



Catherine E. Pugh
Mayor

**COMMISSION FOR
HISTORICAL & ARCHITECTURAL
PRESERVATION**

Tom Liebel, Chairman



Thomas J. Stosur
Director

STAFF REPORT

January 9, 2018

REQUEST: Concept Review: Height, Massing and Scale of new 2nd and 3rd floor addition to existing non-contributing one story garage

RECOMMENDATION: Concept Approval with Final Plans to return to CHAP Staff.

STAFF: Walter Edward Leon

PETITIONER(S): Tyler Banks, 3211 Noble St. LLC

ARCHITECT: Justin Seto

SITE/HISTORIC DISTRICT

Fells Point Historic District: The site is located on the southeast edge of the Fells Point Historic District. The building was a parking garage immediately across from the American Can warehouse building site and the current existing adjacent surface parking lot. Fells Point is significant as one of the original three settlements that merged to form the beginnings of Baltimore City. The area is directly linked to early maritime trade. Besides the significance of Fells Point for its remaining eighteenth century buildings, the community has been a constantly growing and changing urban place. Many of the earliest houses were added on to in the Victorian era creating a unique blend of pre-Revolutionary War and post-Civil War architectural styles and characteristics. Fells Point has been a diverse neighborhood of many ethnic groups each influencing the growth and development of the area throughout the nineteenth and twentieth centuries. Many of the later structures are of architectural significance and are consistent with the waterfront character of Fells Point, even if stylistically different. Recreation Pier is an example of this type of significant structure in Fells Point.

Site Conditions: 1922 Aliceanna Street is a one story brick garage structure built between 1915 and 1940. The structure extends nearly the entire length of the site and has not had any known historic event or been associated with any one important to the history of Fells Point or Baltimore City. The structure has a simple façade composed of brick and coping edge. The current door is metal and non-historic.

BACKGROUND

The site has not been reviewed by the CHAP Commission or staff since the creation of the district in 2007.

PROPOSAL

The applicant proposes to construct a two-story addition above the existing structure that runs nearly the entire length of the existing lot. The front elevation will be set back slightly from the parapet edge of the existing garage and have a masonry and glass appearance that is in keeping with the height of the adjacent three-story historic structure to its east. The west elevation will be a blank wall as the property line runs along it. There will also be a setback rooftop access room and mechanical penthouse located on the rooftop along with a southern facing rooftop deck. The rear elevation will be composed of windows, a balcony and stairs to the small rear yard. The east elevation is a blank wall as it is also on the property line.

APPLICATION OF GUIDELINES

The staff applied relevant portions of Chapter 2: Design Guidelines for Additions, New Construction, and Non-Contributing Buildings

2.1 Guiding Principles for New Design

Identify the character defining features of the surrounding historic buildings and streetscape. Design new buildings to visually relate to the historic environment. Respect the established design precedent in the immediate area.

Contemporary architectural design that reflects its current time, place, use, and culture is accepted, provided the design is compatible with the character of the historic district.

Radically contrasting building designs are discouraged within local historic districts.

New buildings that are similar to existing buildings in materials, form, massing, and architectural features are accepted.

2.2 Site Design

Retain established property line patterns, street and alley widths, setbacks, primary and secondary building orientation, and landscape elements.

Incorporate character-defining site design features of the historic district into the designs of new construction projects.

The spaces between buildings help define the historic character of the neighborhood. Design new construction to follow the existing pattern of building widths and spacing between buildings.

Primary buildings should have a similar orientation and relationship to the street as the existing buildings. Primary entrances and facades should be located, oriented, and sequenced to be consistent with the pattern of entrances and facades in the neighborhood.

New construction projects should reinforce existing patterns of open space and enclosure created by existing vehicular and pedestrian circulation routes, fences, walls, yards, courtyards, gardens, and landscaping.

New construction at corners or abutting public spaces require special consideration in the design of entrances and multiple, publicly visible facades.

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.

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

NEIGHBORHOOD COMMENTS

The Fell Point Design Review Committee and the Fells Point Community was notified of this proposal. The DRC has reviewed the proposal and their comments have been reviewed and attached.

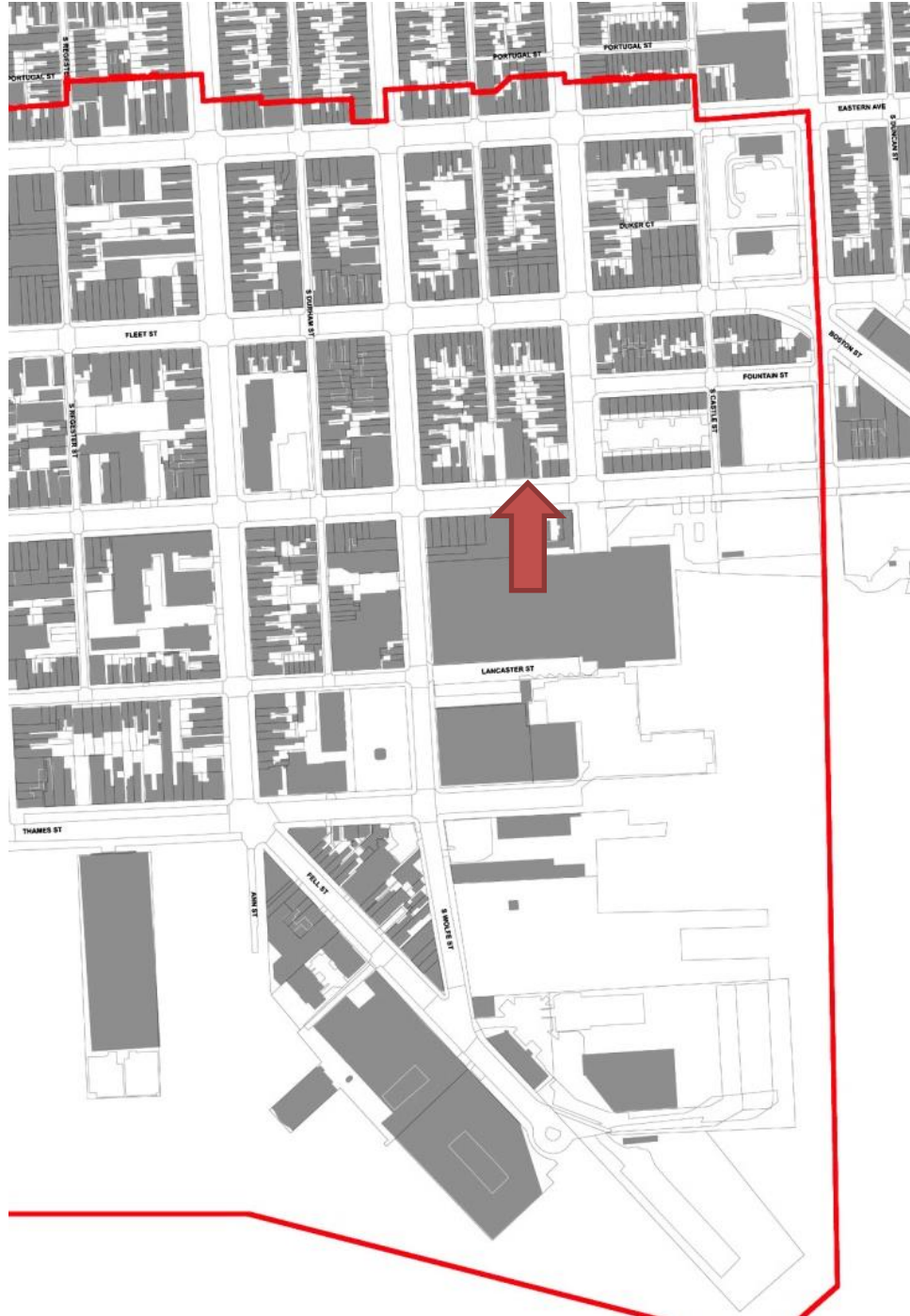
ANALYSIS

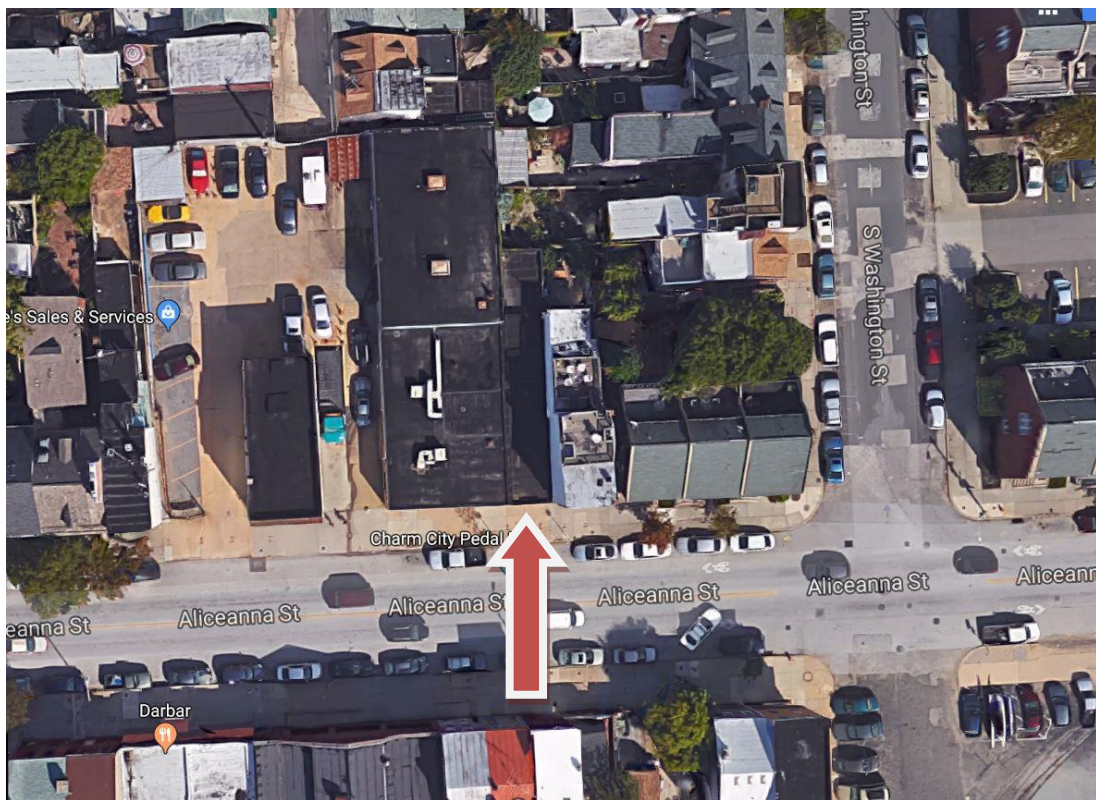
The proposed addition meets the CHAP Guidelines for New Additions. The second and third floor addition are in keeping with the neighborhood's height, scale and overall massing as well as zoning and other waterfront regulations in place. The addition's scale and form are appropriate to the site and the design. The roof will be flat and on the Aliceanna Street elevation with a small penthouse set back towards the center with glass windows and sliding glass doors that open onto a rooftop deck. The ground level entry has an eight-foot deep vestibule space that ends with the recessed garage and main entry door.

RECOMMENDATION: Concept Approval with Final Plans to return to CHAP Staff.

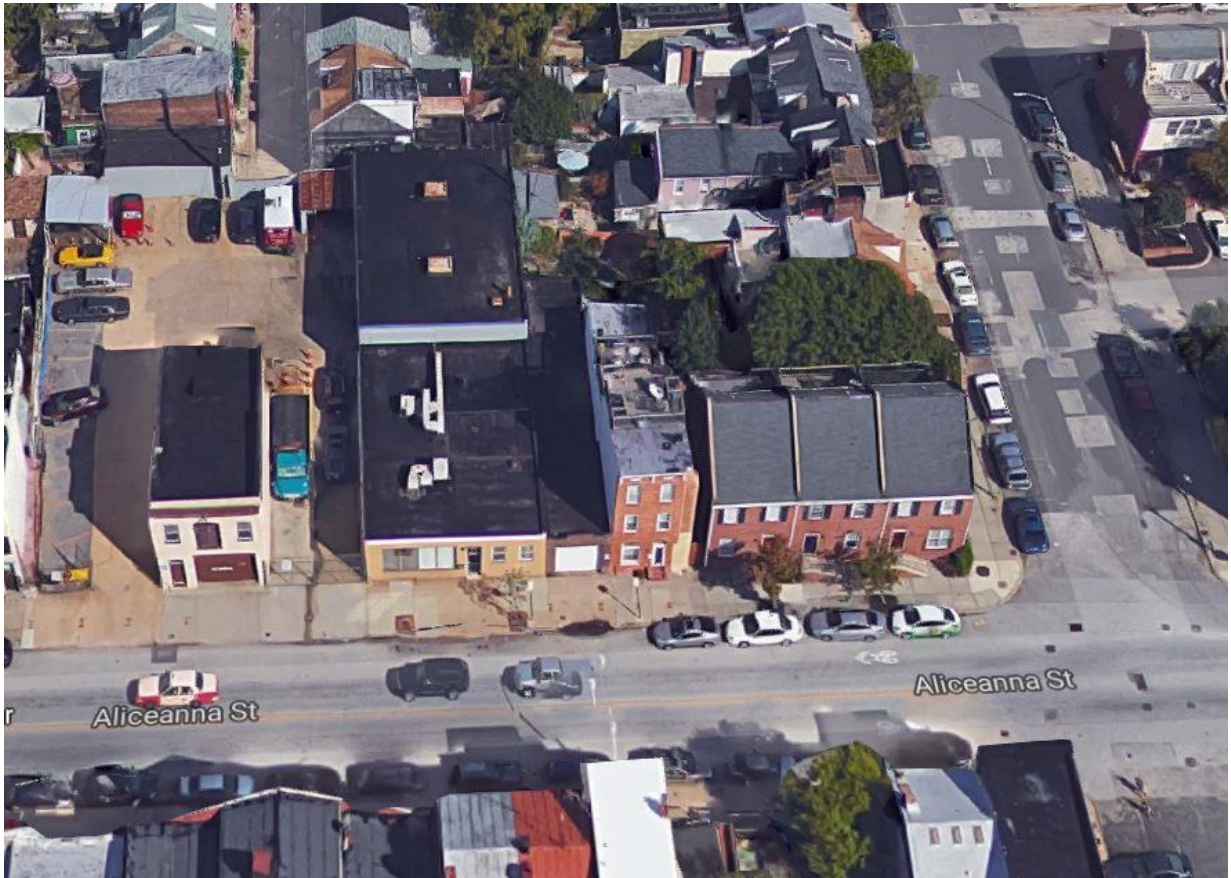
Eric L. Holcomb
Executive Director

Site Map- Historic District

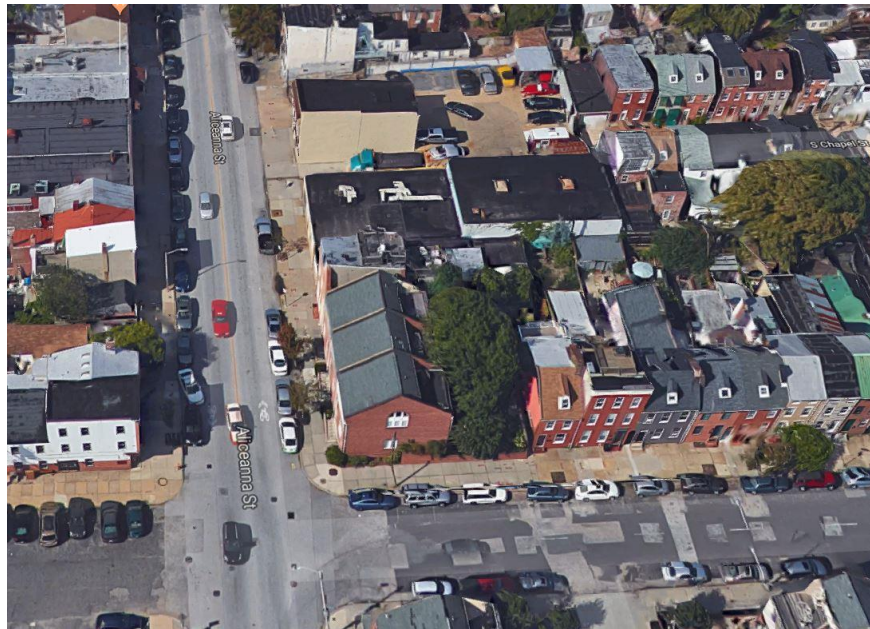




View from South



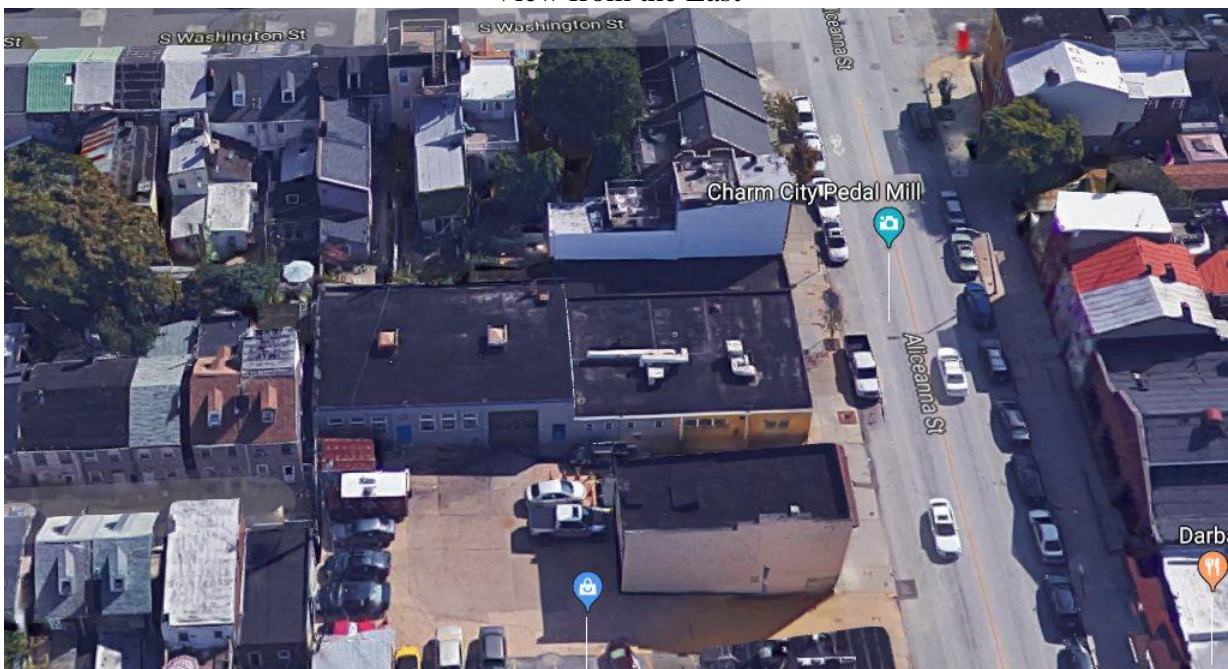
View from West



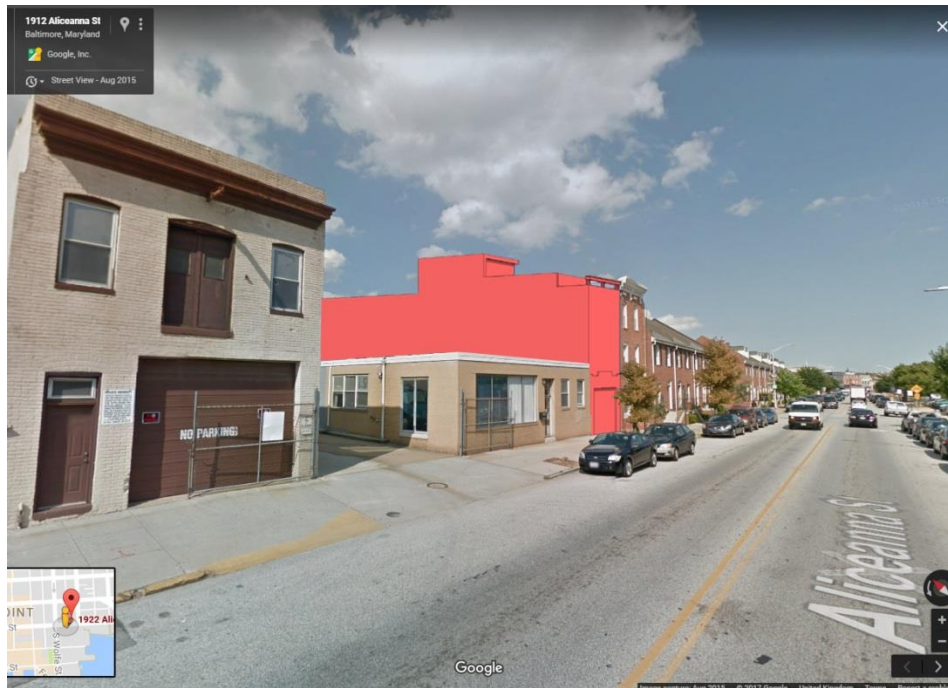
View from North



View from the East



Massing model viewed from the west along Aliceanna Street



Aerial View of Massing model



