

STAFF REPORT: 11/10/2021 MEEETING

PREPARED BY: J. ROSS

ADDRESS: 4825 STURTEVANT

APPLICATION NO: #21-7473

HISTORIC DISTRICT: RUSSELL WOODS-SULLIVAN

APPLICANT: JOSEF OLSZEWSKI

OWNER: ROY WRIGHT

DATE OF PROVISIONALLY COMPLETE APPLICATION: 10/22/2021

DATE OF STAFF SITE VISIT: 11/04/2021

SCOPE: DEMOLISH EXISTING GARAGE

EXISTING CONDITIONS

Erected ca. 1925, the dwelling located at 4825 Sturtevant is a two-story, single-family dwelling that is located within the Russell Woods-Sullivan neighborhood. The home's roof is side gabled and is covered with asphalt shingles. The walls are clad with red brick and windows are, 6/1 and 9/1, wood units. An arched-roof awning on square columns shelter the home's primary entrance. A 2-car garage is located to the rear of the home. Wood siding clads the building's walls and a gabled roof tops the building. Currently, the garage sits in poor condition as the roof has collapsed and portions of the side and rear walls have rotted and caved in.



4825 Sturtevant, current appearance



4825 Sturtevant garage, current appearance

PROPOSAL

With the current submission, the applicant is seeking approval to demolish the garage due to its poor condition. The concrete slab foundation will remain intact.

STAFF OBSERVATIONS AND RESEARCH

- After a field visit the site and inspection of the building, it is staff's opinion that due to its poor condition, the garage has lost its integrity and therefore does not contribute to the property's historic character. The roof has collapsed into the building's interior space and upper portions of the rear and west elevation walls have rotted due to exposure as a result of the roof collapsing. The front wall is bowing outwards and the upper beam at that elevation is bowing inward. The west elevation is bowing inward as well.

ISSUES

- None

RECOMMENDATION

Section 21-2-78. Determination of the Historic District Commission

Staff recommends that the Commission issue a Certificate of Appropriateness for the project because it conforms to the Russell Woods-Sullivan Historic District's Elements of Design and meets the Secretary of the Interior Standards for Rehabilitation.

