



DECEMBER 19, 2017

COA 17-86

Owner

Templer Enterprises LLC

Applicant

John Jacobs Construction

Location

1002 Avenue E

Parcel ID

2404-828-0034-000-5

Historic Status

This Building is a non-contributing structure located in the Lincoln Park Historic District.

Requested Action

Requesting demolition of one (1) of two residential structures located at the property.

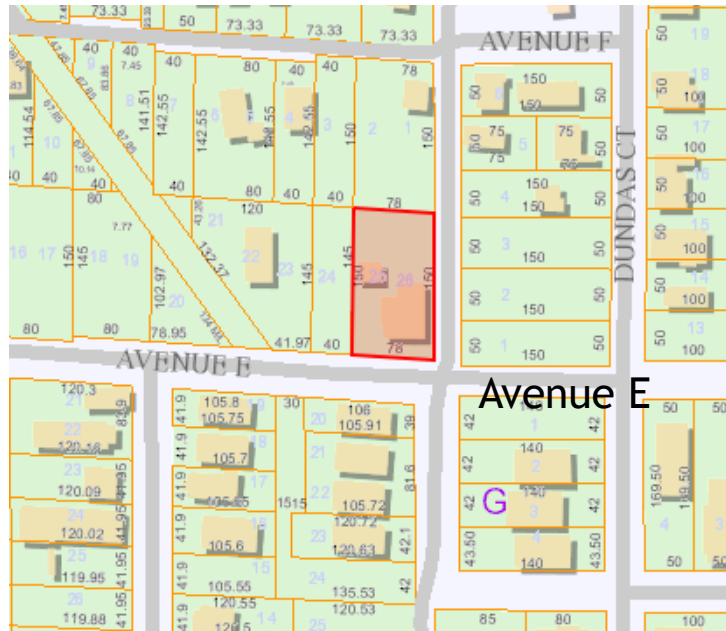
Recommendation

Approval

Staff

Maria Lewicka, AICP
 Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



 Subject Property

HISTORY

- 1980 Date of construction
- 18/3/2002 City Commission adopted the Avenue D Historic District via Resolution No. 02-40. Structure is listed as contributing.
- 2/2/2015 City Commission renamed Avenue D Historic District to Lincoln Park Historic District.

EXISTING CONDITIONS

The subject building is considered a non-contributing structure in the Lincoln Park Historic District as it lacks the historical, architectural significance and integrity characteristics of the district.





Site Location



View from N 10th Street

STAFF ANALYSIS

Criteria for Demolition (23-49): 1002 Avenue E	Staff Analysis	Criteria for demolition met?
A. Is the structure of such interest or quality that it would reasonably meet national, state, or local criteria for designation as a significant historic or architectural site or structure?	No. The structure does not meet national state or local criteria for designation as a significant historic or architectural site or structure.	Yes
B. Is the structure of such design, craftsmanship or material that it could be reproduced only with great difficulty or expense?	No. The materials used represent simple, basic design. There is no design or craftsmanship present significant enough to justify the cost of reconstruction.	Yes
C. Is the structure one of the last remaining examples of its kind in the city, county or region?	No. The structure lacks historical or architectural significance.	Yes
D. Does the structure contribute significantly to the historic character of a designated historic district?	No. The structure does not contribute to the historic character of a designated historic district as it lacks historical or architectural significance.	Yes
E. Would retention of the structure promote the general welfare of the city by providing an opportunity for study of local history, architecture and design or by developing an understanding of the importance and value of a particular culture and heritage?	No. The structure, especially in its current shape, does not promote the general welfare of the city or the Lincoln Park historic district.	Yes
F. Are there definite plans for re-use of the property if the proposed demolition is carried out, and what will be the effect of those plans on the character of the surrounding area?	No. There is no plan for a new structure. The property and remaining structure will be brought to compliance with the City Code.	Yes



Photos of outside of the structure

The subject property is a 384 square foot , 1 unit, residential structure which was constructed in 1980. The building is in very poor condition.

On January 6 2017, Building Department inspector completed a Property Maintenance Inspection and found that the rear structure (subject) is in major disrepair, including holes in the exterior and interior walls, missing interior walls, missing electrical, plumbing and mechanical systems, broken windows and doors.



View of the subject structure



Damaged elements — pictures provided by the building inspector

STAFF RECOMMENDATION

The application meets criteria A, B, C, D, E and F for demolition of a structure within a designated historic district, therefore staff recommends approval of the demolition request.