

331 Park Avenue
Aylesford Historic District

Bart and Larissa Hufnagel, Owner

Scope of Work

Construct new front yard retaining wall.

Background

Last July, the applicant/owner went before the BOAR to construct a new addition. On inspection earlier this summer, staff found that the front retaining wall was increased in height. Staff contacted the property owner to discuss the situation and to inform them that this type of work requires a Certificate of Appropriateness.

At this time, owner is requesting that the BOAR grant a Certificate of Appropriateness to construct a retaining wall. The retaining wall will be constructed of interlocking concrete units.

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.

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.
- E. 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.
- F. 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

- G. 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.

2. Walls

DESIGN PRINCIPLE: Some properties in Lexington's historic districts include stone or brick walls. Historic walls should be preserved and maintained.

Walls:

- (III.2.)A. of stone or brick should be preserved and maintained.
 - F. should be repaired with materials and mortar mix that closely approximate the original in size, shape and texture.
 - G. of dry-stacked stone should remain so.
 - H. of stone or brick that are repointed should incorporate the same mortar mix, tooling and color as the original wall.
 - I. that are retaining walls should be retained and repaired as needed with matching material and mortar mix. New retaining walls, where needed, may include split face concrete block, if appropriate.

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:

- F that are significant should be preserved and maintained.
- G that are altered or introduced should be compatible to the site and with surrounding properties.
- H should not be visually dominant, intrusive or suggest a false sense of history.
- I should not be created by the demolition of existing structures.
- J of open space should only be developed in scale and character with the neighborhood or designated historic landmark.

Findings

The construction of the front yard stone walls is within the Guidelines. This street does have many different types of retaining walls from stone to concrete to brick. The installation of an interlocking concrete units retaining wall is within the Guidelines because it is in scale of the other retaining walls without mimicking history. Guidelines III.6.B., C and E states, “Land features...that are altered or introduced should be compatible to the site and with surrounding properties.”; “...should not be visually dominant, intrusive or suggest a false sense of history.” And “ The new stone walls are “developed in scale and character with the neighborhood or designated historic landmark.”

Recommendations

Staff recommends approval with the following conditions:

1. Once reviewed by other LFUCG Divisions, return any changes to staff or Board for review and approval prior to the start of work.
2. 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

Deadline for Board Action

October 04, 2018