



*Catherine E. Pugh  
Mayor*

**COMMISSION FOR  
HISTORICAL & ARCHITECTURAL  
PRESERVATION**

*Tom Liebel, Chairman*

**STAFF REPORT**



*Thomas J. Stosur  
Director*

**September 11, 2018**

**REQUEST:** Rehab existing historic commercial structures

**ADDRESS:** 2030 Aliceanna Street (Fells Point Historic District)

**RECOMMENDATION:** Approval of the plans with final design plans to come to the staff.

**STAFF:** Walter Edward Leon

**PETITIONER(S):** Joe Woolman

**ARCHITECT:** Donald Kann, Kann& Associates

**SITE/HISTORIC DISTRICT**

The site is located on the eastern 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 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 composed of three buildings and an asphalt paved lot. The property is bound by Fountain Street to the north, South Chester Street to the east, Aliceanna Street to the south and South Castle Street to the west. The two buildings on the north side of the property front Fountain Street. The two structures on Fountain Street include a traditional three-story Italianate rowhouse that was altered with ground floor commercial openings and a two-story carriage/warehouse has the majority of its original openings intact. The building fronting Aliceanna is a single story brick masonry office building with many altered openings on the east elevation and intact front elevation. This modern building was constructed between 1920 and 1950-twentieth century The parking lot is a capped brownfield site, as the property previously housed industrial operations by the Cambridge Metal scrap yard.

## **BACKGROUND**

The property has not been reviewed by either the Commission or the Staff since the creation of the district in December 2007. All three structures were found to be contributing structures to the Fells Point historic district.

## **PROPOSAL**

The applicant proposes to rehabilitate the three buildings in accordance with the CHAP Guidelines and four new retail entrances on the east elevation that face the parking lot.

## **APPLICATION OF GUIDELINES**

The staff applied relevant portions of 1.1 Identifying and Preserving Historic Building Fabric, 1.2 Masonry, 1.6 Doors, 1.10 Paint and Color, 1.10.3 Masonry Painting, 1.12 Signage and Awnings, 1.13 Mechanical, Electrical & Plumbing,

## **ANALYSIS**

The applicant has proposed to redevelop the three structures into a multi-retail commercial use with an existing parking lot. The current plans show the rehabilitation of the south, west and northern elevations in accordance with the CHAP guidelines.

The applicant proposes alterations to the east elevation that call for the opening of larger storefront type entrances and canopies over each entry. The brick will be painted to create a uniform pattern. A recessed mesh grid will be installed behind the parapet edge to screen roof top mechanical equipment and will be higher than the existing building. The plans also call for the installation of a front walkway with planter boxes along the edges of the fenced parking lot. Signage areas are to be determined on the street side of Aliceanna, above the individual entry doors and on the side of the older historic rowhouse.

Generally, the introduction of new openings is not preferred by the CHAP guidelines. However, the east elevation contains no significant architectural features and has over the course of fifty years been altered numerous times. Staff believes the rehabilitation and introduction of new openings will not compromise the integrity of the historic structure. The introduction of a mesh screen located above and behind the coping edge of the roofline will also not a detrimental affect on the historic roofline. While painting of historic brick is also not a preferred treatment per the guidelines, the east façade (which staff believes originally was concealed by another structure) and later compromised by changes will now have a uniform appearance. Appropriately styled canopies and signage above the new proposed entries are in keeping with the guidelines. The minor improvements to the walkway and parking lot area will have no detrimental affect to the appearance of the historic buildings. Additionally, the east elevation was an unfinished secondary elevation that was not meant to be seen from the public right of way as it historically had a narrow structure adjacent to this side that was removed prior to 1954.

## NEIGHBORHOOD COMMENTS

The Fells Point Design Review Committee reviewed the application and provided a favorable approval of the plans submitted and detailed some additional suggestions for improving the redevelopment, including the addition of trees and interpretive signage that related to the historic ship building history of the immediate area.

**RECOMMENDATION:** Approval of the plans with final design plans to come to the staff.

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

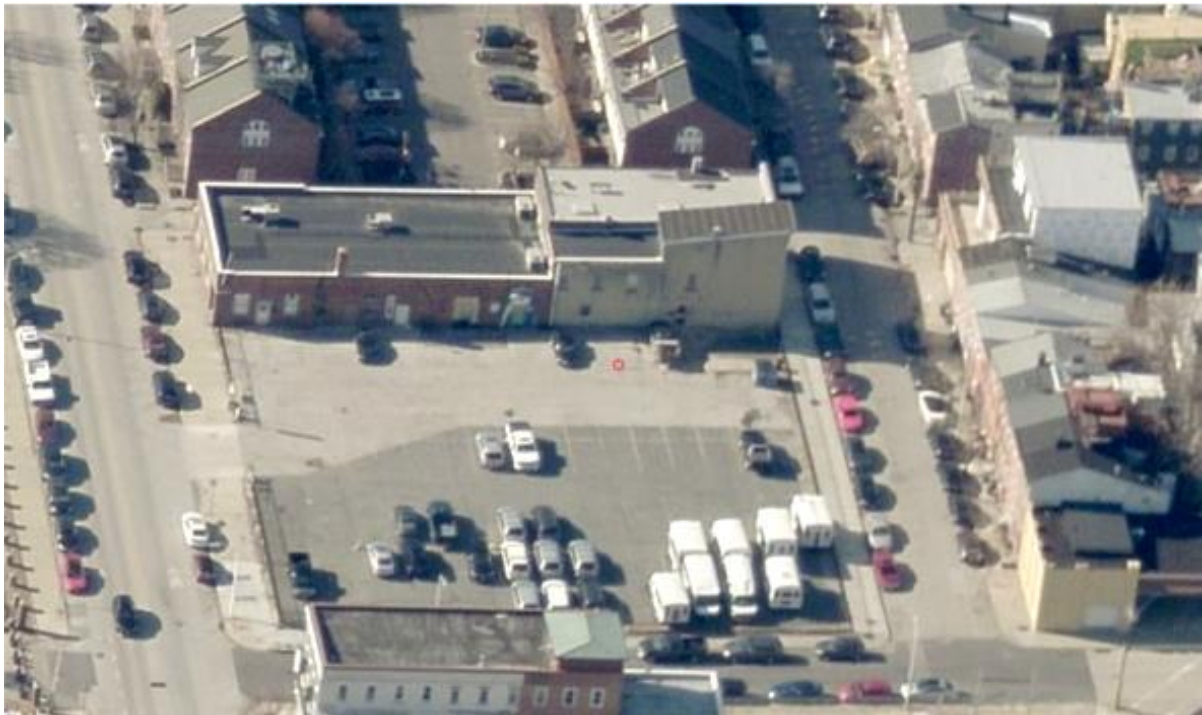
Site Map



View from the South



View from the East





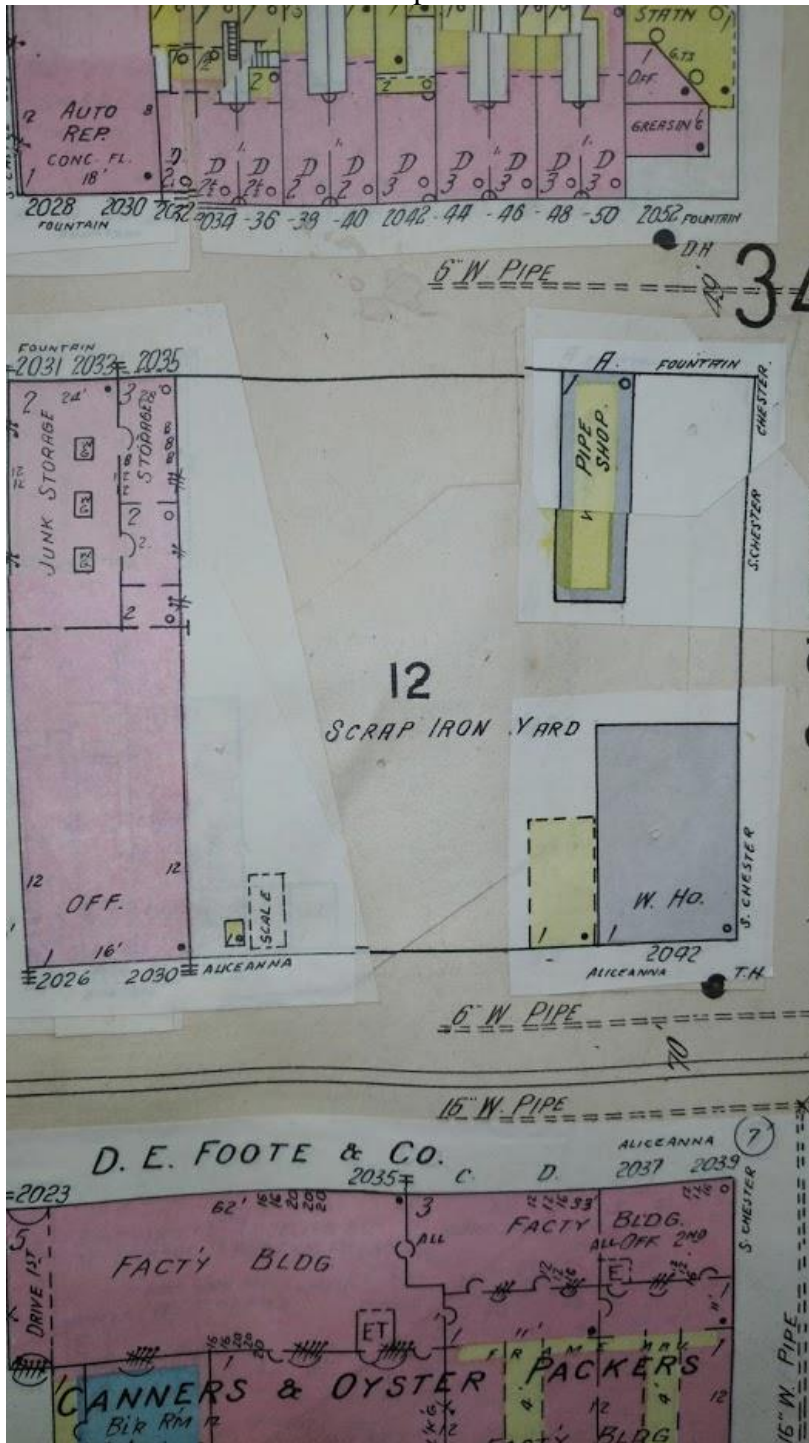
View from the North



View from the West



Sanborn Map 1914-1954





Current East Elevation facade

