

1048 Fontaine Road
Ashland Park Historic District

Jeanie Adams, Owner
Phase IV, Inc., Applicant

Scope of Work

Modify porch, install ADA lift.

Background

At this time, the applicant is requesting that the Board grant a Certificate of Appropriateness for the following work:

1. Modify rear porch by adding a step on top of the existing stoop.
2. Construct/expand new roof over porch stoop and ADA ramp.
3. Install a new concrete pad.
4. Install new ADA lift on concrete pad.

The proposal calls for the installation of a concrete pad and to modify the entrance on the southeast side of the house. The plan is to install an ADA lift and to add a step to the top of the concrete stoop bringing the stoop up to 37 1/8". The porch roof (5'-5") will be extended approximately 6' over the proposed ADA lift for a total length of 11'-6". The porch ceiling will be supported by a 4" by 4" post. The storm door will be replaced in order for the door to be hung to allow for easier access in the building.

Guidelines

I. Guidelines for Rehabilitation and Renovation

13. Porches

DESIGN PRINCIPLE: Porches are one of the most important defining characteristics of historic residences. Original porches should be repaired and maintained. Openness is an important characteristic of porches, and the enclosure of porches with wood or glass panels is not recommended. If replacement of porch elements is required, use materials to closely match original or historic components. Rebuilt, replacement or new porches need to be compatible to the structure on which they are built and to those on adjacent properties. In some cases houses have porches of a later architectural period than the main building. These porches reflect the building's historical evolution and may be significant features in their own right.

Porches:

- A. should be maintained in their original configuration and with original materials and detailing. Porches should not be removed if original.
- B. and their details should be retained intact with repair work and replacement of missing parts, such as columns, posts, railings, balusters, decorative molding and trim work, to match the original in design, materials, scale and placement.

Guidelines (cont'd)

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.

2. Handicap access ramps and lifts

Design Principle: Handicap access ramps and lifts should be sited at the rear or sides of buildings whenever possible. Ramps and railings are frequently constructed of wood and should be simple in design. Ramp construction should not damage the historic qualities of a property and should be built so that the building can be readily restored once the ramp is removed. Retain elements removed for ramp construction for future restoration.

Handicap Access Ramps and Lifts:

- A. preferably should be located at the rear or sides of buildings. Ramps are most frequently constructed of wood but may be of other materials.
- B. for neighborhood commercial buildings and public buildings, the accessible entrance should be located at a primary public entrance when it is possible to do so without resulting in significant loss of historic material and character.
- C. of wood construction should be simple in design and configuration and may use square balusters in the railing and simple square handrails. Wire or cable balusters and handrails are not allowed.
- D. should be screened with landscaping of low shrubbery when possible.
- E. when possible, should be reversible and not destroy or remove historic fabric. They should be of materials to have the least visual impact on the historic building.
- F. mechanical handicap lifts should also be considered for installation at the rear of structures. Lifts should be as inconspicuous as possible.
- G. no vinyl or PVC handrails are permitted.

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:

Guidelines (cont'd)

- 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.
- D. railings and balustrades should be of wood or metal. No vinyl or composite materials are permitted.

Findings

The proposal to install an ADA lift, extend the porch roof and modify the top stoop is within Guidelines. Guidelines II.A.2.A and F respectively state, "Handicap access ramps/lifts preferably should be located at the rear or sides of buildings..." and "Handicap access ramps/lifts mechanical handicap lifts should also be considered for installation at the rear of structures. Lifts should be as inconspicuous as possible." The modification of the porch is within Guideline II.A.3.A. "Porches should be compatible in scale and materials with the principal structure and surrounding buildings along the block and within the district."

Recommendation

Staff recommends approval with the following conditions:

1. If any changes need to be made after work is started that alter the information submitted, resubmit the changes to staff for review and approval prior to the start of the affected work.
2. Once reviewed by other LFUCG Divisions, resubmit any changes to staff or Board for review and approval prior to the start of work.

Deadline for Board Action

October 9, 2017