



Catherine E. Pugh
Mayor

**COMMISSION FOR
HISTORICAL & ARCHITECTURAL
PRESERVATION**

Tom Liebel, Chairman

STAFF REPORT



Thomas J. Stosur
Director

April 10, 2018

REQUEST: Demolition Hearing 1

ADDRESS: 919 Cathedral Street

RECOMMENDATION: Approval

STAFF: Caitlin Audette

PETITIONER(S): 13 West Eager, LLC

SITE/HISTORIC DISTRICT

Mount Vernon Historic District: The Mount Vernon Historic District encompasses roughly 40 blocks surrounding Mount Vernon Place. The contributing buildings within the district include a diversity of styles and building types including mansions, apartments, offices, and religious structures. The period of significance for the Mount Vernon Historic District extends to 1945.

Site Conditions/Architectural Description: The existing building is a one-story stucco and brick building at the eastern edge of the property facing the paved parking lot. The building features four garage bays along the west elevation that show the buildings use as auto repair shop. Two original multi-lite steel windows are found at the north elevation below a simple cornice. The longtime business, Comprehensive Care Care, closed in 2015 and the property was purchased by the current developer at that time. The building is currently vacant, though the parking lot is in use.

The original building was a small rectangular form, presently the northern most portion of the building. The initial construction included a separate area with covered gas pumps at the present parking lot. The building was expanded to the south in the mid-1950s following the demolition of the rowhouse at 919 Cathedral Street. The addition included the rounded form at the southern portion of the property.

The building was constructed following the demolition of three historic rowhouses (921, 923, and 925 Cathedral Street) by the Standard Oil Company in 1924 and 1925. The initial filling station was constructed following protests from the neighborhood that spanned from 1924 through 1927, when the station was ultimately constructed. Many neighboring residential property owners were in opposition to the construction of the new station, and hoped to stem the amount of filling stations in the neighborhood. A 1927 Baltimore Sun article states that prior to the construction of the station at the southeast corner of Cathedral and Eager there

were six other filling stations within two blocks, not including any filling stations located within automobile showrooms, once prevalent in the neighborhood. Despite a two year hold, a permit was issued by the mayor for the filling station in 1927. Shortly thereafter another filling station was constructed on the northwest corner of the same intersection.

BACKGROUND

- No previous commission actions have been found for this property.

PROPOSAL & APPLICATION OF GUIDELINES

The applicant proposes to demolish the building which is listed as non-contributing in the Mount Vernon Design Guidelines. The building is utilitarian in nature with few decorative details. Though the round form at the southern portion of the building is reminiscent of Art Deco architectural styling, that addition was constructed in the mid-1950s after the Art Deco style was out of favor.

Though the history of the building’s initial construction is of interest and involves several important figures in Baltimore history, including Mayor Jackson and Thomas Marbury, neither figure is associated with the site.

NEIGHBORHOOD COMMENTS

The Mount Vernon ARC was informed of the proposal as required per the CHAP Ordinance. There has been no comment to date. The ARC has been fully supportive of the proposed new construction.

ANALYSIS

CHAP staff finds that the building is not historic or architectural significant and does not contribute to the historic district, nor is there any potential for sub-surface archaeological integrity.

Staff recommends a finding of APPROVAL of the demolition of 919 Cathedral Street.



Eric Holcomb
Director

MAP AND IMAGES

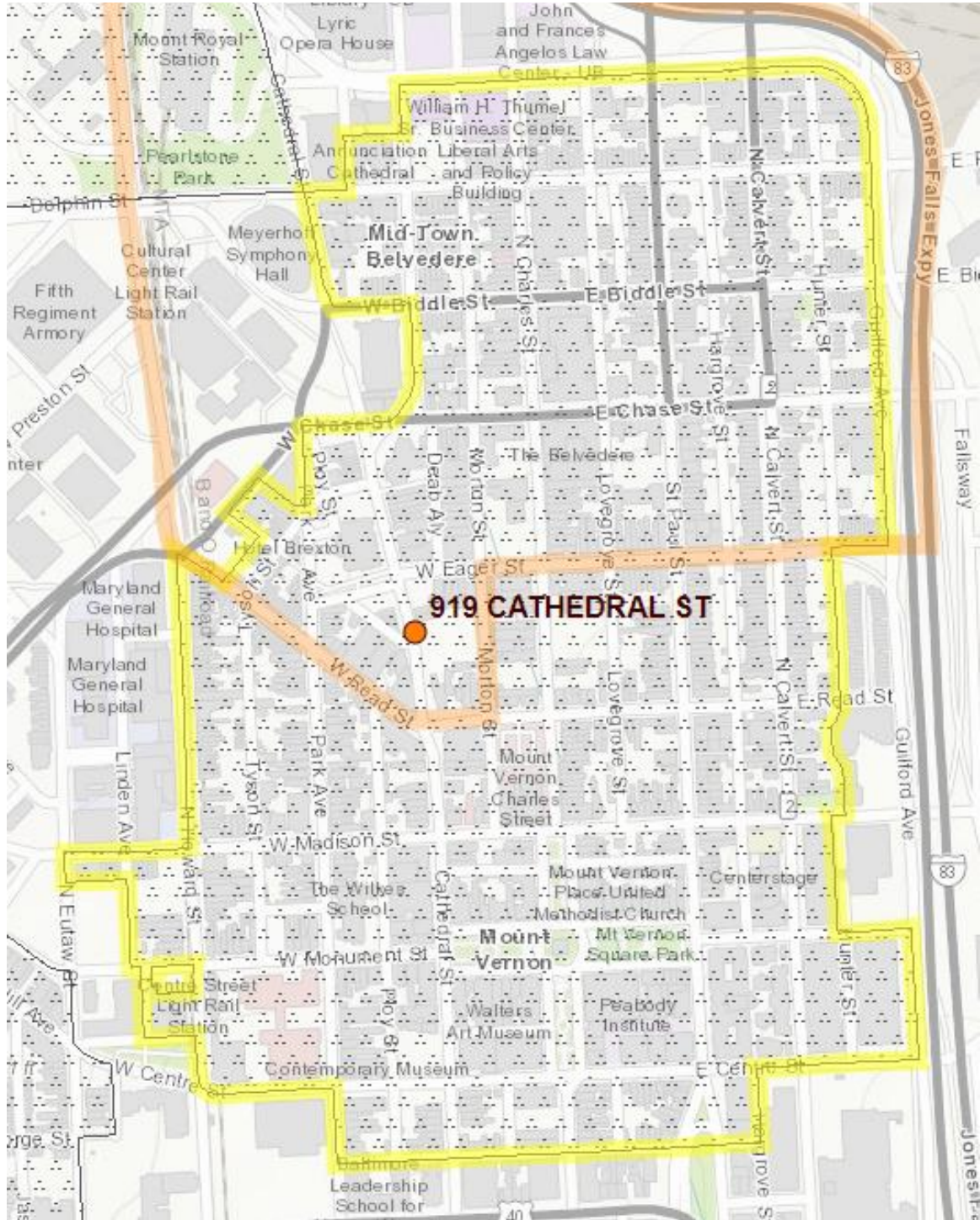


Image 1– 919 Cathedral Street in the Mount Vernon Historic District

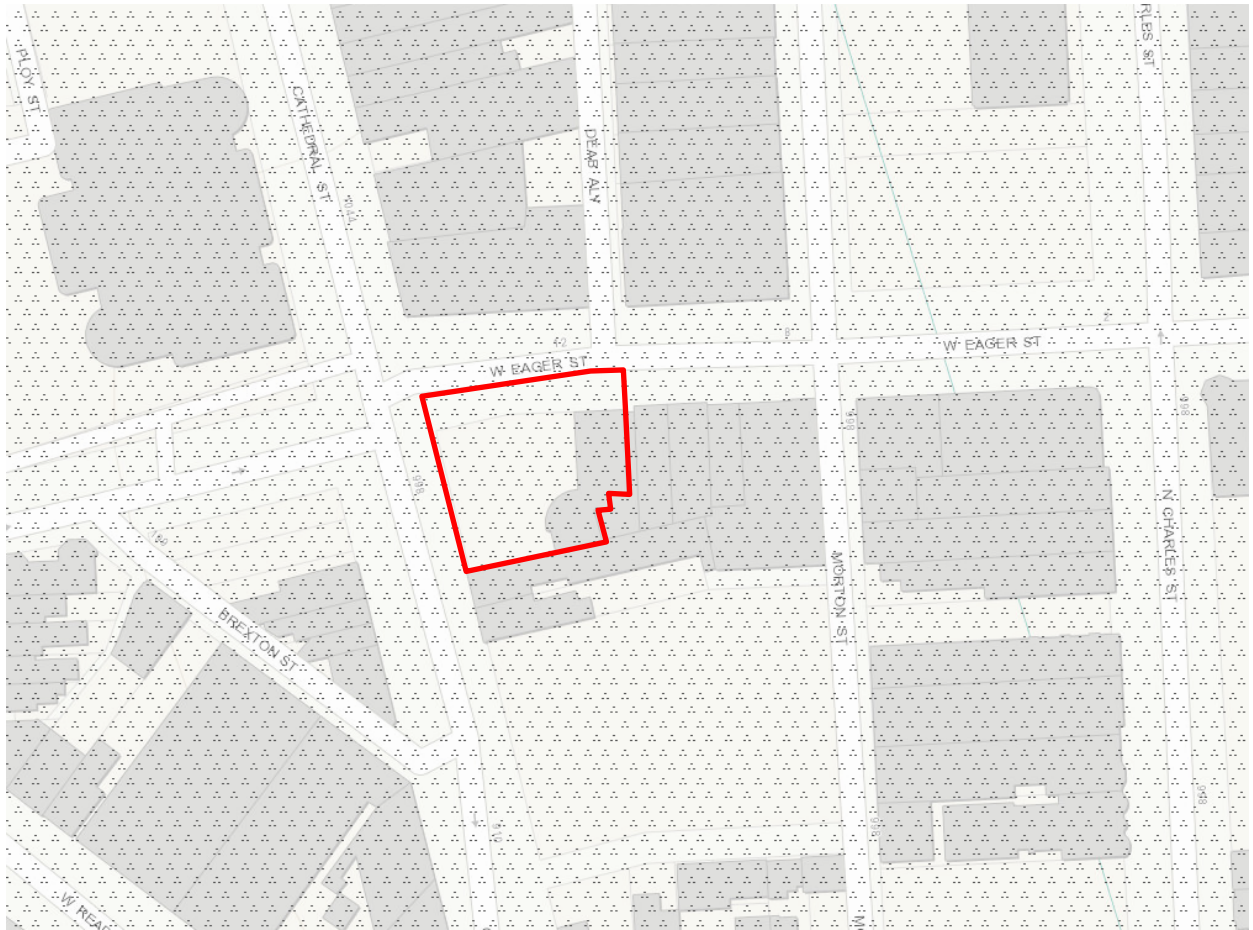


Image 2 – Detailed view of 919 Cathedral in Mount Vernon Historic District.



Image 3 –Aerial view of building from west.

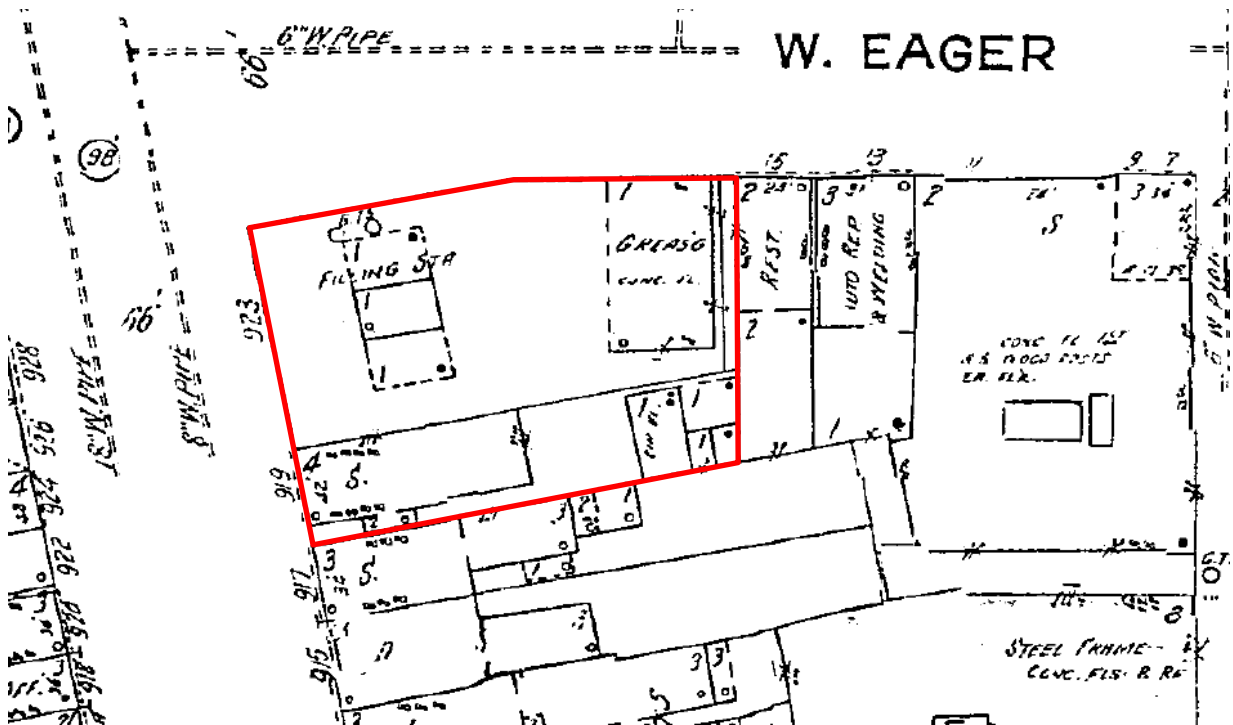


Image 4- 1953 Sanborn Fire Insurance Map of the parcel showing the garage prior to the addition of the rounded corner, and the filling station and adjacent store, both now demolished.

