

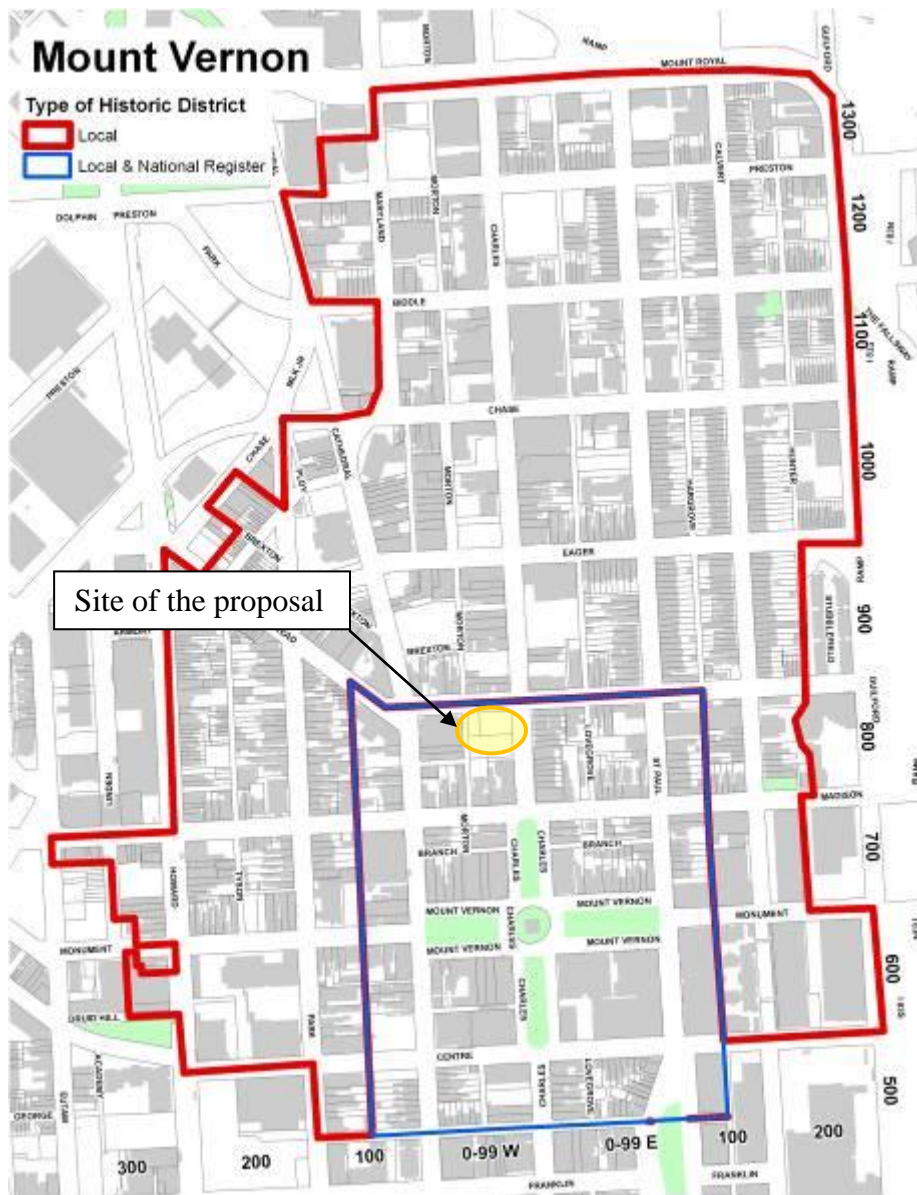
Staff Report – September 10, 2013

814 North Charles Street

Mount Vernon Historic District

Plan: Construct eight-story building- Continuation
Staff: Eric Holcomb
Applicant: Walter Schamu for Gould Properties

Background: 814 North Charles Street is located in the Mount Vernon local historic district on the southwest corner of Charles and Read streets. The site is approximately 160 feet long on Charles Street and 140 feet long on Read Street. It is currently a surface parking lot.



This project will be reviewed under the *Baltimore City's Mount Vernon Historic District Design Guidelines for New Construction*.

Plans: At the August 13, 2013, CHAP hearing, the developer presented for concept review a proposal for an eight-story building on the southwest corner of Charles and Read Streets. The Commission gave concept approval, but asked that the applicant come back with more study on the balconies and to submit final details.

Analysis:

The applicant has submitted two options to address the visibility of clutter on the balconies. In addition, they have submitted a materials palette for review.

Balcony screening options one and two meet guideline *N. Details and Ornamentation* (which addresses balcony screening), and guideline *J. Materials*.

Staff believes that this project meets all the criteria of the *Mount Vernon Historic District Design Guidelines for New Construction*.

Therefore, staff recommends **approval** of final design with staff approval of signage, lighting, and colors.

The historic design review process is in addition to other applicable laws and regulations and does not diminish the force of urban renewal plans, building codes, zoning codes, etc. It is the applicant's responsibility to contact all appropriate City agencies and comply with all applicable laws, regulations, and codes.