

215 Desha Road
Ashland Park Historic District

Kenton Ball, Owner
Jack Stewart, AIA, Applicant

Scope of Work

Change openings, construct rear porch.

Background

The applicant is requesting a Certificate of Appropriateness to:

1. Mirror a door and window that are located in a rear porch that was enclosed at some time after the construction of the historic structure.
2. Construct a new wood rear porch and stair at the rear of the above noted existing enclosed rear porch. The porch is proposed to have steel guardrails and new wood columns that support an extension of the existing roof that will cover the new porch.

Guidelines

I. Guidelines for Rehabilitation and Renovation

7. Doors

DESIGN PRINCIPLE: As points of entry, doors and door surrounds are important features in defining the style and character of a building. Significant doors should be preserved and maintained and significant features should be repaired rather than replaced.

Doors:

- (I.7.)A. and/or their surrounds, sidelights, transoms, and detailing should not be removed or altered if significant to the building. Original framing such as jamb, sill, and headers of openings should be retained/maintained.
- B. that cannot be repaired or that are missing may be replaced. Replacement doors should match the historic door in materials and size, and should be appropriate for the style and period of the building. They should have the same series of panels and have a frame of the same dimensions. Door replacement should be based on documented research and/or historic photographs. Neighboring buildings of the same style and similar date of construction may provide guidance for identifying appropriate doors. In replacing missing original doors, replacement doors should be similar in design to the original in style, materials, glazing (glass area) and lights (pane configuration).
- C. and door units that are standard may be permitted with no more than a 1” width and height variance from historic openings.
- D. openings should not be enclosed or partially blocked. If infilling is allowed by the BOAR, infill materials shall be compatible with the building and shall be placed 2” to 6” back from the building face.

Guidelines (cont'd)

- E. installing new door openings is not recommended. New openings, when permitted, shall be compatible in scale, size, proportion, placement, and style to historic openings. New openings should be located on side or rear elevations rather than the main façade.

24. Windows

DESIGN PRINCIPLE: Window openings, windows, window details, and the size and shape of these elements help establish rhythm, scale and proportion of buildings and reflect architectural style and character. Windows should be maintained or repaired to match the original design. If windows are deteriorated beyond repair, the installation of new wood windows to match the original designs is recommended. Windows of baked enamel or anodized aluminum clad may be considered only if original windows cannot be repaired. Vinyl or vinyl clad windows are not allowed. Original window openings should not be covered or concealed. They should also not be partially enclosed for the installation of smaller windows. New window openings should not be added on the fronts of buildings and are discouraged but may be acceptable at the rear or sides.

Windows:

- A should be preserved and maintained in their original location, size and design and with their original materials and numbers of panes. Original framing of the openings should be retained and maintained.
- B should be repaired rather than replaced. If the review process determines that replacement is necessary due to severe deterioration, the replacement should be in-kind to match the originals in size, material and design. The installation of new wood windows to match the original design is recommended. The installation of baked enamel or anodized aluminum clad windows (not totally of aluminum construction) may be considered. If aluminum clad windows are applied, they should match historic wood windows as closely as possible in their dimensions, profile, depth of muntins and surrounding trim. Vinyl or vinyl clad windows are not allowed.
- C If replacements are allowed by the review process, they can be of wood, baked enamel or anodized aluminum clad insulated glass system. Window replacements shall closely match appropriate period wood stiles, rails, and/or muntin profiles. An insulated divided light window shall have an adhered muntin of wood or aluminum with dark, non-metallic spacer bars. The muntin system should not have muntin bars greater than 7/8" wide.
- D should not have snap-on, interior or flush muntins. These muntins are much thinner in profile than the muntins on historic windows and don't provide the opening with the appearance of a historic window.
- E in new openings are not recommended. New openings, when permitted by the review process, shall be compatible in scale, size, proportion, placement and style to historic openings. New openings should be located on the sides or rear of the building and are discouraged on the primary façade.

Guidelines (cont'd.)

- F and their openings should not be enclosed or partially blocked. If infilling is permitted by the review process, the infill materials shall be compatible with the building and shall be placed 2” to 6” back from the face of the building.
- G of steel or other metal designs and that are historic should be preserved and maintained or replaced with new metal windows. Replacement windows should match historic metal windows as closely as possible in size, material, and design.
- H should use appropriate burglar guards that fit within the window frame.

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.)
- 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.

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:

- D. should be compatible in scale and materials with the principal structure and surrounding buildings along the block and within the district.
- E. should be compatible with the principal structure’s architectural style, and not be of an earlier architectural period.
- F. that give a building an “imitation historic” appearance are not allowed.

Findings

The proposal to mirror the door and window in the existing later enclosed porch meet the Guidelines I.7.A and I.24.A which state respectively doors “and/or their surrounds, sidelights, transoms, and detailing should not be removed or altered if significant to the building” and windows “should be preserved and maintained in their original location, size and design.” Staff finds the door and window proposed to be mirrored are not significant and are not in an original location.

The proposal to construct rear porch is within the Guidelines; the proposed porch is “located at the rear of building” II.A.1.A and II.A.1.C is “simple rather than ornate in design.”

Recommendations

Staff recommends approval as submitted with the following conditions:

1. If any changes are made that alter the information submitted, resubmit the changes to staff for review and approval prior to the start of the work.
2. Once reviewed by other LFUCG Divisions, any changes come back to staff or Board for review and approval prior to the start of work.

Deadline for BOAR Action

October 16, 2017