

336 Madison Place
Woodward Heights Historic District

Shane Eckman, Owner/Applicant

Scope of Work
Demolish Shed

Deadline for Board Action
October 29, 2024

Background

The new owners preparing a plan to renovate a site and structure. They have received a COA to complete the following work:

1. Renovate structure.
2. Repair, reflash and tuckpoint chimney as needed.
3. Replace siding on rear addition with new fiber cement board.
4. Repair/rebuild rear porch and handrails to rear porch.
5. Regravel driveway as needed and discussed.
6. 7. Reflash as needed.
8. Remove front awning and support post.

The applicant is requesting a Certificate of Appropriateness to demolish a dilapidated shed located in the Southeast corner rear yard.

Guidelines

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:

- A. should only occur as a last resort after all other avenues to protect historic buildings and structures have been exhausted.
- B. of any original feature or part of a historic building should be avoided.
- 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.

Findings

Staff finds that the proposal to demolish the shed meets Guidelines VI.C.1. and VI.C.2., which states demolition “of a building within a locally designated historic district is not permitted, unless one of the following conditions exists: 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. The demolition request is for a non-contributing building and the demolition will not adversely affect the character of the district.”

Recommendations

Staff recommends approval of the proposal with the following recommendations:

1. Once reviewed by other LFUCG Divisions, resubmit any changes to staff or Board for review and approval prior to the start of work.
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.