

Project Name: 83 South Riverview garage improvement

Owner: Geoffrey Hahm

Project Narrative:

The main house at 83 South Riverview Street was constructed circa 1820 by John Sells for his son, Eliud Sells. The house is listed on the National Register of Historic Places and is zoned Historic Residential (HR). The house is currently owned by Geoffrey Hahm. The house has been in the Hahm family for over 50 years and there is an ongoing project to correct some deferred maintenance issues and improve the cosmetic appearance and functionality of the house, lot and accessory structures.

Approval from the Architectural Review Board is being requested for a minor project to improve the detached garage. The garage was likely constructed in the 1940's or 1950's and is predominantly concrete block with wood tongue and groove (WP4) on the gables. It is not believed that the garage has any historic significance (a noncontributing accessory structure). It currently has a severely damaged garage door and has a gravel floor and gravel driveway leading to South Blacksmith Lane (the alley behind the house). The current project request has three components.

- 1) Replace the garage door with a steel Clopay Gallery Collection garage door (Sandstone in color).
- 2) Pour a 17x20 foot concrete driveway extending directly to the garage from the existing concrete apron at the street and install a concrete floor within the garage.
- 3) Replace the wp4 gable wood siding with the same (wp4) 1x8 pine tongue and groove type siding (with 1x8 grooved side facing out rather than the current 1x4 grooved side facing out). The new tongue and groove would be painted to match the current, off-white color of the garage with color matched paint.

This project will not require the removal of any landscaping or trees and will not impact any trees as none are near the driveway. There are also no underground utilities at the rear of the property that would be impacted.