

**Staff Report- January 8, 2013**  
**Broadway Market- New Construction Concept Plan**  
**Baltimore City Historic District- Fells Point**

Plan: Concept Review for New Construction Proposal.

Staff Presenter : W. Edward Leon, City Planner III: Historic Preservation

Applicant : David Holmes

Architect: JP2 Architects

**Background**

This Concept plan comes for review under Historic Preservation Procedures and Design Guidelines Chapter The Broadway Market is located within the Fells Point historic district (Dec. 2007). The new construction proposal is part of the Broadway Market PUD plan which is grandfathered and amended by City Ordinance in accordance to the Fells Point Historic designation of 2007.

**Plan**

The plans call for the construction of a new market place building to be built immediately south the of the existing south shed which is in the process of being rehabilitated. The development teams has designed a new shed building with an open interior plan that is designed to simulated the existing and historic shed buildings that are/were located on Broadway. These plans are being reviewed in accordance with Standard 10, Chapter 11, 11.1 Guiding Principles, 11.2 Site Design, 11.3 Scale and Form, 11.4 Building Features, 11.5 Materials and Detailing.

**Analysis**

The proposed renderings show a shed structure stretching directly south of the existing South Market shed in the 700 block of South Broadway.

The renderings show that the roof is covered by a standing seam metal roof.

The proposal calls for the construction to consist of brick, cedar shingle siding, wood screen walls, and steel columns.

The proposed renderings show that the windows are full height metal with transoms and has clerestory upper level windows. The doors are wood storefront doors types. The building also has metal louvered doors.

The proposed renderings also includes a Laminated wood timber trusses

**Staff Recommendation**

Staff believes that the new construction meets CHAP guidelines for New Construction. The plans meet guidelines for height, massing, scale, material and color. And recommends that the final plans return to CHAP staff for final review.

Site plan and photos



View from North



View from South



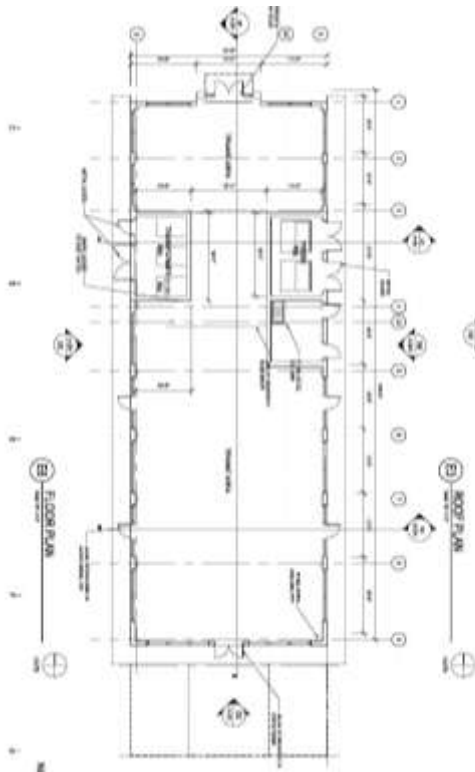
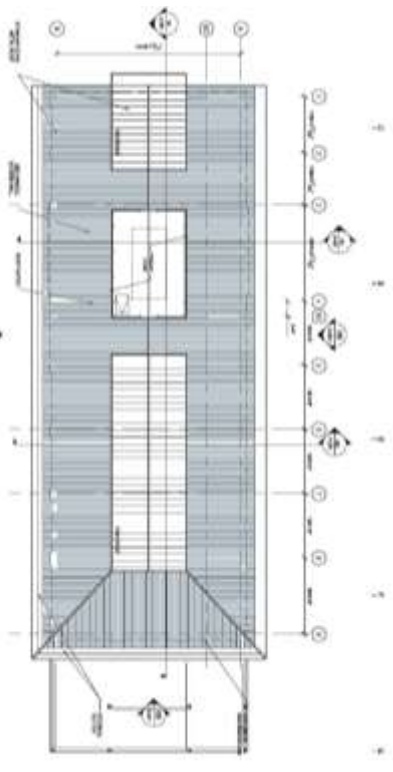
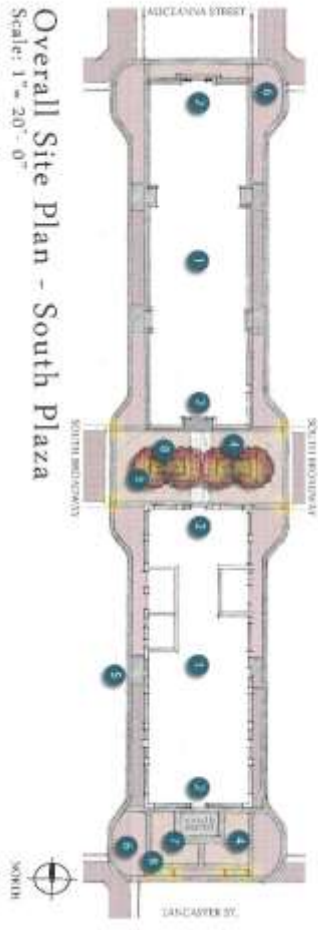
View from East



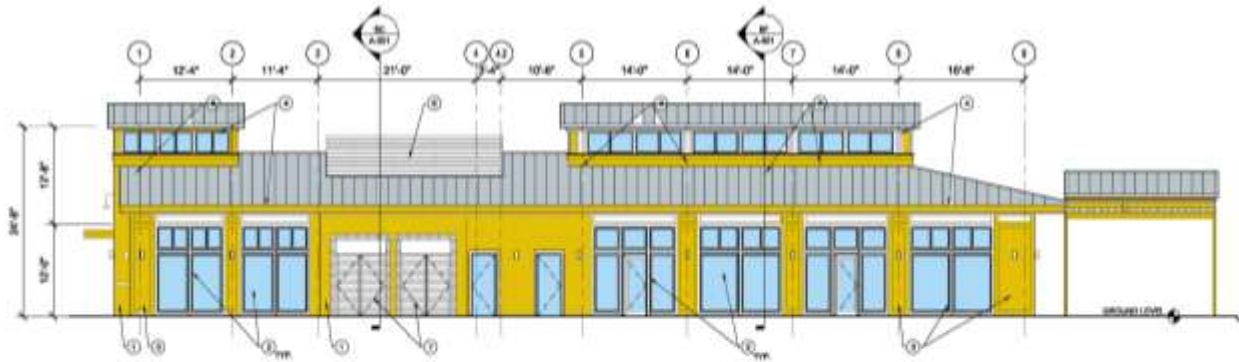
View From West



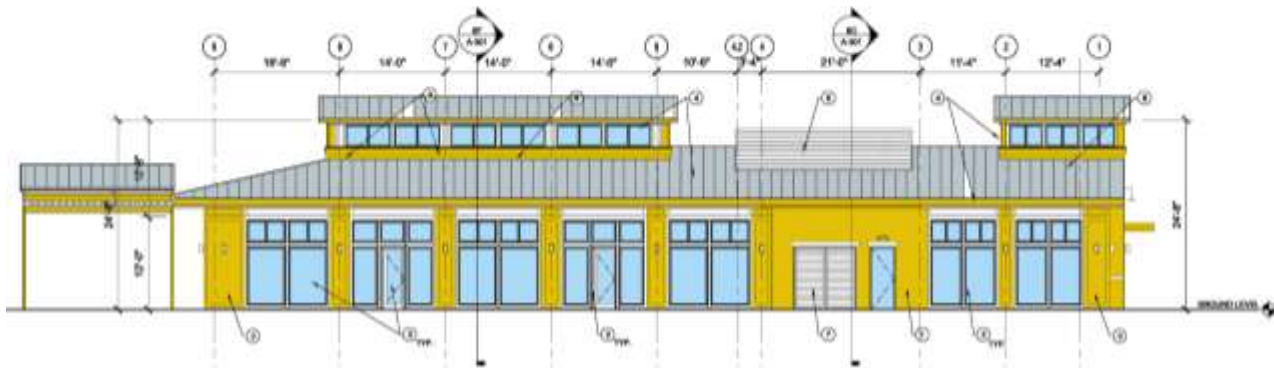
# Plans

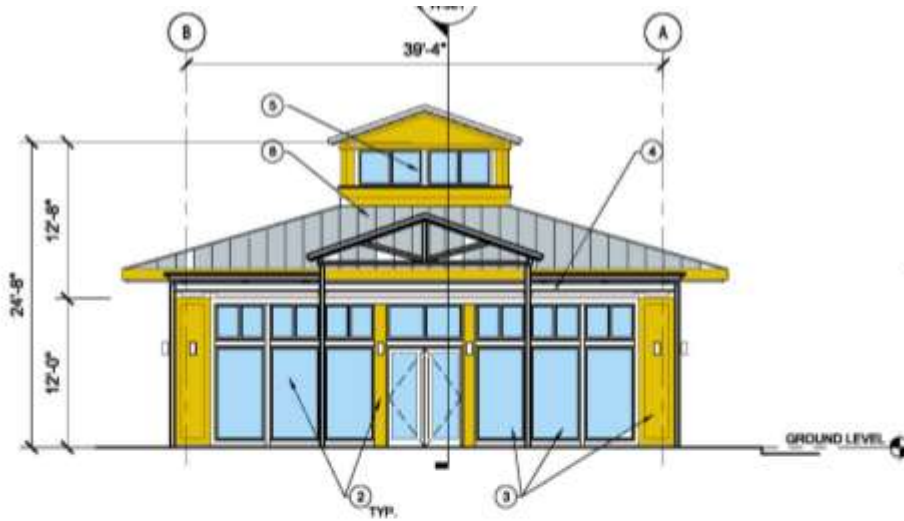


# Side Elevations



D2 WEST ELEVATION  
SCALE 1/8" = 1'-0"





**G2 SOUTH ELEVATION**

Scale: 1/8" = 1'-0"

**MATERIAL LEGEND**

- ① BRICK - MIDDLE PLANTATION / ROCKY RIDGE
- ② WOOD STOREFRONT / DOORS - PTD. P-2 (YORKSHIRE TAN HC-23/BENJAMIN MOORE), P-3 (GLOUCESTER SAGE HC-100/BENJAMIN MOORE)
- ③ WOOD PANELS - PTD. P-1 (WESTON FLAX HC-5/BENJAMIN MOORE)
- ④ STANDING SEAM METAL ROOF
- ⑤ CEDAR SHINGLE SIDING
- ⑥ WOOD SCREEN WALL
- ⑦ METAL LOUVERED DOOR
- ⑧ WOOD CLERESTORY WINDOWS, PTD. P-2 (YORKSHIRE TAN HC-23/BENJAMIN MOORE), P-3 (GLOUCESTER SAGE HC-100/BENJAMIN MOORE)
- ⑨ STEEL COLUMN, PTD. P-3 (GLOUCESTER SAGE HC-100/BENJAMIN MOORE)
- ⑩ LAMINATED WOOD TIMBER TRUSSES

