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DATE: May 22, 2017
 ADDRESS: 4301 Maryland Avenue
 ITEM: Preliminary Review: Construction of a Ten-Unit Condo Building
 JURISDICTION: Central West End Historic District — Ward 28
 STAFF: Bob Bettis, Cultural Resources Office



4301 MARYLAND AVENUE

OWNER/APPLICANT:
 Lauren and Mark Mathis

STAFF RECOMMENDATION:
 That the Preservation Board grant preliminary approval to the proposal, subject to review of final documents, design details and materials by the Cultural Resources Office.



THE PROJECT

The applicants propose to construct a ten-unit three story condo building on a single vacant parcel. All new residential construction in Local Historic Districts is brought to the Preservation Board for review on a preliminary basis prior to permitting.

RELEVANT LEGISLATION:

Excerpt from Ordinance #69423, Central West End Historic District:

NEW CONSTRUCTION OR ADDITIONS TO EXISTING RESIDENTIAL OR INSTITUTIONAL BUILDINGS:

When designing a new residential or institutional building, the height, scale, mass, and materials of the existing buildings and the context of the immediate surroundings shall be strongly considered. When designing an addition to an historic building, the addition shall be compatible in height, scale, mass, and materials to the historic fabric of the original building. The new addition, however, should be easily distinguishable from the existing historic building.

A. Height, Scale and Mass

A new low-rise building, including all appurtenances, must be constructed within 15 percent of the average height of existing low-rise buildings that form the block-face. Floor levels, water tables and foundation levels shall appear to be at the same level as those of neighboring buildings. When one roof shape is employed in a predominance of existing buildings in the streetscape, any proposed new construction or alteration shall follow the same roof design. A new high-rise building may be located either on a block face with existing high-rise structures or on a corner site.

A new high-rise building may exceed the average height of existing structures on the relevant block face. In all cases, window levels, water tables and foundation levels of the new building shall be comparable to those of neighboring buildings. Special emphasis shall be given to the design of the building base and to upper story setbacks as they relate to and affect neighboring buildings.

Partly complies. The overall building height appears to be within 15% of the average height of the block. However, due to the ground floor garage, the floor heights, water table and foundation height will not align with the adjacent buildings. The mass and scale of the building is similar to what was on the site historically.

For those portions of the historic district located in areas governed by Form Based Zoning, the building heights prescribed for new construction have been determined appropriate from both the historic district and Form Based Zoning perspectives. The 3-story minimum height for these areas is hereby adopted by these Standards. The maximum heights for Boulevard Type 1 Development (24 stories west of Newstead Avenue and 12 stories east of Newstead Avenue) are hereby adopted. For the small area of the historic district within the Neighborhood Core Development area of the Form Based Zoning code, the 6-story minimum height and unlimited maximum height are also adopted.

For Form Based Zoning that occurs after the adoption of these standards, consultation shall determine appropriate heights for new buildings within the historic district that will not directly conflict with these standards and should be used in conjunction with these standards.

Not applicable.

B. Location

A new or relocated structure shall be positioned on its respective lot so that the width of the façade and the distance between buildings shall be within 10 percent of such measurements for a majority of the existing structures on the block face to ensure that any existing rhythm of recurrent building masses to spaces is maintained. The established setback from the street shall also be strictly maintained. Garages and other accessory buildings, as well as parking pads, must be sited to the rear of, and if at all possible, directly behind the main building on the lot.

Partly complies. The new building cannot align with the neighboring building: the installation of a cul-de-sac at the intersection of Maryland and Boyle has taken part of the parcel's frontage. However, except for the two buildings immediately to the west of the site, the setback for the remainder of the block is close to that of the proposed building.

C. Exterior Materials

In the historic district, brick and stone masonry and stucco are dominant, with terra cotta, wood and metal used for trim and other architectural features. Exterior materials on new construction shall conform to established uses. For example, roof materials shall be slate, tile, copper or architectural composite shingles where the roof is visible from public or common areas.

All new building materials shall be the same as the dominant materials of adjacent buildings. Artificial masonry is not permitted, except that cast stone that replicates sandstone or limestone is allowed when laid up in the same manner as natural stone. Cementitious or other paintable siding of appropriate dimension is an acceptable substitute for wood clapboards. A submission of samples of all building materials, including mortar, shall be required prior to approval.

The pointing of mortar joints on masonry additions to historic buildings shall match that on the original building in color, texture, composition and joint profile.

Complies. The building is proposed to have brick veneer on the three street-visible sides and decorative stone trim. The west side of the building, which is not visible, will have cementitious siding. The same material will sheath the walls of the recessed porches.

D. Fenestration

New buildings and building additions shall be designed with window openings on all elevations visible from the street. Windows on the front façade shall be of the same proportions and operation as windows in adjacent buildings and their total area should be within 10% of the window area of the majority of buildings on the block.

Partly complies. The fenestration on the front façade of the proposed new construction is similar in operation and proportions with the windows of the neighboring buildings. However, on the Maryland elevation, the total window area appears to be considerably less than within the required 10%.

E. Decks

Given the urban context of the neighborhood, the relative narrowness of building lots, and the general interests of privacy, terraces or patios at grade are preferable to elevated decks. When it is desired to construct a deck, such construction shall be at the rear of the residence. Where visible from the street, design and construction shall be compatible with the building to which it is appended, and the deck shall be constructed of finished materials, be of a shape and scale similar

to that of an historic porch or patio, and be partially screened with landscaping or opaque fencing to limit visibility.

Not Applicable

F. Accessory Buildings

A new accessory building, including a garage, shall be designed and constructed in a manner that is complementary in quality and character with the primary structure and neighboring buildings. Complementary structures are appropriate in scale and use a similar type and quality of materials. Design details from the main building should not be replicated, but such details may be modified and reduced in scale to express the same architectural presence in a simpler way. When not visible, materials other than those of the primary building may be used for exterior walls.

Not applicable.

G. Curb Cuts and Driveways

Where curb cuts for vehicles and driveways did not exist historically, new ones shall not be introduced. Curb cuts for pedestrians at street intersections, mid-block crossings, passenger drop-off and loading zones, and similar locations shall be allowed. Where a parcel is not served by alley access, proposed exceptions shall be considered on a case-by-case basis and evaluated for design suitability.

Complies. The residents will enter into the garage off the alley.

H. Coordination with Form Based Zoning

When portions of the historic district are located in an area for which a form-based code has been adopted, the Regulating Plan, Building Envelope Standards and Building Development Standards will be used in conjunction with these standards to review new construction within that portion of the historic district.

Not applicable.

PRELIMINARY FINDINGS AND CONCLUSION:

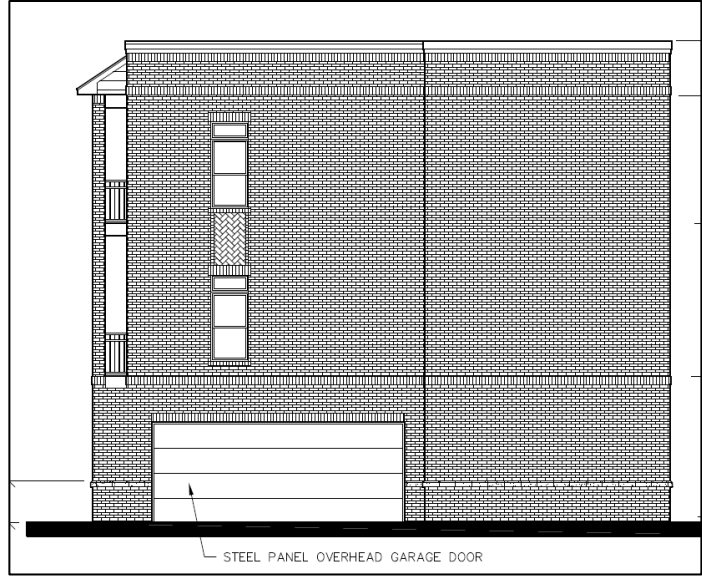
The Cultural Resources Office's consideration of the criteria for new residential construction in the Central West End Historic District Standards led to these preliminary findings:

- The proposed site for construction, 4301 Maryland Avenue, is located in the Central West End Local Historic District.
- The siting, scale, proportions, roof shape, and exterior materials comply with the Standards.
- The building's floor heights, water-table, and foundation do not line up with the neighboring property due to the ground floor garage.
- The setback along Maryland cannot be followed due to the shape of the parcel.

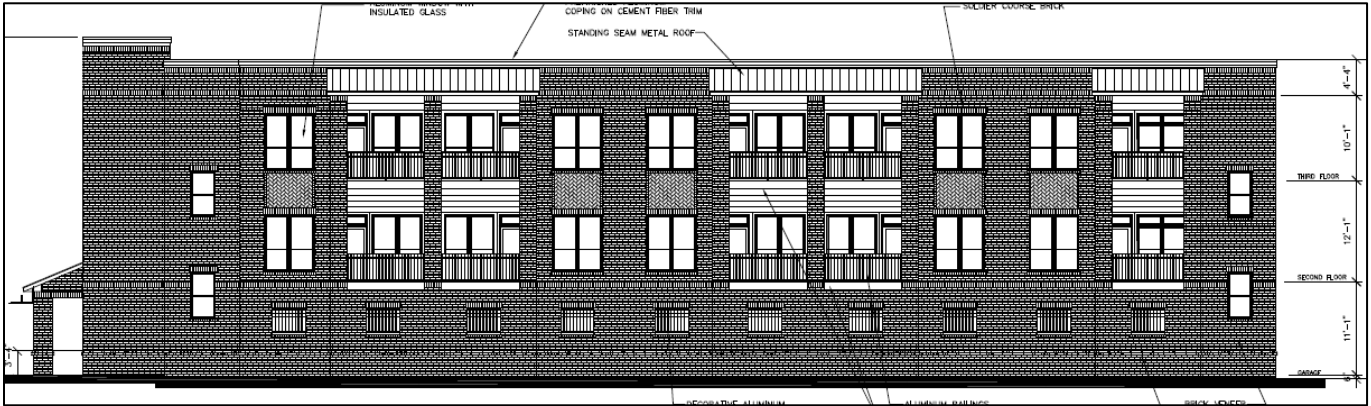
Based on the preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant preliminary approval for the proposed new construction with the condition that final drawings, design details, and exterior materials be approved by the Cultural Resources Office.



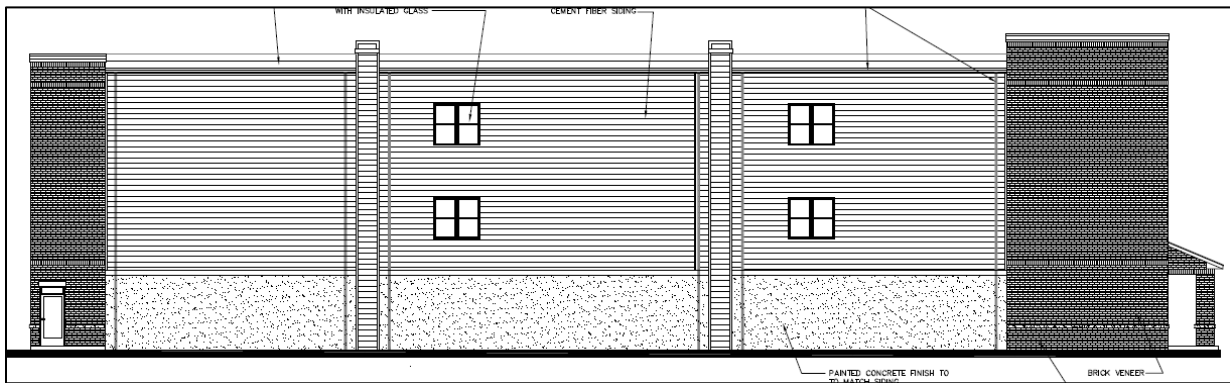
FRONT (SOUTH) ELEVATION ALONG MARYLAND



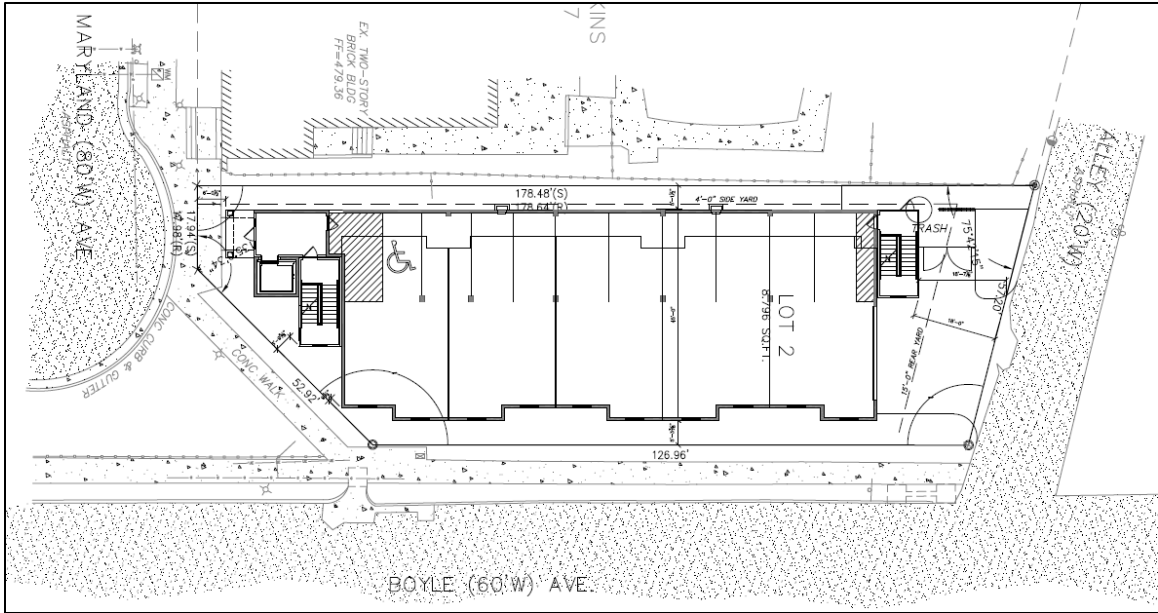
SOUTH ELEVATION



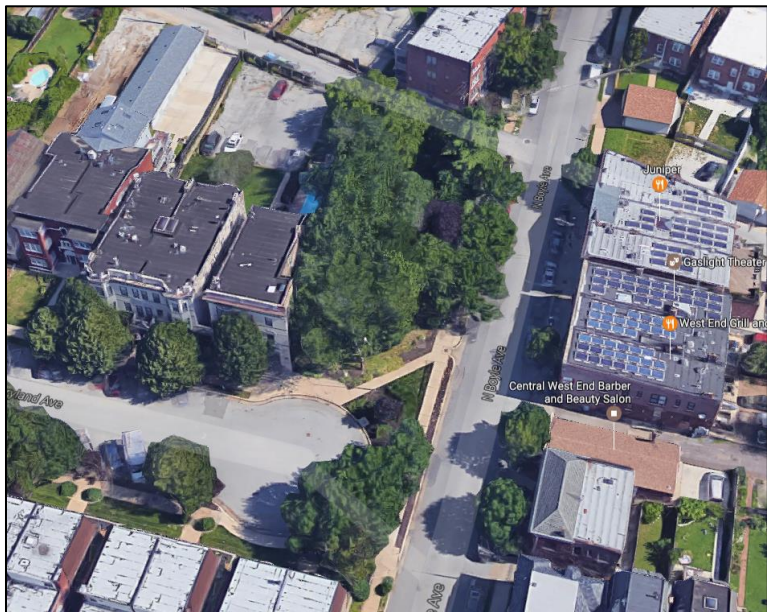
EAST ELEVATION (ALONG BOYLE)



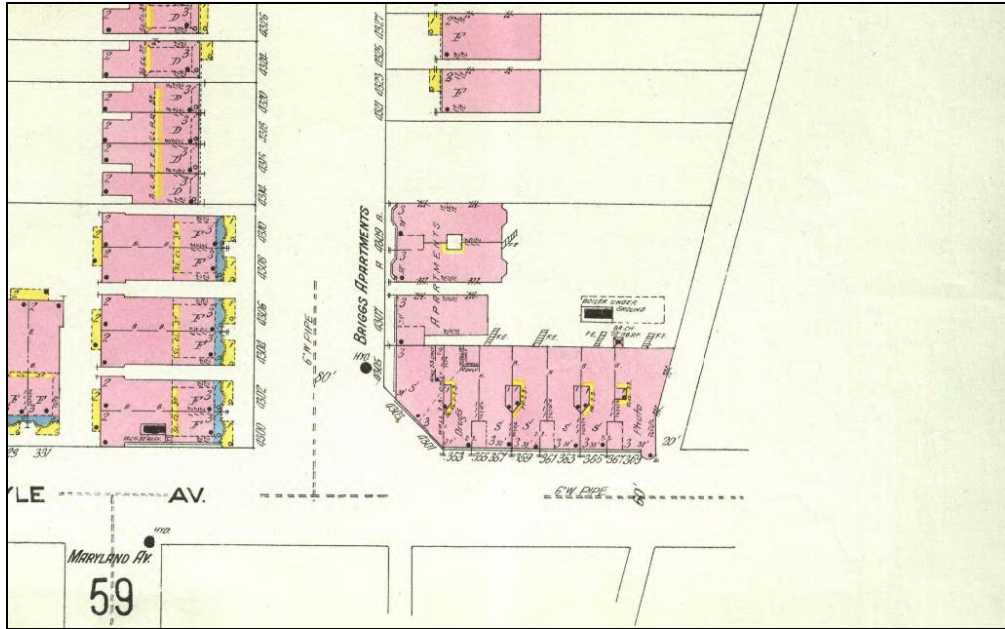
WEST ELEVATION



SITE PLAN



AERIAL VIEW OF SITE



1909 SANBORN MAP SHOWING ORIGINAL BUILDING ON SITE