

Staff Report- January 8, 2013
1816 Sulgrave Road
Baltimore City Historic District- Mt. Washington

Plan: To construct addition to an existing structure, Concept Review.

Staff Presenter : W. Edward Leon

Applicant : Josh Burke & Emily Baum

Architect: Rebecca Swanston

Background

This project is coming for Conceptual Review and approval of an addition to an existing Non-contributing property in the Mount Washington historic district. This project is being reviewed under Historic Preservation Guidelines Chapter 8, 8.14 Alterations and Additions. The property is located at 1816 Sulgrave Avenue and Kelly Avenue. The site is mostly a wooded lot on a steep embankment on the north side of the site and which faces the Western Run and contains one mid-twentieth century 2 ½ story high wood frame house.

Plan

The plan is to construct a contemporary addition/structure with a connected walkway to an existing 25 x 25 ft. 2 ½ story high wood frame house.

The addition/structure is to be located in the Northwest corner of the building and site.

The addition will contain the bedrooms, baths, and dining and living rooms while the current structure will be refitted to hold the kitchen and a single bedroom.

The new addition is a rectangular 3 story addition with a high pitch roof and is attached at the west side of the existing structure.

The current structure and planned addition are below and setback from the principal view from Sulgrave Avenue.

The applicant has proposed to have the exterior covered in a Hardie Plank siding.

Proposed window style are Pella Clad double hung, awning and casement windows, and Pella clad fixed windows

Roof is to be covered with Architectural Asphalt shingles.

The lowest level of the new addition will be in brick and painted white.

The plan incorporates the existing driveway and walking path that begins at the Sulgrave Avenue curbside.

Analysis

The addition plans are consistent with CHAP Guidelines item 8.14 Alterations and Additions.

The design is compatible with the Size, Scale, Color, Material and Character of the property, neighborhood and environment.

The addition has little impact upon the main historic streetscape of Sulgrave Avenue and the mid and late 19th century structures of the historic Mount Washington neighborhood.

The plan does not remove the current mid-20th century non-contributing structure and incorporates it into the new design.

The window treatment appearance is appropriate for the style of the structure.

The exterior wall treatment of Hardie Panel siding is appropriate to the environment and setting of the site as well as compatible with the siding of the current structure.

The color of the trim and base are compatible with colors found elsewhere in Mount Washington.

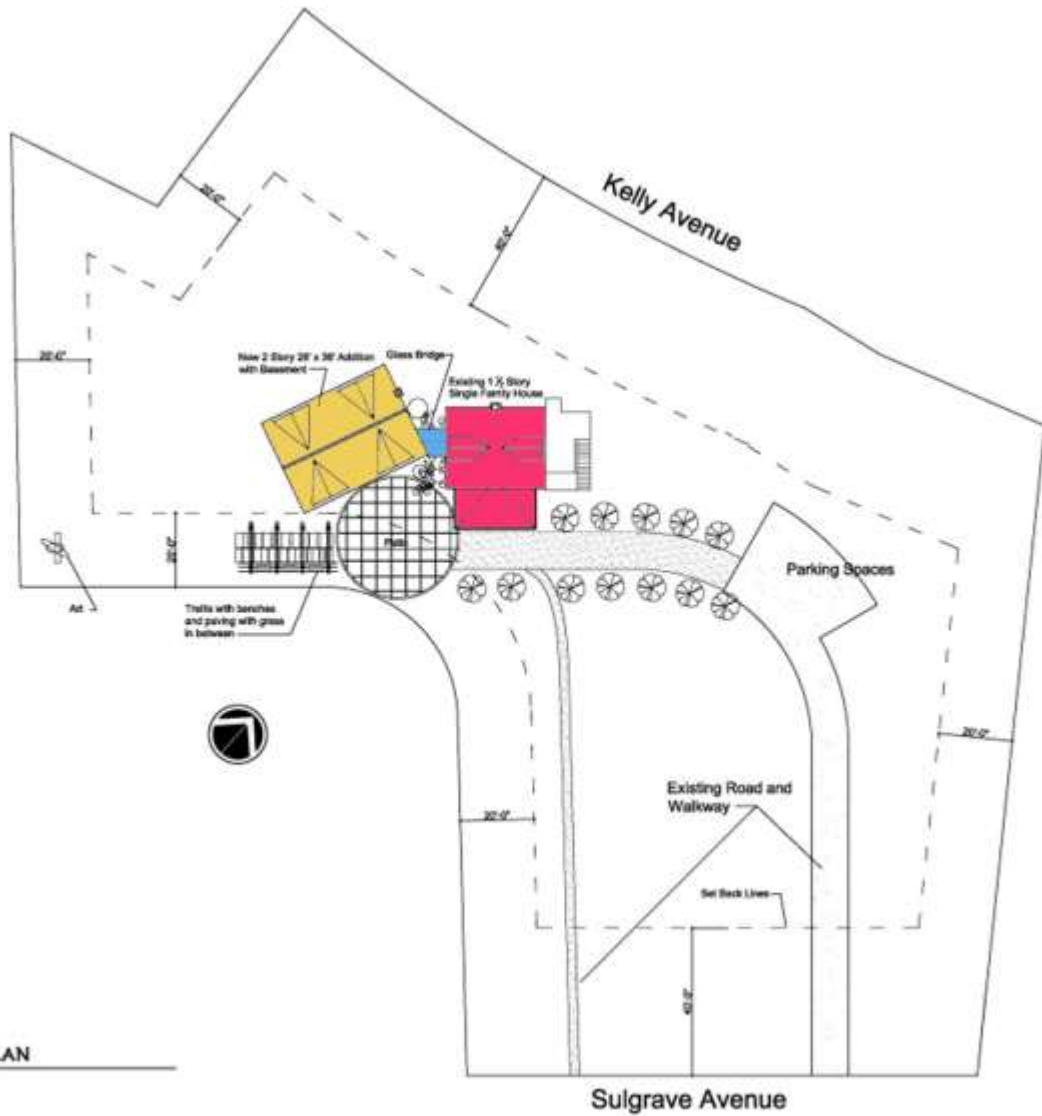
Location and type of mechanical equipment has not been shown.

Staff Recommendation

Approval of the concept plan as submitted with final design elements to be reviewed by staff as the plan meets Historic Preservation Guidelines Chapter 8, 8.14 Alterations and Additions.



Site Plan



TE PLAN

Sulgrave Avenue

Aerial Views of the Site from North Looking South- Kelly Ave.



Aerial View of the Site looking East



Aerial View of the Site Looking West



Aerial View of the Site- Sulgrave Ave.



View of Site from Sulgrave Avenue



View from top of driveway



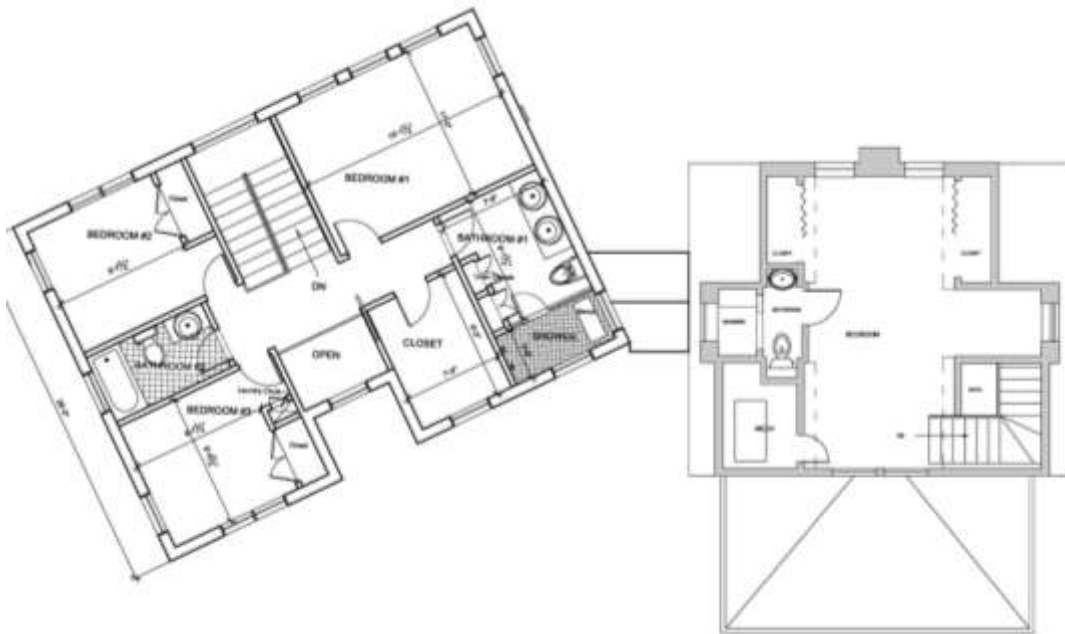
View of current structure



View from Kelly Avenue



Front Elevation- Sulgrave Ave. Side



Rear Elevation- Kelly Avenue Side.

