

260 Bell Place
Bell Place Historic District

Sara Hesley, Owner/Applicant

Scope of Work
Refresh gravel driveway

Background

The applicant is requesting a Certificate of Appropriateness to conduct the following work:

1. Re-gravel the existing driveway.

In 2009, the previous owners requested and were granted a COA to remove an existing garage. At that time, the concrete pad was left from the demolition of the garage. The present owners requested that a storage shed be placed on the existing pad in 2016. The current owners have re-landscaped the yard and replaced fences and retaining walls. This also called for lining the driveway with railroad ties to contain the gravel. The applicant will leave the railroad tie condition in place.

In order to properly re-gravel and control water runoff from a neighboring garage, re-grading of the driveway may be required. There was discussion with staff about creating a deeper well near the sidewalk in order to keep the gravel from spilling out onto the street. In addition, the existing fence may need to be altered to allow for changes to driveway.

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.

5. Driveways and Parking Lots

DESIGN PRINCIPLE: Significant driveway materials such as brick, concrete and asphalt should be preserved and maintained. New driveway or parking lot surfaces should be of a material appropriate to the site and the historic district. Paving and parking should not be visually dominant. Parking areas should not be sited in front yards but at side or rear locations, as appropriate.

Guidelines cont'd

Driveways and Parking Lots:

- A. should be maintained.
- B. that are new, should be located at the side or rear of the building and not be visually dominant.
- C. should be of concrete, asphalt, pavers or grassy pavers.
- D. should have their parking areas located in rear yards and be screened with hedges, shrubs or fences as appropriate. Driveways should include concrete tracks where characteristic of the property and historic districts.
- E. should not be sited in front yards. Circular are not permitted.
- F. requiring new curb cuts for access should be kept to a minimum.
- G. on vacant lots between buildings should align edge screening with front elevations/facades of adjacent buildings and on corner lots should have edge screening on both the primary and secondary street.
- H. of refreshed gravel should have appropriate retention element to contain the gravel and retard expansion.

6. LANDSCAPE, LAND FEATURES, LAND FORMATIONS, 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.

Findings

The proposal to re-grade and refresh the gravel driveway is appropriate and meets the Guideline III.5.H which states, “driveways of refreshed gravel should have appropriate retention element to contain the gravel and retard expansion.”

Recommendations

Staff recommends approval as submitted with the following condition:

1. Any changes to the fence to allow for driveway improvements to be reviewed by staff prior to the start of work.
2. Once reviewed by other LFUCG Divisions, resubmit any changes to staff or Board for review and approval prior to the start of work.
3. 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

None at this time per COVID-19 related executive orders.