

HISTORIC DISTRICT COMMISSION REVIEW

1620 ATKINSON – GARAGE DEMOLITION & REBUILD

NARRATIVE

1. **Description of existing conditions** – The property at 1620 Atkinson is a brick colonial in the Longfellow Historic District. The home had a wooden 2- car garage, approximately 20' x 20'. Although the garage was being used, the wood was in poor condition, the roof needed to be replaced, and some areas were weakened structurally. In November 2021, a vehicle came through the alley and hit 1620 Atkinson's garage as well as the garage of the neighboring property. It hit so hard that it tore out a corner of the structure. The garage was in disrepair but the impact of the car damaged the structure so badly that it began to lean. The homeowner, Mr. Jackson, filed a claim for repair, but due to the weather and delays, the structure of the garage weakened so badly that it became dangerous. He contacted McGrath Restoration to assess the structure. It was beyond repair and nothing could be saved from the original structure. The homeowner has always had a garage on this historic area property and expects to replace it. His request for to the commission is to allow a new garage to be constructed as per the scope of work approved by his insurance company.

2. **Description of project** – The garage at 1620 Atkinson was hit by a car. The structure was already in disrepair but the accident did major damage to the structure. The materials could not withstand the impact and it started leaning heavily. It was shored up (*see pics*) by McGrath Restoration Corporation in order to prevent any accidents but it was too dangerous to leave it like that for long. It was determined that the structure would need to be replaced as it was destabilized and beyond repair. The garage was leaning, the materials were too damaged, and the structure presented a safety hazard and potential liability. In addition, it would have been impractical and risky to even try and use any of the materials. The garage at 1620 Atkinson required demolition for safety and feasibility reasons.

In order to retain the character of the garage for the original property, a new garage will need to be erected. All efforts will be made to maintain the original character and match for the residential property at 1620 Atkinson.

3. **Detailed scope of proposed work for approval** –
 - Remove and replace fence
 - Demolish vehicle-impacted garage
 - Construct and frame new garage
 - Install new roof
 - Install new service door and windows
 - Install new overhead garage door
 - Install siding to match character of the home and historical area
 - Seal and paint surfaces
 - Clean and haul away debris

4. **Materials to be used –**

- Lumber
- Roofing shingles
- Windows
- Door
- Garage Overhead Door
- Siding
- Paint

5. **Additional Documents** – Plans, permit application, etc. (*previously sent*)

Descriptive Photos



Figure 1 - 1620 Atkinson - Front of Residence (see original garage at the end of the driveway)



Figure 2 - Original Two-Car Garage, Left Side



Figure 3 - Back of Garage (alley side) - see corner



Figure 4 - Back of garage, corner hit by car



Figure 5 - Front of Damaged Garage (after having been shored up)



Figure 6 - See though, shored up dangerous/hazardous garage structure (note condition of roof)



Figure 7 - Full through view (front, side, & through back) of damaged garage



Figure 8 - Left side, near fence, of damaged garage





Figure 9 - Concrete slab damaged, needs to be leveled





Figure 10 - Post Demolition, uneven concrete slab



Figure 11 - Nearing demolition completion



Figure 12 - Most of garage has been demolished and materials hauled away



Figure 13 - Replacement garage to be erected as structure was a safety hazard and needed to be demolished



Figure 14 - Demolition completed. New garage to be erected in same area



Figure 15 - Completed Demolition - Temporary Fence to limit access for property

