

107 South Ashland Avenue
Bell Court Historic District

Ralph Whitley, Owner

Scope of Work

Install storage shed and remove auxiliary stairs.

Background

The owner of this ca. 1918 2 ½ story structure has recently purchased this structure and is in the process of returning this house from multiple apartments to a single family residence. At this time, the applicant is requesting a Certificate of Appropriateness to conduct the following work:

1. Removal of an exterior stairs system.
2. The installation of a storage shed.

The exterior stairs are on the side of the house and constructed out of pressure treated wood. The proposal is too remove the stairs and leave the door on the outside and drywall over the opening in the inside.

The applicants would also like to install a 10' x 10' prefab storage shed. The prefab shed is proposed to be constructed of composite material and have a gable roof. The proposal calls for the shed to be located in one of three possible locations, all three location all located along the west property line. The applicant proposes to apply for garage at a later date.

Guidelines

II. Guidelines for 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 cementious boards, fiberglass and aluminum. The use of vinyl is not permitted. New construction of accessory buildings should follow the design guidelines established for new construction of primary buildings.

Accessory Buildings should:

- (II.B.2) A. be simple in design and considerably smaller in scale than the primary building.

Guidelines cont'd

- 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, cementious board and other contemporary sidings may be considered.
- G. follow design guidelines established for new construction of primary buildings.

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:

- A. should only occur as a last resort after all other avenues to protect historic buildings and structures have been exhausted.
- B. of any original feature or part of a historic building should be avoided.
- C. of a building within a locally designated historic district is not permitted, unless one of the following conditions exists:
 - 1. The demolition request is for an inappropriate addition, a non-significant portion of a building or non-significant accessory structure provided that the demolition will not adversely affect those parts of a building or buildings that are significant as determined by the BOAR.
 - 2. The demolition request is for a non-contributing building and the demolition will not adversely affect the character of the district.
 - 3. The property owner proves that no reasonable economic return may be gained from the property through a process designated in Article 13, Section 7(c) (see Appendix E).
- 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.
- E. If tied to future development of the property, future development should be compatible in scale, size and use with existing zoning and existing characteristics of historic properties were the development is located.
- F. For further information about these procedures, consult Article 13 of the Lexington –Fayette Urban County Zoning Ordinance and DHP staff.

Findings

The proposal to construct a new outbuilding is within the Guidelines. Design Guideline II.B.2. A; II.B.2.B; and II.B.2 D. respectively states, “Accessory Building... should be simple in design and considerably smaller in scale than the primary building.”, “Accessory Building should be...located in

Guidelines cont'd

character with other secondary buildings...at the rear of the property, not close to or attached to the primary building.” and “Accessory Building... of ... cementious board and other contemporary sidings may be considered.” Staff suggest possibly the North west corner for possible location.

The proposal to remove the stairs is within the Guidelines and appropriate for this structure. Guideline V.1.C.1 states, “ Demolition of a building within a locally designated historic district is not permitted, unless one of the following conditions exists: 1. ... a non-significant portion of a building that the demolition will not adversely affect those parts of a building or buildings that are significant as determined by the BOAR.”

Recommendations

Staff recommends approval with the following conditions:

1. Final location of storage shed come back to staff.
2. Any changes to the design or outbuilding choice come back to staff for review .

Deadline for Board Action

November 7, 2016