



EastportCivic.org
P.O. Box 3539
Annapolis, MD 21403

February 12, 2018

Kevin C. Scott, PLA, ASLA
Senior Land Use & Development Planner
Department of Planning and Zoning
City of Annapolis
145 Gorman Street, 3rd Floor
Annapolis, MD 21401

Re: Eastport Civic Association Review of 422 Third Street (RNC2018-001)

Dear Mr. Scott,

On January 11, 2018 the Architecture and Zoning Committee of the Eastport Civic Association met to review the proposed project at 422 Third Street, RNC2018-001.

The owners of the property, along with their architect, attended the meeting and presented their plans to demolish an existing single-family structure and construct a new single-family structure in its place. The proposed building would total 3,230 square feet over two floors and a basement.

The Committee appreciated the ample details provided in the plans. The dimensions, setbacks, area calculations, and context of the proposed structure among other structures on the block were helpful in our review process. Based on the plans presented, the proposed structure appears to meet the requirements of the code. The proposed addition of an open, sit-on porch is a welcome addition to an overall pleasing front facade. The various setbacks and gables in the design are architecturally attractive and the massing is like its near neighbors, although some members of the Committee felt the building overly large relative to the current, historic house. Additionally, some found the 16' x 2' cantilever of the fireplace area out of place without a foundation below it.

According to property records the current structure was constructed in 1900. Although the Architecture and Zoning Committee regrets the loss of a contributing historical structure, the demolition application includes a letter and report from a certified structural engineer which meets the code requirement for demolition within the R2-NC zone. The committee appreciated the architectural design of the proposed structure however, if there are ways in which the homeowner can make greater reference to the historical home in the design of their new home the Committee feels this would help mitigate the loss.

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Prior to being purchased by the current owners the structure sat vacant for more than a decade. The prolonged period of neglect led to the current structurally unsound state of the house. It is unfortunate that a historic home was allowed to deteriorate in this way and we encourage the City of Annapolis to actively work to prevent practices that lead to cases of demolition by neglect.

Sincerely,

/S/

Ben Goldeen

Chair

Architecture and Zoning Committee

Eastport Civic Association