

STAFF REPORT: SEPTEMBER 14, 2022 MEETING

PREPARED BY: J. ROSS

APPLICATION NUMBER: #22-8002

ADDRESS: 1830 CHURCH

HISTORIC DISTRICT: CORKTOWN

APPLICANT: MARIO DEWBERRY

OWNER: MARIO DEWBERRY

DATE OF PROVISIONALLY COMPLETE APPLICATION: 8/22/2022

DATE OF STAFF VISIT: 9/1/2022

SCOPE OF WORK: DEMOLISH GARAGE

EXISTING CONDITIONS

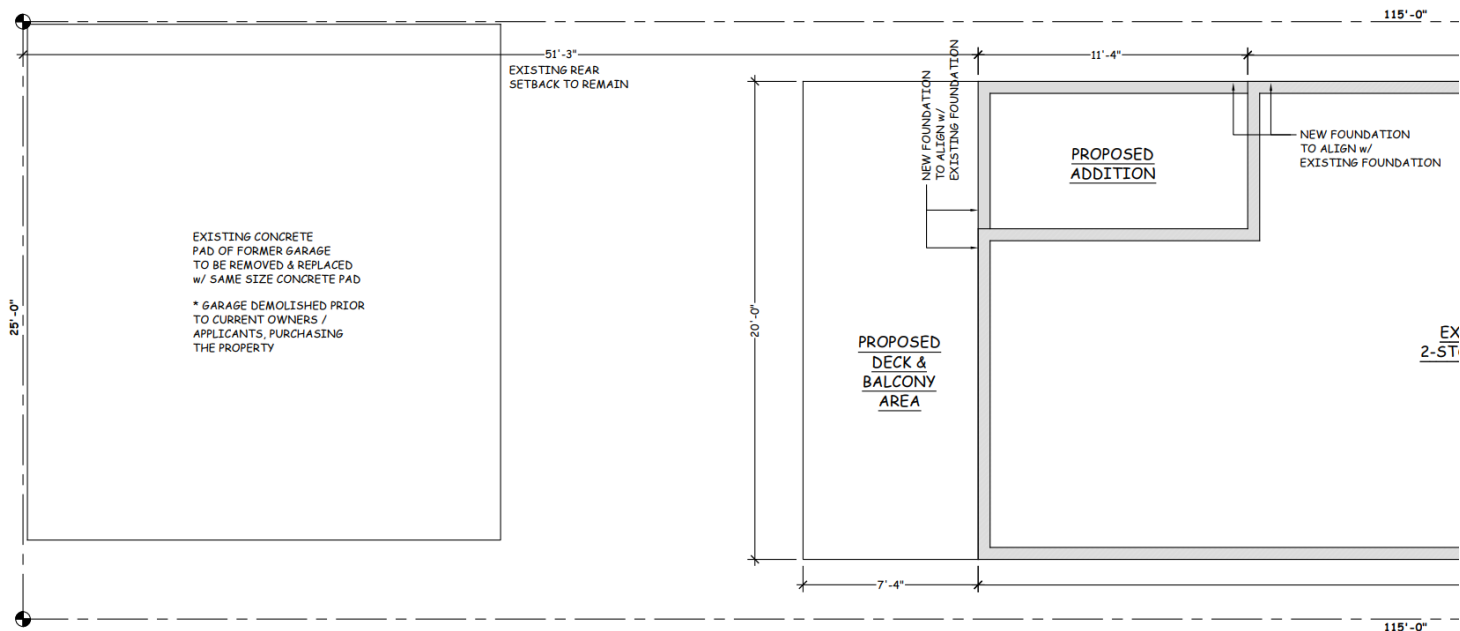
The resource located at 1830 Church is a single-family dwelling which was erected ca. 1900. The front/southern/main mass of the home is two stories in height. Two, one-story additions which are to the south/rear of the home's main mass were erected sometime between 1900 and 1921. The building's side and rear exterior walls are clad with vinyl while the original wood clapboard siding is located at the front elevation. Windows are wood, double-hung and casement units. Non-historic aluminum shutters flank the windows at the front/south elevation, second story. A partial-width porch at the building's front/south elevation features a brick and concrete deck with metal railing. A hipped roof overhang with a non-historic metal awning shelters the front porch.



1830 Church, 9/1/2022 staff photo

PROPOSAL

The applicant attended the March 2022 regular meeting and submitted a proposal to the Commission for the rehabilitation of the home at 1830 Church. The proposal included the replacement of a deteriorated concrete slab foundation at the rear yard with a new concrete slab. The application also sought approval for the addition of new landscaping in back yard. See the below image for the submitted site plan. The Commission approved the scope items proposed for the rear yard. While compiling the report for the March 2022 meeting, HDC staff did note that the property's historic-age, 1 ½-story garage had been demolished without approval sometime after 2019. The current applicant/property owner noted that the garage had no longer extant when they purchased the home in late 2021. With the current submission, the applicant is seeking a Certificate of Appropriateness for the unapproved demolition of the property's garage. The application also includes the installation of a new air-conditioning condenser unit with the property's yard, although the location had not been specifically indicated.



 **ARCHITECTURAL SITE PLAN**
Site plan approved by the HDC in March 2022

PARCEL INFORMATION:
PARCEL ID: 08000483

STAFF OBSERVATIONS AND RESEARCH

- Please see the below photos of the historic-age garage which were taken prior to its unapproved demolition. Note that the roof had caved in and the walls appear to have been bowing inwards. Although the building was of historic age, it staff's opinion that it lacked the integrity necessary to contribute to the site's and/or the district's historic significance due to its poor condition.
- The applicant has noted that they also see the Commission's approval to install a new air-conditioning condenser unit within the property's rear yard. However, the proposal does not indicate the specific location of the unit.



1830 Church, garage prior to unapproved demolition



1830 Church, rear yard slab after garage demolition

ISSUES

- None

RECOMMENDATION

Section 21-2-78, Determination of Historic District Commission

As noted above, it is staff's opinion that the garage was not a contributing property within the district due to its poor condition. Staff therefore recommends that the Commission issue a Certificate of Appropriateness (COA) for the work as proposed because it conforms to the district's Elements of Design and meets the Secretary of the Interior's (SOI) Standards for Rehabilitation. However, staff does recommend that the Commission issue this COA with the condition that the applicant allow HDC staff the opportunity to review and approve the location of the proposed new air-conditioning condenser unit prior to the issuance of the project permit. Should staff determine that the work does not meet the SOI Standards, the work will be added to the next available commission meeting agenda for consideration/review.