

## **COA 22-55 923 E University St. Additional Context from the petitioners**

“Please see the attached photos that identify some of the damage that exists within the current garage structure. Our concern is that all past repairs have been patchwork using a variety of different materials and completed by different contractors. The work is poorly done and does not support the historical integrity of the well maintained home. To repair the structure, we believe the existing materials can all be repurposed and used to maintain the historic look while creating a garage that can be utilized.

At this point we have not had a structural engineer assess the garage. Our statement of deterioration is based on home inspection report (completed Jan 2021) and the fact that water runs into the structure after any rain because of the eroded floors and damaged walls. The bowing and cracking garage floor does not allow the garage door to shut causing rodent and wildlife to freely enter the garage. The inability to properly seal the garage poses a safety and security issue. The lintel is beginning to sag because it is not properly supported. Without taking action, these issues are going to continue to progress and could eventually result in the crumbling of the structure. Ideally we would like to have this presented at this month’s meeting, and then if it is determined that a structural engineer is needed, we could move forward with getting that report completed.

Please let us know if any further information can be provided.”

Thanks,  
Sara and Terry

## **Elm Heights Historic District Construction Subcommittee Comments (received Wed. 7/13/2022)**

There are mixed opinions on the removal/rebuild of the garage at 923 East University. Since the same garage has been to the Commission (with different owners) previously, it would probably be a good idea to review that meetings findings.

There was a lot of discussion of whether or not it was appropriate to tear down an outbuilding because it is too small for original use. According to the guidelines I think that is a negative.

My opinion is - ok to sensitively modify/expand but not remove an outbuilding. I think it's great if you turn an outhouse into a tool shed or a chicken coop to a she shed but not to remove them. I can't think of anything that tells the story of an area better than it's outbuildings, fences, and accouterments of an era. As much as I love a beautifully restored house, much of it's history is lost without it's setting. (Jenny Southern)

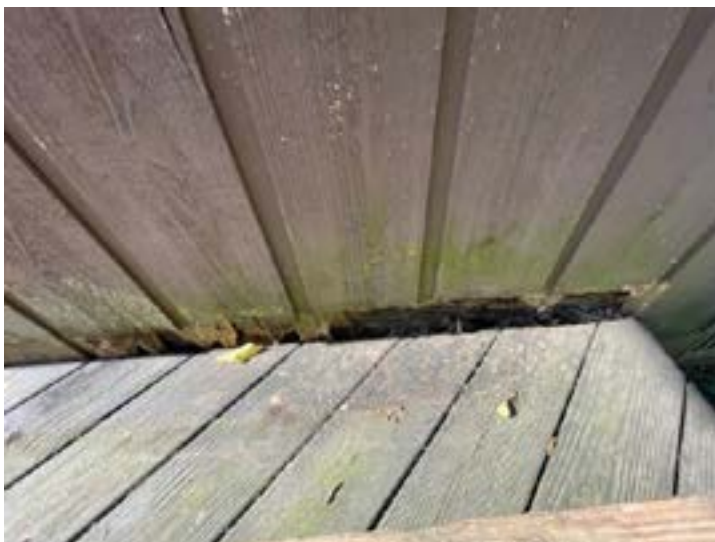
Martha Harsanyi feels differently and thinks the new plan is reasonable. I haven't heard anything from Angie.



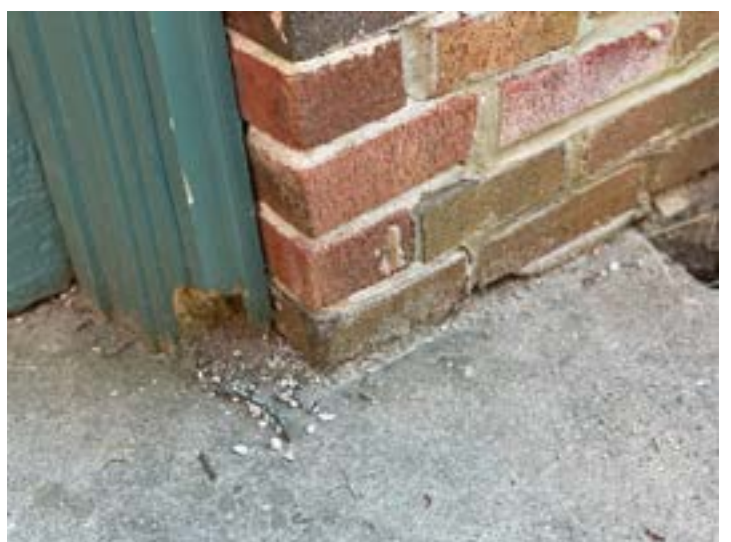
Interior Erosion



Cracking floor



Termite Damage to the wood wall



Ground Corner 9



Corner



Rear Roof



Existing bowing wall



Side Wall



Sagging Lintel