCATED STRUCTURE

Vacant Sites: Minimum Standards



Vacant Sites: Minimum Standards

Regular site maintenance must be sustained to insure an appropriate condition of the site until its new use is instituted. This includes lawn mowing and removal and replacement of dead plant materials.

After a demolition has taken place or a building is removed from a site within the Historic District, debris and all material should be quickly and thoroughly removed. All plumbing, gas, and electrical lines must be disconnected and capped in a safe and thorough manner, acceptable to the City of Tampa and the utility companies, and the site must be planted with ground cover and maintained.

These standards apply to newly vacated sites as well as unoccupied sites within the Historic District and are in addition to the minimum standards outlined in Chapter 19 City of Tampa Code.