



Brandon M. Scott
Mayor

COMMISSION FOR HISTORICAL & ARCHITECTURAL PRESERVATION

Tom Liebel, Chairman

STAFF REPORT



Chris Ryer
Director

April 13, 2021

REQUEST: Revisions to Baltimore City Historic Preservation Design Guidelines

RECOMMENDATION: Approval

STAFF: Caitlin Audette

BACKGROUND

- The existing version of the guidelines was adopted by the Commission at the December 8, 2015 Commission hearing following several months of updates initiated in March 2015. This included major formatting updates, creating a separate document for procedures, and major updates to the procedures following the 2015 CHAP Ordinance Revision.
- At the February 11, 2019 CHAP Hearing the commission voted to approve the addition of Chapter 6: Artistic Expression to the guidelines as well as other minor changes.
- At the January 12, 2021 CHAP Hearing staff provided the proposed alterations under review today to the Commission and public during the briefing session. The draft document was shared via email on January 15, 2021.
- At the February 9, 2021 CHAP Hearing staff presented the proposed alterations as well as comments from community stakeholders. The Commission voted to support staff recommendation with the request that items listed as open to discussion be brought back to the Commission in March.
- Following the February CHAP hearing, staff extended the invitation to meet with all interested ARCs and virtually met with groups from Federal Hill, Fells Point, Otterbein, and Ten Hills. These discussions included conversations about the current round of updates as well as individual neighborhood concerns about the guidelines. Revisions based on these conversations have been included in this proposal.
- At the March 9, 2021 CHAP Hearing staff presented the proposed alterations, but no vote was taken to allow ample time for community feedback.

PROPOSAL

The proposal is in keeping with the Rules and Regulations which states the following in Section 1.11, “Any amendments made to the Historic Preservation Design Guidelines require review at a minimum of two (2) hearings, unless there is a consensus among all Commissioners present to act on the item at the first hearing.” This is the first hearing.

The proposal includes the following revisions:

- Modifications to visibility of roof top elements.

- Consistent use of “primary elevation” as opposed to principal and other alternatives.
- Added flexibility for more roof top elements.
- Clarification of guidelines for murals.
- Additional language for screens and storm doors.
- Removal of duplicative language.
- New guideline for garage and carriage house doors.
- Insertion of language on methods of risk reduction for special windows.

Each revision is included below with a brief explanation behind the change.

Chapter/Section	Proposed Change	Reasoning
1.6.1 Doors	Installation of storm doors is allowed; however new doors should be appropriate to the house type and style. they <u>New</u> storm doors must match the shape of the opening, have a narrow-frame design that enables the inner door to be seen, and have a finish that matches the inner door. Security bars should not be installed at doors, however, security glass within a storm door may be installed if appropriate for the door opening.	Response to community concerns.
1.7.1 Windows	Window screens and storm windows may be installed. The frames should be of a low profile and painted or tinted to match the window frame. <u>Screen material should be as unobtrusive as possible.</u>	Response to community concerns.
1.8.5 Chimneys	If chimney replacement is required, dismantle and salvage existing materials if possible. Reconstruct the chimney to match the original if the chimney is functional or visible from the public right of way <u>primary elevation.</u>	Consistency
1.8.9 Roof Decks	New roof decks must not be visible from the street front grade along any primary elevation. Locate roof decks at the rear of a building whenever possible to minimize visibility; <u>for example, new decks may be appropriate at the rear of the roof in some instances and at the center of the roof in others.</u>	Response to community concerns.
1.8.9 Roof Decks	Provide access to roof decks from the rear of the property whenever possible. <u>In general, do not construct rooftop pop-ups or doghouses additions to access roof decks. Instead use exterior stairs at the rear elevation or within the building.</u>	Additional flexibility per community concerns.
1.8.9 Roof Decks	<u>In most cases, do not install pergolas or other overhead permanent structures on roof decks.</u>	Additional flexibility per community concerns.
1.9.3 Carriage Houses, Garages,	<u>Preserve and maintain existing historic garage and carriage house doors. Where these are missing or deteriorated beyond repair install new garage doors</u>	Missing from guidelines

Sheds, & Outbuildings	that are appropriate for the building type and period of construction.	
1.16 Lead-Based Paint Hazards	For special windows, where replacement is not appropriate other methods of risk reduction may include; fixing a sash in place, installing interior storm windows, removing lead-based paint and repainting, and installing jamb liners.	Missing from guidelines
6.2 Murals	<ul style="list-style-type: none"> CHAP encourages the painting of murals only on previously painted surfaces. New murals should not damage historic masonry or alter historic streetscapes where unpainted masonry is a character defining feature. In most cases, masonry elevations that were not historically painted should not be painted. If a mural is proposed on an unpainted surface, please contact CHAP staff to determine whether painting will cause damage to the masonry substrate. When murals are installed on unpainted surfaces, they must use paint that can be removed without using destructive methods such as sandblasting. <p>In most cases masonry elevations that were not historically painted should not be painted. CHAP shall consider paint colors and schemes to be reversible. A broad range of colors and schemes may be permissible as long as the paint scheme does not overwhelm the historic character of the immediate surrounding area.</p>	Clarification
6.2 Murals	In most cases, do not place murals on primary facades of historic buildings. Side facades Secondary elevations of buildings are may be appropriate for locations for murals.	Response to community concerns
6.2 Murals	as long as they Murals must do not conceal historically significant architectural details such as cornices, bay windows, or decorative terracotta.	Clarification
6.2 Murals	CHAP review is limited to the location of murals; content. Content of proposed murals are is not within CHAP purview; however, CHAP strongly encourages community input. Murals should be painted on previously painted surfaces to avoid damage to historic brickwork. Murals should be painted using materials that can be removed without using destructive methods such as sandblasting.	Clarification

NEIGHBORHOOD/STAKEHOLDER COMMENTS

The proposed alterations to the guidelines have been publicly available since the March 9th commission hearing. The only comments received following their presentation at that hearing was the request by a Seton Hill resident to encourage the use of crickets at chimneys.

RECOMMENDATION

Staff recommends the approval of the guidelines with the inclusion of language regarding crickets.

A handwritten signature in black ink, appearing to read "E. S. Holcomb".

Eric Holcomb
Director