

Docket Item #3
BAR CASE #2005-0001

BAR Meeting
March 2, 2005

ISSUE: Alterations
APPLICANT: Keith Hudkins
LOCATION: 302 North Royal Street
ZONE: RM/Residential

STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for alterations to the frame residential rowhouse at 302 North Royal Street. The alterations are at the side of the property and consist of extending the northern flat roofline of the house approximately 5' to cover an existing deck. The new roof will be approximately 14' in width and will be supported by three fluted wood Ionic columns which will be painted white.

HISTORY:

302 North Royal Street is a three story, frame rowhouse dating from the early 19th century according to Ethelyn Cox in *Alexandria Street be Street* (p.153). The area to be altered is a later 20th century addition.

ANALYSIS:

The proposed alterations and addition comply with zoning regulations.

This case is before the Board as a result of a Stop Work order issued for the construction of the roof without a building permit.

Staff has no objections to the new roof over the existing deck. The stylistic characteristics of the roof and supporting columns are appropriate to the historic period of the main historic section. In the opinion of Staff, the roof extension is appropriate and meets the recommendations of the *Design Guidelines*.

STAFF RECOMMENDATIONS:

Staff recommends approval of the application as submitted.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F- finding

Code Enforcement:

- C-1 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.

- C-2 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.

- C-3 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

- C-4 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).

- C-5 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.

- C-6 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.