

528 North Broadway  
Northside Historic District

Rebecca Adams, Applicant and Owner

### Scope of Work

Construct new parking, demolish chimney.

### Background

The applicant is requesting that the Board grant a Certificate of Appropriateness to construct new parking at the rear of the property for four parking spaces and a drive lane. The structure will be rented as two apartments; zoning allows for two parking places per dwelling unit and will allow for one additional parking space per unit (six in total). The parking is proposed to be constructed using a grassy paver paving system for four diagonal parking spaces and the drive lane. A concrete apron is proposed to be constructed to allow cars access from Kenton Street.

The applicant is also requesting the permanent removal of a chimney located at the interior of the rear wall of an addition that is being reconstructed; the chimney is only visible from the exterior above the roof. The applicant has a staff issued COA for the renovation of the addition. During the renovation it was discovered that the addition did not have a proper footing; after consultation with staff the applicant started excavation under the exterior walls to place a footing to comply with the building code; during the excavation it was determined that the chimney also had no footing and was bearing only on clayey soil and that the excavation had undermined the chimney resulting in a dangerous condition that could allow the chimney to collapse. Staff was called and met with the applicant on site to investigate the chimney condition. It was determined that due to the instability of the chimney resulting from the lack of a proper footing and the deteriorated condition of the brick that the chimney could be taken down temporarily. At this time the applicant due to the condition of the brick and the fact that the chimney is not visible on the building elevation other than above the roof is requesting permission to not reconstruct the chimney.

### Guidelines

#### I. Guidelines for Rehabilitation and Renovation

##### 5. Chimneys

DESIGN PRINCIPLE: Chimneys are often significant features of a property and help define its architectural character. The chimneys on many Lexington-Fayette County buildings were designed to be architectural features in their own right and display corbelling, inset panels, and decorative elements reflective of the overall building style. Chimneys should be retained and maintained, even if they do not serve their historic function. Removing an original chimney lessens a property's architectural integrity as well as a traditional building pattern indicative of a property's history. Chimneys should be maintained and preserved in accordance with the brick and mortar guidelines.

#### Chimneys:

- (I.5)A. should not be removed or altered if original or architecturally significant.
- B. should be repointed and cleaned according to masonry guidelines to match original materials, colors, shape, and brick pattern.
- C. should match their original design if they have to be rebuilt due to becoming unstable or if they are falling down. Repairs should match historic materials, shapes, mortar, material color, and brick patterns.

Guidelines (cont'd)

- D. should have clay, slate, or stone caps. Metal caps should be made to fit.
- E. should not be covered with stucco or other veneers.

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.

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.
- 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. Driveways and parking lots shall have appropriate retention elements to retain gravel and retard expansion.

Findings

The proposal to remove the chimney does not meet the guidelines as stated in:

- I.5.A. Chimneys “should not be removed or altered if original or architecturally significant.”
- I.5.C. Chimneys “should match their original design if they have to be rebuilt due to becoming unstable or if they are falling down. Repairs should match historic materials, shapes, mortar, material color, and brick patterns.”

The proposal to construct the new grassy paver parking meets the guidelines as stated in:

- III.5.B. The parking is “located at the side or rear of the building” and is not “visually dominant.”
- III.5.C. The parking is “of concrete, asphalt, pavers or grassy pavers.”
- III.5.E. The parking is “not sited in the front yard.”

Recommendations

Staff recommends denial of the application to remove the chimney.

Staff recommends approval of the parking construction with the following conditions:

1. Provide a concrete curb on the west side of the parking and drive lane to prevent cars from driving into the lawn area.
2. After review by other LFUCG divisions submit any changes to staff for review and approval prior

Deadline for Board Action

August 16, 2016