

Project Narrative: Demolition permit for porch and smokestack at 83 South Riverview Street.

The house is a limestone rubble house built circa 1824 by Eliud Sells, with an attached early kitchen addition at the rear of the main house. A later addition was added circa 1930 adjacent to the kitchen wing, which is an enclosed, concrete porch with steel framed windows. Around this time, a brick smokestack for an oil furnace was also added, that is contained within the porch addition and was externally mortared to the rear exterior surface of the stone wall of the main house. The smokestack is in poor repair and bricks are already falling from it and damaging the roof of the main house. It has not been functional for some time as the oil furnace was replaced by a gas furnace in the 1990's.

The justification for requested demolition is that the porch addition is unconditioned space with no ductwork and a flat roof that has leaked water for several decades, despite multiple roof replacements and different roof options. Currently the porch is almost entirely nonfunctional due to its poor construction, lack of ductwork, etc. The porch also detracts from the overall appearance of the house and the area, as it is a concrete and concrete block structure that is stylistically inappropriate for the appearance of the main, historic portion of the house. I would like to request a waiver to reclassify the porch as a background addition and remove it, along with the brick oil furnace stack. The Historical and Cultural Assessment of the property supports that this porch is a later addition to the historic portions of the house, which would justify a reclassification as a background addition.

The request for waiver meets criteria in ARB Section 153.176(J)(5)(b) items 2 and 3 in that it: contains no features of architectural, historic, or archeological significance to the character of the area in which it is located, and, the location of the structure impedes the orderly development of the District, ... or detracts from the historical character of its immediate vicinity; or, the proposed construction to replace the demolished structure significantly improves the overall quality of the Architectural Review District.

Immediately after demolition, I intend to replace the porch with a more functional and aesthetic addition to add a first floor bedroom and full bathroom as well as a small, more functional, porch-like area. I am attempting to retain as much green space as possible on the lot and minimize alterations to the historic portions of the house, so I want to construct the addition on the area where the old porch is in order to minimize the expansion of the footprint of the house. Any externally visible areas of attachment of the removed structures would be returned to their original appearance. I am requesting approval for demolition prior to paying an architect to formally design the addition, since the addition cannot be constructed without removal of these structures.