

159 Forest Avenue
Bell Court Historic District

Michael & Ann Marie Griffin, Owner/Applicant

Scope of Work

Pave parking, replace concrete curb and walk.

Background

The applicant is requesting a Certificate of Appropriateness to pave the existing gravel parking and to replace the concrete walk and curb. The existing gravel area is approximately nine feet by thirty-eight feet. The new concrete parking will remain the same size. The existing concrete walk and curbs will be replaced at the same time as the parking is paved.

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.
- D. should be of concrete, stone, or pavers consistent with the characteristic of site and adjacent properties. Blacktop and crush stone is not appropriate. No stamped or colored is permitted.

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.

Guidelines Cont'd

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.
- D. 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.
- E. should not be sited in front yards. Circular are not permitted.
- F. requiring new curb cuts for access should be kept to a minimum.
- G. 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. of refreshed gravel should have appropriate retention element to contain the gravel and retard expansion.

Findings

The staff finds that the walkway proposal meets the Guidelines as stated in III.4.B walkways “that are added or altered should be compatible with the principal and accessory structures on the property and surrounding historic properties.” Additionally, the proposal meets III.4.D. walkways “should be of concrete, stone, or pavers consistent with the characteristic of site and adjacent properties.” The proposal to pave the gravel driveway and parking area meets the Guidelines as stated in III.5.C. driveways “should be of concrete, asphalt, pavers or grassy pavers.”

Recommendations

Staff recommends the approval of the Certificate of Appropriateness to pave the drive, parking and replacement of the sidewalk and curb with the following conditions:

1. 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 affected work.
2. 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

July 7, 2018