

624 Sayre Avenue
Bell Court Historic District

Michael Peterson, Owner

Scope of Work

Demolish solarium, garage and site work; construct addition, garage, driveway, curb cut and stone patio. Change openings.

Background

The applicant would like to make extensive changes to the exterior. At this time, the applicants are requesting a Certificate of Appropriateness to conduct the following work:

1. Demolish the solarium.
2. Change siding and change windows of existing addition.
3. Construct new one story addition and stone patio.
4. Replace roof with new dimensional shingles.
5. Demolish existing driveway. Change driveway curb cut and location.
6. Demolish garage/carport.
7. Construct 1 bay, 1 ½ story garage.
8. Construct covered patio off of the garage having the dimensions of 8' by 18'.

Currently, there is an out of date two story addition and solarium. They would like to replace the siding on the rear addition and change the openings per the drawings. The proposal calls to remove the approximate 15' by 13' glass solarium addition and replace it with a 23' by 8" one-story addition. The siding on the addition and the new addition will be hardie-plank. The windows will be the similar location but have a more contemporary flare. The windows will be aluminum clad wood windows. The new addition will flow out on to a new stone patio. The main structure will be re-roofed.

Currently, the driveway is shared with the neighboring property and leads back to a two leaf gate. The driveway leads to an existing garage/carport having the dimensions of 20' by 30'. The plan calls for the removal of the concrete and brick driveway and the garage/carport. The proposal calls for the installation of a new curb cut/driveway off of the Sayre Alley and the construction of a new 1 ½ story garage having 1 single bay. The garage will be approximately 29' by 24". The roof will be a standing seam metal roof with a 10:12 roof pitch. The walls will be clad in hardie-plank board and batten. The garage will have a dormer on the rear having a 4:12 roof pitch having the same board and batten siding with awning windows on the first and second floor. The top gables will have fish scale wood shake shingles on the east and the west side. The new driveway will be permeable pavers and the rear of the garage will have an approximate 12' by 29' concrete slab.

Guidelines cont'd

II. Guidelines for New Construction

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 the balance, proportion and scale of existing buildings along the block and within the district in regards to these components.

Guidelines cont'd

- 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 heights consistent with the average of other buildings on the street and in the 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 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.

Guidelines cont'd

- 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 brick 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 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.
- K. 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 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).
- L. Chimneys. Chimneys and other roof features should be incorporated into designs for new construction, provided they do not dominate the building or streetscape and are appropriate to new construction.

Guidelines cont'd

2. New Accessory Buildings (Garages, Outbuildings, etc.)

DESIGN PRINCIPLE: Accessory buildings serve a variety of purposes and may include, but are not limited to garages, carports and sheds, new accessory buildings should be compatible in design, shape, materials and roof shape with other secondary buildings along the block and within the historic district. New accessory buildings should be simple in design and considerably smaller in scale than the principal building and should be appropriate to and not overwhelm the site. As with principal buildings, new accessory buildings should not be exact replications or reproductions of historic designs. New construction may incorporate contemporary materials such as cementitious boards, fiberglass and aluminum. The use of vinyl is not permitted. New construction of accessory buildings should follow the design guidelines established for new construction of primary buildings.

Accessory Buildings should:

- (II.B.2) A. be simple in design and considerably smaller in scale than the primary building.
B. be located in character with other secondary buildings for the street, near an alley or at the rear of the property, not close to or attached to the primary building.
C. be compatible in design, shape, materials, and roof shape with other secondary buildings in the historic district.
D. preferably be of brick or wood siding; however, cementitious board and other contemporary sidings may be considered. Vinyl siding is not allowed.
E. for garages, wood paneled doors are more appropriate than paneled doors; however, aluminum or steel paneled doors may be considered.
F. carports should be compatible with the property and adjacent properties and be located at the rear of the property.
G. 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.

5. Driveways and Parking Lots

DESIGN PRINCIPLE: Significant driveway materials such as brick, concrete and asphalt should be preserved and maintained. New driveway or parking lot surfaces should be of a material appropriate to the site and the historic district. Paving and parking should not be visually dominant. Parking areas should not be sited in front yards but at side or rear locations, as appropriate.

Driveways and Parking Lots:

- A. should be maintained.
B. that are new, should be located at the side or rear of the building and not be visually dominant.

Guidelines cont'd

6. LANDSCAPE, LAND FEATURES, LAND FORMATIONS, VIEWSHEDS 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.

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

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:

- 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.

Findings

The proposal to demolish the solarium, garage, and pavement is within the Guideline VI D. states, “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 solarium is not original to the building and its removal will not be detrimental to the site. The garage is in need of repair and has already been altered by the removal of walls to make it partial carport. The loss of the garage will not be detrimental to the site.

The proposal to re-roof main house, reside the existing addition and replace the windows and construct a new one story addition is within Guidelines II.A.4.C., II.A.4.E. and II.A.4.I respectively state, “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.”, “Additions should reflect characteristics of the current period in design, but be compatible with the original building” and “Additions 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 and the updates are in keeping with the Guidelines that state addition shuld have a contemporary flare.

The proposal to install the new patio are within the Guidelines III.7.A. “Landscape elements and site elements: open space should only be developed in scale, use and character with the site and the local historic district. “

The proposal to replace the garage with a new garage building is found to be appropriate and within the Guidelines II.B.2.A through II.B.2.D reference size, location, design and material.

The proposed driveway addition meets Guideline III.5.B.C. The driveway is “located at the side or rear of the building and not be visually dominant.” The proposed driveway is constructed of “concrete, asphalt, pavers or grassy pavers.”

Recommendations

Staff recommends approval with the following conditions:

1. Once reviewed by other LFUCG Divisions, resubmit any changes to staff or Board for review and approval prior to issuance of COA.
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 BOAR Action

August 13, 2022