

S=satisfies

D=does not satisfy

NA=not applicable

S **D** **NA**

New infill construction should respect the prevailing front and side yard setback patterns in the surrounding district

The structures respect the prevailing setbacks as the setback is consistent with the adjacent property.

Where the adjoining buildings have different setbacks, the setback for the new building should be based on the historical pattern for the block

The property is a corner lot with one adjacent structure.

New buildings should face the most prominent street bordering the site

As the details of the building are not illustrated, staff is unable to determine how well the property addresses West Grace and North Lombardy Street. Staff encourages the applicant to address West Grace Street, North Lombardy Street, and the corner of the West Grace and North Lombardy Streets with entrances, glazing, porches, and other articulation to add interest to these primary elevations and prominent corner.

Parking within the building is strongly encouraged with vehicle entry doors located on non-primary elevations

The proposed parking will be primarily within the building and accessible from the alley.

New construction should use a building form compatible with that found elsewhere in the district. Form refers to the combination of massing, size, symmetry, proportions, projections and roof shapes that lend identity to a building.

While staff finds the proposed H-shape is appropriate and appreciates how the design breaks up the building massing, staff has concerns with the treatment of the first story along West Grace Street. The presence of a first story with a terrace above and recessed upper stories for the width of the subject lot is not a building form found in the district. Staff encourages the applicant to consider a true front courtyard which extends to the ground floor plane as is found on the adjacent property at 1125 West Grace Street.

New construction should incorporate human-scale elements at the pedestrian level. Street level elevations should not have expanses of blank walls

Details have not been provided.

New storefronts should be compatible with historic storefronts within the district. Storefronts are traditionally defined by simple

piers, large storefront windows, a cornice, a signboard and/or attached signage and awnings

Details have not been provided.

New construction should respect the typical height of surrounding buildings

Though the structure is taller than the structures on West Grace Street, the West Grace Street and adjacent Monument Avenue Old and Historic Districts are characterized by a diversity in heights with taller buildings often found on prominent corners. Staff finds the proposed building height provides an appropriate transition from the taller institutional and multifamily buildings on Monument Avenue and smaller scale row houses and apartment buildings on West Grace Street.

New construction should respect the typical width, organization of bays, vertical alignment and symmetry of surrounding buildings. For larger buildings, bays should be employed as an organizational device but the building should read as a single piece of architecture

The H-shape configuration breaks up the massing in a three part configuration which is consistent with numerous apartment buildings on West Grace Street. Staff recommends the center courtyard be brought down the ground floor plane to create a true courtyard at the ground level.

The size, proportion, and spacing patterns of doors and window openings should be compatible with patterns established in the district.

Details have not been provided.

Porch and cornice heights should be compatible with adjacent buildings

Details have not been provided. Staff encourages the applicant to incorporate substantial multi-story porch structures in the design as is characteristic of the district rather than projecting balconies.

Materials used in new construction should be visually compatible with original materials used throughout the district. Vinyl, asphalt, and aluminum siding are not permitted.

Details have not been provided. As the district is characterized by brick construction, staff encourages the applicant to propose a brick structure.