



*Catherine E. Pugh  
Mayor*

**COMMISSION FOR  
HISTORICAL & ARCHITECTURAL  
PRESERVATION**

*Tom Liebel, Chairman*



*Thomas J. Stosur  
Director*

**STAFF REPORT**

**December 11, 2018**

**REQUEST:** Raise Rear Roof

**ADDRESS:** 1618 Portugal Street (Fells Point)

**RECOMMENDATION:** Approve Construction of New Rear Roof

**STAFF:** Walter Edward Leon

**APPLICANT(S):** Jaye Reaves. Amore4homes, LLC

**ARCHITECT:** R.C Architectural Designs

**SITE/HISTORIC DISTRICT:** The site is located on the western edge of the Fells Point Historic District, near Broadway. Fells Point is significant as one of the original three settlements that merged to form the earliest form of Baltimore City. The area is directly linked to early maritime trade, an essential early force in Baltimore's growth and development. In addition to the significance of Fells Point in the eighteenth century, the community has continued to play an important role in Baltimore history as a constantly growing and changing urban place. Many of the earliest extant buildings were expanded in the Victorian era creating a unique blend of pre-Revolutionary War and post-Civil War architectural styles and characteristics. Throughout the nineteenth and twentieth centuries Fells Point has been a diverse neighborhood composed of many ethnic groups each influencing the growth and development of the area.

Site Conditions: The property is currently a 2 1/2 story pair of rowhouses. The other remaining structures on Portugal Street are small scale rowhouses. The houses are covered in formstone and stucco.

**BACKGROUND**

The property has not been reviewed since the creation of the district in 2007.

**PROPOSAL**

The applicants propose to construct a new higher roof from the ridge line on back in the rear to allow full access to half the upper level of both rowhouses.

## **APPLICATION OF GUIDELINES**

The staff applied Chapters 1.8.1 General.

### **1.8.1 GENERAL**

- Preserve roofs that are significant to a building's historic character, which may include form, shape, materials, and decorative features such as gables, finials, towers, turrets, dormers, and chimneys.
- In most cases, rooftop additions, decks, and terraces easily seen by the public at the front of the building are not permitted in a historic district. Rooftop additions, decks, and terraces visible from a rear secondary street or alley may be approved.

### **ANALYSIS**

The applicant has proposed raising the rear height of the two roofs from the ridge line on back to allow for additional internal height of the rear third story. He proposes to match the stucco treatment now used on the side and rear elevations and use an architectural shingle on the new roof.

Staff believes the design meets the intent of the guidelines and that the original roof edge should be retained. The raised roof portion should perhaps be an alternate material such as hardiplank to denote the difference between the new and original structure.

### **NEIGHBORHOOD COMMENTS**

The Fells Point Design Review Committee was informed of the application, reviewed it and provided comments that are attached.

**RECOMMENDATION:** Approve construction of a new raised rear roof with staff recommending the siding be a different material and that the original roof edge be retained.

**Eric L. Holcomb**  
**Executive Director**

## Site Map



## View from the South



Raise Rear Roof at 1618 Portugal Street (Fells Point Historic District)

**View from the East**



**View from the North**



Raise Rear Roof at 1618 Portugal Street (Fells Point Historic District)

Existing streetscape and similar matching carriage house.



Raise Rear Roof at 1618 Portugal Street (Fells Point Historic District)



Raise Rear Roof at 1618 Portugal Street (Fells Point Historic District)