

Staff Report- August 13, 2013
1301 Park Avenue
Baltimore City Historic District- Bolton Hill

Plan: Deconstruct rear porch and salvage elements for re-use in new construction of rear addition

Staff Presenter: Stacy Montgomery

Applicant: Paul Hinkle, owner

Architect: David Gleason

Background

The house at 1301 Park Avenue is located at the corner of Park Avenue and West Lanvale Street within the Bolton Hill Historic District. The house dates to the second half of the 19th century and served as a single family home until 1953, when it was bought by Children and Family Services. The building then served as offices for the main building at 204 W. Lanvale Street, until the current owner purchased the property in 1997 and brought it back to a single family use.

An elaborate 2-story rear porch was added to the property in the early 20th century ca. 1913. The wooden porch features a decorative wood railing, thin, double posts, and delicate tracework around an open (historically) porch on the first story and is enclosed on the 2nd story and clad in wood clap-board siding.

During the tenure of Children and Family Services, the 1st story of the rear porch was partially enclosed to accommodate office space. At that time, some of the historic fabric of the porch (railings, decking and ceiling) was removed or altered. The tracework was generally retained. The CHAP file on this property indicates that painting of the porch was the primary maintenance technique used. The current owner has also made major repairs to the porch roof, removed a portion of the enclosure that was installed by Children and Family Services, replaced deteriorated decking and ceiling boards in-kind, fixed gutters, and repainted; however, the porch has continued to decay due to water infiltration.

This project is being reviewed in accordance with CHAP Guidelines 8.1 Identifying and Preserving Historic Building Fabric, 8.3 Wood, 8.7 Roofing and Roof Drainage Systems, and 8.14 Alterations and Additions. Staff also applied the Secretary of the Interior's Standards #2, #4, #5, and #6.

Plan

The plan is to replace the existing rear 2 story porch with a new 2 story rear addition that retains the character and appearance of the original rear porch addition, but enlarges the rear addition by 3 feet into the rear yard and encloses the 1st story porch with glass. The partial enclosure on the 1st story will be removed. A set of French doors will be installed in the center opening of the 1st story porch and will lead on to a new deck. The French doors will be flanked by windows in each side bay.

The plan calls for careful removal of all the remaining decorative wood trim elements, including the railing panels, arched trim pieces, brackets, scroll work and handrails. These elements will have all the paint removed, be repaired and reused in the new design in their original location. Where elements are missing or damaged beyond repair, these elements will be replaced in kind. The original number and spacing of the paired porch columns will be incorporated into the new addition. A 3-foot glass section will be installed on the Lanvale Street elevation to connect the new addition to the historic masonry wall.

The new second story will be at the same height as the existing rear addition, will be clad in

Hardi-plank siding with eave detailing in wood to match the existing appearance. Three new single wood casement windows will be installed on the rear elevation to align with the openings on the 1st story porch.

A new wood deck with a Hardi-plank knee wall and wood railing and balustrade will replace the existing deck.

The doors and window will all be painted wood. The historic wood detailing will be repaired and reused where possible or replaced in-kind where it is deteriorated beyond repair. Flat panel sections and siding will be painted Hardi-plank. The rear addition will be painted white to match the original color.

Analysis

CHAP Guidelines and the Secretary of the Interior's Guidelines both ask that character defining features of a building be identified, retained or replaced to match if deteriorated beyond repair. Per CHAP Guidelines 8.14 historic elements should be preserved when planning additions or alterations.

The enclosed portion of the porch is not a historically significant feature, as it was added to the building during the tenure of Children and Family Services (between 1953 and 1997). Much of the porch decking has been replaced in-kind due to deterioration of the original fabric. Sections of the porch ceiling were altered when the porch was enclosed to accommodate large pipes. The applicant has made many repairs to the porch, but water infiltration continues to be an issue, and the condition of the porch continues to deteriorate.

The character defining elements of the porch that remain are the scale, shape and configuration of the porch's posts, the delicate tracery at the roofline and between the posts, and the decorative wood balustrade. The plan calls for the careful removal of these features so they can be reused or replicated in the new rear addition. The enclosure of the 1st story porch in glass is sensitive to the original design of the porch.

The new rear addition increases the depth of the addition by 3 feet and the width by 1 foot. The original height is retained. The proposed materials- wood, glass, and Hardi-plank have been approved in similar projects. Since the addition is very visible from West Lanvale Street, the design calls for wood windows and doors, as well as wood detailing and trim work.

The plan meets CHAP Guidelines 8.1 Identifying and Preserving Historic Building Fabric, 8.3 Wood, 8.7 Roofing and Roof Drainage Systems, and 8.14 Alterations and Additions and the Secretary of the Interior's Standards #2, #4, #5, and #6.

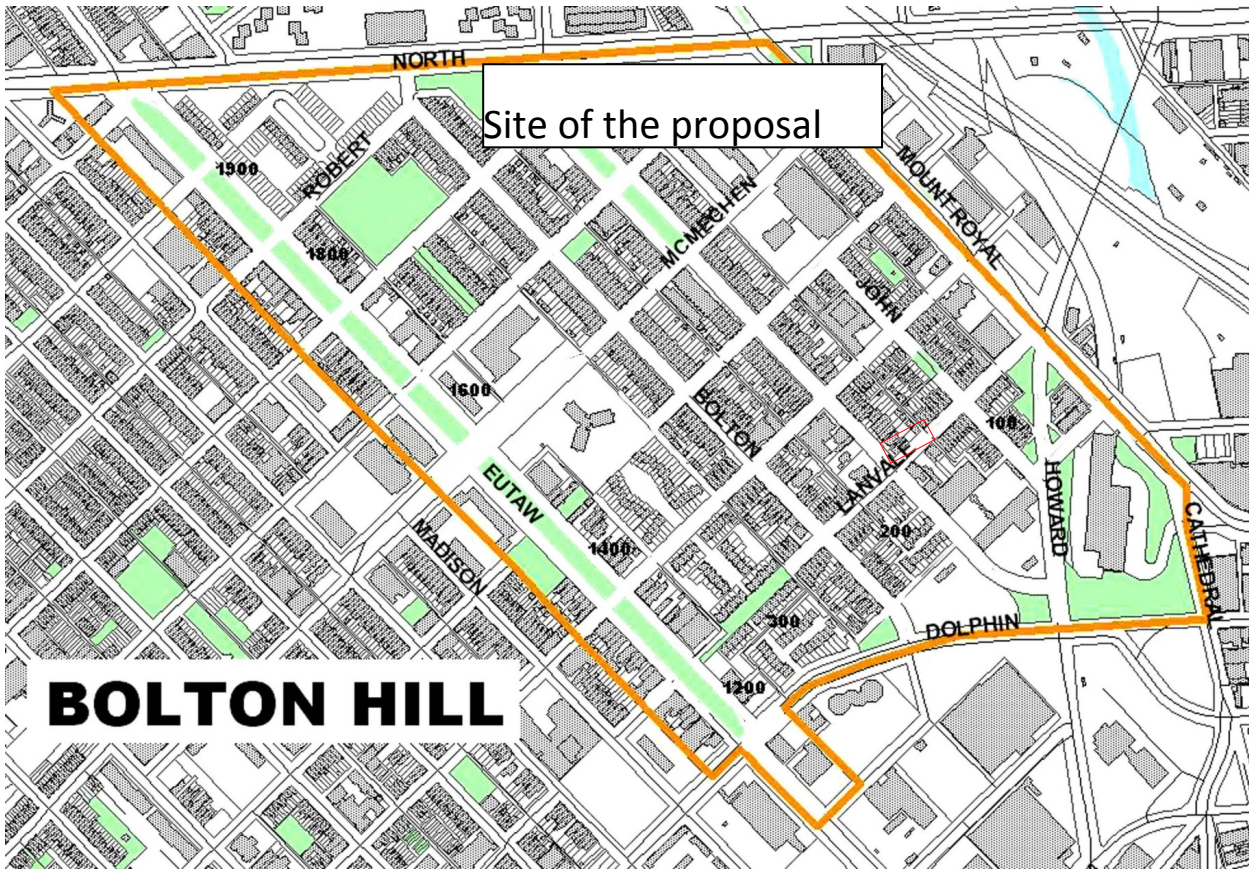
Neighborhood Comments

The Bolton Hill Architectural Review Committee has reviewed the plans as proposed and will submit a letter with their comments.

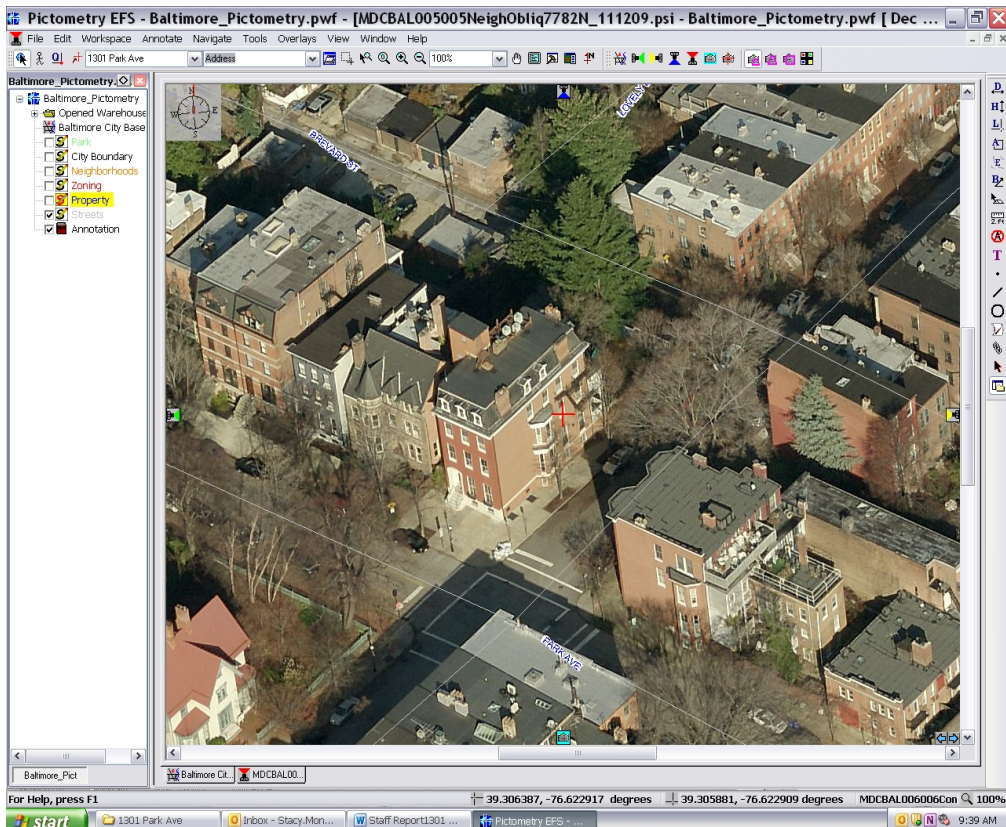
Staff Recommendation

Staff recommends that the applicant be given approval of the plan to construct a new rear deck and rear addition that includes carefully remove the character defining elements of the rear porch for reuse or replication in the new rear addition, as the plan meets CHAP Guidelines 8.1 Identifying and Preserving Historic Building Fabric, 8.3 Wood, 8.7 Roofing and Roof Drainage Systems, and 8.14 Alterations and Additions and the Secretary of the Interior's Standards #2, #4, #5, and #6.

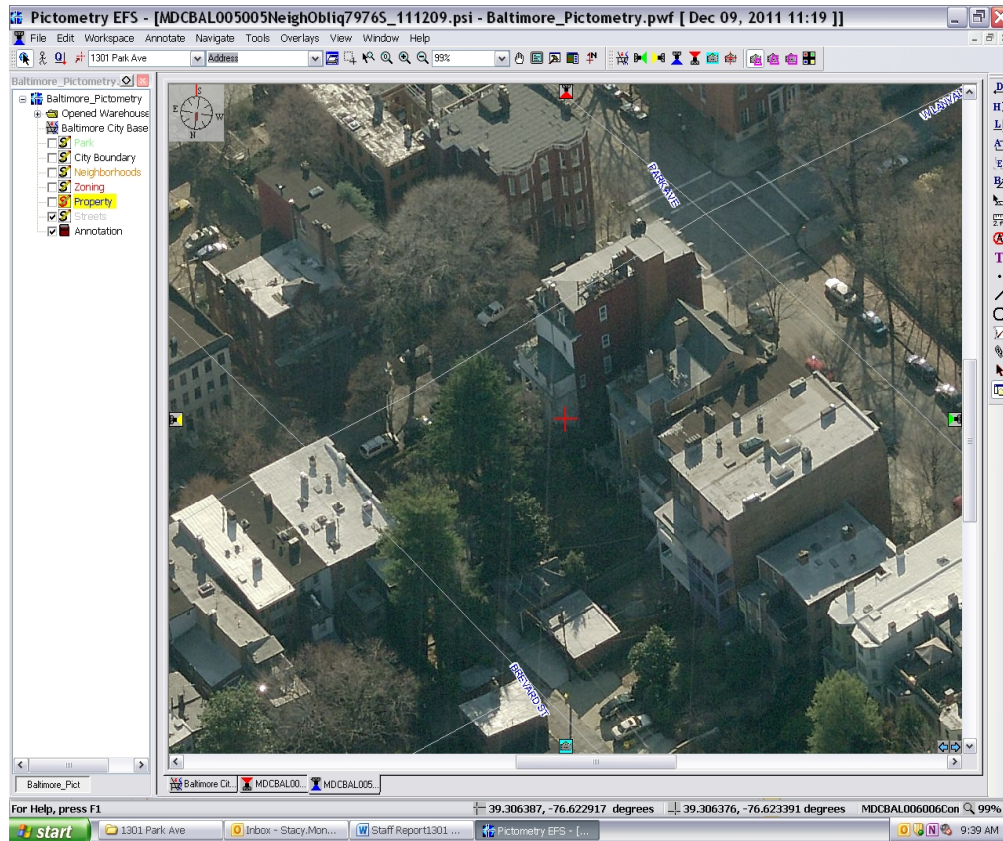
Site Plan



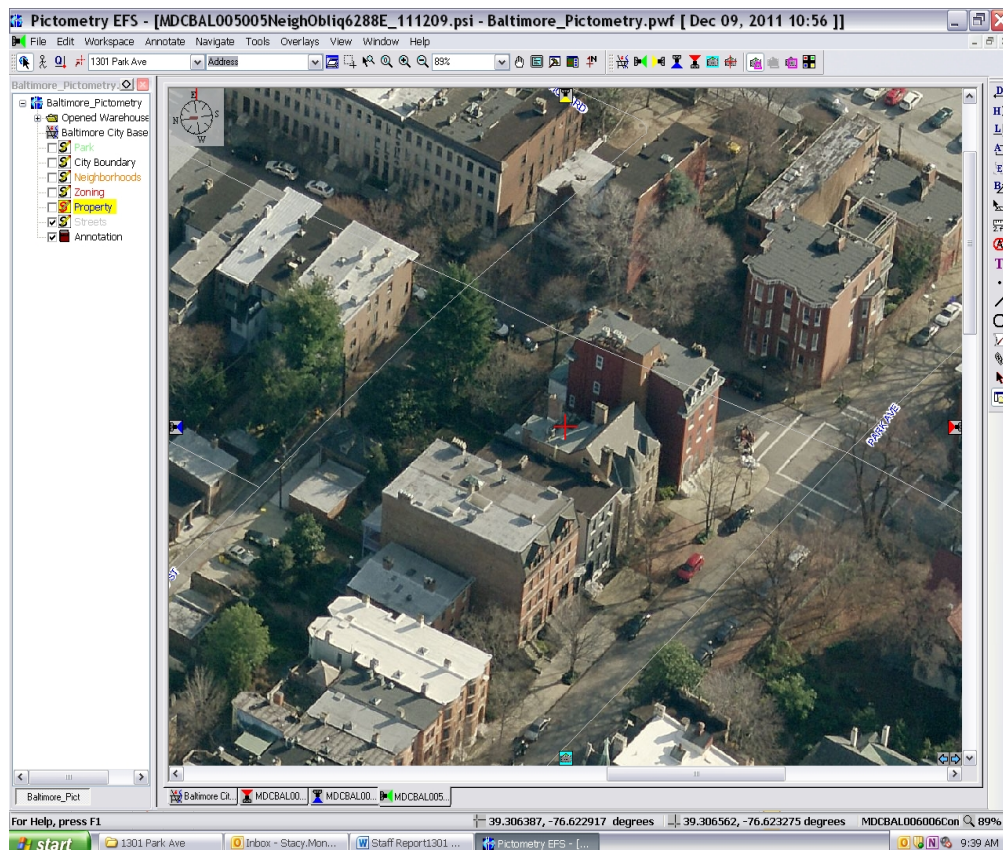
View Facing North



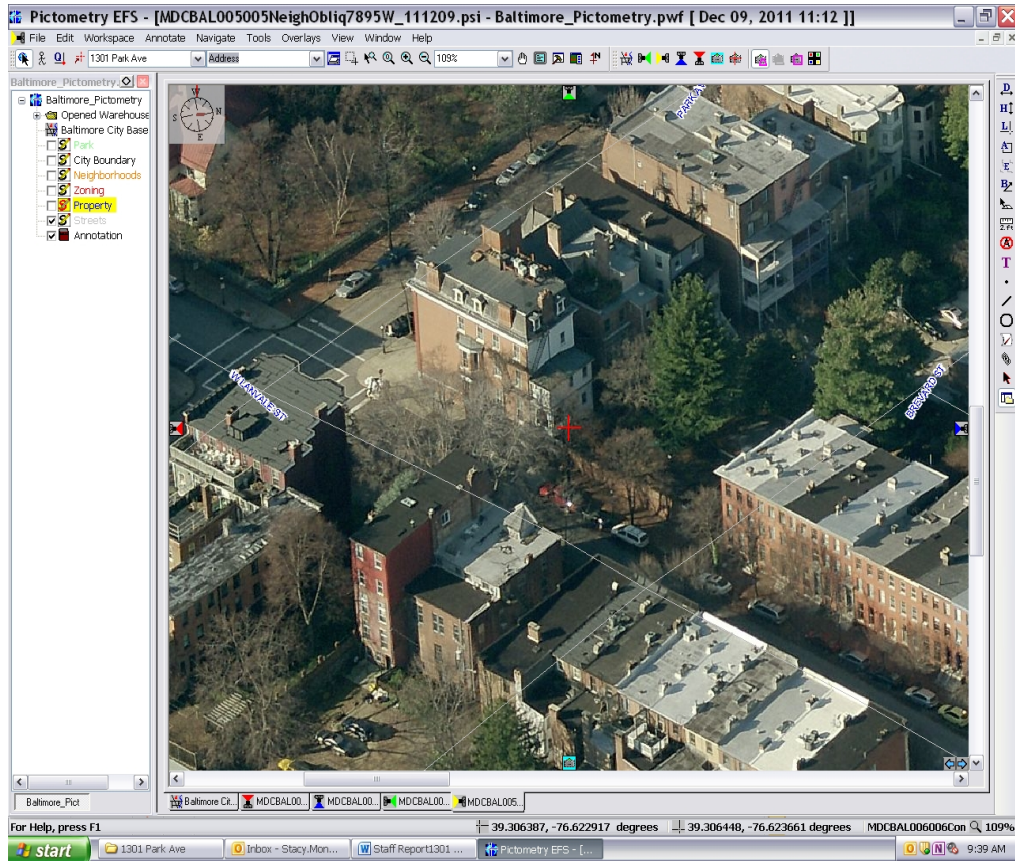
View Facing South



View Facing East



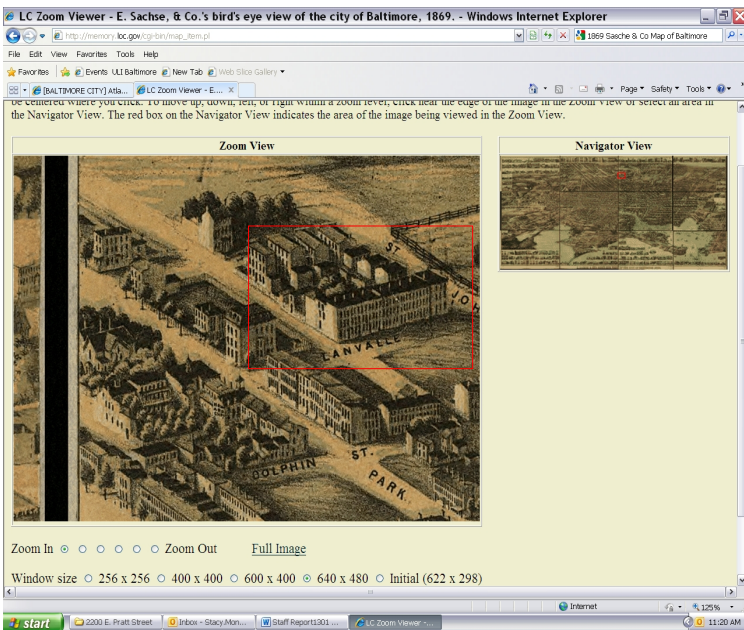
View Facing West



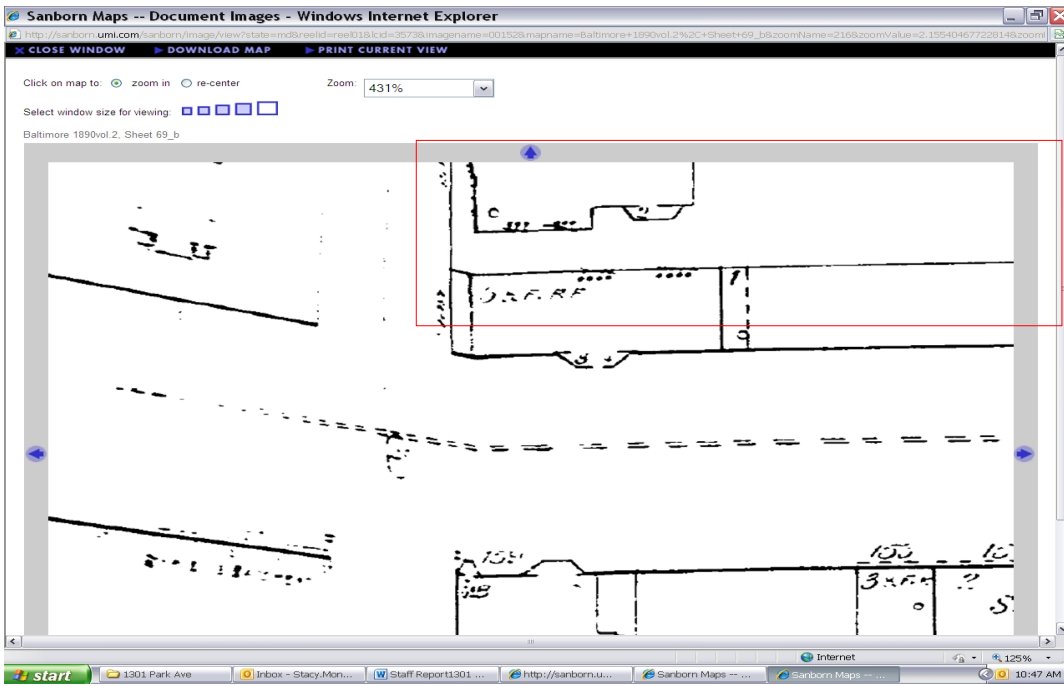
Existing W. Lanvale Street Elevation



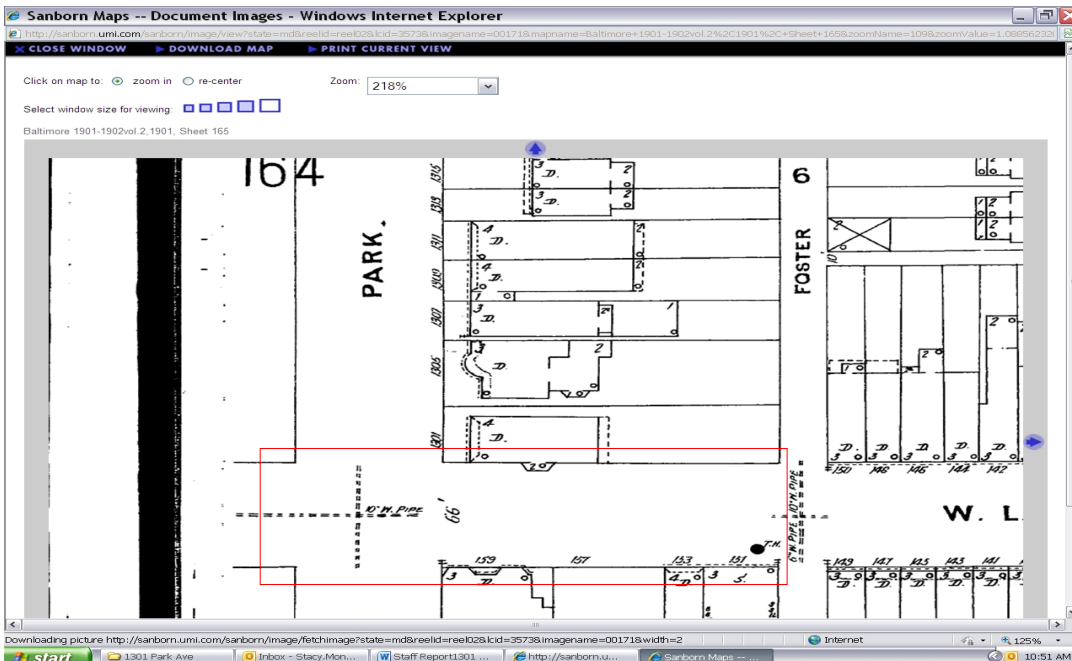
1869 Sachse & Co. Bird's Eye View of Baltimore



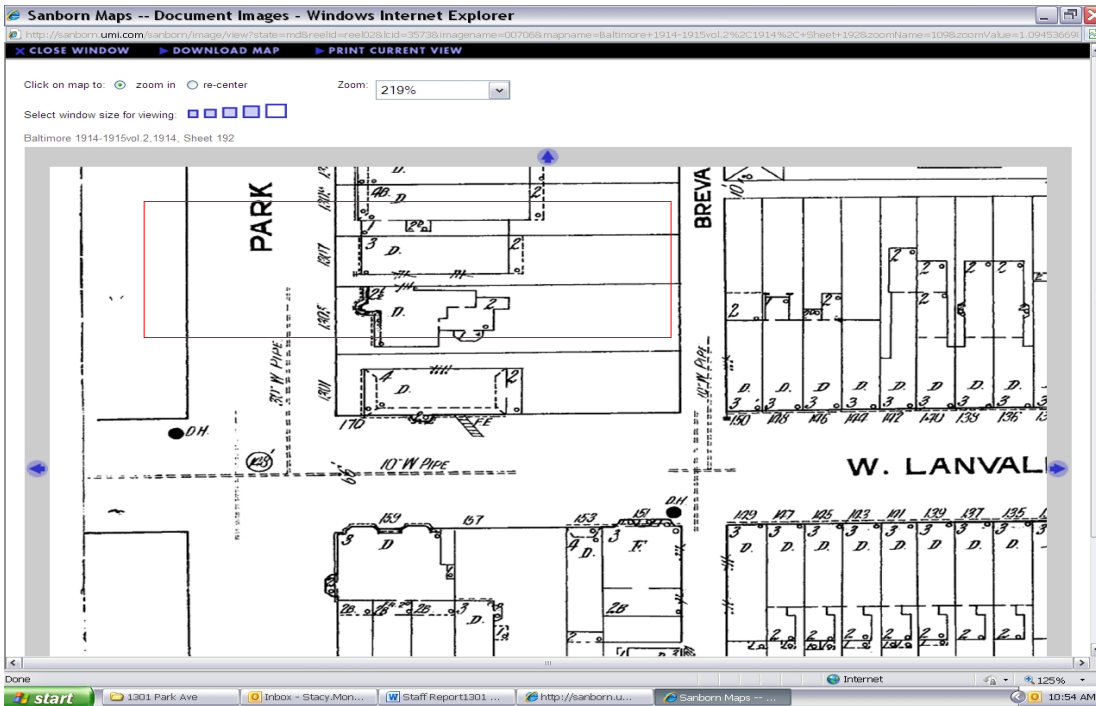
1890 Sanborn Map- porch not shown, only a 1 story rear addition



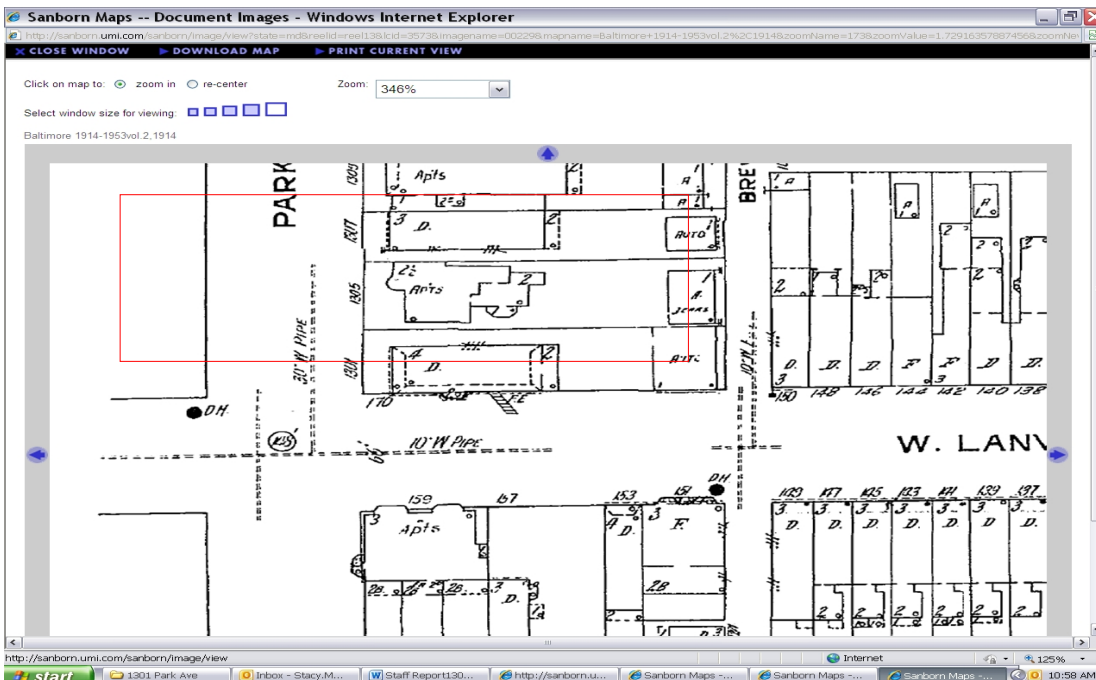
1901 Sanborn Map



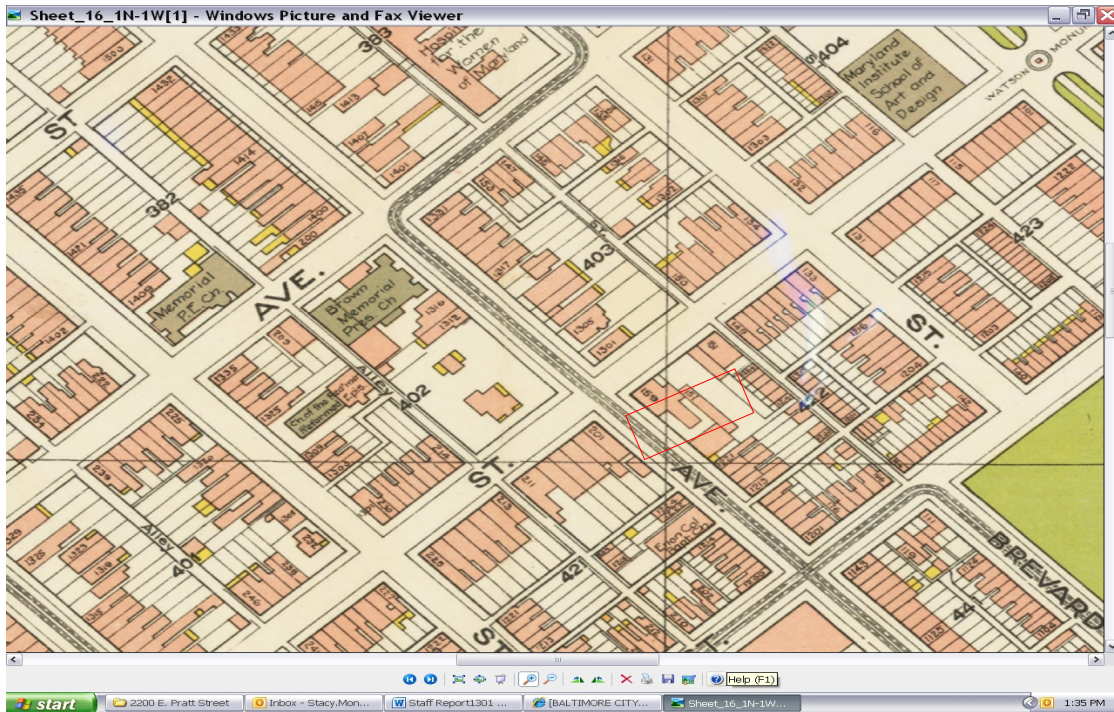
1915 Sanborn Map – 2 story rear addition presently, most likely porch



1914-1953 Sanborn Map



1914 Topographical Survey of Maryland



1301 Park Avenue in 1978

