

Historic Architectural Review Commission

Staff Report Item 1b

Meeting Date:	November 6, 2014
Applicant:	Critical Concerns Consultants Donna Bosold AICP, Planner
Application Number:	H14-01-361
Address:	#400 White Street
Description of Work:	Major Development Plan- Demolition of existing units.
Site Facts:	<p>The parcel of approximately 24.18 is zoned as Historic Special Medium Density Residential district (HSMDR). The site is located next to one of the main entrances to the historic district, on the north east side of White Street. The lot abuts three historic district boundaries; on the west White Street, on the south Angela Street and on the east Eisenhower Drive. The parcel has a total of 49 buildings all of them housing residential units. The complex was built in 1996. On November 26, 2013, the Commission approved the demolition of the Credit Union building.</p> <p>A Certificate of Appropriateness for a different development was reviewed by the Commission on February 12, 2013. The applicant withdrew the application during the meeting.</p> <p>A Certificate of Appropriateness for the demolition of the Credit Union buildings was approved by the Commission on November 26, 2013.</p>
Guidelines and Ordinance Cited in Review:	Ordinance for demolition; Land Development Regulations Sec. 102-217, (2) for non-historic and non- contributing structures.

Staff Analysis

The Certificate of Appropriateness for review proposes the demolition of forty nine dwelling structures. The existing structures were built between 1995 and 1996

by the Navy and served as military housing. The applicant has submitted plans for a new development that will change the entire site.

Consistency with the Ordinance for Demolition

The proposed demolition of the non-historic and non-contributing houses may be considered by the Commission since the structures will not be deemed as contributing resources to the historic district in a near future.

It is staff's opinion that the proposed demolition is consistent with the ordinance for demolition. The proposed structures to be demolished are less than 50 years old. If the request is approved this will be the only reading for the proposed demolition.