

621 Sayre Avenue
Bell Court Historic District

Jeff Fugate & Mary Quinn Ramer, Owner
Jeff Fugate & Lucian Dearborn, Applicant

Scope of Work

Replace rear concrete stoop, replace and enlarge brick patio, replace privacy fence.

Background

The applicant is requesting a Certificate of Appropriateness to remove the rear concrete stoop and steps with a new enlarged and reoriented stone finished landing and steps. Additionally the proposal calls for the existing brick patio to be replaced and enlarged with a blue stone terrace, a new limestone surround for a turf area and to replace the wood privacy fence.

Guidelines

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) A. should be located at the rear of buildings.
- B. should be stained or painted to achieve a finished appearance. (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.
- F. Handrails/balustrades of vinyl or composite material are not permitted.
- G. should be appropriately scaled and not overwhelm the historic structure and site.

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.

Guideline (cont'd.)

1. FENCES

DESIGN PRINCIPLE: Fences were typically constructed of wood, cast or wrought iron, brick, stone or woven wire. Lexington has a number of historic metal fences. Historic fences should be preserved and maintained. The construction of new fences based upon historic designs and materials is also appropriate. Cast iron or woven wire is preferable for 19th and early 20th century buildings. Wood fences are also allowed; however, it is important to keep the fence as transparent as possible so as not to obscure the view of the historic building.

Fences:

- (III.1.) A. of cast iron, stone, metal, wire, or brick that are original to the property should be preserved and maintained or if missing, may be reconstructed based on physical or pictorial evidence.
- B. of cast iron may be added to properties with buildings constructed to the early 20th century. Cast iron fences are not appropriate for buildings built after 1920.
- C. of wood pickets are appropriate for front yards. Wood fences in front yards should be no taller than three feet, have pickets no wider than four inches and set no farther apart than three inches. Woven wire fences in front yards should also not be more than three feet tall.
- D. of wood boards for privacy should be located in rear yards and generally be no taller than six feet (most pre-fabricated wood fence sections are 8' wide by 6' high). Privacy fences of this height should be at least half-way back from the front of the building to the back walls on the side of the house. Privacy fences of flat boards in a single row are more historically correct than shadowbox (alternating boards) designs but both designs are acceptable. Fences with flat tops, "dog ear" or Gothic (pointed tops) designs are all acceptable. "Stockade" designs are discouraged. Fences of PVC, vinyl or synthetic material are not permitted.
- E. of free-standing brick or concrete walls are not appropriate in front yards but are acceptable at rear yards and side yards.
- F. of stone should be repaired/restored with the same material and mortar mix as the historic stone fence. If it is a dry-stacked stone wall, it should remain so. Please be aware that stone fences in Fayette County within the public right-of-way are protected by the Stone Wall Preservation Ordinance Section 14-83 (see following section, Walls) and require permits through the DHP.

Findings

The staff finds that the proposal to replace the rear stoop meets Guideline II.A.1.A it is "located at the rear of building." The proposal for the terrace and turf border complies with the Design Principle which states in part "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" and meets Guideline II.A.1.C. it is "simple rather than ornate in design."

The proposal for the fence meets Guideline III.1.D. it is "of wood boards for privacy" and is "located in rear yards and generally be no taller than six feet (most pre-fabricated wood fence sections are 8' wide by 6' high)."

Recommendations

Staff recommends approval of the COA 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 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 BOAR Action

January 11, 2020