



Catherine E. Pugh
Mayor

**COMMISSION FOR
HISTORICAL & ARCHITECTURAL
PRESERVATION**

Tom Liebel, Chairman

STAFF REPORT



Thomas J. Stosur
Director

November 13, 2018

REQUEST: Concept Review-- Demolish one-story rear addition on White House and construct new one-story building

ADDRESS: 100 South Linwood Avenue, Patterson Park (Baltimore City Landmark)

RECOMMENDATION: Approval, subject to the requirement that an archaeological monitor be present during the initial phases of ground disturbance and that the final details of the proposal be presented to the full Commission for review and approval, and recommendations on design details.

STAFF: Lauren Schiszik

PETITIONER(S): Friends of Patterson Park

ARCHITECT: PI.KL

OWNER: Mayor and City Council

SITE/HISTORIC DISTRICT

Patterson Park is a 133-acre public park located in East Baltimore City. Patterson Park is surrounded by six densely-built rowhouse neighborhoods that are immediately adjacent to its borders: Patterson Place, Baltimore-Linwood (Patterson Park North and East), Highlandtown, Canton, Upper Fells Point, and Butchers Hill (according to Baltimore City's 2011 Neighborhood Statistical Area boundaries). The majority of the park land (112 acres) is bounded by East Baltimore Street to the north, Eastern Avenue to the south, South Patterson Park Avenue to the western edge, and South Linwood Avenue to the east (Block 1740, Lot 001). Patterson Park is the oldest park in Baltimore City, originally only 6 acres in size, donated by William Patterson in 1827 for a "Public Walk." The park grew over the 19th and 20th centuries to reach its present size in 1908. The park's design, landscape, and built environment have been shaped by historic events that occurred there and by different eras of park planning ideals. The western portion of the park is the most historic area with many historic buildings, such as the Pagoda, a Baltimore City Landmark, historic walking paths, and remnants of Roger's Bastion, a fortification that was the eastern line of land defense in the 1814 Battle of Baltimore during the War of 1812.

Site Conditions/Architectural Description: "The Gatekeeper's House [today known as the White House] was designed by George A. Frederick, the first Park Architect, and constructed in 1866 during the 'Country Park' phase of Patterson Park. Meant to evoke a 'modest

”suburban villa” of the type recommended by Andrew Jackson Downing and Calvert Vaux in their mid-19th century domestic architecture treatise,’ the house is a brick, t-shaped, two-story villa adjacent to the Lombard Street Gateway and is located to the immediate north of the boundaries of the 1827 park” – *Shern, Tyler, and Ward, 2018*.

BACKGROUND

The property was designated a Baltimore City Landmark in 2016. CHAP has several previous actions regarding this park, as CHAP reviews all significant changes to the park (as required under Article Six §8-13 of the Baltimore City Code), resulting in a recommendation report to the Mayor and Department of Recreation and Parks. Projects reviewed by CHAP have included:

- 2016 - Recommendation for adoption the Patterson Park Master Plan
- 2012 - Construction of the Living Classrooms building

This proposal has been granted a state bond bill, and therefore the project is also subject to review and approval by the Maryland Historical Trust.

PROPOSAL & APPLICATION OF GUIDELINES

The applicant proposes to demolish a one-story rear frame addition, construct a new one-story ancillary building, and improve the landscape of the parcel.

Demolition of Addition

This proposal will demolish a small board and batten frame addition with a shed roof on the rear of the structure. This utilitarian addition was constructed in the 20th century and is not an architecturally significant addition to the building. Thus, staff recommends approval of demolition of this addition.

New Construction

The Friends of Patterson Park need more space to better serve the public through educational activities and public events. Thus, they want to construct a one-story ancillary building that will serve as flexible space for meetings, classes, and events, with a portion of the building serving as a large storage structure to hold the wide variety of tools, mowers, wheelbarrows, etc. that are necessary for the Friends of Patterson Park and affiliates to maintain and improve the park. This building will be located behind the White House, accessible from the White House via a courtyard. The courtyard will serve multiple functions. It allows for a generous setback of the new building from the White House. The courtyard can also serve as a meeting or event space, complete with two covered porches, allowing the Friends to hold larger events. Finally, this courtyard will serve as the accessible entrance to the White House (which currently is not ADA-compliant), courtyard, and flexible space.

- **Conformity to Guidelines:** The proposed new construction is being considered under *Chapter 2: Design Guidelines for Additions, New Construction, and Non-Contributing Buildings*. The new construction meets the following guidelines:
 - *Guiding Principles for New Design* directs the applicant to “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.”

- The character-defining features of the surrounding buildings, both immediately, and in the vicinity, include the use of brick cladding.
- *Guiding Principles for New Design* also state that “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.”
 - The new building is very contemporary in form. It is comprised of two parts – the western portion is one story tall with a front-gabled roof that extends beyond the façade of the building to create a covered front porch. The eastern portion of the building is a one story flat roof structure that will house two existing metal shipping/storage containers as well as a tool storage area. The difference in massing between these two portions is a reflection of their different uses, and will read as two separate, adjacent buildings. As a whole, this design is compatible with the character of the White House and Patterson Park. Historically, the White House had ancillary buildings located behind it, and this new construction is a contemporary take on that building tradition.
- The new construction meets the following aspect of *Guideline 2.2 Site Design*, which directs that “new construction projects should reinforce existing patterns of open space and enclosure created by existing...fences, walls, yards, courtyards...”
 - The new construction is located behind the White House, separated by a courtyard enclosed by fencing. Currently, there is a rear yard surrounded by a fence with a similar footprint. This new construction will expand 15 feet north beyond the existing fence line in order to accommodate the footprint of the new building and also have a generously-sized courtyard that provides the new building with adequate setback from the White House.
- The new construction addresses the directive of *Guideline 2.2 Site Design*, “New construction at corners or abutting public spaces requires special consideration in the design of entrances and multiple, publicly visible facades.”
 - There is a gated entrance to the courtyard and doors to the storage sheds on the east elevation, facing the park. The west elevation, facing S. Patterson Park Ave., also has a gated entrance into the courtyard, as well as a large plate glass window in the flex space. The north elevation, facing the park, has an egress door and large plate glass window in the flex space.
- The new construction conforms to *Guideline 2.3 Scale and Form*.
 - Even though the footprint of the new building is larger than that of the White House (due to the two programmatic needs), it is visually subservient to the White House because of its overall massing and its varied height (as well as the proposed use of varied materials). These features make it read as two separate, adjacent buildings, evocative of ancillary buildings in a rural setting, which is, in fact, the setting that the picturesque White House was designed for – a “Country Park” setting.

- The new building generally complements the massing of the adjacent White House, including the proportion of solid surfaces to voids.
- The new construction does not meet *Guideline 2.4.1 Building Features: Building Entrances* which directs that new porches should be compatible with the form, scale, and detailing of these features on surrounding buildings. On the White House, the front porch has a hipped roof, and the existing rear porch has a shed roof. The proposed porch on the flex space portion of the addition is covered by an 8-foot extension of the gabled roof. Staff recommends exploring the use of a hipped or shed roof instead in order to comply with this guideline.
 - The new construction conforms to *Guideline 2.4.5 Building Features: Roofs*, which directs applicants to design new roofs to complement the orientation, pitch, complexity and scale.
 - The gabled roof of the flex space portion of the building is compatible with the scale and orientation of the hipped roof of the White House. The flat roof of the tool storage area is also appropriate, as it minimizes the massing of this utilitarian portion of the structure.

Site Work

The plan is to convert the rear yard of the White House into a courtyard that will serve both the White House and the new building, with entrances through gates from both the east and west. This space will meet ADA requirements. This redesign will require excavation and grading. *Chapter 4: Design Guidelines for Historic Landscapes* and *Chapter 5: Guidelines for Archeology* were applied, as both the new construction and the excavation and grading for the rear courtyard have the potential to disturb archaeological resources, which are present in this vicinity of the park.

- *Guideline 4.1.2 Public Parks* directs that significant views in, out, and through public parks should be protected, and to consider the impact on views when siting new structures. It also directs that the new accessory structures should be sited and designed to be as unobtrusive as possible.
 - This proposal meets these guidelines.
- *Guideline 4.2.1 Site Context* directs that historic spatial organization and land patterns should be identified, retained, and preserved, that altering topography adjacent to historic building should be avoided when constructing new buildings, and that new work should enhance the land patterns, and spatial organization of the existing landscape.
 - This proposal meets this guideline, as it will retain and enhance the existing spatial organization of this rear yard and meets the requirement of maintaining the existing topography around historic buildings.
- *Guideline 4.2.4 Fences* states that in front yards or side yards visible from the street, wood or metal picket-type fences are often appropriate and that fence

location and orientation must be consistent with the historic location and character of the property.

- The proposed fences largely meet this guideline, although staff recommends that the applicant reconsider the 8-foot long stretch of fencing/wall intersection on the west elevation of the flex space, where the wall only extends a few feet down from the gabled roof, then transitions to metal fencing. Staff finds this to be an awkward transition from roof to wall to fence, and recommends further exploration.
- *Guideline 5.2 Archeological Resources* directs that every reasonable effort must be made to identify, protect, and preserve archaeologically significant resources and that subsurface disturbance may require an archeological assessment report.
 - As required by the Maryland Historic Trust (due to project funding), a Phase I archeological survey has been completed in the rear yard, uncovering artifact deposits from the early 19th through the 20th centuries. A limited Phase II archaeological investigation was completed the week of October 29, 2018, and the results and report of that investigation are forthcoming. The Phase I survey report also recommended that an archaeological monitor be present during the initial phases of ground disturbance. Staff finds this recommendation to be reasonable and advises that the Commission adopt it as a requirement.

NEIGHBORHOOD COMMENTS

Patterson Park is not located within a CHAP district; therefore, comments from an Architectural Review Committee are not applicable. However, staff has alerted local community associations about this proposal.

ANALYSIS

CHAP staff has determined that the one-story board-and-batten rear addition on the White House dates to the 20th century and is not an architecturally significant addition to the building. Thus, staff recommends approval of demolition of this addition.

Staff has reviewed the proposal for the new construction and site work, and determined that it conceptually meets the design guidelines with a few recommendations noted above to better meet the guidelines.

Staff recommends approval of the demolition of the one-story rear addition on the White House, and concept approval of the construction of the rear building and site work, subject to the requirement that an archaeological monitor be present during the initial phases of ground disturbance and that the final details of the proposal be presented to the full Commission for review and approval. Staff also recommends that the applicant explore other options for the porch roof of the flex space, and relatedly, the relationship between the porch roof, wall, and fencing at the same location.

E. S. M. G.

Eric Holcomb
Director
MAP AND IMAGES

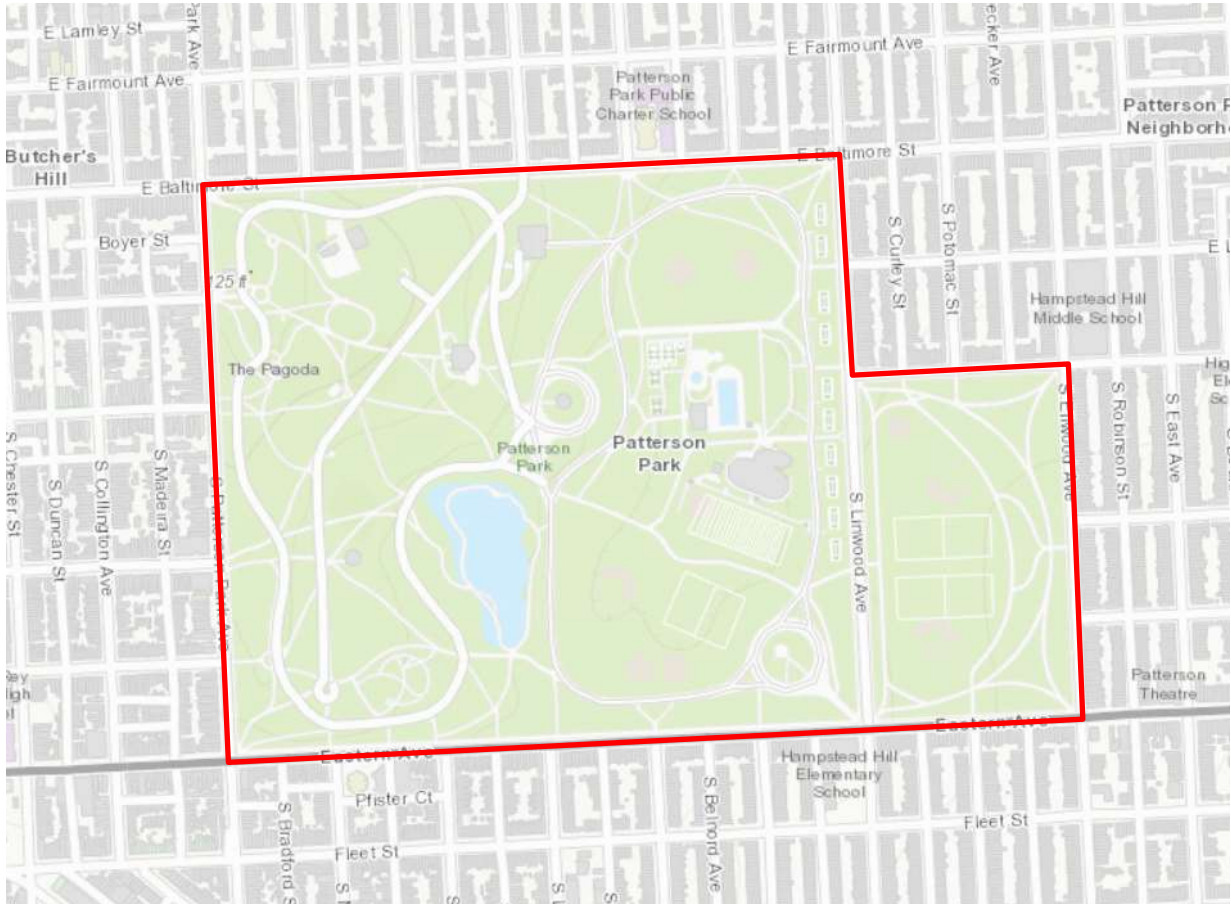


Image 1 – Locator map – overview of Patterson Park, landmark designation boundaries in red.



Image 2 – Map of the vicinity of the White House (Red arrow pointing to White House and fenced rear yard).



Image 3 – Aerial View from south.



Image 4 – Aerial View from west.



Image 5 – Aerial View from north.



Image 6 – Aerial View from east.



Image 7 – Facade of the White House, facing north.



Image 8 – Rear of the White House from inside fenced yard, facing south.



Image 9 – Fenced yard, facing north.



Image 10 – East elevation of White House, with shed-roofed board-and-batten addition.



Image 11 – East elevation of White House, viewed from south east.



Image 12 – East elevation and portion of north elevation of rear fenced yard, viewed from north.



Image 13 – Rear of fenced yard, viewed from north.



Image 14 – West elevation of fenced yard, viewed from S. Patterson Ave. sidewalk.



Image 15 – West elevation of White House, viewed from S. Patterson Park Ave.