

SCOPE OF WORK

1. Remove existing non-historic family room addition and associated footings
2. Remove portion of sidewalks and landscaping as required for new work
3. Install foundation and slab for addition
4. Install Framing, sheathing, roofing, cladding, windows doors, masonry and exterior trim at addition
5. Install interior MEP and interior finishes at addition, Install temporary partitions between new work and existing house
6. Demo and modify portions of interior of existing house as shown.
7. Remove temporary partitions and complete finishes
8. Install exterior paving and landscaping

JAKOBOVITS RESIDENCE

RENOVATION AND ADDITION

INDEX TO DRAWINGS

- T Title Sheet
- C Site Plan
- H1 Historic Preservation Information
- A2.0 1st Floor Plan - existing conditions
- A2.1 2nd Floor Plan - existing conditions
- A2.2 1st Floor Demolition Plan
- A2.3 2nd Floor Demolition Plan
- A2.4 1st Floor Plan - Proposed
- A2.5 2nd Floor Plan - Proposed
- A3.0 North Elevation
- A3.1 South Elevation
- A3.2 West Elevation
- A3.3 East Elevation
- A5.0 Product Information

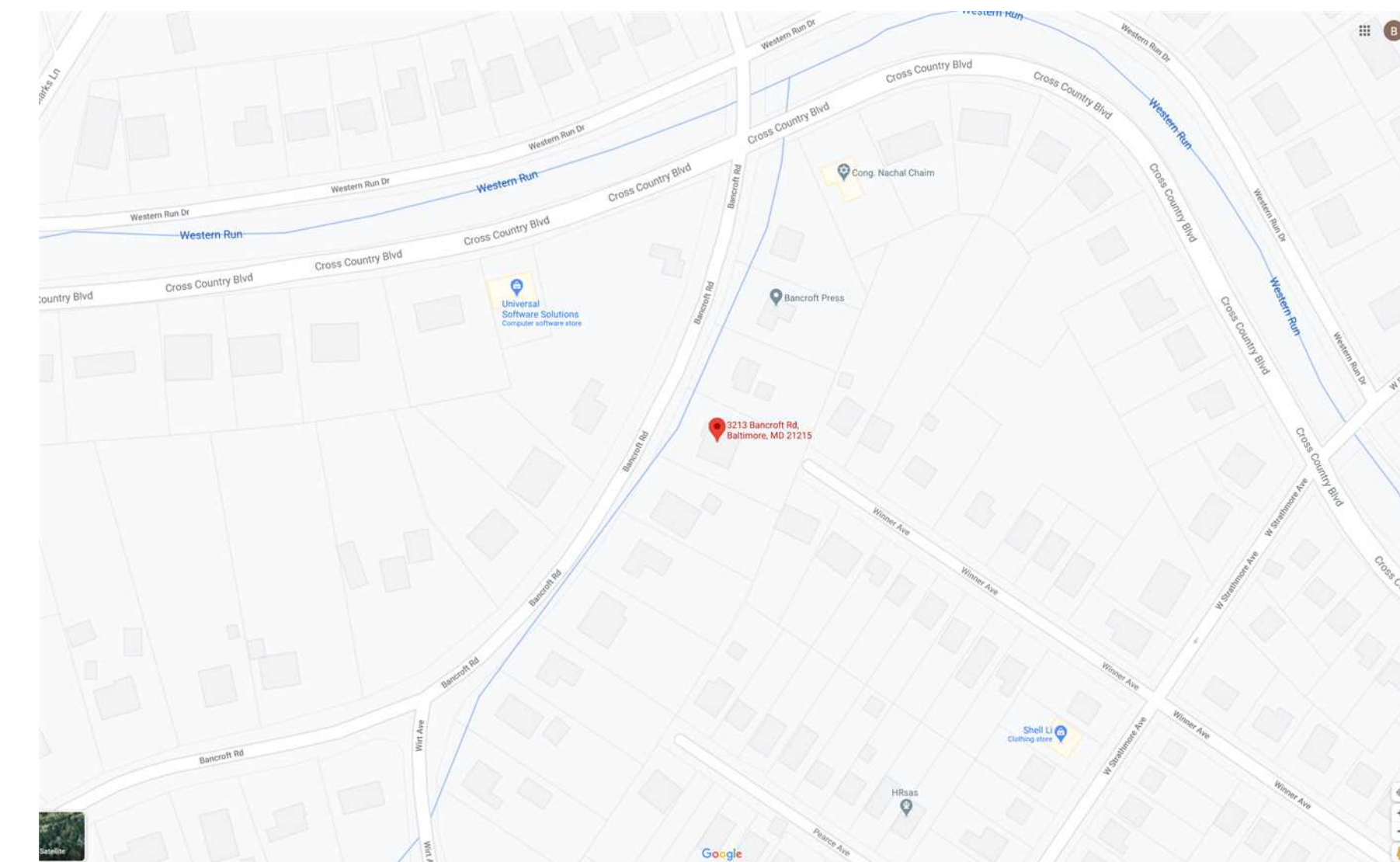


OWNER INFORMATION

Special Tax Recapture: None

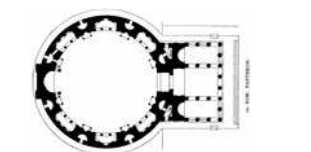
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|----------------------------------|----------|---|---------------|--------------|------------------------|------------|-----------------------------------|------------------|------------|
| Account Identifier: | | Ward - 27 Section - 22 Block - 4343 Lot - 030 | | | | | | | |
| Owner Information | | | | | | | | | |
| Owner Name: | | JAKOBOVITS NATHAN JAKOBOVITS MATYL C | | | Use: | | RESIDENTIAL | | |
| Mailing Address: | | 3213 BANCROFT ROAD BALTIMORE MD 21215-3101 | | | Principal Residence: | | NO | | |
| | | | | | Deed Reference: | | /20364/ 0127 | | |
| Location & Structure Information | | | | | | | | | |
| Premises Address: | | 3213 BANCROFT ROAD BALTIMORE 21215-3101 | | | Legal Description: | | 0.569 ACRES | | |
| Map: | Grid: | Parcel: | Neighborhood: | Subdivision: | Section: | Block: | Lot: | Assessment Year: | Plat No: |
| 0027 | 0000 | 0000 | 27100156.03 | 0000 | 22 | 4343 | 030 | 2019 | Plat Ref: |
| Town: None | | | | | | | | | |
| Primary Structure Built | | Above Grade Living Area | | | Finished Basement Area | | Property Land Area | | County Use |
| 1942 | | 3,004 SF | | | | | 24,786 SF | | 11210 |
| Stories | Basement | Type | Exterior | Quality | Full/Half Bath | Garage | Last Notice of Major Improvements | | |
| 2 | YES | STANDARD UNIT | BRICK/ | 5 | 3 full/ 1 half | 1 Attached | | | |

VICINITY MAP



JAKOBOVITS RESIDENCE
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ADDITION

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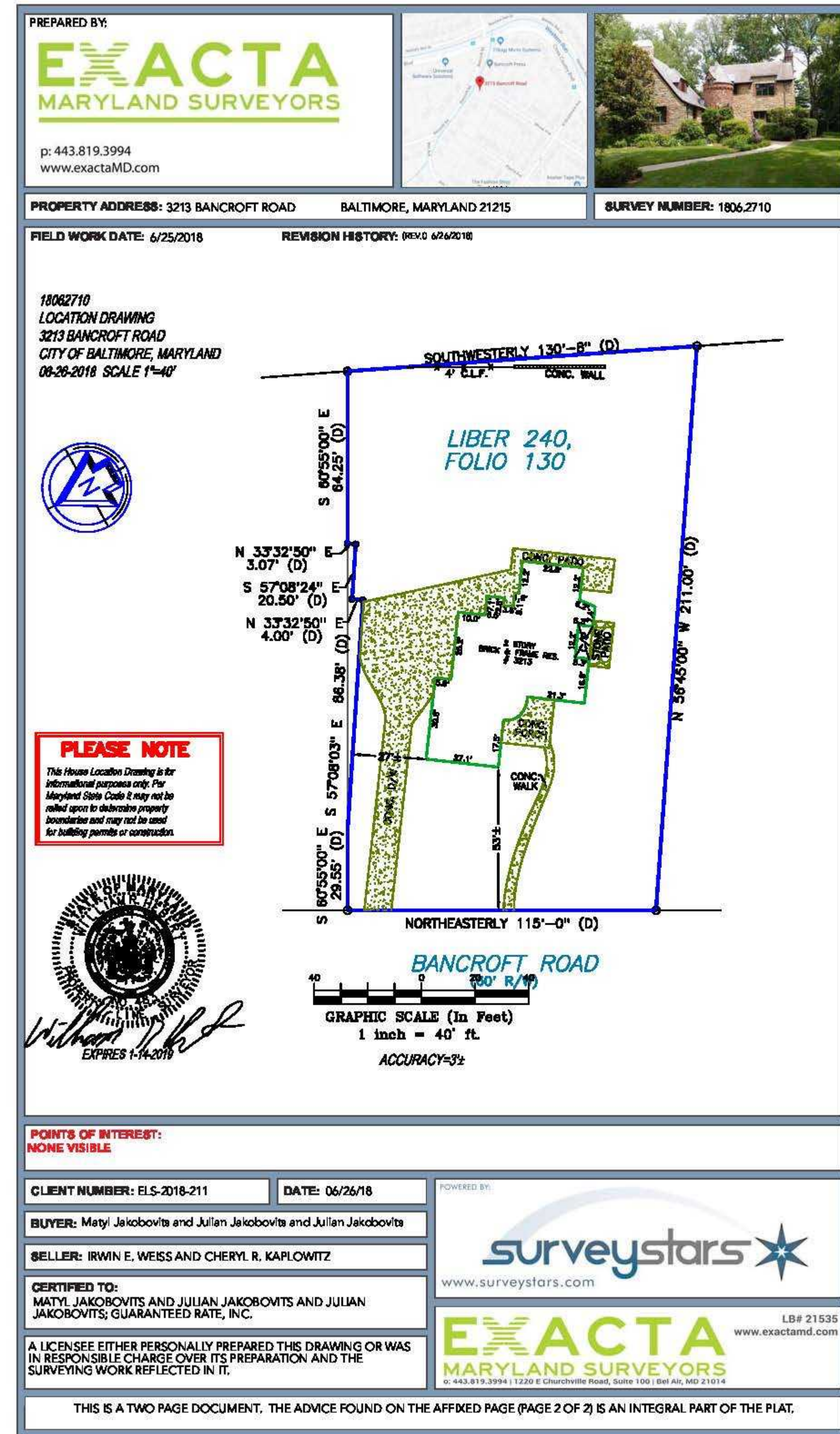
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SITE PLAN - PROPOSED

SCALE 1" = 20'



SITE PLAN - EXISTING

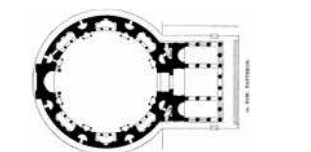
NOT TO SCALE

Baltimore City Zoning Requirements

- Baltimore City Zoning R-1-C
- Maximum Allowable Building Height 35 feet
- Actual Building height 26 feet
- Maximum Allowable Lot Coverage 25%
- Actual Total Lot Area 24,824 sf
- Actual Lot Coverage 5,190 sf = 20.9%
- Maximum Allowable Impervious Surface 40%
- Actual Impervious Area 7,790 sf = 31.4%
- Minimum Allowable Front Yard 40 Feet
- Actual Front Yard 52.20 feet
- Minimum Allowable Interior Side Yard 15 Feet
- Actual Side Yard 27.88 feet
- Minimum Allowable Rear yard 40 Feet
- Actual Rear yard 40.10 feet

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Bancroft Park CHAP Historic District

- Baltimore City Historic District Ordinance 168 - 03/01/1993

Description

Bancroft Park is the first entirely 20th century neighborhood in Baltimore to receive local historic district status. The district is located on Bancroft Road, and a portion of Wirt Avenue, between Park Heights Avenue and Cross Country Boulevard in northwest Baltimore. The 30 substantial residences found here rest on large lots that face a curving, wide, tree-lined street. Developed by the Bancroft Park Company (which was created in February 1906), the appearance of the community reflects the 1907 plan of the Olmstead Brothers who laid out the development sites. As a planned community, Bancroft Park had deed restrictions which required that only one residence be placed on a lot, that the house constructed on the lot cost at least \$5,000, and that it be set back fifty feet from the road. The location, plan, and color of the houses also had to be approved by the Bancroft Park Company. A diverse but compatible grouping of homes were constructed in Bancroft Park between 1906 and the late 1920s.

Significance

Until the mid-19th century, all city workers lived within close proximity of their place of employment. The wealthy may have had a country villa as a temporary retreat during the summer, but most could not afford this. The development of the suburbs, however, reversed this trend. 1890-1930 in America saw an unprecedented growth of houses, most of which were built in the suburbs. The most successful suburban development around Baltimore (at least in reputation) was Roland Park, begun in 1891. The success of Roland Park spurred many imitators, including Bancroft Park, which tried to follow the Roland Park formula.

The strength of Bancroft Park as an early planned suburban development is its variety of architectural styles from 1890-1930. The styles featured in this district include Colonial Revival (3406, 3411 and 3505 Bancroft Road), Four-Square (usually with Colonial Revival details, 3500 Bancroft Road), Tudor Revival (3320 Bancroft Road), Spanish Eclectic (3311 Bancroft Road), French Eclectic (both Symmetrical, 3401 Bancroft Road and Towered 3213 Bancroft Road), and Modern (3305 Bancroft Road). The Bancroft Park historic district exemplifies early 20th century neighborhood development in Baltimore City. It includes homes of the noted architectural styles of the period and a planned landscape setting designed by the influential Olmstead Brothers.



VIEW FROM THE NORTHEAST



VIEW FROM THE EAST



VIEW FROM THE WEST



VIEW FROM THE NORTHWEST

Applicable Design Guidelines

Chapter 2: Design Guidelines for Additions, New Construction, and Non-Contributing Buildings

The design of new buildings in historic districts should be consistent with the site design, scale, form, features, and detailing established by surrounding structures

Guiding Principles for New Design

New projects should respect the City's architectural traditions while relating to the present. Nothing, however, can replace design excellence, which cannot be achieved through regulation. A design team experienced in historic preservation will bring careful thought, sensibility, flexibility, and high quality to new construction projects within a historic district. Design excellence cannot be achieved by simple application of a formula but by creative response to contemporary requirements and the historic context.

- Avoid demolishing historic buildings, structures, and landscapes when designing new construction projects.
- Identify the character-defining features of the surrounding historic buildings and streetscape. Design new buildings to visually relate to the historic environment. Respect the established design precedent in the immediate area but do not imitate existing buildings.
- Contemporary architectural design that reflects its current time, place, use, and culture is accepted, provided that the design is compatible with the character of the historic district.
- Radically contrasting building designs are discouraged within local historic districts.
- New buildings that are similar to existing historic buildings in materials, form, massing, and architectural features are accepted as long as the new buildings can be distinguished from historic buildings.
- Avoid replicating historic styles, which diminishes the integrity of the historic district and confuses old and new.

2.2 Site Design

By recognizing and reinforcing neighborhood character, new construction projects can contribute positively to historic districts. Important site design elements for new construction include setbacks, building orientation, and the patterns of yards, site features, and landscaping. Many of these site design elements are governed by the [Zoning Code](#).

- Retain established property line patterns, street and alley widths, setbacks, primary and secondary
- Incorporate character-defining site design features of the historic district into the designs of new construction projects.
- In areas with varied setbacks, the setback for new construction should be within ten percent (10%) of those of neighboring buildings. Variations to these setback guidelines may be warranted in some cases, but decisions should be carefully considered with respect to their impact on the overall streetscape.
- The spaces between buildings help define the historic character of the neighborhood. Design new construction to follow the existing pattern of building widths and spacing between buildings.

2.3 Scale and Form

The scale and form of new construction determines the size, shape, and volume of the overall building envelope. The scale of new buildings establishes the relative size of the new building in relationship to its neighbors. Within the building design itself, the relative size of major architectural features, such as windows, doors, and roof elements, determines whether the building has a monumental or human scale. The form of a new building is shaped by its height, width, massing, proportions, and roof lines.

- The scale and form of new buildings must be compatible with the height and depth of surrounding buildings. Where there is variation of building height within the immediate neighborhood, the new building should generally relate to the predominant pattern.
- New buildings must complement the massing of surrounding buildings, including the proportion of solid surfaces (walls) to voids (window and door openings.) Respect the characteristic rhythm (fenestration, bays, rooflines, etc.) of existing buildings.
- Design the new building to be proportional to surrounding buildings. Consider important building proportions such as floor-to-floor heights, the size and placement of windows and doors, the scale of articulated elements such as porches, overhanging cornices, and bay windows.
- Floor-to-floor heights in new construction should be within ten percent (10%) of the floor-to-floor heights of adjacent historic buildings.

Design rooflines to be compatible with those found on surrounding buildings

2.4 Building Features

Building features such as entrances, bay windows, garages, and roofs add visual interest and break up the building mass. The location, size, and style of these building features help define the character of the surrounding neighborhood. New buildings that respect the prevailing architectural features of the surrounding buildings will enhance the character of the neighborhood.

2.4.1 Building Entrances

- Design new porches and stoops that are compatible with the form, scale, and detailing of these features on surrounding buildings.
- In districts where traditional historic porch columns are prevalent, new columns should be designed to be compatible with historic types.

2.4.5 Roofs

- Design new roofs to complement the orientation, pitch, complexity, and scale of roofs on surrounding buildings.
- Locate and screen rooftop features to minimize their visibility from the street.

2.5 Materials and Detailing

Architectural materials and detailing provide visual interest, texture, and quality to the building façade. Using compatible materials and building details in new construction will promote continuity within the existing historic neighborhood.

2.5.1 Doors and Windows

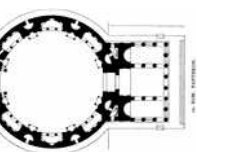
- Design doors and windows to be compatible with the placement, scale, type, and operation of doors and window and their openings in surrounding buildings.
- Design doors and windows to be compatible with the architectural character of the new facade and the surrounding buildings.

2.5.2 Materials

- Choose building materials that are compatible with the color, size, texture, scale, and quality of building materials used in surrounding buildings. Where a particular material is dominant within an area, utilize that material in the new design.
- Cover and finish exterior walls with quality materials that are compatible with surrounding buildings. Traditional materials existing within the historic district, such as wood, brick, and stone, are preferred.

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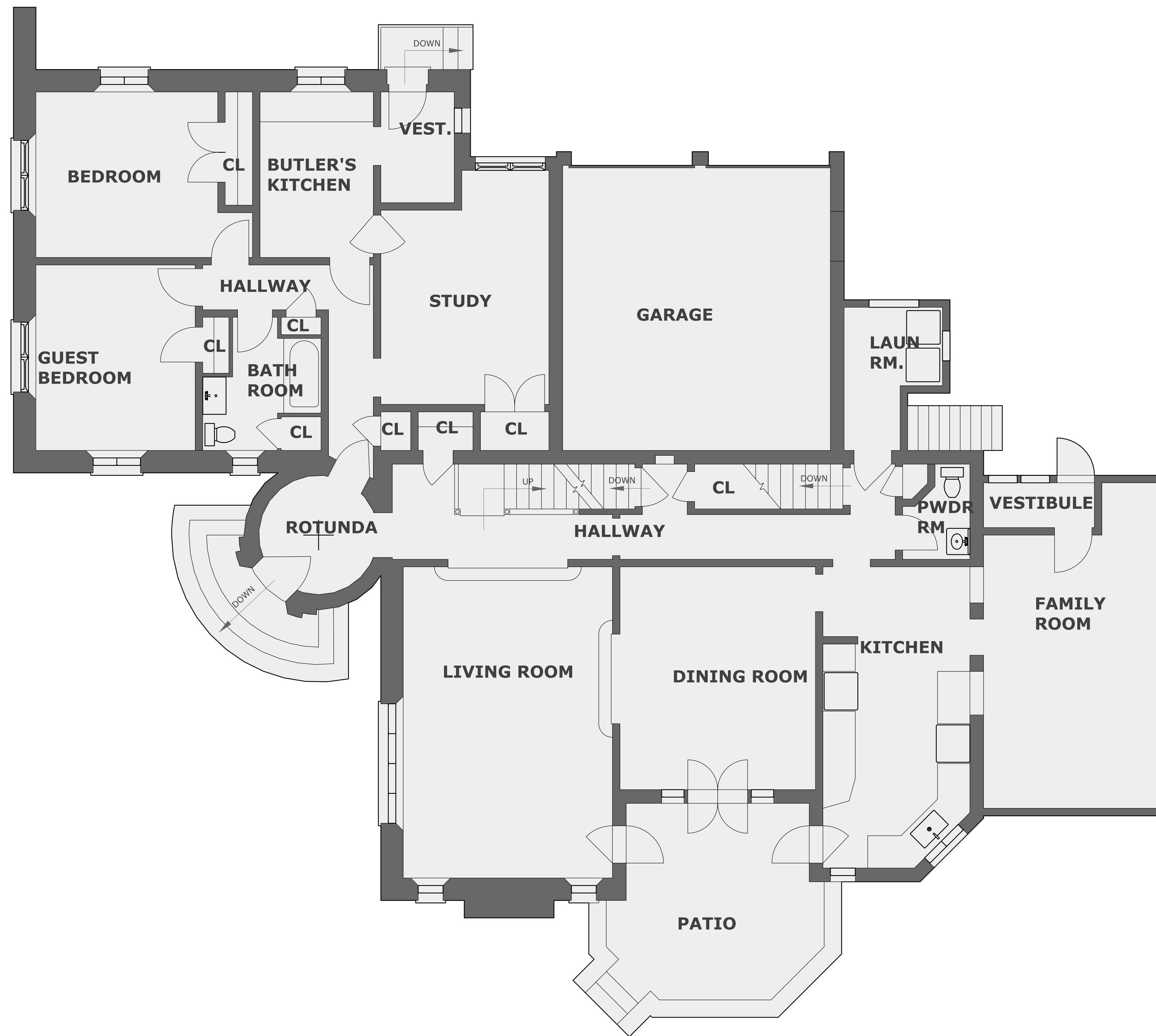


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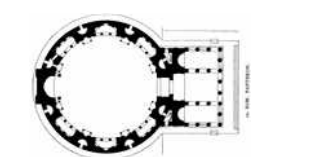


FIRST FLOOR PLAN - EXISTING

SCALE 1/4"=1'0"

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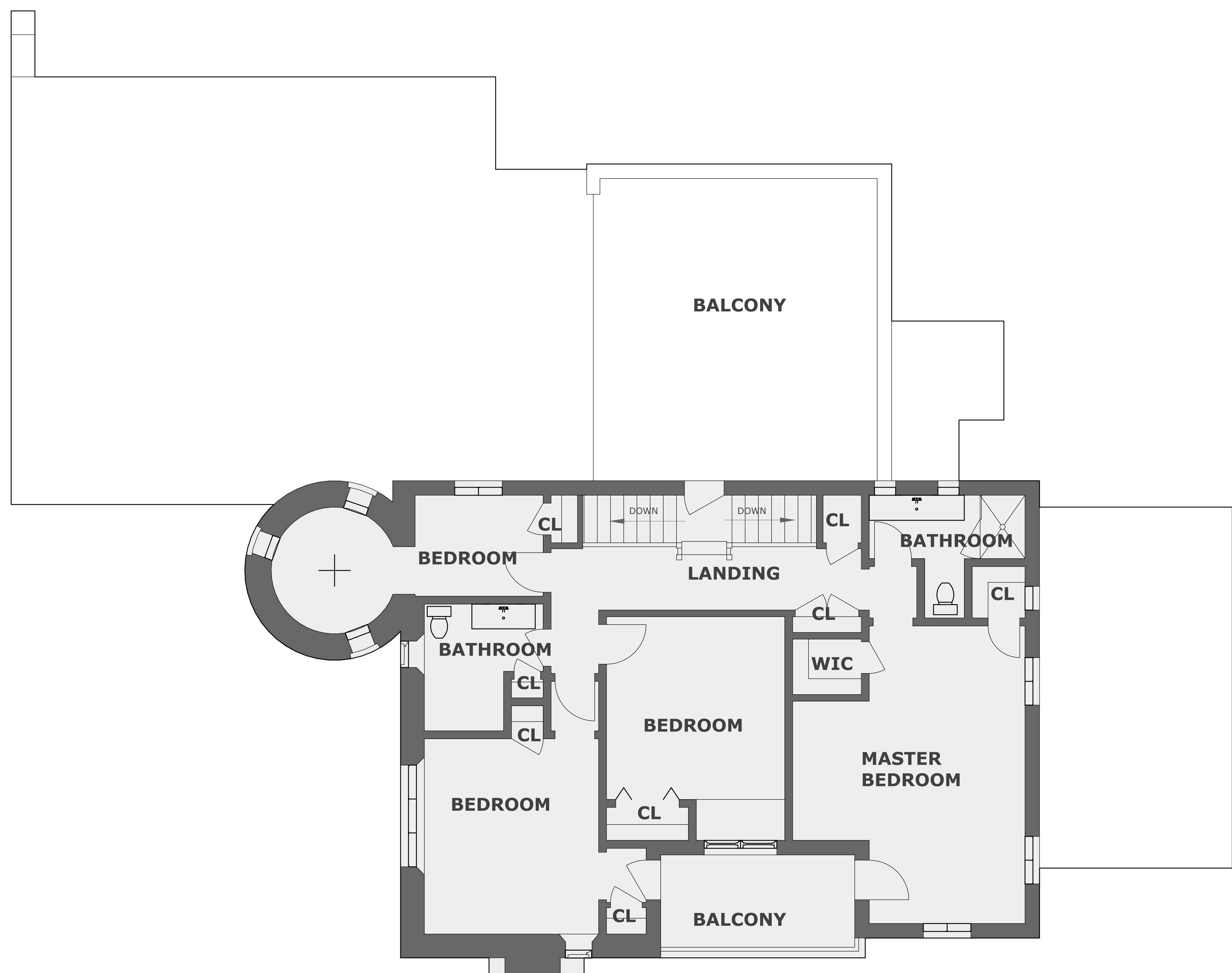


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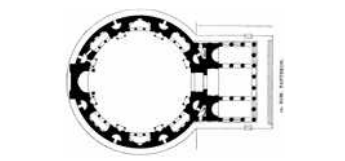


SECOND FLOOR PLAN - EXISTING

SCALE 1/4"=1'0"

JAKOBOVITS RESIDENCE
 3213 Bancroft Road, Baltimore, MD 21215
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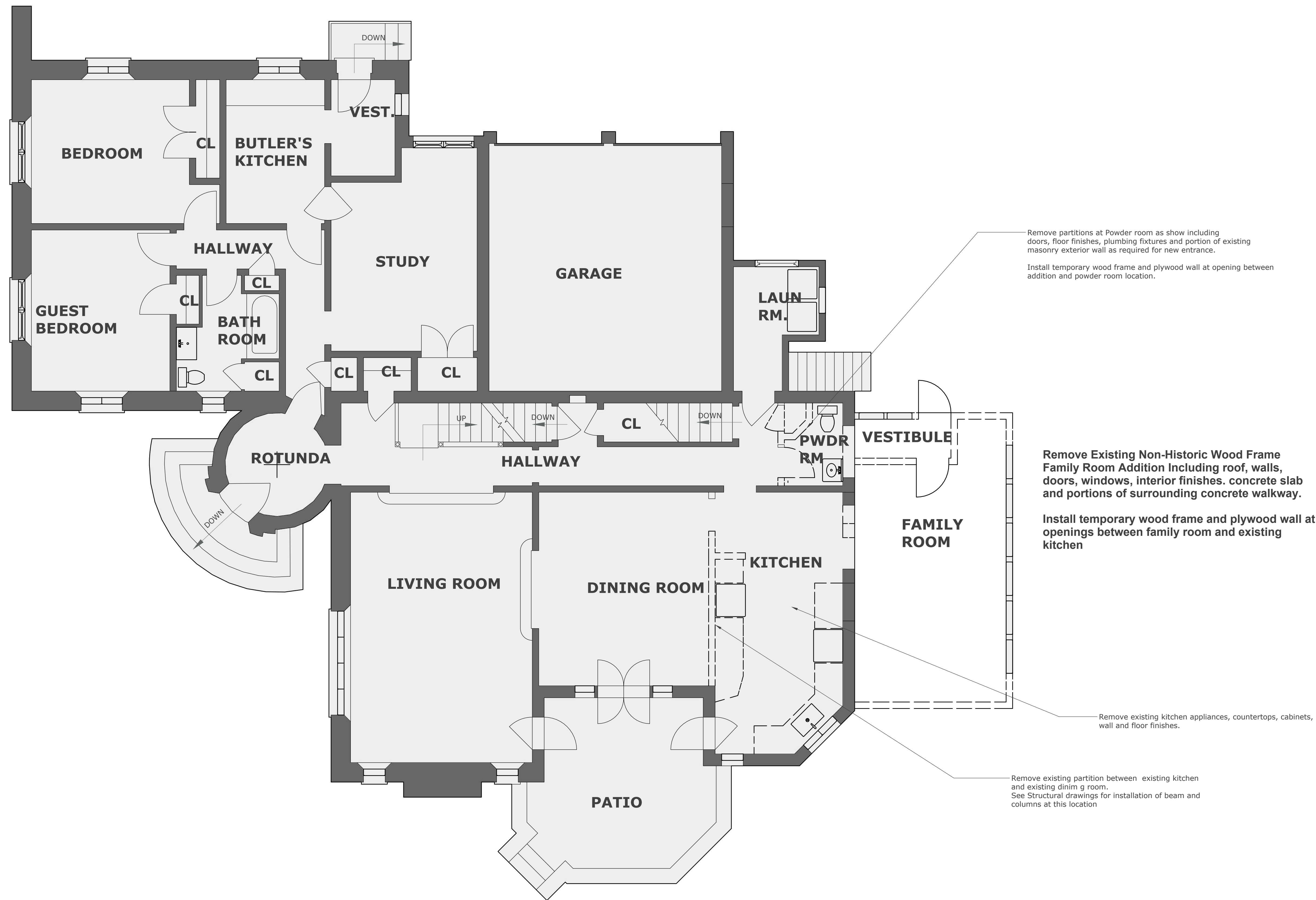


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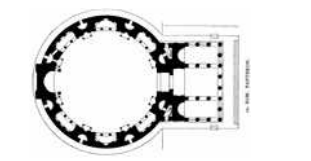


FIRST FLOOR PLAN - DEMOLITION

SCALE 1/4"=1'0"

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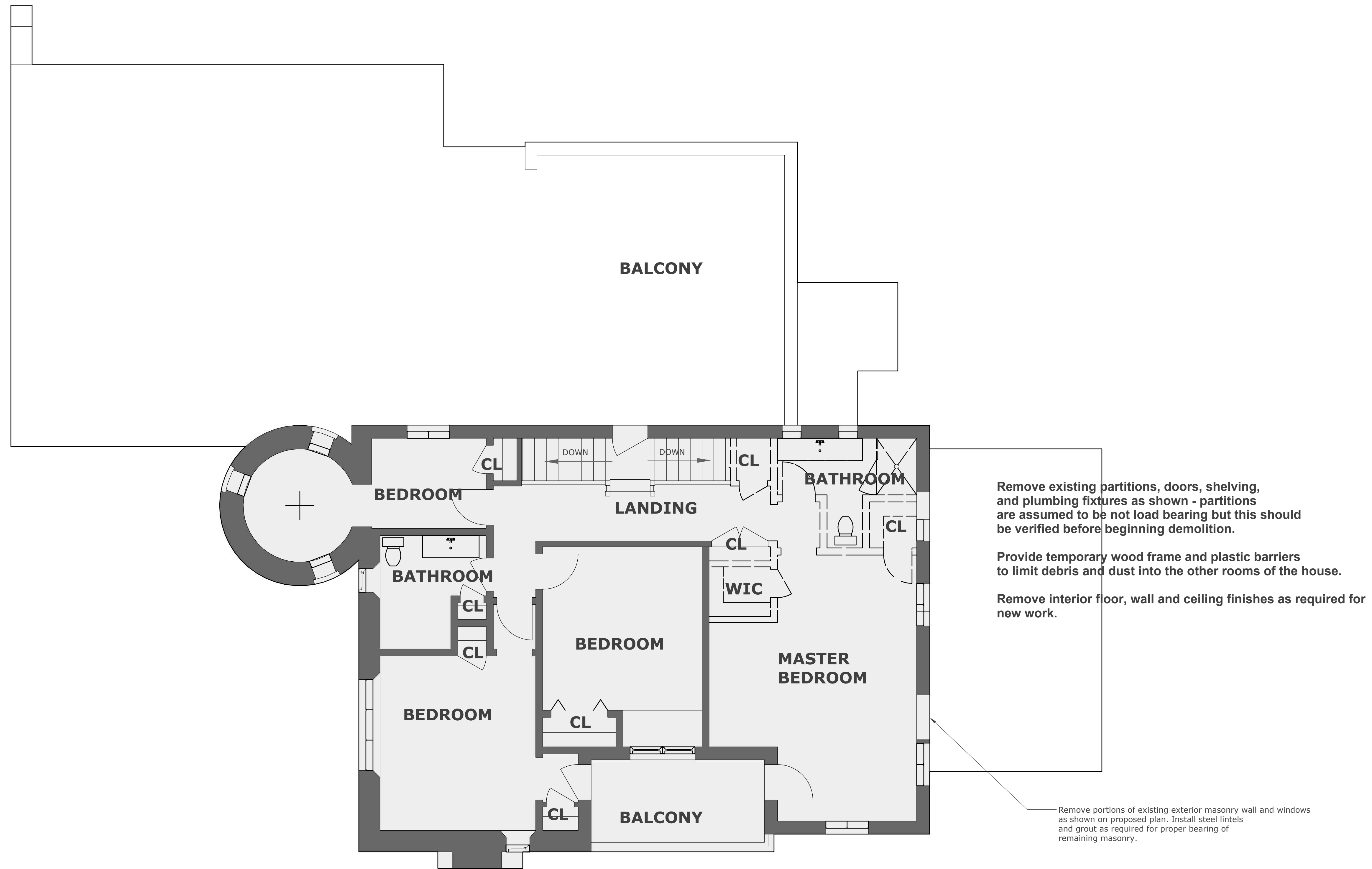


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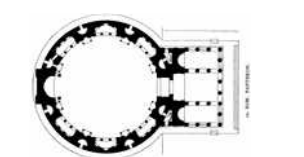


SECOND FLOOR PLAN - DEMOLITION

SCALE 1/4"=1'0"

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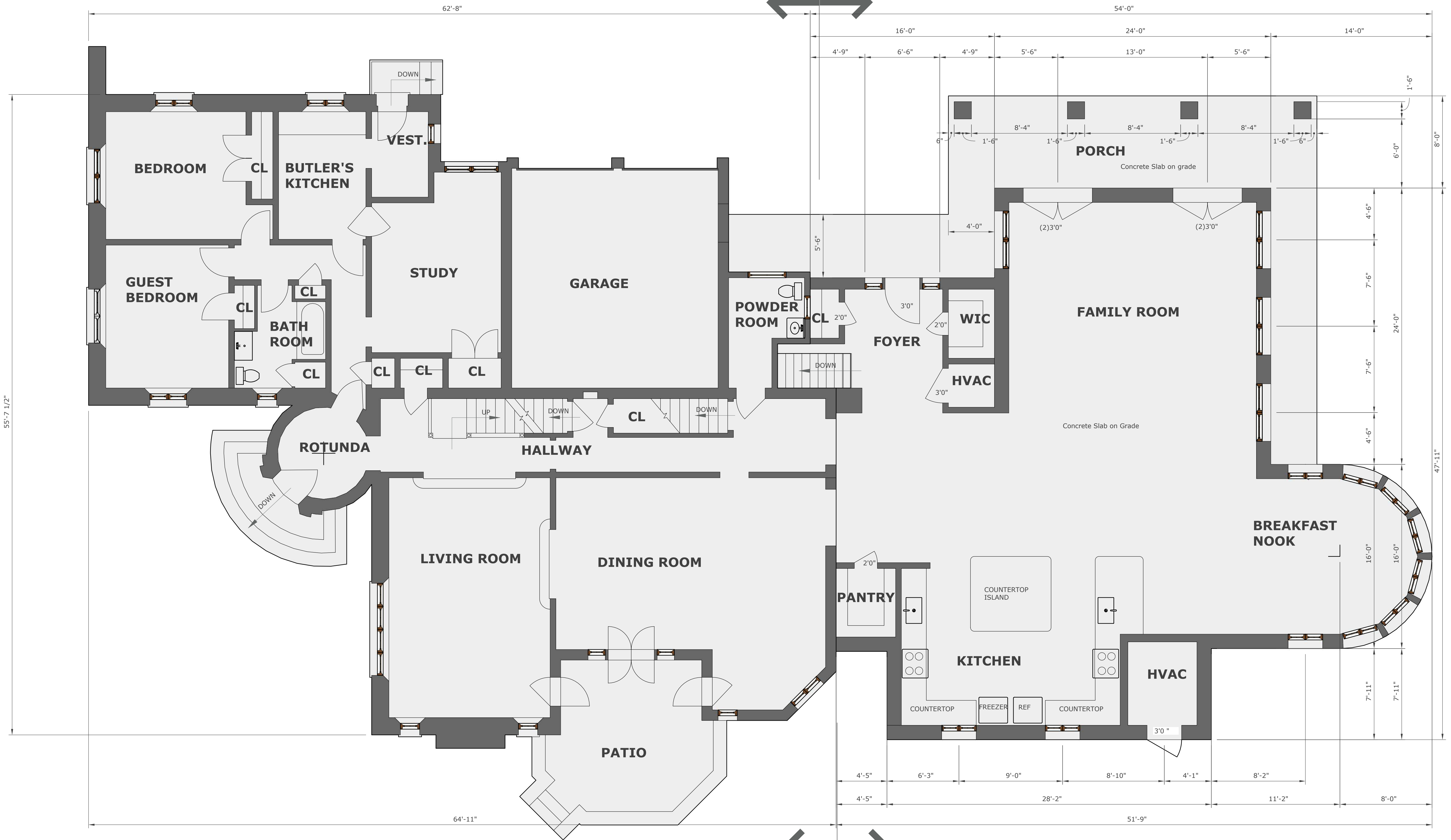
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EXISTING HOUSE

ADDITION



EXISTING HOUSE

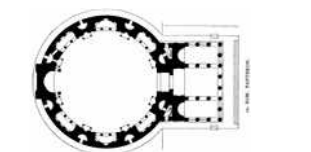
ADDITION

FIRST FLOOR PLAN - PROPOSED

SCALE 1/4"=1'0"

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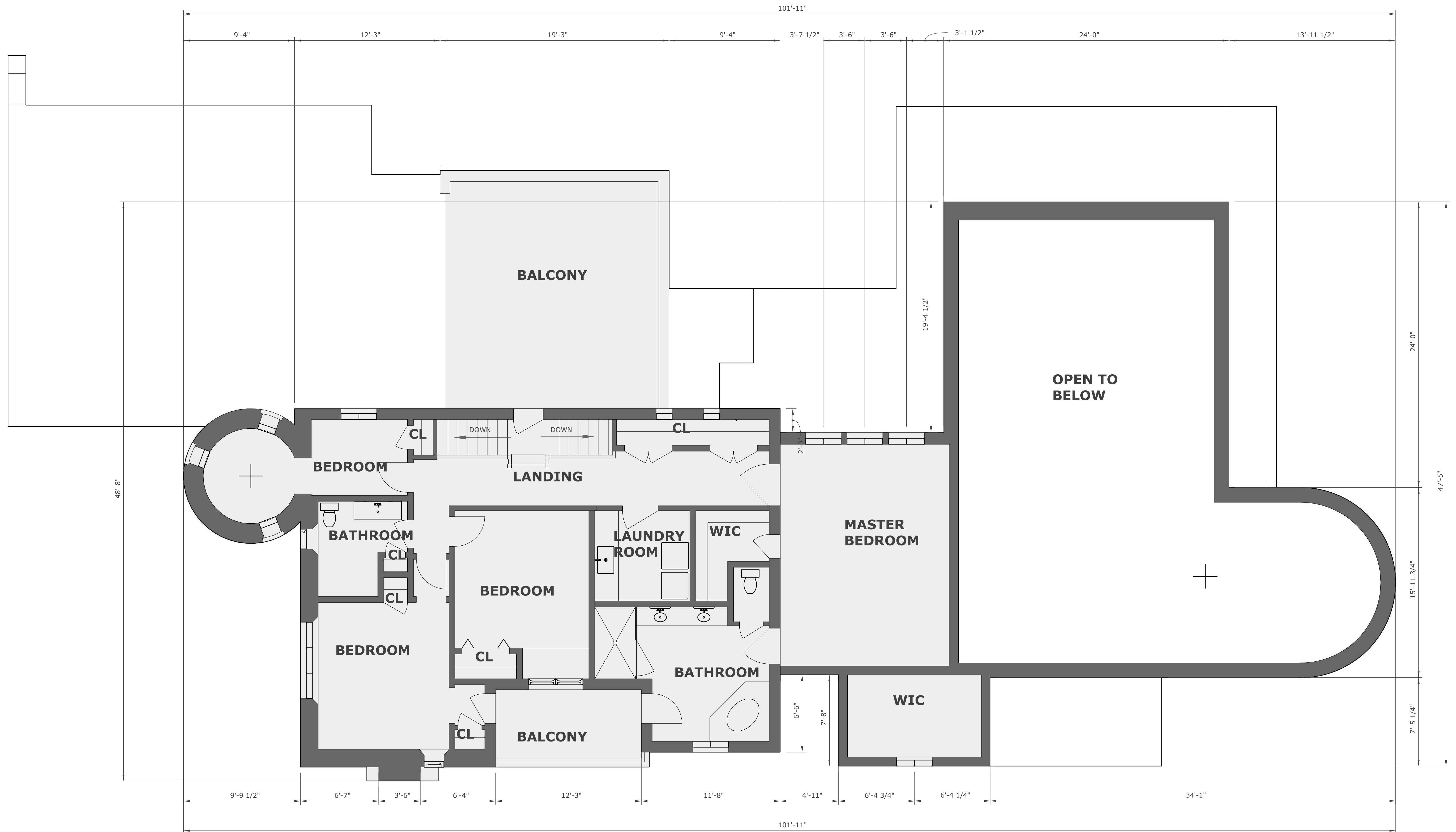
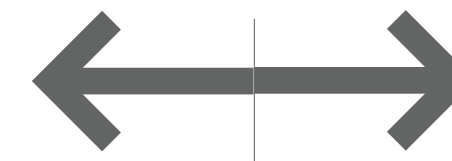
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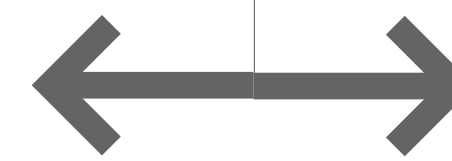
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ADDITION



EXISTING HOUSE

ADDITION

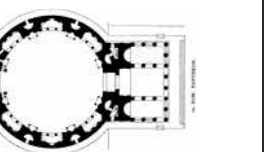


SECOND FLOOR PLAN - PROPOSED

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