

650 Caden Lane
Cadentown Historic District

Cadentown Baptist Church, Owner
Leon Slatter, Applicant

Scope of Work

Demolish rear addition.

Background

The applicant is requesting a Certificate of Appropriateness to demolish a one story frame residential structure. Staff was notified that the structure had been demolished without a building permit or a COA. Staff visited the site and confirmed that the structure had been demolished and then contacted the applicant who submitted a COA application.

Staff had visited the site on July 19, 2021 prior to the demolition and have photographs of the structure in its severely deteriorated condition.

Guidelines

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:

- A. should only occur as a last resort after all other avenues to protect historic buildings and structures have been exhausted.
- B. of any original feature or part of a historic building should be avoided.
- 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.

Guidelines Cont'd

- 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 were the development is located.
- F. For further information about these procedures, consult Article 13 of the Lexington –Fayette Urban County Zoning Ordinance and DHP staff.

Findings

Staff finds that the proposal to demolish the residential structure meets the Guidelines. 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” per Guideline VI.6.C. Additionally the proposal meets Guideline VI.6.D., the “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.”

The demolition request is for a non-significant frame residential structure in a severely deteriorated condition.

Recommendations

Staff recommends that the proposal be approved 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

October 23, 2021