



Department of Planning, Housing, & Community Development

Mayor, Richard C. David
Director, Jennie Skeadas-Sherry

Date: 19 August 2014
To: Commission on Architecture & Urban Design Members
Subject: **12 Pearl Avenue – Determination of Significance (Demolition)**
Tax ID: 160.73-5-31
Case: CAUD 2014-37
Copies: T. Costello; T. Surowka; file

A. Review Requested

On 25 July 2014, Thomas Surowka, the prospective property owner, submitted a Determination of Significance application for the property at 12 Pearl Avenue. The structure has been determined to be more than forty (40) years old; any building more than forty (40) years old must receive a Determination of No Historical Significance from the Commission on Architecture and Urban Design (CAUD) before a demolition permit may be issued.

B. Proposal

The Applicant is the owner of the adjacent property at 14 Pearl Avenue. The Applicant intends to purchase the property at 12 Pearl Avenue, demolish the existing structure, and use parcel and green space. The Applicant has stated that the house has been vacant for a number of years and is severely deteriorated.

C. Property History and Condition

Year of Construction	1902
Land Use	Residential
Significance	The house is first document in the City directories in 1901, and is listed as “vacant” at that time. In 1902, the property was owned by John Campbell, a carrier. Subsequent owners include F. Edson Bolles, a photographer, and Thomas Sweeney, a trainman. In 1915, the house was purchased by William Tisdell. The Tisdell family has continued to own the house until the present day.

The structure was originally constructed as a single-family residential structure. It is of a very simple, vernacular design, with no ornamentation. Most of the windows have been replaced with modern vinyl windows in a 1-over-1 pattern. Most of the front porch has been enclosed into a 3-season room. The siding is wood shingle, which is showing signs of severe weathering.

D. Staff Findings

Demolition Criteria

1. An outstanding example of a structure or memorial representative of its era, either past or present.

Due to the deteriorate state, the structure cannot be considered an outstanding example.

2. One of the few remaining examples of past architectural style or combinations of styles.

The structure is of a common vernacular design, with no detailing; there are many other examples of this style in the City.

3. The place where an historical event of significance to the City, region, state or nation, or representative activity of a past era took place.

The structure has no association with any historically significant people or events.

It is Staff's opinion that the property does not meet the criteria for listing as a Local Landmark property.

E. Photographs





