

220 Bell Place  
Bell Court Historic District

Brion and Amy Barnhill

Scope of Work  
Install new opening.

Background

At this time, the new of this t-plan cottage are requesting that the Board grant a Certificate of Appropriateness to conduct the following work:

1. Construct a new window opening in the rear first floor.

There is only one rear window in this part of the house. The proposed opening will have a similar size as the existing windows in the addition. The proposed window will be an aluminum clad wood window. The proposal calls for the installation of new 2 ½” brick mould with a similar brick mould with no jack arch only an angle iron. The proposal calls for a brick arch above the window like the existing.

Guidelines

3. Brickwork and Masonry

DESIGN PRINCIPLE: Masonry, particularly brick, is a common building material in Lexington. Masonry also includes tile, terra cotta, stone, cast stone, and concrete as well as mortar. Color, texture, mortar joints and patterns of masonry define the overall character of masonry buildings. Brick can last indefinitely if it is well maintained. The key to brick and mortar preservation is to keep out water and continue to use a soft mortar when repair is needed. Masonry should be cleaned only to prevent additional accumulation of pollutants and other corrosive elements. Abrasive cleaning such as sandblasting erodes the skin of the brick and is not allowed.

Stone exteriors, foundations, and other features are integral to a building's character and should be preserved and maintained. Stone retaining walls, gate posts, and other historic landscape features should also be preserved and maintained.

Brickwork and Masonry:

- (I.3) A. materials original to the building should be preserved and maintained.
- K. repairs should be done carefully to match the original masonry and mortar in size, shape, texture, and color. Hand tools, not electric power saws, should be used to remove mortar.
- L. repointing (fixing the mortar between the bricks) should match the original brick or stone and mortar regarding width, depth, color, raking profile, composition, and texture.
- N. repointing should never be done with Portland cement or other hard mortars but with soft mortars to match the original composition. If the original composition can't be determined, use a historic compound such as one part lime and two parts sand.

Guidelines (cont'd)

24. Windows

DESIGN PRINCIPLE: Window openings, windows, window details, and the size and shape of these elements help establish rhythm, scale and proportion of buildings and reflect architectural style and character. Windows should be maintained or repaired to match the original design. If windows are deteriorated beyond repair, the installation of new wood windows to match the original designs is recommended. Windows of baked enamel or anodized aluminum clad may be considered only if original windows cannot be repaired. Vinyl or vinyl clad windows are not allowed. Original window openings should not be covered or concealed. They should also not be partially enclosed for the installation of smaller windows. New window openings should not be added on the fronts of buildings and are discouraged but may be acceptable at the rear or sides.

Windows:

- A should be preserved and maintained in their original location, size and design and with their original materials and numbers of panes. Original framing of the openings should be retained and maintained.
- B should be repaired rather than replaced. If the review process determines that replacement is necessary due to severe deterioration, the replacement should be in-kind to match the originals in size, material and design. The installation of new wood windows to match the original design is recommended. The installation of baked enamel or anodized aluminum clad windows (not totally of aluminum construction) may be considered. If aluminum clad windows are applied, they should match historic wood windows as closely as possible in their dimensions, profile, depth of muntins and surrounding trim. Vinyl or vinyl clad windows are not allowed.
- C If replacements are allowed by the review process, they can be of wood, baked enamel or anodized aluminum clad insulated glass system. Window replacements shall closely match appropriate period wood stiles, rails, and/or muntin profiles. An insulated divided light window shall have an adhered muntin of wood or aluminum with dark, non-metallic spacer bars. The muntin system should not have muntin bars greater than 7/8" wide.
- D should not have snap-on, interior or flush muntins. These muntins are much thinner in profile than the muntins on historic windows and don't provide the opening with the appearance of a historic window.
- E in new openings are not recommended. New openings, when permitted by the review process, shall be compatible in scale, size, proportion, placement and style to historic openings. New openings should be located on the sides or rear of the building and are discouraged on the primary façade.

Guidelines (cont'd)

B. Guidelines for Construction of New Buildings

1. NEW PRIMARY BUILDINGS

DESIGN PRINCIPLE: New primary buildings should be designed to be compatible with adjacent historic buildings and those along the block. Compatibility is demonstrated by having similar orientation, roof forms, materials, window and door sizes and placement, porch size and location and foundation heights as adjacent buildings. New buildings that are exact replications or reproductions of historic designs are not appropriate. New construction should clearly be recognized as of its time and distinguishable from historic buildings. New construction may incorporate contemporary materials such as cementitious board, fiberglass and aluminum. The use of vinyl is not permitted.

New construction of primary buildings should maintain, not disrupt, the existing pattern of surrounding buildings, the streetscape and the historic district by being similar in:

- F. Location and proportion of entrances, windows, divisional bays and porches. Openings, such as entrances and windows and architectural features such as divisional bays and porches, are design components that help establish balance, rhythm, scale, proportion and emphasis in a structure. Patterns of these components on buildings along blocks and within districts create a characteristic rhythm for streetscapes and neighborhoods. It is very important that new construction respect the balance, proportion and scale of existing buildings along the block and within the district in regards to these components.
- Entrances and divisional bays: Entrances shall be compatible in scale, size and proportion to established patterns of openings in adjacent and surrounding buildings. Divisional bays are where the facade of a building is divided into a series of vertical bays or sections using designs such as pilasters and columns and projecting and inset sections. Divisional bays in new construction should be compatible with the balance and proportion of divisional bays in existing buildings on the block and within the district.
  - Windows: Window openings shall be compatible in scale, size and proportion to established patterns of openings in adjacent and surrounding buildings. New buildings should have a similar ratio of window openings to solid wall space as adjacent and surrounding buildings as well as buildings in the district.
  - Porches and Decks: Porches and decks should be compatible in scale and materials with the principal structure and with adjacent and surrounding buildings. Placement and scale should be compatible with that of existing buildings along the street and in the historic district. Porches should have roof forms of gable or shed design and at least cover the entrance. Porches which extend partially or fully across the main facade are recommended. Porch columns and railings should be simple in design in square or round shapes. Columns should be a minimum of six inches square or in diameter.

Guidelines (cont'd)

- K. Details. Architectural details help give a building character and scale. Details include, but are not limited to: corner boards, rake boards, cornices, brackets, downspouts, railings, columns, steps, door and window moldings and decorative elements. Architectural details may be appropriate when they give the building on which they are placed a good “sense of belonging” on a street and within a district. Details should be appropriately scaled for the proposed structure and compatible with other adjacent buildings and the district. Installation of ornament or details that give a building an “imitation historic” appearance is not allowed. New construction may incorporate contemporary material (see above).

Findings

The proposal to install a new opening in the rear is within the Guidelines. Staff finds that the installation of the opening is within Guidelines I.24.E and II.B.1K respectively states, “Windows in new openings are not recommended. New openings, when permitted by the review process, shall be compatible in scale, size, proportion, placement and style to historic openings. New openings should be located on the sides or rear of the building and are discouraged on the primary façade” and “...Architectural details may be appropriate when they give the building on which they are placed a good “sense of belonging” on a street and within a district. Details should be appropriately scaled for the proposed structure and compatible with other adjacent buildings and the district. Installation of ornament or details that give a building an “imitation historic” appearance is not allowed. New construction may incorporate contemporary material”

Recommendations

Staff recommends approval with the conditions:

1. Final details of the window come back to staff.
2. Any changes come back to staff.
- 2 Once reviewed by any other LFUCG division, any final details come back to staff.

Deadline for Board Action

December 1, 2016