LDR Section 4.5.1(F)(6)(a)-(e)

The Board upon a request for demolition by a property owner, shall consider the following guidelines in evaluating applications for a Certificate of Appropriateness for demolition of designated historic sites, historic interiors, or buildings, structures, or appurtenances within designated historic districts; [Amd.-Ord. 14-15 7/7/2015]

(a) Whether the structure is of such interest or quality that it would reasonably fulfill criteria for designation for listing on the national register.

ANSWER: The rear accessory structure is considered a non-contributing structure and does not possess the architectural, historical, or cultural significance necessary to independently qualify for listing on the National Register. The rear accessory structure was constructed in 1983 and was not present during the established period of historical significance for the district. As such, it does not contribute to the historic character or integrity of the property or surrounding district.

(b) Whether the structure is of such design, craftsmanship, or material that it could be reproduced only with great difficulty or economically nonviable expense.

ANSWER: The rear accessory structure is of ordinary modern construction and does not contain unique craftsmanship, rare materials, or distinctive architectural detailing that would make reproduction difficult or economically impractical. The building was constructed in 1983 using conventional materials and construction methods commonly available today.

(c) Whether the structure is one of the last remaining examples of its kind in the designated historic district within the city.

ANSWER: Because the structure was constructed in 1983, outside the district's period of significance, it is not considered a historic example contributing to the district's historic fabric.

(d) Whether retaining the structure would promote the general and value of a particular culture and heritage.

ANSWER: Because the rear accessory structure is non-contributing and was constructed outside the period of historical significance, retaining the structure would not substantially promote or enhance the cultural, architectural, or heritage value of the historic district. Removal of the structure would allow for improved use of the property while maintaining the integrity and prominence of the primary historic structure and surrounding contributing resources.

(e) Whether there are approved plans for immediate reuse of the property if the proposed demolition is carried out, and what effect those plans will have on the historic district designation or the individual designation of the property. [Amd. Ord. 14-15 7/7/2015] [Amd.-Ord. 55-07 1/15/08]

ANSWER: The proposed demolition is limited to the rear non-contributing accessory structure constructed in 1983 and is part of a broader plan for continued use and improvement of the property. Demolition of the structure will not adversely affect the historic designation, integrity, or character of the primary contributing structure or the surrounding historic district, as the accessory structure does not contribute to the district's significance.