<u>**Staff Report – December 10, 2013**</u>
1700-1702 Thames Street
Baltimore City Historic District Fells Point
<u>**Staff Presenter:**</u> **W. Edward Leon**
<u>**Plan:**</u> **Plan Review Replacement of Basement Access Doors**
<u>**Applicant/Owner:**</u> **Patrick Russell**

<u>**Background**</u>
- This project is coming for Plan review to a property in the Fells Point historic district. This project is being reviewed under Baltimore City Historic Preservation Procedures and Design Guidelines: 8.1 Identifying and Preserving Historic Building Fabric, 8.4 Metals *, 8.5 Doors*

- 8.1 Identifying and Preserving Historic Building Fabric.
     Thoroughly consider all alternatives to replacing deteriorated building features.

     Replace architectural materials and features that are deteriorated building features. There are a number of recognized preservation repair techniques.

     Replace missing architectural materials and features with new features that match the original. Base the fabrication of the new features from the building. Where identical features are not present, base the fabrication on historic drawings, photographic evidence, or comparable examples found on historic buildings in the neighborhood.

- 8.4. Metals.
     Retain and repair existing metal features whenever possible. Repair metal surfaces using methods, materials, and techniques appropriate to the specific type of metal.

     When in kind replacement is not possible, a compatible substitute may be used. Replicate existing features in size, form, shape, texture, and appearance. Do not replace deteriorated metal features with materials that do not have the same visual integrity.

     Replace missing and metal features with new elements based on historical, pictoral, or physical evidence. If no such evidence is available, replacement features should be of a compatible new design, rather than a conjectural historical reconstruction. New metal features should be compatible in size, scale, material, and color with the historic building.

- 8.5 Doors
     Doors and doorways are among the most visible character defining features of a historic building. Significant features of doors and doorways include materials, shape, panel arrangement, shutters, mouldings, hoods, fanlights, and sidelights. Many original doors are characteristic of a period or regional building style and are examples of exceptional craftsmanship or design. Replacing doors is generally unacceptable.

General: Preserve, repair, and maintain historic doors and doorway features that contribute to the building's architecural character, such as hardware, fanlights, sidelights, pilasters, entablatures, columns, balustrades, and stairs.

Door replacement: Never replace a door if repair and maintenance can improve its physical and historical integrity.

Use only doors that duplicate the design, proportion, arrangement of paneling, and glazing of the original.

Replace non-original, non-historic doors with new doors that are appropriate to the period and style of the building.

Do not replace historic double-leaf doors with a single door.

Plan
The plan is to replace the exterior metal basement doors located on the sidewalk adjacent to the main historic structure with new contemporary metal bilco doors and reset the granite frame to be flat to match sidewalk grade.

Analysis
The proposed replacement is contrary to the current Preservation Guidelines 8.1, 8.4. and 8.5. In that the existing metal basement doors, while not original, were designed to replicate the style of doors used during the period of significance.

Staff Recommendation
Dis-Approval of the plan as submitted with final design elements to be reviewed by staff as the plan does not meets Baltimore City Historic Preservation Procedures and Design Guidelines:8.1, 8.4 and 8.5.

However, staff recommends that the applicant explore resetting the granite frame, installing the bilco doors and readapting the existing metal doors on top of the new bilco doors in order to maintain the historic appearance.

Site Plan:
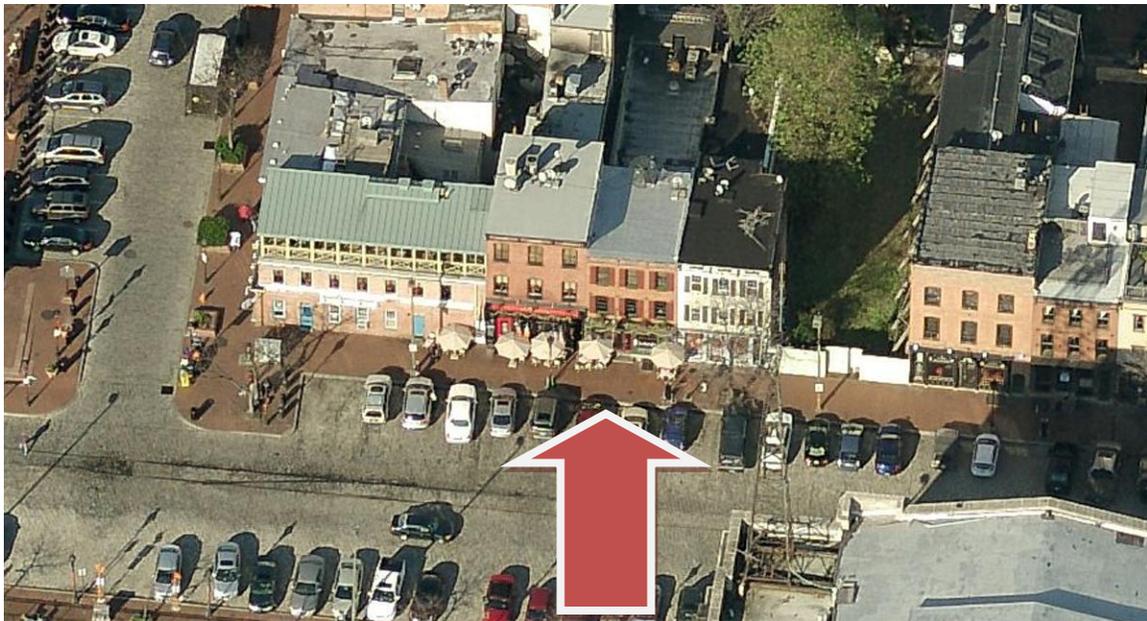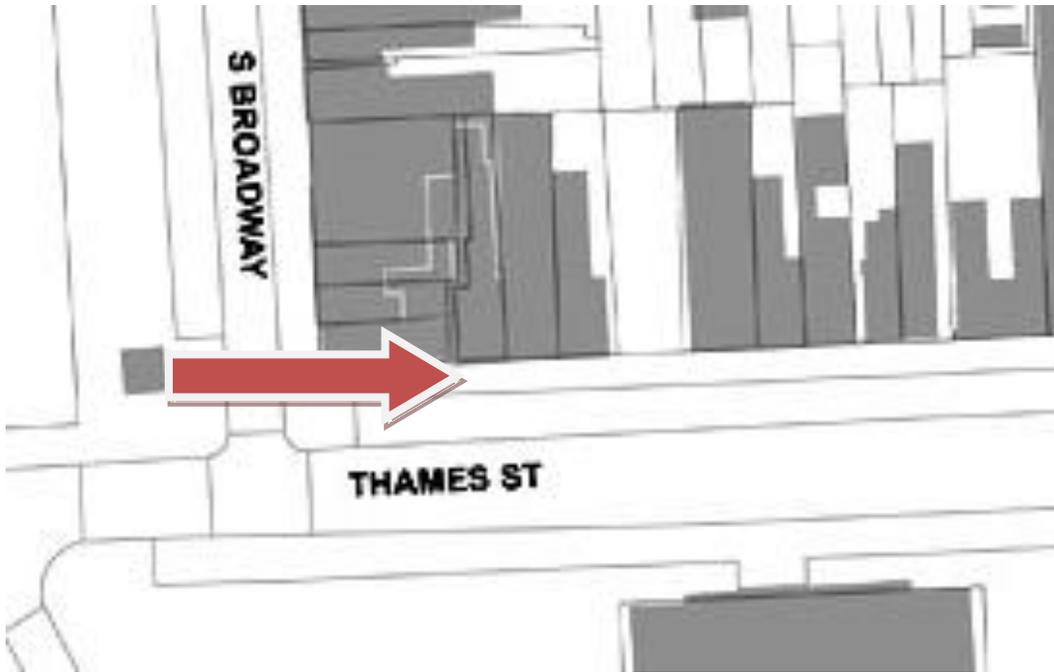
Existing Doors

Installed doors (without CHAP Review)

Proposed Type