

784 Caden Lane
Cadentown Historic District

David Doucoumes, Owner
James and Marlene Huff, applicant

Scope of Work

Construction of single family residence

Background

The current owner appeared before the BOAR to demolish the original structure. He also has completed Archeology on the site and a report has been submitted to staff as required by the motion to demolish.

He is now made requesting Planning Commission into subdivide lot into two lots. The owner would like to sell the smaller of the two lots to the applicant to construct a house.

At this time, the applicants are requesting a Conceptual Review for the proposal to construction a single family residence. The structure is proposed to be a 1 ½ story structure with a front porch and covered rear porch. The plans call for an attached two bay garage. The total dimensions are 55’ width by 70’ depth. The specification of the plans call out aluminum siding, brick and vinyl siding and wood siding. However, the staff has met with applicants and informed them no vinyl is permitted.

Guidelines

- II. GUIDELINES FOR NEW CONSTRUCTION
- A. GUIDELINES FOR ADDITIONS TO BUILDINGS
- 1. DECKS/PATIOS/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.
- E. second story decks and balconies should not be built on primary elevations, but may be appropriate on rear elevations.

Guidelines (cont'd)

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)A. 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.
- E. Orientation to the street. All buildings should have the primary entrance on the front of the building. Most houses in Lexington have their fronts oriented towards the street and this characteristic should be maintained by new construction.
- 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.

Guidelines (cont'd)

- *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.
 - *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 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.
- 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.
- 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.
- 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.

Guidelines (cont'd)

- *Brick Structures:* If the new construction has a brick exterior, the brick should closely match typical mortar and brick styles and color tones found along the block.
 - *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. New construction may incorporate contemporary material (see above).
- K. Chimneys. Chimneys and other roof features should be incorporated into designs for new construction, provided they do not dominate the building or streetscape and are appropriate to new construction.

2. NEW ACCESSORY BUILDINGS (GARAGES, OUTBUILDINGS, ETC.)

DESIGN PRINCIPLE: Accessory buildings serve a variety of purposes and may include, but are not limited to garages, carports and sheds. New accessory buildings should be compatible in design, shape, materials and roof shape with other secondary buildings along the block and within the historic district. New accessory buildings should be simple in design and considerably smaller in scale than the principal building and should be appropriate to and not overwhelm the site. As with principal buildings, new accessory buildings should not be exact replications or reproductions of historic designs. New construction may incorporate contemporary materials such as cementitious boards, fiberglass and aluminum. The use of vinyl is not permitted.

Guidelines (cont'd)

Accessory Buildings should:

- (II.B.2) A. be simple in design and considerably smaller in scale than the primary building.
- B. be located in character with other secondary buildings for the street, near an alley or at the rear of the property, not close to or attached to the primary building.
- C. be compatible in design, shape, materials, and roof shape with other secondary buildings in the historic district.
- D. preferably be of brick or wood siding; however, cementitious board and other contemporary sidings may be considered. Vinyl siding is not allowed.
- E. for garages, wood paneled doors are more appropriate than paneled doors; however, aluminum or steel paneled doors may be considered.
- F. carports should be compatible with the property and adjacent properties and be located at the rear of the property.
- G. follow design guidelines established for new construction of primary buildings.

III. GUIDELINES FOR SITE AND SETTING

In addition to buildings, elements of the surrounding site and setting contribute to the character of historic properties. These elements include both natural and manmade features such as trees, fields, gardens, fences, driveways, retaining walls and boundary definers. Historic site elements help to define a property's historic character and appearance. Historic site and setting features should be preserved and maintained.

3. Mechanical Systems

DESIGN PRINCIPLE: Modern air conditioning and heating units often require condensers and other units to be placed on the site near buildings. Utility equipment should not be visually dominant or intrusive to the property. Heating and cooling units should be placed at the rear or sides of buildings. The placement of these units at the front of buildings is not appropriate and should be avoided. Screening of these units through shrubbery, fencing or lattice panels is highly recommended. It is also recommended that utility wires on the site be placed underground if possible.

Mechanical Systems:

- A. should be located where they are the least visible and intrusive.
- B. if visible on the sides of buildings, should be screened with shrubbery and/or fencing.
- C. such as electrical and gas meters and other mechanical equipment should be located on the rear or side of a building.

4. Sidewalks, Walkways and Curbs

DESIGN PRINCIPLE: Sidewalks, walkways and curbs in Lexington's historic districts are constructed primarily of concrete with some brick walkways and some limestone curbs. These elements help to define the character of the districts and should be preserved and maintained.

Sidewalks, Walkways, and Curbs:

- A. that are significant paved surfaces should be maintained and preserved.

Guidelines (cont'd)

- B. that are added or altered should be compatible with the principal and accessory structures on the property and surrounding historic properties.
- C. that are added should not be visually dominant, intrusive or suggest a false sense of history.

5. Driveways and Parking Lots

DESIGN PRINCIPLE: Significant driveway materials such as brick, concrete and asphalt should be preserved and maintained. New driveway or parking lot surfaces should be of a material appropriate to the site and the historic district. Paving and parking should not be visually dominant. Parking areas should not be sited in front yards but at side or rear locations, as appropriate.

Driveways and Parking Lots:

- A. should be maintained.
 - B. that are new, should be located at the side or rear of the building and not be visually dominant.
 - C. should be of concrete, asphalt, pavers or grassy pavers.
 - D. should have their parking areas located in rear yards and be screened with hedges, shrubs or fences as appropriate. Driveways should include concrete tracks where characteristic of the property and historic districts.
 - E. should not be sited in front yards.
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- A. requiring new curb cuts for access should be kept to a minimum.
 - B. On vacant lots between buildings should align edge screening with front elevations/facades of adjacent buildings and on corner lots should have edge screening on both the primary and secondary street.

6. LANDSCAPE, LAND FEATURES, LAND FORMATIONS, VIEWSHEDS AND ARCHAEOLOGY

DESIGN PRINCIPLE: Landscape, land features, land formations, view sheds and archaeology define many site elements in historic areas throughout Fayette County These elements include resources above and below the ground surface. As a result, landscape and land features are more difficult to define than built features and elements. Landscape and land features can be either man-made or natural. These features include, but are not limited to: trees and shrubs, decorative gardens, utilitarian (functional) gardens, fields, documented historic topography, archaeological and cultural resources and other land features and land formations.

Landscape, Land Features, Land Formations, Viewsheds and Archaeology:

- A. that are significant should be preserved and maintained.
- B. that are altered or introduced should be compatible to the site and with surrounding properties.
- C. should not be visually dominant, intrusive or suggest a false sense of history.
- D. should not be created by the demolition of existing structures.
- E. of open space should only be developed in scale and character with the neighborhood or designated historic landmark.
- F. of vistas and approaches should be preserved and maintained.

Guidelines (cont'd)

- G. trees with trunks greater than 10 inches in diameter should not be removed unless diseased or unsafe.
- H. new construction or rehabilitation activity should work around trees with trunks greater than 10 inches in diameter.
- I. the determination of archaeological/cultural resource significance is recommended before site work begins. If archaeological or cultural significance is determined, this should guide proposed alterations, new construction or demolition.

Findings

As this is a conceptual review, the Staff has no findings at this time. However, some of the issues to be considered include the following:

1. Is appropriate to further subdivide the lot?
2. Is it appropriate to construct a new single family structure?
3. Do the proposed plans have the same number of stories and are they within ten percent of the average height of the adjacent buildings?
4. Is the set back consistent with the other structures on Caden Lane and Cadentown Historic District?
5. Does the architectural details and articulation of proposed plans relate in scale, rhythm, proportion and texture to adjacent and surrounding historic buildings?
6. Does the complexity of building form and shape of the new plans relate to the adjacent buildings?
7. Do the proportion, directional emphasis and rhythm of the new proposals reflect the predominant proportion, emphasis and rhythm of the adjacent and surrounding buildings?
8. Does the roof of the new proposals relate in shape, pitch and materials to the roofs of adjacent and surrounding buildings?
9. Are the openings in the proposed plans compatible in scale, size and proportion to established patterns of openings in the adjacent and surrounding buildings?
10. Are the materials in scale to the building on which they are located and compatible with the materials on the adjacent and surrounding buildings.

Guidelines (cont'd)

11. Is the open space adjoining the street developed in scale and character with the neighborhood?
12. Is it appropriate to construct a single family residences with attached garages?
13. Are the utilities to be placed where they are less visible and intrusive to the site?

Recommendation

None at this time.

Deadline for Board Action

None at this time.