

2320 – 2322 LINCOLN AVENUE CERTIFICATE OF APPROVAL STUDY SESSION

HISTORICAL ADVISORY BOARD STUDY SESSION

MARCH 6, 2024





BACKGROUND

- 4,281 square foot lot shared by two buildings, totaling 2,832 square feet.
- Building A constructed by 1885, possibly earlier, builder unknown.
- Building B constructed 1890 by A.R. Denke.
- “S” designation on the Historical Building Study List



HISTORIC CONDITIONS



PROJECT SITE

- Building A (pictured on top) is a one-and-a-half story end-gable dwelling with a recessed front entry.
 - Current Use – Vacant
 - Original Use – Saloon with second floor residence, possibly moved from the original location on Park Street.
- Building B (pictured on bottom) is a single-story commercial building with significant alterations to the original façade.
 - Current Use – Restaurant
 - Original Use – Shown on Sanborn maps as a “store” on the west side and a “Chinese store” on the east side.



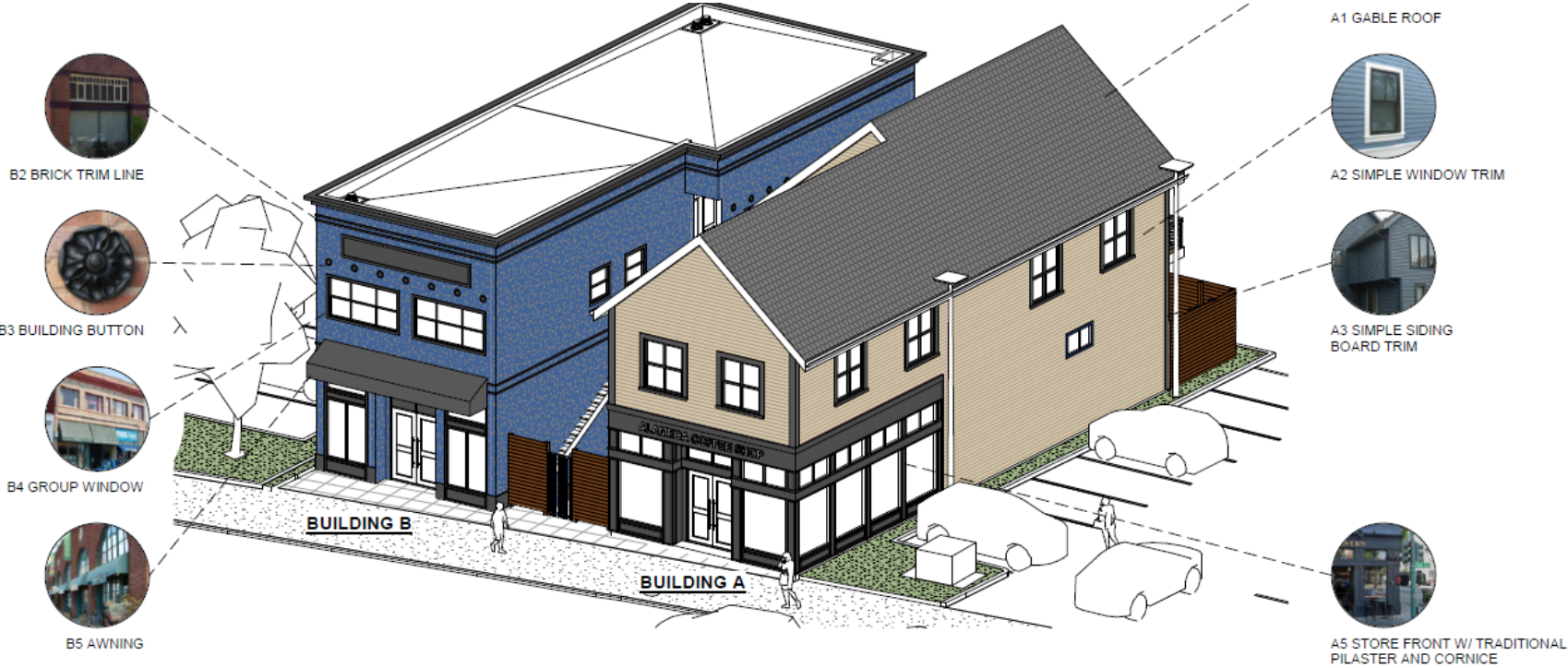
EXISTING CONDITIONS

- Inclusion on the study list based on the location within the Mastick Park subdivision, the likely builders, and the exemplary craftsman style.
- The loss of the original architectural features diminishes the design, materials, and workmanship integrity of the building.
- Since the 2022 fire, no applications have been received for repair or reconstruction.



2024 Backyard Fire

PROPOSED BUILDINGS



HISTORICAL ADVISORY BOARDS'S ROLE

Staff is seeking input on HAB's expectations for restoration, as well as what the Board would need to make the findings for a Certificate of Approval:

- 1. The structure to be demolished does not embody distinctive characteristics of a type, period, region, or method of construction, nor does it represent the work of an important creative individual.**
- 2. There are no events associated with this property that make a significant contribution to the history or cultural heritage of local or regional history.**
- 3. The property is not associated with persons important to local, state, or national history.**
- 4. The property does not yield any information important in prehistory or history.**



STAFF RECOMMENDATION

Board Questions

Public Comment

Board Direction

