

- 2) *The historic or architectural significance of the structure or part thereof is such that, in the Commission’s opinion, it does not contribute to the historic character of the structure and the district, or the context thereof.”*
- 3) *The demolition is necessary to allow new development which, in the Commission’s opinion, is of greater significance to the preservation of the district than is retention of the structure, or portion thereof for which demolition is sought, and/or*
- 4) *The structure or property cannot be put to any reasonable economically beneficial use for which it is or may be reasonably adapted without approval of demolition.*

In regard to new construction of an accessory structure:

- *When designing a new addition to an historic building or a new accessory building such as a garage or storage building, the context to which the designer must relate is usually very narrowly defined by the existing buildings on the site.*
Staff response: The garage design is simple and does not compete with the house’s architecture.
- *Accessory buildings should be located behind the existing historic building unless there is an historic precedent otherwise. Generally, accessory buildings should be of a secondary nature and garages should be oriented to alleys.*
Staff response: The proposed new garage is located on the site appropriately.
- *Additions and accessory buildings should be discernable as a product of their own time.*
Staff response: The proposed design is a simple, common design that fits into the neighborhood.

Justification for Approval

Staff believes the demolition of the garage is justified by the criteria in the Irvington Plan, specifically when it comes to the lack of architectural significance. The condition of the structure prior to demolition is unclear, so staff cannot base its recommendation on whether it was beyond repair as the applicant believes.

Staff recommends approval of the new construction based on the simple design, the setback from the street, the complementary materials and massing.

STAFF RECOMMENDED MOTION

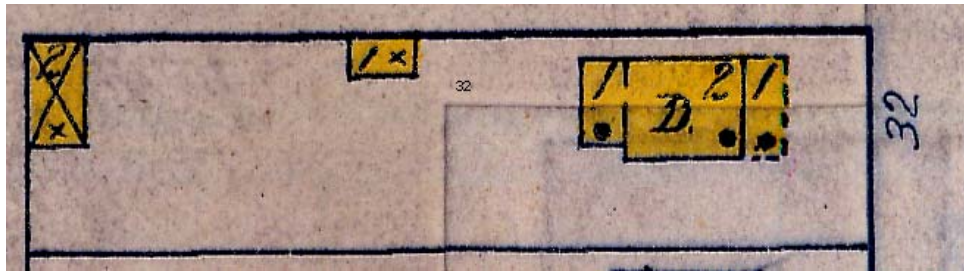
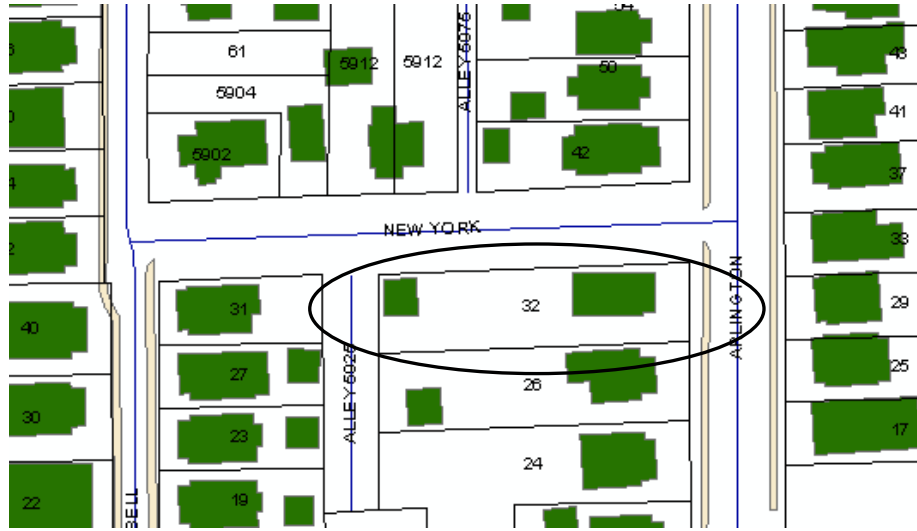
COA #2011-COA-303 (IRV):

To approve a Certificate of Appropriateness to complete the demolition of the historic garage, begun without a COA and to construct a new two-car garage per the submitted documentation and subject to the following stipulations:

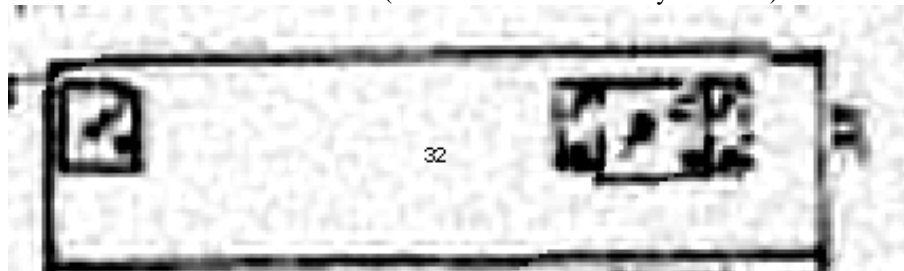
1. **Construction must not commence prior to approval by the IHPC staff of final construction drawings.**
Approved: _____ Date: _____
2. **A pre-construction meeting with IHPC staff, the owner, and the contractor must be held prior to commencement of construction.** Approved: _____ Date: _____
3. **Construction site must be field-staked with no offsets, and reviewed by IHPC staff prior to commencement of work.** Approved: _____ Date: _____
4. **Siding and trim materials shall be wood or fiber cement and shall have a smooth texture free of major imperfections. Rough-sawn finishes are not permitted.**
5. **Windows may be metal clad or solid wood. Final window selection must be approved by IHPC staff prior to installation.** Approved _____ Date _____
6. **Boxed soffits (“bird boxes”) are not permitted. Rafter tails may be left exposed or sheathed with sloping soffit board parallel to pitch of roof.**
7. **All exposed siding and trim shall be pre-finished or painted.**
8. **Any changes to the approved scope or design shall be approved by IHPC staff prior to starting work.**

NOTE: Stipulations 1, 2 and 3 must be signed off by IHPC staff prior to issuance of permits.

Staff Reviewer: Meg Purnsley



Above: 1915 Sanborn (shows a two story structure)
 Below: 1956 Sanborn (shows a smaller one-story structure)



PHOTOS TAKEN OF GARAGE BEFORE DEMOLITION (from the applicant)





PHOTOS OF GARAGE WHEN STOP WORK ORDER WAS ISSUED

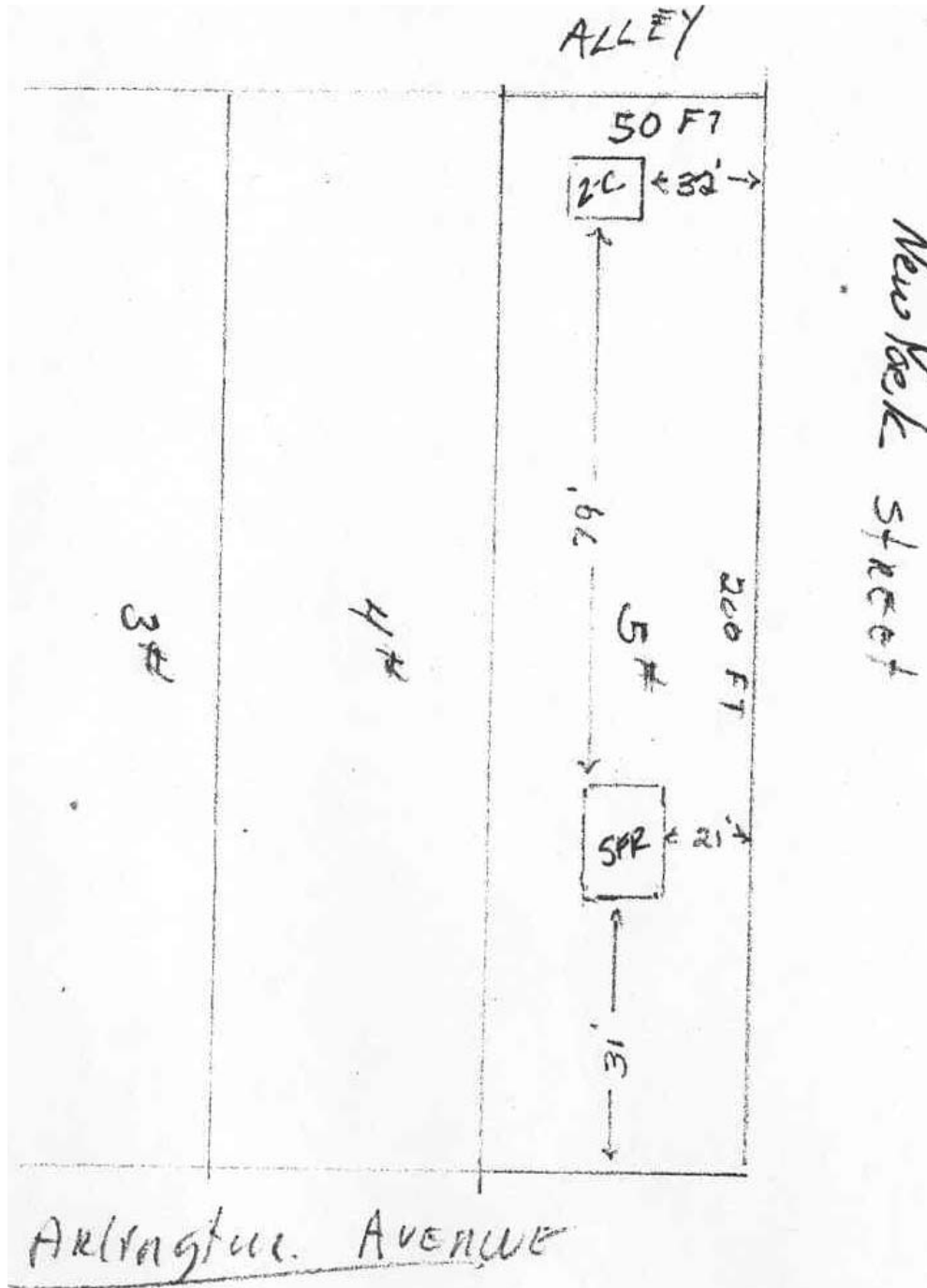


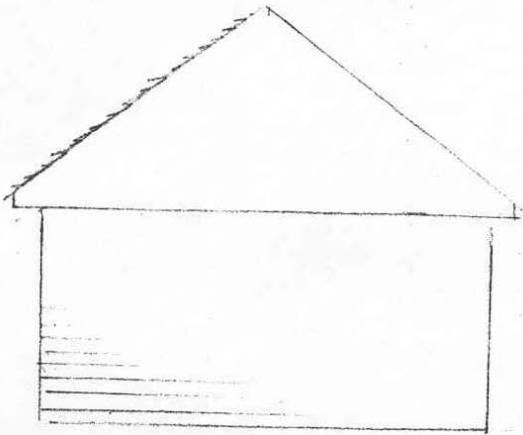


GOOGLE IMAGES OF FRONT OF HOUSE AND REAR OF SITE



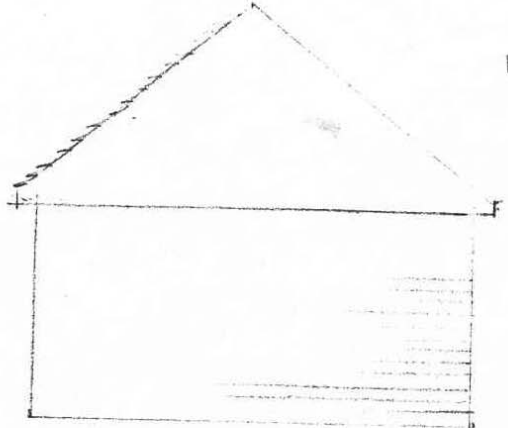
PROPOSED SITE PLAN



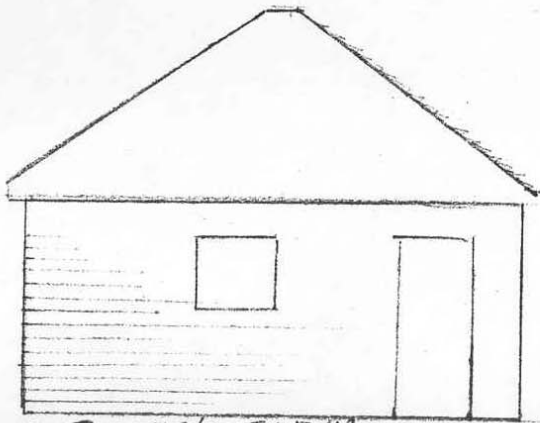


SOUTH ELEVATION
SCALE 1/8" = 1' 0"

← 18' →

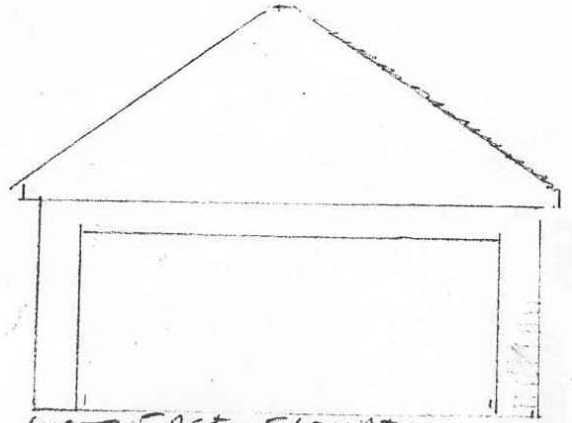


NORTH ELEVATION
SCALE 1/8" = 1' 0"



EAST WEST ELEVATION
SCALE 1/8" = 1' 0"

← 20' →



WEST EAST ELEVATION
SCALE 1/8" = 1' 0"

