

Staff Report

HAZC Meeting of Sept 27, 2011

- 8a Add back gable roof and new stairs as per previous approved plans of 1998- Code Compliance case- # 2 Scheppens Lane- William Horn (H11-01-1220)

The house located on 2 Scheppens Lane is listed as a contributing resource, built circa 1915. The house is a one story frame vernacular structure. This structure is part of the Equator Resort complex located on 818 Fleming Street. The complex includes 1 Scheppens Lane, 818 Fleming Street and 816 Fleming Street. Code Compliance open a case after neighbors complained of noise and construction work. New wood decks with handrails and a wood solid fence has been built on the roof of the main building and a secondary structure without a Certificate of Appropriateness approval or Building permits.

On September 30, 2008 a Certificate of Appropriateness was denied for 1 Scheppens Lane, the building located next to 2 Scheppens Lane. For this application a request to demolish two saw tooth gable roofs and the construction of a deck over the structures was submitted. On February 24, 2009 a Certificate of Appropriateness was approved for the addition of a deck over existing two saw tooth gable roofs for 1 Scheppens Lane. By February 2009 staff visited the site and took photographs of the buildings, some of them include 2 Scheppens Lane. Although 2 Scheppens Lane was not owned by the applicant the structure was used as part of the resort. Many photos, including an aerial photograph from the Property Appraiser records, show a gable roof on the back portion of the building. At some point between February 2009 and present time the back portion of the gable roof of 2 Scheppens Lane has disappeared. Staff visited the site with Code Compliance Officer and observed that the new deck that was built over the roof rests on a flat surface, no evidence of the gable roof was found, just the gutters on each side of the building that were never removed.

According to the latest Property Appraiser records 2 Scheppens Lane was bought by the company who owns the Equator Resort, Rockwell Property Inc., on January 18, 2010.

This new application is for adding back the gable roof that was removed and to built back new stairs. The applicant has based the new gable roof design as well as the staircase on plans that were approved by HARC in 1997. After the project was built Certificate of Occupancy was granted in 1998. With the new plans the applicant wishes to bring back the historic building to the way it used to be in 1998. Staff did not found any HARC approvals for changes to this building after 1998; therefore the actual exterior staircase as well as the existing roof deck was never approved by this Commission.

It is important to mention on this report that, according to the Survey map provided, a small portion of the back building and side fence of #2 Scheppens Lane is inside of their neighbor's property, #6 Scheppens Lane.

Staff understands that the following guidelines should be reviewed for this new request;

For the Roof (page 26);

(4) The form and configuration of a roof must not be altered in pitch, design, materials or shape unless the resulting changes would return the roof to a verifiable and appropriate historical form. Original features such as scuttles, chimneys and roof porches should not be removed or altered.

The plans approved by HARC in 1997 proposed the expansion of the existing saw tooth towards the south, creating a flush south wall with the main structure's south elevation. Inside of that addition a roofless staircase was placed. A new door was installed on the south elevation to access the historic saw tooth structure. The new plans include a modification of the south wall; a 3' tall extension to the right side of the wall will bring more privacy to the neighboring house;

At some point in time that new addition became part of the interior of the saw tooth structure and an exterior staircase was built in the south side yard. The actual exterior staircase was never approved and it encroach the required minimum side yard setback which is 5'. The new plans will correct this problem.

Staff understands that the proposed plans are consistent with the guidelines. Nevertheless, although the plans proposes to built back what was in existence and approved by HARC the reconstruction of a historic gable roof will not bring back the irreparable lost of a historic gable roof.