



Planning, Development & Transportation

Community Development & Neighborhood Services

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Dear Property Owner or Resident,

A number of residents have expressed concern about the recent demolition of the Button House, 711 Remington Street, located in the Laurel School National Register District. The preservation of this home was part of the approved Remington Row development plans. As you may know, extensive efforts from concerned neighbors, the Landmark Preservation Commission, the Planning and Zoning Board, and City staff to preserve this structure resulted in a project that most agreed was compatible with the historic character of the neighborhood. Per Hogestad, an architect and former member of the Landmark Preservation Commission, was contracted by the City and the owners to develop the context-sensitive design incorporating the Button House, and his work was an important part of the development approval process.

Following the approved demolition of the structures located at 705 and 715 Remington Street, and excavation around the Button House at 711 Remington Street, the developers contacted the City's Chief Building Official for an inspection, because they believed the structure at 711 Remington had become unsound. The Chief Building Official inspected the structure and confirmed that the building had severe structural defects which warranted a classification of a "Dangerous Building," in accordance with the City's adopted Property Maintenance Code.

Once the house was declared dangerous by the Chief Building Official, the owner is responsible for abating the dangerous condition or removing the structure, at their option. With the classification of a "Dangerous Building," the house was no longer subject to any historic preservation protections and requirements. The developers opted to remove the structure rather than repair, which was their right. The City had no legal or regulatory avenue to require its preservation at that point.

Planning staff had planned to hold a neighborhood meeting or send a letter to explain the issues prior to the building's demolition, but before we could do so, the owners took the building down. Because of the interest in this demolition expressed by the residents, **a neighborhood meeting has been scheduled to review what occurred, and will take place from 6 to 7:30 p.m., on Thursday, March 27, 2014 at St. John's Lutheran Church, 305 East Elizabeth Street.**

The developers have indicated that they intend to submit a revised plan with a new building proposed in the same location that will be very similar in size, height, and character, and contain the same number of units and bedrooms. If the submitted plan meets these characteristics, it is likely that the revised plan would be processed as a Minor Amendment. A Minor Amendment does not require a public notification process; the review process may be completed by staff administratively without a public hearing. However there are many

opportunities for the neighborhood to be informed (below), and final decisions of staff are appealable by the residents or the applicant to the Planning and Zoning Board.

If you would like to stay up to date about any future submittal of a revised plan for this property, and a subsequent decision, there are several methods to keep informed:

- Contact staff to add your email address to our contact list. An email will be sent to all who provide their email address (1) when an amended plan is submitted, and (2) when a decision regarding any amended plan has been reached.
- Visit <http://www.fcgov.com/developmentreview/proposals/>, and enter “Remington Row” in the search box. When an amended plan has been submitted, it will appear on this table. Please note that the Code does not require a yellow notification sign to be posted on the property for the minor amendment process.
- Sign up for the weekly “This Week in Development Review” email at <http://www.fcgov.com/developmentreview/weekreview.php>. We will include information on any amended plan for Remington Row, as well as information on any decision.

We understand that many will have additional questions or concerns about this sequence of events. Please feel free to contact staff with any questions.

Sincerely,

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