

Staff Report- December 10, 2013
222 West Lafayette Avenue
Baltimore City Historic District- Bolton Hill

Plan: Demolish existing rear garage
Staff Presenter: Stacy Montgomery
Applicant: Doris Low Kamenetz, owner

Background

The garage at 222 W. Lafayette Avenue is located within the Bolton Hill Historic District. The house at 222 W. Lafayette Avenue was constructed in the mid-19th century and is a 3-story brick rowhouse with a large side lot at the corner of Bolton Street. The 1-story garage is constructed of concrete block and dates to the second quarter of the 20th century. A modern overhead garage door is surrounded by wood trim. Since the house is on a corner parcel, the garage can be seen from Bolton Street and is accessed by a rear alley.

The applicant purchased the home in September and received a violation notice in October due to the poor condition of the garage. The garage is currently in a state of near-collapse, with a large structural crack down the side.

Plan

Demolish the dilapidated garage. This hearing will determine if the garage contributes to the local historic district.

Analysis

Unlike other garages in the neighborhood, the garage at 222 W. Lafayette Avenue was not built as a carriage house around the time the house was constructed. Typical carriage houses in Bolton Hill are of brick construction and may feature details from the main house. More utilitarian garages and carports have been built over the 20th century along the alleys of Bolton Hill. Historic mapping of this property into the 20th century shows the house without a garage. The garage lacks any architectural association with the house on the property. Although the garage is not modern, many of the original details like doors and windows have been replaced and the building has lost its structural integrity.

Neighborhood Comments

The Bolton Hill Architectural Review Committee has reviewed the plans as proposed the committee supports the demolition of the garage.

Staff Recommendation

The garage at 222 W. Lafayette Avenue has lost its historic integrity, is deteriorated beyond repair, and no longer contributes to the local historic district. Staff recommends approval of demolition of garage as the garage no longer contributes to the Bolton Hill Historic District.

Site Plan



Aerial View



View Facing North



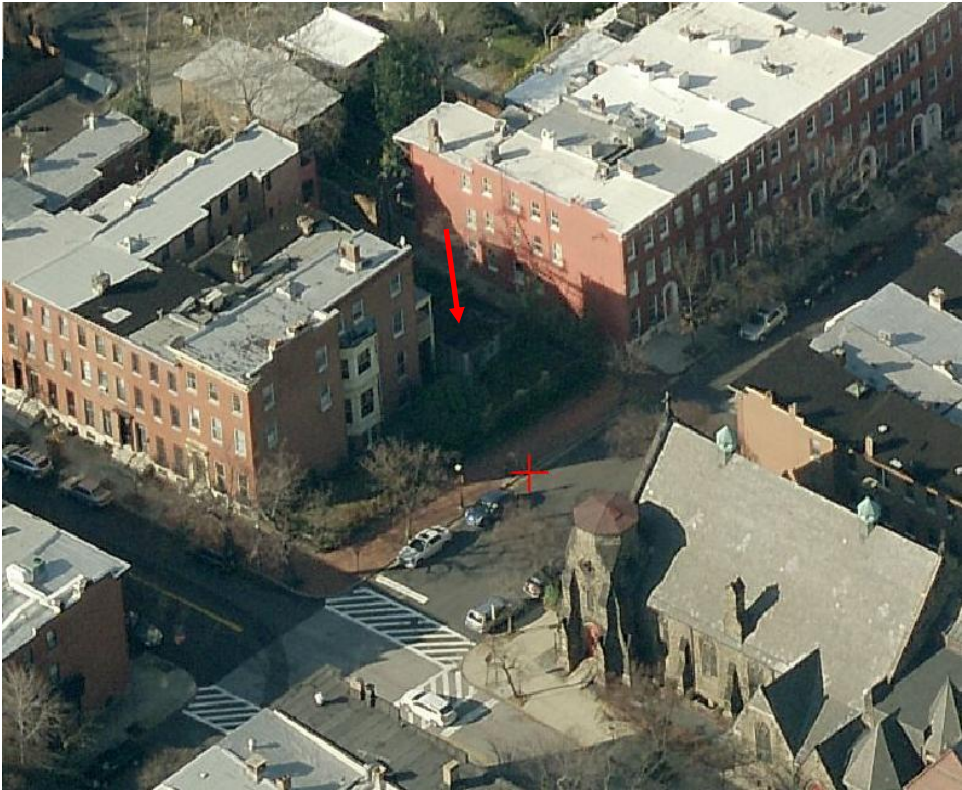
View Facing South



View Facing East



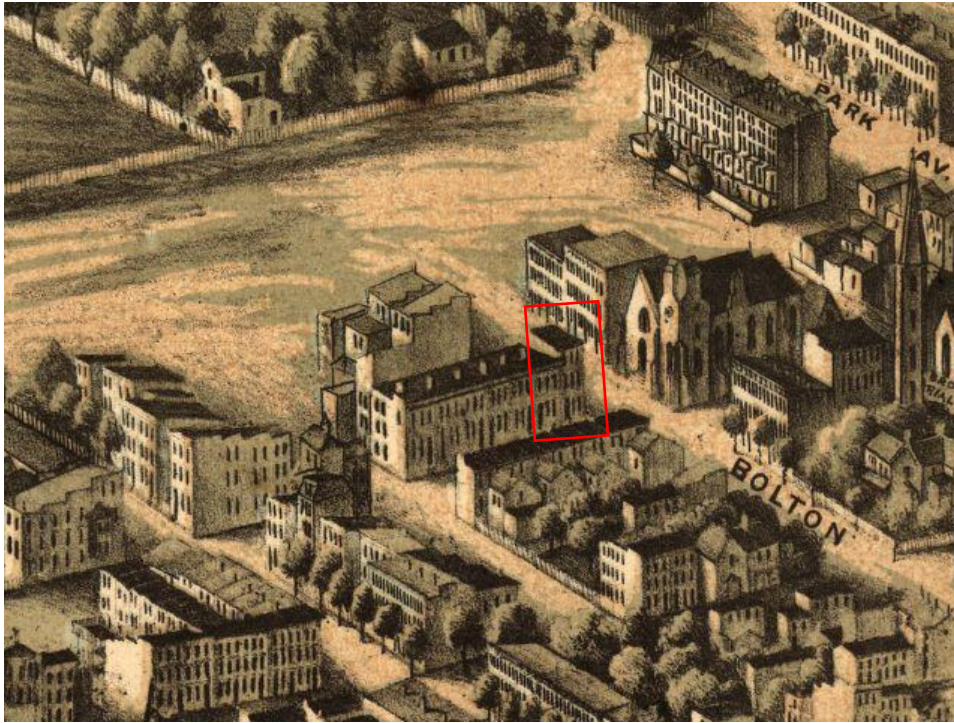
View Facing West



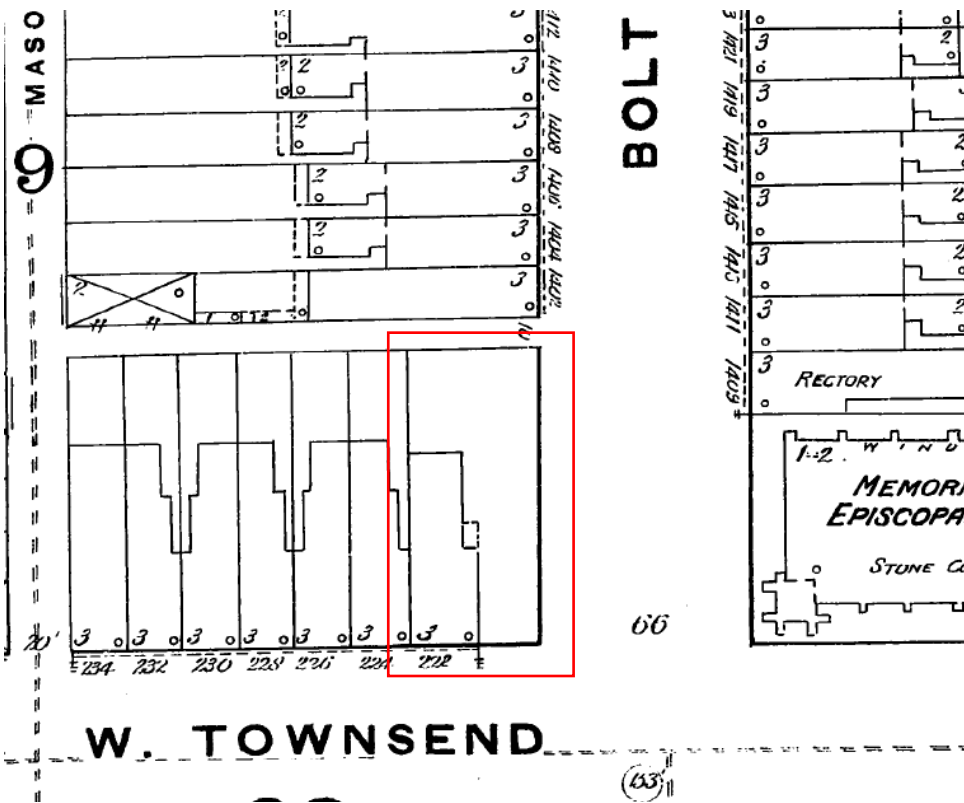
Existing Bolton Street Elevation



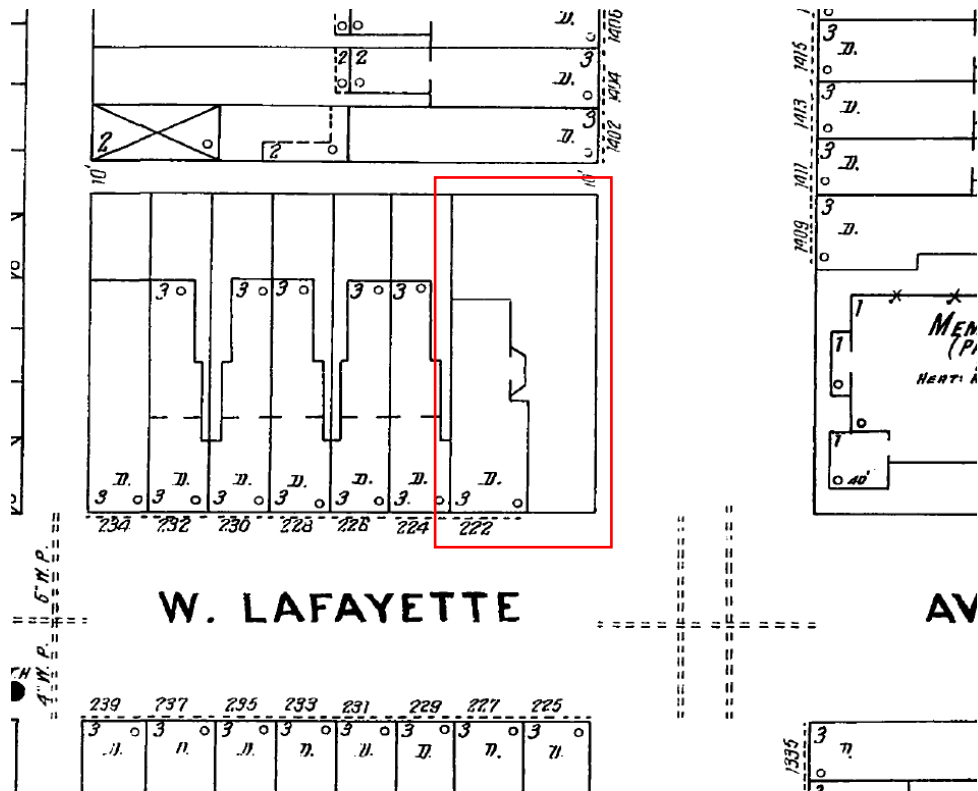
1869 Sachse & Co. Bird's Eye View of Baltimore (No garage)



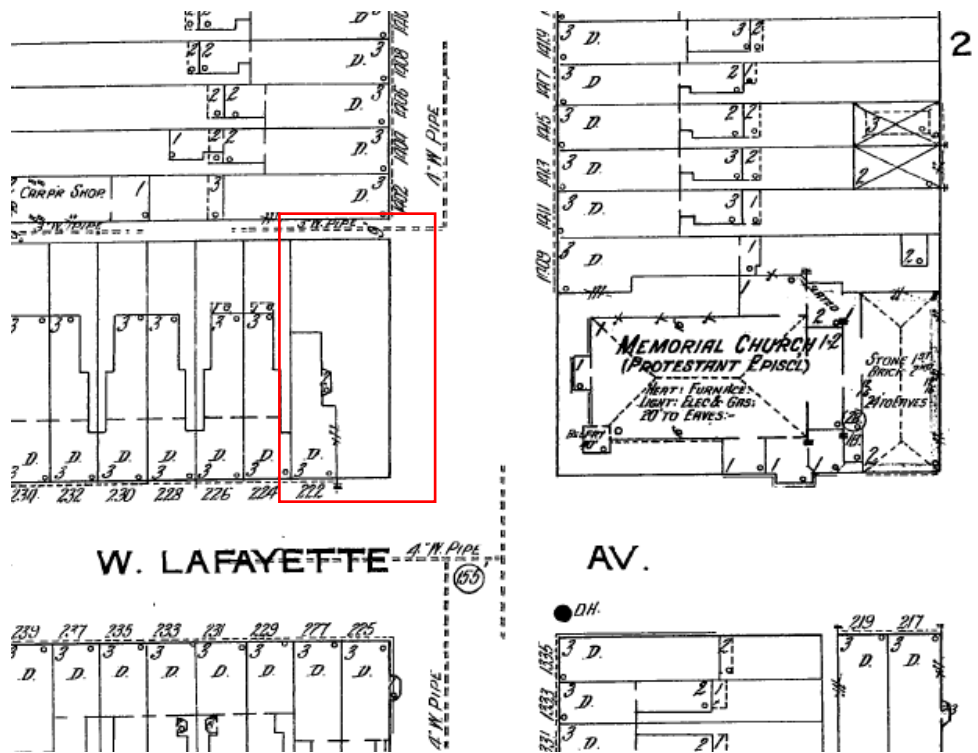
1890 Sanborn Map (No garage)



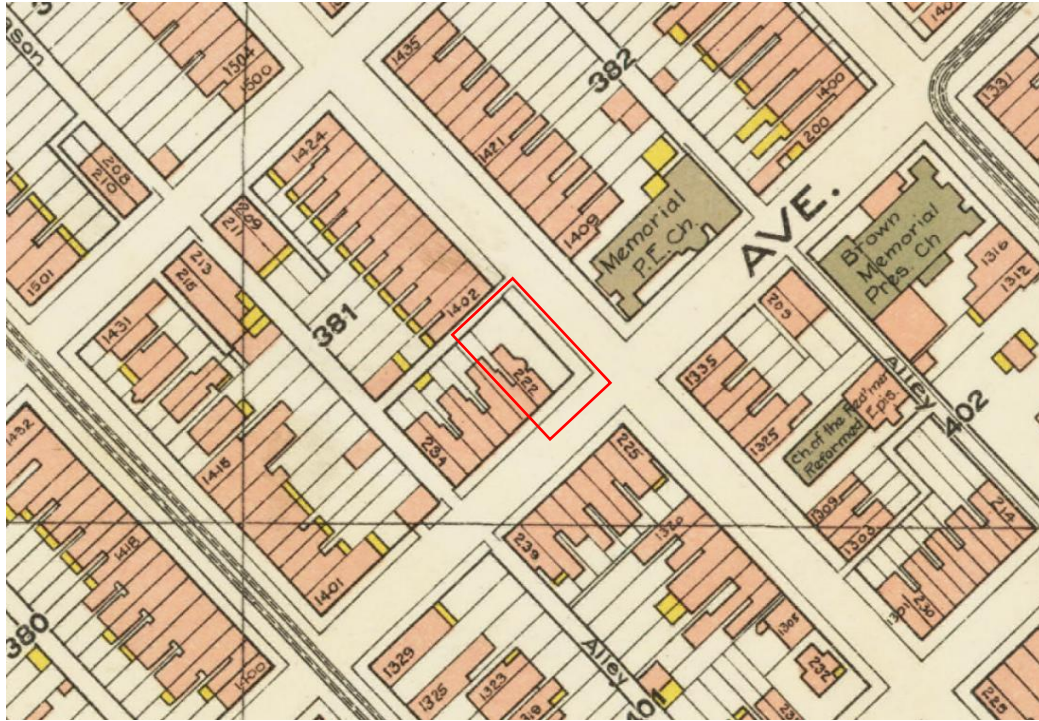
1901 Sanborn Map (No garage)



1915 Sanborn Map (No garage)



1914 Topographical Survey of Maryland (No garage)



1951 Sanborn Map (Garage is present)

