

285 South Ashland Avenue
South Ashland/Central Avenue Historic District

Josh and Christa Marrillia, Owner
Darren Taylor, Applicant

Scope of Work

Construct a new screened porch addition.

Background

The owner and applicant are requesting that the BOAR grant a Certificate of Appropriateness to demolish an existing brick stair system and construct a new wood frame screened porch. Last fall, the applicants went before the BOAR to install windows in an existing addition. Now they would like to build a screen porch.

Currently there is an approximate 19’ by 16’ addition having a mixture of brick and wood cladding. The proposed screen porch addition overlaps the existing addition by approximately 5’ and widens on both sides of the screen porch. The proposed addition is approximately 26’ by 26’. The wall system will be screen panels with a brick skirting. The proposal also resolves existing steps into the structure from the rear and along the side of the structure. A new stone chimney will be located along the west wall of the proposed screen porch addition. The addition will have a continuous stairs on either side of the chimney. The roof is to be a low slope with a Chippendale railing system atop the around the perimeter of the new addition.

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.
- 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.

Guidelines cont'd

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.
- 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
- C. 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.
- D. should
- E. be a compatible design in keeping with the original building's design, roof shape, materials, color and location of window, door and cornice heights.
- F. 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.
- G. should reflect characteristics of the current period in design, but be compatible with the original building.
- H. 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.
- I. 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.
- J. should not be made by adding new stories.
- K. 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.
- L. should have skylights, decks, or balconies placed so that they do not detract from the historic character of the building.

VI. GUIDELINES FOR DEMOLITION

DESIGN PRINCIPLE: Demolition of historic buildings permanently alters the character of the individual d 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:

- D. of a building within a locally designated historic district is not permitted, unless one of the

Guidelines cont'd

- E. 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).

Findings

The proposal to construct a screened porch addition is with the Guidelines. II.A.3.A and II.A.4.A-C which states “compatible in scale and materials with the principal structure and surrounding buildings along the block and within the district.”, “appropriately located at the rear of building.”, “secondary (smaller and simpler) to the original building in scale, design, and placement.” and “compatible design in keeping with the original building's design, roof shape, materials.” Staff finds that the roof railing does replicate history and staff would suggest it be with removed or more contemporary.

Recommendations

Staff recommends approval with the following conditions:

1. The top roof rail be either removed or of more contemporary design.
2. Final details shall be submitted to the staff for review and approval prior to the issuance of a Certificate of Appropriateness.
3. Once reviewed by other LFUCG Divisions, all changes shall come back to staff for review and approval prior to the start of any work.

Deadline for Board Action

April 9, 2021