

361 South Upper Street
South Hill Historic District

John R. Brothers, Owner/Applicant

Scope of Work

Construct front yard fence, install shutters.

Background

The applicant is requesting a Certificate of Appropriateness to install shutters on the front façade of the structure, the shutters at the first floor are proposed to be paneled and the second floor shutters are to be louvered. All of the windows that are proposed to receive new shutters still retain routing for previously installed shutter hinges with the pintle portion of two hinges still existing at the window frame. Photographs taken circa 1970's show louvered shutters in place at the proposed windows. Additionally it is proposed to construct a four foot high wood picket fence in the front yard. The fence is proposed to run from the southeast corner of the structure south to the property line where it turns west and runs twelve feet.

Guidelines

I. Guidelines for Rehabilitation and Renovation

19. Shutters

DESIGN PRINCIPLE: Window shutters were common for historic houses and had practical uses to block the sun in the summer and to protect windows during storms. With the widespread use of air conditioning in the mid-20th century, window shutters became more ornamental than practical and many original shutters have been removed. Original shutters should be preserved and maintained. The addition of new shutters, if appropriate, should be of wood and with dimensions that match the window opening.

Shutters:

- (1.19.) A. should be preserved and maintained.
- B. should not be added if they were not originally a part of the historic structure.
- C. if replacements are required, they should match the original shutters in design, materials and configuration.
- D. should be operable or appear to be operable and should fit the size of the window opening (so that if closed, they would cover the window opening).
- E. of vinyl or fiberglass construction are not allowed.
- D. should be appropriately attached to the window frame and not attached directly to the façade wall.

Guidelines Cont'd.

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 four 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.

Findings

Staff finds that the proposal to install shutters on the front façade would meet the Guidelines with some modifications. The Shutter Design Principle states “The addition of new shutters, if appropriate, should be of wood and with dimensions that match the window opening.” Guideline I.19.B shutters “should not be added if they were not originally a part of the historic structure.” In this case, circa 1970’s photographs show shutters on the front facade. Additionally Guidelines I.19.C and I.19.D state respectively “if replacements are required, they should match the original shutters in design, materials and configuration” and shutters “should be operable or appear to be operable and should fit the size of the window opening (so that if closed, they would cover the window opening).” Guideline I.19.F shutters “should be appropriately attached to the window frame and not attached directly to the façade wall.”

The proposal to construct the wood picket front yard fence meets Guideline II.1.C which states fences “of wood pickets are appropriate for front yards. Wood fences in front yards should be no taller than four feet, have pickets no wider than four inches and set no farther apart than three inches.”

Recommendations

Staff recommends approval with the following conditions:

1. The shutters shall be changed to louvered on both the first and second floor.
2. The shutters shall be of a sufficient width to properly fit the windows when closed and to be mounted to pintle hinges routed into the window frames and not attached to the wall.
3. 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.
4. Once reviewed by other LFUCG Divisions, resubmit any changes to staff or Board for review and approval prior to the start of work.

Deadline for Board Action

August 14, 2018