



Brandon M. Scott
Mayor

**COMMISSION FOR
HISTORICAL & ARCHITECTURAL
PRESERVATION**

Tom Liebel, Chairman

STAFF REPORT



Chris Ryer
Director

April 13, 2021

REQUEST: Construct two-story addition atop existing first floor

ADDRESSES: 46-48 S. Carrollton Avenue (Union Square Historic District)

PETITIONER(S): 46-48 S. Carrollton LLC, Owner; Noble W. Baier, Applicant;
Carballo Architecture, LLC, Architect

STAFF: Walter W. Gallas, AICP

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

SITE/HISTORIC DISTRICT

General Area

46-48 S. Carrollton Avenue is located on the west side of the street on a block bounded by Hollins Street on the north, W. Lombard Street on the south, and S. Stockton Street on the west in the Union Square Historic District (*Images 1-2*). 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 South Schroeder Street, West Pratt Street, South Fulton Avenue, and West 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 consists of a one-story section to the north and a four-story section to the south. The ground floor storefront is faced with yellow brick with decorative bands of orange-red brick. The store windows are flanked at either end by entrances. The two-bay second and third floors of 48 S. Carrollton Avenue are faced with red masonry and one-over-one windows. The fourth floor is a slate Mansard roof with two one-over-one windows (*Image 3*).

In 1890, both buildings were three stories. 46 S. Carrollton Avenue was a store and 48 S. Carrollton Avenue was a bakery with oven in the basement (*Image 4*). By 1901, the Mansard roof appeared on 48 S. Carrollton Avenue to bring it to four stories (*Image 5*). At some point before 1951, 46 S. Carrollton went from a three-story to a one-story building, perhaps due to a fire, but this isn't confirmed. It was a bakery at this time (*Image 6*).

BACKGROUND

A search of CHAP Authorizations to Proceed to 2005 found none issued for 46-48 S. Carrollton Avenue.

PROPOSAL

The applicant proposes to construct a two-story addition atop the one-story section at 46 S. Carrollton Avenue, rework the storefront, and add a rooftop deck to the rear of 48 S. Carrollton Avenue (*Images 7-14*).

APPLICATION OF GUIDELINES

- *1.8.10 Roof Decks*: The proposed deck on the roof of 48 S. Carrollton Avenue will be set back 27'-6" according to the plan, making it not visible from the front. The plan meets the design guideline.
- *1.16 Accessibility*: A ramp is proposed at the entrance door to 46 S. Carrollton Avenue. Its rise is 1 inch for every 1 foot of run. It doesn't damage or remove historic fabric and so meets the design guideline.
- *1.18 Alterations and Additions*: The plan meets the design guidelines in that the new addition is a compatible two-story addition that is sympathetic to the character of the historic building at 48 S. Carrollton Avenue.
- *2.1 Guiding Principles for New Construction*: The plan meets the design guideline, as it involves no demolition of an existing building. It picks up on the design cues of its neighbors and is similar in materials, form and massing.
- *2.2 Site Design*: The plan meets the design guideline in that the addition remains within the existing footprint of the one-story section.
- *2.3 Scale and Form*: The addition restores the floors that were lost more than 70 years ago. The scale and form are compatible to the neighboring buildings.
- *2.4.5 Roofs*: The proposed flat roof of the addition matches that of the surrounding buildings. A wood cornice will top the addition. The plan meets the design guidelines.
- *2.5.1 Doors and Windows*: The one-over-one wood windows in the upper stories will be similar in size to those of 48 S. Carrollton Avenue. The rebuilt storefront will be proportional to the building. The plan meets the design guidelines.
- *2.5.2 Materials*: The plan calls for masonry cladding at the upper stories on the addition, and wood or composite material for the storefront. Most of the rear will also be masonry. The materials are compatible with the district and meet the design guidelines.

NEIGHBORHOOD COMMENTS

The Union Square Association has been shown these plans and has no objections.

ANALYSIS

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

MAP AND IMAGES

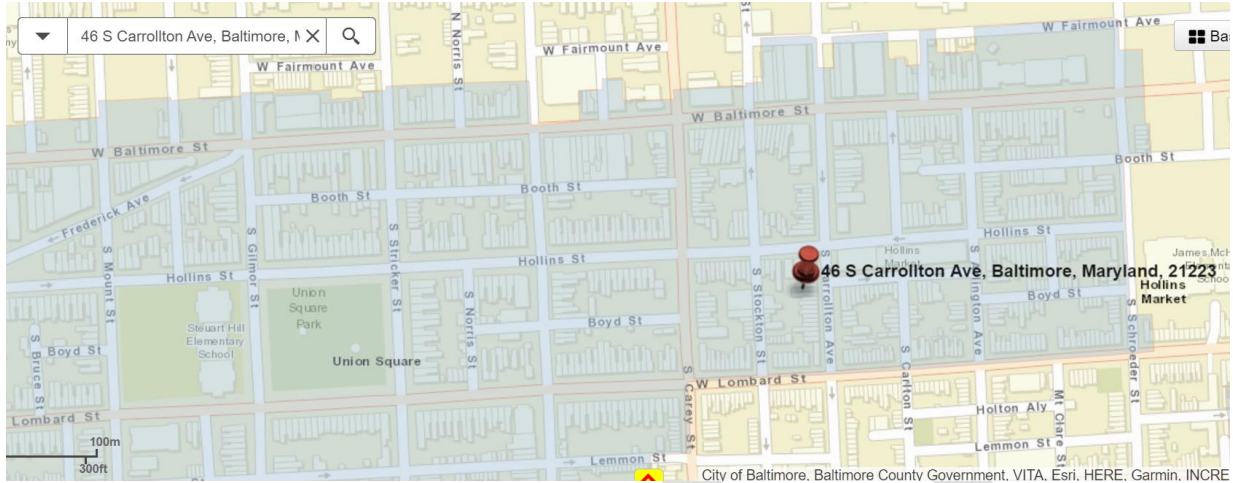


Image 1 – 46-48 S. Carrollton Avenue in the Union Square Historic District.



Image 2 – Overhead aerial view of 46-48 S. Carrollton Avenue, December 8, 2019

46-48 S. Carrollton Avenue (Union Square Historic District) – Construct two-story addition atop existing first floor



Image 3: 46-48 S. Carrollton Avenue, April 2, 2021

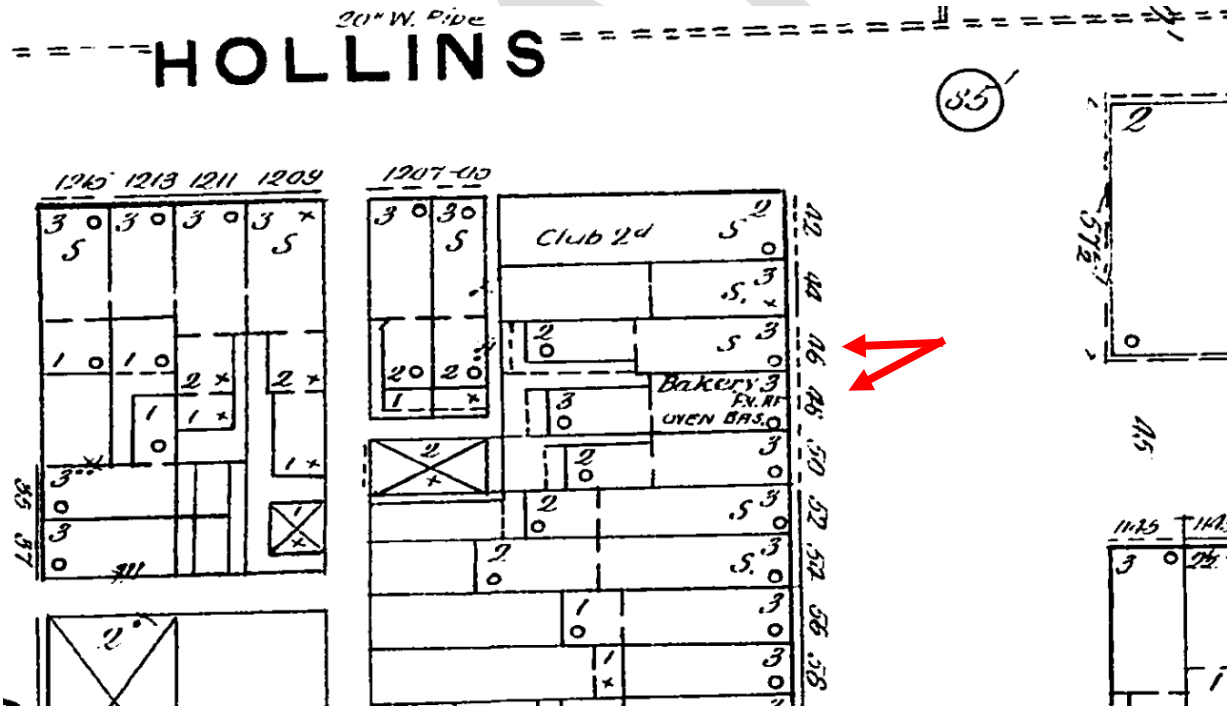


Image 4: 1890 Sanborn Map, 46-48 S. Carrollton Avenue

46-48 S. Carrollton Avenue (Union Square Historic District) – Construct two-story addition atop existing first floor

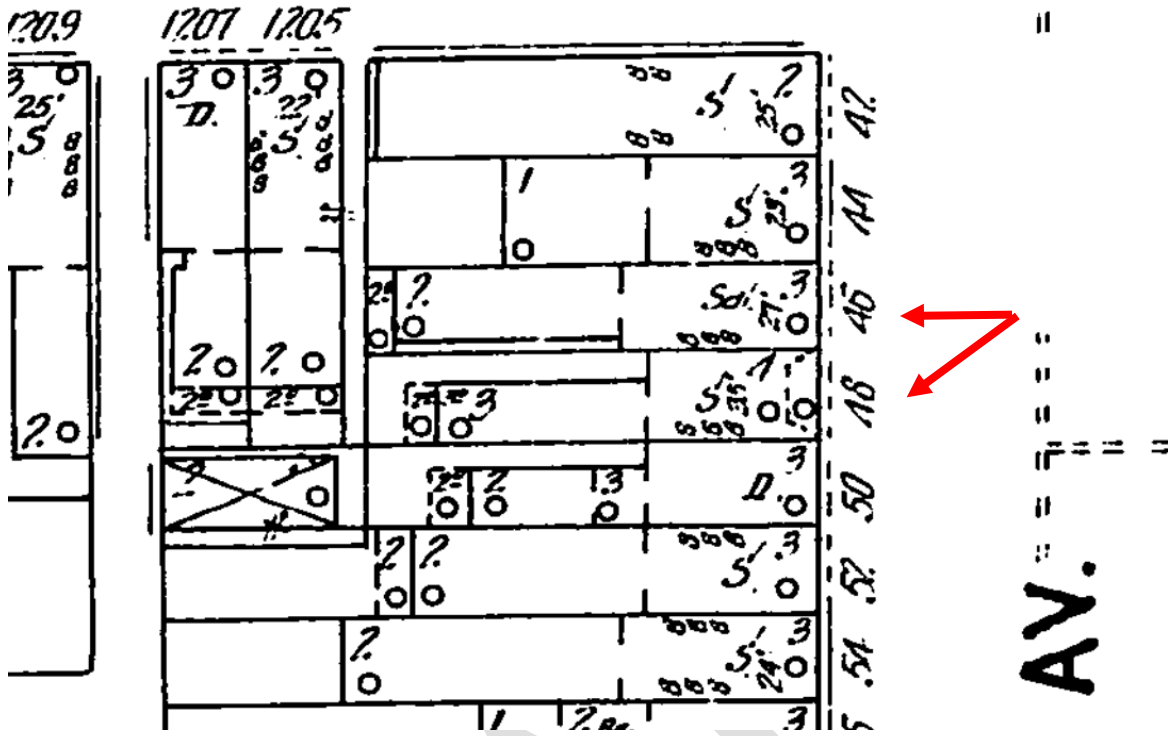


Image 5: 1901 Sanborn Map, 46-48 S. Carrollton Avenue

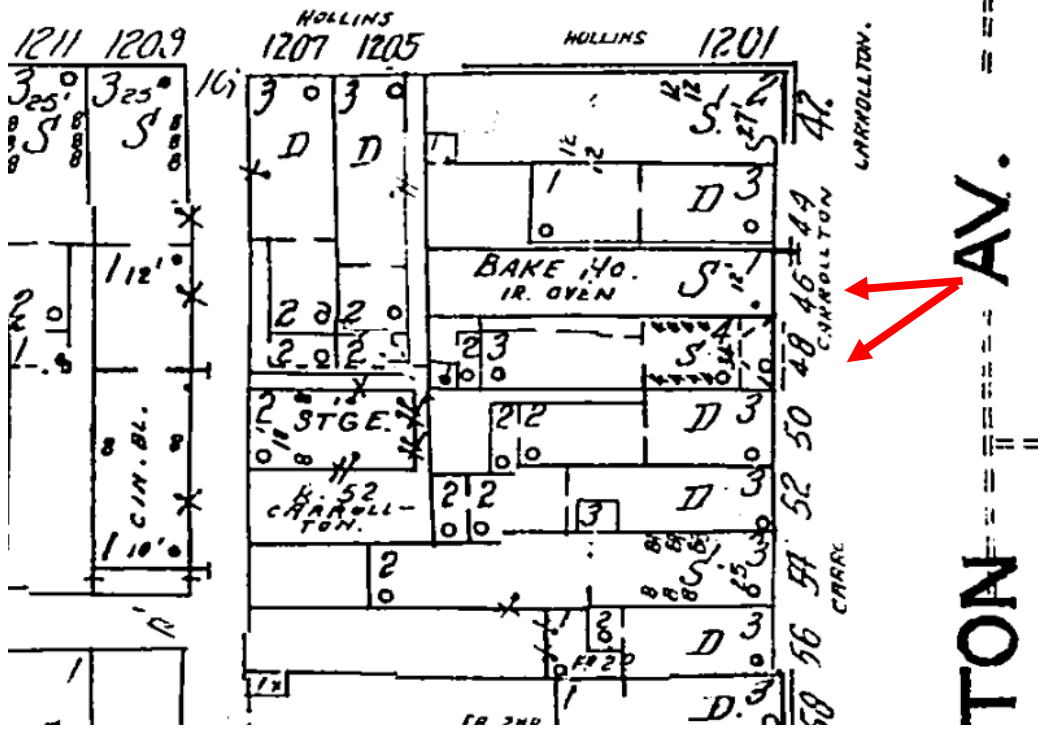


Image 6: 1914-1951, Sanborn Map, 44-46 S. Carrollton Avenue

46-48 S. Carrollton Avenue (Union Square Historic District) – Construct two-story addition atop existing first floor



Image 7: 46-48 S. Carrollton Avenue – Existing and proposed front elevations



Image 8: 46-48 S. Carrollton Avenue – Existing and proposed rear elevations

46-48 S. Carrollton Avenue (Union Square Historic District) – Construct two-story addition atop existing first floor

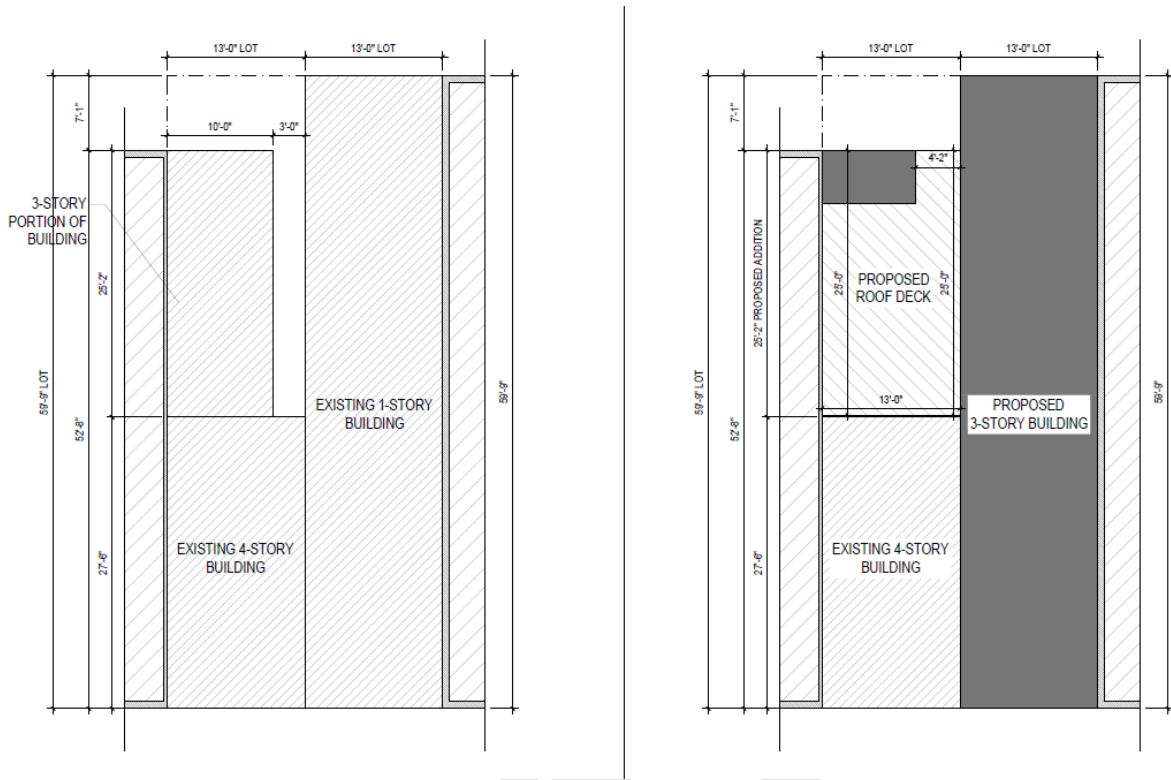


Image 9: 46-48 S. Carrollton Avenue – Existing and proposed site plan

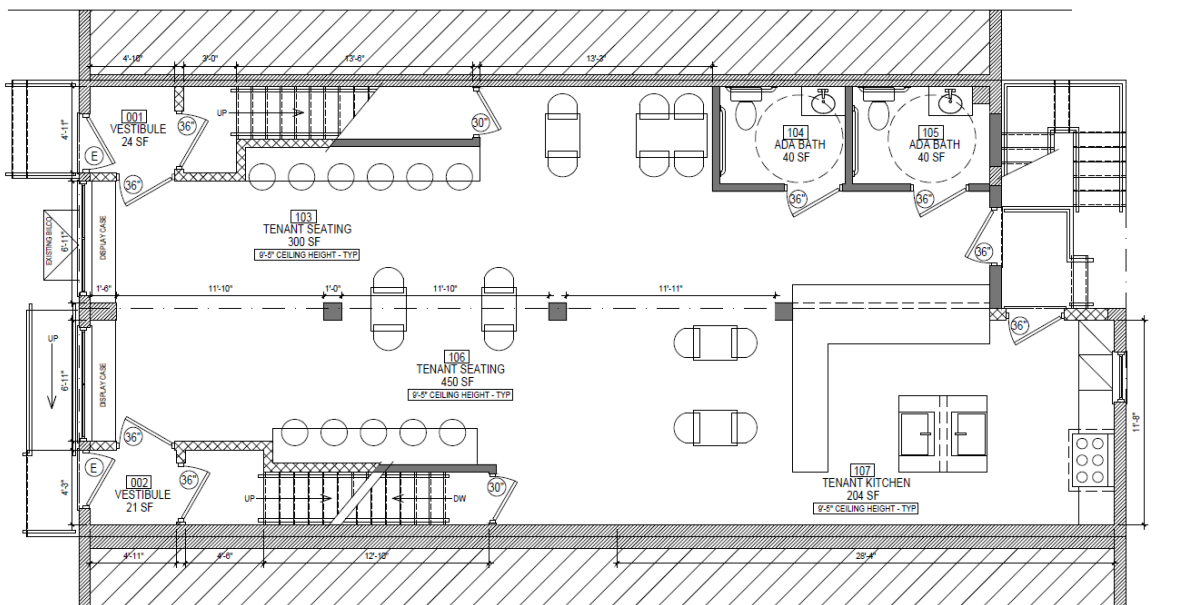


Image 10: 46-48 S. Carrollton Avenue – Proposed first floor plan

46-48 S. Carrollton Avenue (Union Square Historic District) – Construct two-story addition atop existing first floor

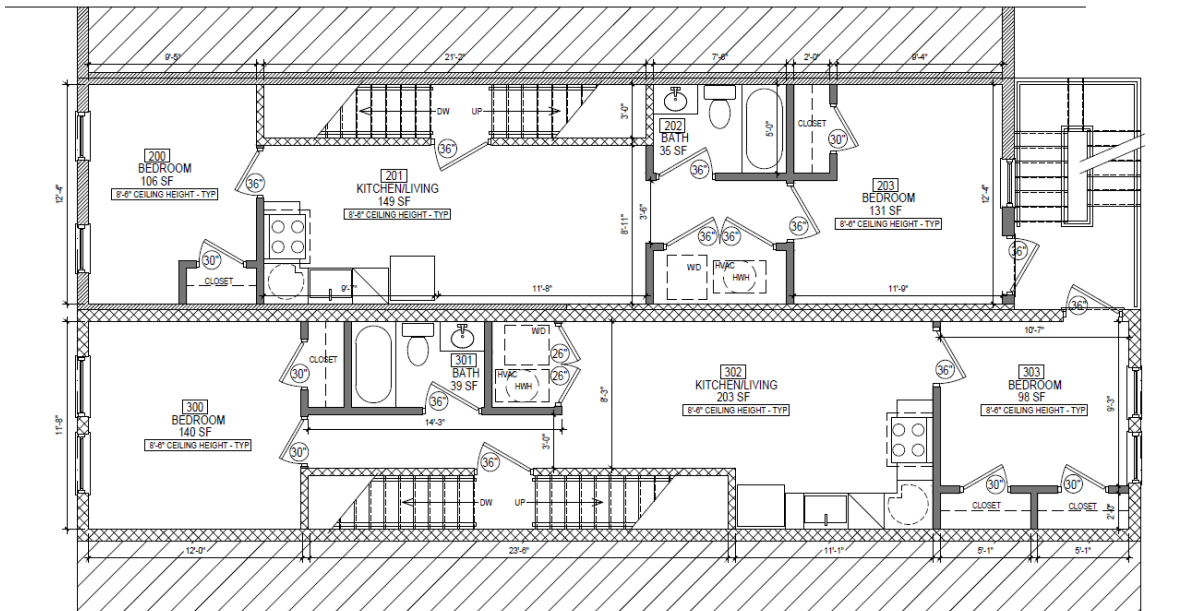


Image 11: 46-48 S. Carrollton Avenue – Proposed second floor plan

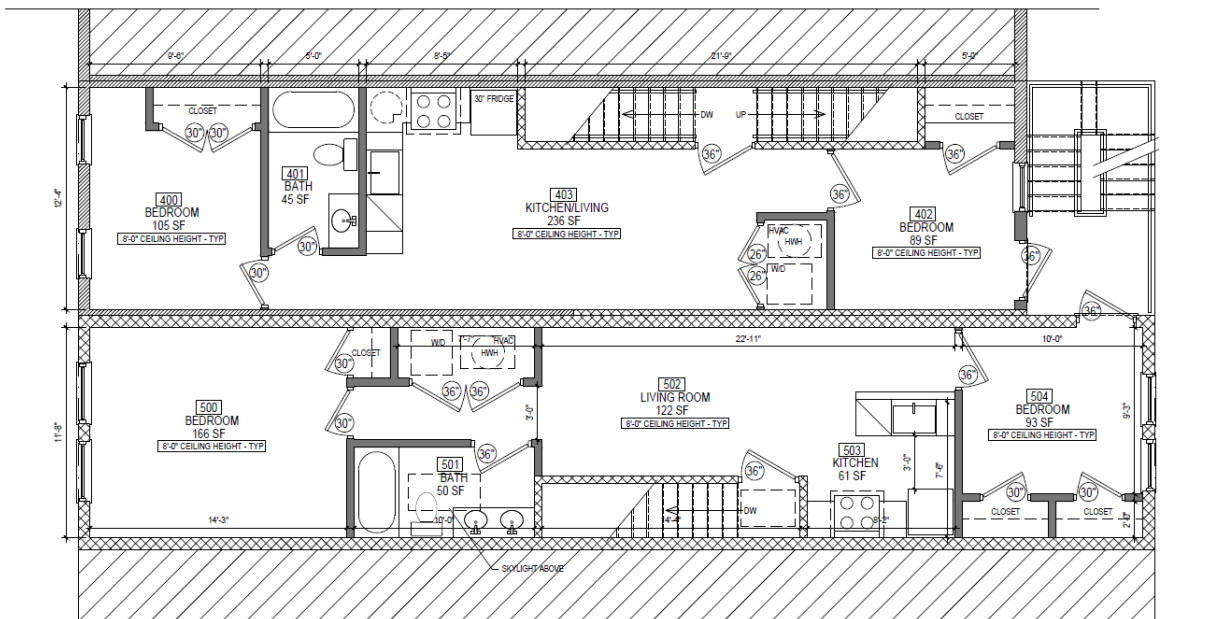


Image 12: 46-48 S. Carrollton Avenue – Proposed third floor plan

46-48 S. Carrollton Avenue (Union Square Historic District) – Construct two-story addition atop existing first floor

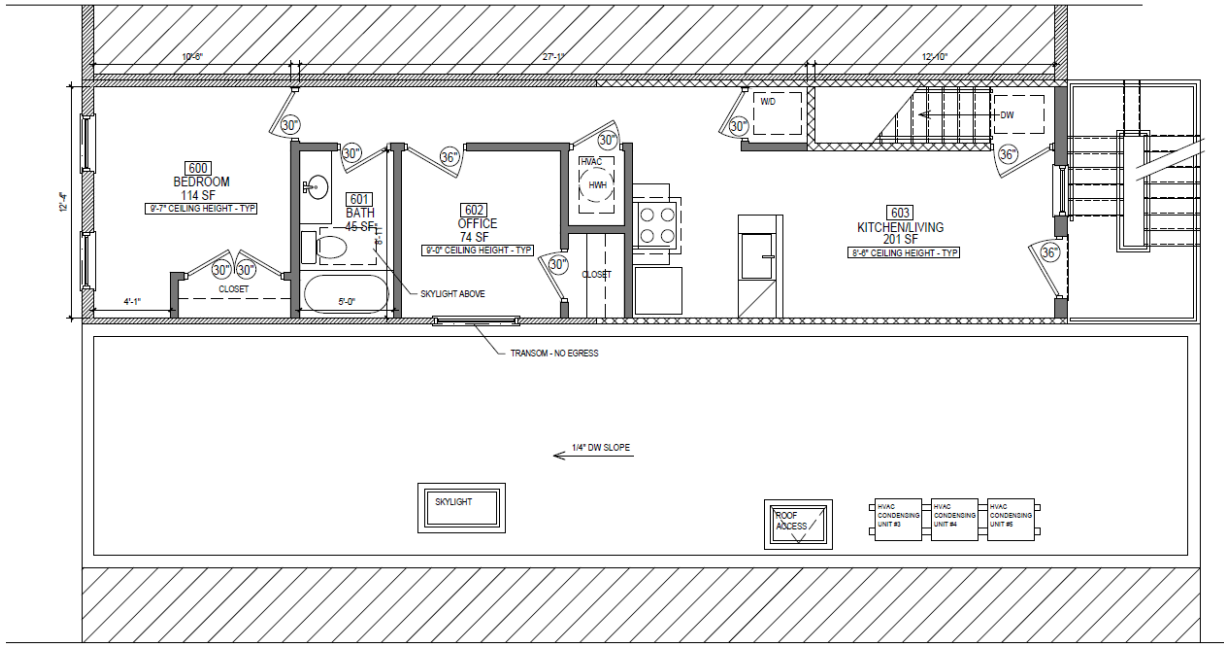


Image 13: 46-48 S. Carrollton Avenue – Proposed fourth floor plan

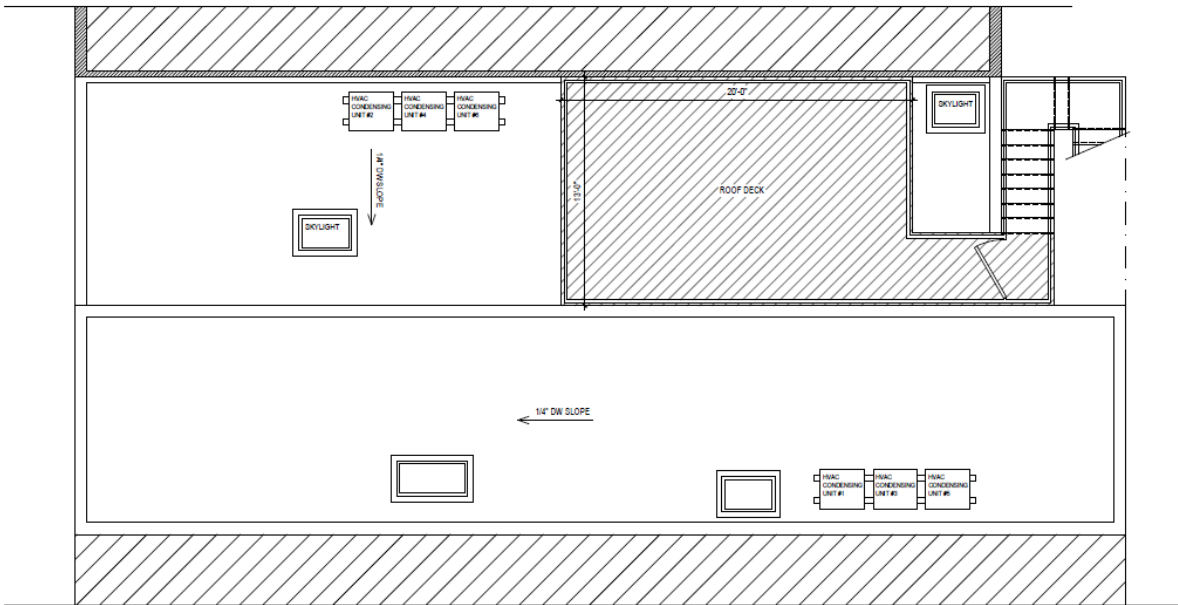


Image 14: 46-48 S. Carrollton Avenue – Proposed rooftop plan

46-48 S. Carrollton Avenue (Union Square Historic District) – Construct two-story addition atop existing first floor