

732 East High Street
Historic District

Kevin Patsey, Owner/ Aylesford

Scope of Work

Construct front yard patio.

Background

The owner laid a 15 ft circumference brick patio in the front yard. Staff sent a letter to the property owner informing them that front yard patios required a Certificate of Appropriateness. During our conversation, he explained that large utility trucks made heavy imprints in his yard. He stated his intent was to correct the damage by landscaping the front yard including installing a patio. The applicant subsequently applied for a Certificate of Appropriateness.

At this time, the applicant is requesting a Certificate of Appropriateness to construct a patio. The overall plan includes plantings and a new walkway leading from the front door to the driveway.

This site has no backyard and only has a front yard.

Guidelines

II. Guidelines for New Construction

A. Guidelines for Additions to Buildings

1. Decks/Patio/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) A. should be located at the rear of buildings.

G. should be appropriately scaled and not overwhelm the historic structure and site.

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.

Findings

Staff finds that the proposal to construct the brick patio does not meet the Design Principle which states “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.” Additionally the proposal does not meet Guideline II.1.A., patios “should be located at the rear of buildings.”

Recommendations

Staff recommends denial of the application.

Deadline for Board Action

December 29, 2023