



REDEVELOPMENT AUTHORITY OF THE COUNTY OF FAYETTE, PENNSYLVANIA

**NOTICE
CONSULTATION FOR COMMERCIAL DEMOLITION
NORTHSIDE HOSPITAL AND NURSES HOUSE
CHURCH STREET AND FIFTH AVENUE AREA
BROWNSVILLE BOROUGH, FAYETTE COUNTY, PENNSYLVANIA**

JANUARY 27, 2020

On behalf of Fayette County, the Fayette County Redevelopment Authority is proposing to undertake a project which involves the demolition of the Northside Hospital and Nurses House in Brownsville Borough, Fayette County, Pennsylvania. A portion of this project may be funded through the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) Program. CDBG funds are provided to Fayette County through the Pennsylvania Department of Community and Economic Development (DCED).

These properties, which are located in the Church Street and Fifth Avenue area of the northside neighborhood in Brownsville Borough, have been abandoned by the previous owner and are currently in the Fayette County Repository for Unsold Properties. Given their extreme state of disrepair, it is the intent of the Redevelopment Authority to obtain possession of the properties from the Repository in order to pursue demolition. Both properties have been deemed unsafe and have been condemned by Borough code enforcement officials. Based on consultation with engineering firms and other development professionals, the Redevelopment Authority has determined that it is economically infeasible to rehabilitate these structures. This determination was made by evaluating the estimated cost of rehabilitation (over \$5.2 million) versus the estimated post-rehabilitation value of the properties based on area market conditions.

The properties proposed for demolition have been identified as contributing buildings within the Brownsville Northside Historic District, which is a national historic district listed on the National Register of Historic Places (NRHP) by the U.S. Department of Interior. Therefore, the Redevelopment Authority is issuing this Notice to seek comments from members of the community and other interested parties on the proposed demolition. All comments should be submitted within the next 30 days, or by February 27, 2020.

Written comments in response to this Notice and the Redevelopment Authority's intent to undertake this project may be submitted in the following manner:

U.S. Mail: Brenda M. Girod, Community Development Technician
Redevelopment Authority of the
County of Fayette, Pennsylvania
86 West Main Street
Uniontown, Pennsylvania 15401

E-Mail: BGirod@racfpa.org



Brownsville Borough Northside Historic District – Nurses House (left) and Northside Hospital (right)

Distribution List: Fayette County Commissioners
Brownsville Borough Council
Fayette County Historical Society
Brownsville Historical Society
The Historic Church of St. Peter and Other Neighboring Properties
Preservation Pennsylvania
PA State Historic Preservation Office (SHPO)

Posting: Fayette County Courthouse
RACF Offices
RACF Web-Site (www.racfpa.org)
Brownsville Borough Building
Brownsville Free Public Library