

Staff Report- August 13, 2013
504 South Wolfe Street
Baltimore City Historic District- Fells Point

Plan: To construct addition to an existing structure and re-construct front gable roof and dormer, Concept Review.

Staff Presenter : W. Edward Leon

Applicant : Nurglien M. Nurglign

Background

This project is coming for Conceptual Review and approval of an addition to an existing property in the Fells Point historic district and reconstruction of the gabled roof and dormer. This project is being reviewed under Historic Preservation Guidelines Chapter 8, 8.14 Alterations and Additions, 8.1, 8.3, 8.5, 8.6, 8.7, and 8.8. The property is located at 504 South Wolfe Street. This Spring during interior alterations the gable roof was dismantled and the owner fined.

Plan

The plan is to construct a contemporary addition to the rear of the gable roof reconstruction with new dormer in order to comply with violations received for the dismantling on the original historic roof.

The remaining rehab work proposed all complies with CHAP preservation guidelines.

Analysis

The addition plans are consistent with CHAP Guidelines item 8.14 Alterations and Additions.

The design is compatible with the Size, Scale, Color, Material and Character of the property, neighborhood and environment.

The addition has little impact upon the main historic streetscape of South Wolfe Street.

The exterior wall treatment of Hardie Panel siding is appropriate to the environment and setting of the site as well as compatible with the siding of the current structure.

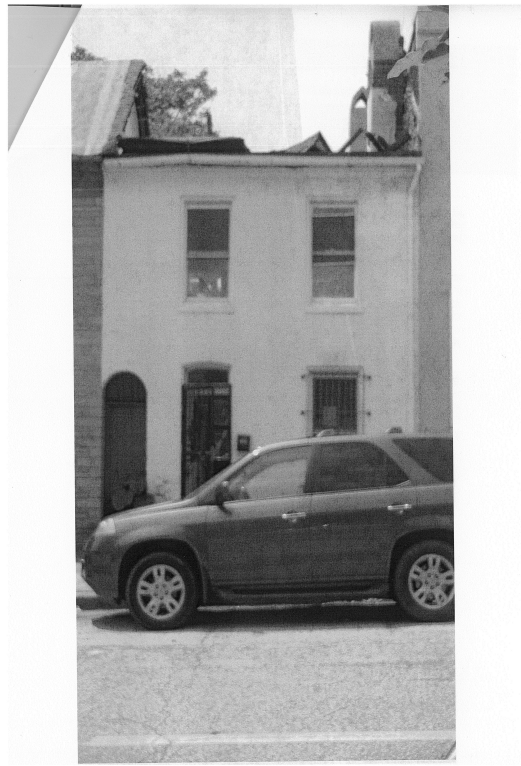
The colors are compatible with colors found elsewhere in Fells Point.

Staff Recommendation

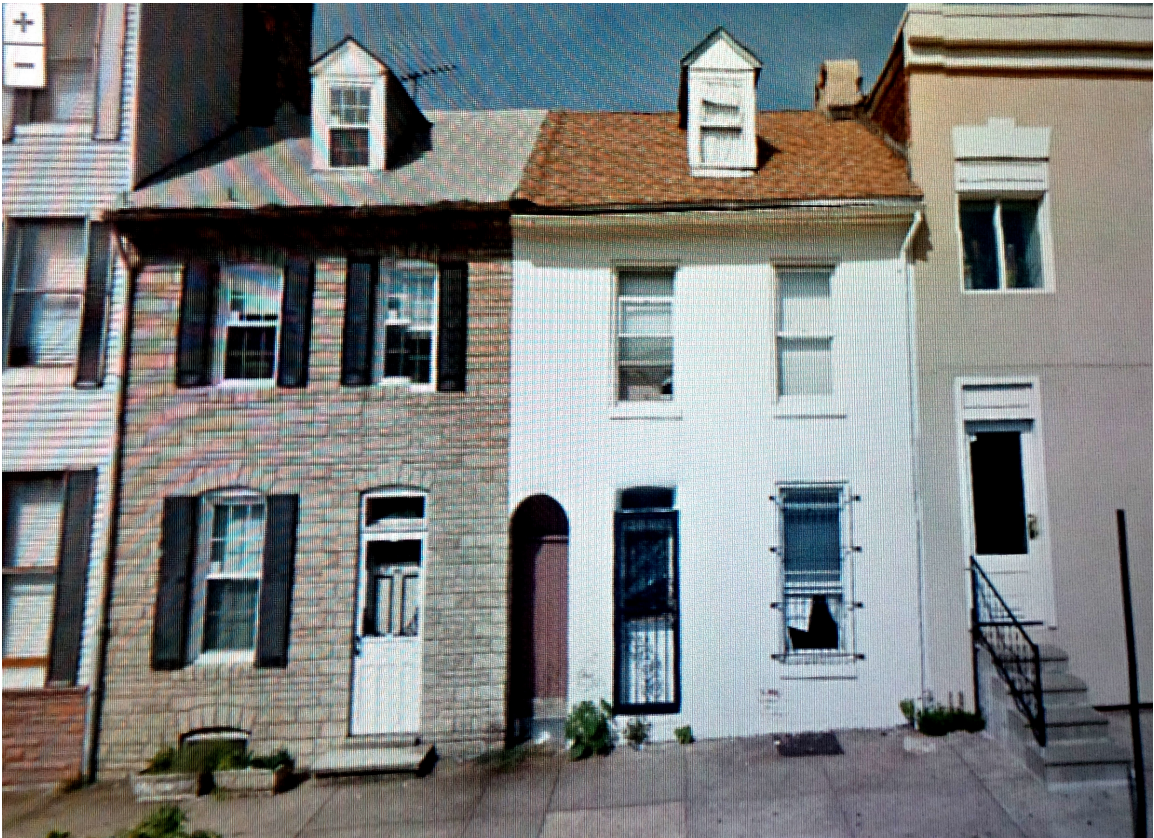
Approval of the concept plan as submitted with final design elements to be reviewed by staff as the plan meets Historic Preservation Guidelines Chapter 8, 8.14 Alterations and Additions, 8.1, 8.3, 8.5, 8.6, 8.7, and 8.8.

Site Plan

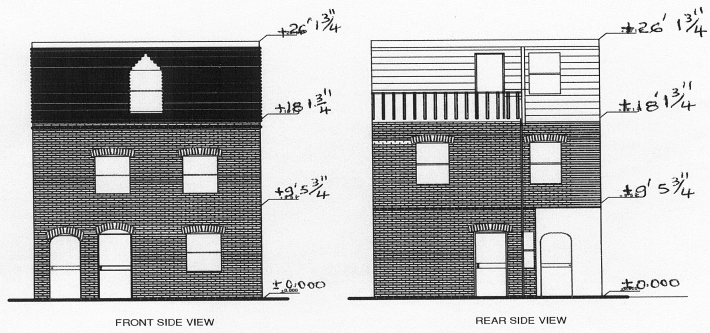




Current Condition



Previous Condition



TITLE	OWNER	LOCATION	SCALE	DATE
ELEVATIONS	PIG TOWN PROPERTIES LLC	504 S WOLFE ST.	1/8" : 1'	06/06/13