

363 Transylvania Park
Aylesford Historic District

Joseph Properties, LLC, Owner/Applicant

Scope of Work

Remove and reconstruct brick chimney.

Background

The applicant is requesting a Certificate of Appropriateness to repair or replace a chimney and to install a metal chimney cap. On the night of Friday February 5, 2021, staff became aware that a brick chimney was being removed without a COA. Staff visited the property on the Saturday February 6 and Sunday February 7 to investigate the demolition and to speak with any workers that might be on site. No one was on site; staff observed that a chimney on the northwest portion of the structure was being demolished and that the chimney brick was being dropped from the roof into a dumpster where it broke. Staff posted on site a stop work order for the chimney demolition and destruction of the brick historic fabric. On February 8 staff received a COA application for the above referenced work for the chimney. The applicant also submitted a replacement brick sample to use in the reconstruction of 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.
- 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.

Findings

Staff finds that the demolition of the chimney without a COA does not meet the Guidelines. Guideline I.5.A. states chimneys “should not be removed or altered if original or architecturally significant;” the chimney in question as well as the remaining chimneys are architecturally significant.

The undated letter from Dan Kubican, PE of Brown-Kubican Structural Engineers recommendation to take the demolished chimney along with the two remaining historic chimneys down to the roof does not meet Guideline I.5.B. that requires that chimneys “should be repointed and cleaned according to masonry guidelines to match original materials, colors, shape, and brick pattern.” Well maintained chimneys of a much greater age than the chimneys on this property are still standing and structurally sound. Per Guideline I.5.C. the chimney reconstruction “should match their original design...”

In the case of this demolished chimney if staff had been given the opportunity to consult on the property prior to the start of the work the chimney could have possibly been repaired, flashed, the historic brick saved and the mortar joints pointed using a proper mortar mix design and details. If work is contemplated on the remaining chimneys staff should be notified well in advance for recommendations to assure that the proposed work will meet the Guidelines and have a COA applied for and issued prior to the start of work.

Recommendations

Staff recommends that the proposal be approved with the following conditions:

1. Reconstruct the chimney utilizing the historic brick material as much as possible along with the submitted and approved new brick with the same design to the pre-demolition height, width and depth of the chimney that existed prior to the demolition and as documented by photographs in the files of the LFUCG Historic Preservation Office.
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.
3. 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 BOAR Action
April 29, 2