

362 Transylvania Park
Aylesford Historic District

Craig Prater, LFUCG Water Quality, Applicant

Scope of Work
Remove tree

Background

The sanitary sewer system is being replaced along Transylvania Park. The West side of the park has been completed and they are going to begin along the East side of the street. In preparation, they have done a preliminary check and found there could be a potential problem with a street tree at 362 Transylvania Park.

The tree is located in the utility easement (between sidewalk and curb). It is an original tree to the Olmstead design plan of the park. The Transylvania Park Historic Survey Inventory Form quotes an article from the Herald Newspaper, June 13, 1906, that states, "...over a quarter of a million dollars spent in Aylesford within the past two years'. A planting list includes "7sweet scented crabs, 180 spirea, 8 cockspur thorn plants, 5 sumac, 5 Japanese lilac, 140 chokeberry, 120 common barberry, 25 high bush cranberry, 140 honeysuckle and 648 dwarf wide rose, not to mention trees."

The applicant does not want to remove the tree but states he is charged with complying with the descent decree with FEMA to replace and upgrade the bad sewer systems. There are two lines to this house one that leads from the road to the house along the driveway and one that leads from the road to the house that is through the tree. It is unknown if the tree will be impacted until the road is dug up. There are plans to route around the tree, however; the applicant is concerned that the tree would eventually die from the impact and it will cause liability issues.

At this time, the applicant is requesting that this mature historic tree be removed.

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.

Guidelines (cont'd)

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:

- A. that are significant should be preserved and maintained.
- B. that are altered or introduced should be compatible to the site and with surrounding properties.
- C. should not be visually dominant, intrusive or suggest a false sense of history.
- D. should not be created by the demolition of existing structures.
- E. of open space should only be developed in scale and character with the neighborhood or designated historic landmark.
- F. of vistas and approaches should be preserved and maintained.
- G. trees with trunks greater than 10 inches in diameter should not be removed unless diseased or unsafe.
- H. new construction or rehabilitation activity should work around trees with trunks greater than 10 inches in diameter.

Findings

The proposal to remove this historic tree requires further consideration. Transylvania Park streetscape and median is an historic Olmstead designed plan that includes trees and planting carefully planned and planted at the turn of the century. This tree is from one of the original planned trees from that era. Design Guidelines III.6 set out to help protect historic mature trees. Design Guidelines III.6. G. and H. state, "Trees with trunks greater than 10 inches in diameter should not be removed unless diseased or unsafe" and "New construction... activity should work around trees with trunks greater than 10 inches in diameter". Staff recommends that all care should be taken to retain and protect this historic tree.

Recommendation

Staff recommends denial of the removal of the tree and that care should be taken to retain the tree.

Deadline for BOAR Action

August 25, 2016