

181 Rosemont Garden
Pensacola Park Historic District

Amir Najarzadeh, Applicant and Owner

Scope of Work

Demolish rear addition and deck; construct addition and deck

NOTE: Before the Board may hear this case and make any ruling, they must first determine if there is sufficient new evidence to rehear this application since the Board denied a similar request at the July 21, 2021 meeting and, by ordinance, they are not permitted to rehear the same application within 12 months of a previously denied application.

Additional Background

Last January 2021, 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 summer of 2020 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 under construction has a rear centered gable having the same height at the front gable.

This case was heard on February 17, 2021, March 21, 2021, April 18, 2021 and finally heard and disapproved July 2021. The applicant appealed the case to the planning commission and was heard in October 28, 2021. The Planning Commission upheld the BOAR and disapproved his appeal.

Background

The owner contacted staff in December 2021 and made application to repair and rebuild fascia and replace gutters/downspouts. Staff did talk with the owner regarding reworking of the existing addition and encouraged the owner to hire an architect. The applicant has consulted with an architect and made changes.

At this time, the 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.
2. Construct new foundation and wall systems.
3. Construct a new roof over existing additions.
4. Change a rear addition west 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.

The changes from the previous plans to the current plan include the following proposed work:

1. The peak of the rear addition that meets the roof of the historic structure is proposed to be lowered roof by 3'. This roof will be continually at the same height the length of the roof.
2. The rear roof will have a cross gable resulting in two side gables with 4/12 roof pitch. The rear portion of the addition will be clad in hardiboard lap siding with a 6" reveal. The gable ends are proposed to have shake siding.
3. The double multi-pane door on the east side proposed to be recess 10" and the doors will be of steel.
4. The proposal calls for a window to be made a door and the door on the west elevation (driveway side) will project out 10" and to be of steel.
5. The rear wall will have two doors walking onto a covered deck.
6. Windows are proposed on the rear portion of the addition having one windows on each side.

The applicant still has not obtained a building permit as building permit cannot be issued prior to the issuance of a COA.

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.

Doors:

- (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.

Guidelines cont'd

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.
- 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.

Guidelines cont'd

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.
- 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

Guidelines cont'd

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

Guidelines cont'd

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.
- 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

Guidelines Cont'd

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:

- 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

Staff finds that the new proposed roof system meets the Guidelines, however, there are some discussion points that need addressing that are not within the Guidelines.

Roof

The proposed roof is with the Design Guidelines as design of the roof lessens the impact of the addition on to this historic bungalow. The smaller roof addition allows the main structure to remain evident and doesn't overwhelm the main structure. Staff does propose that the rear gable have open valleys. The Design Principle for room and wing addition 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... Likewise, addition rooflines should be stepped down from the peak of the existing roofline so that the existing main roof remains evident. In addition, 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."

Exterior walls

From the previous staff report of July 2021, staff noted that the previous post-1972 rear additions that were demolished without a COA or Building 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. 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 as-built addition 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. The applicant proposed to add undulation in the sidewall of the wall system. On the west side, the proposed plan calls for the wall system which includes a door jut out from existing wall plane. On the east side the proposed wall system is recessed 10" to include a multi-pane double door system. The new

Findings cont'd

concrete block foundation is continuous; and it 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 the new changes to the roof orientation and existing material style changes, staff does find that the proposed projection and recession of the doors on the east and west side are ineffective to make substantive changes to the wall system. Staff would note that it could be considered on the east but is not necessary. However, on the west side it seems to be distracting and visually dominates especially since it does not meet the cornice. 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... 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. "

Door and window changes

Other elements of the request involve the proposal to change a window or (west facing) in the existing addition to a door which is within the Guidelines as the area is not in the historic part of the house but the later addition. The proposal to install double French doors on the East side are with the Guidelines because it marks the end of the historic fabric and the beginning of the new construction. Guideline "1.7.E. Doors...should be located on side or rear elevations rather than the main façade."

The new proposal calls for one window to be installed along the east and west elevation on the new rear addition. Staff finds that windows to be too squatting. Staff suggests that the windows be two long and slender windows on the east side and along the west side in similar dimensions as to the existing one in the main house. Guideline II. B.1.F. states, "Windows: Window openings shall be compatible in scale, size and proportion to established patterns of openings in adjacent and surrounding buildings."

Findings cont'd

Decks

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 was an existing floating deck and the applicant is proposing to replace the deck.

Materials

The proposed hardie-board clapboard siding material on the newly constructed elevations is appropriate and does help to distinguish the change in wall system. Staff does find that the rear gables having clapboard hardie siding in lieu of shake siding. As the shake mimics history. The windows in the new construction are proposed to be aluminum clad. Guideline II. B. II J. which states, “The use of smooth cementitious board siding is also acceptable as long as it meets these size recommendations.” And “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.”

However, the proposed plans call for vinyl and steel doors on the sides and fibre-glass on the rear. The Design Principle for New Construction states“ New construction may incorporate contemporary materials such as cementitious board, fiberglass and aluminum”. Staff recommends the use of another material lieu of steel or vinyl on the sides of structures

Recommendations:

Staff denial of the following:

1. The recessed and protrusion of the side door (east and west side).
2. The steel material of the side doors.
3. The shake siding in the eaves of the cross gables.

Staff recommends approval with the following conditions;

1. The material in the gable ends of the rear addition be clapboard style in lieu of shake siding with final details coming back to staff with final details to come back to staff prior to the issuance of COA.
2. The rear cross gable have open valleys with final details to come back to staff prior to the issuance of COA.
3. The rear addition (east and west) have longer more narrow windows in lieu of the squatting window with final details to come back to staff prior to the issuance of COA.

Recommendation cont'd

4. Final door and windows to be returned prior with final details to come back to staff prior to the issuance of COA.
5. The rear decks having skirting at the foundation of with lattice, or vertical boards to have finished appearance.
6. Once reviewed by other LFUCG Divisions, resubmit any changes to staff or Board for review and approval prior to the start of work.
7. 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

February 11, 2022