

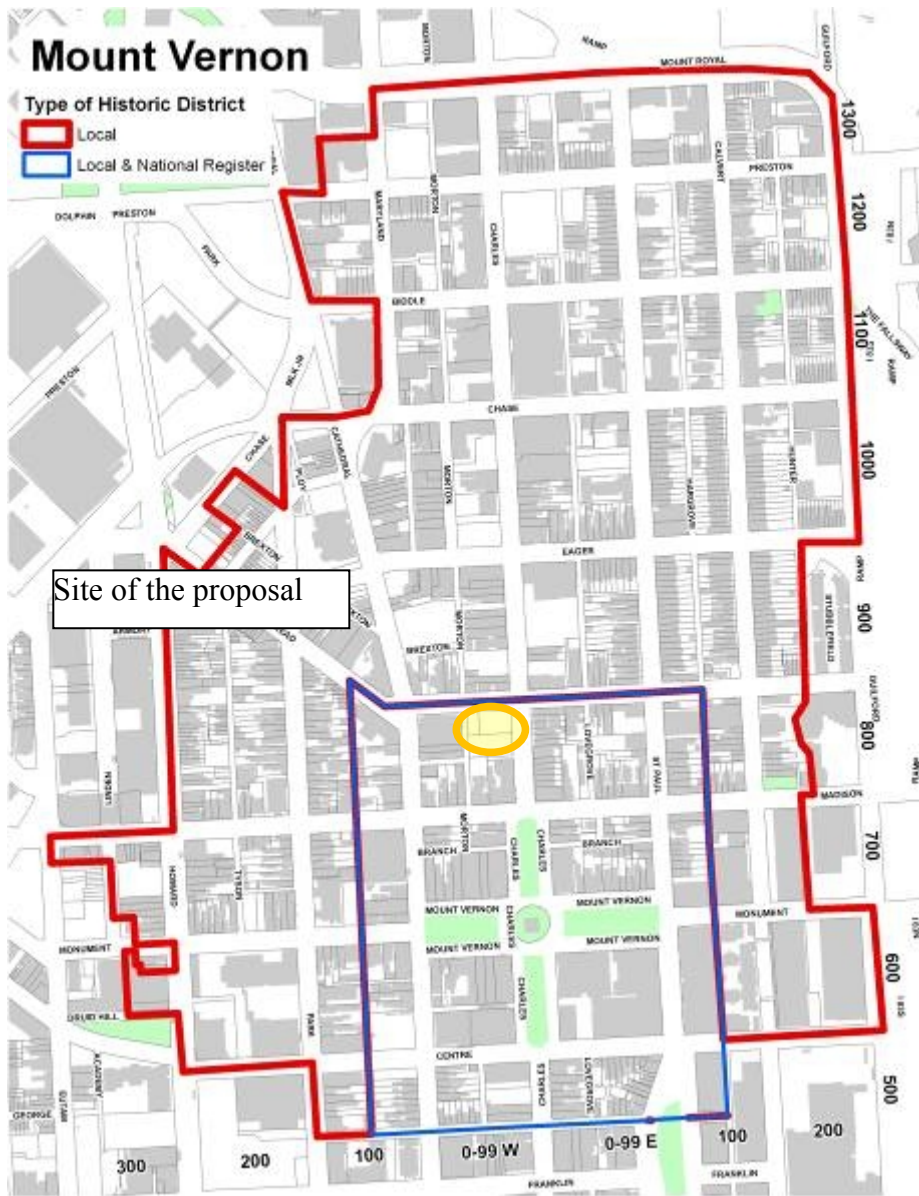
Staff Report – August 13, 2013

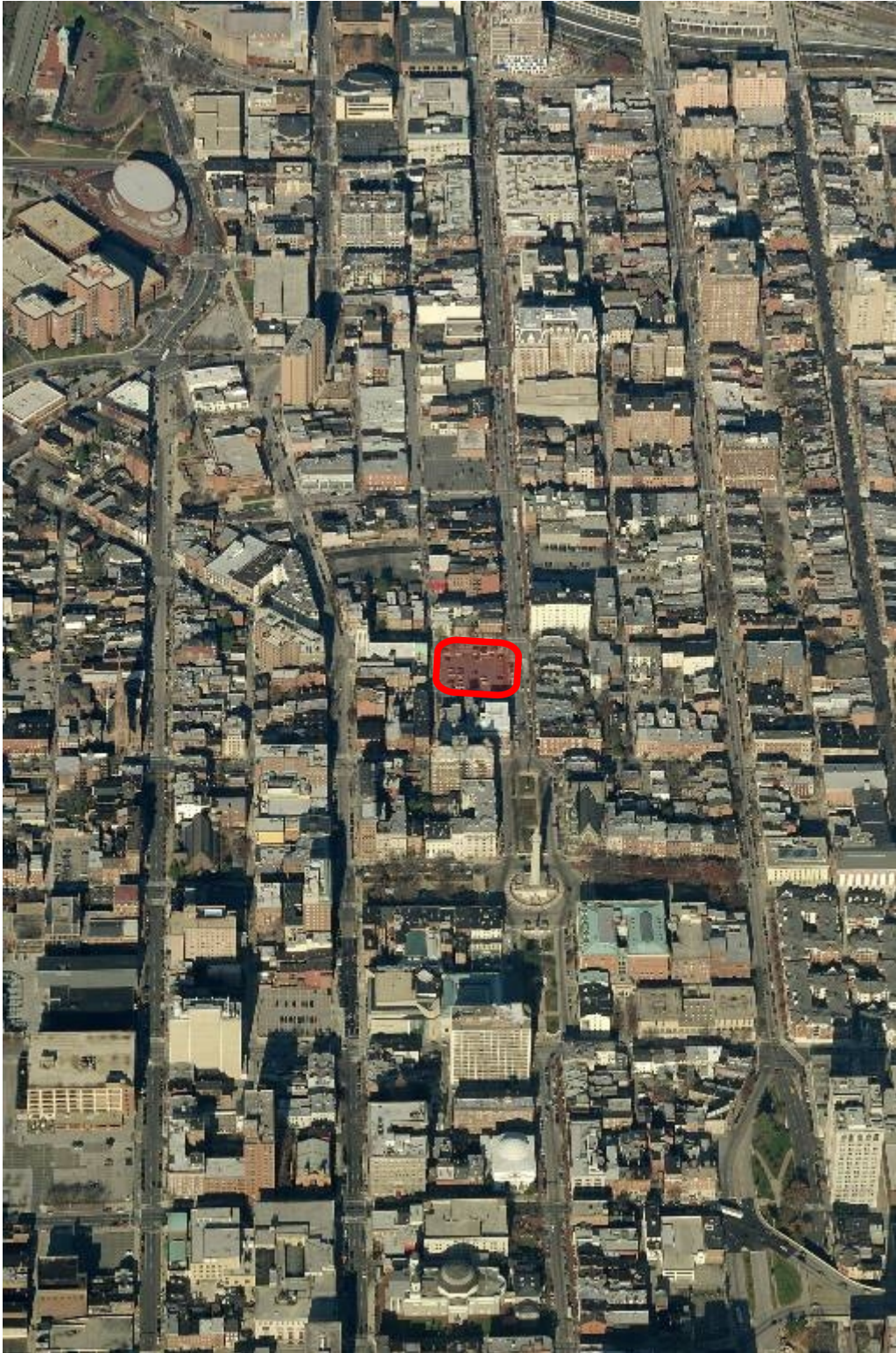
814 North Charles Street

Mount Vernon Historic District

Plan: Construct eight-story building- Concept Review
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*.

Photographs of existing parking lot





Plans: The developer proposes to construct an eight-story building on the southwest corner of Charles and Read streets. The eight-story structure will occupy 100% of the lot, and will approximately the same height as the Latrobe building that sits at the northeast corner of Charles and Read streets. Retail space will occupy the first floor and line Charles and Read streets. 142 apartment units will occupy floors two through eight.

Analysis:

Staff has applied the Secretary of the Interior’s Standard #9: “New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.” Staff believes the project meets standard #9.

Staff has applied the *Baltimore City’s Mount Vernon Historic District Design Guidelines for New Construction* to this project in the following order:

- A. Setback – the proposed building maintains the same setbacks as the historic structures on Charles and Read streets.
- B. Orientation – The proposal orients the primary façade on Charles Street.
- C. Scale – the proposed building uses such elements as fenestration, floor heights, and banding, to carefully relate to the neighboring buildings on the intersection, which drastically differ in height and style.
- D. Proportion – The proportions of the principal façade is compatible with façade of neighboring buildings.
- E. Rhythm – the rhythm of the principal façade is compatible with façade of neighboring buildings.
- F. Massing and Composition – The building has an articulated base, middle and top, as differentiated by first floor storefronts and a distinct change in material between the fourth and fifth floors.
- G. Height - The proposed building height is 89’ feet. All projects within Mount Vernon are governed by height limits. This project falls within the historic zone which has a 70’ height limit with a 20’ height bonus. This property will need a “density height bonus” as required by the Mount Vernon Urban Renewal Plan. In order to obtain the height bonus, the applicant must obtain a “project rating of 40 points or more, as determined by the criteria found within the *Mount Vernon Urban Renewal Plan, D General Development and Redevelopment Controls, 2. Height Limits*. This section is cross-referenced in CHAP’s *Mount Vernon Historic District: Design Guidelines for New Construction*. At present staff is working with the applicant to ensure that the density height bonus requirements are met.

- H. Roof and Cornices – a finely detailed cornice caps structure.
- I. Steeples, Chimneys, and other roof Projections – NA
- J. Materials - To be reviewed during the final details review.
- K. Shadows and Depth of Facades - the design creates shadows and depth, helping to break up the main façade.
- L. Windows – size, fenestration and arrangement are compatible.
- M. Color - to be reviewed during final approval.
- N. Details and Ornamentation – speaks to the style of the building.
- O. Street level facades - The arrangement of windows and doors interacts with the street level.
- P. Doors and Main Entrance - the main entrance is clearly marked, centrally located and reinforces the pedestrian nature of the street.
- Q. Storefronts – interacts with the street.
- R. Signs – to be determined in final drawings.
- S. Lighting - to be reviewed during final drawings.

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

In addition there may be archaeological potential at the site.

Therefore, staff recommends **approval** of the concept plan as submitted with final design elements to be approved by the Commission at a later hearing. In addition, staff recommends the following:

1. The applicant obtains a registered professional archaeologist to conduct a phase 1a survey and make recommendations on further archaeological investigations, which will be considered by the full commission.
2. Prior to submitting for the building permit, the applicant must provide proof to staff that all the urban Renewal Plan requirements have been met.

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.