



*Catherine E. Pugh
Mayor*

**COMMISSION FOR
HISTORICAL & ARCHITECTURAL
PRESERVATION**

Tom Liebel, Chairman



*Laurie Feinberg
Acting Director*

STAFF REPORT

November 13, 2018

REQUEST: Final Design of New Addition and Rehabilitation of Existing Historic Structure and Facades (Final Review)

ADDRESS: 719-723 West Pratt Street (Ridgely's Delight Historic District)

RECOMMENDATION: Approval of Final Design

STAFF: Walter Edward Leon

PETITIONER: Zalco Properties (Yonah Zahler)

OWNER: University of Maryland Medical Center, State of Maryland

SITE/HISTORIC DISTRICT: The site is located on the northern border of the Ridgely Delight historic district. The district is a wedge shaped residential neighborhood just south of the University of Maryland downtown campus. It is generally bounded by Pratt Street, Russell Street, and Martin Luther King Boulevard. The residential buildings are both two and three stories high and range in size from near-mansions to alley housing.

Ridgely's Delight is architecturally significant in that it embodies excellent examples of traditional rowhouse architecture and industrial/manufacturing buildings. The make-up of the community has reflected the character of nearby nineteenth century employment centers, such as the University of Maryland Hospital, the B&O Railroad Yards, and Bartlett and Hayward Ironworks. Ridgely's Delight has always been a socially and economically mixed use neighborhood with both blue collar employees of local industries and professionals, such as the doctors and dentists employed at the University of Maryland's medical facilities. The district's residential structures represent the first phase of development for Baltimore's rowhouses, as well as later versions for working, middle and upper class residents. The unusual street pattern of Ridgely's Delight produces an intimate human scale, fine vistas and irregular building sites and structures.

BACKGROUND –This project includes four lots known as
715-717 W. Pratt Street (two-story garage),
719-721 W. Pratt Street (one-story garage),
723-725 W. Pratt Street (four-story building), and
727-729 W. Pratt Street (vacant lot).

715-17, 718-21 and 727-29 W. Pratt Street have been owned by the State of Maryland (for use of the University System) since 2000-2002. 723-725 W. Pratt Street has been owned by the University of Maryland Medical System Corporation, a non-state entity since 1997.

715-17 W. Pratt Street was condemned in 1999. 719-21 there is no recorded building history. 723-725 W. Pratt Street (four-story structure) was repaired in 2011 when the owner rebuilt the Dover Street façade. A one-story garage was demolished at 727-729 between 2014 and 2015.

The Commission has reviewed this project four times:

- March 2018 – The applicant requested the demolition of 723 West Pratt Street. The Commission denied the request.
- July 2018 - The applicant requested the demolition of 719 and 721 West Pratt Street. The Commission denied the request.
- August 2018 - The Commission did not approve the request to partial demolition of the building at 723 West Pratt Street, the retention of the adjacent one and two-story garage facades and the construction of a multi-story residential addition with rear ground level parking.
- September 2018 - The Commission approved of the Concept Designs of Height, Massing and Scale along with the staff recommendation that the applicant explore simplifying the façade at the cornice level of the east addition, extending the façade plane to meet the top floor level, and that the Final Design Plans return to the full Commission.

PROPOSAL- The applicant proposes to rehabilitate the existing structure at 723 West Pratt Street and construct two connected additions. The addition to the west of 723 West Pratt will be five stories high and have rear yard recreational area. The addition to the east will be six stories high and have retail units on the Pratt Street side re-using historic garage front facades. This addition will also have ground level parking underneath and behind it.

APPLICATION OF GUIDELINES AND ANALYSIS

CHAP staff applied Chapter 2: Design Guidelines for Additions, New Construction, and Non-Contributing Buildings, 2.1 Guiding Principles for New Design, 2.2 Site Design, 2.3 Scale and Form, 2.4 Building Features, 2.5 Materials and Detailing

2.4 Building Features such as entrances, bay windows, garages, and roofs add visual interest and break up the building mass. The location, size, and style of these building features help define the character of the surrounding neighborhood. New buildings that respect the prevailing architectural features of the surrounding buildings will enhance the character of the neighborhood.

The proposed additions respect the main street frontage of the retained garage fronts and the warehouse facade. The new additions are setback 5 feet from the historic facades to begin their frontages. The facades are composed of flat vertical planes composed of alternating sections of brick, metal panels, corrugated metal panels and metal frame windows. The same scheme and composition is used in the rear elevation of the additions that face Dover Street.

2.4.1 Building Entrances

- Design building entrances to enhance the connection between the street and the building interior.

The building entrances are mainly through the retained historic garage street and warehouse facades. Emphasis is given on the intact historic warehouse building entrance.

- Respect the existing pattern of building entrances when locating new entrances.

The entrances will be for proposed retail stores while the historic warehouse facade will be the principal facade of the residential component of the project. The west addition will have the stand alone contemporary entrance to the other retail space.

- Design new storefront entrances that are compatible with surrounding commercial buildings.

The storefront entrance of the east addition will be incorporated into the historic garage entrance while the west facade retail entrance will be solely contemporary in design and details.

ANALYSIS: CHAP Staff has determined that the proposed east and west additions meet the CHAP guidelines for design features. Both additions address and comply with the guidelines and staff recommends that the final design plans be approved by the commission. Staff notes that numerous elements that existed on the façade have simplified to match the elements as they have done so on the rear elevation. Staff notes the applicants have presented their rationale for not moving the top floor level into the same plane as the majority of the façade on the east addition. The rear of the site will have an open air parking lot that will have a brick pier and decorative metal walls and retractable gate system. The site will incorporate the east wall of the original two story garage structure.

NEIGHBORHOOD COMMENTS

The Ridgley's Delight ARC was notified of this proposal and will provide comments.

RECOMMENDATION: Approval of Final Design.

Eric L. Holcomb
Executive Director

Site Map- Historic District



Aerial View



View from the north



View from the west



View from the south



View from the east





Front Pratt Street Elevations



Rear Dover Street Elavtions

