

353 Woodland Avenue
Aylesford Historic District

Ghanshyam Patel, Owner

Scope of work
Pave rear yard

Background

Staff received two calls on June 10, 2016 regarding the paving of the property at 353 Woodland Avenue. Staff visited the site of this turn- of- the- century, T-plan, 1 ½ story cottage and found that the rear yard was completely paved with asphalt apart from a small area in the rear corner. Staff sent a stop work order letter to the property owner and delivered a copy to the structure. The applicant then came into the office on June 14, 2016 and submitted the application. He stated that the parking area was already “road” material and he was repairing the holes. Staff met with him on site June 16, 2016 to further discuss the paving.

Staff did further research and uncovered aerials from 1998 to present and photographs from 2004 to 2007. From this information, staff found that the driveway paving area has expanded and contracted over time. In 2005, the driveway was paved with the rear parking area having gravel contained by railroad ties. It does appear that the driveway and parking area was a mixture of some concrete and gravel with the most rear part of the yard not having any paving except in 2013. The applicant said that when he bought the duplexed house it was already road material.

No permits to repave or to re-gravel have been obtained from either the Historic Preservation Office or Building Inspection.

At this time, the applicant is requesting that the rear yard be paved with asphalt to repair the surface. The amount paved, including the surface of the existing garage, is 4800 square feet.

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.

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.
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Driveways and Parking Lots:

Guidelines (cont'd)

- H. should be maintained.
- I. that are new, should be located at the side or rear of the building and not be visually dominant.
- J. should be of concrete, asphalt, pavers or grassy pavers.
- K. should have their parking areas located in rear yards and be screened with hedges, shrubs or fences as appropriate. Driveways should include concrete tracks where characteristic of the property and historic districts.
- L. should not be sited in front yards.
- M. requiring new curb cuts for access should be kept to a minimum.
- N. On vacant lots between buildings should align edge screening with front elevations/facades of adjacent buildings and on corner lots should have edge screening on both the primary and secondary street.
- H. Driveways and parking lots shall have appropriate retention elements to retain gravel and retard expansion.

6. Landscape, land features, land formations, view sheds 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:

- J. that are significant should be preserved and maintained.
- K. that are altered or introduced should be compatible to the site and with surrounding properties.
- L. should not be visually dominant, intrusive or suggest a false sense of history.
- M. should not be created by the demolition of existing structures.
- N. of open space should only be developed in scale and character with the neighborhood or designated historic landmark.
- O. of vistas and approaches should be preserved and maintained.
- P. trees with trunks greater than 10 inches in diameter should not be removed unless diseased or unsafe.
- Q. new construction or rehabilitation activity should work around trees with trunks greater than 10 inches in diameter.
- R. the determination of archaeological/cultural resource significance is recommended before site work begins. If archaeological or cultural significance is determined, this should guide proposed alterations, new construction or demolition.

Findings

The proposal to pave the entire rear yard is not within the Guidelines nor is it appropriate for Woodland Avenue or the Aylesford Historic District. While there has been a parking surface for

Findings (cont'd)

many years, the rear yard has not been entirely paved. The paving of the entire rear yard is not appropriate and not within Design Guidelines III.5. B. and D. which state, "Driveway and Parking lots that are new... not be visually dominant." and "... should have their parking areas located in rear yards and be screened with hedges, shrubs or fences as appropriate. Driveways should include concrete tracks where characteristic of the property and historic districts." The parking area is too massive, takes up of the all greenspace and is too overwhelming for the site.

In addition, this much paving cannot be approved by Building Inspection. This property is R-2 and in an Infill area that states only 6 spaces are allowed to be paved for a duplex in this zone. The amount paved (4800 square feet) requires an engineer's plan including drainage requirements and stripping of parking spaces. Per staff's discussion with Building Inspection, only 6 spaces with each parking space having the dimensions of 9' by 20' are allowed. This would be roughly 1000 square feet which was what was there without including the driveway. A new plan should be submitted for only paving allowed per zoning.

Recommendations

Staff recommends denial of the proposal as submitted.

Deadline for BOAR Action

August 15, 2016