



Catherine E. Pugh
Mayor

**COMMISSION FOR
HISTORICAL & ARCHITECTURAL
PRESERVATION**

Tom Liebel, Chairman

STAFF REPORT



Thomas J. Stosur
Director

September 11, 2018

REQUEST: Construct a one-story detached garage

ADDRESS: 1530 Bolton St. (Bolton Hill Historic District)

RECOMMENDATION: Approve

STAFF: Lauren Schiszik

PETITIONER(S): Pete Ma, Rachel Scott

ARCHITECT: Andy Niazzy

SITE/HISTORIC DISTRICT

Bolton Hill Historic District: Bolton Hill retains a strong Victorian-era, traditional rowhouse character with relatively intact blocks of structures from the middle- to- late- 19th century. This residential community encompasses approximately 170 acres in the central northwest section of the city. The rowhouse building type predominates in Bolton Hill, but it is treated in a variety of ways. Later treatments include use of stone for the façade, carved stone or more elaborate brickwork around openings, and small ornamental iron balconies at the first floors. The 1960s development of Bolton Square adapts the characteristic rowhouse form to a modernist ideal.

Site Conditions/Architectural Description: The property consists of a three-story brick rowhouse and rear yard. The rowhouse is one of five identical highly ornate Italianate rowhouses, with decorative stone and terracotta detailing. At the rear of the property, abutting Mason Street, there is a non-historic concrete masonry unit wall with a wooden gate.

BACKGROUND

A predevelopment meeting for this proposal was held on August 6, 2018, at which the architect was advised that this proposal requires a zoning variance for lot coverage. The BMZA hearing for that variance will occur after this CHAP hearing.

PROPOSAL & APPLICATION OF GUIDELINES

The applicant proposes to construct a new one-story garage in the back yard, adjacent to the rear property line, which is located on Mason Street. It will be clad with brick and have a flat roof. There will be a one-bay wide garage door and one pedestrian door that face Mason Street. The elevation facing the rear of the house (not visible from the public right-of-way), features a

stepped parapet above the flat roof, decorative brickwork panel below the parapet, large carriage doors, and recessed side panels with mounted trellises.

- **Conformity to Guidelines:** The proposed new construction is being considered under *Chapter 2: Design Guidelines for Additions, New Construction, and Non-Contributing Buildings*. The new construction meets the following guidelines:
 - *Guiding Principles for New Design* directs the applicant to “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.”
 - The character-defining features of the surrounding buildings, both immediately and in the vicinity, include brick cladding on the main houses and on the garages.
 - The new construction meets the following aspect of *Guideline 2.2 Site Design*, which directs that “new construction projects should reinforce existing patterns of open space and enclosure created by existing...fences, walls, yards, courtyards...” because the new construction takes up the full width of the property, like other garages in the neighborhood, both historic and contemporary.
 - The new construction conforms to *Guideline 2.3 Scale and Form*.
 - The new construction conforms to *Guideline 2.4.5 Building Features*.

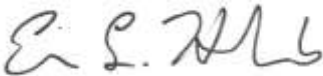
NEIGHBORHOOD COMMENTS

The Bolton Hill Architectural Review Committee has provided positive advisory comments on this proposal.

ANALYSIS

CHAP staff finds that this proposed new one-story garage meets the CHAP design guidelines for new construction.

Staff recommends approval of this one-story garage, with final details to be reviewed and approved by staff.



Eric Holcomb
Director

