



SEPTEMBER 24, 2018

COA 18-70

**Owner**

Patrick K Duval

**Applicant**

Rod Waller Sunrise City CHDO

**Location**

431 Dundas Court

**Parcel ID**

2410-601-0005-000-5

**Historic Status**

This building is a noncontributing structure located in the Lincoln Park Historic District.

**Requested Action**

The applicant is requesting demolition of the residential structure.

**Recommendation**

Approval

**Staff**

Maria Lewicka, AICP  
Historic Preservation Planner

**HISTORIC PRESERVATION BOARD : PUBLIC HEARING**



Subject Property

**BACKGROUND**

This one-story Frame Vernacular residential building was built in 1949 and is classified as a noncontributing structure. The owner has no plans to use the building in the future, nor current plans to develop the property. After the demolition all debris will be removed.

**STAFF ANALYSIS**

In March 2018, a Building Department inspector completed a Property Maintenance Inspection Report. Building was condemned due to condition of the roof. The inspector allowed for the building to be rehabilitated but, if not done, he recommended demolition of the structure due to unsafe conditions. (further details are provided in the attached *Property Maintenance Inspection Report*).

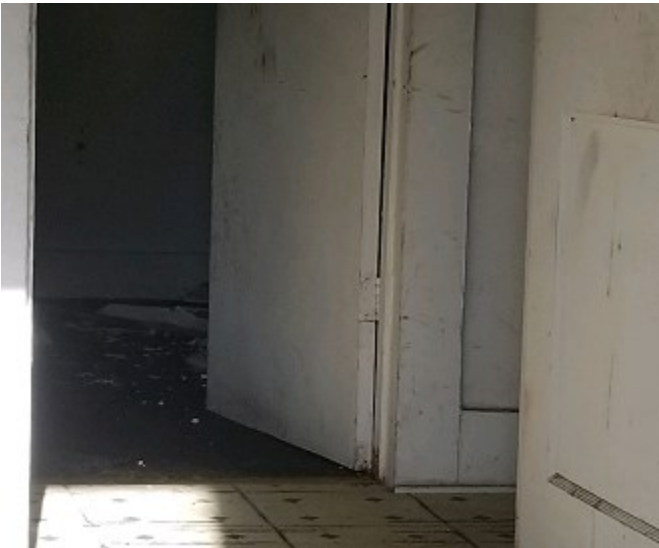


Criteria for Demolition (23-49): 431 Dundas Court	Staff Analysis	Criteria for demolition met?
<b>A. Is the structure of such interest or quality that it would reasonably meet national, state, or local criteria for designation as a significant historic or architectural site or structure?</b>	The structure is listed as noncontributing in the Lincoln Park Historic District. In addition the overwhelming deterioration has significantly diminished its historic and architectural values.  It does not meet national state or local criteria for designation as a significant historic or architectural site or structure.	Yes
<b>B. Is the structure of such design, craftsmanship or material that it could be reproduced only with great difficulty or expense?</b>	There is no significant design or craftsmanship present.	Yes
<b>C. Is the structure one of the last remaining examples of its kind in the city, county or region?</b>	The structure has no historical or architectural significance.	Yes
<b>D. Does the structure contribute significantly to the historic character of a designated historic district?</b>	The structure is visibly deteriorated for several years, it has become an undesirable component of the district.	Yes
<b>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?</b>	The structure does not have architectural, historical or cultural value.	Yes
<b>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?</b>	After the demolition, all debris will be removed. There is no plans for reuse of the property at this time. When plans for new structure will be submitted they will be presented to the Historic Preservation Board for approval.	No



Outside of the structure





Exterior and interior damage – pictures provided by the building inspector



Exterior damage —  
pictures provided by  
the building inspector



## **S T A F F R E C O M M E N D A T I O N**

Given that the application meets all but one criteria for demolition of a structure within a designated historic district and building's current state of disrepair, the staff recommendation is to approve the demolition request.