



*Brandon M. Scott
Mayor*

**COMMISSION FOR
HISTORICAL & ARCHITECTURAL
PRESERVATION**

Tom Liebel, Chairman



*Chris Ryer
Director*

STAFF REPORT

April 13, 2021

REQUEST: Concept Review - Height, massing and scale of a new rear addition.

ADDRESS: 3213 Bancroft Road (Bancroft Park Historic District)

RECOMMENDATION: Approval of height, massing and scale.
Final design to return to staff.

STAFF: Walter Edward Leon

ARCHITECT: Bruno Vaughn Reich, AIA

OWNER: Nathan Jakobovits

SITE/HISTORIC DISTRICT

The site is located in the Bancroft Park historic district which is the first entirely Twentieth 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 thirty residences found here rest on large lots that face a curving, wide, tree-lined street. Developed by the Bancroft Park Company 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 \$5,000.00, 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.

Site Conditions:

The property at 3213 Bancroft Road is an early Twentieth-century cinder block building designed in the French Eclectic style. The style was prevalent throughout the United States in the 1920s and 30s. The style is reflective of Norman and Brittany cottage influences.

The building is asymmetrical in plan, composed of two masses with a central towered entry with a conical roof. The two masses have high pitched roofs, walls faced with stone and accentuated with brick quoins at the edges of the windows and corners. The windows are metal casements and the entry door is a heavy oak design within a picturesque entry at the base of the round tower. The walls are composed of regular bond stone pattern and the random

applied brick patterns over the cinder block walls. The asymmetrical elevations have windows that are grouped in three's or as singular openings. The window openings on the second-story break through the rooflines from either the flat wall plane or through the various gable end dormers. There is a singular jerkinhead style dormer on the front building section near the turret. The conical roof has gable end dormers that break through the roof line. The multiple rooflines range from open gable end, cross hipped, and intersecting or overlaid hip style on this building. The roof is sheathed in a grey slate and is steeply pitched. The flat garage roof features castle crenellation like that of a northern French fortress. The chimneys are large, square or rectangular and very detailed.

BACKGROUND

The site has only been thru CHAP staff review for replacement of windows in 2009.

PROPOSAL

The applicants propose to construct a two-story rear addition that will remove a rear one-story non-historic shed addition, and remove portions of the sidewalks and landscaping in the rear. The new addition will have a great room space, expanded kitchen, breakfast nook and a enlarged the master bedroom.

APPLICATION OF GUIDELINES

CHAP Staff applied

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.
- Document existing historic conditions in drawings and photographs before beginning any alterations and additions.

The proposed addition will be located at the rear of the property. The addition will have little impact to the main features and details of this French Eclectic styled house. The new addition will complement the original structure by incorporating steep roofs lines and slate shingles. The walls will have similar quarried stone and flat stucco sections that help distinguish the original from the new. The windows will be contemporary metal casements that will mimic the multi-paned windows on the original house. The form and scale of the addition compliments the original house and is set back from the public view. The addition replicates the height, widths, and forms of the original house. The addition has large gable ends that match the angle of the building and a round rear projection for the breakfast nook. The plans include a covered porch on the north elevation that allows for easy walk out access to the driveway and yard. The applicants will photo document the rear elevation before commencing the renovation and addition construction.

NEIGHBORHOOD COMMENTS

The Bancroft Park Architectural Review Committee was notified and provided the plans as per the CHAP Rules and Procedures for the proposal. They have given a favorable support for the addition because it is not visible from the main street.

ANALYSIS

The staff believes the proposed addition meets all the CHAP guidelines for height, massing, and scale. The applicants proposal replicates the historic character of the French Eclectic style of the original building but remains distinguishable as a product of its own time. The proposed addition will also match some of the materials and replicate the designs with matching wood trim, stone veneers, slate roof, and metal casement windows. The natural stucco finish of the addition will distinguish the new addition from the historic.

RECOMMENDATION: Approval of height, massing and scale. Final design to return to staff.

Eric L. Holcomb
Executive Director

Maps and Photos
Exhibit 1: Bancroft Park historic district map

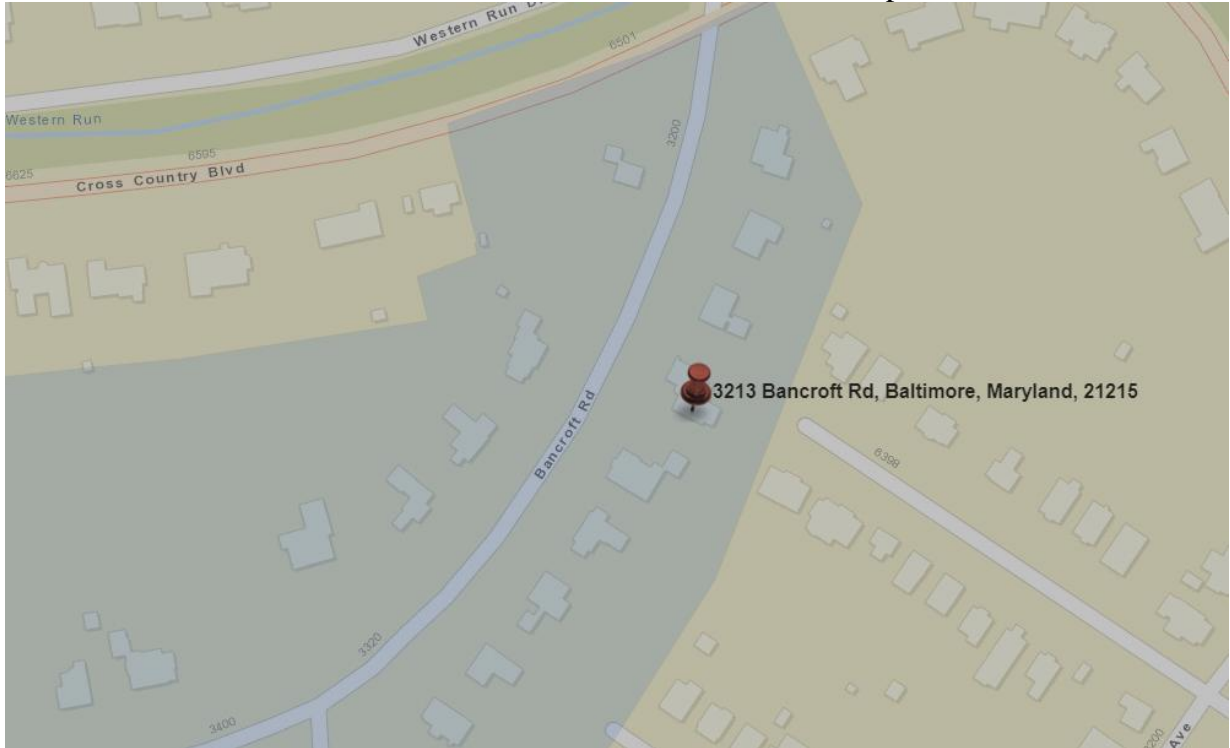


Exhibit 2: Property location



Exhibit 3: Sanborn Fire Insurance Map of Baltimore 1914-1953 vol. 10, 1929;
Republished 1953, Sheet 1026

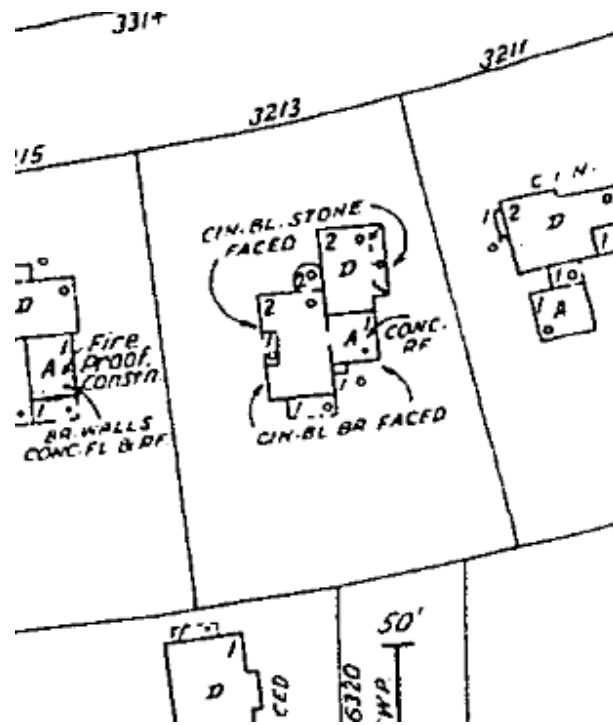


Exhibit 4: Aerial view 2020 Pictometry

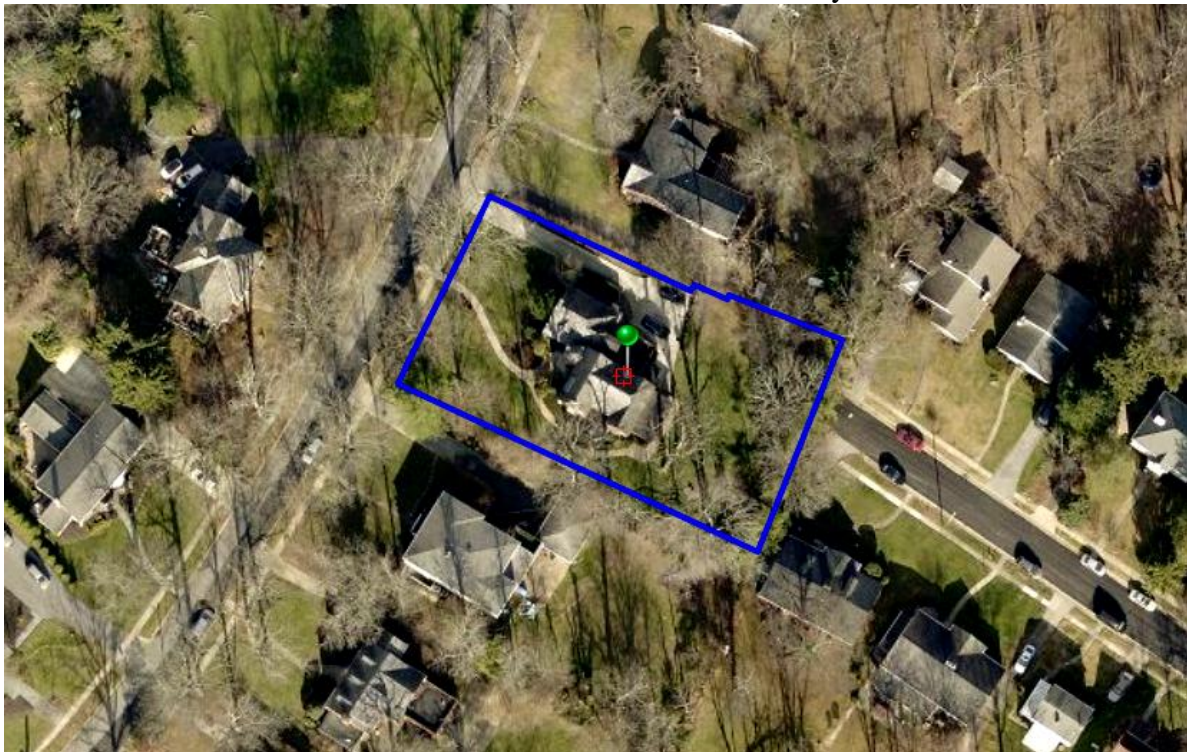


Exhibit 5: Aerial view west elevation 2020 Pictometry



Exhibit 6: Aerial view north elevation 2020 Pictometry



Exhibit 7: Aerial view east elevation 2020 Pictometry



Exhibit 8: Aerial view south elevation 2020 Pictometry



Exhibit 9: Front (west) and side (south) elevation 2021- Applicant's Photos



Exhibit 10: Side (south) elevation 2021- Applicant's Photos



Exhibit 11: Side (north) elevation 2021-Applicant's photos



Exhibit 12: Rear (east) elevation 2021-Applicant's photos



Exhibit 13: Site plan

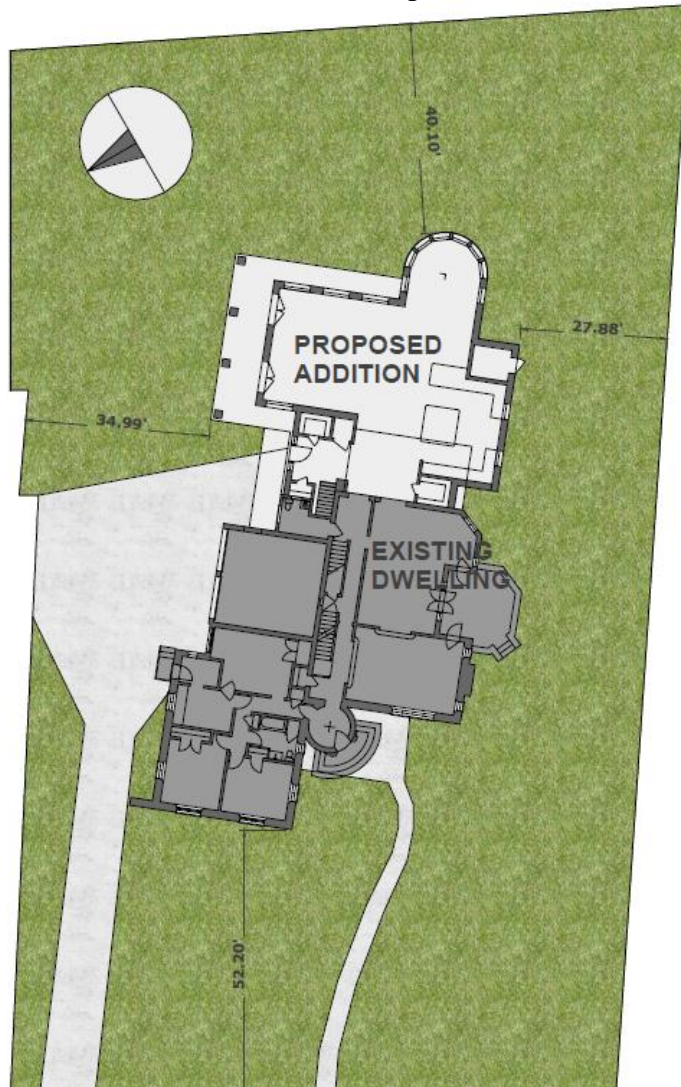


Exhibit 14: Google street view 2020 (west elevation)



Exhibit 15: First Floor Plan

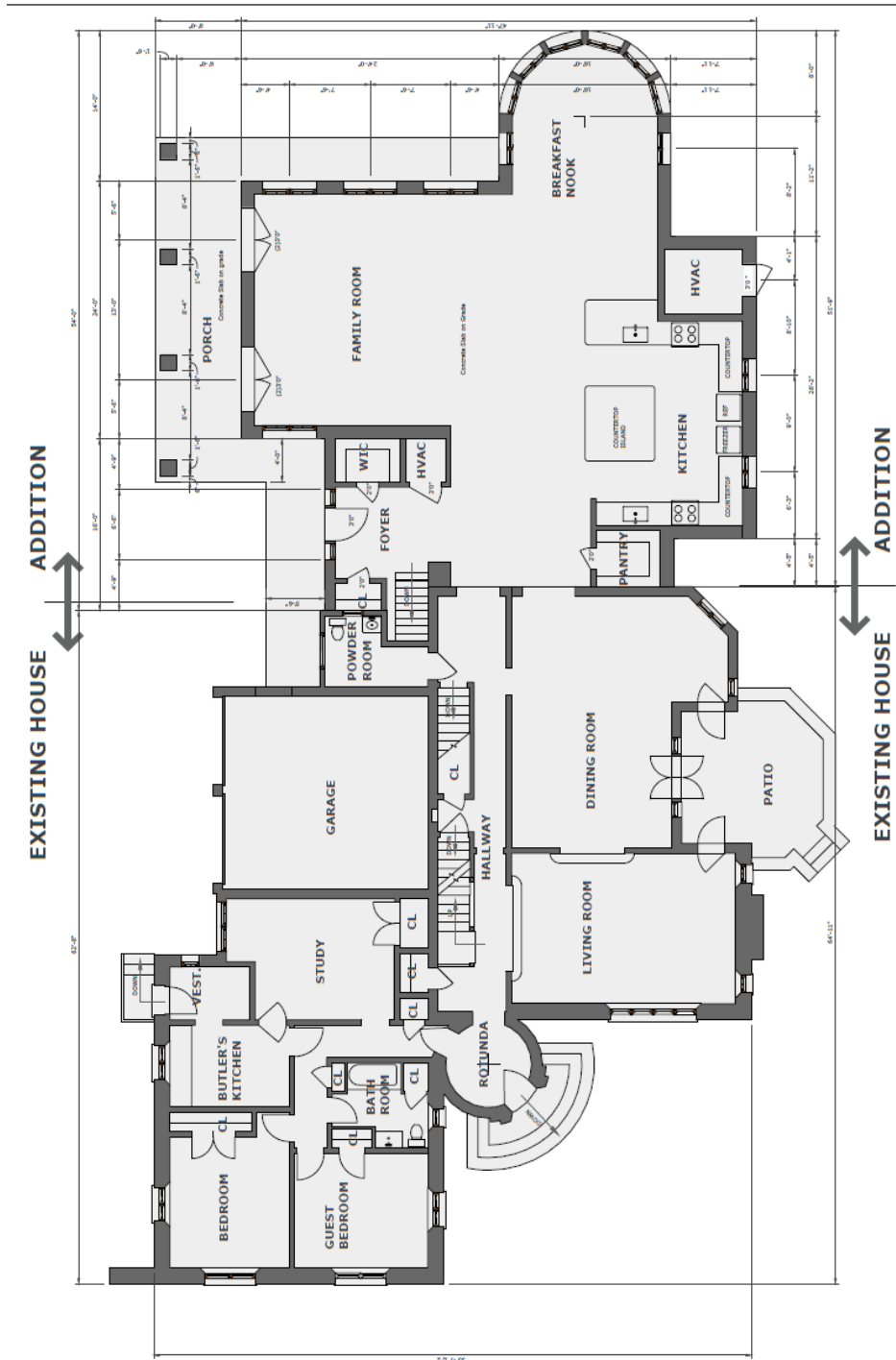


Exhibit 16: Second Floor Plan

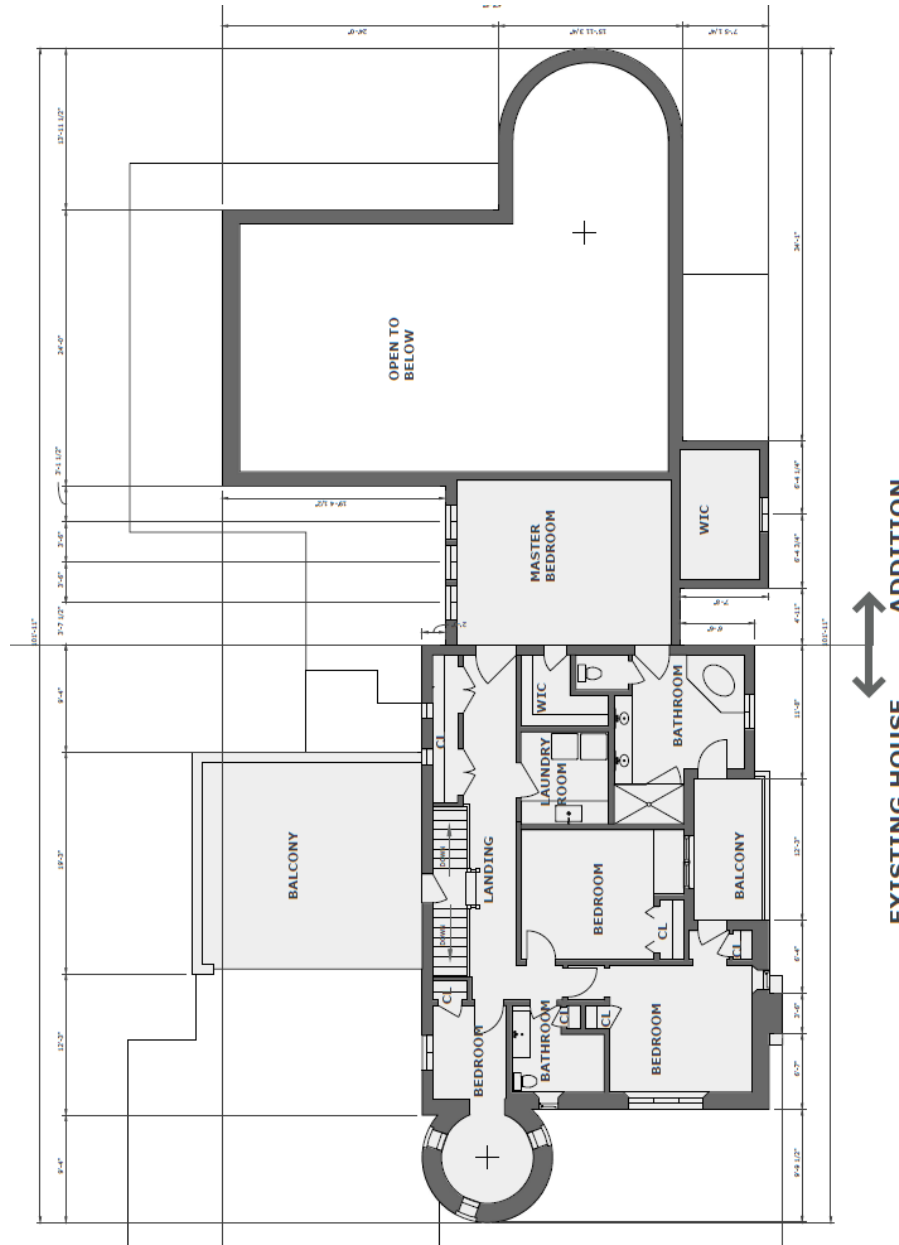


Exhibit 17: 3D model north elevation



Exhibit 18: North elevation

