

Staff Report- August 13, 2013
825 South Bond Street
Baltimore City Historic District- Fells Point

Plan: Final Concept Review New Construction

Staff Presenter : W. Edward Leon

Applicant : Mr. Hercenberg & Ms. Klein

Architects: James Shetler, Trace Architects

Consultant: Al Barry

Background

This two unit project is coming for a Final Concept Review Hearing of a New Construction in the Fells Point historic district. It is being reviewed in accordance with the Major Project Review Procedure. The site is located in the eastern side of the Fells Point historic district.

Plans

The plan is to construct a four story rowhouse on an empty lot site that had been demolished over 30 years ago.

The applicants have revised and prepared a new proposal for the Final Concept Review of design and materials for the proposed project.

Analysis

The staff has reviewed the site and found that the site had a three story high brick residential structure which collapsed more than 30 years ago, which was built sometime before the 1880s. The design precedent on this site and in the immediate area is generally three story residential structures. The adjacent structure also includes a storefront. The staff applied the following Standards for the review of the project:

- *Standard 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. Note: CHAP interprets standard nine in such a way that new work may be subtly different from the old, allowing for new additions and buildings to replicate historic architectural details.*
- *Standard 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The staff applied the following Guidelines in the review of these projects: *11.1 Guiding principles for new design, 11.2 Site Design, 11.3 Scale and form, 11.4 Building Features, 11.3 Scale and Form and 11.5 Materials and Detailing.*

The Standards and Guidelines are applied strictly or leniently by the Commission based upon the site conditions, location and visibility of each project.

As per the CHAP Ordinance Article 6, Section 4-4 (b) "Factors to be considered", the Commission and staff applied the following to this application:

(1) In passing upon the appropriateness, the Commission shall consider, in addition to any other pertinent factors, the historic or architectural value and significance, architectural style, general design, arrangement,

texture, material, and color of architectural features of other structures in the immediate neighborhood.

(2) The Commission shall also consider the location and visibility of the proposed structure or alteration.

(3) The historic or architectural value and significance of the structure and the location of the proposed addition or alteration shall be considered by the Commission in determining whether a strict or lenient review of the proposal shall occur.

(4) The published historic preservation guidelines shall also be considered by the Commission in determining whether the proposal should be approved.

The size, scale and massing has been reviewed and approved by the CHAP at the July, 2013 Hearing.

The project presents a conforming three-story high brick front facade on South Bond Street with a standard 3 bay wide pattern. There are two principle doors, one for the residential access to the main living spaces on the second, third and fourth stories and the other for the ground floor unit. The ground floor unit has a metal awning that is typical in the area. The second and third stories have the typical double hung, two over two clad wood windows with metal lintels and brick sills. The fourth story is setback 20 feet and has a metal clad wood sliding door fiber cement boards, cedar plank siding as per the drawings. There is also a recessed metal downspout and lighting fixtures (TBD).

The south elevation have no windows except at the fourth floor level and are for providing internal light at the clerestory. The remaining siding is composed fiber cement panels.

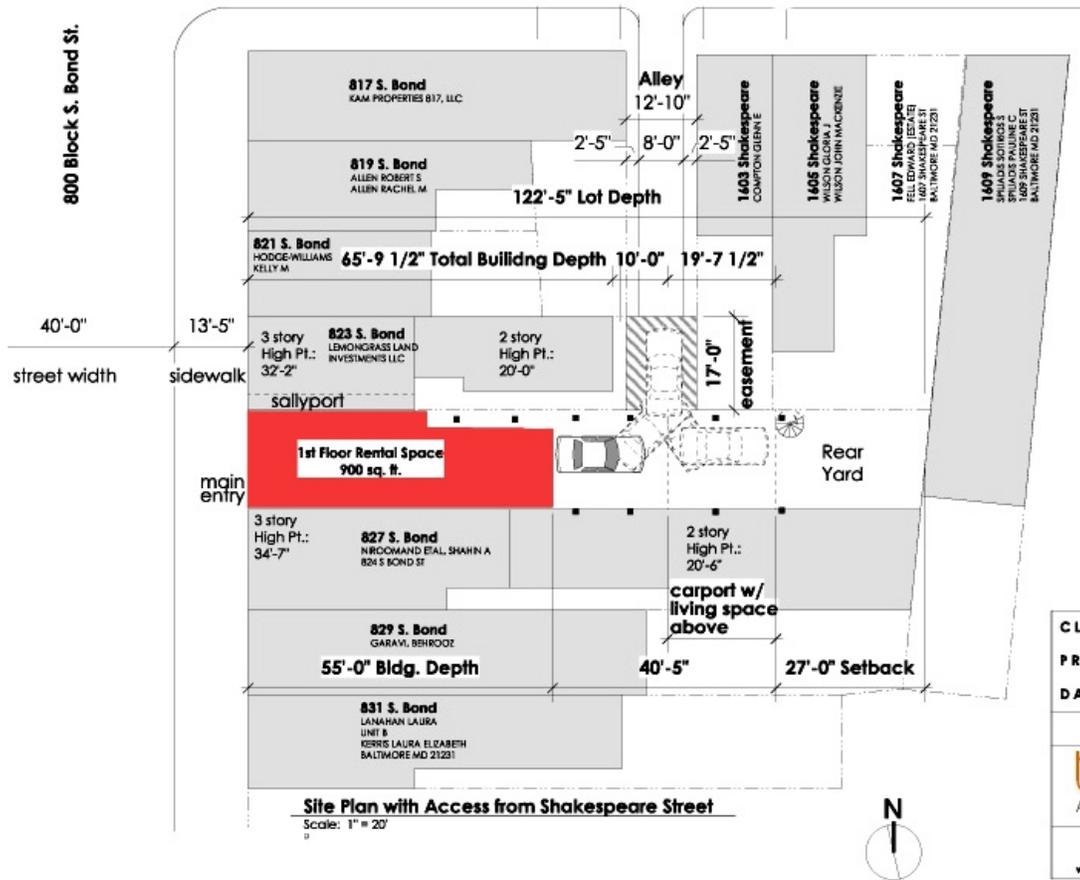
The North elevation has a combination of fiber cement panels with batten strip patterns and the various windows and open air deck openings. This elevation also includes the brick piers that elevate the second through fourth stories above the parking pad.

The proposal is planning on using the following materials: Clad wood windows, hardie/fiber cement panel with batten strips, cedar siding, architectural shingles, brick, metal clad wood windows, four over four wood windows, and wood trim. The materials list follows and has been used throughout new construction in the Fells Point historic district and approved by the Commission.

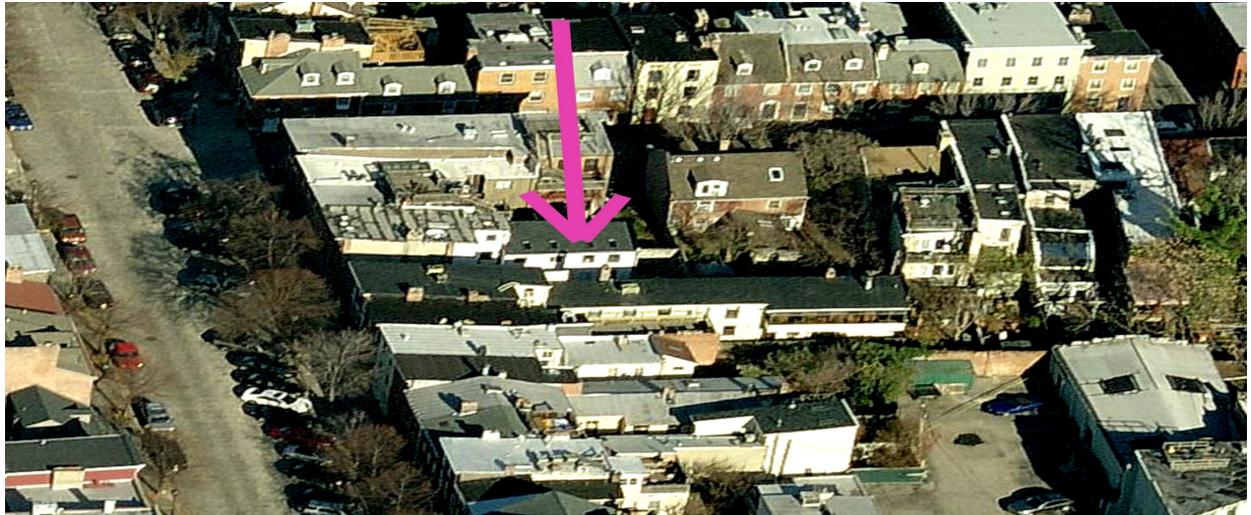
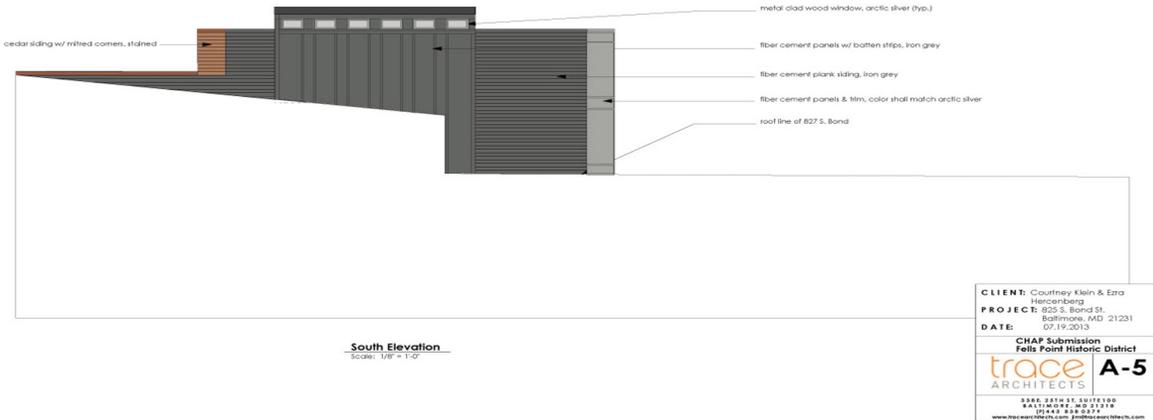
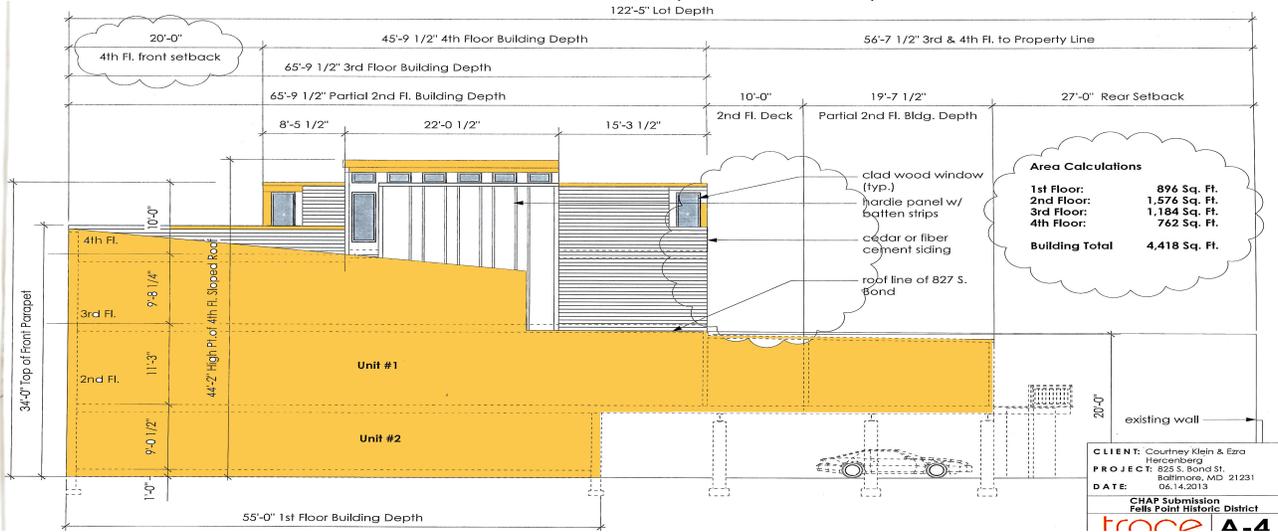
Staff Recommendation

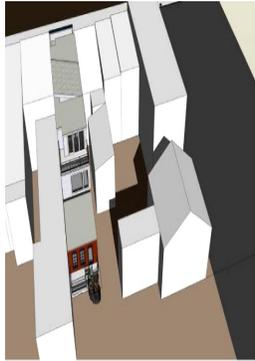
Staff recommends approval of the Final design and materials_concept project (20ft setback and reduced rear. *(The following Guidelines were applied to this application: 11.1 Guiding principles for new design, 11.2 Site Design, 11.3 Scale and form, and 11.4 Building Features. And 10.1 Archeological resources (p.57)*

1600 Block Shakespeare St.



Revision 6/17/2013 (Summer 2013)





Rev View: CHAP Meeting 14.01.2013



Rev View: CHAP Meeting 07.05.2013 Revised



Partial East Elevation
Scale: 1/8"=1'-0"

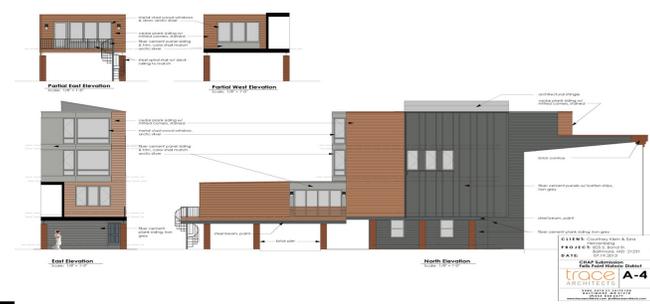
Partial West Elevation
Scale: 1/8"=1'-0"



East Elevation
Scale: 1/8"=1'-0"

North Elevation
Scale: 1/8"=1'-0"

CLIENT: Courty Hill & Co
PROJECT: 1051 West 10th Street
DATE: 07/10/2013
CHAP Advisor
Hill Park Avenue District
troce A-4
ARCHITECTS
1051 WEST 10TH STREET
VAN COUVER, WA 98101
WWW.TROCEARCHITECTS.COM



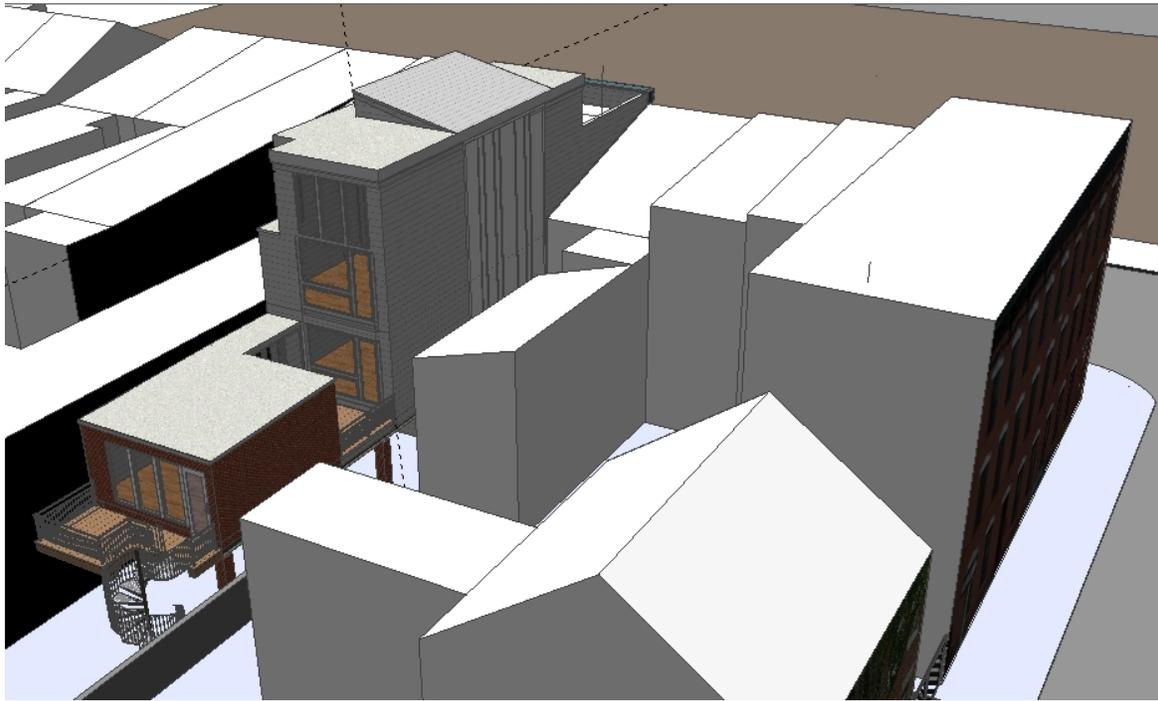
Partial East Elevation

Partial West Elevation

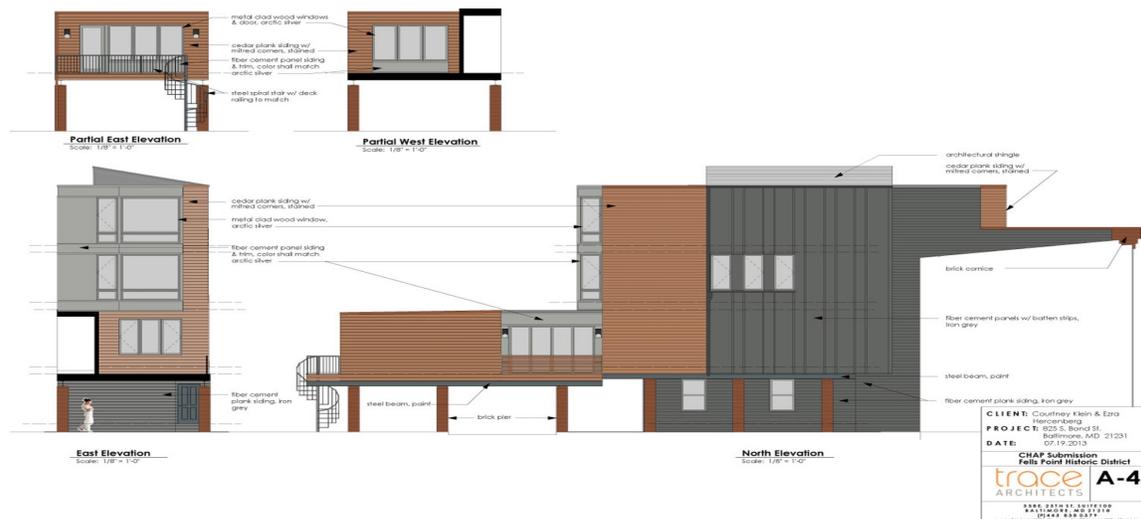
East Elevation

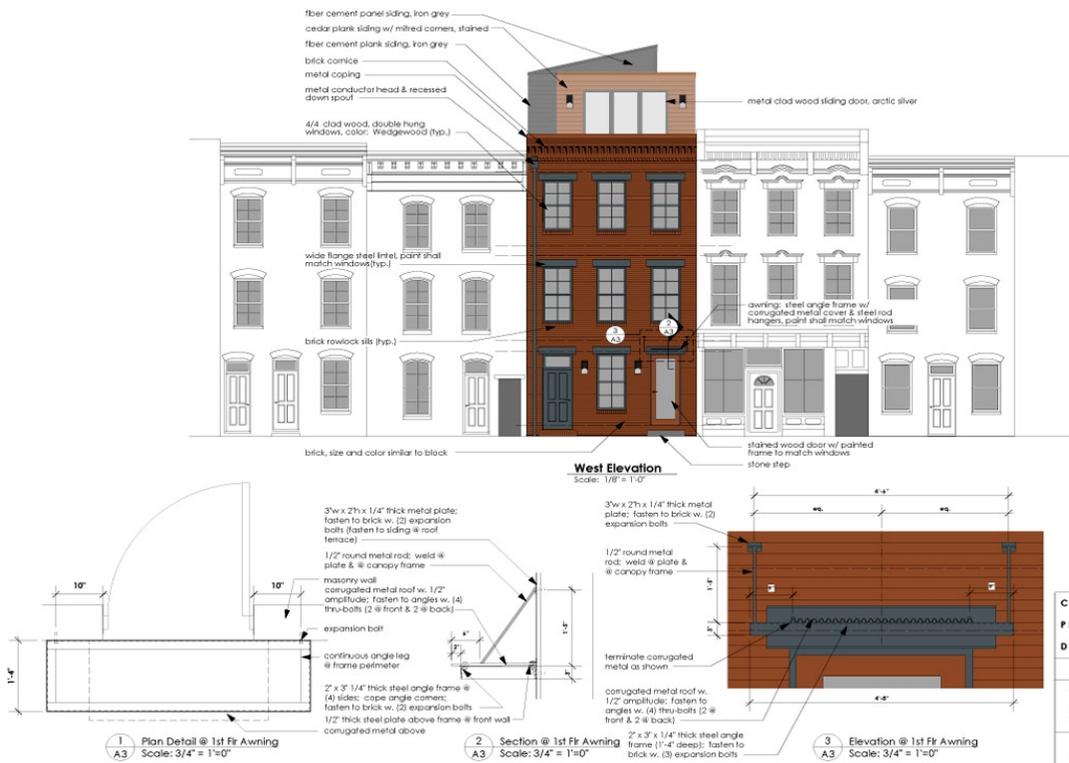
North Elevation

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1051 WEST 10TH STREET
VAN COUVER, WA 98101
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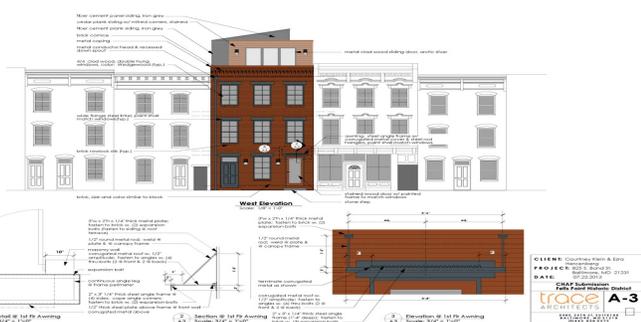
CLIENT: Courtney Klein & Ezra Harzenberg
PROJECT: 825 S. Bond St, Baltimore, MD 21231
DATE: 07.23.2013

CHAP Submission
Fells Point Historic District

trace architects **A-3**

808 N. 30TH ST. SUITE 100
 BALTIMORE, MD 21218
 (410) 528-0278

www.tracearchitects.com jmm@tracearchitects.com



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PROJECT: 825 S. Bond St, Baltimore, MD 21231
DATE: 07.23.2013

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