

612 North Broadway  
Northside Historic District

Jerome Kirk Owner/Applicant

Scope of Work

Construct pool, paving and privacy fence.

Background

The applicant is requesting a Certificate of Appropriateness to:

1. Construct a thirty foot by fourteen foot below ground fiberglass pool, spa and barbeque in the rear yard.
2. Construct a 2,040 square foot patio.
3. Rear privacy fence.

Staff found that work has started on the pool.

The proposal for the garage and outbuilding are not a part of this proposal.

Guidelines

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 19<sup>th</sup> and early 20<sup>th</sup> 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.

Guidelines cont'd

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.
- 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.
- F. of stone should be repaired/restored with the same material and mortar mix as the historic stone fence. If it is a dry-stacked stone wall, it should remain so. Please be aware that stone fences in Fayette County within the public right-of-way are protected by the Stone Wall Preservation Ordinance Section 14-83 (see following section, Walls) and require permits through the DHP.

6. 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*

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

The proposal to construct the fence meets the Guideline III.1.D. fences “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.”

While, staff does not condone work done without a COA, the proposal to install the below ground pool and patio is within the Guidelines. Guideline II.A.I.A (patio) Guidelines III.7.A. and III.7.B respectively state: “Landscape elements and site elements should not be visually intrusive or suggest a false sense of history” and “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 re-landscape the yard with benches and patio surrounding the proposed pool is within the Guidelines.

Recommendation

Staff recommends approval of the installation of a pool, patio and fence with the following conditions.

1. Provide staff with patio final paver selection prior to the 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.
3. 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

July 30, 2022