

251 West Second Street
Gratz Park Historic District

Gregory Fitzsimons, Applicant
LFUCG General Services, Owner

Scope of Work

Construct a new trash enclosure, rebuild disabled entrance.

Background

The applicant is requesting that the Board grant a Certificate of Appropriateness to construct a new trash enclosure located at the rear of the structure between the western parking and an entrance walk; the construction will require filling in a landscape area with a concrete slab and the placement of a railing system along the existing concrete walkway.

The applicant is also requesting that the Board grant a Certificate of Appropriateness to remove the disabled entrance concrete walk that runs from the Mill Street sidewalk to a door on the west side of the structure. The walk will then be reconstructed with a new slab a new trench drain and concrete retaining walls on each side of the walk.

Guidelines

I. Guidelines for Rehabilitation and Renovation

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. 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.

Guidelines Cont'd

- C. 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.
- D. of free-standing brick or concrete walls are not appropriate in front yards but are acceptable at rear yards and side yards.
- E. 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.

4. Sidewalks, Walkways and Curbs

DESIGN PRINCIPLE: Sidewalks, walkways and curbs in Lexington's historic districts are constructed primarily of concrete with some brick walkways and some limestone curbs. These elements help to define the character of the districts and should be preserved and maintained.

Sidewalks, Walkways, and Curbs:

- A. that are significant paved surfaces should be maintained and preserved.
- B. that are added or altered should be compatible with the principal and accessory structures on the property and surrounding historic properties.
- C. that are added should not be visually dominant, intrusive or suggest a false sense of history.

Findings

The construction of a new trash enclosure slab is in keeping with III.4.B it "is compatible with the principal and accessory structures on the property and surrounding historic properties." The railing system is appropriate as stated in III.1.B "cast iron may be added to properties with buildings constructed to the early 20th century."

The reconstruction of the disabled entry with new retaining walls is appropriate based on III.4.B sidewalks" that are added or altered should be compatible with the principal and accessory structures" and III.4.C sidewalks and curbs "that are added should not be visually dominant, intrusive or suggest a false sense of history."

Recommendations

1. Staff recommends approval as submitted.
2. After review by other LFUCG divisions submit any changes to staff for review and approval prior to the start of any work.

Deadline for Board Action

September 12, 2016