

455 East Maxwell Street
Aylesford Historic District

Erin Green, Owner
Wee Care Day Care and Preschool, Applicant

Scope of Work

Construct addition.

Background

In 1970, three one-story, t-plan cottages were removed and this two-story structure was built as the home for Maxwell Christian Church. By 1984 the structure became the home of Maxwell Creative Child Care and more recently the name changed to Wee Care Daycare and Preschool. Prior to the Aylesford Historic District a one-story addition was added to the west of the main structure. The front remained brick but the sides were constructed of T111 siding. This addition is in line with the front plane of the building.

At this time the application is requesting a Certificate of Appropriateness to conduct the following work:

1. Construct 20' by 30' class room addition.

The proposal calls the new addition to also be placed on the west side of the building. The front wall will step back from the existing addition 3'. The addition will be clad in fibre-cement board and have a concrete block foundation. The plan calls for three multi-pane, double-hung windows on the front and two on the sides. The windows in the original building have been replacement some time ago with vinyl. Staff discussed that vinyl material are no longer allowed and that the windows would have to be wood or aluminum clad wood windows. The rear wall will have a full light door.

The proposal calls for the addition to be in this location because of the slope of the site and to help provide a physical barrier for the children from the street.

Guidelines

- II. Guidelines for new construction
A. Guidelines for Additions to Buildings
4. Room and Wing Additions

DESIGN PRINCIPLE: In planning additions, the best approach is to place the additions where they will have the least impact on the building's overall form and plan. The rear of buildings is the best location for the addition of rooms or wings. Exterior walls of new additions should not be flush with those of existing buildings, but should be stepped in a minimum of 12" from the edges of the existing building. Likewise, addition rooflines should be stepped down from the peak of the existing roofline so that the existing main roof remains evident. Enlarging a property through adding stories is not appropriate.

Guidelines cont'd

Additions:

- A. are most appropriately located at the rear of buildings.
- B. should be secondary (smaller and simpler) to the original building in scale, design, and placement. The use of a small connector or link between the addition and the original building is encouraged where appropriate. Exterior walls should be stepped in a minimum of 12" from the edges of the existing building, and rooflines should be stepped down from the peak of the existing roofline so that the existing main roof remains evident.
- C. should be a compatible design in keeping with the original building's design, roof shape, materials, color and location of window, door and cornice heights.
- D. should not imitate an earlier historic style or architectural period. For example, a Greek Revival style rear porch addition would not be appropriate for a Queen Anne style house.
- E. should reflect characteristics of the current period in design, but be compatible with the original building.
- F. should be built in a manner that avoids substantive removal or loss of historic materials and which does not damage or destroy the main architectural features of the building.
- G. should keep the exterior walls of the original building as intact as possible and use existing door and window openings for connecting the addition to the building.
- H. should not be made by adding new stories.
- I. should be of materials compatible with the historic fabric of the house. The use of wood is most appropriate; however cementitious board may be considered for additions.
- J. should have skylights, decks, or balconies placed so that they do not detract from the historic character of the building.

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:

- (II.B.1)A. Shape. Variations of rectangular and square forms are most appropriate for Lexington's historic districts.
- B. Scale (height and width). New construction should be in keeping with adjacent properties in height and in width. In general, new construction should not vary in height more than 10% from the average along the block and within the historic district. Width should also be consistent with surrounding buildings and buildings throughout the district.

Guidelines cont'd

- C. Setback. Consistent setbacks, or distances of the building from the street and adjacent buildings, help to convey a pattern and sense of rhythm along a block or within a district, which adds to the character of the streetscape and the overall district. Placement on the lot of new construction should be consistent with that of adjacent and surrounding buildings along the block and within the historic district. This includes both front and side yard setbacks.
- D. Roof shape and pitch. Roof slope ratio for new construction should be a minimum of 6:12 to a maximum of 12:12 (6:12 refers to six inches of rise to twelve inches of run in measuring slopes). Roof forms of gable and hipped variations are more typical than those of flat, mansard or gambrel forms.
- E. Orientation to the street. All buildings should have the primary entrance on the front of the building. Most houses in Lexington have their fronts oriented towards the street and this characteristic should be maintained by new construction.
- 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.
 - *Windows:* The use of wood or anodized or baked enamel aluminum windows is appropriate. Vinyl windows are not allowed. The use of plastic or "snap-in" muntins (window pane dividers) is not permitted.
- 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).

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.

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.

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

The proposal to construct a new addition is within Design Guidelines II.A.4 C, and II.B.1. C, respectively state, "Additions should be compatible in design in keeping with the original building's design, roof shape, material, color, and location of window, door and cornice heights", "Setback consistent distances of the building from the street and adjacent buildings, help to convey a pattern and sense of rhythm along a block or within a district . Placement...should be consistent with that of adjacent and surrounding building along the block and within the historic district. This includes both front and side yard setbacks."

Staff finds that the proposed fenestration of the addition should be 1/1 aluminum clad windows in lieu of multi-pane. II.B.1 F which states, "...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 along blocks and within districts create a

Guidelines cont'd

characteristic rhythm for streetscapes and emphasis in a structure. Patterns of these components on buildings neighborhoods.”

Recommendation

Staff recommends approval as submitted with the following conditions:

1. Final windows and door details be submitted for review.
2. Any changes come back to staff.
3. Once reviewed by any other LFUCG Divisions any changes come back to staff for review.

Deadline for BOAR Action
November 23, 2016