



Brandon M. Scott
Mayor

**COMMISSION FOR
HISTORICAL & ARCHITECTURAL
PRESERVATION**

Tom Liebel, Chairman

STAFF REPORT



Chris Ryer
Director

May 11, 2021

REQUEST: Demolition Hearing I- Determination of Architectural Significance- Demolition of non-contributing building

ADDRESS: 1517 Eastern Avenue (Fells Point Historic District)

RECOMMENDATION: Building does not contribute to the historic district. Approve request to demolish.

STAFF: Walter Edward Leon

ARCHITECT: Justin Seto

APPLICANT: Brandon Chasen

SITE/HISTORIC DISTRICT

The site is located on the western edge of the Fells Point Historic District. Fells Point is significant as one of the original three settlements that merged to form the earliest part 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 century's Fells Point has been a diverse neighborhood composed of many ethnic groups each influencing the growth and development of the area.

Site Conditions:

The building is a one-story commercial concrete block building with a faux brick facade and shingle roof edge. The building was built after the period of significance and is on the Contributing/Non-contributing map for the Fells Point historic district. It is listed as Non-contributing. The building has a flat roof and a few metal windows and doors on the Eastern Avenue elevation. There is a narrow single car-width roll-up garage door on the Eastern Avenue elevation and one on Dallas Street. The building is surrounded by a combination of commercial and mixed residential buildings.

BACKGROUND

CHAP staff reviewed a signage application for the property in 2012.

PROPOSAL

The applicant proposes to demolish the existing concrete block building and will return to the full Commission to present their proposal for a new five-story residential building.

APPLICATION OF GUIDELINES

CHAP staff applied Chapter 3.6 Demolition Procedures of the Rules and Procedures.

DEMOLITION HEARING ONE-DETERMINATION OF ARCHITECTURAL SIGNIFICANCE

The first step in the demolition review process is a public hearing to determine if the building contributes to a local historic district or continues to meet standards for designation as a local landmark. At this hearing staff shall present the following:

- 1. The historical and/or architectural significance of the property;*
- 2. The history of all structures on the property including the approximate dates of additions and significant alterations;*
- 3. A determination of the historical and/or architectural significance of a structure's additions, significant alterations, or ancillary buildings; and*
- 4. Application of criteria for designation to the structure in question.*

A determination regarding the significance of the structure will be made prior to considering details of the demolition and hardship application, and any projects for new construction on the site. Doing so allows the Commission to determine the importance of the structure solely upon architectural and historical criteria. If a structure does not meet the criteria or contribute to the historic character of a local district, then an Authorization to Proceed for demolition shall be issued.

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.*

The above criteria mirror the National Register Criteria for Evaluation, which were developed by the National Park Service to determine historic significance in American history and culture.

Building Description:

The building is simple commercial building that is a non-contributing structure in the Fells Point historic district. The building is composed of concrete block with a applied veneer brick facade on the Eastern Avenue elevation. The building has a flat roof.

ANALYSIS

The building determined in 2007 to be a Non-contributing structure and this was adopted by the full Commission. The building was built well after the period of significance for the historic district. (Exhibit 13) Since that time, CHAP has not received any information that would change this determination.

NEIGHBORHOOD COMMENTS

The Fells Point Design Review Committee reviewed the application for the new construction and has requested the applicants return for additional comments based upon the initial design presented to them. The Committee acknowledges that the building was determined Non-contributing in 2007.

RECOMMENDATION: The building at 1517 Eastern Avenue does not contribute to the Fells Point Historic District. Approve the request to demolish.

Eric L. Holcomb Executive Director

Site Map

Exhibit 1: Fells Point Historic District, City View 2021

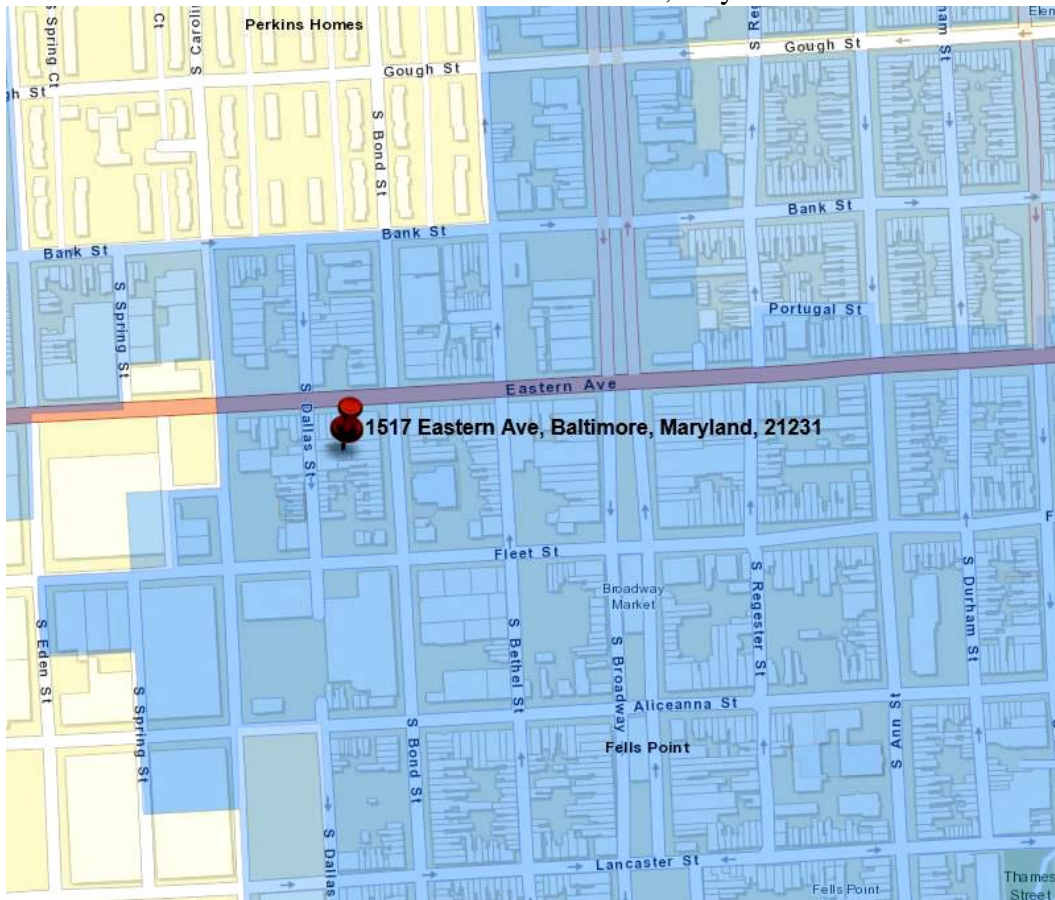


Exhibit 2: Property location, City View 2021



Exhibit 3. Sanborn Fire Insurance Map of Baltimore 1914-53, Vol. 4-1914: republished 1952, sheet 322

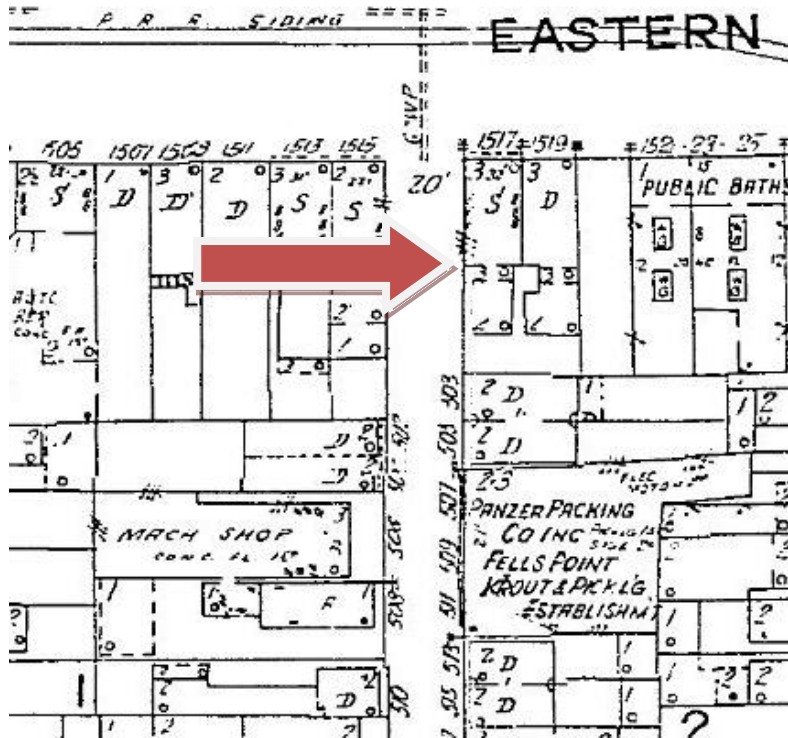


Exhibit 4. Aerial view, Pictometry 2020

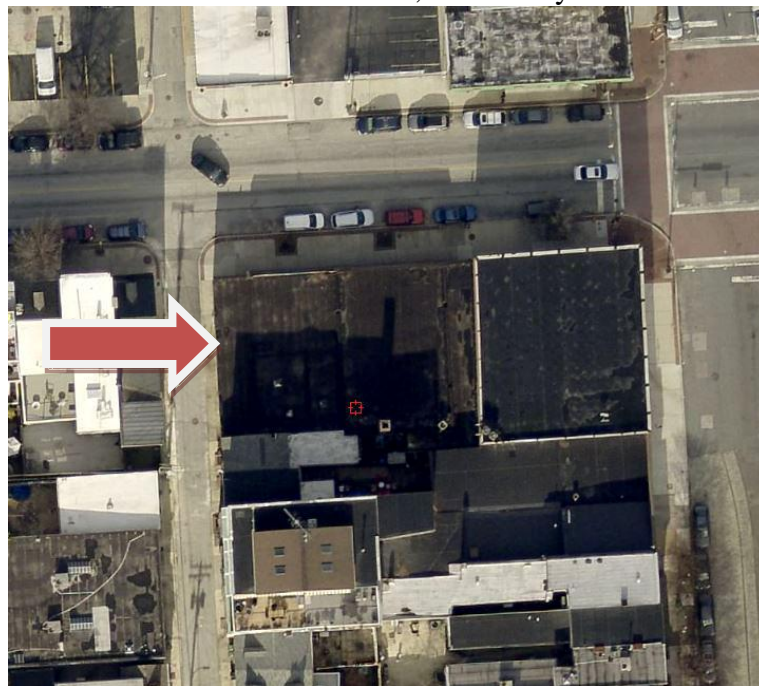


Exhibit 5. Aerial view from the north, Pictometry 2020



Exhibit 6. Aerial view from the east, Pictometry 2020



Exhibit 7. Aerial view from the south, Pictometry 2020.



Exhibit 8. Aerial view from the west, Pictometry 2020



Exhibit 9. Google streetview Eastern Avenue elevation, 2020



Exhibit 10. Google streetview Eastern Avenue, 2020



Exhibit 11. Google streetview, South Dallas Street elevation, 2020



Exhibit 12. Google streetview, South Dallas Street, 2020



Exhibit 13. 2007 CHAP adopted Contributing/Non-contributing Map Fells Point Historic District

