

Benjamin Buckley

From: Jared Tenbrink <jar13fh@gmail.com>
Sent: Monday, October 2, 2023 10:07 AM
To: Historic District Commission (Staff)
Subject: [EXTERNAL] 1815 Seminole Comments

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Hello, I would like to submit comments related to 1815 Seminole. I am a neighborhood resident, living a few blocks from the location.

I would like to see something happen to this property, some sort of development. The building is not a house/home and while the previous owner attempted to make it into one, it does not appear to be a reasonable option. Currently it is vacant and I have personally witnessed scrappers attempt to enter the building one afternoon. Windows have been replaced, poorly, after being damaged by vandals. The flat roof section has failed (based on images posted online) meaning there is likely large scale repairs needed in that section. In the neighborhood and surrounding areas we have many churches, some of which are vacant, we do not need another church in the area. New churches have formed in the area, yet this building remains vacant. This indicates that it is unlikely that a church group will be interested in moving to the site anytime soon.

I would like to see something occur at the site. If the building is going to remain I hope that it can be turned into something useful. If there is a person who is interested in using it as a single family dwelling that would be ideal. If that is not an option, and given how long the building has remained empty it seems unlikely, then I hope the commission will consider alternatives, including removing the building completely. The lot would be a valuable lot for a single home, it is quite large. But, it is worth pointing out that we have several empty lots in the neighborhood and they have sat vacant/unused for a long time. A better option to me would be to change the zoning to allow for a different usage. The building is separated from a commercial district by an alley. It would make logical sense for the site to be zoned in the same way as an extension of the district. Most of Kerchival is commercial businesses along its entire length. There are exceptions of course. The large space inside would work well for many light commercial purposes including a restaurant, a day care, or a store.

An occupied building that is being used is better than a vacant building. Vacant buildings attract crime, while they rot away, and often are eventually torn down. We have all witnessed the decay of buildings around the city, some fast some slow. This building appears to have value and could provide useful services for the area. While historic preservation is important, more important are the people who live in the area and the quality of their living. A vacant building hurts the people of the area and an occupied building helps people by reducing crime and providing services.

Thank you,

Jared