



*Catherine E. Pugh
Mayor*

**COMMISSION FOR
HISTORICAL & ARCHITECTURAL
PRESERVATION**

Tom Liebel, Chairman



*Laurie Feinberg
Acting Director*

STAFF REPORT

November 13, 2018

REQUEST: Demolition Hearing I: Determination of Architectural Significance

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

RECOMMENDATION: Approval for Demolition

STAFF: Walter Edward Leon

PETITIONER/OWNER: Marshall Klein

SITE/HISTORIC DISTRICT: The site is located on the western side of the Fells Point Historic District. Fells Point is 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 greatly contributed to Baltimore's growth and development. The Fells Point community has been a constantly growing and changing urban place since the eighteenth century. Many of the earliest houses were modified during the Victorian era creating a unique blend of pre-Revolutionary War and post-Civil War architectural styles and characteristics. Fells Point has historically been a diverse neighborhood home to many ethnic groups, each influencing the growth and development of the area throughout the nineteenth and twentieth centuries. Many of the later buildings are architecturally significant and maintain the waterfront character of Fells Point, even if stylistically different. The Recreation Pier is an example of this type of significant structure in Fells Point.

Site Conditions: The structure is a utilitarian cinderblock L-shape warehouse building that was built in the late 1950s, and outside the period of significance for Fells Point.

BACKGROUND: The site has had no previous reviews by the CHAP Commission or staff, except for permission to remove a dilapidated wood frame shed addition that was constructed well after the period of significance. The structure was determined to be non-contributing to the historic character of the Fells Point historic district at the time of designation in 2007.

PROPOSAL: The applicant proposes to demolish the structure and return to the Commission with plans for a new structure.

APPLICATION OF GUIDELINES: CHAP staff applied the Demolition Procedures of the Rules and Regulations, 3.6 Demolition Procedures and CHAP Criteria 2.2.

CRITERIA FOR EVALUATION The quality of significance in Baltimore history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, public interiors, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

1. That are associated with events that have made a significant contribution to the broad patterns of Baltimore history; or
2. That are associated with the lives of persons significant in Baltimore's past; or
3. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
4. That have yielded or may be likely to yield information important in Baltimore prehistory or history.

NEIGHBORHOOD COMMENTS

The Applicants have met with the DRC and they have given favorable comments for the demolition.

ANALYSIS: At the time of district designation in 2007, It was determined that the building did not contribute to the historic or architectural significance of the Fells Point historic district.

RECOMMENDATION: Approval of request to demolish as the building does not contribute to the architectural significance of the Fells Point Historic District.

Eric L. Holcomb
Executive Director

Site Map



View from South



View from North



View from West



View from East



Determination of Contributing and Non-Contributing Fells Point Historic District

