

**Staff Report- April 9, 2013**  
**825 South Bond Street**  
**Baltimore City Historic District- Fells Point**

Plan: Concept Review New Construction, Hearing 2.

Staff Presenter : W. Edward Leon

Applicant : Mr. Hercenberg & Ms. Klein

Architects: James Shetler, Trace Architects

Consultant: Al Barry

**Background**

This two unit project is coming for a third Concept Review Hearing of a New Construction in the Fells Point historic district. It is being reviewed in accordance with the Major Project Review Procedure. The site is located in the eastern side of the Fells Point historic district.

**Plans**

The plan is to construct a four story rowhouse on an empty lot site that had been demolished over 30 years ago. The original proposal included a ground floor front facade accessed garage, a contemporary rear construction with a three story front facade built with historically compatible masonry materials.( Reviewed and Dis-approved at CHAP hearing June 2012) There are two housing units proposed in the new construction. At the March 2013, hearing the Commission approved of plan scheme that had parking that was accessed from the alley from the north via Shakespeare St.

The applicants have revised and prepared a new proposal for the Height, Massing and Scale of the proposed project.

**Analysis**

The staff has reviewed the site and found that the site had a three story high brick residential structure which collapsed more than 30 years ago, which was built sometime before the 1880s. The design precedent on this site and in the immediate area is generally three story residential structures. The adjacent structure also includes a storefront. The staff applied the following Standards for the review of the project:

- *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. Note: CHAP interprets standard nine in such a way that new work may be subtly different from the old, allowing for new additions and buildings to replicate historic architectural details.*
- *Standard 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The staff applied the following Guidelines in the review of these projects: *11.1 Guiding principles for new design, 11.2 Site Design, 11.3 Scale and form, 11.4 Building Features, 11.3 Scale and Form and 11.5 Materials and Detailing.*

The size, scale and massing has been reviewed and approved by the BMZA. ( see previous attachments for Dept. Planning comments and BMZA ruling)

Although the size, scale and massing of the original proposal was consistent with other precedents of new construction and additions that the Commission has previously approved in Fells Point, it was determined not to be consistent with the surrounding buildings. There has been considerable concern raised by both neighbors and objections made by the Fells Point DRC regarding the height, scale and massing on the site (as allowed by the approved zoning). The applicants were advised by Motion at the June 2012 hearing to study other suitable height, massing and scale plans for the rear new construction.

The project now presents a height, massing and scale that conforms partly to the suggestions made by staff that calls for the front section of the 4th story be at least 15 feet from the front. The proposal still has not fully addressed the Commission motion regarding the reduction in the height of the proposal. The rear massing of the project has been further reduced and compressed on the site. It is now less visible from the alley to the north of the site where the intended vehicular access is being considered. The principal massing is behind the rear addition of the property to the north at 823 South Bond Street and mostly concealed from the south by the much larger (in mass) and longer rear of 827 South Bond Street.

The proposal is planning on using the following materials: Clad wood windows, hardie panel with batten strips, cedar or fiber cement siding, architectural shingles, brick, metal clad wood windows, four over four wood windows, and wood trim. The materials list follows and has been used throughout new construction in the Fells Point historic district and approved by the Commission.

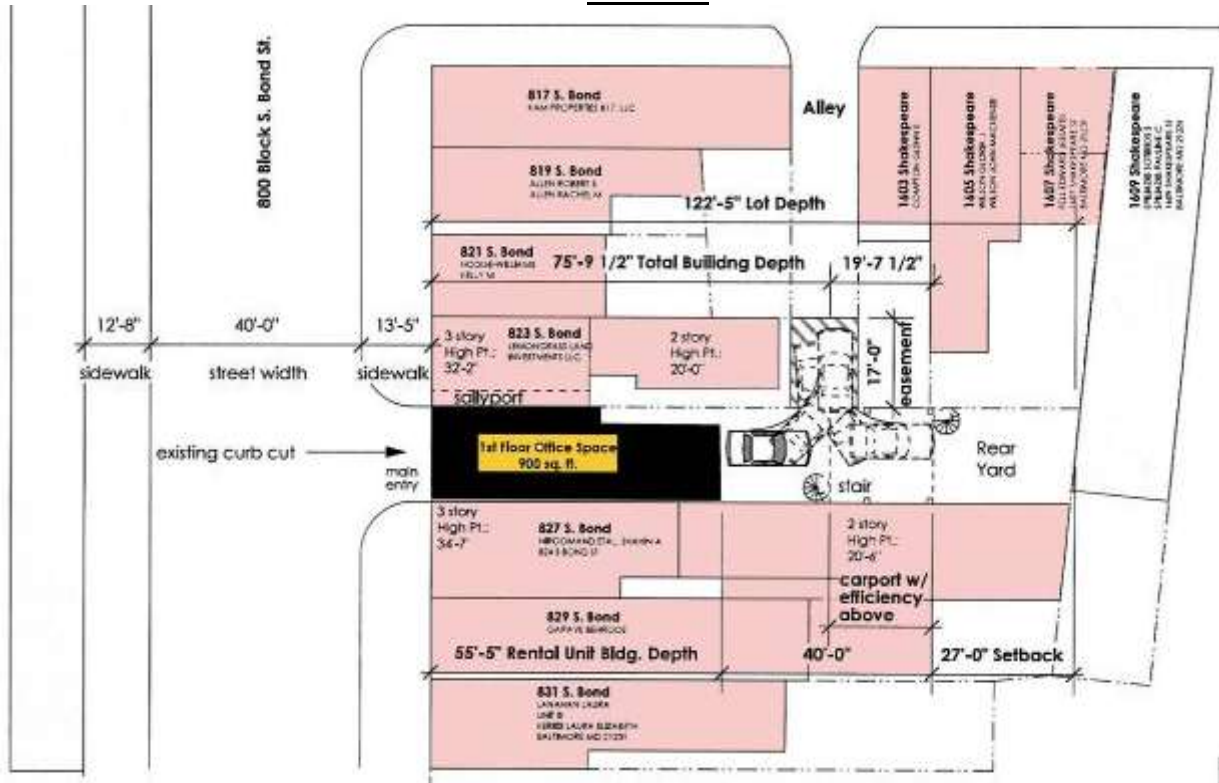
### **Staff Recommendation**

The staff recommends approval of the massing and scale of the proposal and recommends that the applicants lower the height of the 4<sup>th</sup> story space by 1 ½ foot and thus conforming to the previous CHAP motion to reduce the overall height, massing and scale.

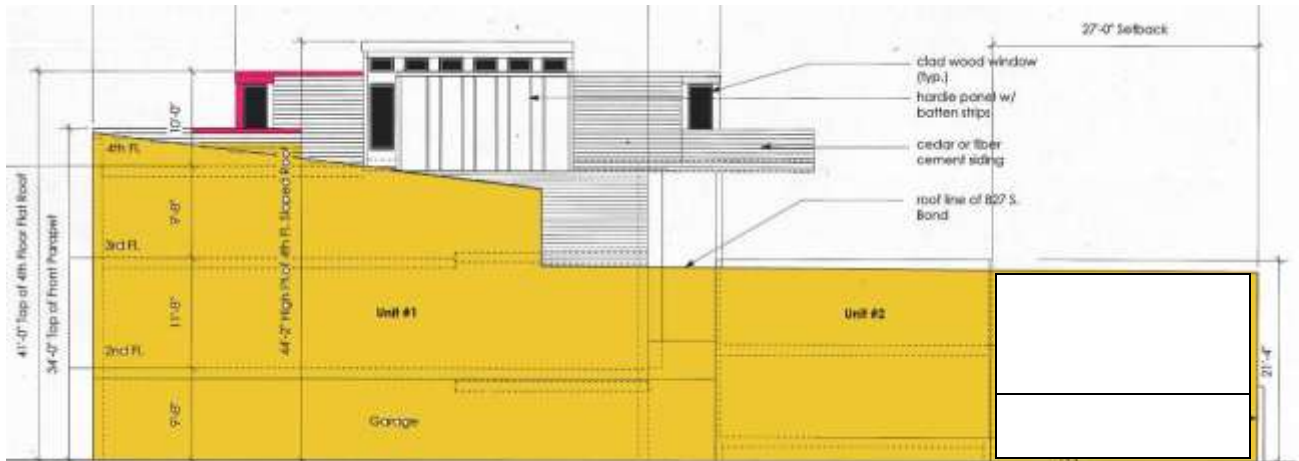
#### *June 2012- CHAP Hearing*

*Motion # 2: To not approve height, massing and scale of the proposed new construction and that the applicants are to come back with a revised concept. (The following Guidelines were applied to this application: 11.1 Guiding principles for new design, 11.2 Site Design, 11.3 Scale and form, and 11.4 Building Features. And 10.1 Archeological resources (p.57)*

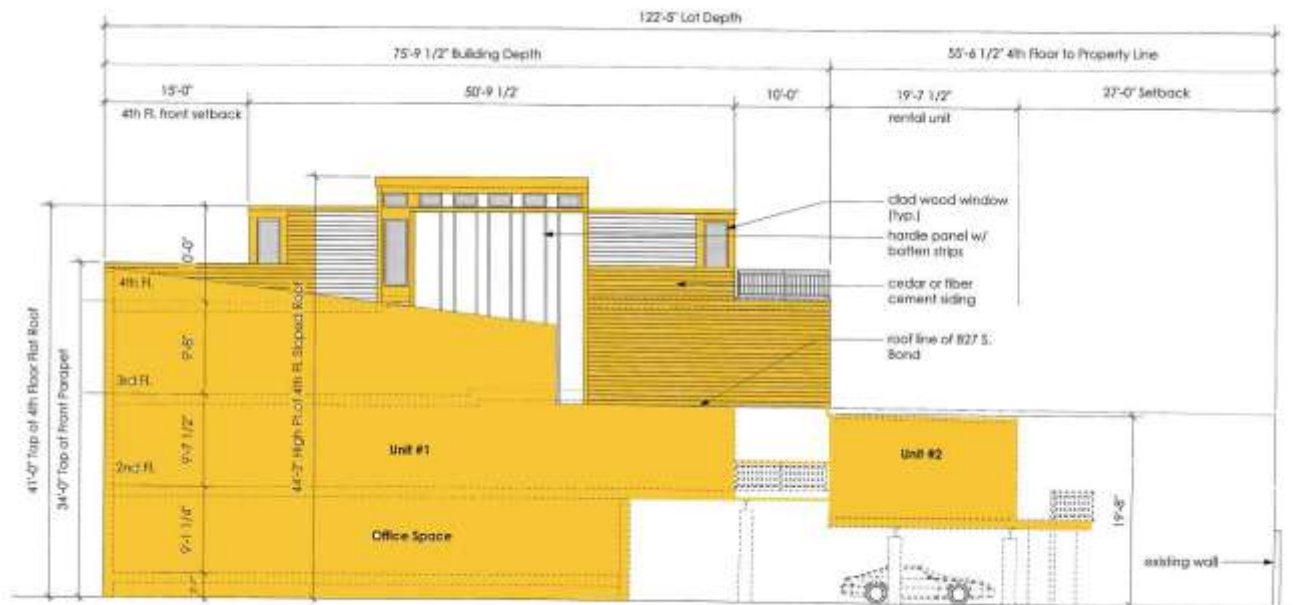
# Site Plan



## Original Proposal



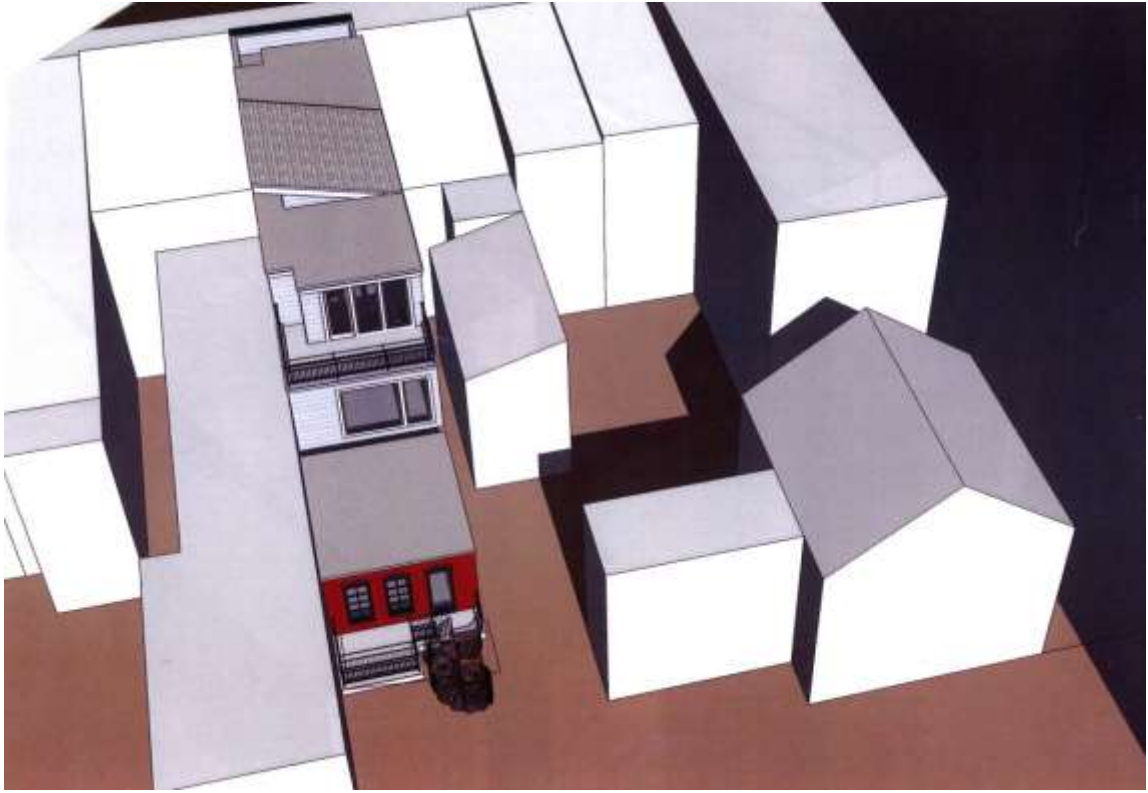
## Revised Proposal

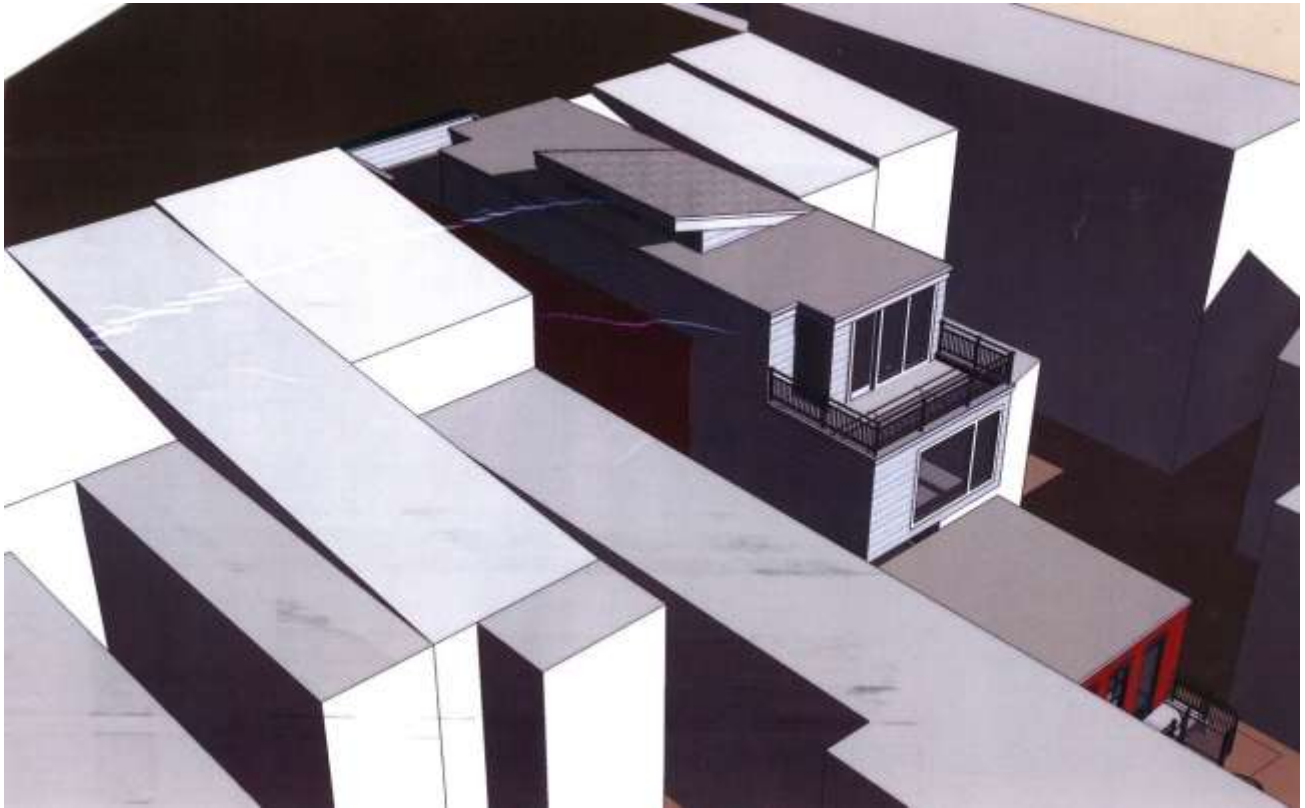


Building Section

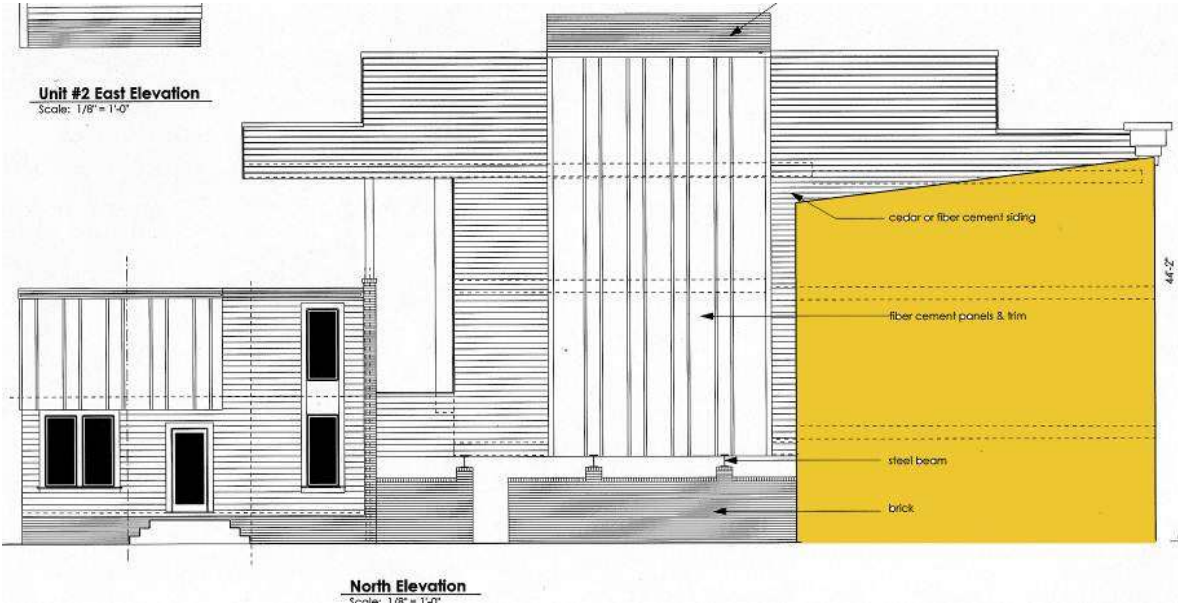
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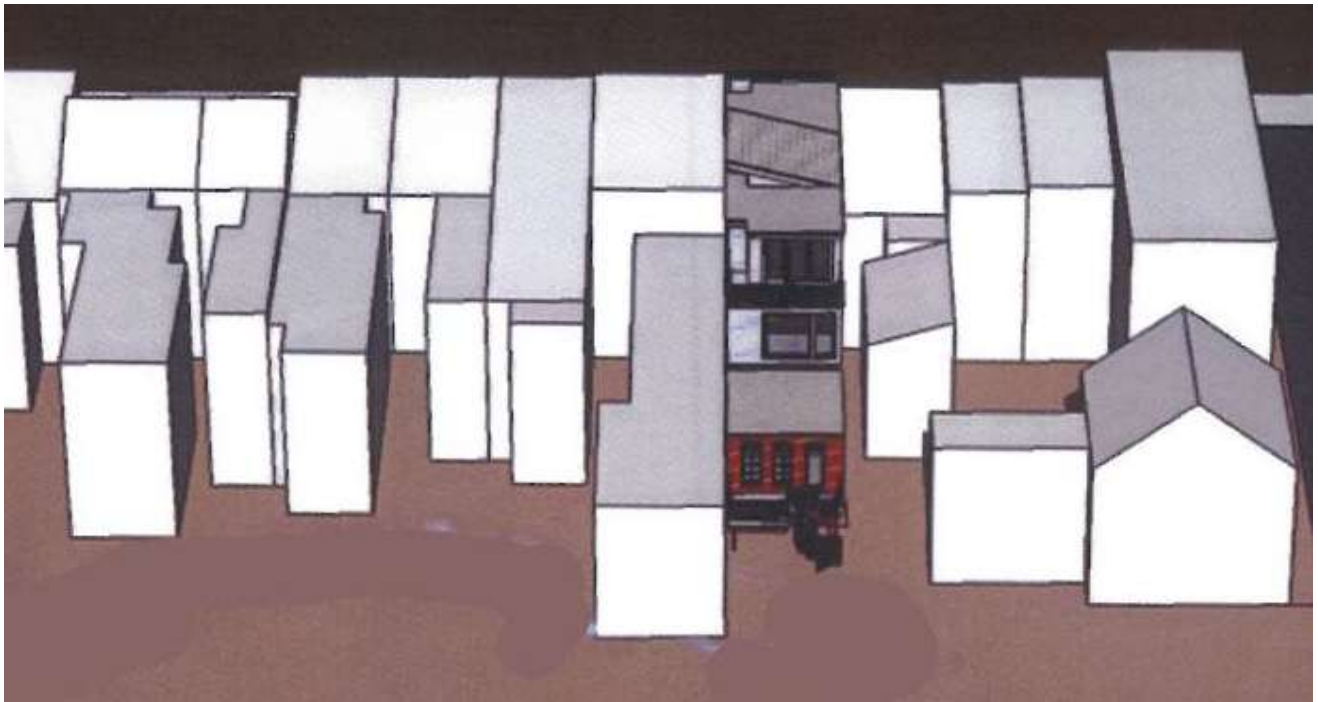






**Original Proposal**







Current View-from Shakespeare Street

