



June 13, 2024

Permits Section
Department of Housing
417 E. Fayette Street, Room 100
Baltimore, Maryland 21202

AUTHORIZATION TO PROCEED

APPLICATION #com

FEE: \$50.00

RE: 400 N Howard Street

On April 24, 2024 the **Commission for Historical and Architectural Preservation** received a completed Authorization to Proceed application package from Sharon Seitchik for permission to:

- **Remove existing loose and flaking paint and graffiti per Preservation Brief I.**
- **Repoint masonry where there is deteriorated or missing mortar with new mortar that matches the historic mortar in color, texture, composition, and tooling – as per Preservation Brief 2.**
- **Install structural star bolts at the 2nd, 3rd, and 4th floors as per drawings, for a total of two on the east façade, six on the west façade, and 18 on the south façade.**
- **Remove existing fire escapes on the south and west elevations. Infill as necessary with mortar as detailed above.**
- **Reinstate historic window openings at side and rear elevations where they have been bricked in. Salvage historic brick from openings and reuse when possible. Any new bricks utilized will match the historic bricks in size, texture, finish, color, and scale.**
- **Install new painted metal frame canopy at the side elevation with signage as per drawings.**
- **Install new storefront as per drawings at the double height storefront that wraps the corner of Howard and Mulberry Streets utilizing fiber cement panels, and aluminum frame clear fixed glass.**
- **Retain, repair, and repaint pressed petal and metal overhang above storefront.**
- **Install new double entrance doors with transom, surround will be painted fiber cement.**
- **Remove metal door at side elevation with new and plain wood eyebrow.**
- **Remove garage door and install paired windows in the opening matching the height of the adjacent windows and installing a new brick sill and concrete header. Infill opening with salvaged masonry.**
- **Install three new door openings on the south elevation, one to Unit #2 and two will provide access to the lobby, elevator, and stairs. Existing center doorway will have a fixed door with a wood sash transom.**
- **Retain and restore third floor window at north elevation, where possible retain existing second floor windows, if missing install new wood casement windows as per drawings.**

COMMISSION FOR HISTORICAL & ARCHITECTURAL PRESERVATION

Charles L. Benton, Jr. Building | 417 E. Fayette Street-8th Floor | Baltimore MD 21202-3416

Plan Preserve Prosper

Page 1 of 2

- Remove all other extant windows, and remnant window elements, and reinstate full masonry openings as necessary.
- Install new one-over-one wood windows at all existing and reinstated historic masonry openings.
- All new door and window openings must have Baltimore bullnose brick molding.
- All new glass will be clear glass with no mullions.
- Demolish existing roofing system and replace with new finished with EPDM roof system.
- Install new galvanized steel gutter and round aluminum downspouts. All coping, gutters, and downspouts will be painted to match the masonry.
- Install new flat roof deck roof access skylight/roof hatch.
- Install condensing units at roof. These must not be visible from the opposite side of either adjacent street.
- Install new railing around roof hatch and elevator shaft as required by code.
- Retain, repair, and repaint existing metal cornice as per Preservation Brief 16 using aluminum to replicate the historic metal.
- Remove rusted metal flashing and replace with new metal flashing – brick cornice must not be impacted by new flashing.

All work to match information on file with CHAP.

The Commission has determined that the above described work is not detrimental to the **Stirling Street Historic District** and therefore issues an **Authorization to Proceed**. No work is to be started until a Building Permit is issued by the Permits Section, Construction and Building Inspection Division, Department of Housing (if required). This Authorization to Proceed will become valid at that time.



For Eric Holcomb
Executive Director

CC: Stirling Street Community

POST IN A VISIBLE PLACE FOR DURATION OF WORK!