

181 Rosemont Garden  
Pensacola Park Historic District

Amir Najarzadeh, Applicant and Owner

Scope of Work

Demolish rear addition and deck; construct addition and deck

Additional Background

At the February 17 BOAR meeting, the applicant went before the BOAR for the following work:

1. Demolish one story addition.
2. Construct new rear addition consisting of new foundation wall system and roofs.

At the BOAR meeting, it was determined that the t covered multiple additions with a new monolithic roof. Aerial photography indicated that the previous wall systems have been in the same location at the rear of the historic house similar location. The new owner has constructed a new building envelope over and around the existing addition It should be noted that (applicant has provided attached interior plan.)

The applicants asked for a postponement to work out roof details. Subsequently. Staff meet with the owner and designer to determine ways of making the roofline come into compliance with the Guidelines.

The applicants has have submitted new revised plans that proposes to drop down the previously constructed roof line

In order to meet the Guidelines regarding stepping off the main roofline.

New plans submitted by the applicant proposes a “telescope” affect with the proposed roof line that covers the new addition reconfigure to step down from the main roof and then rising back up in order to create a distinct break from the main ridge line historic house to the new roof.

The other part of the proposal is the construction a covered rear porch roof over a new concrete deck. The plan calls for the porch to have a gable roof that step down from the main roof and is supported by wood 6” by 6” post. Part of the proposal also calls to replace a west facing window with a new door and stoop/. In addition a side deck will be replaced at grade.

Background (repeated from February 17 2021 Boar meeting)

The new owner of this one story bungalow is requesting that the Board grant a Certificate of Appropriateness to conduct the following work:

1. Demolish some walls of the existing one-story frame addition.

Guidelines cont'd

2. Construct new foundation and wall systems.
3. Construct a new roof over existing additions.
4. Change a rear addition window to door on west facing wall of the addition.
5. Add a covered porch on to the rear.
6. Replace and construct new pressure treated decks.

In January, staff noticed the structure was being re-roofed and stopped to investigate. Staff found that more work was ongoing, and an addition was being constructed with new roof, walls and foundation. Staff talked to the owner and stopped work. During further discussion with the applicant, he said he started just to make repairs to the rear addition, however; the rear addition was so bad it had to be rebuilt. Staff did issue a COA to reroof the existing structure. In addition, the applicant made application to modify the rear addition.

He started this work without a Certificate of Appropriateness or a Building Permit. Both, Historic Preservation Office and Building Inspection issued a stop work orders. Staff did have to issue second stop work order due to work continuing on the rear addition.

Staff visited this site this summer with a potential buyer while it was for sale. It was later sold to the current owner. From memory, staff did remember a portion of the existing roof having corrugated plastic roof over an enclosed porch and one side having low pitch roof with shake siding on the west side. From the Sanborn maps and aerial photographs, the structure received a sizeable later addition and the structure was divided into two apartments. This is a wide lot with two front entry doors, rear entry doors, decks and driveways. The existing structure was a mix of existing additions clad in shake shingle and clapboard siding. The roof was a built up low pitch roof on the west side and a corrugated plastic roof over an existing enclosed porch on the east.

The new roof which is under construction, now has a rear centered gable having the same height at the front gable. The applicant is proposing to roof it with dimensional shingles. Staff discussed the siding material with the applicant and he is proposing clapboard siding with two doors. Also a new covered porch at the rear.

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.
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Doors:

Guidelines cont'd

- (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.
- 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.

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.

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:

- A. should be compatible in scale and materials with the principal structure and surrounding buildings along the block and within the district.

4. 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.

Guidelines cont'd

- 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 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.
- F. 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.
  
- G. 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.

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:

- (II.B.1)A. 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.

Guidelines cont'd

- 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 emphasis in a 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.
- 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.
  - Porches and Decks: Porches and decks should be compatible in scale and materials with the principal structure and with adjacent and surrounding buildings. Placement and scale should be compatible with that of existing buildings along the street and in the historic district. Porches should have roof forms of gable or shed design and at least cover the entrance. Porches which extend partially or fully across the main facade are recommended. Porch columns and railings should be simple in design in square or round shapes. Columns should be a minimum of six inches square or in diameter. Porch railings should have balusters which are no less than two inches square or in diameter. Installation of porches that give a building an “imitation historic” appearance are not allowed.
- 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 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.
- I. Porch height and depth. Porch heights should be consistent with those of adjacent buildings. Buildings along the street and in the historic district. Porch depths should be a minimum of six feet.

Guidelines cont'd

- 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.
  - 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.
- H. 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. New construction may incorporate contemporary material (see above).

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:

Guidelines cont'd

- 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 where the development is located.

Findings

The property owner/applicant, without a COA permit, constructed this new edition with concrete block foundation, wall system and roof around what were the existing rear portions of the structure at 181 Rosemont garden, the rear portions seeming to have consisted of at least two additions made sometime after 1972 (none of the additions now removed appear on the 1972 Sanborn map). Since the owner did not contact the Historic Preservation Office to apply for the necessary permits the preservation staff had no opportunity to view or discuss with the owner the concept of same, much less have the required review by the BOAR. When HP staff encountered the work going on the previously existing rear additions were largely still within the confines of the then being built new construction, including their walls and 181 Rosemont Garden

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Findings cont'd.

roofs. The owner continued work, despite the Stop Work Order, and tore down those additions that had come to be within the confines of the just constructed “envelope” built as a new addition, retaining some small portion of previous exterior walls on either side. No demolition permit was applied for nor of course issued. A second Stop Work Order was issued, staff has visited the site over 7 times and talk to the property owner on the phone several times, discussing the problems with work that has been done and the owner’s proposal as to how he intends to bring the project into compliance with the H-1 Overlay Process.

Findings cont'd

Following the previous BOAR meeting in February where this case was continued (see Background above) the project as built and as proposed to have very slight adjustments made to the roofline still overwhelms this historic bungalow. The applicant's suggested modification is limited to a small change in the recently constructed roof (see drawings) by lowering a section where it connects to the main roof of the one story historic house. This is proposed to be accomplished by lowering the new roof a few feet to get the new roof connection below the ridge of the main roof, as it is currently constructed in the same plane as the main ridge line. The revised roof design would then come have the new roof rise back up at the same plane as has already been constructed, resulting in a short section that "steps down". As built the roof is massive and along with the scale of the new addition, dominates the historic house violating the Design Guidelines noted in this report. In the details, the roof system is built without open valleys, using a California weave method which is not within the intent of the Design Guidelines. It also has lengthy exposed rafter tails running along sides of the addition, which result in mimicking the architectural identity of the historic house, further violating the design guidelines by attempting to make the addition appear that it is all part of the original historic house. Guidelines I.15. B, II.A.4.B and D states, "Open valleys should be retained and...covered valleys (California weave) are not allowed on existing structures", "...Exterior walls of new additions should not be flush with those of existing buildings, but should be stepped in a minimum 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." And "...should not imitate an earlier historic style or architectural period."

The approach of this project relative to a new addition replacing existing additions through demolition and new construction is counterintuitive to and in violation of the Guidelines and the H-1 Overlay Process. The Design Guidelines are in place assure, through the H-1 Overlay process, that all proposed demolition is review and, if approved, all new construction is appropriately scaled, massed, situated, detailed and utilizes appraise materials, etc. Additions that result in large rectangular boxes attached to a historic structure are not within the Guidelines and are not allowed.

Additions should be subservient in their mass and design to the main structure and not overwhelm the main structure. This rear addition as currently built is not in compliance with the process nor the Design Guidelines as noted in the Design Guideline Principle for Room and Wing Additions which states, "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... 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."

This addition as built connects on the West elevation to the now sawn off mid-wall length run of the remaining exterior wall covered in butt cut wood shingle and on the East side meets in the exact same plane of what was a corner of a previously existing addition. There is no set back from the sides of

Findings cont'd

the existing on either elevation. The new concrete block foundation also abuts the historic house foundation in the same plane on the East elevation and what was an existing concrete block foundation on the West elevation, with no step in and no room to veneer or large the concrete block without projecting forward of the previously existing foundations. The Design Guideline Principle for Room and Wing Additions states, "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... 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." Guideline II.1.4.C. F. and G states, "Room and wing additions 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" . 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." And 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."

The previous post-1972 rear additions that were demolished without a permit do establish a footprint of lot coverage that the current owner has the right to continue that amount of square footage at the rear of this house, as it is grandfathered in. However, once the previous additions were demolished, the property owner must comply in full with the H-1 Overlay Process. This includes following the Design Guidelines and the Scope of Work on the required COA permits obtained. The H-1 Overlay Process includes, while having to allow a properly documented amount of the same square footage of ground utilization (which has not been demonstrated by the applicant) that the previous additions covered on this lot, the footprint and design details of the new construction may be adjusted to meet and be in compliance with the Design Guidelines, allowing variety of form/footprint to facilitate appropriate scale of any proposed new construction.

The new addition as built and taking into consideration the now proposed adjustment to a portion of the new roof line, is not in accordance with the Design Guidelines as noted in this report. The new construction has created a large monolithic rectangle with no undulation in the roof, wall and foundation systems and having no deference to the integrity of the main mass and character of the small scale historic bungalow. In addition, it is also out of character for the site and the neighboring historic properties in the Pensacola Local Historic District.

Other elements of the request involve the proposal to change a windows (west facing) in the existing addition to a door which is within the Guidelines as the area is not with the main part of the a house but the later addition. Guideline "1.7.E. ...should be located on side or rear elevations rather than the main façade." The proposal to replace the deck along the east side is within the Design Principle for Decks which states "new deck or patio it should be placed at the rear or side elevations". There is an existing floating deck and thee applicant is proposing to replace the deck that is there.

Recommendations:

Staff recommends disapproval as constructed and proposed.

Staff recommends approval of change from a window to door and the replacement of the existing deck with a new deck 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 shall be returned to staff or Board for review and approval prior to the start of work.

Deadline for Board Action

March 19, 2021