

368 Transylvania Park  
Aylesford Historic District

Tim Combs, Owner/Applicant

Scope of Work

Construct patio and walkway.

Background

The applicant is requesting a Certificate of Appropriateness to construct a fourteen foot square concrete patio and twenty-four lineal feet of five foot wide concrete walkway.

Guidelines

II. Guidelines for New Construction

A. Guidelines for Additions to Buildings

1. Decks/Patio/Verandas/Balconies

DESIGN PRINCIPLE: Decks and patios or verandas are non-original additions to historic buildings and should be designed to be as compatible as possible. When building a new deck or patio it should be placed at the rear or side elevations. Decks and patios are not appropriate for placement on primary elevations. Second story balconies may also be added, but are limited to rear elevations and should be as unobtrusive as possible.

Decks/Patios/Verandas/Balconies:

- (II.A. 1.A) A. should be located at the rear of buildings.
- B. should be stained or painted to achieve a finished appearance. (Note: treated lumber should season for an adequate time prior to applying finish.)
- C. should be simple rather than ornate in design. It is recommended that wood decks have square wood balusters set no more than three inches apart. Balusters should be no more than 2" in width and depth.
- D. railings should continue the line and spacing of existing balustrades.
- E. second story decks and balconies should not be built on primary elevations, but may be appropriate on rear elevations.
- F. Handrails/balustrades of vinyl or composite material are not permitted.
- G. should be appropriately scaled and not overwhelm the historic structure and site.

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.

Guidelines Cont'd.

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.

Findings

Staff finds that the proposal to construct the concrete patio meets the Guidelines. Guideline II.A.1.A., the patio is “located at the rear of building.” The patio proposal also meets Guidelines II.A.1.C. and II.A.1.G it is “simple rather than ornate in design” and is “appropriately scaled and not overwhelm the historic structure and site.” The walkway meets Guideline III.4.B. and III.4.C. which state respectively walkways “that are added or altered should be compatible with the principal and accessory structures on the property and surrounding historic properties” and “that are added should not be visually dominant, intrusive or suggest a false sense of history.” Additionally the proposal meets Guideline III.4.D., the sidewalk is proposed to “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.”

The proposed patio and sidewalk construction is located in the rear of the primary structure and does not have a negative impact to the historic structure of the historic district.

Recommendations

Staff recommends that the proposal be approved 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 work.
2. Once reviewed by other LFUCG Divisions, any changes shall be returned to staff or Board for review and approval prior to the start of work.

Deadline for Board Action

October 24, 2021