

B-1b DESIGN GUIDELINES
Residence of Glenn Morse
218 Washington Avenue
By Residential Design Studio LLC

1. Building location and form

The urban street wall is maintained by keeping the new stair tower nearly flush with the existing building.

The building form, as proposed, is much more in keeping with the attractive proportions described in the B-1b Design Guidelines than the existing, relatively squat building. The addition of the third floor provides not only a more attractive, proportionate building but also allows for more stronger detailing along the transition from existing to new. This additional detail, when combined with the new roof detail and siding material at the highly visible stair wall improve the overall look of the building and bring it more in keeping with the level of detail found in the similar buildings of this scale in the neighborhood.

2. Building function

The proposed 2-unit residential function is an allowable use in the B-1b zone.

3. Orientation of Buildings and their Entrances to the Street

The existing entrance from the sidewalk to the lower-floor unit is being maintained. The proposed stair tower has a recessed entrance at the public sidewalk. This eliminates the long deck perpendicular to the public way currently required to access the lower-unit of the property.

4. Windows

Windows are located in all proposed facades that are visible from the public way. The proposed stair tower offers a window pattern that is much more organized than that of the existing building. Coupled with the fenestration of the new third floor, the organization and rhythm of the building is greatly improved.

5. Building Character, Detail, Scale, and Graphic Qualities

The proposed tower and third floor provide a new level of detail that the existing building has been lacking. The stair tower utilizes both stucco and metal siding to create a variation in texture and to reinforce its window pattern. The third floor utilizes the existing parapet detail to provide an appropriate transition from the existing "base" of the building to the new "top" of the building where the stucco changes color. The parapet of the new third floor is more appropriately scaled than the existing, creating a much stronger and more

interesting roof line. In general, this addition is a significant improvement to the existing building, making it more integrated with the fabric of the surrounding neighborhood.

6. Signage and Building Entrances

The proposed entry to the new stair tower is appropriately scaled for the pedestrian.

7. Development Relationship to Street

The small addition at grade level, the stair tower, is kept nearly flush with the existing building in order to maintain and slightly extend the existing building to sidewalk relationship.

8. Parking Lots

The proposed parking area is significantly more appropriately scaled for the property, with a significantly narrower and single, shared curb cut. As oriented, headlights from parking or maneuvering cars will not affect the residents of the building.

9. Transit Connections

The existing bus stop is only steps away from the front entry of this building.