



*Catherine E. Pugh
Mayor*

**COMMISSION FOR
HISTORICAL & ARCHITECTURAL
PRESERVATION**

Tom Liebel, Chairman

STAFF REPORT



*Thomas J. Stosur
Director*

September 11, 2018

REQUEST: Demolition Hearing I: Determination of Architectural Significance of rear wood frame additions

ADDRESS: 507 South Ann Street (Fells Point Historic District)

RECOMMENDATION: Approve demolition of the rear wood frame addition as it has lost architectural significance.

STAFF: Walter Edward Leon

PETITIONER/OWNER: Edith Pula

SITE/HISTORIC DISTRICT: The site is located on the eastern central area of the Fells Point Historic District. Fells Point is significant as one of the original three settlements that merged to form the beginnings of Baltimore City. The area is directly linked to early maritime trade, which was to Baltimore's growth and development. Besides the significance of Fells Point in the eighteenth century, the community has been a constantly growing and changing urban place. Many of the earliest houses were added on to in the Victorian era creating a unique blend of pre-Revolutionary War and post-Civil War architectural styles and characteristics. Fells Point has been a diverse neighborhood of many ethnic groups each influencing the growth and development of the area throughout the nineteenth and twentieth centuries. Many of the later structures are of architectural significance and are consistent with the waterfront character of Fells Point, even if stylistically different. Recreation Pier is an example of this type of significant structure in Fells Point.

Site Conditions: The addition is located at the rear of the main historically contributing two-story brick Italianate style building. The main building is a two story high brick rowhouse that has been altered with been added onto with a wood frame structure that stands at two stories and steps down to a one story appendage. This addition is covered in deteriorating wood siding and dilapidated wood windows.

BACKGROUND: The site has had no previous reviews by the CHAP Commission or Staff. The addition was added after the original brick structure was built circa 1880s. It appears in Bromley maps of 1896.

PROPOSAL: The applicant proposes to demolish severely deteriorated rear one-and-two-story shed roof frame addition. The applicant has included an engineer's report which details the severe deterioration.

APPLICATION OF GUIDELINES: CHAP staff applied the demolition procedures of the rules and regulations, 3.6 DEMOLITION PROCEDURES and CHAP Criteria 2.2.

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.

NEIGHBORHOOD COMMENTS

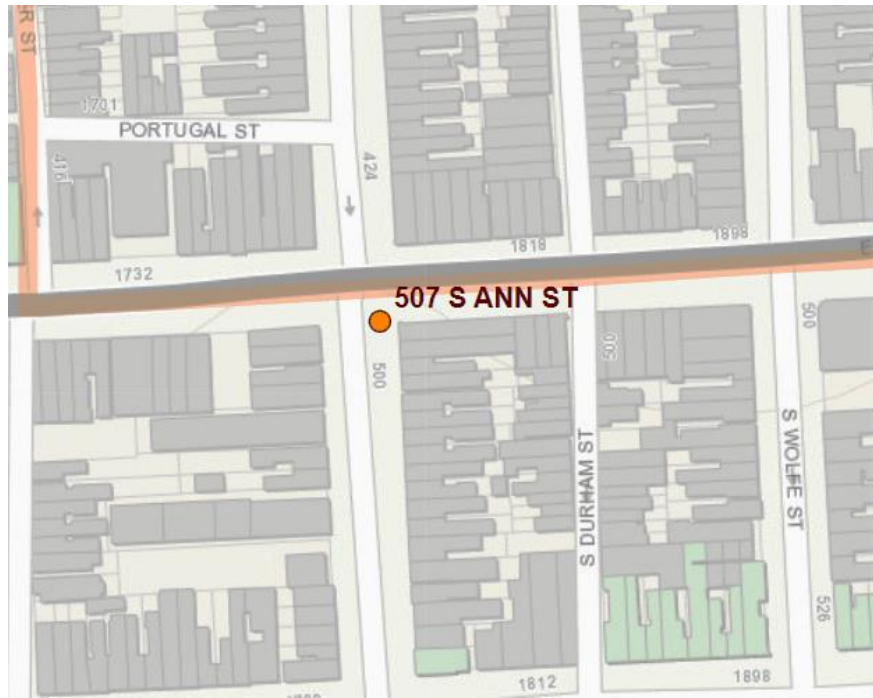
The Applicants have met with the DRC and have given favorable comments for the demolition.

ANALYSIS: The rear wood frame addition built sometime after the original brick structure has lost considerable physical integrity and is on the brink of collapse. The engineer's report notes severe deterioration of the internal framing, and walls that are structurally unsound. Staff has determined that the rear wood frame addition has lost historic and architectural integrity and that it no longer contributes to the Fells Point historic district.

RECOMMENDATION: Approve demolition of the rear wood-frame addition, as it has lost architectural significance.

Eric L. Holcomb
Executive Director

Site location



View from East of rear



View through alley, rear addition has no public access or view



Front elevation



Sanborn Insurance Map 1914-54

