

816-820 West High Street
Woodward Heights Historic District

Lucy Vance Seligson, Owner
Ron Wood, Applicant

Scope of Work

Construct Screen porch, deck and landscaping.

Background

Staff learned work was going on this property and sent a citation letter to the owner. The applicant called and staff meet on site to discuss the project. The applicant has made application to come in compliance with the Design Overlay Process.

This property is a two-story, brick double house built ca. 1893 with two units. The unit at 820 has sectioned off a smaller portion of yard to 816 West High Street and landscaped the rear yard. The rear yard at 816 West High will have a small 7' by 9' patio mad out to f stepping stones.

At this time, they have requested a Certificate of Appropriateness to conduct the following work:

1. Replace the chain link fence around the rear property with a new 6' wood perimeter fence and a fence to divide the yards per each side/ units.
2. Regrade rear yard.
3. Construct a screen porch 15' by 15' on 820 West High Street Side.
4. Construct a new deck and water feature.
5. Install walkways leading from rear entrances to decks.
6. Install brick paver at rear yard.

The proposal calls for the rear yard to be re-landscaped and new decking and patios to be installed with new planting beds.

The screen porch as built is one story, has a low pitch roof with a brick floor. The rear yard was regraded to correct a water issue and the existing brick was relayed and used as a floor for the screen porch. The proposed screen porch is approximately 15' by 15'. The porch will be surrounded by new flower beds and have small pathway leading to a larger 18' by 24' paver patio with a fish pond. The patio will have a flower bed to the west and a board walk deck leading to a 8' by 24' deck connecting to an existing shed. The yard has been landscaped to included new flower beds and stepping stone walk ways. The applicant did proposed more hardscape but since talking with staff he has reduced the amount covered by paving and decking. All the decks will be at grade. The applicant does plan on removing the pergola.

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) should be located at the rear of buildings.
- B. should be stained or painted to match. (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.

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 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.

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- 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 reflect characteristics of the current period in design, but be compatible with the original building.
 - F. 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.
 - G. 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.
 - H. should not be made by adding new stories.
 - I. 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.
 - J. should have skylights, decks, or balconies placed so that they do not detract from the historic character of the building.
 - K. follow design guidelines established for new construction of primary buildings.
- 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.

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.

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- 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.

6. Landscape, land features, land formations, view sheds and archaeology.

DESIGN PRINCIPLE: Landscape, land features, land formations, view sheds and archaeology define many site elements in historic areas throughout Fayette County. These elements include resources above and below the ground surface. As a result, landscape and land features are more difficult to define than built features and elements. Landscape and land features can be either man-made or natural. These features include, but are not limited to: trees and shrubs, decorative gardens, utilitarian (functional) gardens, fields, documented historic topography, archaeological and cultural resources and other land features and land formations.

Landscape, Land Features, Land Formations, Viewsheds and Archaeology:

- A. that are significant should be preserved and maintained.
- B. that are altered or introduced should be compatible to the site and with surrounding properties.
- C. should not be visually dominant, intrusive or suggest a false sense of history.
- D. should not be created by the demolition of existing structures.
- E. of open space should only be developed in scale and character with the neighborhood or designated historic landmark.
- F. of vistas and approaches should be preserved and maintained.
- G. trees with trunks greater than 10 inches in diameter should not be removed unless diseased or unsafe.
- H. new construction or rehabilitation activity should work around trees with trunks greater than 10 inches in diameter.
- I. the determination of archaeological/cultural resource significance is recommended before site work begins. If archaeological or cultural significance is determined, this should guide proposed alterations, new construction or demolition.
- J. trees topping (also called stubbed, heading or dehorning) is not permitted unless removal or cutting branches are diseased or unsafe.

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.

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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

While work did begin with a Certificate of Appropriateness, the applicant has made a good faith effort to work with staff to have the project come into compliance. The Staff finds that the screen porch is within Guidelines II.A.3.B. and II.A.4. A. The porch screen/deck addition is “compatible with the principal structure’s architectural style, and not be of an earlier architectural period.” And “The porch screen addition is “appropriately located at the rear of building.”

The proposed wood deck and patio meets the Guideline II.A.1.A.and III.6.E as it is located at the rear of the structure” and is “simple rather than ornate in design” and “of open space should only be developed in scale and character with the neighborhood or designated historic landmark.”

Recommendations

Staff recommends the approval of the Certificate of Appropriateness to construct a screen porch, deck and 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, resubmit changes to staff or Board for review and approval prior to the start of work.

Deadline for Board Action

October 4, 2017