

161 Woodland Avenue
Aylesford Historic District

William F. Schweri and Laura Keller, Owner
Paul Lea, Applicant

Scope of work

Demolish deck and construct screen porch and new deck.

Background

In June of this year, the owners contacted staff with issues they were having with their existing deck. The existing deck had settlement and footer issues. Staff issued a Certificate of Appropriateness permit to conduct the following work:

1. Replace deck with new deck having same material and design.
2. Repair/tuck-point foundation as needed to repair settling.
3. Remove dying tree.

The owners then decided to change the design altogether.

At this time, the owners are requesting that the BOAR approve the following work:

1. Demolish the existing deck and side roof.
2. Construct a new enclosed screen porch with a partially covered open deck.

The existing deck is not original and the owners received a COA permit to expand the deck and change the decking material in June 6, 2002. It was a combination of pressure treated supports with trex decking. There is a porch roof over one small section of the deck.

The new proposal calls for the construction of a screen porch having the dimensions of 16 by 19 to be located in the same location as the existing but be slightly higher than the existing. The plan calls for the screen porch to have a flat seam copper roof with a domed skylight. The screen porch walls and door will have screen on the upper area with a glass panels below in the knee wall. The screen and open deck will be supported with new stone piers with lattice below for skirting.

The plans call for construction of a new raised, open deck with a partial roof having a flat seam copper roof supported by 2 x 8 chamfered posts to be located next to the screen porch and be against the rear wall of the brick structure. The plan calls for a 36" wood rail around the perimeter of the deck. The porch floor for both the screen porch and open deck will be aerates. In addition, there will be two sets of steps: one that leads into the back yard from the screen porch and one leads from the deck to the driveway.

Guidelines

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.)
- E. 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.
- F. railings should continue the line and spacing of existing balustrades.

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.

Guidelines cont'd

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:

Shape. Variations of rectangular and square forms are most appropriate for Lexington's historic districts.

- B. Scale (height and width). New construction should be in keeping with adjacent properties in height and in width. In general, new construction should not vary in height more than 10% from the average along the block and within the historic district. Width should also be consistent with surrounding buildings and buildings throughout the district.
- C. Setback. Consistent setbacks, or distances of the building from the street and adjacent buildings, help to convey a pattern and sense of rhythm along a block or within a district, which adds to the character of the streetscape and the overall district. Placement on the lot of new construction should be consistent with that of adjacent and surrounding buildings along the block and within the historic district. This includes both front and side yard setbacks.
- D. Roof shape and pitch. Roof slope ratio for new construction should be a minimum of 6:12 to a maximum of 12:12 (6:12 refers to six inches of rise to twelve inches of run in measuring slopes). Roof forms of gable and hipped variations are more typical than those of flat, mansard or gambrel forms.
- 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 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.
- *Entrances and divisional bays:* Entrances shall be compatible in scale, size and proportion to established patterns of openings in adjacent and surrounding buildings. Divisional bays are where the facade of a building is divided into a series of vertical bays or sections using designs such as pilasters and columns and projecting and inset sections. Divisional bays in new construction should be compatible with the balance and proportion of divisional bays in existing buildings on the block and within the district.
 - *Windows:* Window openings shall be compatible in scale, size and proportion to established patterns of openings in adjacent and surrounding buildings. New buildings should have a similar ratio of window openings to solid wall space as adjacent and surrounding buildings as well as buildings in the district.
- G. Foundations. Height of foundations should be a minimum of 1'-6" above grade. Foundation heights should be consistent with the average heights of other buildings on the street and in the historic district.
- H. Floor-to-ceiling heights. Regular patterns of floor-to-ceiling heights along a street and throughout a district help to create a sense of cohesiveness of character as well as balance and proportion. New construction floor-to-ceiling heights should be consistent with the majority of existing buildings along the block, the surrounding neighborhood, and the historic district.

Guidelines cont'd

- 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.
- *Foundations:* Most foundations are of brick, poured concrete or concrete block. Poured concrete is more appropriate than concrete block. If concrete block is used, a stucco wash is recommended to provide a smooth surface. Split faced concrete block is also an acceptable foundation material.
 - Lattice and other appropriate materials should be used as infill between masonry piers, when and in the district appropriate.
 - *Frame Structures:* If the new construction is of frame, the preferred exterior material is horizontal wood siding which is a minimum of four inches and a maximum of six inches in width. The use of smooth cementitious board siding is also acceptable as long as it meets these size recommendations. Vinyl siding is not allowed.
 - *Porches and Decks:* Porch and deck materials should be appropriate to the building on which they are to be located.
 - *Windows:* The use of wood or anodized or baked enamel aluminum windows is appropriate. Vinyl windows are not allowed. The use of plastic or "snap-in" muntins (window pane dividers) is not permitted.
- 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.

VI. Guidelines for Demolition

DESIGN PRINCIPLE: Demolition of historic buildings permanently alters the character of the individual site, streetscape, building or district grouping. Demolition of buildings and structures in historic districts and of landmark structures should only be an action of last resort. Demolition is not permitted within historic districts or on historic sites unless certain conditions are demonstrated. Procedures for demolition are stated in Article 13 of the Lexington-Fayette County Zoning Ordinance.

Demolition:

- D. Demolition of a structure or building should not be detrimental to the character, scale, rhythm, design and importance of a group of buildings, streetscape or district.

Findings

The proposal to demolish the existing deck is within in the Guidelines VI that states, “Demolition of a structure or building should not be detrimental to the character, scale, rhythm, design and importance of a group of buildings, streetscape or district.”

The proposal to construct the screen porch and deck is appropriate and within the Guidelines II.B.1.I and J. reference porch height, depth and material and Guidelines II.A.I.A and II.A.I.C. respectively reference location and simplicity of design.

Recommendation

Staff recommends approval with the following conditions

1. Once review by other LFUCG Department final details come back to staff for review.

Deadline for Board Action

September 22, 2016