

Staff Report – June 11 , 2012

1728 Eastern Avenue- Baltimore City Historic District Fells Point

Staff Presenter: W. Edward Leon

Plan: Concept Hearing I-New Rear Addition

Applicant : Eric Dashner

Architect: Integrated Construction and Consulting

Background

This project is coming for Concept Review to enlarge and modify an addition to a property in the Fells Point historic district. This project is being reviewed under Baltimore City Historic Preservation Procedures and Design Guidelines: *8.3 Wood, 8.5 Doors, 8.6 Windows, 8.7 Roofing and Roof Drainage Systems, 8.14 Alterations and Additions and Standards #9 and #10.*

Plan

The plan is to construct a contemporary third story addition to the rear of the main historic structure.

The addition is to be located on the north elevation of the building and site.

The addition will expand the square footage of the overall building.

The new addition has a gable roof.

The planned addition is no larger than the height and massing of other rear additions immediately surrounding it. The site is landlocked and is barely visible from any major public road.

The applicant has proposed to have the exterior rear and sides covered with either a hardie plank or stucco siding that will be painted in an appropriate historic color.

Proposed window style and doors are to be determined.

Analysis

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

The addition has no impact upon the main historic streetscape of Eastern Avenue.

The plan does not affect the original front structure and is not visible from Eastern Avenue.

The window appearance is appropriate for the style of the structure and the nearby historic structures..

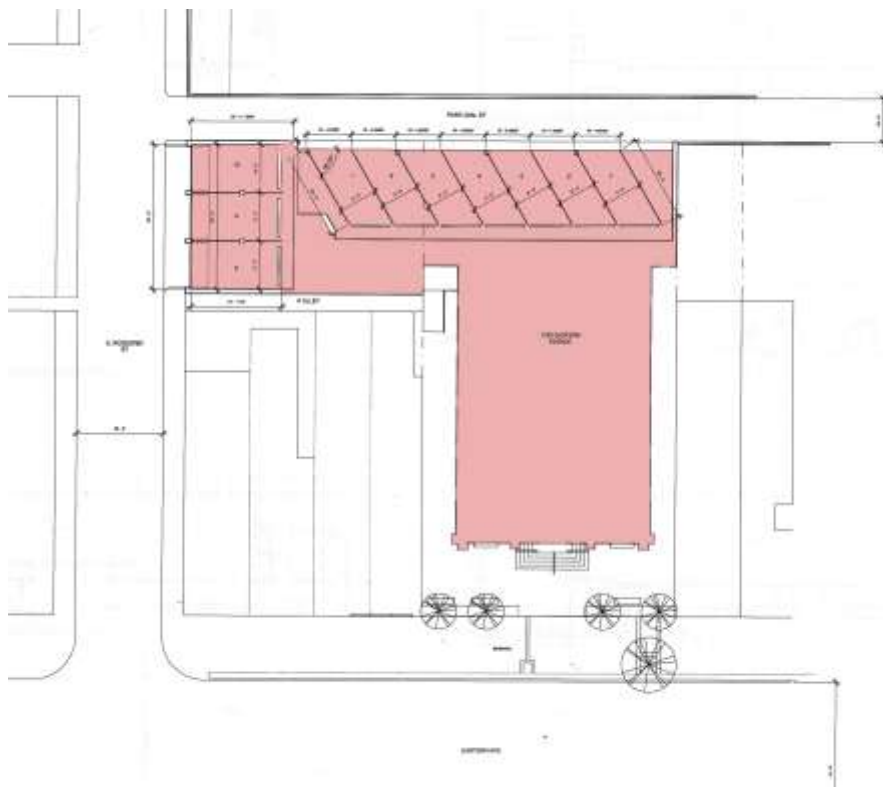
The exterior wall treatment of siding is appropriate to the environment and setting of the addition on site as well as compatible with the siding of other rear surrounding structures.

There are new parking entrances planned for at the rear (north) elevation and side (west) elevation of the rear addition building.

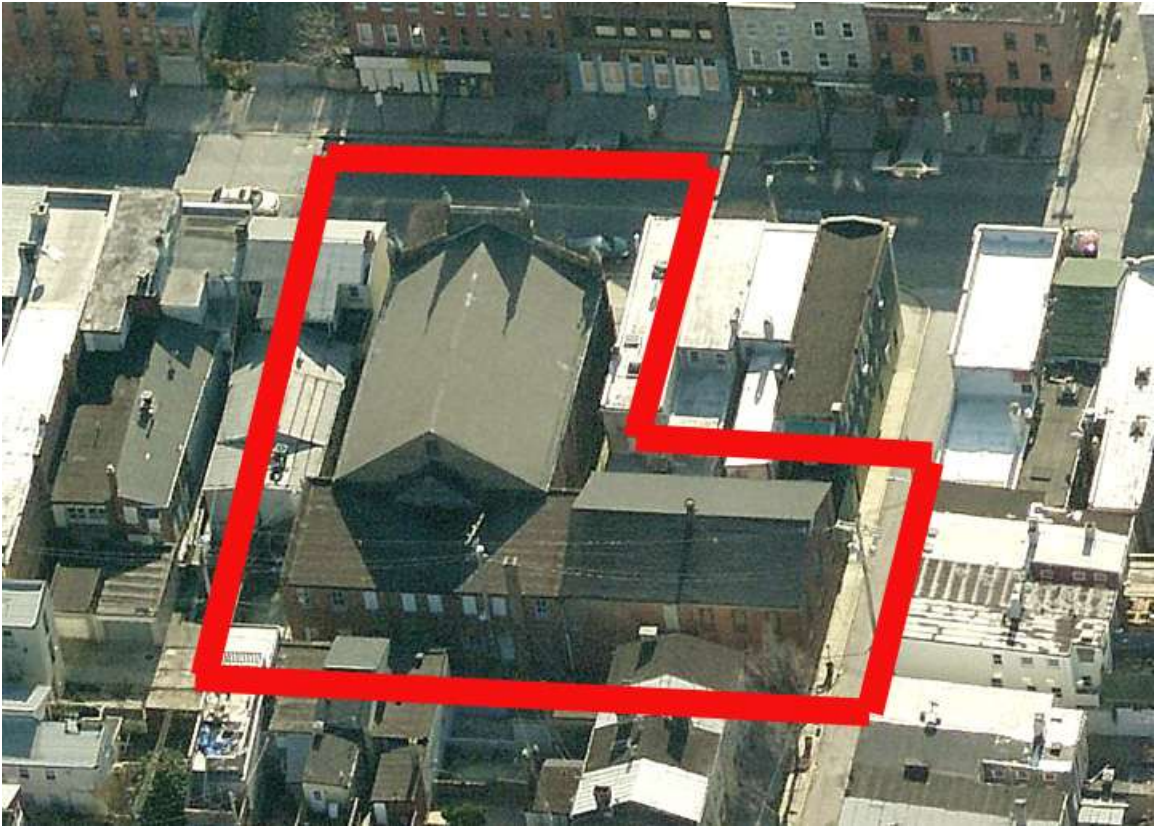
Staff Recommendation

Approval of the concept plan as submitted with final design elements to be reviewed by staff as the plan meets Baltimore City Historic Preservation Procedures and Design Guidelines: 8.3 Wood, 8.5 Doors, 8.6 Windows, 8.7 Roofing and Roof Drainage Systems, 8.14 Alterations and Additions.

Site Plan:



View from North



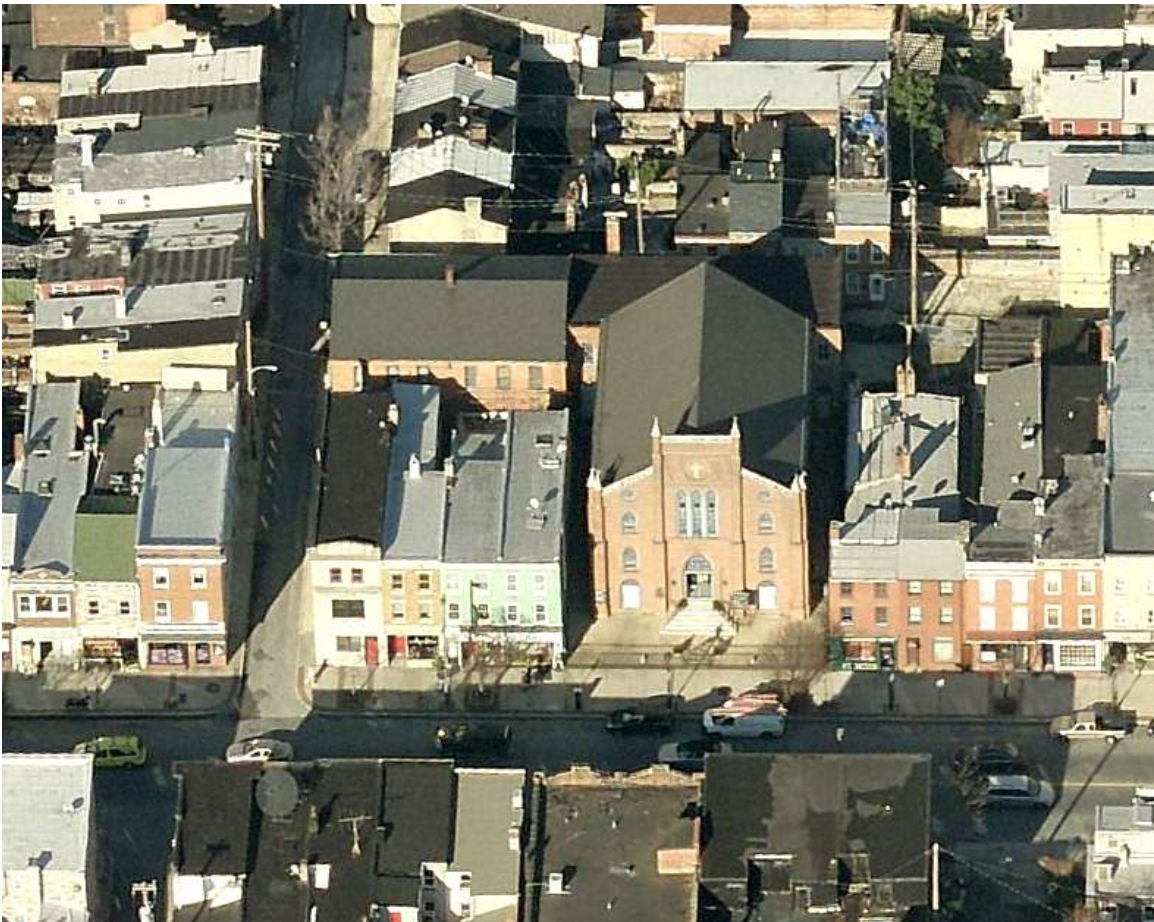
View from West



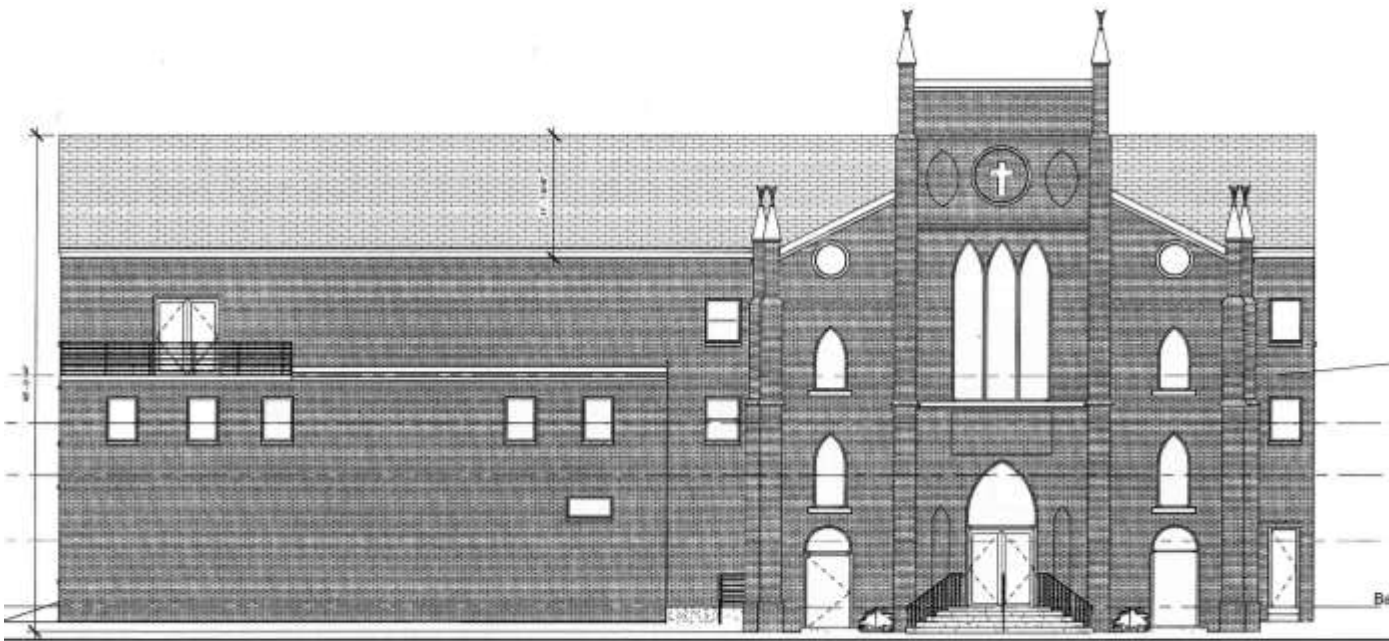
View from East



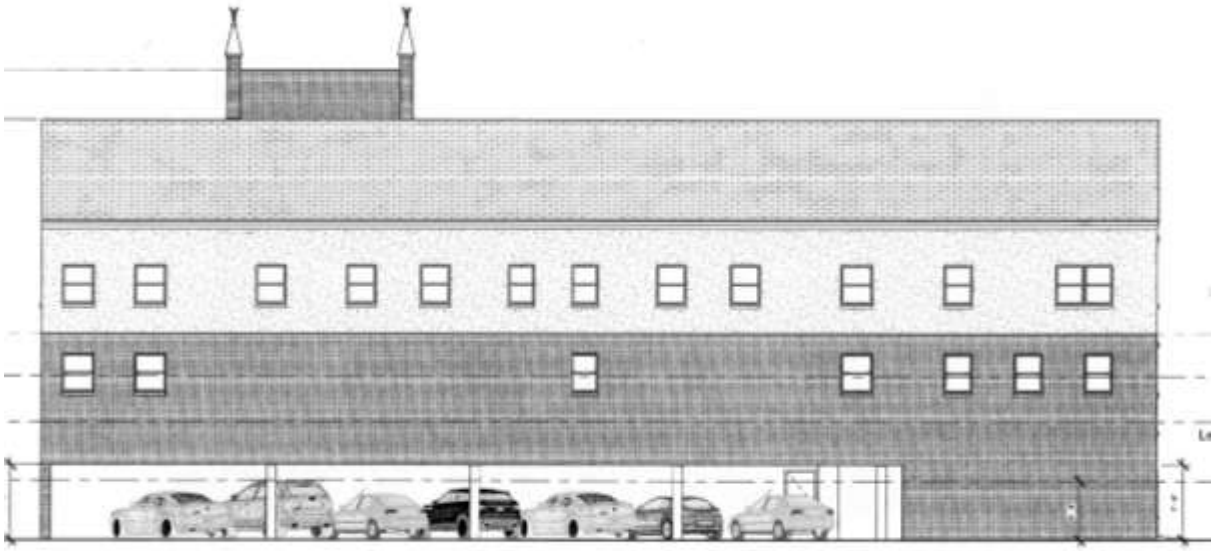
View from South



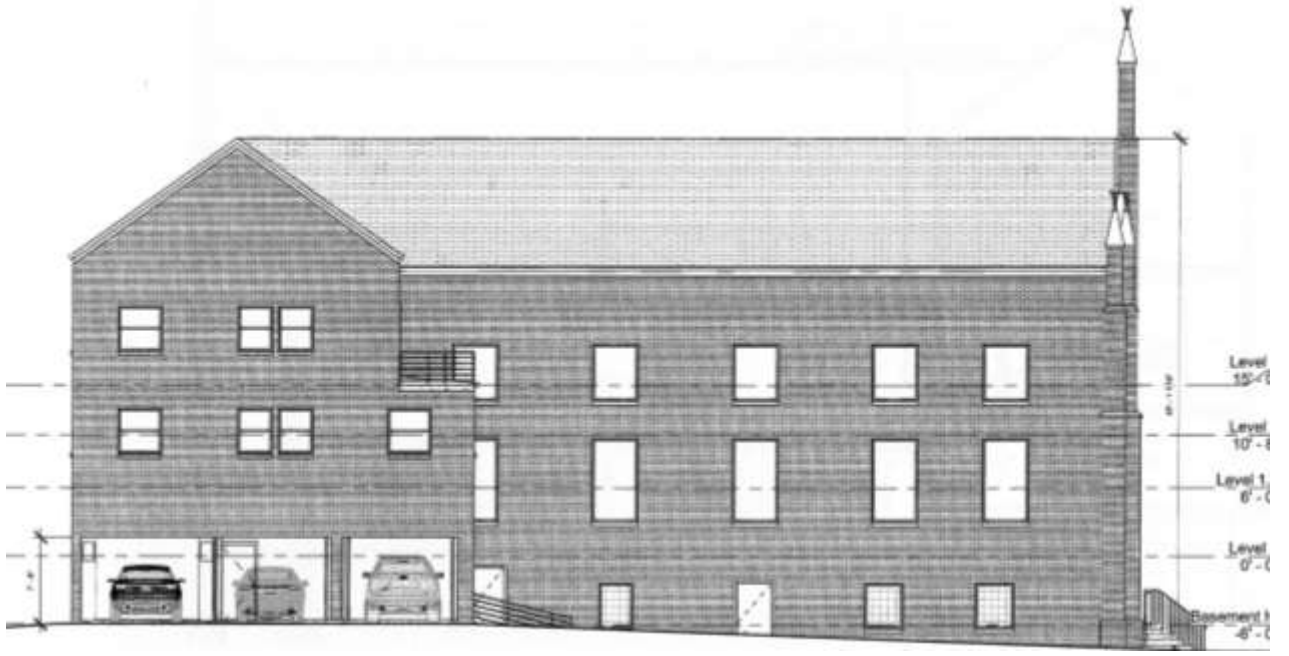
South Elevation



North Elevation



West Elevation



East Elevation

