

## TOPIC 3.1: AREA OF ADJACENCY

### Preserve Sense of Place

- Process established by Council
- Respect established historic character
- Review project for compliance with LUC 3.4.7



### Adjacent:

- Nearby, but not necessarily touching
- Case by case basis
- Context, project variables



## 3.4.7 Identified Issues: Area of Adjacency

- Clarify which compatibility elements and/or standards are specific to resonating with **historic** buildings (area of adjacency)
- Scope of area of adjacency needs to be predictable and justifiable
- Compatibility standards should balance prescription and flexibility
- How does proximity to infill parcel affect how each compatibility standard is applied?
  - Relating to abutting properties: key elements of compatibility
  - Relating to nearby properties: same elements or ?
- Is there a natural hierarchy of importance for compatibility criteria?

## Character of the “Area of Adjacency”

- Historic buildings: Proximity, preponderance and level of significance
- Dimensional qualities: Size, mass, bulk, height, scale, form, shape proportions, articulation
- Building typology: Predominantly residential? Commercial? Civic?
- Represented historical eras and patterns of development
- Materiality, including type, scale and durability of materials
- Rhythm and block pattern
- Solid to void; window patterns; roof shape
- Existing architectural styles, and character-defining features
- [What's missing?](#) [What's most important?](#)

## Goals: Compatible New Construction

- **Good Neighbor:** promotes viability of existing buildings
- **Good Design:** creative, enduring response to existing character
- Options for balancing predictability and flexibility:
  - Which compatibility elements are most important for responding to abutting historic buildings?
  - Which compatibility elements are most important for responding to other nearby historic buildings/general character?
  - Is there a hierarchy of importance for compatibility strategies?

## Status Quo Example





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### HISTORICALLY ELIGIBLE



308 E Oak St. (Parkland Arms)  
4-story apartment building  
Cladding: Mixed Tone Brick  
Roof: Mansard; gray asphalt shingles/ flat  
Date: 1967



300 E Oak St. (Mennonite Church)  
1-story church  
Cladding: red brick  
Roof: gable & hip; gray asphalt shingles  
Date: 1954



216 E Oak St. (Parsonage)  
1-story commercial  
Cladding: stucco  
Roof: flat  
Date: unknown, estimated 1940s



210 E Oak St. (Zorich Laundry)  
1-story commercial  
Cladding: yellow brick  
Roof: flat  
Date: 1940



137-143 Mathews St. (McIntyre House)  
2-house  
Cladding: Red brick  
Roof: gable; dark gray asphalt  
Date: 1872



133 Mathews (Frozen Food Center)  
2-Commercial building  
Cladding: white plaster  
Roof: Flat  
Date: 1948



215 E Oak St.  
1.5-story triplex  
Cladding: stone, wood shingles  
Roof: gable, red asphalt shingles  
Date: 1895 with 1968 addition



221 Mathews St. (Parkview Apartments)  
3-story apartments  
Cladding: red brick, half-ember  
Roof: mansard, slate  
Date: 1936

## Status Quo Example

### LAUREL SCHOOL DISTRICT



334 E Oak St.  
1.5 Story House  
Cladding: Stucco Color: Cream  
Roof: Pitched  
Date: 1900



340 E Oak St.  
1.5 Story House  
Cladding: Stucco Color: Gray  
Roof: Pitched  
Date: 1900



318 E Oak St. (Blunk House)  
2 Story House  
Cladding: Tan Brick,  
Roof: Hip/pyramidal, red asphalt  
shingles  
Date: 1906



322 E Oak St. (R.J. Andrews House)  
2 story House  
Cladding: red brick  
Roof: pitched, gray asphalt shingles  
Date: 1892

## Status Quo Example

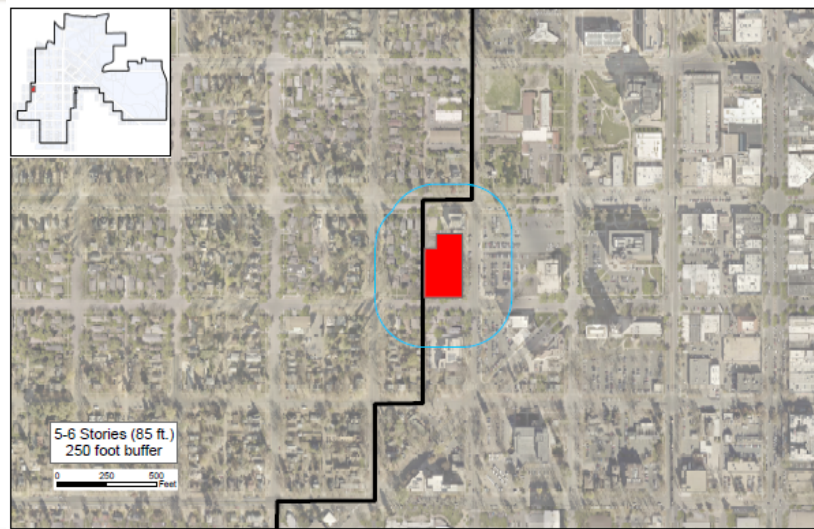
- Height, setback, width relative to buildings sharing blockface (Oak and Mathews)
- Visual ties to nearby designated properties: window proportion/orientation, window pattern and detailing
- Flat roof shape and relates to abutting and nearby commercial buildings in area of adjacency
- Residential character – nearby Laurel School District
- Terra cotta panels – brick (different scale and construction method)



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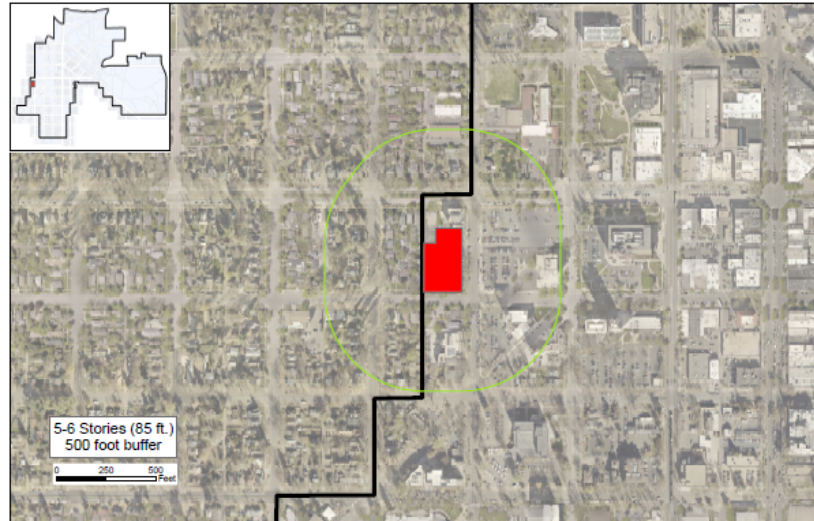
## Metric Approach

250 foot buffer

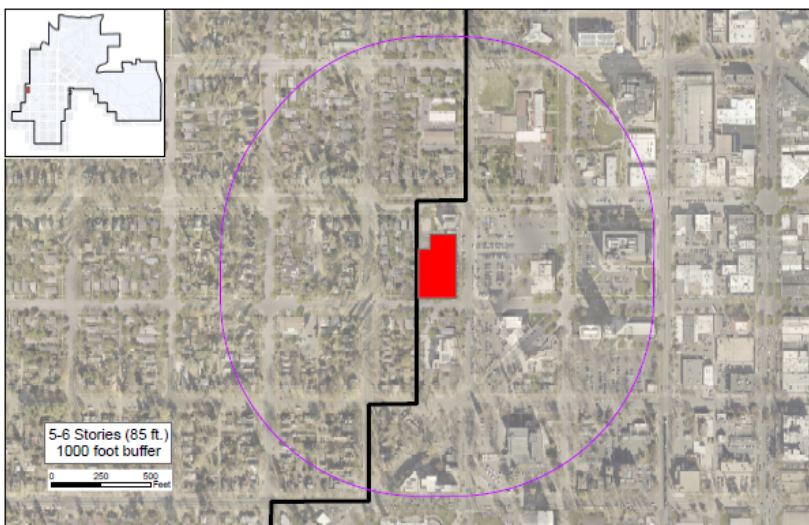


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500 foot buffer



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