



Stephanie Rawlings-Blake
Mayor

**COMMISSION FOR
HISTORICAL & ARCHITECTURAL
PRESERVATION**

Tom Liebel, Chairman

STAFF REPORT



Thomas J. Stosur
Director

February 13, 2018

REQUEST: Concept Review of Rehabilitation Plans, Minor Demolition and New Landscape

RECOMMENDATION: Concept Approval, with final details to be reviewed by staff

STAFF: Walter Edward Leon

PETITIONER(S): Mayor and City Council

OWNER: Mayor and City Council

ARCHITECT: Kuo Pao Lian

SITE/HISTORIC DISTRICT

General Area:

The structures are located at the central southern edge of the Fells Point historic district which was created in December 2007. The structures are the north and south sheds of the Broadway Market. The sheds are built along the spine of the Fells Point Community, Broadway.

Site Conditions:

The site contains the contributing brick masonry and wood frame market buildings located along the 600 and 700 South Broadway. To the south of each market building are parking lot spaces constructed sometime after 1980s.

BACKGROUND

The shed buildings have not been reviewed by the full Commission. Staff has reviewed minor rehab and venting permits since the creation of the historic district in 2007.

PROPOSAL & APPLICATION OF GUIDELINES

The applicant proposes to install new windows, repoint and repair the existing brick as needed. Re-clad portions of the exterior and construct a new rear outdoor courtyard with trellis structure. Construct a minor rear enclosure of mechanical equipment on the North shed.

The applicant proposes to rehabilitate the existing South Shed and install a new brick paved courtyard area that is to be used by the public.

The staff applied Chapter 1 of the Design Guidelines, 1.2 Masonry, 1.7 Windows, 1.18 Alterations and Additions, and Chapter 4, 4.1.1 Streetscapes.

ANALYSIS: The plans as proposed meet the CHAP Guidelines for rehabilitation. The rear addition to enclose mechanical equipment is minor and not detrimental to the historic site or north shed. The removal and replacement with two rear courtyards also are not detrimental and harm no historic fabric but rather return the space for public use as it had been historically.

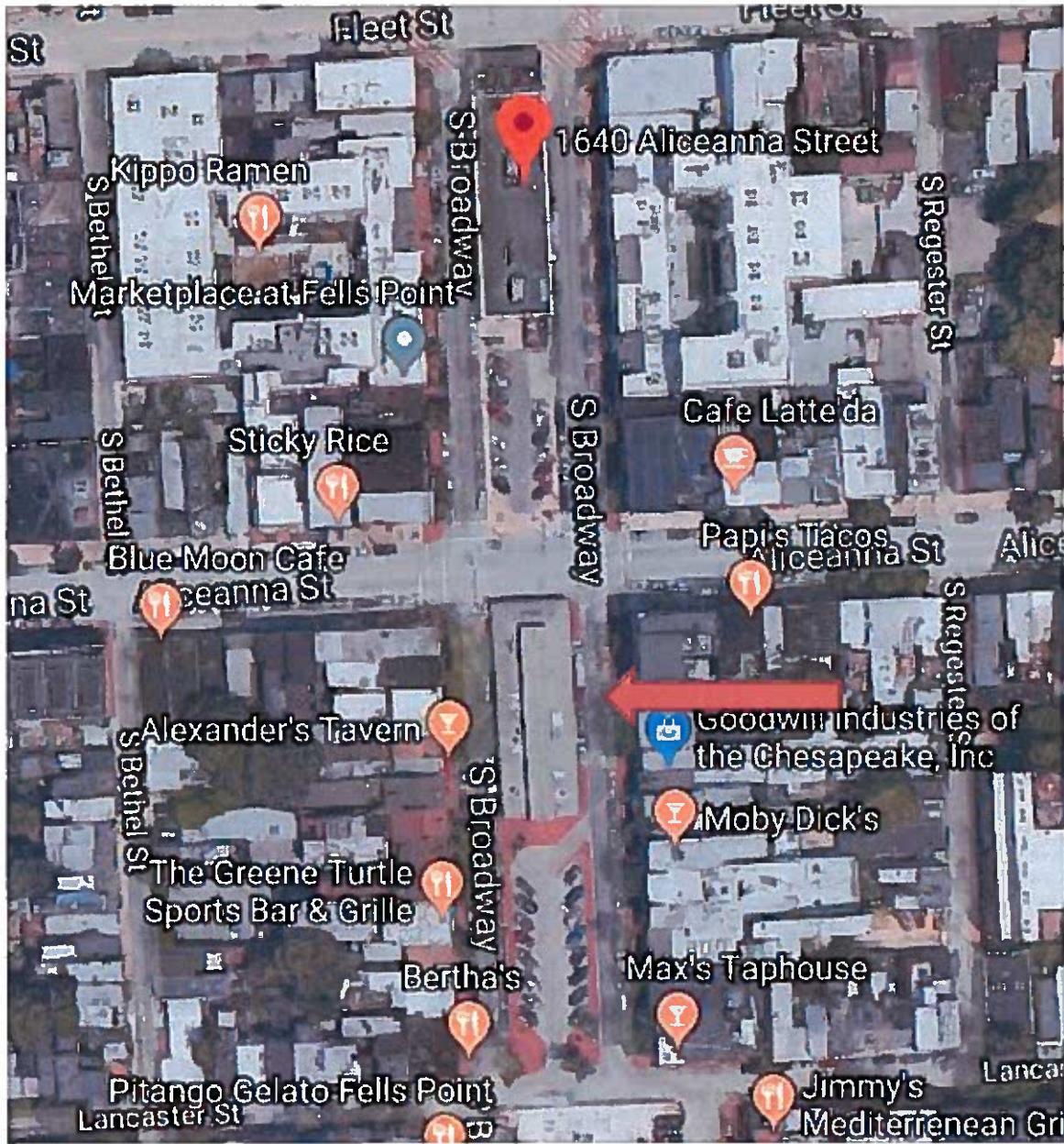
Notification: The following community organizations have been notified of this action: Fell's Point DRC. Fells Point Task Force (See Attached)

RECOMMENDATION: Concept Approval, with final details to be reviewed by staff.

Eric L. Holcomb
Executive Director

Site Map





North Shed



South Shed

