

558 Central Avenue
South Ashland/Central Avenue Historic District

Michael Heitz, Owner/Applicant

Scope of Work

Remove tree.

Background

The applicant is requesting a Certificate of Appropriateness to remove a tree located in the corner of the yard adjacent to Central Avenue and Old Park Avenue. Staff discovered that a tree had been cut down without a COA and contacted the owner of the property to obtain a COA application. The owner states in the application that the tree had been rotten diseased and unsafe for the structure and residents.

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.

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.

Guidelines Cont'd.

- 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.
- J. trees topping (also called stubbed, heading or dehorning) is not permitted unless removal or cutting branches are diseased or unsafe.

Findings

Staff was unable properly assess the tree for damage or disease therefore the staff finds that the proposal does not comply with III.6.G. that states “trees with trunks greater than 10 inches in diameter should not be removed unless diseased or unsafe.”

Recommendations

Staff recommends the denial of the Certificate of Appropriateness to remove the proposed tree.

Deadline for Board Action

July 1, 2018