



*Catherine E. Pugh
Mayor*

**COMMISSION FOR
HISTORICAL & ARCHITECTURAL
PRESERVATION**

Tom Liebel, Chairman

STAFF REPORT



*Chris Ryer
Director*

March 12, 2018

REQUEST: Concept Review: Final Design - New Construction of a Five-story Residential and Commercial Building.

ADDRESS: 520 South Caroline Street (Fells Point Historic District)

RECOMMENDATION: Approval of the concept design with the following recommendations:

- A. Develop consistent window pattern
- B. Explore greater articulation of the window openings
- C. Provide close-up images and materials for the entry areas, retail and residential
- D. Examine adding detailing to the cornice.
- E. Return to the full Commission for final approval of design with modifications.

STAFF: Walter Edward Leon

PETITIONER/OWNER: Idan Tzameret & Marshall Klein

ARCHITECT: Kuo Pao Lian

SITE/HISTORIC DISTRICT: The site is located in the northwestern area of the Fells Point historic district. 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, which spurred Baltimore's growth and development. Besides the significance of Fells Point in the eighteenth century, 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 also of architectural significance and are consistent with the waterfront character of Fells Point, even if stylistically different.

Site Conditions: The current site has an L-shaped concrete block warehouse constructed after the period of significance for the Fells Point historic district.

BACKGROUND: Approval for the demolition of the L-shaped, concrete block warehouse was given at the November 2018 CHAP hearing.

Approval for the height, massing and scale was given at the December 2018 CHAP hearing.

PROPOSAL: The applicant proposes to construct a five-story residential and retail building that faces South Caroline Street. The building will have 31 residential units and two ground floor retail stores.

APPLICATION OF GUIDELINES: CHAP staff applied Chapter 2: Design Guidelines for Additions, New Construction, and Non-Contributing Buildings, 2.4 Building Features, 2.4.1 Building Entrances, 2.4.5 Roofs, 2.5 Materials, 2.5.1 Doors and Windows, 2.5.2 Materials.

2.4 BUILDING FEATURES.

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 applicants propose a building that reflects the warehouse and commercial construction found at the northwestern edge of the Fells Point district.

2.4.1 BUILDING ENTRANCES

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

The proposal calls for a rising front ramp along the South Caroline Street elevation that will be screened by a low retaining wall that will use similar material to the whole building and act as the place name location and address for the new structure.

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

The new store front entrances for the proposed retail is not clearly defined, but rather incorporated into the single main entry of the building.

2.4.5 ROOFS

- Design new roofs to complement the orientation, pitch, complexity, and scale of roofs on surrounding buildings.

The rooftop of the proposed site is flat and is identical to other nearby commercial structures of the historic district.

- Design cornices to be compatible with the height, scale, and articulation of existing cornice.

The proposal depicts no cornice detail with the exception of a coping edge at the top of the flat roof.

2.5 MATERIALS AND DETAILING

Architectural materials and detailing provide visual interest, texture, and quality to the building façade. Using compatible materials and building details in new construction will promote continuity within the existing historic neighborhood.

The proposed material is primarily a dark brown brick. The lower ground level retail and entry have a contrasting cladding in a darker brown color as do the corner balconies and railings on the northeast corner of the structure.

2.5.1 DOORS AND WINDOWS

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

The window patterns of the upper residential units are an alternating rhythm/pattern as well as varying dimensions and composed of sliding/casement style along with slim double hung windows. The frame and sash components will be a darker brown that matches the railings and decks.

- Design doors and windows to be compatible with the architectural character of the new facade and the surrounding buildings.

The window sashes mimic some of the irregular fenestration patterns found on the South Caroline Street elevation but are symmetrically organized on the Duker Street elevation. The windows on the ground floor retail are contemporary full glass. The residential and retail doors can be found together on the ground floor building entrance and no other rear or side door entrances are shown.

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.

The proposed building is primarily being completed in a brown-toned brick and glass. Both are materials commonly used throughout this commercial section of the historic district. They propose using wood siding around the front entry and HardiePlank on the rear elevation as well.

NEIGHBORHOOD COMMENTS

The applicants have met with the DRC and the committee has given favorable recommendation for the project. The panel requested that special attention be paid to the wood siding meeting the brick veneer. They also requested clarification of the rear elevation materials and signage plans. They also requested that the treatment of the Caroline Street sidewalk be consistent with adjoining neighbors.

ANALYSIS: The proposed new construction was determined by staff to be overall in compliance with the New Construction portion of the Guidelines. However, staff believes that the applicants should look at a more consistent window fenestration pattern and window size openings. The applicants should examine if there could be more articulation in the window openings. Staff also would like to see more detailed images of the entry area, ramp, and how the retail spaces are approached. Staff would also like to see additional emphasis on the cornice treatment.

RECOMMENDATION: Approval of the concept design with the following recommendations:

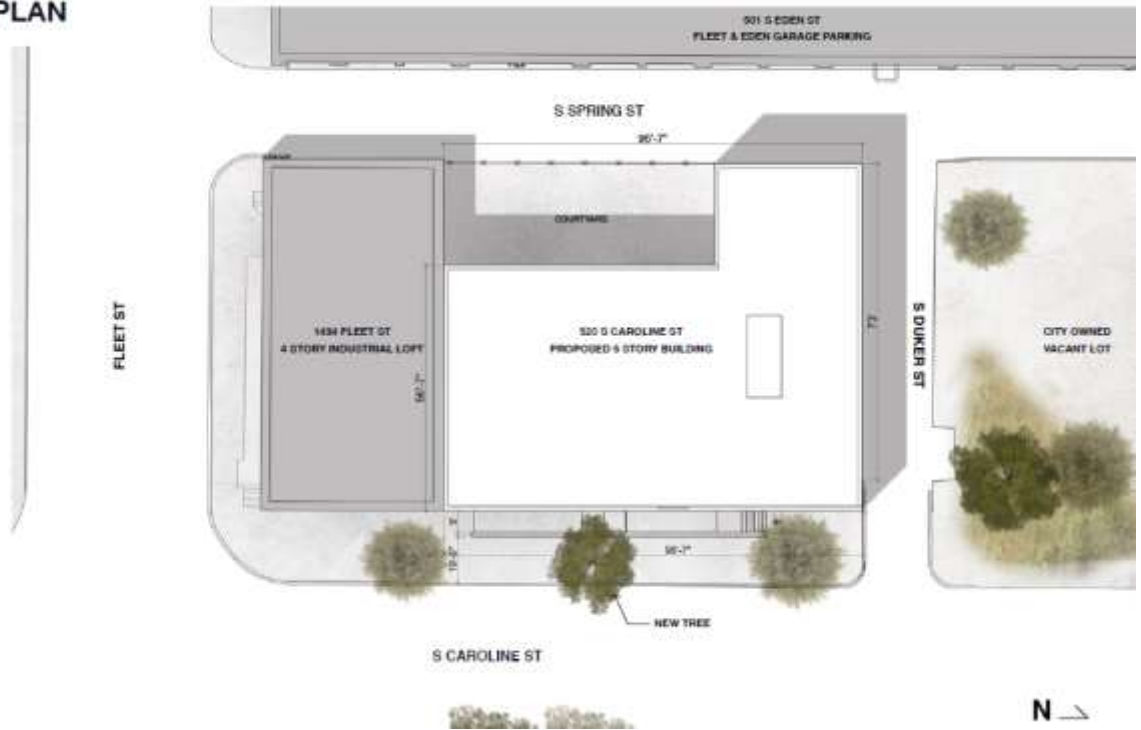
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Eric L. Holcomb
Executive Director

Site



THE CAROLINE
SITE PLAN



View from South



View from the East



View from North





EAST ELEVATION
SCALE: 1/16" = 0'-1"



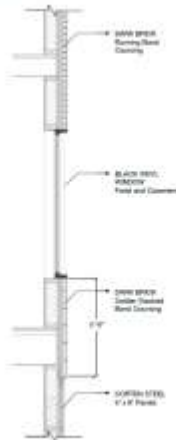
NORTH ELEVATION
SCALE: 1/16" = 0'-1"



DETAIL & SPECIFICATIONS



WALL ELEVATION & SECTION
SCALE: 1/8" = 1'-0"



HOUSE ON MOUNT AIRVILLE
AGARDY & PLAINBETH ARCHITECTS

MATERIALS



3/4" SPK BRK NORTH 1" BRK WOOD PANELING