


TJA

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #12-0052/BALTIMORE CITY LANDMARK/ SHELLY HOUSE-3849 ROLAND AVENUE		

TO

DATE:

JULY 13, 2012

The Honorable President and
Members of the City Council
City Hall, Room 400
100 North Holliday Street

At its regular meeting of June 7, 2012, the Planning Commission considered City Council Bill #12-0052 for the purpose of designating the Shelley House, 3849 Roland Avenue, as a historical landmark.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #12-0052 and adopted the following resolution; nine members being present (nine in favor).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #12-0052 be passed by the City Council.

If you have any questions, please contact Mr. Wolde Ararsa, Division Chief, Land Use and Urban Design Division at 410-396-4488.

TJS/WA

Attachment

- cc: Ms. Kalliope Parthemos, Deputy Chief for Economic and Neighborhood Development
Mr. Alex Sanchez, Chief of Staff
Ms. Angela Gibson, Mayor's Office
The Honorable Rochelle "Rikki" Spector, Council Rep. to Planning Commission
The Honorable Bill Cole, 11th District
Mr. David Tanner, BMZA
Mr. Geoffrey Veale, Zoning Administration
Mr. Nicholas Blendy, DHCD
Ms. Barbara Zektick, DOT
Ms. Elena DiPietro, Law Dept.
Ms. Kathleen Kotarba, CHAP
Ms. Karen Randle, Council Services



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

June 7, 2012

REQUEST: Baltimore City Landmark Designation / Shelley House - 3849 Roland Avenue

RECOMMENDATION: Approval

STAFF: Melvin Hicks

PETITIONER(s): Commission for Historical and Architectural Preservation (CHAP)

OWNER: George L. Layfield (LIFE)

SITE/GENERAL AREA

Site Conditions: The property is improved with an early 20th century two story concrete home with a few mature trees in the rear of the home. The home is currently vacant but has a contract purchaser.

General Area: The building is located in north Baltimore in the Hampden neighborhood. This neighborhood is characterized by multi-family housing, single family attached, detached and semi-detached housing and some light commercial use.

HISTORY

There are no previous legislative or Planning Commission actions regarding this site.

CONFORMITY TO PLANS

This action is consistent with the City of Baltimore's Comprehensive Master Plan, with respect to protecting and enhancing the preservation of Baltimore's historic buildings and neighborhoods.

ANALYSIS

This is the second public hearing for this structure as part the Baltimore City Landmark Designation process. The first hearing occurred May 8, 2012, when the CHAP Commission reviewed this request and recommended approval of Landmark designation for the Shelley House, located at 3849 Roland Avenue. After the Planning Commission recommends approval of landmark designation, the request will be sent to City Council to secure legislation for the official landmark designation.

The Shelley House is the oldest documented concrete house in Baltimore City, built in 1905-1906. Designed by Baltimore architect John E. Lafferty for Dr. Albert Shelley, this Colonial Revival home is an early example of reinforced concrete used in domestic architecture, predating many other concrete homes locally and nationally. Concrete was an early 20th century “miracle” building material that was versatile and fireproof, and gained popularity as an architectural material throughout the 20th century.

The Shelley house is a detached two story, symmetrical three bay Colonial Revival house constructed with reinforced concrete, and located in the Hampden neighborhood. The lot measures 70 x 160 feet, and contains 0.26 acres of land. The property is the only detached house with a large yard on the block, with the rest of the block comprised of Italianate or Victorian Eclectic rowhouses. The house sits on the northwestern portion of the lot, and the remainder of the lot is planted with grass, trees, shrubs, and the remnants of a garage at the rear of the property. The façade of the building faces west on the 3800 block of Roland Avenue, abutting the sidewalk. Located to the north of the house is a narrow alley almost two blocks in length. According to neighbor Kelley Tracey who is a fourth generation resident of Hampden, this alley was known as Shelley’s Alley.

The three bays, two story façade of the Shelley House has a central doorway with double doors and a rectangular transom. Located on the second floor above the door is a single 1/1 sash window. The right and left bays on the first and second floors all hold two 1/1 wooden sash windows, separated by a wooden mullion and supported by a concrete sill. All of the windows and doors feature decorative incised jack arches. The façade also has large quoins on the corners of the building, a slightly projecting band near the base of the building that is reminiscent of a water table, as well as a cornice with dentils located below the roofline. The building has a flat roof. The rear of the building is irregular in shape.

This Colonial Revival house possesses many details that echo the Georgian architectural style common in the 1700s, even in its concrete construction. Concrete is evocative of stucco, which was sometimes used on late 18th-early 19th century homes because it was an affordable imitation of ashlar stone and allowed the builder to easily create delicate architectural details. One notable example of a stucco colonial house is the main house at Hampton National Historical Site in Towson.

The Shelley House meets CHAP Landmark Designation Standards:

- B. A Baltimore City Landmark may be a site, structure, landscape, building (or portion thereof), place, work of art, or other object which:
3. Embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

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architecture, predating many other concrete homes locally and nationally. Concrete was an early 20th century "miracle" building material that was versatile and fireproof, and gained popularity as an architectural material throughout the 20th century.

Staff has notified the following of this action: Baltimore Heritage, Baltimore AIA Chapter, Baltimore City Historical Society, Preservation Maryland and City Council Representative.

A handwritten signature in black ink, reading "Thomas J. Stosur". The signature is written in a cursive style with a prominent initial "T" and a long horizontal stroke at the end.

Thomas J. Stosur
Director