

128 South Ashland Avenue
South Ashland/Central Avenue Historic District

Mike Elder, Owner/Applicant

Scope of Work

Construct pool and patio.

Background

The new owners are requesting a Certificate of Appropriateness to:

1. Construct a pool in rear yard.
2. Construct patio.
3. Install a landscape plan.

The plan calls for the installation of a 14' by 8' by 48" deep plunge pool. There will be a raised deck/patio around the pool with a stone hardscape over aggregate. In addition, there will be a stone-covered cmu retaining wall along the driveway side. The patio will abut the rear addition.

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.
- B. should be stained or painted to achieve a finished appearance. (Note: treated lumber should season for an adequate time prior to applying finish.)
- C. should be simple rather than ornate in design. It is recommended that wood decks have square wood balusters set no more than three inches apart. Balusters should be no more than 2" in width and depth.
- D. railings should continue the line and spacing of existing balustrades.
- E. second story decks and balconies should not be built on primary elevations, but may be appropriate on rear elevations.
- F. Handrails/balustrades of vinyl or composite material are not permitted.
- G. should be appropriately scaled and not overwhelm the historic structure and site.

Guidelines cont'd

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.

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.

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 patio.*

Guidelines cont'd

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 proposed work is within the Guidelines II.A.I.A (patio) Guidelines III.7.A. and III.7.B respectively state: “Landscape elements and site elements should not be visually intrusive or suggest a false sense of history” and “Landscape elements and site elements: open space should only be developed in scale, use and character with the site and the local historic district.” The proposal to re-landscape the yard proposed pool is within the Guidelines.

Recommendation

Staff recommends approval of the installation of a pool, and landscaping with the following conditions:

1. If any changes are made that alter the information submitted, resubmit the changes to staff for review and approval the start of the work.
2. Once reviewed by other LFUCG Divisions, any changes shall be returned to staff or Board for review and approval prior to the start of work.

Deadline for Board Action

January 19, 2023