



Catherine E. Pugh
Mayor

**COMMISSION FOR
HISTORICAL & ARCHITECTURAL
PRESERVATION**

Tom Liebel, Chairman

STAFF REPORT



*Thomas J. Stosur
Director*

May 8, 2018

REQUEST: Renovation of the Hollins Market shed building

ADDRESS: 26 S. Arlington Avenue (Union Square Historic District)

PETITIONER(S): Jim Mills, War Horse Cities

STAFF: Walter W. Gallas, AICP

RECOMMENDATION: Approval, with final details on materials to be approved by staff

SITE/HISTORIC DISTRICT

General Area: The property is located in the Union Square Historic District on Hollins Street between S. Arlington Avenue to the east and S. Carrollton Avenue to the west (*Image 1*). 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 is a one-story wood clad market shed building most recently rehabilitated in the early 1980s. It is connected to the city's oldest surviving market building, which was constructed in 1864 (*Images 2 & 3*). The shed building, with a broad shallow sloped roof with overhangs over the sidewalks on three sides, is nearly 250 feet long. The roof has four monitors along the ridge and a sign built into the slightly raised gable at the S. Arlington Avenue (eastern) end. A 40-foot section of the roof at the western-most end of the shed where it touches the historic market building is raised a few feet and contains a wooden structure on top abutting the historic building. There are three doors into the shed building on the north and the south elevations, along with double doors on the east elevation. A series of raised window bands punctuate the north elevation, with a few on the south elevation as well.

A public market has been in this location since 1835, built on land donated by banker George B. Dunbar. Some type of shed structure has stood here alongside the Italianate headhouse since its completion in 1864, and canvas-topped market stalls were erected on Hollins Street into the 20th century. The 1890 Sanborn map shows the outline of the single-story Hollins Market shed

and the two-story market hall (*Image 4*). Ten years later, the 1901-02 Sanborn map calls out the shed's details of concrete floor and skylights (*Image 5*). The market has gone through successive cycles of relative prosperity and decline through the years. A 1975 survey photograph of a portion of the shed building shows its deteriorated condition (*Image 6*). The post-World War II growth of supermarkets threatened Baltimore's public markets, but they received new attention with the establishment of local historic districts in the 1970s. In late 1977, Mayor Schaefer announced the first phase of a \$1.2 million renovation of Hollins Market, funded by a U.S. Economic Development Administration grant, which would replace the current wood shed building with one of concrete and wood siding and with air conditioning, new lighting, and new plumbing and restrooms. Work must have progressed very slowly, because 1979 images of the building still showed deteriorated conditions (*Images 7 & 8*). It's not clear exactly when the building achieved its present form.

BACKGROUND

CHAP files contain these applications:

August 12, 1979 – Notice to Proceed issued to install roof exhaust fan.

August 25, 1992 – Notice to Proceed issued to paint shed building wood siding Duron “Chestnut Brown” and trim Duron “Cornhusk.”

December 7, 2006 – Notice to Proceed issued for installation of two internally lit signs, one projecting at Carrollton Avenue side, one flush-mounted at S. Arlington Avenue side.

PROPOSAL

Applicant proposes to rehabilitate Hollins Market shed building, with the main exterior change being the construction of a new aluminum curtain wall entry on the north elevation which would entail changing a section of the roof plane (*Images 9 & 10*). Exterior work also includes: reconfiguring the windows and doors, adding windows to the rooftop monitors, replacing the shingle roofing, installing new signage, accommodating new rooftop air handlers on the south side, recladding the exterior, and widening a section of the sidewalk on the north side by 6'-0" (*Images 11 & 12*).

APPLICATION OF GUIDELINES

Because the Hollins Market shed is a non-contributing building, CHAP staff applied *Chapter 2: Design Guidelines for Additions, New Construction, and Non-Contributing Buildings*.

- *Guideline 2.1 Guiding Principles for New Design*: The proposed changes to the exterior of the market shed building don't impact any historic features. The new entry, while clearly contemporary, is located at a point in the structure that already lends itself to this new feature, since the roof is already on a different plane there. The lines are clean and light, giving a building a defined entrance. It is compatible with the character of the historic district, and so the proposal meets this guideline.
- *Guideline 2.2 Site Design*: The proposed changes do not affect the footprint of the existing building. The new main entry and the other reconfigured entrances will more appropriately address the streets. The sidewalk on the north side of the building will be extended and addition 6'-0", enabling outdoor seating. While the sidewalk expansion sacrifices 10 parking spaces, it adds another amenity to the site. The proposal meets this guideline.

- *Guideline 2.3 Scale and Form:* The proposed exterior alterations make relatively few changes to the scale and form of the existing building. Thus, the proposal meets the guidelines.
- *Guideline 2.4.1 Building Entrances:* The main exterior change to the building will be the new curtain wall entry on the north elevation next to the historic head house. This section will serve as a link between the market shed building and the historic building, while clearly defining the entrance and orienting the building to Hollins and the open space across the street. The lines are light and airy; the design is compatible with the market buildings. The proposal meets this guideline.
- *Guideline 2.4.5.Roofs:* The introduction of the new curtain wall to define a new entrance on the north side of the shed, will create a different roof plane from what is in this section now. The existing section of the roof is already higher by a few feet at this point. This alteration raises and flattens the roof in a contemporary style with metal and glass, which does not compete with the historic design of the Italianate masonry head house. The rooftop monitors are retained and become skylights with the introduction of glass in them, maintaining that aspect of the rooftop profile. Air handlers are tucked on the south side, minimally visible behind the roof slope. The design meets this guideline.
- *Guideline 2.5.2 Materials:* The applicant is exploring exterior finishes for the shed. Staff discussed the option of board and batten siding as one possible treatment using cementitious material which is an appropriate style for this type of commercial building. It is anticipated that the final materials presented will meet the guideline.

NEIGHBORHOOD COMMENTS

The plans have been shared with the Union Square Association and the Hollins Roundhouse Neighborhood Association. The applicant has conducted public meetings in the neighborhood.

ANALYSIS

CHAP staff finds that the proposed plan for the exterior of the Hollins Market shed:

- Meets *Guideline 2.1 Guiding Principles for New Design*
- Meets *Guideline 2.2 Site Design*
- Meets *Guideline 2.3 Scale and Form*
- Meets *Guideline 2.4.1 Building Entrances*
- Meets *Guideline 2.4.5.Roofs*
- Meets *Guideline 2.5.2 Materials*

RECOMMENDATION

Staff recommends approval of the plan with final details on materials to be approved by staff.



Eric Holcomb
Director

MAP AND IMAGES

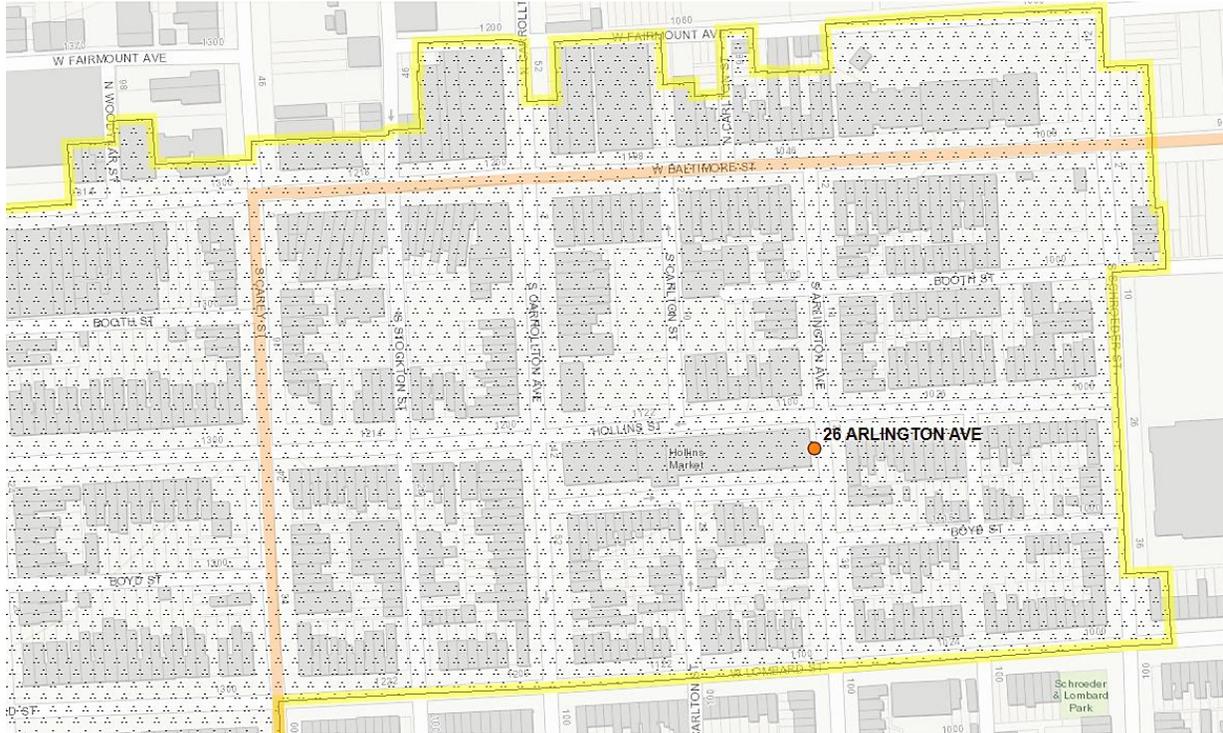


Image 1– Hollins Market, 26 S. Arlington Avenue, in the Union Square Historic District.



Image 2: Aerial view of Hollins Market from north, December 19, 2016



Image 3: Aerial view of Hollins Market from south, December 31, 2016

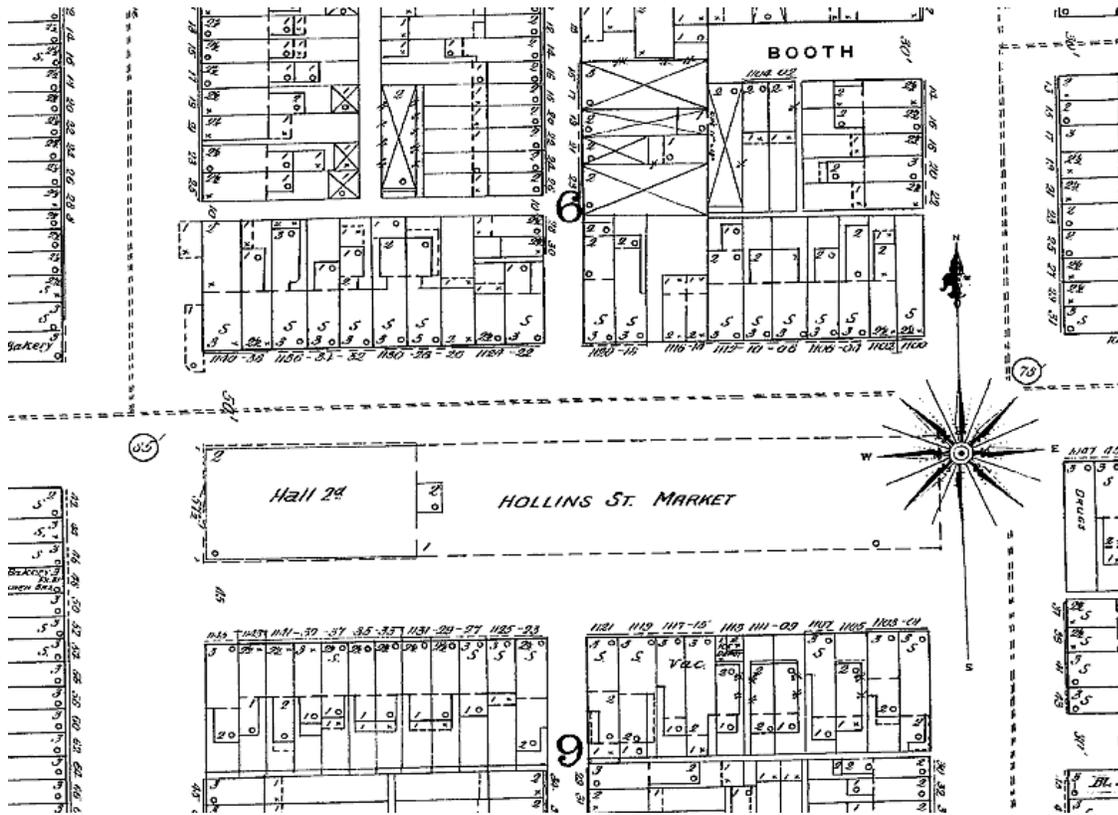


Image 4: Hollins Street Market, 1890 Sanborn Map

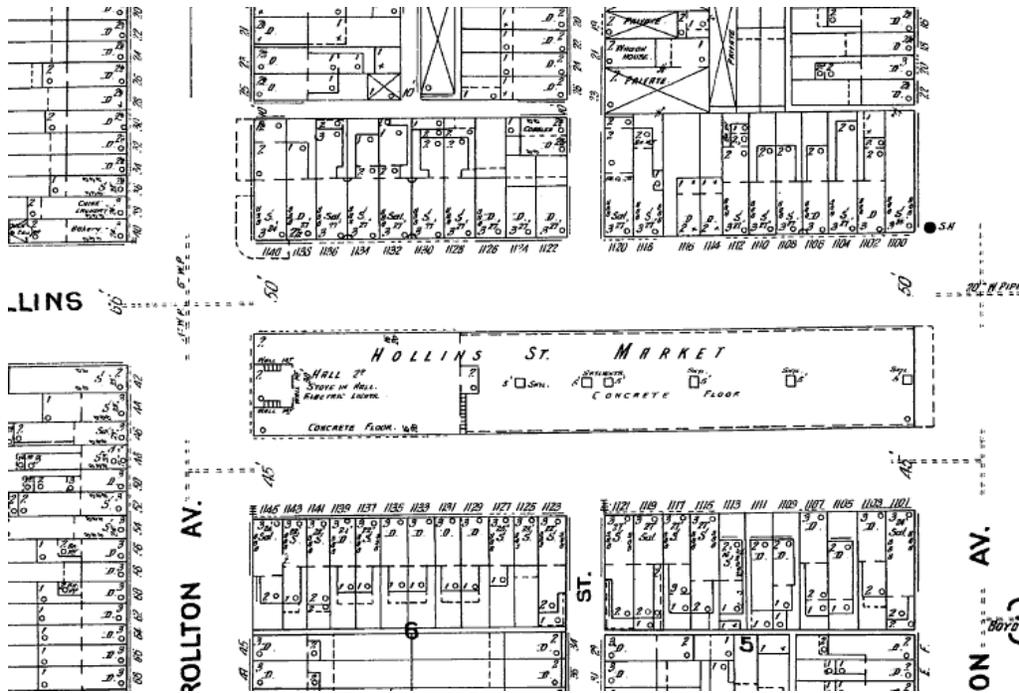


Image 5: Hollins Street Market, 1901-02 Sanborn Map



Image 6: Hollins Market headhouse and shed, south side - 1975



Image 7: Hollins Market shed and head house looking west, April 10, 1979



Image 8: Hollins Market shed looking east, April 10, 1979



Image 9: 26 S. Arlington Avenue, Hollins Market shed looking west – Existing conditions



Image 10: 26 S. Arlington Avenue, Hollins Market shed looking west – Proposed



Image 11: Hollins Market – Existing north elevation



Image 12: Hollins Market – Proposed north elevation

REFERENCES

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