

Staff Report – January 8, 2013

1125-1129 North Calvert Street

Mount Vernon Historic District

Plan: Construct Addition to existing bed and breakfast – Concept review

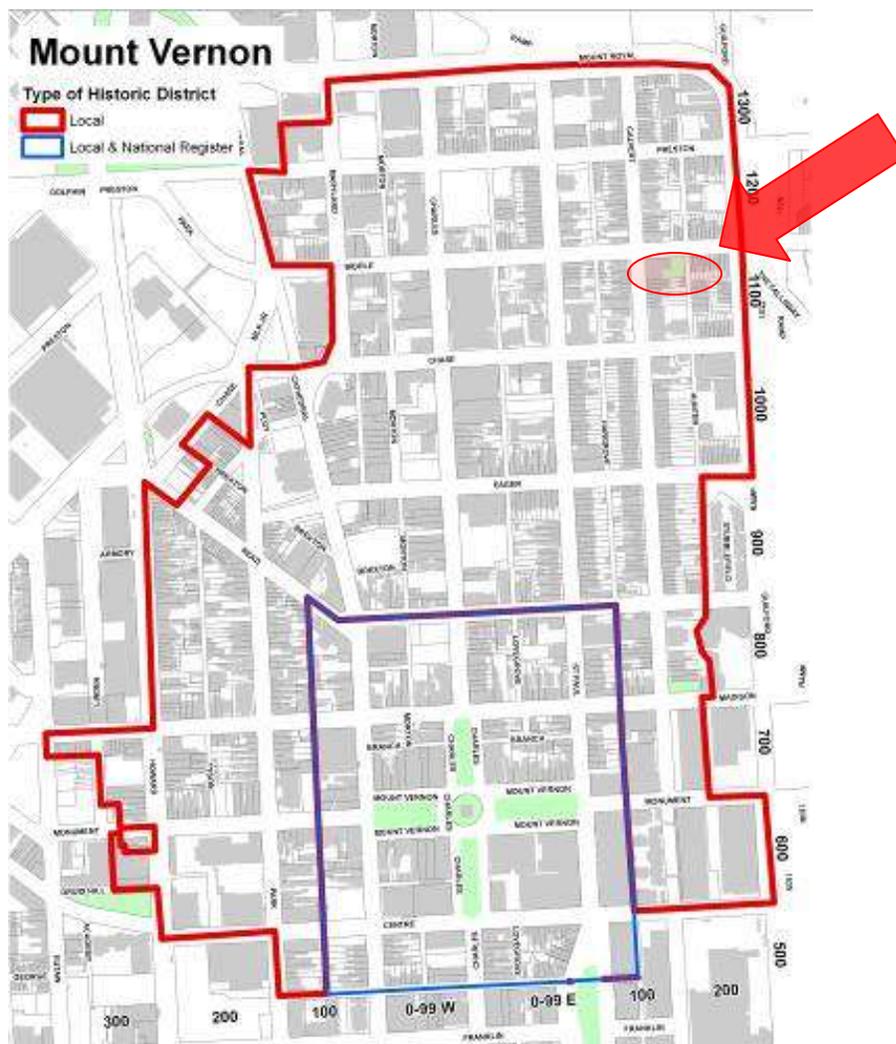
Staff: Eric Holcomb

Applicant: Daniel Carter of Ziger/Snead Architects

Owner: Mount Vernon Mansion LLC

Background:

1125-1129 North Calvert Street is located in the Mount Vernon Local Historic District. Formerly the government house, a bed and breakfast Inn that opened in the 1980s by Baltimore City. In 2010 Baltimore City sold the property for redevelopment to Mount Vernon Mansion LLC. CHAP will apply Chapter eight of the *Procedures and Guidelines*.





Biddle Street Facade



Calvert Street Facade



Hunter Alley Facade

Plans:

The current owners plan to restore the mansion house and two adjoining rowhouses, and construct an addition in order to redevelop the property into an 18-room upscale boutique hotel. The rowhouses and mansion facing Calvert Street will receive minor restoration work:

- Restoration of windows,
- Minor masonry work (cleaning, repointing, patching if necessary), and
- Replacement of vestibule doors (front doors) for 1125 and 1127 North Calvert Street. New doors will replicate the existing (historic) doors. Note: The applicant will not install cast iron gates.

On the Biddle Street façade the applicant proposes to remove the 1980s two-story addition (see plans) and build a three-story stone veneer addition with a recessed entrance and a glass canopy. The applicant proposes to construct a gabled, three-story brick addition on the corner of Biddle Street and Hunter Alley. In addition, on Hunter Alley, a one-and-a-half story brick screen wall and a dumpster enclosure will be constructed. Please note that the applicant WILL NOT install cast-iron gates.

Analysis:

Staff has applied the following guidelines to the project

- All work on the historic mansion and rowhouses meet guidelines 8.1 (Identifying and preserving historic building fabric), 8.2 (Masonry), 8.5 (Doors), and 8.6 (windows).
- The 1980s addition is not historic
- The new addition meets guidelines 8.14 (Alterations and Additions). The new addition is compatible with the original building in massing, height, form, and scale.

Recommendation:

Staff recommends **approval** of the plan contingent upon staff final review and the following conditions:

- Applicant will not install cast-iron gates on the Calvert and Biddle street facades; and
- Applicant will submit to staff colors, lighting, window and door details for review and approval.