



*Catherine E. Pugh
Mayor*

**COMMISSION FOR
HISTORICAL & ARCHITECTURAL
PRESERVATION**

Tom Liebel, Chairman



*Laurie Feinberg
Acting Director*

STAFF REPORT

November 13, 2018

REQUEST: Construct One-Story Roof Addition and Rear Addition Infill (Concept Review)

ADDRESS: 1719 Eastern Avenue (Fells Point)

RECOMMENDATION: Concept approval of height, massing and scale of rooftop addition and rear addition infill with final details to return to staff.

STAFF: Walter Edward Leon

APPLICANT(S): Brandon Jansen

ARCHITECT: Julie Tice

SITE/HISTORIC DISTRICT: The site is located on the north eastern edge of the Fells Point Historic District, near Broadway. Fells Point is significant as one of the original three settlements that merged to form the earliest form of Baltimore City. The area is directly linked to early maritime trade, an essential early force in Baltimore's growth and development. In addition to the significance of Fells Point in the eighteenth century, the community has continued to play an important role in Baltimore history as a constantly growing and changing urban place. Many of the earliest extant buildings were expanded in the Victorian era creating a unique blend of pre-Revolutionary War and post-Civil War architectural styles and characteristics. Throughout the nineteenth and twentieth centuries Fells Point has been a diverse neighborhood composed of many ethnic groups each influencing the growth and development of the area.

Site Conditions: The property is currently a commercially renovated structure composed of three late Italianate rowhouses that have been both renovated and altered since its construction. Numerous alterations to the storefronts and windows fenestration patterns occurred prior to the designation of the district in 2007

BACKGROUND

There have been no staff or Commission reviews of the properties since the designation of the district in 2007. A Tax Credit application was recently denied due to the commencement of work prior to preliminary approval.

PROPOSAL

The applicants propose to construct a new single-story rooftop addition and rear infill addition to the existing rowhouse structures that face Eastern Avenue.

APPLICATION OF GUIDELINES

CHAP staff applied Chapter 2: Design Guidelines for Additions, New Construction, and Non-Contributing Buildings. 2.1 Guiding Principles for New Design, and 2.3 Scale and Form.

The scale and form of new buildings must be compatible with the height and depth of surrounding buildings. Where there is variation of building height within the immediate neighborhood, the new building should generally relate to the predominant pattern.

- New buildings must complement the massing of surrounding buildings, including the proportion of solid surfaces (walls) to voids (window and door openings.) Respect the characteristic rhythm (fenestration, bays, rooflines, etc.) of existing buildings.

The new addition adds a fourth story to a three story building and does not exceed the overall massing of other surrounding structures. The window and door patterns align with the existing window and door patterns found on the three rowhouses.

- Design the new building to be proportional to surrounding buildings. Consider important building proportions such as floor-to-floor heights, the size and placement of windows and doors, the scale of articulated elements such as porches, overhanging cornices, and bay windows.

The proposed proportions mimic those of the surrounding properties. Details are scaled to match the existing buildings and those within the block.

- Floor-to-floor heights in new construction should be within ten percent (10%) of the floor-to-floor heights of adjacent historic buildings.

The interior floor heights are being matched across all three buildings and the new rear additions.

- Design rooflines to be compatible with those found on surrounding buildings.

The new fourth floor addition has a simple low hipped roof shape that allows for easy rain runoff. The rear in-fill has small flat walkway and flat rear stair roof.

ANALYSIS

The applicant has proposed an addition to the rooftop that is set back and minimizes its appearance from the principal elevation of Eastern Avenue. The rear in-fill addition is appropriate in size and scale for the site and is visible only from a secondary right of way and will have no negative impact to the character of the historic district.

NEIGHBORHOOD COMMENTS

The Fells Point Design Review Committee was informed of the application and has provided the attached comments.

RECOMMENDATION: Concept approval of height, massing and scale of rooftop addition and rear addition infill with final design to return to staff.

Eric L. Holcomb, Executive Director

Site Map



View from North



View from West



View from South



View from East

