

444 Fayette Park
Fayette Park Historic District

Kathy Chopra, Owner/Applicant

Deadline for BOAR Action
October 30, 2024

Scope of work
Retain stone edging around the perimeter of the yard.

Background

On inspection, staff found both 444 Fayette Park 439 Fayette Park* and have installed the stone edging in their front yard.

The applicant is requesting a Certificate of Appropriateness to retain stone edging around the perimeter of the front yard.

This work has been completed without a COA permit.

Staff would note the applicant has made an application to install a retaining wall in the front yard twice both disapproved by the BOAR

1. July 12, 2006 BOAR meeting.
2. June 21, 2023 BOAR meeting

*439 Fayette Park went before the BOAR in July and the case was disapproved. It has a pending Appeal to the Planning Commission.

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.

Guidelines cont'

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.
- 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.

Findings

Staff finds that the proposal for the introduction of new elements into the Fayette Park Historic District that does not have elements such as edging associated with the pattern of development does not meet the Guidelines. Guideline III states the Site & 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 III.6.A. and III.6.B. state respectively Land Features, Land Formations “that are significant should be preserved and maintained” and “that are altered or introduced should be compatible to the site and with surrounding properties.” Guideline III.6.F. states “vistas and approaches should be preserved and maintained.”

In Fayette Park, the front yards are rolled from the front yard finished grade down to the level of the street and sidewalk, drives, and other surfaces. The introduction of new boundary-defining elements such as edging are not part of the fabric of Fayette Park. They are elements that change the historic features in Fayette Park and should not be introduced into the historic district.

Recommendations

Staff recommends denial of retaining the stone edging.