



Brandon M. Scott
Mayor

**COMMISSION FOR
HISTORICAL & ARCHITECTURAL
PRESERVATION**

Tom Liebel, Chairman

STAFF REPORT



Chris Ryer
Director

May 11, 2021

REQUEST: Concept Review - Construct two-story rear addition

ADDRESS: 507 Park Avenue (Mount Vernon Historic District)

RECOMMENDATION: Concept Approval

STAFF: Caitlin Audette

APPLICANT: Josh Nicodemus, NW2 Engineers

SITE/HISTORIC DISTRICT

Mount Vernon Historic District: The Mount Vernon Historic District encompasses roughly 40 blocks surrounding Mount Vernon Place. The contributing buildings within the district include a diversity of styles and building types including mansions, apartments, offices, and religious structures. The period of significance for the Mount Vernon Historic District extends from 1810 to 1945.

Site Conditions/Architectural Description:

The property at 507 Park Avenue is located at the southwestern edge of the historic district. The two-story Colonial Revival style brick building is located on Park Avenue, one building north of West Hamilton Street. The rear of the building faces Ploy St, which is an alley in the 500 block. The property was constructed after 1914; the 1914-1915 Sanborn Map shows that the parcel was at that time a side yard for the adjacent property at 509 Park Avenue. The 1951 Sanborn Map shows the small two-story structure that still stands today.

BACKGROUND

The only work on file is the 2017 approval by CHAP staff to repaint the wood trim at the front elevation.

PROPOSAL & APPLICATION OF GUIDELINES

The applicant proposes to construct a two-story addition to the rear of the building. As proposed, the addition would have a brick veneer finish at the rear and fiber cement siding at the sides.

The proposed alterations are being considered under the Baltimore City Historic Preservation Design Guidelines *Chapter 1: Design Guidelines for Building Exteriors*, Section 1.18:

Alterations and Additions and *Chapter 2: Design Guidelines for Additions, New Construction, and Non-Contributing Buildings*, Section 2.5 Materials and Detailing.

1.18 Alterations and Additions

- Design alterations and additions to be compatible and sympathetic to the character of the historic building.
- Design additions to be compatible with the existing historic structure in massing, height, form, and scale. Place additions on a secondary elevation.
- An addition may be contemporary in design, or it may replicate the historic character of the main building. Where an addition replicates the historic character of the main building, create subtle differences to clearly distinguish it as a later structure.
- Avoid incompatible architectural features in new additions, such as bay windows, when they are inconsistent with the character of the historic building.

The proposal situates the addition to the rear, which is consistent with development patterns in the area. The small scale of the addition is compatible with the existing diminutive building.

2.5.1 Doors and Windows

- Design doors and windows to be compatible with the placement, scale, type, and operation of doors and window and their openings in surrounding buildings.
- Design doors and windows to be compatible with the architectural character of the new facade and the surrounding buildings.

2.5.2 Materials

- Choose building materials that are compatible with the color, size, texture, scale, and quality of building materials used in surrounding buildings. Where a particular material is dominant within an area, utilize that material in the new design.
- Cover and finish exterior walls with quality materials that are compatible with surrounding buildings. Traditional materials existing within the historic district, such as wood, brick, and stone, are preferred.

The proposal includes veneer brick and siding at the rear and side elevations. Modification to these materials and slight modifications to the alignment of the windows and doors would allow the proposal to more fully meet the guidelines.

NEIGHBORHOOD COMMENTS

The Mount Vernon Architectural Review Committee was notified about this proposal. One concerned neighbor reached out to staff with questions and comments, generally in support of the concept.

ANALYSIS & RECOMMENDATION

Staff finds that the proposed addition at the rear of 507 Park Avenue generally meets the CHAP design guidelines as the addition is small in scale and compatible with the surrounding buildings. The proposed materials should be reconsidered to more fully meet the guidelines. Examples of acceptable materials include brick and stucco. The window and door openings at the rear elevation should be modified so that they align vertically.

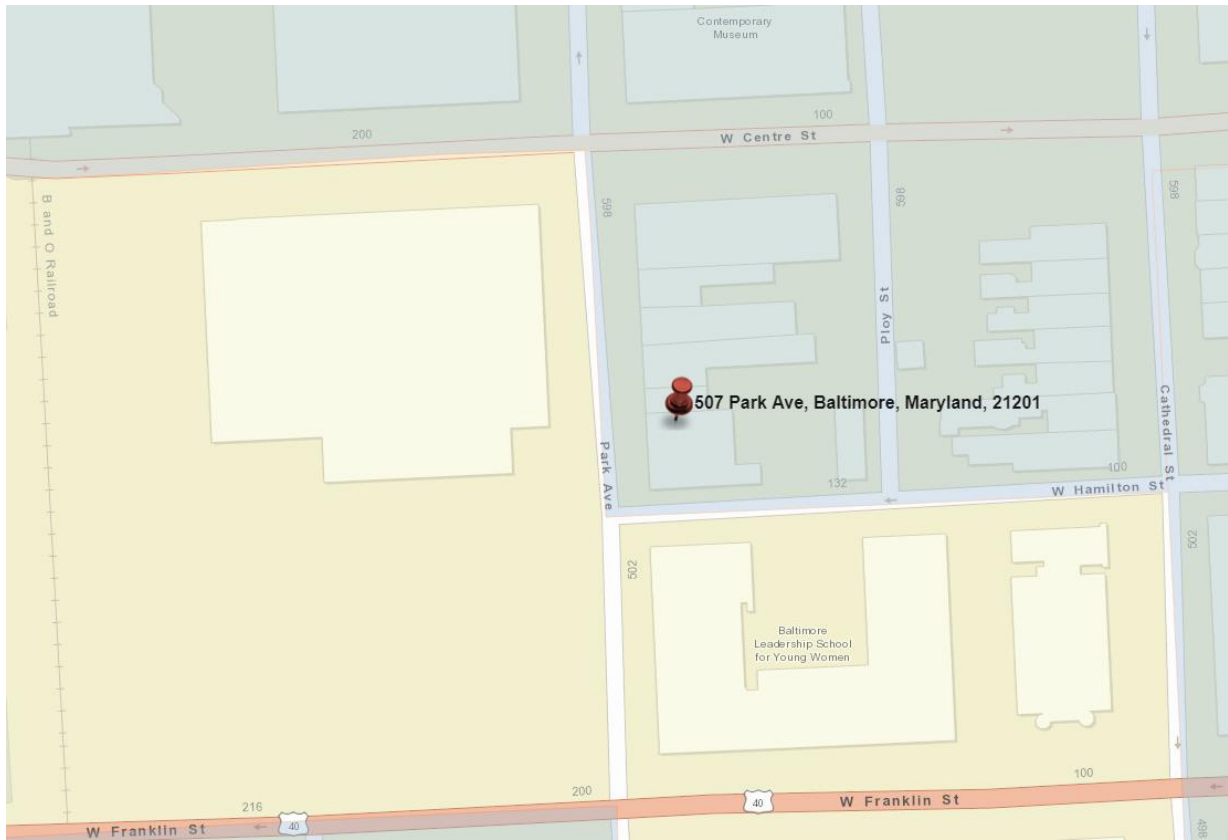
Staff recommends concept approval for height and scale and that the applicant return to staff for final design review.



**Eric Holcomb
Director**

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MAP AND IMAGES



Map 1: Location of site in Mount Vernon Historic District (blue)



Image 1: View of front of building



Image 2: View of rear of building