

472 West Second Street  
Northside Historic District

Matthew E. Wills, Owner

Scope of Work

Replace front yard turf with paving.

Background

The owner is requesting that the BOAR grant a Certificate of Appropriateness to replace a twenty-one by twenty foot section of front yard grass with brick paving.

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.

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.

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.

Driveways and Parking Lots:

- A. should be maintained.
- B. that are new, should be located at the side or rear of the building and not be visually dominant.
- C. should be of concrete, asphalt, pavers or grassy pavers.

Guideline cont'd.

- A. 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.
- B. should not be sited in front yards.
- C. requiring new curb cuts for access should be kept to a minimum.

Findings

The replacement of grass with brick paving in the front yard is not in compliance with the guidelines as stated in:

- III.4.B. The proposed brick paving is not “compatible with the principal and accessory structures on the property and surrounding historic properties.”
- III.4.C. The proposed paving is “visually dominant, intrusive” and does “suggest a false sense of history.”
- III.5.B. The proposed paving “should be located at the side or rear of the building and not be visually dominant.”
- III.5.D.&E. There is no way to assure that the proposed paving may not be used for parking in the future and structures within the H1 districts “should have their parking areas located in rear yards and be screened with hedges, shrubs.” Parking “should not be sited in front yards.”

Recommendations

Staff recommends denial of the application.

Deadline for Board Action

October 24, 2016