

119 South Ashland Avenue  
South Ashland Historic District

Shane Eckman, Owner and Applicant

Scope of Work

Construct a pool and landscaping

Background

At this time, the applicant/owner are requesting that the BOAR grant a Certificate of Appropriateness to conduct the following work:

1. Install a 12' by 24' pool.

The plan also call for a 12' by 24' pool to be installed in the rear yard. The pool will be surrounded by techno block patio and landscaping.

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. Mechanical Systems

DESIGN PRINCIPLE: Modern air conditioning and heating units often require condensers and other units to be placed on the site near buildings. Utility equipment should not be visually dominant or intrusive to the property. Heating and cooling units should be placed at the rear or sides of buildings. The placement of these units at the front of buildings is not appropriate and should be avoided. Screening of these units through shrubbery, fencing or lattice panels is highly recommended. It is also recommended that utility wires on the site be placed underground if possible.

Mechanical Systems:

- A. should be located where they are the least visible and intrusive.
- B. if visible on the sides of buildings, should be screened with shrubbery and/or fencing.
- C. such as electrical and gas meters and other mechanical equipment should be located on the rear or side of a building.

Guidelines cont'd

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.

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.

Guidelines cont'd

7. LANDSCAPE ELEMENTS – POOLS, HOT TUBS, GAZEBOS, PERGOLAS

*DESIGN PRINCIPLE: The installation of swimming pools, hot tubs, gazebos, pergolas, etc. should be limited to rear yards. Swimming pools should be screened from view by fencing or landscaping.*

Landscape Elements and Site Elements:

- A. should not be visually intrusive or suggest a false sense of history.
- B. open space should only be developed in scale, use and character with the site and the local historic district.

Findings

The proposal to install a pool and landscaping is within the Guidelines. Staff finds the proposal to install a pool within Guidelines III.7.A and III.7.B. which state, “Site elements should not be visually intrusive or suggest a false sense of history.” And “Open space should only be developed in scale, use and character with the site and the local historic district.” The pool is proportioned to the size of the yard and doesn’t overwhelm the site.

Recommendations

Staff recommends approval with the following conditions:

1. Once reviewed by other LFUCG Divisions, resubmit any changes to staff or Board for review and approval prior to issuance of COA.
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 BOAR Action

November 24, 2020