

281 South Ashland Avenue
South Ashland/Central Avenue Historic District

Rodney Jackson, Owner
Scott Pfeiffer, Applicant

Scope of Work

Construct pergola and rework rear landing and steps.

Background

In 2015, the owner went before the BOAR to install a new stone patio and grill area.

At this time, the owner would like to install a new landing, steps, replace the patio and new pergola.

The owner is requesting that the BOAR grant a Certificate of Appropriateness to construct the following:

1. Change existing rear continuous steps to a terrace landing with steps leading down to the patio.
2. Construct a 12’4” by 10’ cedar pergola with adjustable slats.
3. Enlarge the patio and change the material.

The applicant is proposing a new landing having the dimensions of 8’ by 10’. The new landing will have a min outdoor kitchen having the dimension of 3’ by 28’. This will be located on the North wall of the landing and act as a “barrier and rail system. A new rail system will be continuous along the west wall and southeast wall. The plan calls for 5’ steps leading down from the landing.

The new replaced patio will be techo blue 60 3 piece paver with ony black border. The new pergola having the dimensions of 12’-4” by 10” over the patio will have detached adjustable slats. The supports are 6” by 6” cedar post.

Guidelines

II. GUIDELINES FOR NEW CONSTRUCTION

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.

Guidelines cont'd

- 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.

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.

7. Landscape Elements-pools, hot tubs, gazebos pergolas

DESIGN PRINCIPLE: The installation of swimming pools, hot tubs, gazebos, pergolas, etc. should be limited to rear yards. Swimming pools should be screened from view by fencing or landscaping.

Landscape Elements and Site Elements:

- A. should not be visually intrusive or suggest a false sense of history.
- B. open space should only be developed in scale, use and character with the site and the local historic district.

Findings

Staff finds the proposal to construct a new landing, patio and pergola is within the Guidelines and appropriate for the site. Guidelines III. 6 .B. and III.7 B states, "Landscape and Land Features (man-made) that that are altered or introduced should be compatible to the site and with surrounding properties." And "Pergolas open space should only be developed in scale, use and character with the site and the local historic district."

Recommendations

Staff recommends approval as submitted with the following conditions:

1. Once reviewed by other LFUCG Divisions, resubmit any changes to staff or Board for review and approval prior to the start of work.
2. 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

Deadline for Board Action

April 10, 2021