



*Brandon M. Scott*  
Mayor

**COMMISSION FOR  
HISTORICAL & ARCHITECTURAL  
PRESERVATION**

*Tom Liebel, Chairman*

**STAFF REPORT**



*Chris Ryer*  
Director, Planning

**July 13, 2021**

**REQUEST:** Construct new detached garage

**ADDRESS:** 3605 Clipper Road (Woodberry Historic District)

**RECOMMENDATION:** Approval

**STAFF:** Caitlin Audette

**APPLICANT/OWNER:** Ian Barnes

**SITE/HISTORIC DISTRICT**

The property is located within the Woodberry Historic District (*Image 1*). Situated immediately west of the Jones Falls, and abutting the northern boundary of Druid Hill Park, the Woodberry district preserves and adapts aspects of its industrial heritage and maintains some of the physical integrity of the mill village and company town it once was. The street plan reflects its development over 175 years—irregular near the channel of the falls at its eastern edge, while more planned and grid-like in the northwest quadrant. Portions of the former Poole & Hunt Foundry and Machine Works have been adapted for commercial and residential uses incorporating new construction. The southern section of the former Poole & Hunt land has been filled in with a 21<sup>st</sup> century residential development of modernist design. In the southeast corner of the district, Brick Hill is its own tiny enclave of company-built workers' duplexes.

Site Conditions/Architectural Description: The proposed site is part of a residential lot located on a slim portion of land between Clipper Road to the southwest and the railroad tracks to the northeast. The historic house on the property was fully renovated in 2019. The site is directly north of 3511 Clipper Road, a site proposed for multi-family housing.

**BACKGROUND**

- The property owner completed a full renovation of the property upon purchase immediately prior to the creation of the Woodberry local historic district. Though the owner did not ultimately receive the city historic tax credit, all the work completed was reviewed by CHAP staff though the tax credit process.

**PROPOSAL & APPLICATION OF GUIDELINES**

The applicant is proposing to construct a two-story detached garage building

Staff applied the following sections of the *Baltimore City Historic Preservation Design Guidelines* in reviewing this proposal:

## **2.1 Guiding Principles for New Design**

### **2.3 Scale and Form**

## **2.1 Guiding Principles for New Design**

- Avoid demolishing historic buildings, structures, and landscapes when designing new construction projects.
- 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 that 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 as long as the new buildings can be distinguished from historic buildings.

### Application of Guidelines

The proposed building will be on an undeveloped portion of the site, requiring no demolition. The simple design of this modest building takes cues from design elements introduced during the renovation of the historic stone house, including a gable roof with wide dormers and vertical wood siding.

### **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.
- Floor-to-floor heights in new construction should be within ten percent (10%) of the floor-to-floor heights of adjacent historic buildings.
- Design rooflines to be compatible with those found on surrounding buildings.

### Application of Guidelines

The two-story garage is set back from the street and fits the context of the area which are largely two-story residential properties. Directly to the south several large-scale multi-family properties are currently under development, but no construction has started to date. Directly to the east the property abuts the railroad corridor which, along with a steep incline, separates the property from Union Avenue and larger scale buildings that line this road. The gable roof, dormer and punched window openings all reflect the design of the main building on the site.

**NEIGHBORHOOD COMMENTS**

The proposal has been shared with the Woodberry ARC who have provided a positive response.

**SUMMARY ANALYSIS**

The proposed detached garage is appropriately located and designed to meet the guidelines.

**RECOMMENDATION**

Approval of proposed detached garage.



**Eric Holcomb**  
**Director**

DRAFT

## MAP AND IMAGES

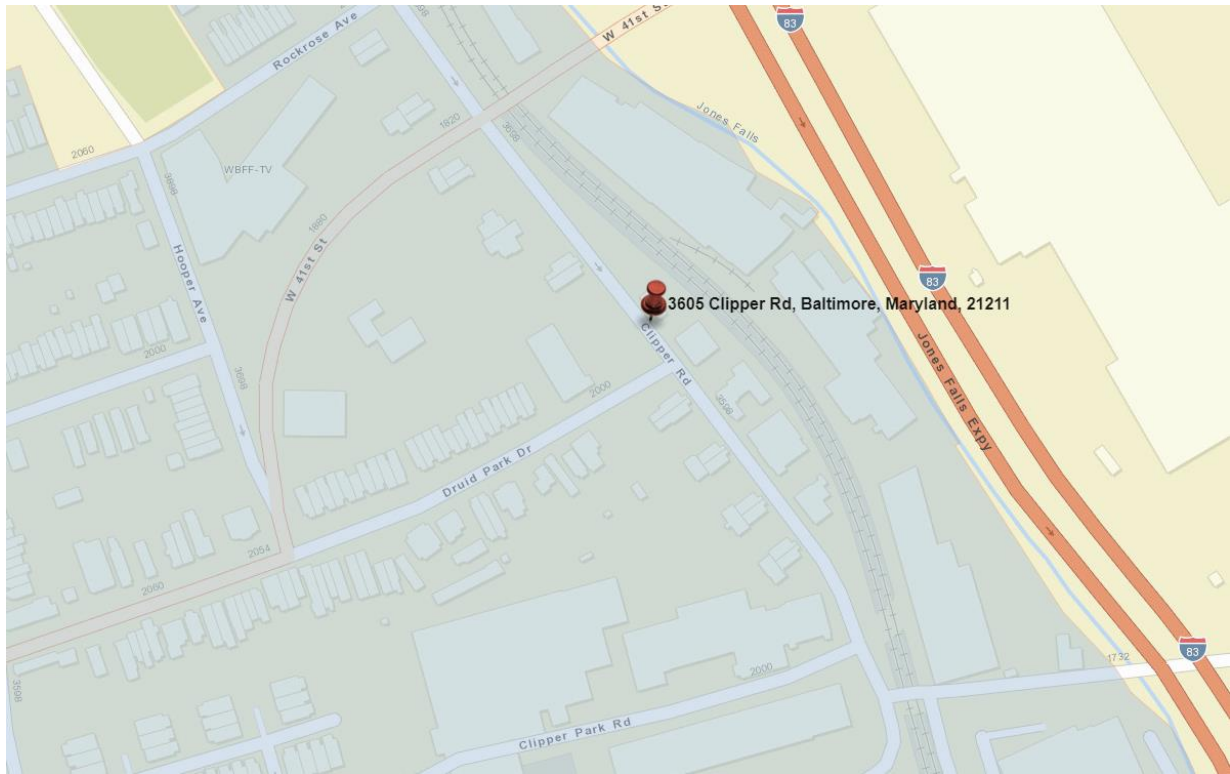


Image 1– 3605 Clipper Road in the Woodberry Historic District (blue shaded area)



Image 2: 3605 Clipper Road site – Google streetview image of renovated main building at the site.





Image 3: 3605 Clipper Road site – Aerial view from northwest, December 13, 2020

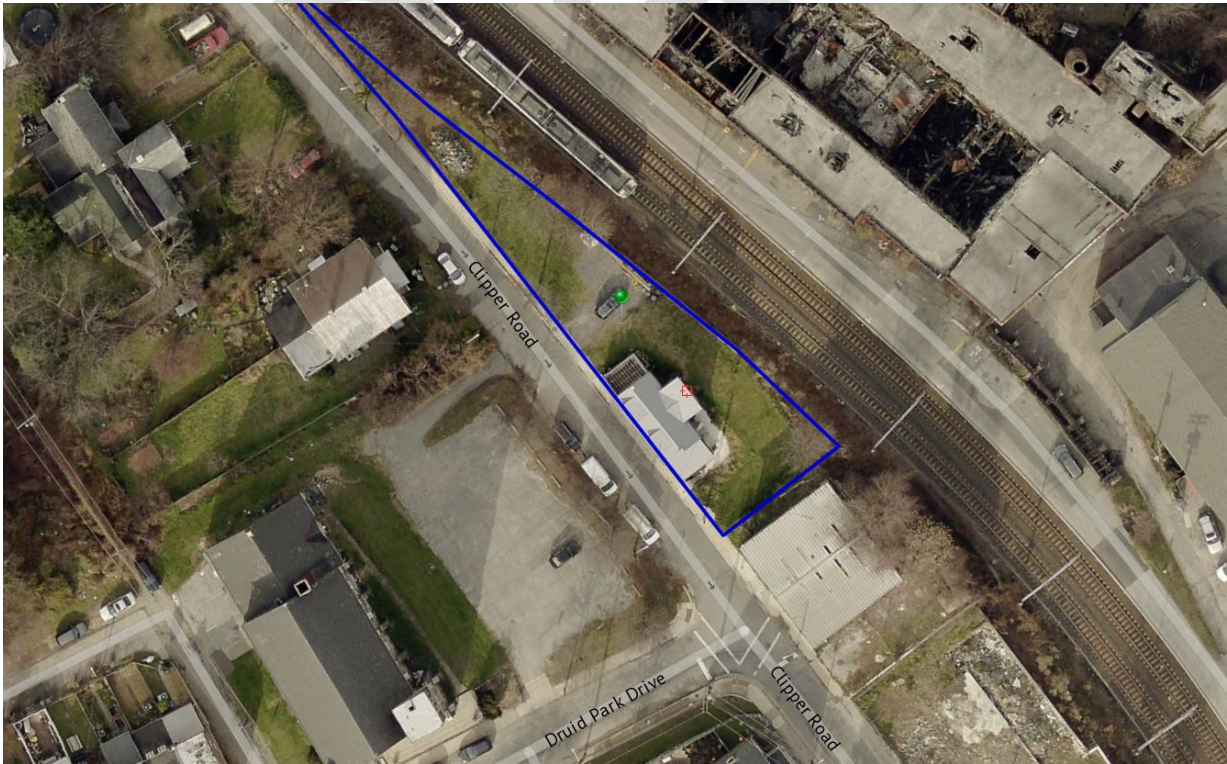


Image 4: 3605 Clipper Road – Aerial view looking directly down on the site.





Image 5: 3605 Clipper Road – Googlestreet view of location of proposed garage

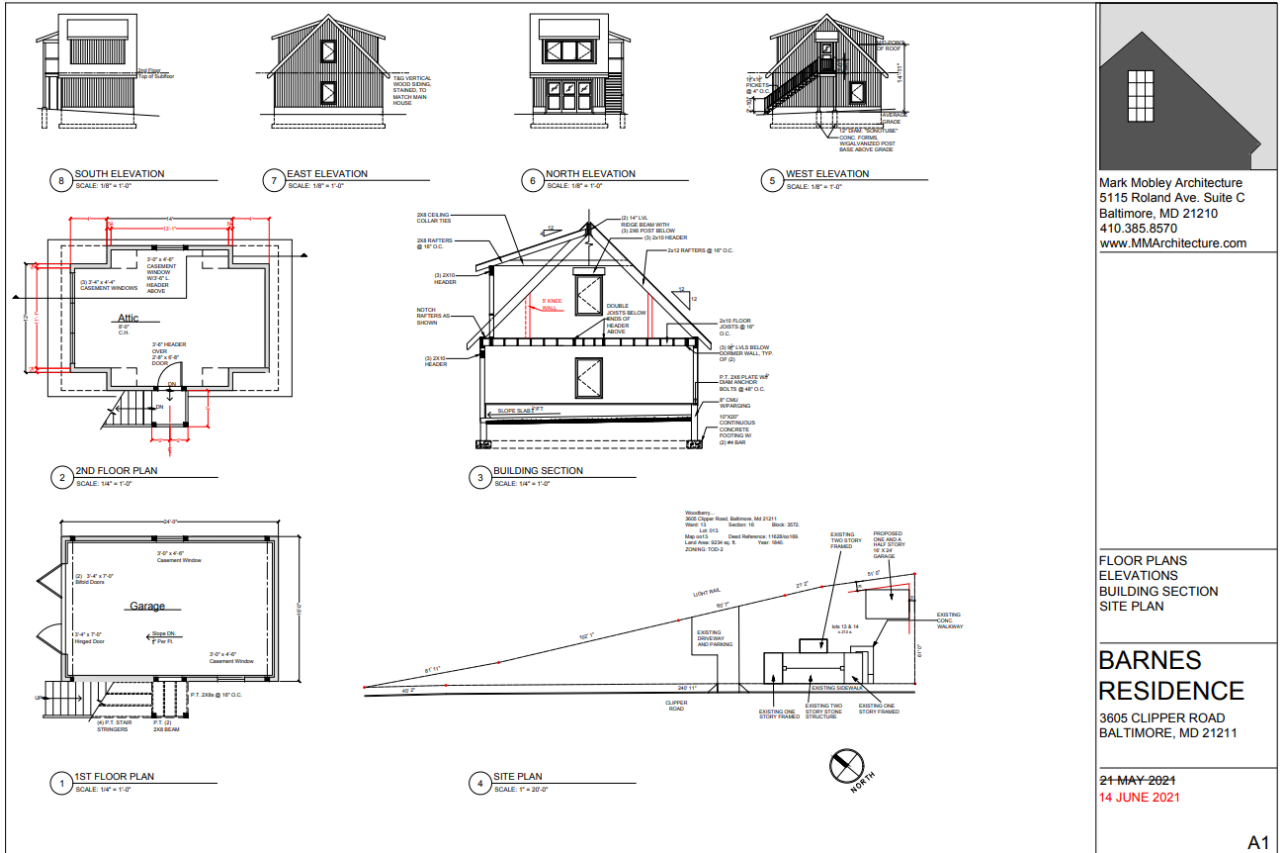


Image 5: 3605 Clipper Road – Plans of the proposed new garage