



Brandon M. Scott
Mayor

**COMMISSION FOR
HISTORICAL & ARCHITECTURAL
PRESERVATION**

Tom Liebel, Chairman

STAFF REPORT



Chris Ryer
Director

April 13, 2021

REQUEST: Reconstruct portion of building demolished without permits

ADDRESSES: 1426 Hollins Street (Union Square Historic District)

PETITIONER(S): Respectful Realtors LLC, Owner; Marcus D. Livingston, Jr., Applicant; Anderson Design Studio, Los Angeles, Architect

STAFF: Walter W. Gallas, AICP

RECOMMENDATION: Approval of plans with final details to be approved by staff.

SITE/HISTORIC DISTRICT

General Area

1426 Hollins Street is located on the north side of the street on a block bounded by Booth Street on the north, S. Calhoun Street on the east, and S. Stricker Street on the west in the Union Square Historic District (*Images 1-3*). The Union Square local historic district is a dense area of rowhouses and commercial structures located in Southwest Baltimore. Two major features define the district: Union Square Park, a donation to the city in the 1840s, and Hollins Market with the city's oldest market building. Generally bounded by S. Schroeder Street, W. Pratt Street, S. Fulton Avenue, and W. Baltimore Street, the area of approximately 21 blocks is comprised of over 1,000 buildings. The district is built on a hierarchical street-grid system laid down over gently sloping terrain by engineer-surveyor Thomas H. Poppleton following the land's 1816 annexation to the city.

Site Conditions

The existing property is the center three-bay three-story rowhouse of a group of three sharing details such as the continuous roof cornice and door surrounds. The façade has been without windows at the upper floors for at least four years. The pair of tall 4/6 windows at the first floor have survived. The glass-paned front door is not original (*Image 4*). The building appears in the 1890 Sanborn map (*Image 5*).

BACKGROUND

The records in DHCD Code Enforcement show a series of code violation notices dating to 2007. The violations begin with sanitation complaints, followed eight years later by notices to a new owner of peeling paint on the doors, windows and cornice.

September 2016 - Inspectors responded to a complaint about a rear porch being constructed without a permit. Later that month, CHAP staff issued an Authorization to Proceed for the construction of the porch based on submitted plans.

October 2016 - CHAP staff issued ATPs for rear stucco.

February 2017 – CHAP staff issued an ATP for the repair of the existing wood front windows, laying pavers in the rear yard and repairing the garage.

August 2017 – CHAP staff issued an ATP for painting trim.

June 2018 – CHAP staff issued an ATP to a private contractor to stabilize the building by tying in a party wall with the front wall. This work was not done.

Late 2018 or early 2019 – When work without permits in the basement of 1426 Hollins St. damaged the neighboring house at 1424 Hollins St., the neighboring house had to be vacated because it was unsafe.

April-June 2019 – HABCO, the city’s contractor, installed stars at the front façade, poured footers, and installed angle irons beneath the side and front walls. It also tarped the rear wall and sidewall of the rear addition.

February and March 2021 – Citations for work done without permits under new owner. This included partial demolition along with new construction (*Images 6-8*).

PROPOSAL

The applicant proposes to reconstruct the portion of the building that was partially demolished (*Images 9-13*).

APPLICATION OF GUIDELINES

- *1.18 Alterations and Additions:* The plan meets the design guidelines in that the new construction is compatible.
- *2.1 Guiding Principles for New Construction:* The guideline says, “Avoid demolishing historic buildings...when designing new construction projects.” We know, given the above information in the Background section that the house had been seriously compromised by actions of the previous owner, but had been stabilized by the City. The central part of the house was demolished under the current ownership leaving the front façade and about 24 feet of the roof and walls at the front and retaining the rear facade. Staff has asked for more information and documentation to confirm the conditions of the house prior to the partial demolition undertaken under this ownership.
- *2.2 Site Design:* The plan meets the design guideline in that the construction remains within the existing footprint of the house. The front façade and rear wall are still intact.
- *2.3 Scale and Form:* The plans maintain the scale and form of the historic house, and so the design is compatible to the neighboring buildings.
- *2.4.5 Roofs:* The proposed flat roof of the addition matches that of the surrounding buildings. The plan meets the design guidelines.
- *2.5.1 Doors and Windows:* The 4/6 wood windows at the first floor of the façade will be retained and repaired. The second and third floor windows will have wood or aluminum clad wood windows with Baltimore bullnose trim. The front door will be a six-panel solid wood door.
- *2.5.2 Materials:* The façade will be retained with no change in materials. Staff will review the materials for the rear to ensure they are compatible.

NEIGHBORHOOD COMMENTS

The Union Square Association has been shown these plans and staff is awaiting comments.

ANALYSIS

The last fourteen years haven't been kind to this house. After an apparent lack of normal maintenance by one owner, it began to decline. Under subsequent ownership, work began without permits and then even when work was approved, other work started to undermine the house and cause a chain of events that made a neighboring house uninhabitable. The current owner also completed work without permits. The Code Enforcement section of the Department of Housing and Community Development will handle the violations and fines associated with these recent unpermitted actions. CHAP's role is to review the plans the owner has submitted to replace what was lost in order to return this property to habitability. CHAP staff finds that the proposed new construction meets the design guidelines.

RECOMMENDATION

Staff recommends approval of the plans with final details to be approved by CHAP staff.



Eric Holcomb
Director

DRAFT

MAP AND IMAGES

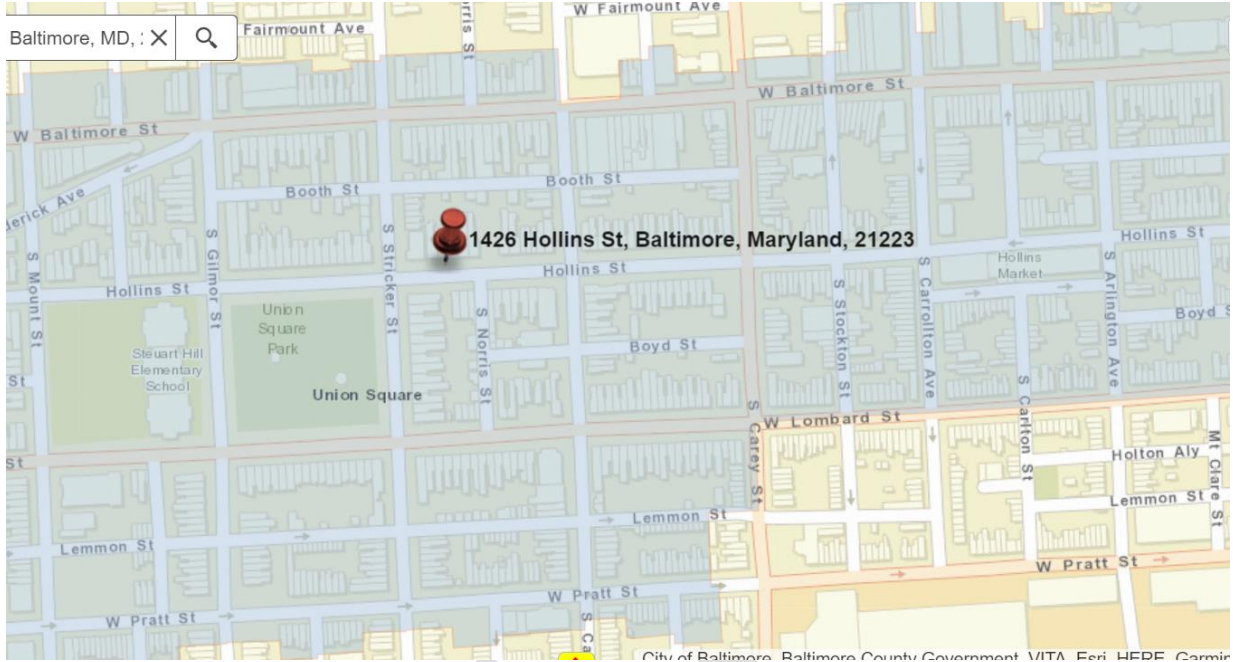


Image 1 – 1426 Hollins Street in the Union Square Historic District.

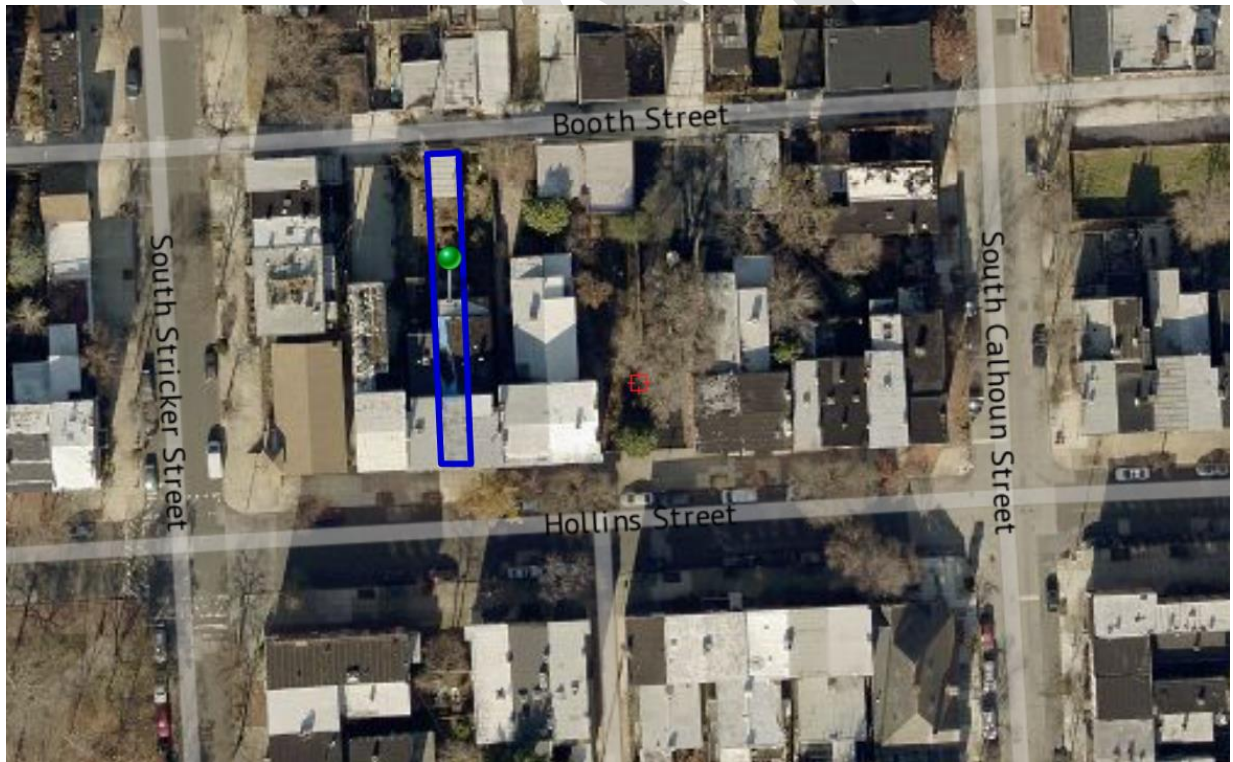


Image 2 – Overhead aerial view of 1426 Hollins Street, December 11, 2019

1426 Hollins Street (Union Square Historic District) – Reconstruct portion of building demolished without permits



Image 3: Aerial view from south of 1426 Hollins Street, December 12, 2019



Image 4: 1426 Hollins Street, April 2, 2021

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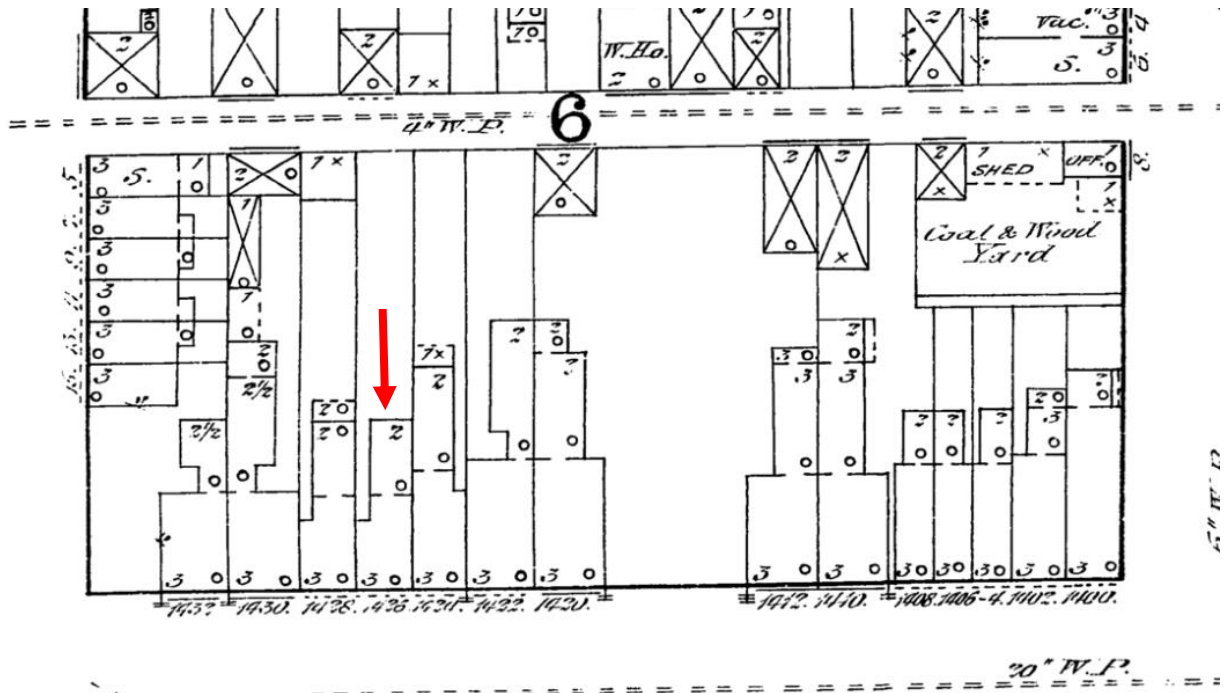


Image 5: 1890 Sanborn Map, 1426 Hollins Street



Image 6: 1426 Hollins Street – Existing conditions at first, second and third floor looking toward front façade and remaining roof and side walls, March 12, 2021

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Image 7: 1426 Hollins Street – existing conditions looking to rear of house at first floor, March 12, 2021



Image 8: 1426 Hollins Street – Rear of house, March 12, 2021

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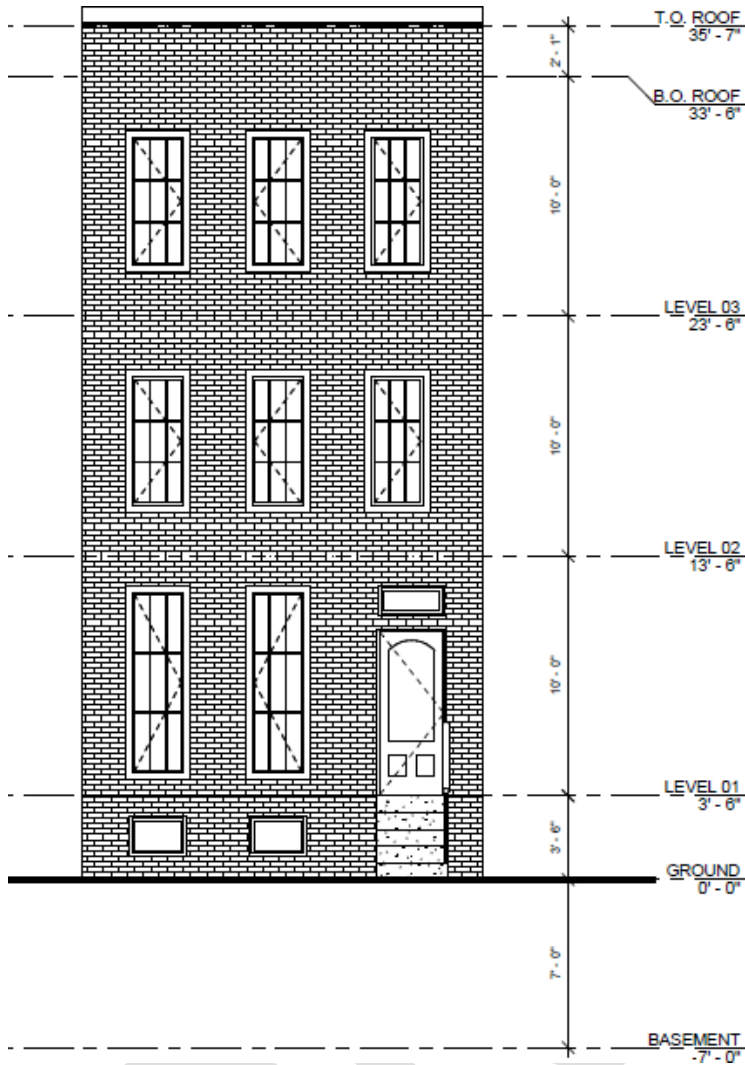


Image 9: 1426 Hollins Street – Front elevation

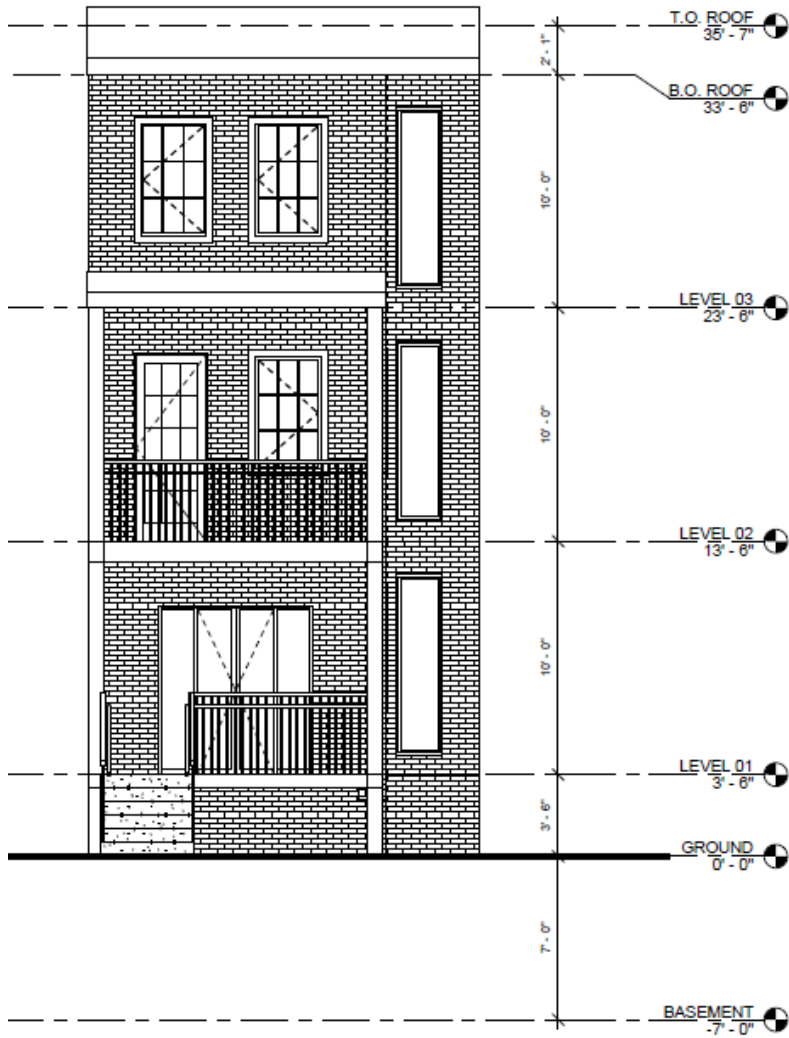


Image 10: 1426 Hollins Street – Rear elevation

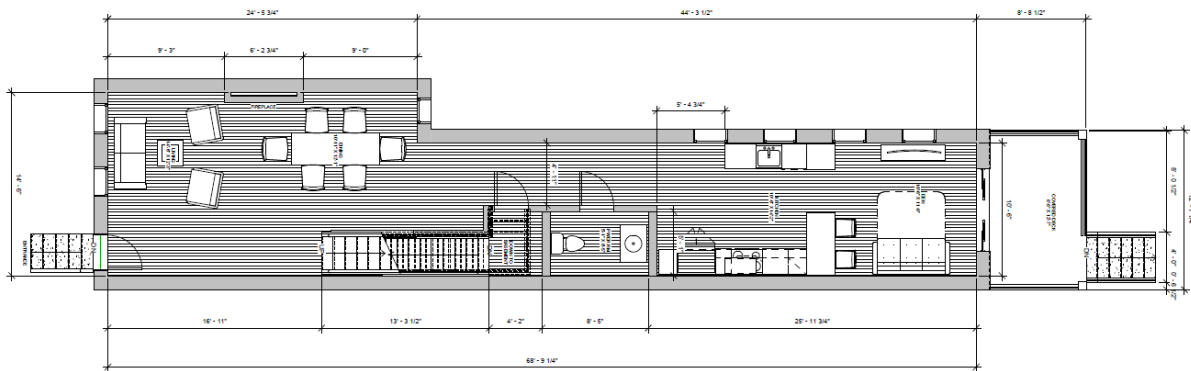


Image 11: 1426 Hollins Street – Proposed first floor plan

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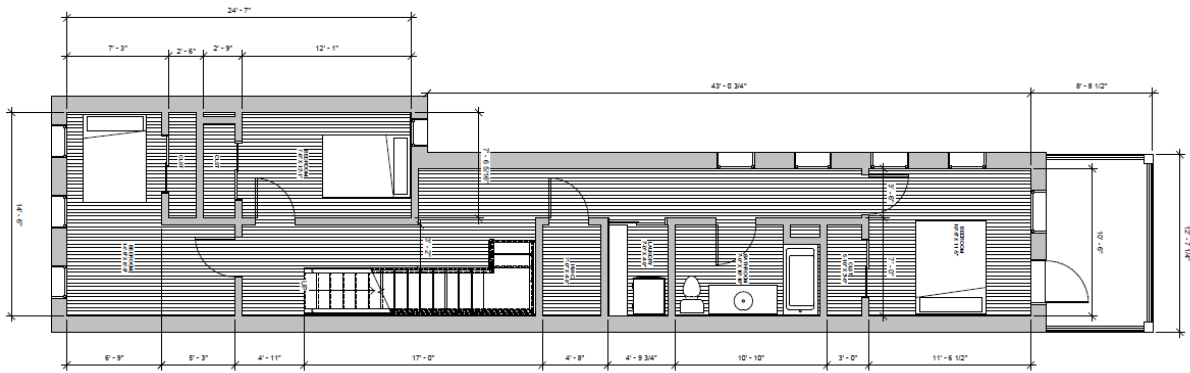


Image 12: 1426 Hollins Street – Proposed second floor plan

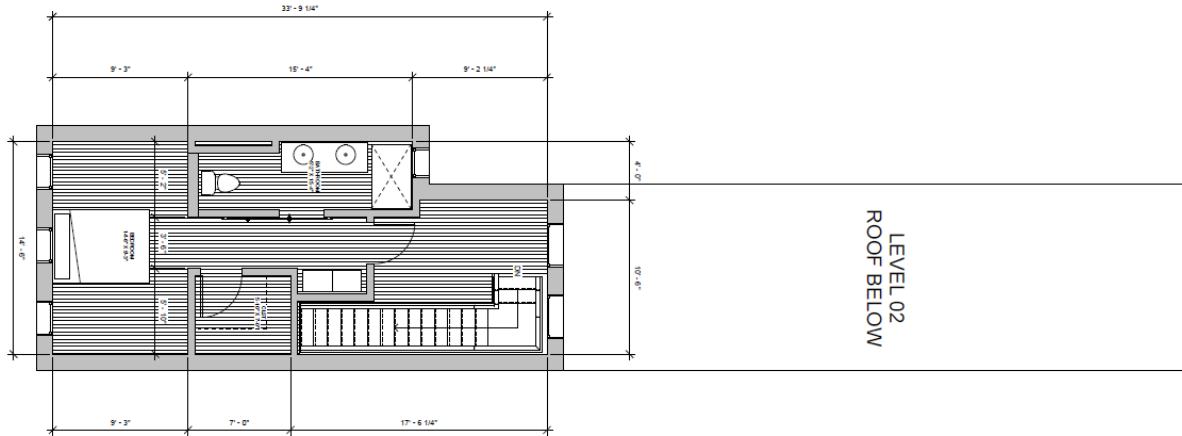


Image 13: 1426 Hollins Street – Proposed third floor plan