

239 Desha Road  
Ashland Park Historic District

Michael and Karen Sheetz, Owner

Scope of work

Install dormers; construct dormer.

Background

The owner and applicant are requesting a Conceptual Review for the proposal to conduct the following work to this 1925 Colonial Revival structure:

1. Increase the existing roof by 18” and change the pitch.
2. Extend chimney heights above roof line.
3. Add three dormers on the front roof line.
4. Add a shed dormer roof on rear in fiber cement board.
5. Increase roof and wall height of rear ell.
6. Remove sliding glass doors on back sunporch.
7. Change window and wall material on rear porch.
8. Remove small white wooden planter box planters on front of house.

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.*

Architectural Details:

- (I.1.) A. shall be maintained/retained and shall not be removed or changed if original to the building.
- B. should be repaired rather than replaced.
- C. 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.
- D. Including the installation of additional ornament, which gives a building an “imitation historic” appearance, is not allowed.
- E. If replaced, should approximate the size, shape, material, color, texture and other visual qualities of the original materials.
- F. should not be covered with vinyl or aluminum or other artificial siding.

Guidelines cont'd

5. Chimneys

DESIGN PRINCIPLE: Chimneys are often significant features of a property and help define its architectural character. The chimneys on many Lexington-Fayette County buildings were designed to be architectural features in their own right and display corbelling, inset panels, and decorative elements reflective of the overall building style. Chimneys should be retained and maintained, even if they do not serve their historic function. Removing an original chimney lessens a property's architectural integrity as well as a traditional building pattern indicative of a property's history. Chimneys should be maintained and preserved in accordance with the brick and mortar guidelines.

Chimneys:

- (I.5)A. should not be removed or altered if original or architecturally significant.
- B. should be repointed and cleaned according to masonry guidelines to match original materials, colors, shape, and brick pattern.
- C. should match their original design if they have to be rebuilt due to becoming unstable or if they are falling down. Repairs should match historic materials, shapes, mortar, material color, and brick patterns.

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:

- (I.15.)A. should be preserved in their original size, shape and pitch, with original features (such as cresting, finials, dormers, cupolas, etc.) and, if possible, with original roof material.
- B. should retain original metal valleys and ridgecaps. Open valleys should be retained. Covered valleys (California weave) are not allowed on existing structures.
- C. of slate should be repaired with new slate to match. If deterioration is extensive consider removing slate from rear roof surfaces in order to repair slate on the main and readily visible facades. If overall removal is demonstrated as necessary, the use of faux-slate materials will be considered. Reproduction materials should be used only when based on historic documentation.
- D. of standing seam metal should be repaired. If replacement is necessary the new roof should match the original as closely as possible in dimensions, seam crimping, and seam spacing.
- D. 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.

Guidelines cont'd

- G. of asphalt shingle, when necessary, should be replaced with new asphalt shingles. Use of dimensional shingles is recommended. Dimensional shingles are thicker and heavier than standard shingles and generally last much longer.

II. Guidelines for New Construction

A. Guidelines for Additions to Buildings

Room and wing additions

DESIGN PRINCIPLE: In planning additions, the best approach is to place the additions where they will have the least impact on the building's overall form and plan. The rear of buildings is the best location for the addition of rooms or wings. Exterior walls of new additions should not be flush with those of existing buildings, but should be stepped in a minimum of 12" from the edges of the existing building. Likewise, addition rooflines should be stepped down from the peak of the existing roofline so that the existing main roof remains evident. Enlarging a property through adding stories is not appropriate.

Additions:

- A. are most appropriately located at the rear of buildings.
- B. should be secondary (smaller and simpler) to the original building in scale, design, and placement. The use of a small connector or link between the addition and the original building is encouraged where appropriate. Exterior walls should be stepped in a minimum of 12" from the edges of the existing building, and rooflines should be stepped down from the peak of the existing roofline so that the existing main roof remains evident.
- C. should be a compatible design in keeping with the original building's design, roof shape, materials, color and location of window, door and cornice heights.
- D. should not imitate an earlier historic style or architectural period. For example, a Greek Revival style rear porch addition would not be appropriate for a Queen Anne style house.
- E. should reflect characteristics of the current period in design, but be compatible with the original building.
- F. should be built in a manner that avoids substantive removal or loss of historic materials and which does not damage or destroy the main architectural features of the building.
- G. should keep the exterior walls of the original building as intact as possible and use existing door and window openings for connecting the addition to the building.
- H. should not be made by adding new stories.
- I. should be of materials compatible with the historic fabric of the house. The use of wood is most appropriate; however cementitious board may be considered for additions.
- J. should have skylights, decks, or balconies placed so that they do not detract from the historic character of the building.

5. Rooflines additions-Dormers

DESIGN PRINCIPLE: If additions to roofs are desired such as new dormers, these should be added on the rear or side rooflines and be compatible with the building's architectural style and materials.

Dormers:

Guidelines cont'd

- A. should be in keeping with the character and scale of the building.
- B. should not be introduced on front elevations, but may be added to rear or secondary elevations if compatible with the building design.
- C. and other roof additions such as decks, or balconies should only be added when in character with the existing building.

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:

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 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.
- 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.
- *Brick Structures:* If the new construction has a brick exterior, the bricks 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.

Guidelines cont'd

- *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.

Findings

As this is a Conceptual Review there are no findings at this time, but some things to consider include:

1. Is it appropriate to increase the height of the original roof line?
2. Is it appropriate to increase the chimney height of the original chimney?
3. Is it appropriate to construct dormers on the front of this structure?
4. Are the dormers in character and scale to this structure?
5. Is it appropriate to construct a dormer on the rear of this structure?
6. Does the dormer on the rear relate in scale, design and placement?
7. Is it appropriate to raise the rear ell by increasing the roof and wall height?
8. Do the roof and wall changes to the rear ell result in too much roof?
9. Does the increase in roof and dormers create too much mass on top of the structure?
10. Are the openings compatible in scale, size and proportion to established patterns of openings in the adjacent and surrounding buildings?

Findings cont'd

11. Do the architectural details and articulation of the proposed addition relate in scale, rhythm, proportion and texture to existing, adjacent and surrounding historic buildings?
12. Are the materials in scale to the building on which they are located and compatible with the materials on the adjacent and surrounding buildings?
13. Is it appropriate to redesign the existing addition?
14. Are the materials appropriate to this redesign?
15. Is it appropriate to remove existing planters from the front of the building?

Recommendation

None at this time

Deadline for Board Action

None at this time