



Brandon M. Scott
Mayor

**COMMISSION FOR
HISTORICAL & ARCHITECTURAL
PRESERVATION**

Tom Liebel, Chairman

STAFF REPORT



Chris Ryer
Director

May 11, 2021

REQUEST: Demolition Hearing 1- Determination of Architectural Significance

ADDRESS: 3406 Auchentoroly Terrace (Auchentoroly Terrace Historic District)

PETITIONER(S): Deborah Lee

STAFF: Walter Edward Leon

RECOMMENDATION: Disapprove the request for demolition as the garage is a contributing resource to the Auchentoroly Terrace Historic District.

SITE/HISTORIC DISTRICT

Auchentoroly Terrace consists of eight groups of rowhouses, along with two mansion houses and two groups of duplex daylight houses, all fronting on the west side of Auchentoroly Terrace. Its 104 buildings from the 2700 to the 3400 block of Auchentoroly Terrace face northeast, across Swann Drive, to the green expanses of Druid Hill Park. The district illustrates the evolution of rowhouse design from the 1890s to the 1920s, each decade yielding another version based on prevailing tastes and preferences. Houses built to the property line and in relatively restrained styles join more highly ornamented examples set back from the street with yards and deep porches. The period of significance is 1875 to 1925, which encompasses the full development period of the district, from the construction of the first mansion house by John Morris Orem to the final build-out of the district with daylight-style duplex apartments.

Site Conditions: The detached garage is located in the rear alley, west of the main house. It stands one-story high with three brick walls and a wood frame roof. The north wall is attached to the adjoining neighbors garage and the two remaining walls have arched lintels and deteriorated wood windows. The south elevation has a single doorway and several cracks and bulges. There are no garage doors extant on the building.

BACKGROUND

Since 2016, The staff has reviewed repairs of the porch deck and rear parking pad. The garage has not been reviewed since the creation of the historic district in 2007.

PROPOSAL

The applicants are requesting demolition approval of the garage at the rear of the rowhouse. The applicants wish to demolish the garage so that they can park relocate their two cars behind the house, away from the Auchentoroly Terrace traffic. The two cars do not fit in the current garage. The applicants are considering retaining the rear/east and north walls.

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 detached garage is located in the rear alley, west of the main house. It stands one-story high with three brick walls and a wood frame flat roof. The north wall is attached to the adjoining neighbor's garage and the east and south (?) walls have arched lintels and deteriorated wood windows. The south elevation has a single doorway and several cracks and bulges. There are no garage doors extant on the building.

Historical Significance: The main house was developed by Charles E. Spaulding and built by Charles H. Gerwig in 1908 and 1909. 3406 Auchentoroly Terrace was part of a row of thirteen houses that are distinguished by short, tiled, mansard roofs and decorative Dutch end gables that project high above the roofline. Houses with tiled mansard roofs alternate with houses with Dutch

gables. Every pair of houses shares a deep, balustered front porch with a central pediment supported by thick Ionic columns set on brick piers. Each pediment is filled with a leafy stamped sheet metal ornament. The second-story bay windows also have stamped sheet decoration. A round-arched, stained glass transom caps each of the three sash in the bay windows.

The rear elevation of the house is made of brick that would have had a wood deck with windows and door openings on each level. The walls and openings appear to have a bond pattern and arched lintels that match the garage. There are no other significant architectural details found on either the main house rear wall or the garage itself.

Historic maps do not clearly indicate when the garage was built historic mapping narrows the construction to sometime between 1910 and 1915. Historic mapping indicates that the garage is one of the earliest built in the neighborhood, but not necessarily the oldest. This garage was a departure from the carriage houses of the past as horse and buggies were being replaced by the automobile.

The house was occupied by homeowners and renters throughout much of its history according to deed research. Primarily the owners have been of Jewish descent but at one time included an Italian family. They ranged in occupations from business men to grocers.

ANALYSIS

The staff believes that the building at 3406 Auchentoroly Terrace is contributing resource to the historic district. It is one of the earliest garages built along the alley behind the main houses on Auchentoroly Terrace. However, it has suffered some deterioration and developed wall bulges and several severe wall cracks. The style and method of building construction used in this garage can be found in few other examples in the neighborhood.

NEIGHBORHOOD COMMENTS The community association was informed and supports the request to demolish the garage.

"There is no issue to have the rear garage demolished. The garage structure, architectural value and significance is non-contributing. Auchentoroly Terrace Association ARC sees no reasonable beneficial use of this structure. The location and visibility of the structure to be razed is not an issue. The ARC supports 3406 Auchentoroly Terrace Demo request."

RECOMMENDATION: Disapproval of the demolition request because the garage is a contributing resource to the Auchentoroly Terrace historic district.

Eric Holcomb Director

Exhibit 1. Auchentoroly Terrace historic district map, City View 2021

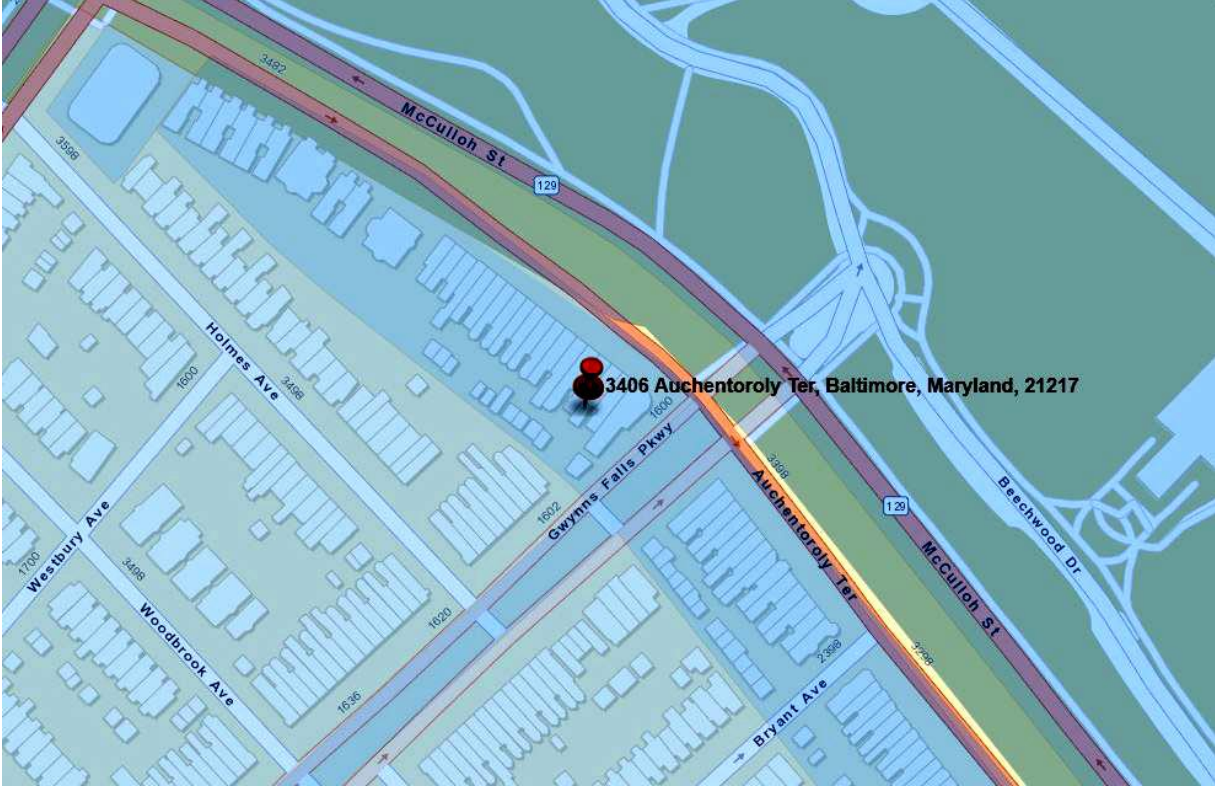


Exhibit 2. Property location, City View 2021



Exhibit 3. Aerial view, 2020 Pictometry



Exhibit 4. Current streetview- CHAP staff 2021



Exhibit 5. Aerial view from the north, 2020 Pictometry

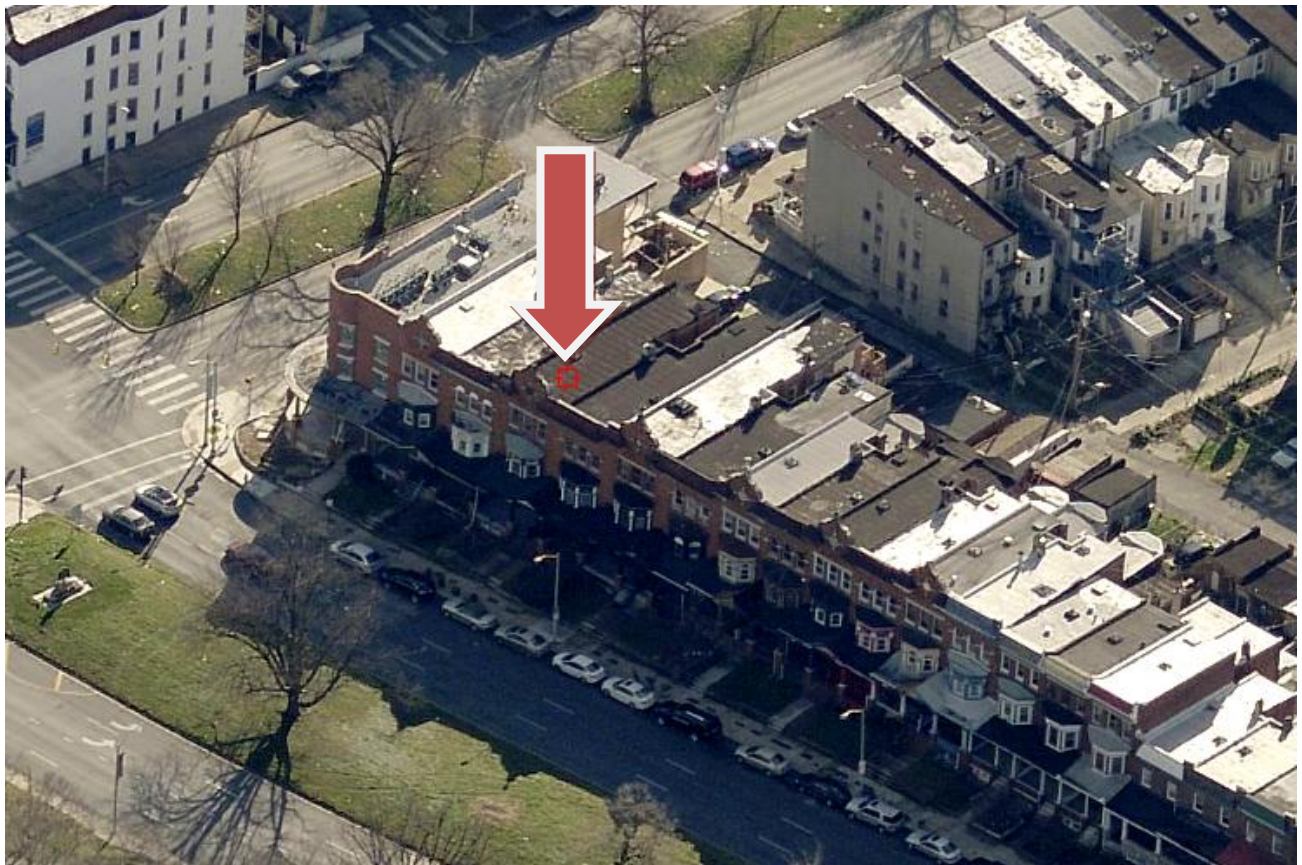


Exhibit 6. Aerial view from the south, 2020 Pictometry

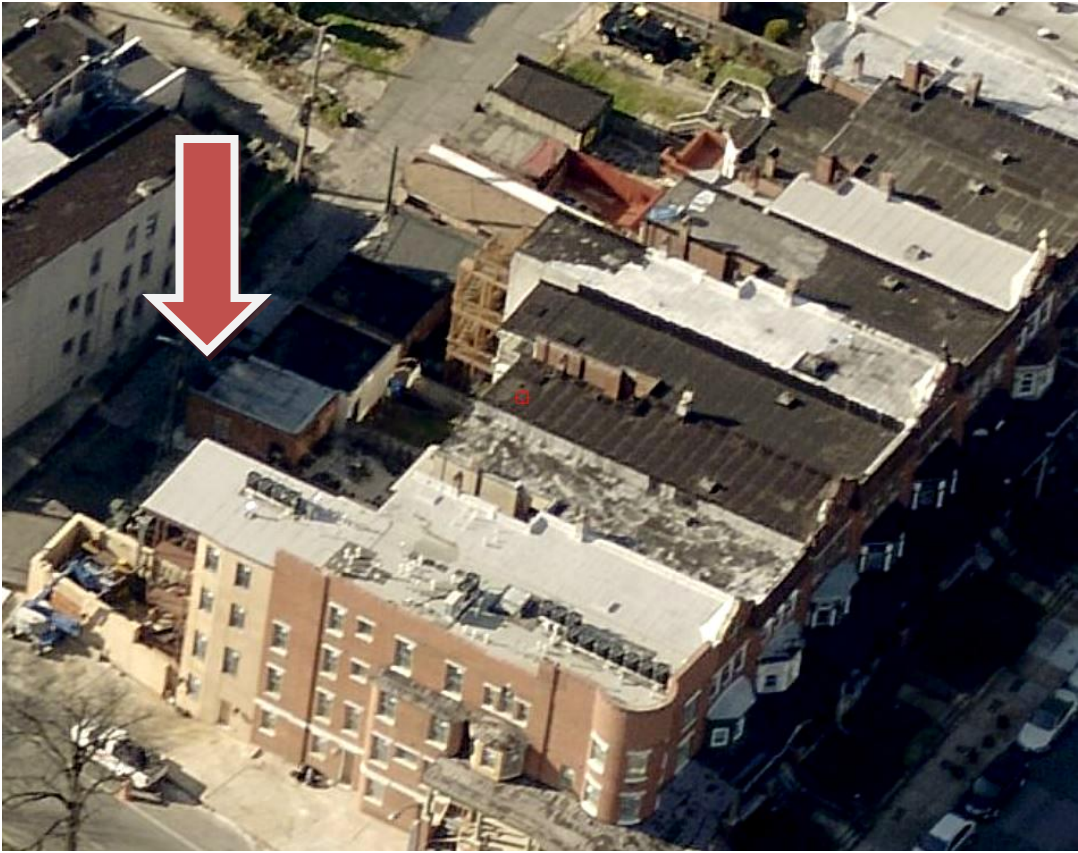


Exhibit 7. Current view- CHAP staff 2021



Exhibit 8. Current view of rear wall and side entry- CHAP staff 2021

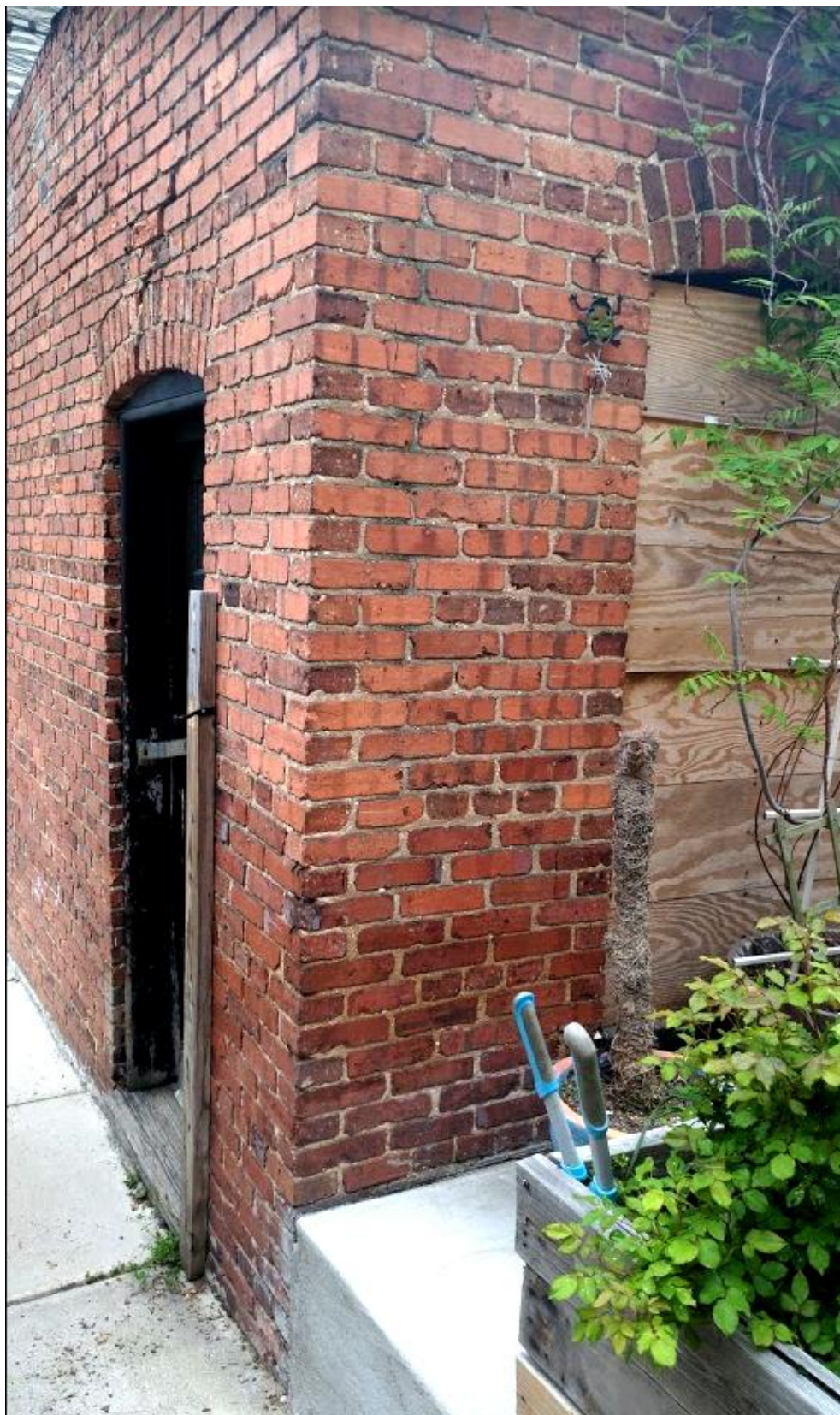


Exhibit 9. Current view interior- CHAP staff 2021



Exhibit 10. Current view interior- CHAP staff 2021



Exhibit 11. Google streetview- side wall 2020



Exhibit 12. Google streetview- 2020



Exhibit 13. Sanborn Insurance Map of Baltimore- 1914-1915 vol. 7, 1915-Sheet 669

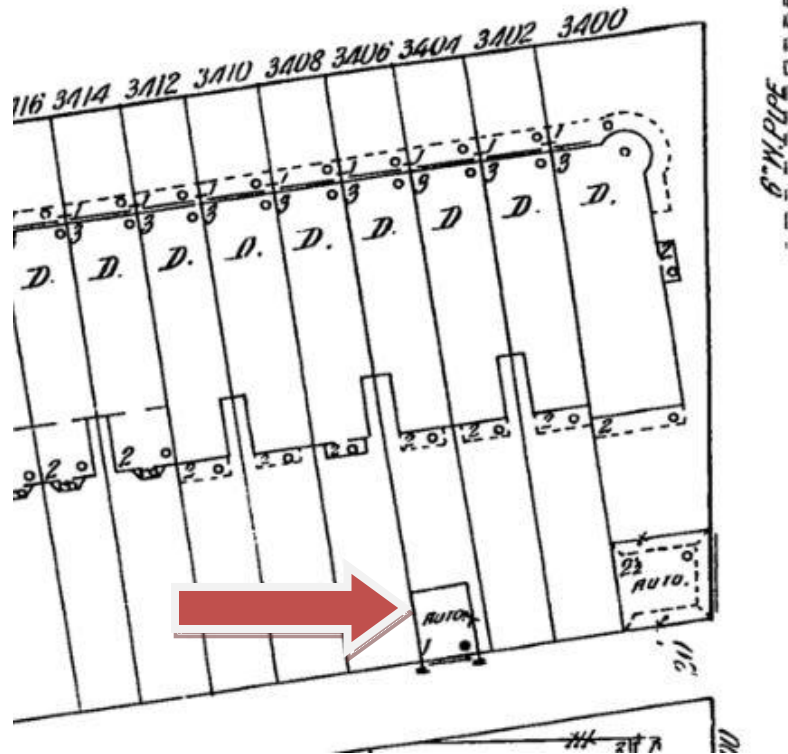


Exhibit 14. Sanborn Insurance Map of Baltimore- vol.6, 1928-Sheet 607

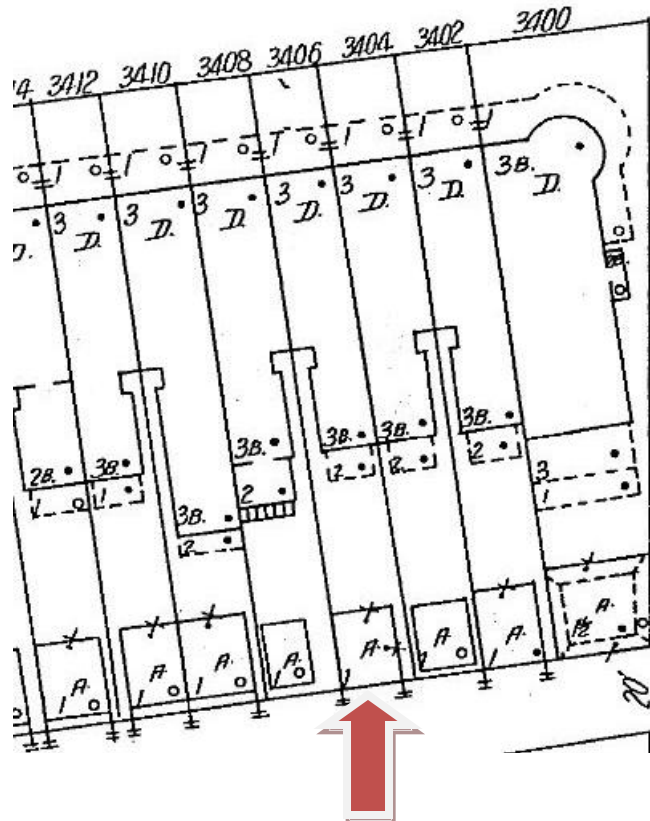


Exhibit 15. Sanborn Insurance Map of Baltimore- 1914-Dec. 1951, vol. 6 1928-May 1951-Sheet 607

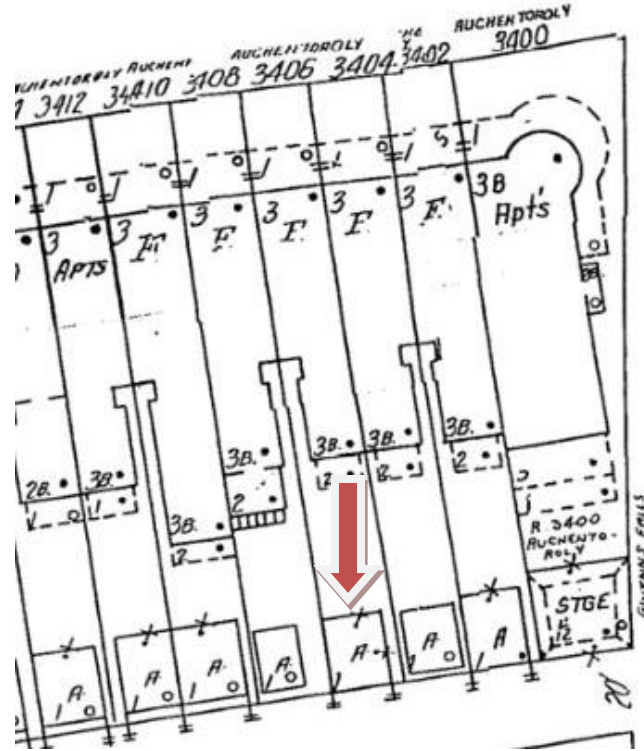


Exhibit 16. Sanborn Insurance Map of Baltimore- 1914-1953 vol.8-1928; Republished 1953-Sheet 815

