

125 Forest Avenue
Bell Court Historic District

Tony Satterly, Owner
Michael Satterly, Applicant

Scope of Work

Construct roof top railing and deck.

Background

At this time, the applicant of this 1846 Italianate Villa is requesting a Conceptual Review for a new roof top deck.

The existing roof has a pyramid roof with a flat portion at the very top. The proposal calls for the installation of the following:

1. Create a deck space on the 12’ by 20’ flat section of the roof.
2. Installation of a railing that will be 2” by 2” powder coated steel post with stainless steel cable wire between.
3. Installation of posts are proposed to be every 5 to 6 feet.

It is unknown what the decking material deck will be.

This two-story square structure is called the Clay Villa. It was designed by Thomas Lewinski in 1846 for James B. Clay, son of Henry Clay. The Kentucky Historic Resource form calls the style “Tuscan Revival” or “Italianate”. It once had a one-story porch that surrounded three sides of the structure. According to the Survey form, the structure was associated with the Clay family until it was sold to R.E. Edmondson in 1888. Edmondson began to sell off the 12 acres surrounding the structure and new structures enveloped the site. In 1946, the property was converted into a duplex. The next owner converted the structure into four apartments in the 1960’s. In the 1970’s, “motel” like apartment buildings were constructed along the side and at the rear of the structure. The Clay Villa was turned into apartments as well. The current owners are returning the structure into a single family dwelling.

Guidelines

I. Guidelines for Rehabilitation and Renovation

1. Architectural Details and Features
(Gingerbread, bargeboards, eaves, brackets, dentils, cornices, moldings, trim work, shingles, columns, pilasters, balusters, or any decorative or character-defining features)

DESIGN PRINCIPLE: Architectural detailing is a major component in defining a building's character and style. Historic architectural detailing should be preserved and maintained. If the details need to be replaced, the new materials should match the original as closely as possible. Replacement detail should be based on historic and/or physical evidence or on the availability of architectural elements from other buildings of the same era and style.

Guidelines (cont'd)

Architectural Details:

- G. If missing, may be added to a building if accurately based on physical, pictorial or historical evidence (paint “ghosts,” removed features etc.) or that is consistent with properties of similar design, age and detailing in the surrounding area.
- H. Including the installation of additional ornament, which gives a building an “imitation historic” appearance, is not allowed.
- I. If replaced, should approximate the size, shape, material, color, texture and other visual qualities of the original materials.

15. Roofs

DESIGN PRINCIPLE: Roof forms contribute greatly to the architectural character of buildings, and original roof forms, including dormers, should be preserved and maintained. Roof materials give the building textural and visual qualities. Historic roof materials such as wood shingles, metal standing seam, clay tiles, or slate should be repaired and preserved. Many times roofs of these materials can be repaired or partially replaced. If additions to roofs are desired such as new dormers or skylights, these should be added at rear or side rooflines and be compatible with the building’s architectural style.

Roofs:

- E. new dormers should only be constructed when in keeping with the character and scale of the structure. (See Section VII, Guidelines for New Construction, Roofline additions)
- F. added skylights, decks or dormers should not be placed where readily visible, but should be carefully placed to be compatible and to have the least negative impact on the exterior appearance of the site, structure and adjacent and surrounding buildings.

II. Guidelines for New Construction

A. Guidelines for Additions to Buildings

1. Decks/Patio/Verandas/Balconies

DESIGN PRINCIPLE: Decks and patios or verandas are non-original additions to historic buildings and should be designed to be as compatible as possible. When building a new deck or patio it should be placed at the rear or side elevations. Decks and patios are not appropriate for placement on primary elevations. Second story balconies may also be added, but are limited to rear elevations and should be as unobtrusive as possible.

Decks/Patios/Verandas/Balconies:

- (II.A. 1.A) should be located at the rear of buildings.
- B. should be stained or painted to match. (Note: treated lumber should season for an adequate time prior to applying finish.)
- C. should be simple rather than ornate in design. It is recommended that wood decks have square wood balusters set no more than three inches apart. Balusters should be no more than 2" in width and depth.
- D. railings should continue the line and spacing of existing balustrades.

Guidelines (cont'd)

- E. second story decks and balconies should not be built on primary elevations, but may be appropriate on rear elevations.

3. Porches

Design Principle: Porches are often prominent features of a building and help establish scale, proportion, and rhythm along streetscapes. Construction of a porch on an existing building should be compatible in scale and materials with the principal structure and with adjacent and surrounding buildings and the district. Porches should be in keeping with the principal structure's architectural style and not reflect an earlier period style.

Porches:

- A. should be compatible in scale and materials with the principal structure and surrounding buildings along the block and within the district.
- B. should be compatible with the principal structure's architectural style, and not be of an earlier architectural period.
- C. that give a building an "imitation historic" appearance are not allowed.

B. Guidelines for Construction of New Buildings

1. NEW PRIMARY BUILDINGS

DESIGN PRINCIPLE: New primary buildings should be designed to be compatible with adjacent historic buildings and those along the block. Compatibility is demonstrated by having similar orientation, roof forms, materials, window and door sizes and placement, porch size and location and foundation heights as adjacent buildings. New buildings that are exact replications or reproductions of historic designs are not appropriate. New construction should clearly be recognized as of its time and distinguishable from historic buildings. New construction may incorporate contemporary materials such as cementitious board, fiberglass and aluminum. The use of vinyl is not permitted.

New construction of primary buildings should maintain, not disrupt, the existing pattern of surrounding buildings, the streetscape and the historic district by being similar in:

II.B.1.F. Location and proportion of entrances, windows, divisional bays and porches: Openings, such as entrances and windows and architectural features such as divisional bays and porches, are design components that help establish balance, rhythm, scale, proportion and emphasis in a structure. Patterns of these components on buildings along blocks and within districts create a characteristic rhythm for streetscapes and neighborhoods. It is very important that new construction respect the balance, proportion and scale of existing buildings along the block and within the district in regards to these components.

- *Porches and Decks:* Porches and decks should be compatible in scale and materials with the principal structure and with adjacent and surrounding buildings. Placement and scale should be compatible with that of existing buildings along the street and in the historic district. Porches should have roof forms of gable or shed design and at least cover the entrance. Porches which extend partially or fully across the main facade are recommended. Porch columns and railings should be simple in design in square or round shapes. Columns should be a minimum of

Guidelines (cont'd)

- six inches square or in diameter. Porch railings should have balusters which are no less than two inches square or in diameter. Installation of porches that give a building an “imitation historic” appearance are not allowed.
- II.B.1.I. Porch height and depth: Porch heights should be consistent with those of adjacent buildings. Buildings along the street and in the historic district. Porch depths should be a minimum of six feet.
- II.B.1.J. Material and Material Color: Material color, texture, pattern and construction technique help define building character and scale. Materials are incorporated into all parts of buildings, but may vary from building to building. Installation of materials that give a building an “imitation historic” appearance are not allowed. Materials should be in scale to the building on which they are located and should be compatible with materials on adjacent and surrounding buildings. In areas where strong continuity of materials, texture and material color is a factor, the continued use of those materials is strongly recommended.
- *Porches and Decks:* Porch and deck materials should be appropriate to the building on which they are to be located.
- II.B.1.K. Details. Architectural details help give a building character and scale. Details include, but are not limited to: corner boards, rake boards, cornices, brackets, downspouts, railings, columns, steps, door and window moldings and decorative elements. Architectural details may be appropriate when they give the building on which they are placed a good “sense of belonging” on a street and within a district. Details should be appropriately scaled for the proposed structure and compatible with other adjacent buildings and the district. Installation of ornament or details that give a building an “imitation historic” appearance is not allowed. New construction may incorporate contemporary material (see above).

Findings

Since this is a Conceptual Review, the Staff has no Findings at this time, however items to consider include:

1. Is it appropriate to construct a roof top deck on this 1845 structure?
2. Is the roof top deck visually intrusive or suggest a false sense of history?
3. Does the proposed roof top deck have a compatible design that is in keeping with the original building’s design?
4. Is the proposed roof top deck compatible with adjacent and surrounding buildings in the Bell Court Historic District?
5. Are the materials compatible to the existing structure and adjacent and surrounding buildings in his historic district?
6. Are the materials of the railing glazing held in place with metal frame work compatible with the adjacent and surrounding buildings?

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Recommendation
None at this time.

Deadline for Board Action
None at this time.