

232 South Ashland Avenue
Ashland Park Historic District

Bryan Mullins, Owner
Rich Thompson, Applicant

Scope of Work

Remove Sweet gum tree and install patio.

Background

The applicant is requesting BOAR grant a COA to conduct the following work:

1. Remove sweet gum tree.
2. Enlarge patio.

The applicant is requesting that the BOAR grant a COA to remove one sweet gum located in the backyard of property. The owner has submitted a letter detailing his concerns regarding the tree and its proximity to the house. In addition, he described other trees that have been planted in the rear yard. Tim Queary, LFUCG Urban Forester, reviewed the condition of the tree and determined that the tree is healthy, and over 10” in diameter.

In addition, the owner has an existing concrete patio trimmed in brick and is proposing to enlarge the patio and change the materials to bluestone pavers. The total square footage of the patio is approximate 550 square feet. The proposal calls for the reduction of other existing paved surfaces.

In addition, plans call for a new low fire pit and new trees and plantings.

Guidelines

II. Guidelines for New Construction

A. Guidelines for Additions to Buildings

- A. GUIDELINES FOR ADDITIONS TO BUILDINGS
 1. DECKS/PATIOS/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) should be located at the rear of buildings.

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,

Guidelines (cont'd)

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.

III. Guideline for site and setting

6. Landscape. Land Features, Land Formation. Viewsheds 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.
- I. the determination of archaeological/cultural resource significance is recommended before site work begins. If archaeological or cultural significance is determined, this should guide proposed alterations, new construction or demolition.

Findings

The proposal to remove the sweet gum is not within the "Guidelines III.6.G. "Tree with trunks greater than 10 inches in diameter should not be removed unless diseased or unsafe." Staff recommends that the tree be pruned off the house.

Staff finds the proposal for a new patio, landscaping and replacement of existing paved surfaces is within the Design Guidelines. The proposal to install a patio is within the Guideline III.6.B., III.7.A. and Which state, "Land features that are altered or introduced should be compatible to the site and

Findings (cont'd)

with surrounding properties.”; “Landscape elements...should not be visually intrusive...”; and “Landscape Elements...open space should only be developed in scale, use and character with the site and the local historic district.” Staff recommends that the patio be expanded in a manner that would not harm the tree.

Recommendations

The staff recommends approval with the following conditions:

1. Final details of the patio be submitted that accommodate the retention of the tree.
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.
3. Once reviewed by other LFUCG Divisions, any changes come back to staff or Board for review and approval prior to the start of work.

Staff disapproves the removal of the sweet gum.

Deadline for BOAR action

October 28, 2017