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## Historic Architectural Review Commission Staff Report for Item 18

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP  
Historic Preservation Planner II

Meeting Date: August 24, 2021

Applicant: Brett Tyler Smith

Address: #816 Ashe Street

### Description of Work:

Demolition of approximately 180 square feet of non-historic additions.

### Site Facts:

The site under review is located at 816 Ashe Street. According to our survey, the two-story frame vernacular structure on site is historic and contributing, with a year built circa 1906. A one-story rear addition appears on Sanborn maps as far back as 1912. The existing one-story shed roof addition at the rear of the main structure appears to have replaced the previous rear addition, as the footprint has changed and expanded. Staff has made the determination that the existing rear addition is not historic or contributing.

### Ordinances Cited on Review:

- Section 102-217 (3), demolition for non-historic or non-contributing structures of the Land Development Regulations.
- Section 102-218 (b), Criteria for demolitions.

### Staff Analysis:

The Certificate of Appropriateness under review proposes the demolition of approximately 180 square feet of non-historic additions at the rear of 816 Ashe Street. Construction of a sawtooth roof over part of the existing non-historic rear addition, inward relocation of the rear wall of the addition, and renovations to the house are proposed as part of this application.

It is staff's opinion that the request for the demolition of portions of the existing, non-historic rear addition shall be based on the demolition criteria of Chapter 102 Section 218(b) of the LDR's. The criteria state the following;

b) *The historic architectural review commission shall not issue a certificate of appropriateness that would result in:*

- (1) *Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished;*

It is staff's opinion that the removal of portions of the existing non-historic rear addition will not have a negative effect on the character of the surrounding neighborhood.

- (2) *Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space;*

The portions of the rear addition under review for demolition are not historic.

- (3) *Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood;*

The rear addition under review is not a significant later addition, and it has not acquired historic significance that is important to the site or surrounding district.

- (4) *Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).*

It is staff's opinion that the rear addition in question will not qualify as a contributing element to the site or to the historic district in the near future.

It is staff's opinion that the Commission can review the request for demolition. If approved, this will be the only required reading for demolition.