



Brandon M. Scott
Mayor

**COMMISSION FOR
HISTORICAL & ARCHITECTURAL
PRESERVATION**

Tom Liebel, Chairman

STAFF REPORT



Chris Ryer
Director

May 11, 2021

REQUEST: Construct rear, garage, and porch additions. Install new front porch and new dormers on roof

ADDRESS: 6108 Maywood Ave (Mount Washington Historic District)

STAFF: Walter Edward Leon

RECOMMENDATION:

1. Approval of the new garage and mudroom connector, explore reorientation of the garage doors.
2. Approval of the new rear addition/extension
3. Disapproval of the expansion of the front porch.
4. Approve the removal of the screened side porch and construction of a larger porch
5. Disapproval of the construction two new dormer windows on front elevation roof; Approval of the rear and side dormers.

PETITIONER: Scott Bloomberg

ARCHITECT: Laura Melville Thomas / Melville Thomas Architects, Inc.

SITE/HISTORIC DISTRICT

General Area: The site is located in the central portion of the Mount Washington historic district, which is in northwest Baltimore adjacent to Baltimore County. The historic district is divided into two sections: to the southeast, South Road/Sulgrave, the first of the areas in which houses were built, and Dixon's Hill, to the north, which was an entrepreneurial project of the well known Baltimore architect Thomas Dixon. Considered by some to be Baltimore's first suburb, Mount Washington traces its origins to 1854 when two men, George Gelbach and Elias Heiner, purchased 314 acres of land near the mill village of Washingtonville. It was Gelbach's intention to establish a rural suburban retreat for Baltimore's middle-class professionals. During its early years, in the 1850s and into the 1860s, Mount Washington consisted mostly of summer homes. It served as a retreat for Baltimoreans trying to escape the heat and humidity of the city, however it was the intention from the beginning for it to become a year-round residential suburb. The northern section of the Mount Washington historic district, Dixon's Hill, where this subject property is located, was developed by Thomas Dixon in 1855. Construction in Dixon's Hill subsided during the Civil War; in the later 1860s, Dixon returned to the Hill and built a number of houses.

Site Conditions: The property consists of a two-story tall Victorian era Stick Style house, built circa 1875 in the Dixon's Hill section of Mount Washington. The symmetrical facade has a projecting centered gable with a pediment and decorative trusses in the gable. The roof is high

pitched with jerkin head ends and a slate roof which has decorative colored bands. The house is sheathed in cedar shingles and has a horizontal band running above the second floor windows. The entry porch in the projecting center gable has four heavy styled Doric columns. The south elevation has a one-story side porch and the north elevation has a decorative juliet balcony featuring ornate woodwork on the second floor. The rear elevation has two gable end projections with a flat connecting section and one rear dormer window. The house has original windows on the majority of the elevations.

BACKGROUND

Staff reviewed and approved rear replacement windows in 1998.

PROPOSAL

The applicants propose to:

1. Construct a new garage and mudroom connector
2. Construct a new rear addition
3. Construct a one-story porch on the facade
4. Remove a screened side porch and construct a larger porch
5. Construct two new dormer windows on front elevation roof and two in the rear

APPLICATION OF GUIDELINES

The proposal is being reviewed under the Baltimore City Historic Preservation Design Guidelines *Chapter 1: Design Guidelines for Building Exteriors*, Section 1.7 Windows, Section 1.8.8 Dormers, Section 1.9 Porches, Steps, Railings, and Decks, Section 1.18 Alterations and Additions, Section 1.9.3 Carriage Houses, Garages, sheds, & Outbuildings, Section 2.4.3 Garages.

Section 1.7.1(Windows) General

- In most cases, do not create new window openings or permanently block existing window openings on primary elevations. When required, locate new window openings on a secondary elevation that cannot be seen from a public right-of-way. Design newly installed windows to be compatible with historic windows and the overall character of the building.

The proposal includes several new windows which are located primarily in the rear addition and not visible from the public right of way.

Section 1.8.8 Dormers

- In most cases do not install new dormers on primary elevations where there is no physical or photographic evidence of historic dormers on the building.
- On secondary elevations, design new dormers to a scale that preserves the dominant form of the original roof.

The proposal includes the creation of two new dormers on the front roof elevation. The dormers are intended to give light to the rooms in the attic. These dormers do not conform to the Guidelines, Dormers proposed for the rear and rear side will not be readily seen from the public right of way.

Section 1.9.1 Porches

- Do not enclose character-defining, front, or highly visible open porches. Enclosing a porch on a rear or secondary elevation may be appropriate in some cases. Where appropriate, use compatible materials and a design that does not impact the historic character of the porch.

The proposal includes the construction of a new one-story porch on the façade of the house, which would envelope the character-defining historic central portico. The proposal to construct this porch on the façade does not comply with this guideline. The proposal also includes demolishing a one-story non-historic side porch and constructing a larger one-story side porch in the same location. It is designed to complement the Victorian era with its wood frame details and sheet metal roof.

Section 1.9.3 Carriage Houses, Garages, sheds, & Outbuildings

- Design new accessory structures to complement the scale, form, orientation, materials, and details of the primary building and other historic structures on the property.
- Locate new garages, sheds, and other accessory structures in rear yards, or in other areas where they may be less visible.
- Do not add new accessory structures that convey a false sense of historical development. New features should not be confused with historic elements.

The applicants propose a new 22 x 22 ft. garage which is designed to complement the scale, form, materials, orientation and details of the primary house. The mud room and garage are set back from the front portion of the house and connects to the house via the proposed rear addition. The new two-bay garage conveys similar design elements of the house, but uses different proportions. The exterior materials will be a contemporary cedar shake Hardi-planks with a new slate shingle roof.

Section 1.18 Alterations and Additions

- Retain historic character defining features when planning alterations and additions to a historic building.
 - Design alterations and additions to be compatible and sympathetic to the character of the historic building.
 - Design additions to be compatible with the existing historic structure in massing, height, form, and scale. Place additions on a secondary elevation.
 - An addition may be contemporary in design, or it may replicate the historic character of the main building. Where an addition replicates the historic character of the main building, create subtle differences to clearly distinguish it as a later structure.

Section 2.4.3 Garages

- Design and place garage entrances and doors to be compatible with surrounding buildings.
- Do not place garage entrances on front facades where there is no historic precedent.

The applicants propose to construct a new garage that is setback from the front with a connecting mudroom that is styled to resemble the main house. This addition does not affect any character defining features of the house. The garage is styled to compliment the historic house with cedar Hardi-plank siding and similar slate covered roof and a projecting centered gable. The smaller garage is sited to be secondary to the main house. The materials will be similar to the main house but contemporary.

The applicants propose to construct a rear addition that essentially extends the existing rear of the building by 35 feet wide x 13 feet long, matching the form, height and volume of the existing rear portion of the house. The new addition will be compatible with the historic house and is a secondary elevation. The extensions will have contemporary cedar Hardie-plank siding, windows and doors. The roof slate will match the color, size and decorative banding of the historic roof.

NEIGHBORHOOD COMMENTS

The proposal has been shared with the Mount Washington Improvement Association ARC and the committee has given favorable support for the project.

ANALYSIS

The analysis will be broken down into discrete parts due to the complexity of the project:

1. Construct new garage and mudroom connector

The new garage and mudroom connector meet the CHAP Guidelines for an addition of a secondary structure. It is setback from the primary front elevation and the design complements the historic house. Staff believes that the orientation of the doors should not be visible from the public right of way in order to comply with the guidelines

2. Construct new rear addition

The new rear additions compliment the historic rear portion and seamlessly blend into the historic fabric of the original house, and are not visible from the public right of way.

3. Construct new porch that envelopes the front portico

The construction of a new porch on the façade that envelopes the front portico does not comply with the Guidelines and drastically alters a character-defining feature. It removes significant architectural elements to the historic building.

4. Remove screened side porch and construct a larger porch

The new, larger side porch meets the Guidelines and does not detract from the historic nature of the house.

5. Construct two new dormer windows on the front elevation, and new dormers on side and rear

The proposed new dormers on the façade also do not meet the Guidelines as there is no historic evidence of dormers on the façade of the roof, and adding them will drastically change this character-defining feature. It may be possible to create some skylights on the rear side of the attic that could provide more natural light. The new proposed rear and side dormers are not visible to the public right of way and do not detract from the original house, and thus comply with the Guidelines.

RECOMMENDATION:

1. Approval of the new garage and mudroom connector, explore reorientation of the garage doors.
2. Approval of the new rear addition/extension
3. Disapproval of the expansion of the front porch.
4. Approve the removal of the screened side porch and construction of a larger porch
5. Disapproval of the construction two new dormer windows on front elevation roof;
Approval of the rear and side dormers.



Eric Holcomb,
Executive Director

Maps and Images

Exhibit 1. Mount Washington historic district map, City View 2021

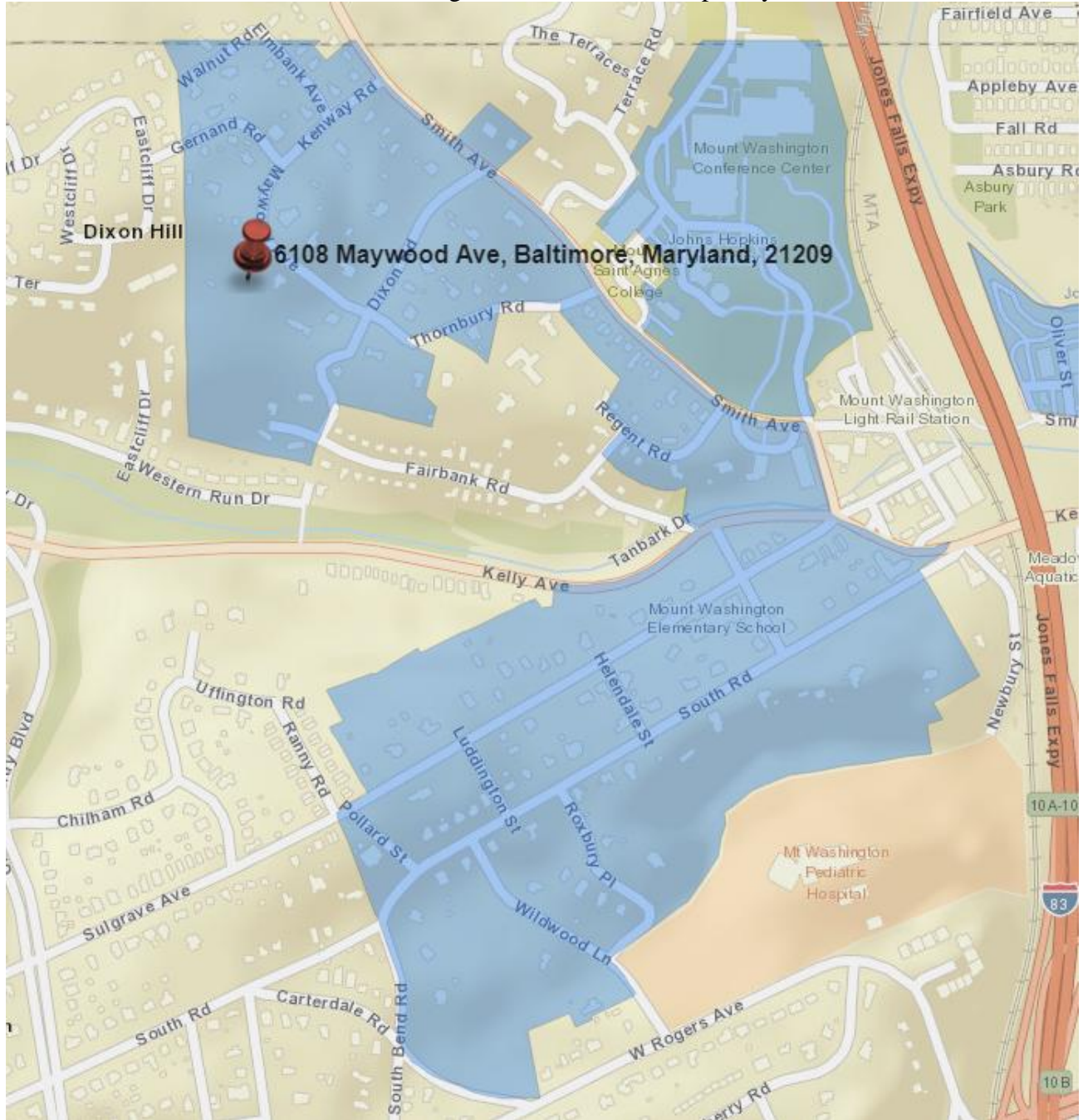


Exhibit 2. Property Location, City View 2021



Exhibit 3. 1898 Bromley Atlas of Baltimore County, Plan of Mt. Washington

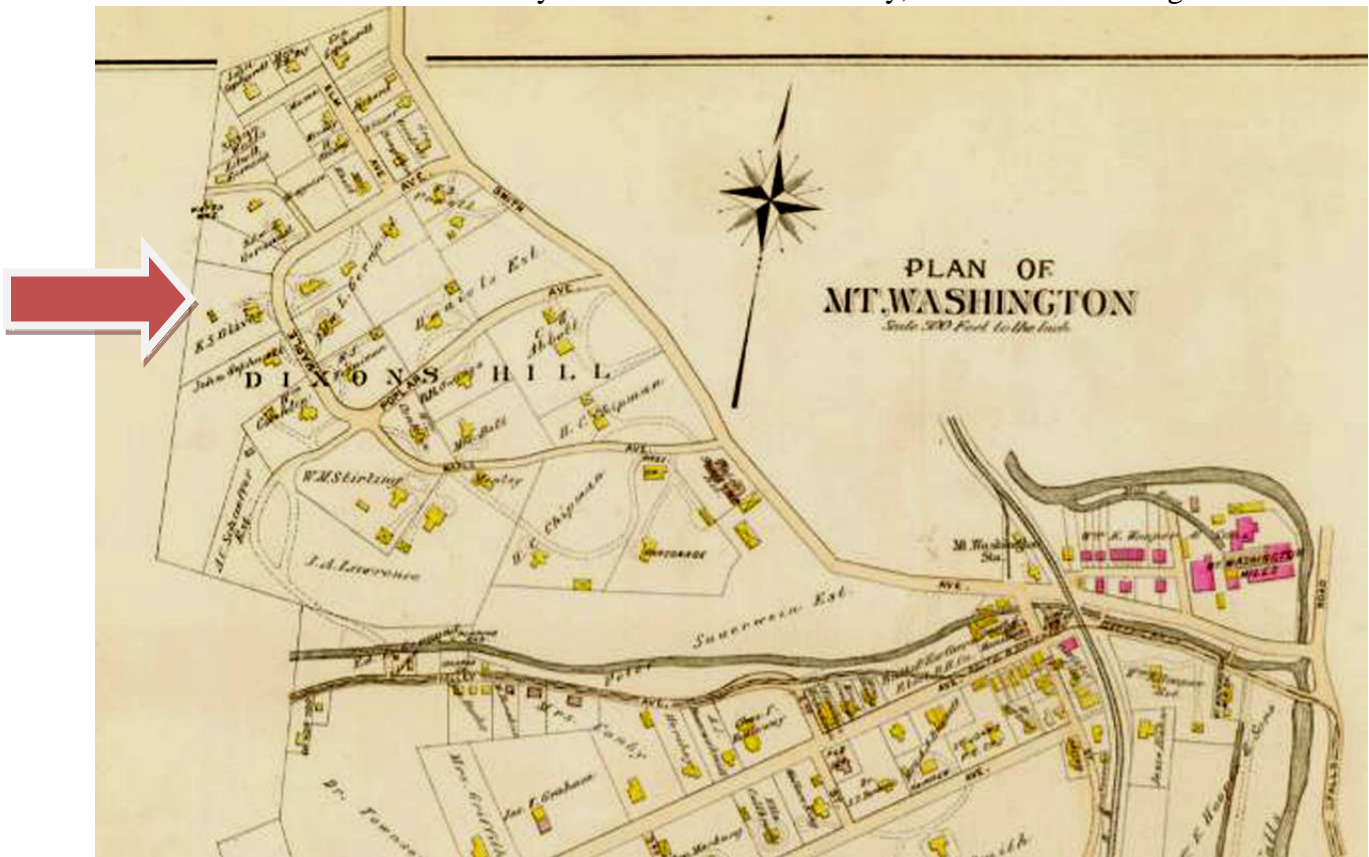


Exhibit 4. Aerial view 2020 Pictometry

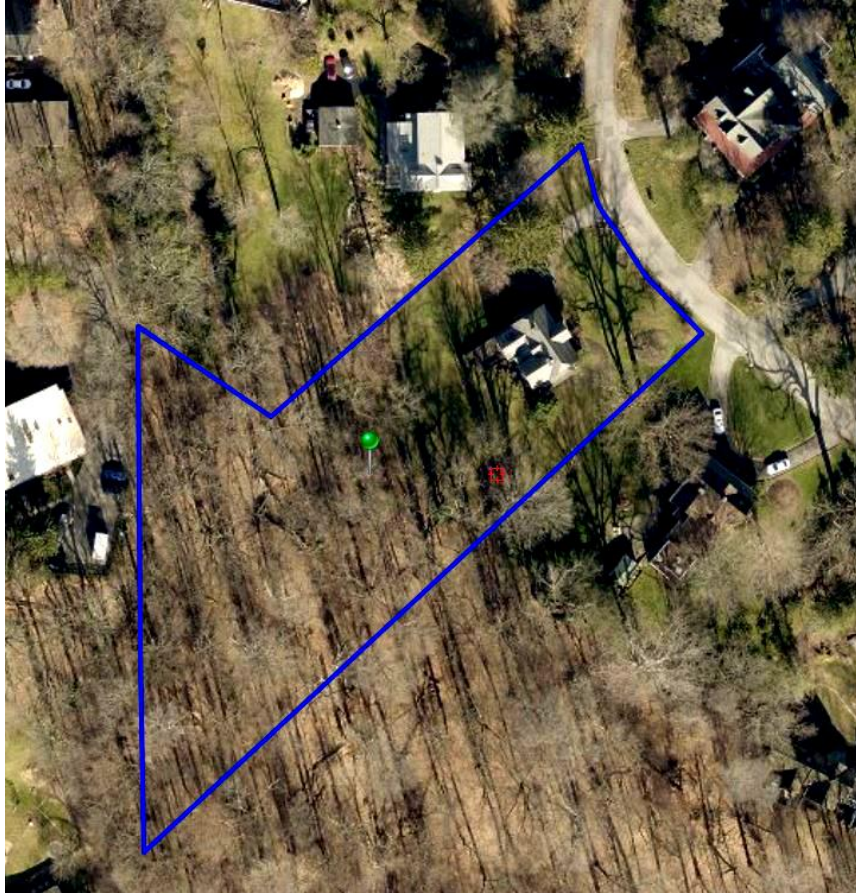


Exhibit 5. Aerial view south elevation 2020 Pictometry

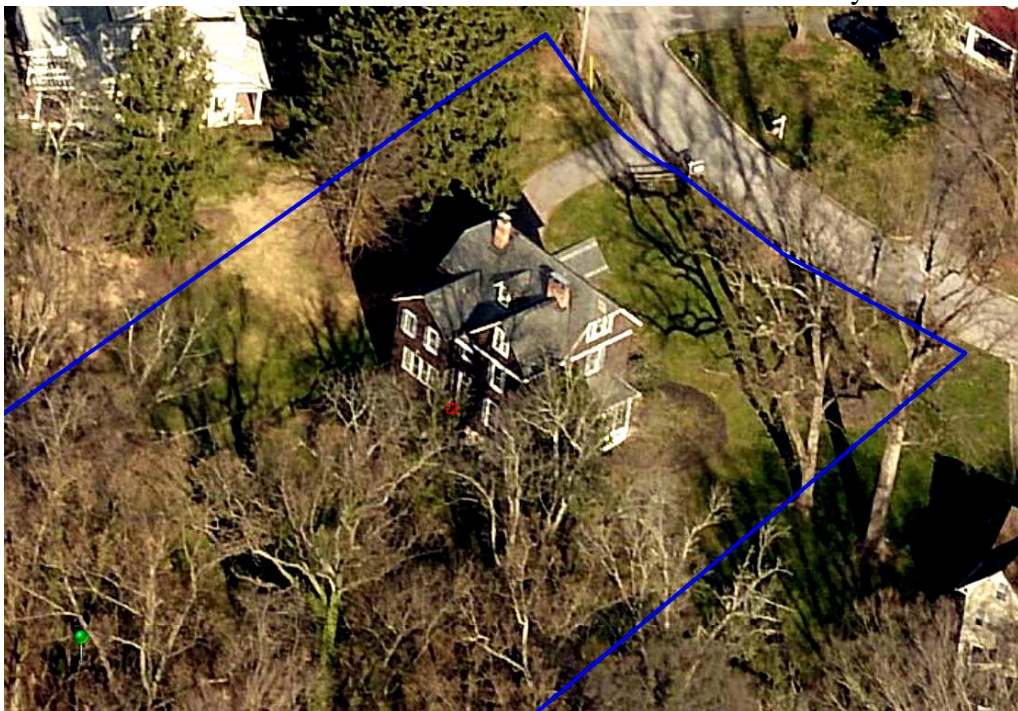


Exhibit 6: Aerial view east elevation 2020 Pictometry



Exhibit 7: Aerial view north elevation 2020 Pictometry

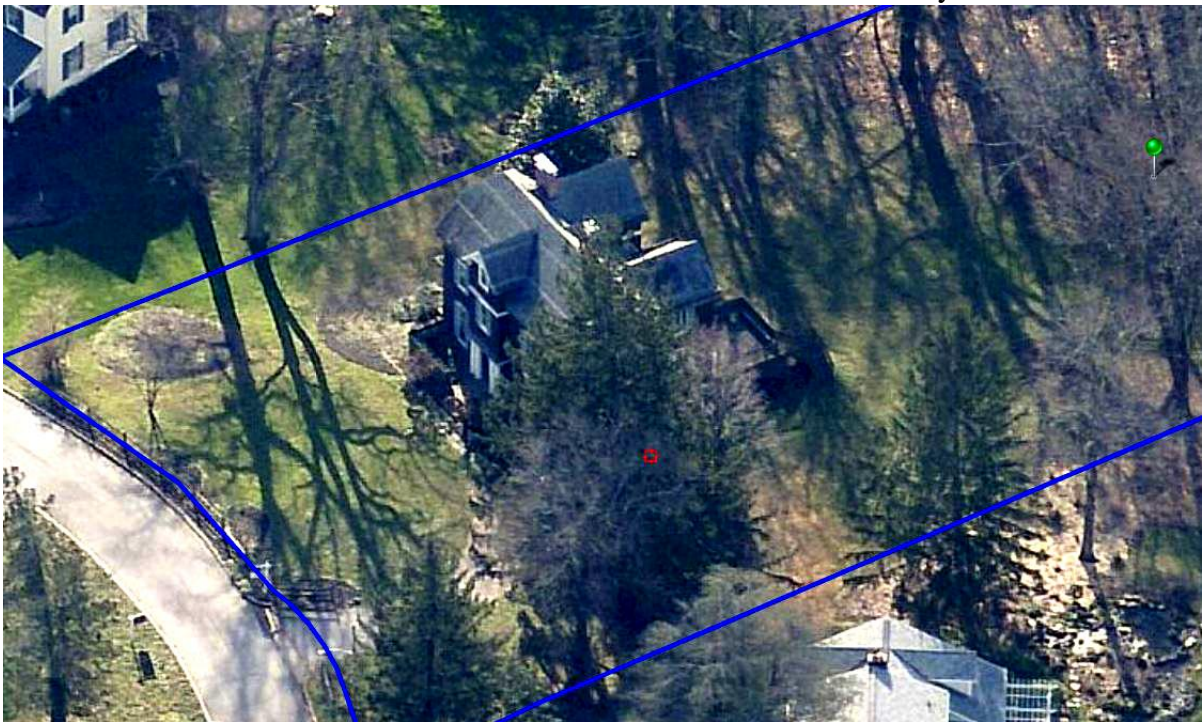


Exhibit 8: Aerial view west elevation 2020 Pictometry



Exhibit 9. Front elevation 2020 Google streetview



Exhibit 10. Front elevation 2021



Exhibit 11. Rear elevation 2021



Exhibit 12. Side elevation 2021



Exhibit 13. Side elevation 2021



Exhibit 14. Proposed site plan

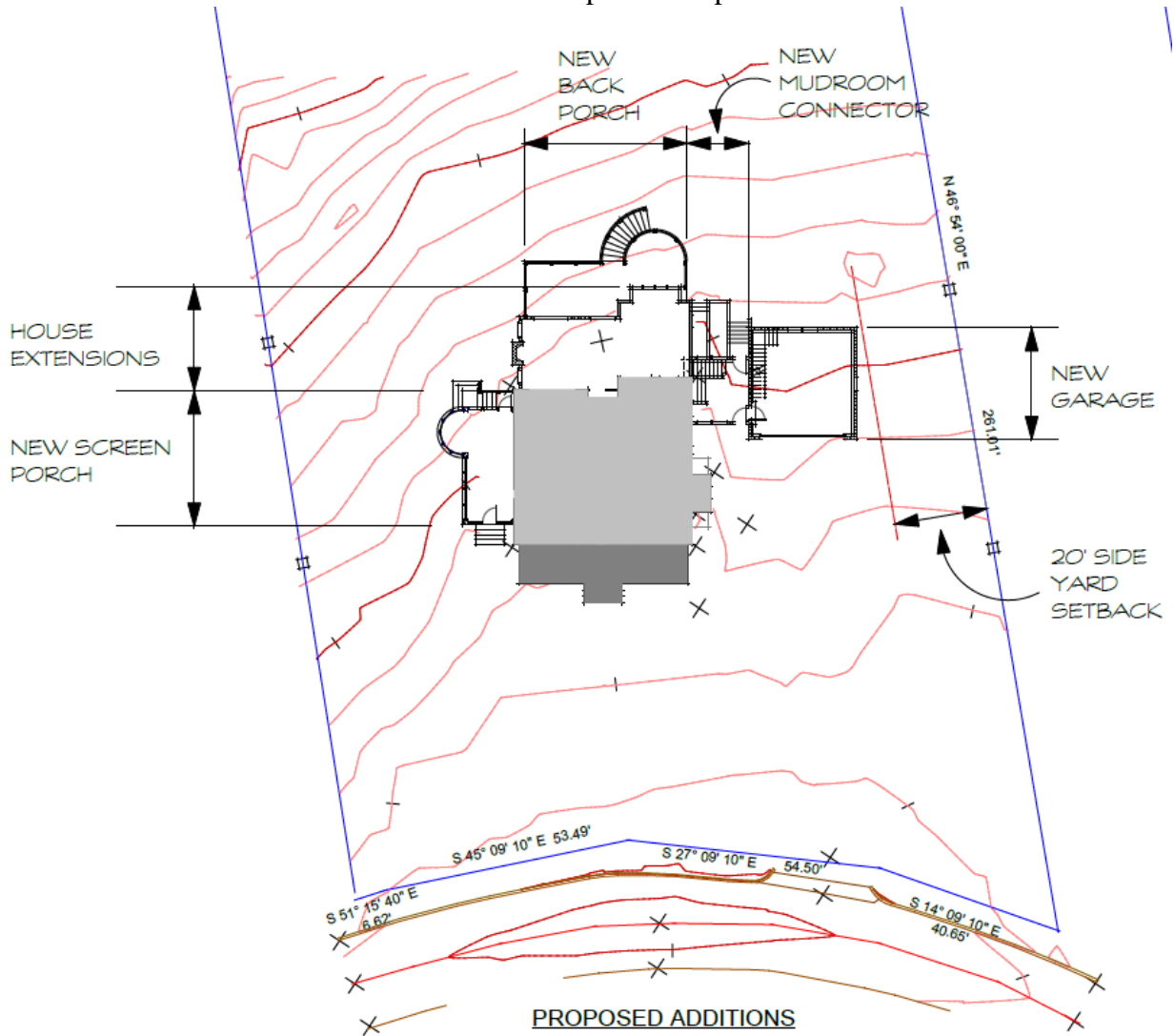


Exhibit 15. 3D massing model

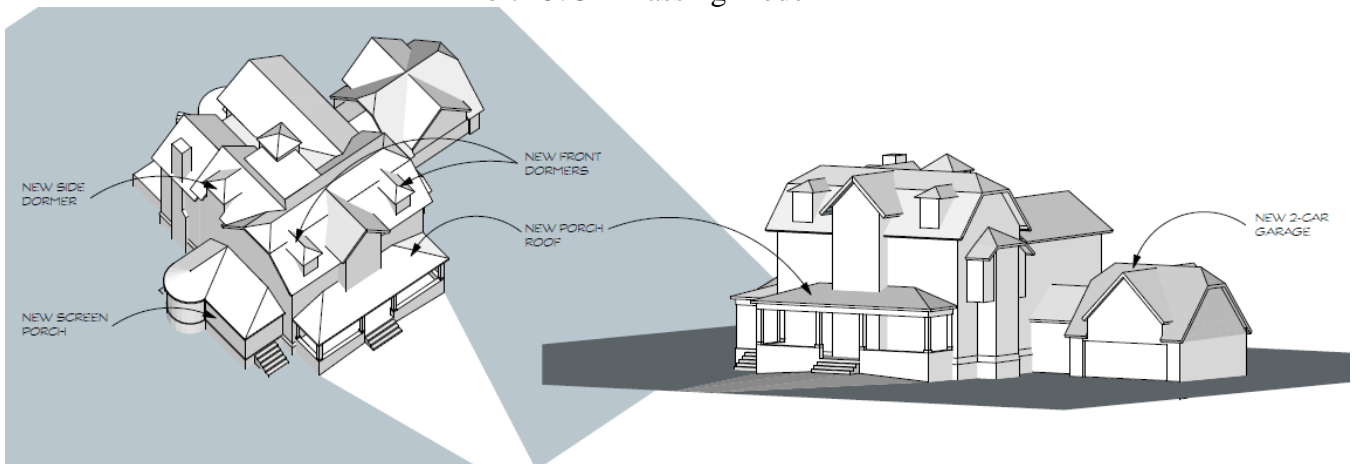
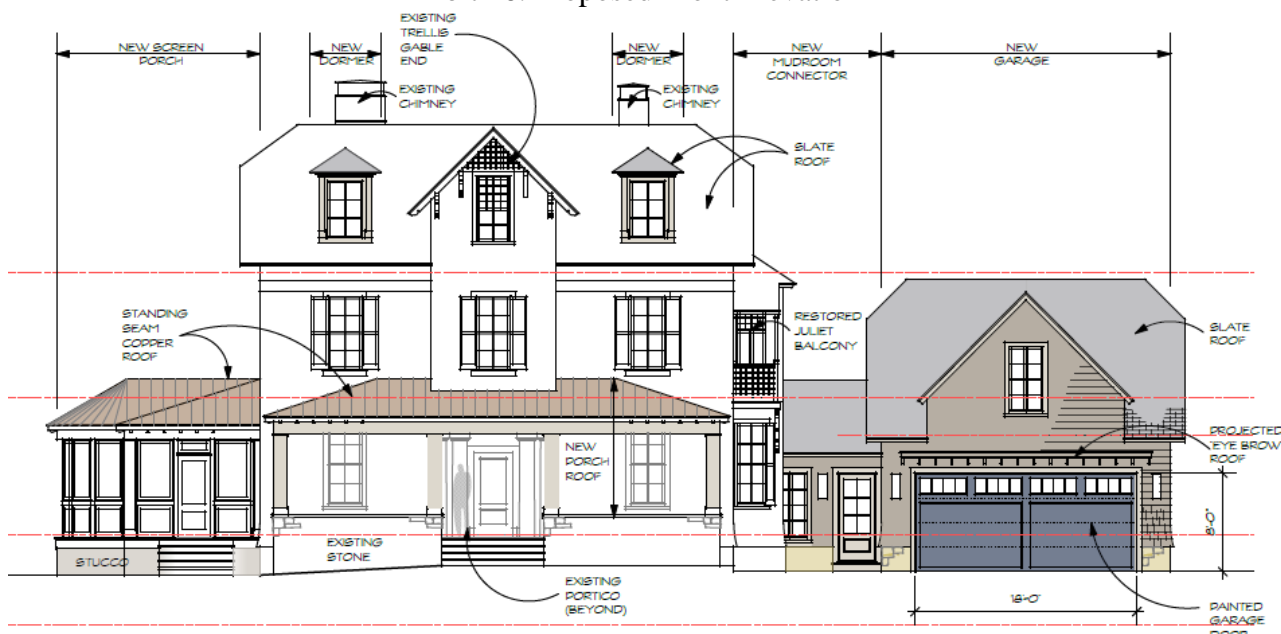


Exhibit 16. Proposed Front Elevation



Note:
The new building elements including the additions are rendered.

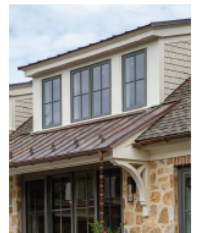
EAST ELEVATION

1/8" = 1'-0"
30 March 2021

Exhibit 17. Proposed Side Elevation



HardieShingle "Straight Edge" Siding
Benjamin Moore AC-35, Valley Forge Tan



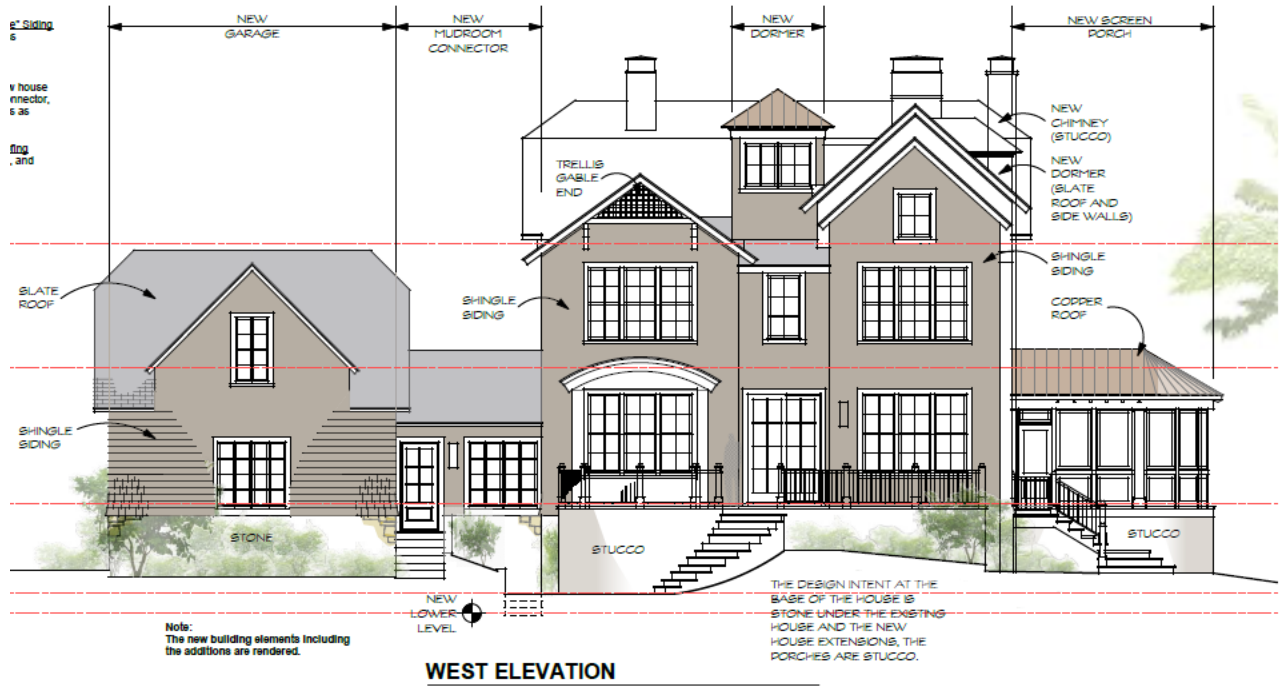
Oxidized standing seam copper roofing (similar to an old copper penny)

Shutter Color Sherwin Williams 6244 Naval
Trim Color Benjamin Moore OC-20 Pale
Siding and Stucco Color Benjamin Moore AC-35 Valley Forge Tan

Note:
The new building elements including the additions are rendered.

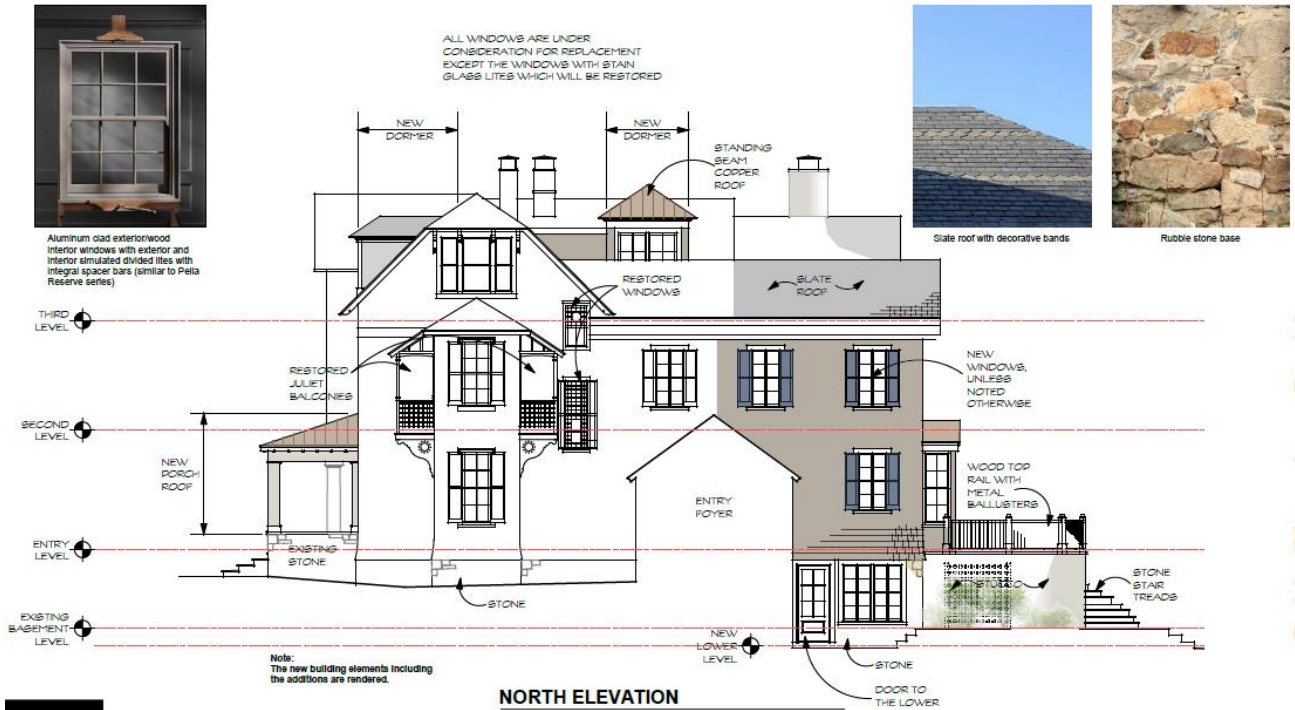
SOUTH ELEVATION

Exhibit 18. Proposed Rear elevation



WEST ELEVATION

Exhibit 19. Side Elevation



NORTH ELEVATION

Exhibit 20. 3D model view of side and rear dormers

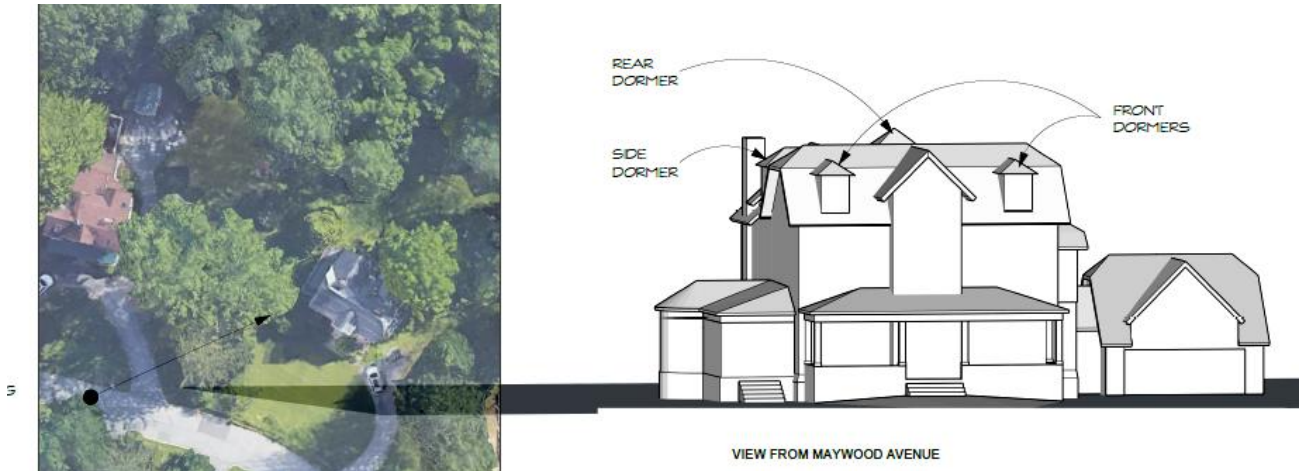


Exhibit 21. Landscape site plan

