



Brandon M. Scott
Mayor

**COMMISSION FOR
HISTORICAL & ARCHITECTURAL
PRESERVATION**

Tom Liebel, Chairman

STAFF REPORT



Chris Ryer
Director

April 13, 2021

REQUEST: Construct two new additions and a rooftop deck.

ADDRESS: 1724 Thames Street (Fells Point Historic District)

RECOMMENDATION: Approval of the plans for height, massing and scale as the additions meet the CHAP Guidelines. Final designs to return to the full Commission.

STAFF: Walter Edward Leon

PETITIONER(S): Thames Street Holdings LLC

ARCHITECT: Twopoint Studio, LLC

SITE/HISTORIC DISTRICT

The site is located on the water's edge of the Fells Point Historic District. 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 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 property is composed of a three-bay wide and two-story brick building that measures roughly 20 feet wide x 205 feet long. The building runs from Thames Street on the South to Lancaster Street on the north. The front facade on Thames Street is composed of a door and a vehicle type entry opening on the first floor and three window openings (modified) on the second floor. The Lancaster Street side is composed of a one story brick addition connected to the main mass of the long two-story building which begins at Thames Street. A portion of the east elevation is visible through an open courtyard that fronts South Ann Street.

The building is believed to have been constructed between 1856 to 1859 as the location of one of Baltimore earliest horse-drawn streetcar barns. Early surveys from the 1960s however believe an even earlier date is possible (circa 1840). The building is noted as the one of Baltimore's earliest lines for the Baltimore Streetcar Company. The Canton Line car #25 originated and ended at this location. The line continued till roughly 1896 when the electric streetcars or trolleys came into use.

From roughly 1912 to circa 1939 the building was used by the Plymouth Cordage Company in the production of hemp rope. Then from circa 1939 to the late 1960s, the building was used for the sale and later storage of marine supplies by Ship's Chandlery. From the 1970s through to the present the building has been used for numerous purposes that included storage, an art studio, a bike shop, the Daily Grind, and finally as the location of the Preservation Society museum.

BACKGROUND

The property was reviewed and approved, by the staff, for minor work to the roof, new signage, windows and doors beginning in 2009 through to 2017. The building has also been reviewed by the Maryland Historical Trust.

PROPOSAL

The applicant proposes to construct:

1. a one-story side addition with a shed roof to house a new commercial kitchen and dishwashing area in the existing courtyard area nearest Lancaster Street,
2. a new forty-five foot long x twenty foot wide open tiered roof deck that steps down with a railing. The deck will be setback approximately sixteen feet from the Thames Street elevation,
3. a new seventy-six foot long x twenty foot wide enclosed bar, bathroom and elevator lounge/lobby area that is centered on the roof.

APPLICATION OF GUIDELINES

CHAP Staff applied

1.18 Alterations and Additions

- *Retain historic character defining features when planning alterations and additions to a historic building.*
- *Design alterations and additions to be compatible and sympathetic to the character of the historic building.*
- *Design additions to be compatible with the existing historic structure in massing, height, form, and scale. Place additions on a secondary elevation.*
- *An addition may be contemporary in design, or it may replicate the historic character of the main building. Where an addition replicates the historic character of the main building, create subtle differences to clearly distinguish it as a later structure.*
- *Document existing historic conditions in drawings and photographs before beginning any alterations and additions.*

The proposed deck and additions have been setback from the principal Thames and Lancaster Street elevations in order to minimize the visual impact from the public right of way. The proposals will not adversely affect any architectural features. The roof addition, which has a flat roof, is not visible from the public right of way on the north or the south. A portion will be visible through the open courtyard on the east side and from South Anne Street. The kitchen addition, with a shed roof, will be located on a predominantly blank wall. The window openings that the new kitchen will conceal have been in-filled and currently face an open courtyard. The additions and deck are designed to have minimal impact to the historic character of the building complex by being centrally located on the roof of the building.

The additions do not detract from the existing brick buildings and are proposed to be sheathed in contemporary materials that help distinguish them from the historic main buildings. The owners and the applicants have extensively documented the building since the 1960s to the present day.

ANALYSIS

The applicants proposal meets the CHAP Guidelines for height, massing and scale. The two new additions are each one-story high and do not detract in there massing and scale from the original historic building. The height of each addition does not have a negative impact to the historic building or other surrounding buildings. The rooftop addition with its flat roof is not visible from any direction other than the interior courtyard which is open to east. The deck is setback nearly sixteen feet and cannot be readily seen from any direction.

NEIGHBORHOOD COMMENTS

The Fells Point Design Review Committee reviewed the application and provided a favorable approval of the plans submitted for height, massing and scale. The FDRC has requested the applicants return for review of the final exterior materials.

RECOMMENDATION: Approval of the plans for height, massing and scale as they meet the CHAP Guidelines Chapter 1.18 Alterations and Additions. Final designs to return to the full Commission.

Eric L. Holcomb
Executive Director

Site Map
Exhibit 1: Fells Point Historic District

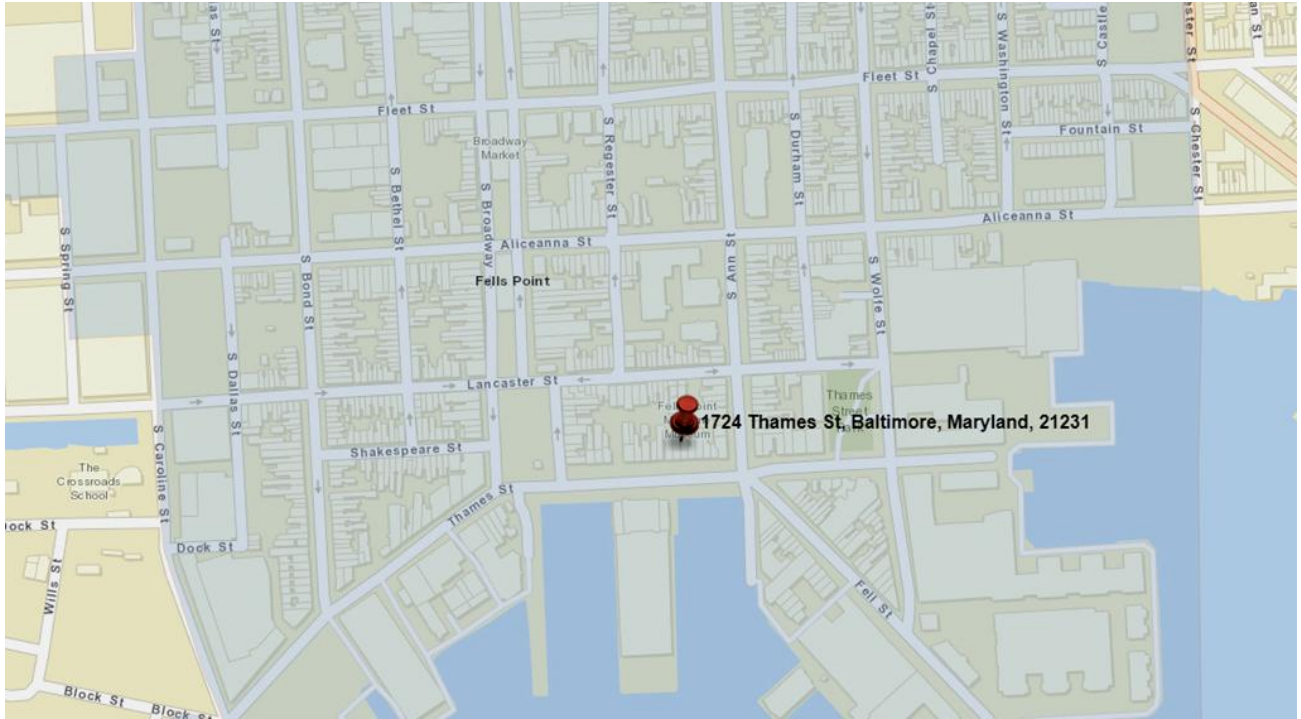
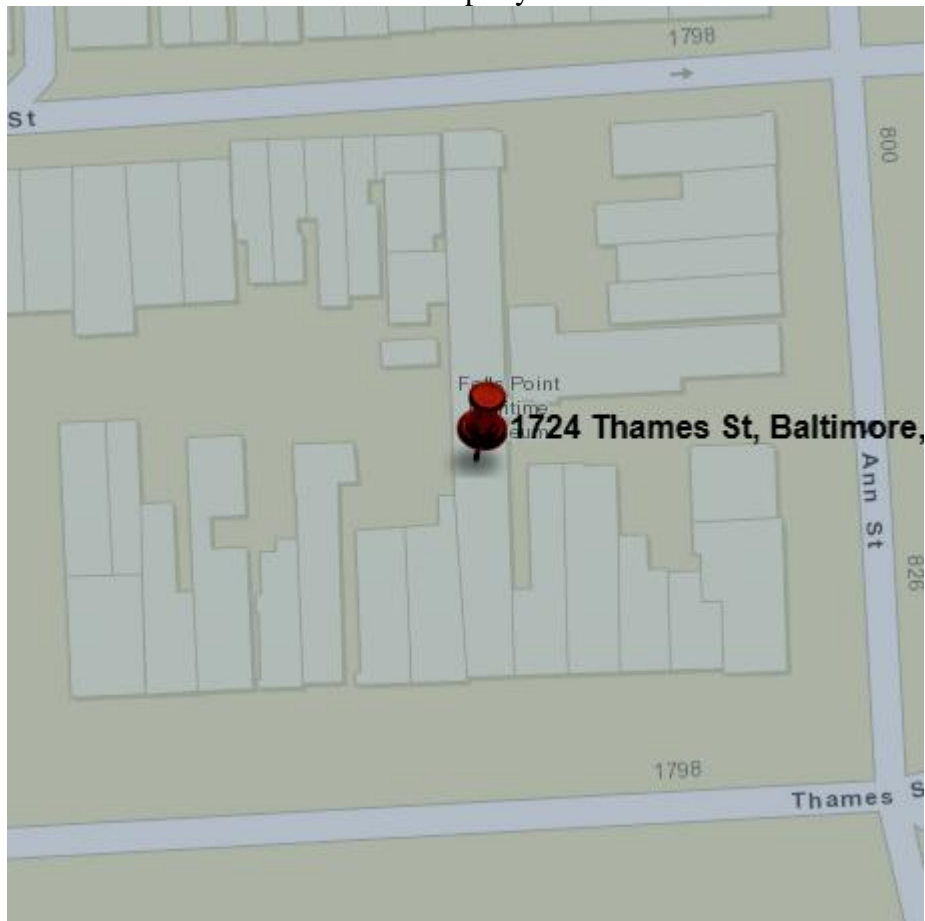


Exhibit 2: Property location



Concept Review - Construct two new additions and a rooftop deck.

Exhibit 3: Aerial view, Pictometry 2020



Exhibit 4: Aerial View from the South, Pictometry 2020



Concept Review - Construct two new additions and a rooftop deck.

Exhibit 5: Aerial View from the East, Pictometry 2020



Exhibit 6: Aerial View from the North, Pictometry 2020



Exhibit 7: Aerial View from the West, Pictometry 2020



Exhibit 8: 1869 Sachse Aerial View of Baltimore

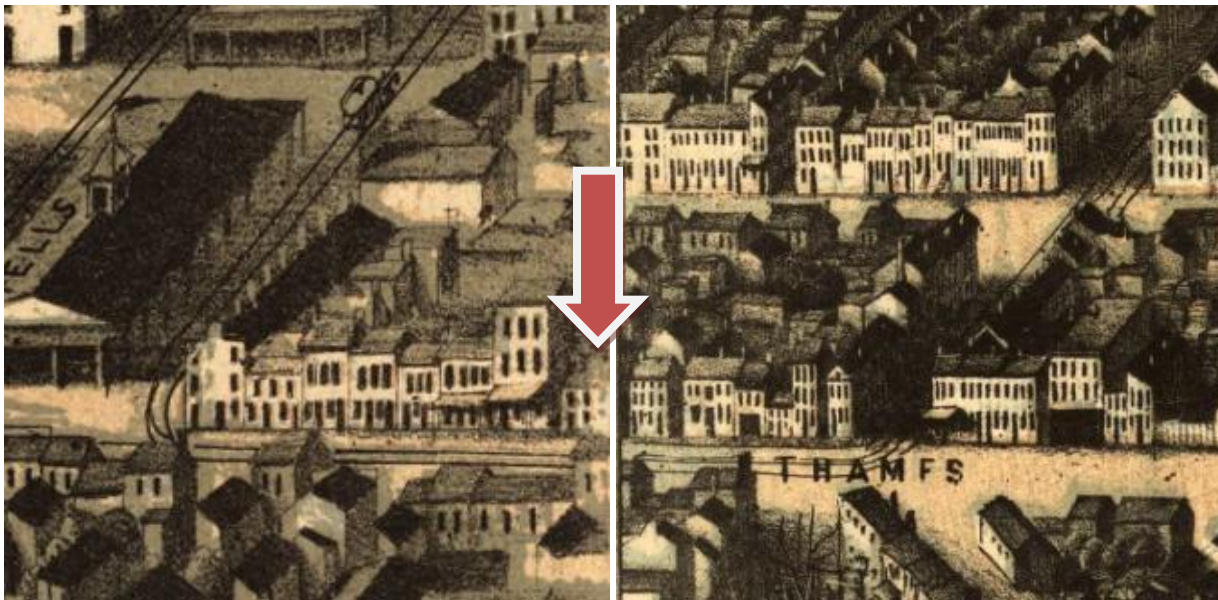


Exhibit 9: Sanborn Fire Insurance Map of Baltimore 1890 vol. 1, Sheet 22_a

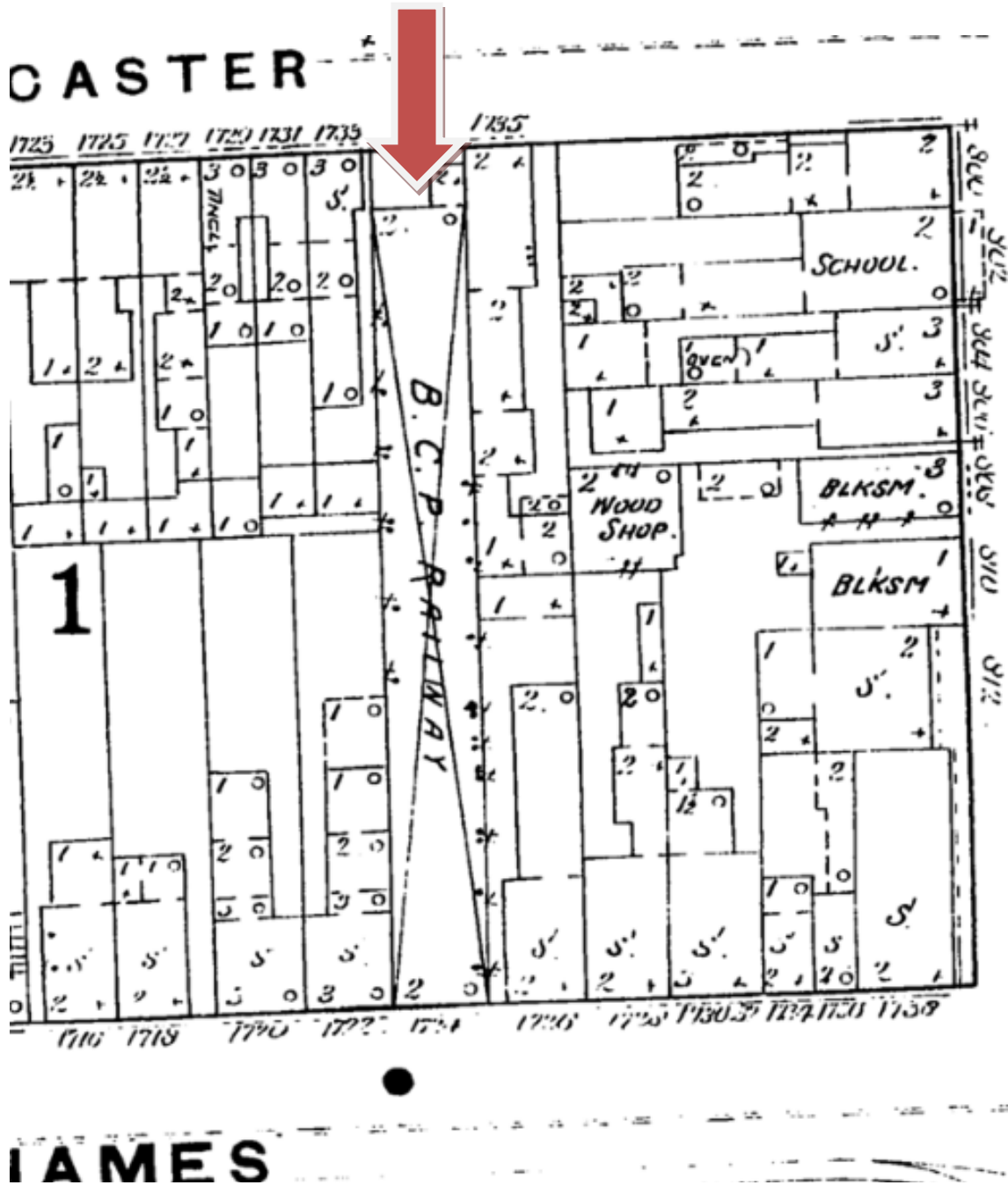


Exhibit 10: Sanborn Fire Insurance Map of Baltimore 1914-1915 vol. 4, 1914, Sheet 355

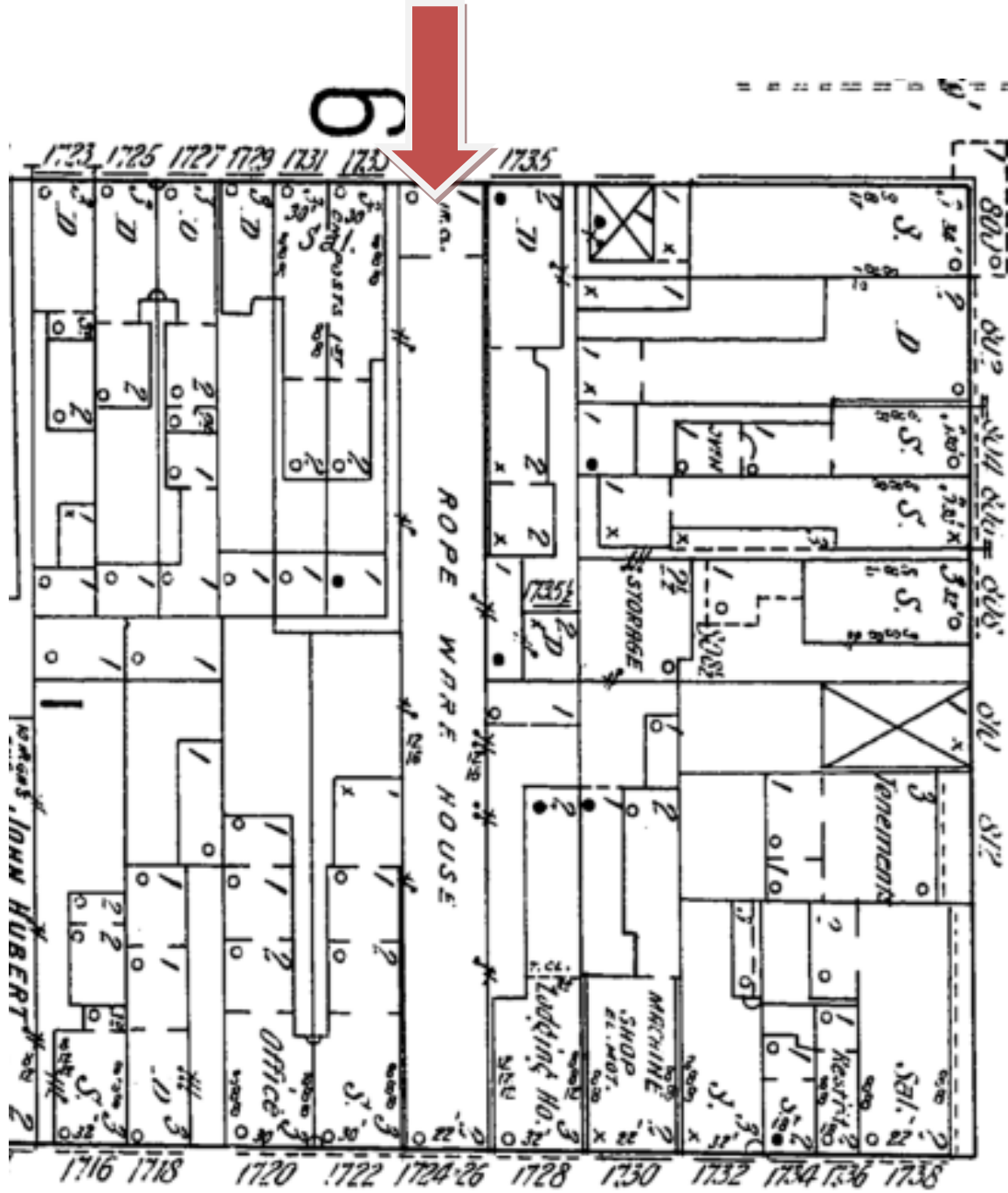


Exhibit 11: Sanborn Fire Insurance Map of Baltimore 1914-1953 vol. 4, 1914;

Republished 1952, Sheet 355

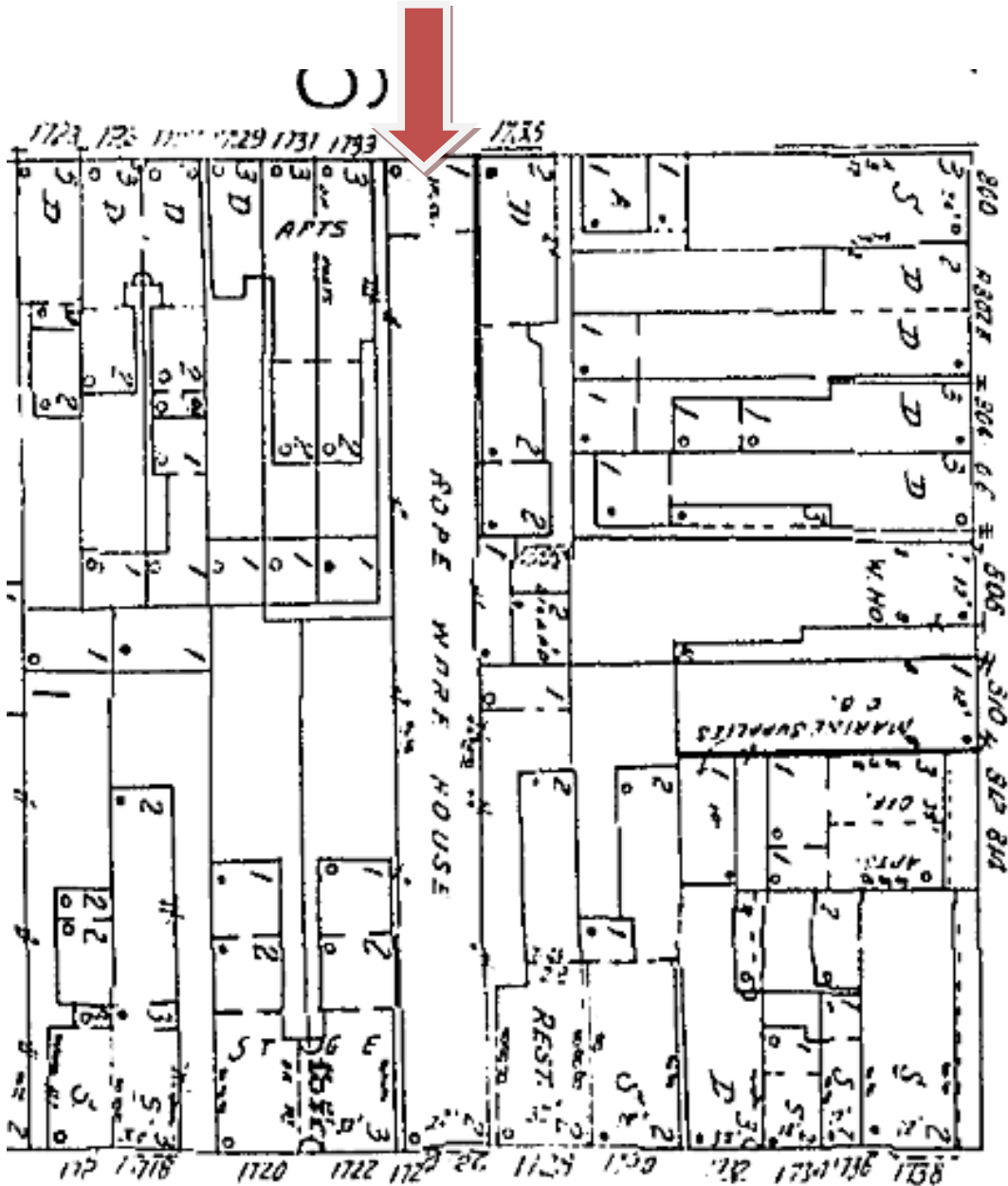


Exhibit 12: Project Site Map 2020

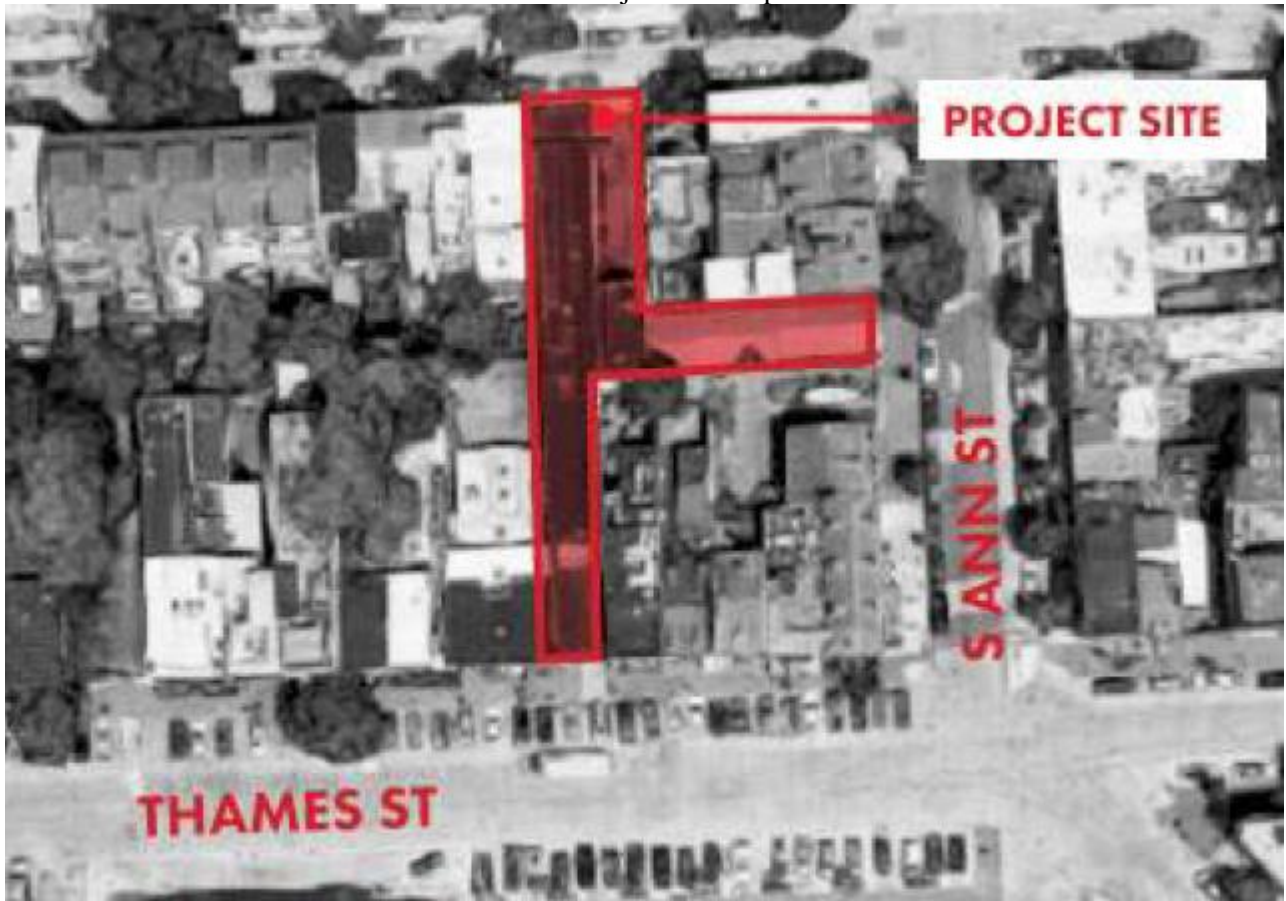


Exhibit 13: 3D Model from Thames Street



Exhibit 14: Floor Plans

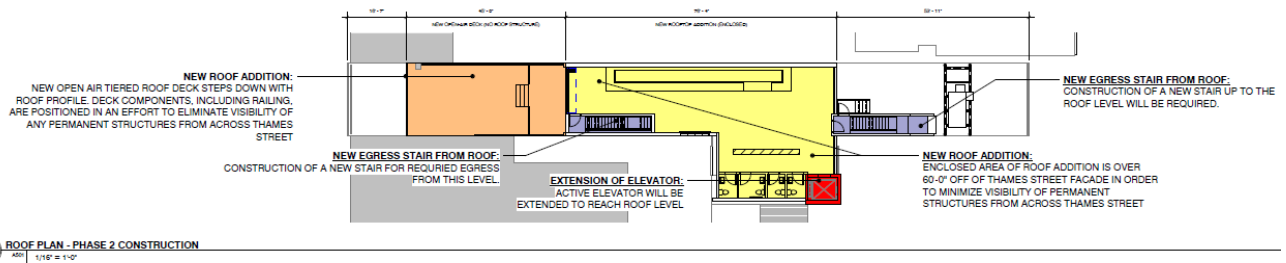
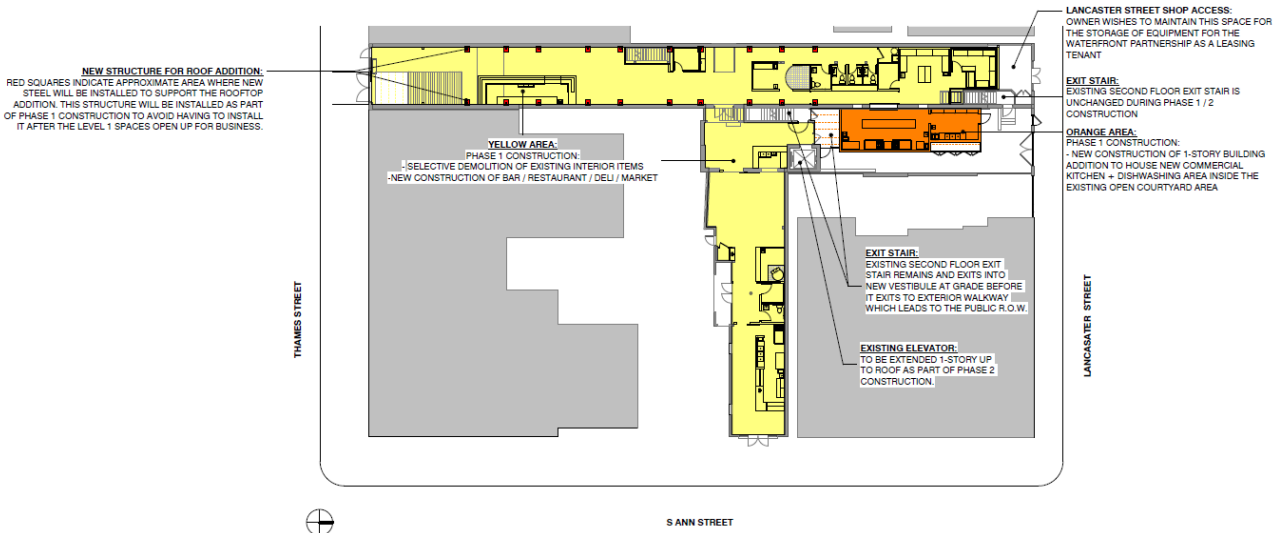


Exhibit 15: Present Conditions

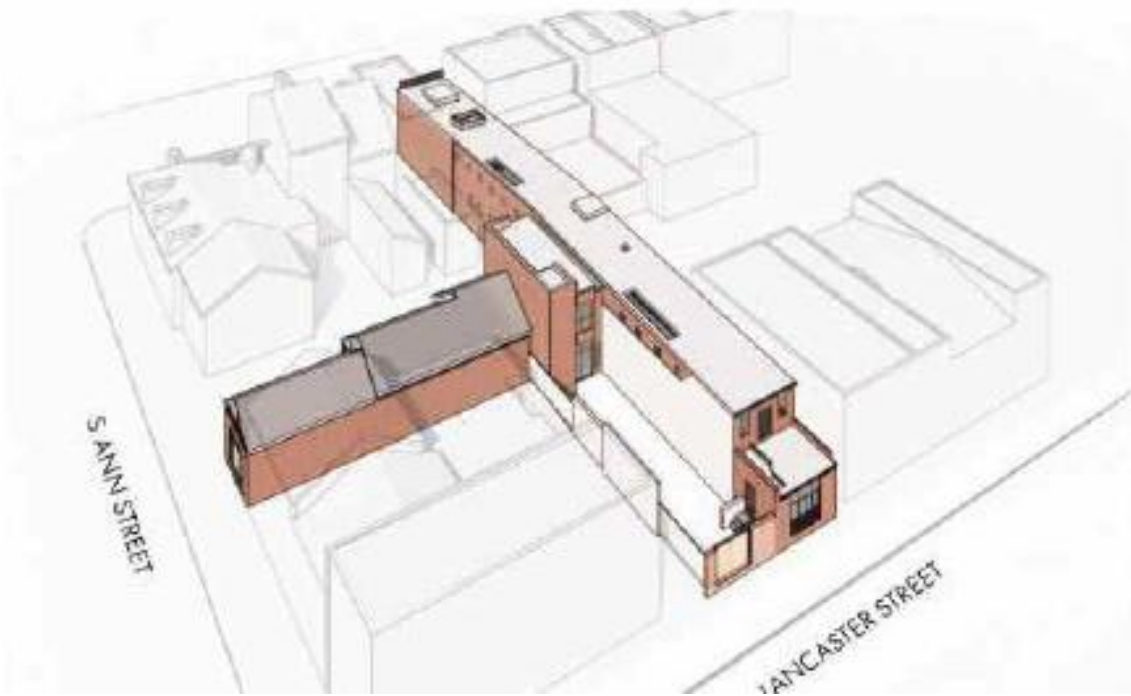


Exhibit 16: Rear Kitchen Addition

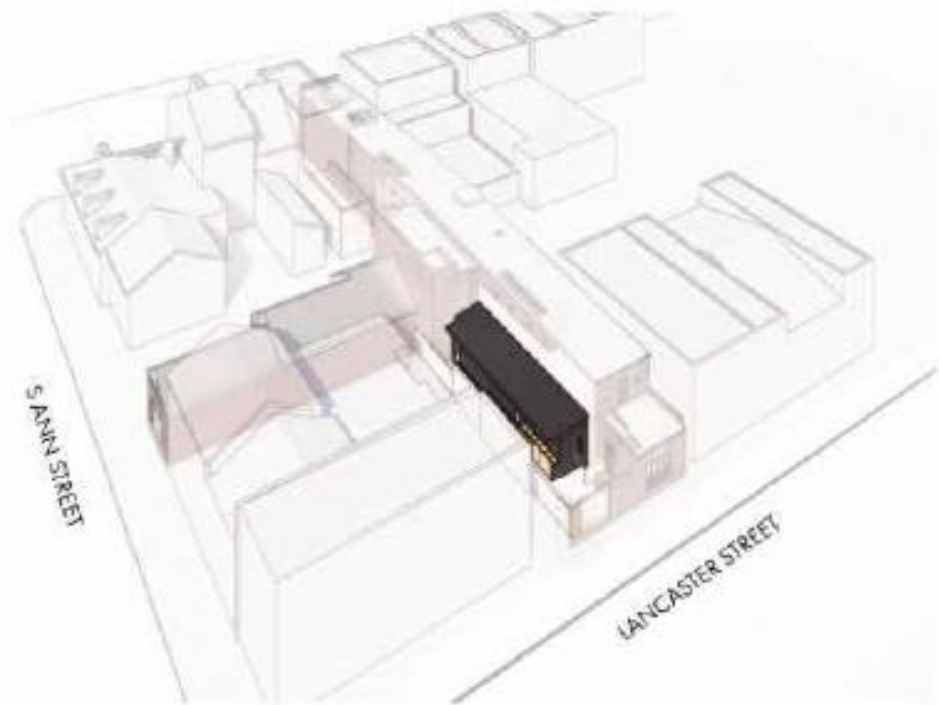
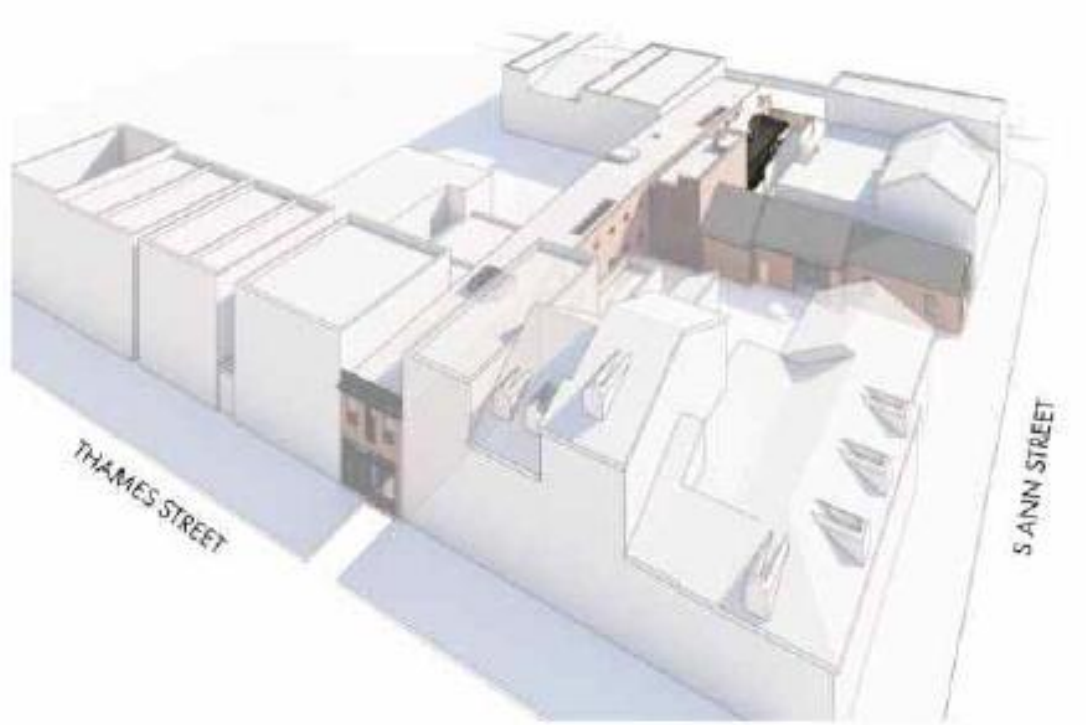


Exhibit 17: New rooftop deck and lounge addition

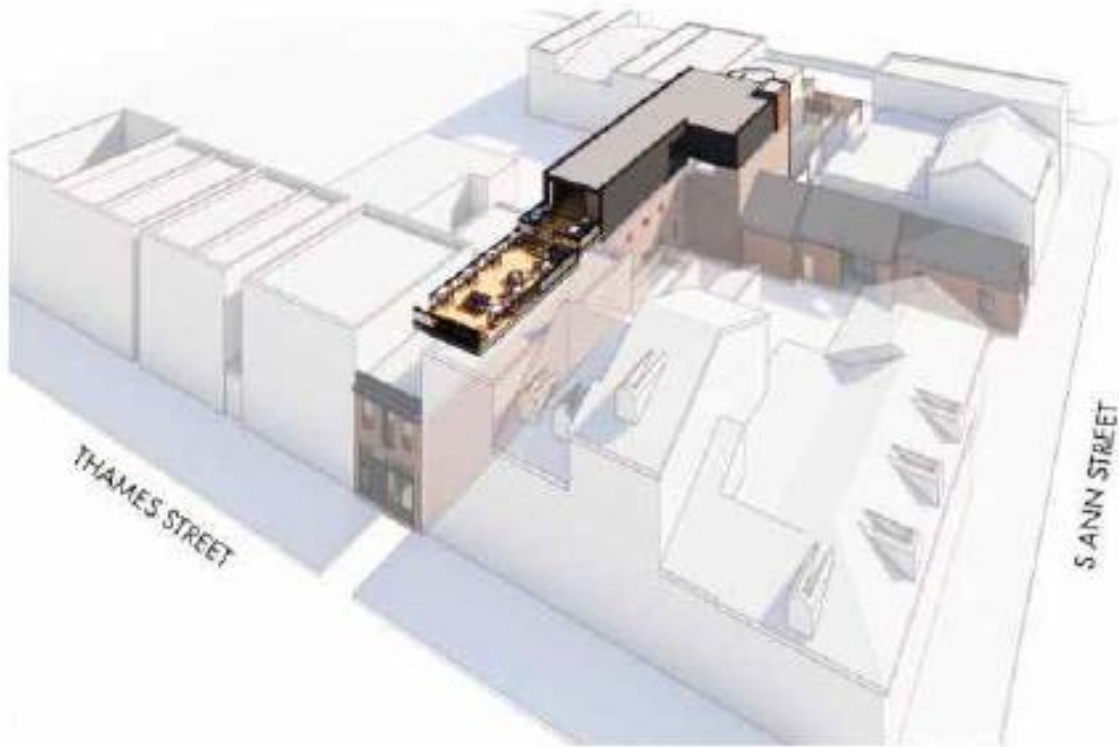


Exhibit 18: Thames Street Elevations



01. FRONT VIEW OF BUILDING FROM THAMES STREET AT 42-0"



02. FRONT VIEW OF BUILDING FROM THAMES STREET AT 58-0"



03. FRONT VIEW OF BUILDING FROM THAMES STREET AT 98-0" FROM PROMENADE.

Exhibit 19: Thames Street elevation plans



Exhibit 20: East side courtyard elevation

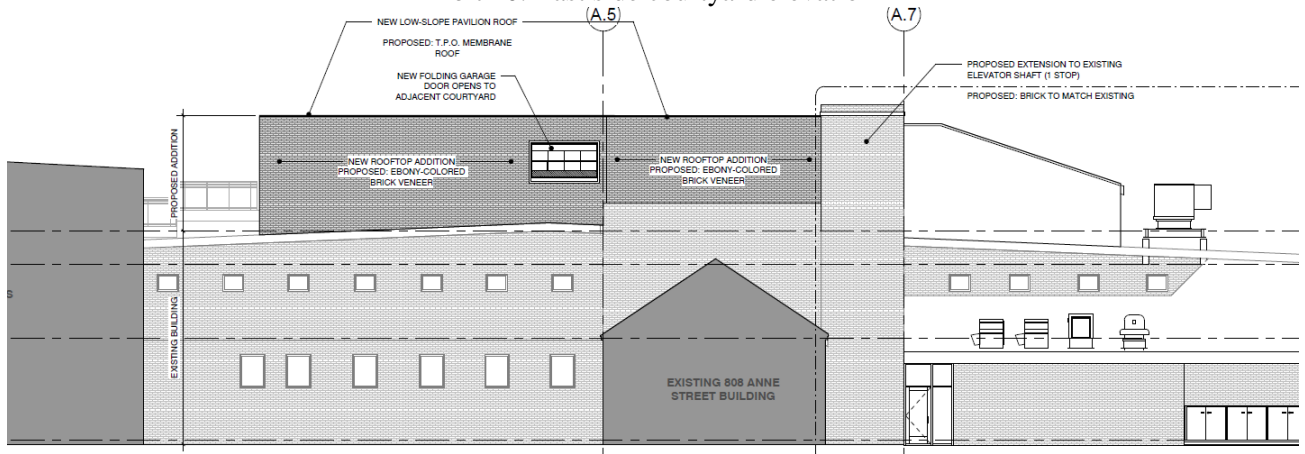


Exhibit 21: Google Streetview, 2020



Exhibit 21: Lancaster Street elevation



CURRENT CONDITIONS

- EXISTING COURTYARD ELEVATIONS HAVE STUCCO
- EXISTING ELEVATOR BEYOND IS BRICK MASONRY
- EXISTING 1-STORY PORTION AND WALL FACING LANCASTER STREET IS BRICK MASONRY
- EXISTING BRICK PERS AND GATES



1968 SURVEY PHOTOGRAPH - Md.H.S.

- SECOND FLOOR BRICK WAS EXPOSED, PTD. WHITE
- LANCASTER STREET FACADE APPEARS TO HAVE BEEN COVERED IN CORRUGATED METAL SIDING WITH A UTILITY SERVICE DOOR ONLY



PROPOSED KITCHEN ADDITION AND FUTURE ROOFTOP ADDITION

KTC
STU
DBI
CEM

Exhibit 22: Google Streetview 2020



Concept Review - Construct two new additions and a rooftop deck.

Exhibit 23: Lancaster Street elevation

