

# CITY HOUSE CHARLES

1001 NORTH CHARLES STREET, BALTIMORE, MARYLAND





## APPLICANT INFORMATION

**Charles Patterson**

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## PROJECT TEAM

**Developer**

Landmark Partners

**Architect**

SM+P Architects

**General Contractor**

JC Porter Construction

**Structural Engineer**

Skarda & Associates

**MEP Engineer**

Century Engineering

**Civil Engineer**

Richardson Engineering

**Photographer**

Nate Smith

## PROJECT FACTS

**Project Address**

1001 N. Charles St.

Baltimore, MD 21201

**Project Completion Date**

March 2023

**Project Size**

28,000 SF

**Project Cost**

\$11,000,000.00 + Tenant Fit-Outs



## Project Overview

Located in the Mount Vernon neighborhood of Baltimore, City House Charles is a new boutique mixed-use development consisting of ground-floor retail and class-A office space above. The design incorporated the preservation of two historic buildings dating back to the 1840s and the construction of a new 8-story office building behind the existing structures and above. The total project consists of 28,000sf of leasable space, including rooftop terraces on nearly each level.

## Completeness

The dense urban location in combination with a lean budget and two existing historic structures that were to remain made for an incredibly challenging project that required creativity and commitment to achieve a successful outcome.

Community engagement and CHAP involvement were key factors in the planning of this historically sensitive urban development. From the early concept phases of City House Charles, the architect, and developer worked closely with both the Mount Vernon Belvedere Community Association and the Commission for Historic and Architectural Preservation. The architects participated in several rounds of community outreach events where community members had the opportunity to ask questions and give feedback on the design as presented. CHAP was involved throughout all of the early stages of the project, from concept design through permit review.

## A Sense of Place and Quality

City House Charles is located on a prominent corner in Baltimore's Mount Vernon neighborhood. It is located in a densely urban and walkable neighborhood where people both work, live, and gather.

As the building turns along Eager Street, the context becomes mostly residential, and is known as one of the best preserved historic residential streets in Mount Vernon. Respecting the residential scale of Eager Street as part of the new development was very important to both the community and the design team. To balance the existing historic building on the corner of Charles and Eager that was to remain, the design team created a '2 East Eager' massing which bookends the new office tower and steps the building back down to a residential scale. Stoop and entry placement, window heights and sizing, overall height and massing, and materiality of the '2 East Eager' bookend was taken from the neighboring buildings to create a seamless transition to the existing residential historic context.

Reactivating this prominent corner was the driving force behind City House Charles while maintaining the historic character and bringing a new gathering place for the neighborhood to enjoy. This social aspect was extremely important to the community during early engagement and was recognized and carried throughout the project.



## Visionary and Emulation

There are two primary design concepts which were key factors in the design of City House Charles: The glass atrium and the historic setbacks. When researching the history of the two existing buildings, we learned that the buildings were at one point detached with a drive-aisle in between. Overtime, the slot between became infilled and the properties were consolidated to one-large building.

The first design concept was to remove the infill and let the buildings stand alone in their historic state. We then introduced a new 3-story atrium between the two buildings which serves as the main entrance to the building. The glass atrium offers a modern connection and light well between the historic buildings, while also providing natural daylight to the second and third-floor office space tenants within the existing buildings.

The second important design concept focuses on maintaining the historic street-scape and character by offering generous setbacks of the new construction behind the historic buildings. Above and behind the existing buildings, the new construction office tower massing is intentionally set back to maintain the scale and character of the historic street-scape along North Charles Street. As a result of the historic setbacks, the floor layouts provide flexible spaces for businesses of various sizes, each with access to an exterior balcony or terrace as a result of the setbacks.

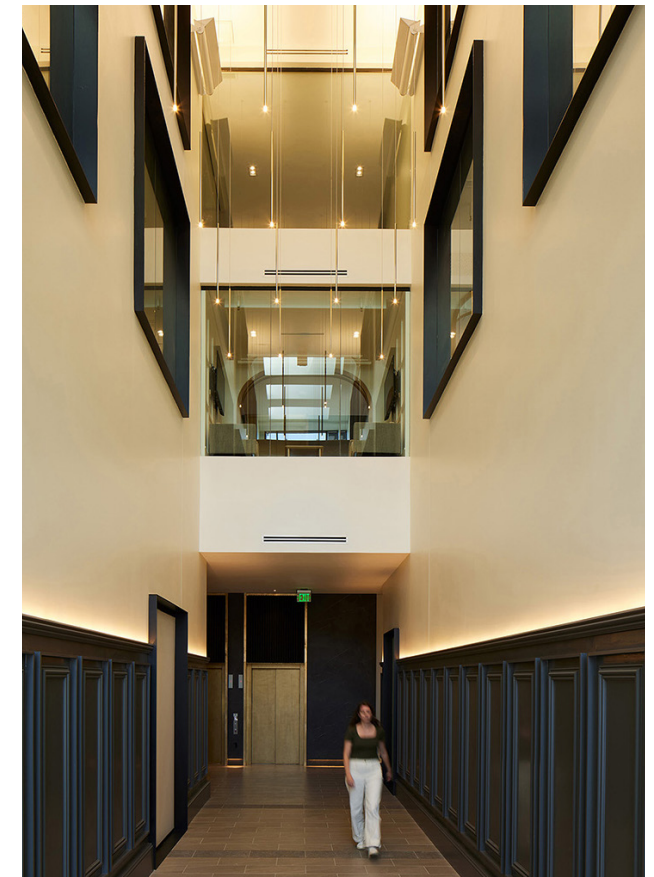
## Sustainability

City House Charles is a redevelopment project of an existing urban site which incorporates the use of two existing historic structures. The new office suites on Floors 02-08 incorporated natural daylighting into the design. Occupancy sensors were installed throughout, as well as shades to control the amount of daylight and glare in the individual suites. The primary tenant opted to include a central communicating stair between 3 of its levels to encourage their employees to walk instead of using the elevator. Use of locally sourced materials was important in the build-out of the tenant fit-out spaces, including hardwoods and stone products.

## A Need

Mount Vernon has long had a need for Class A office space. When the corner building at North Charles and East Eager street went on the market, the developer saw an opportunity to give the community a unique mixed-use building with dining and entertainment on the ground floor and boutique leasable office space above. The office suites are flexible, ranging from spaces for medium to large sized companies. Each suite offers a private outdoor terrace with stunning views of Mount Vernon.

Many local eateries were lost in Mount Vernon during Covid. Reactivating this prominent corner and bringing a new gathering place for the neighborhood to enjoy was one of the driving forces behind City House Charles. This social aspect was extremely important to the community during early engagement and was recognized and carried throughout the project. The developer sought local restaurateurs for the ground floor retail space to fill the void that was left in the food scene post-pandemic.



**Existing Conditions**



1965



1982



2019

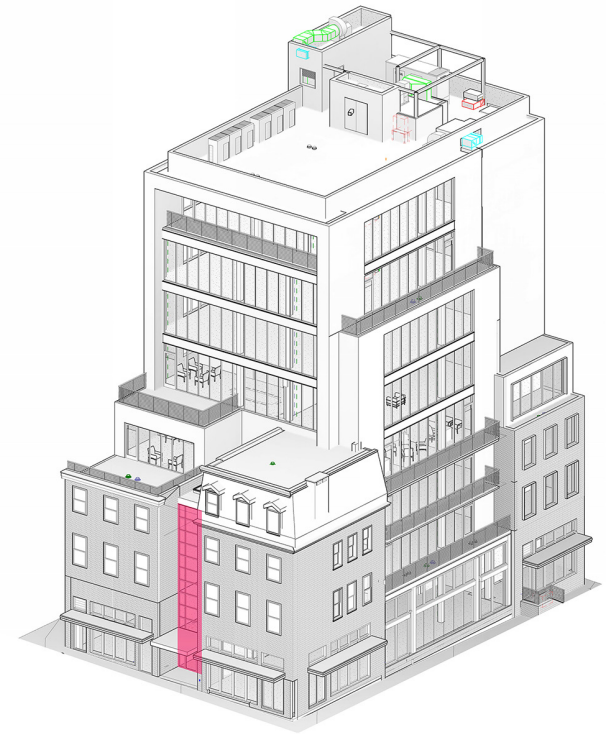
**Preservation Construction Photos**





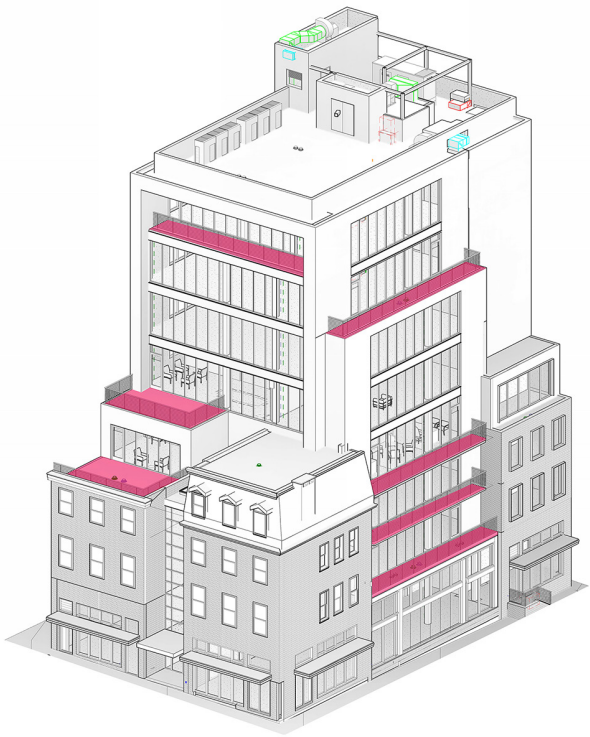
## Atrium

A connection and light well between the historic buildings.



## Historic Setbacks

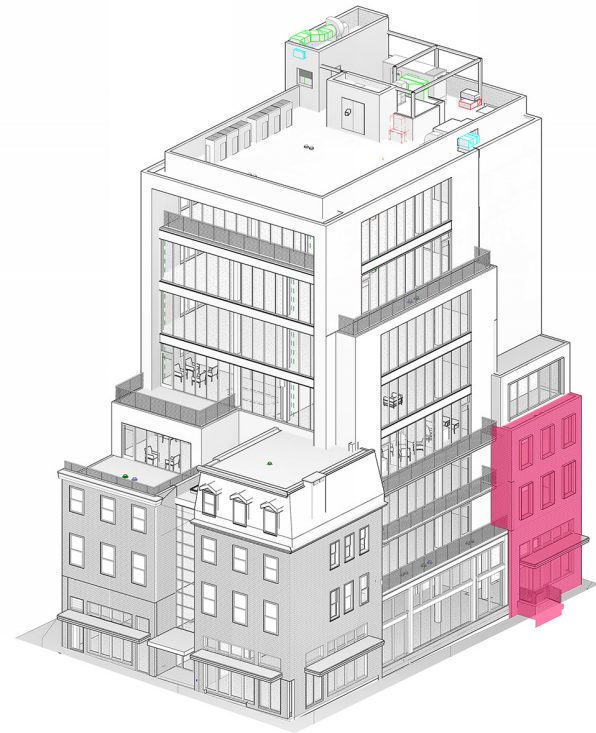
Setbacks create roof terraces while respecting the historic street-scape.





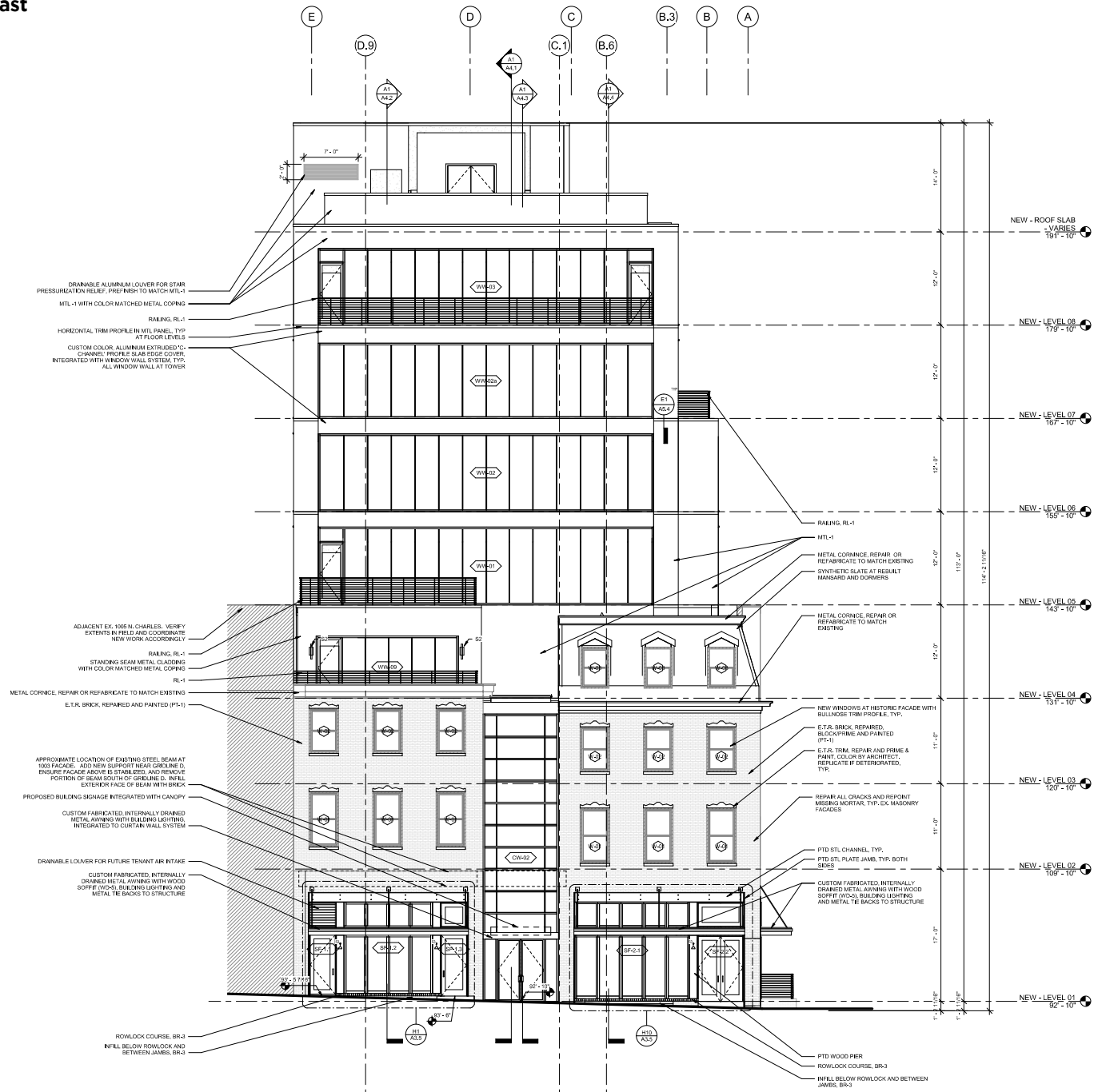
## 2 East Eager

A bookend to the development which steps down to the residential scale along Eager Street.

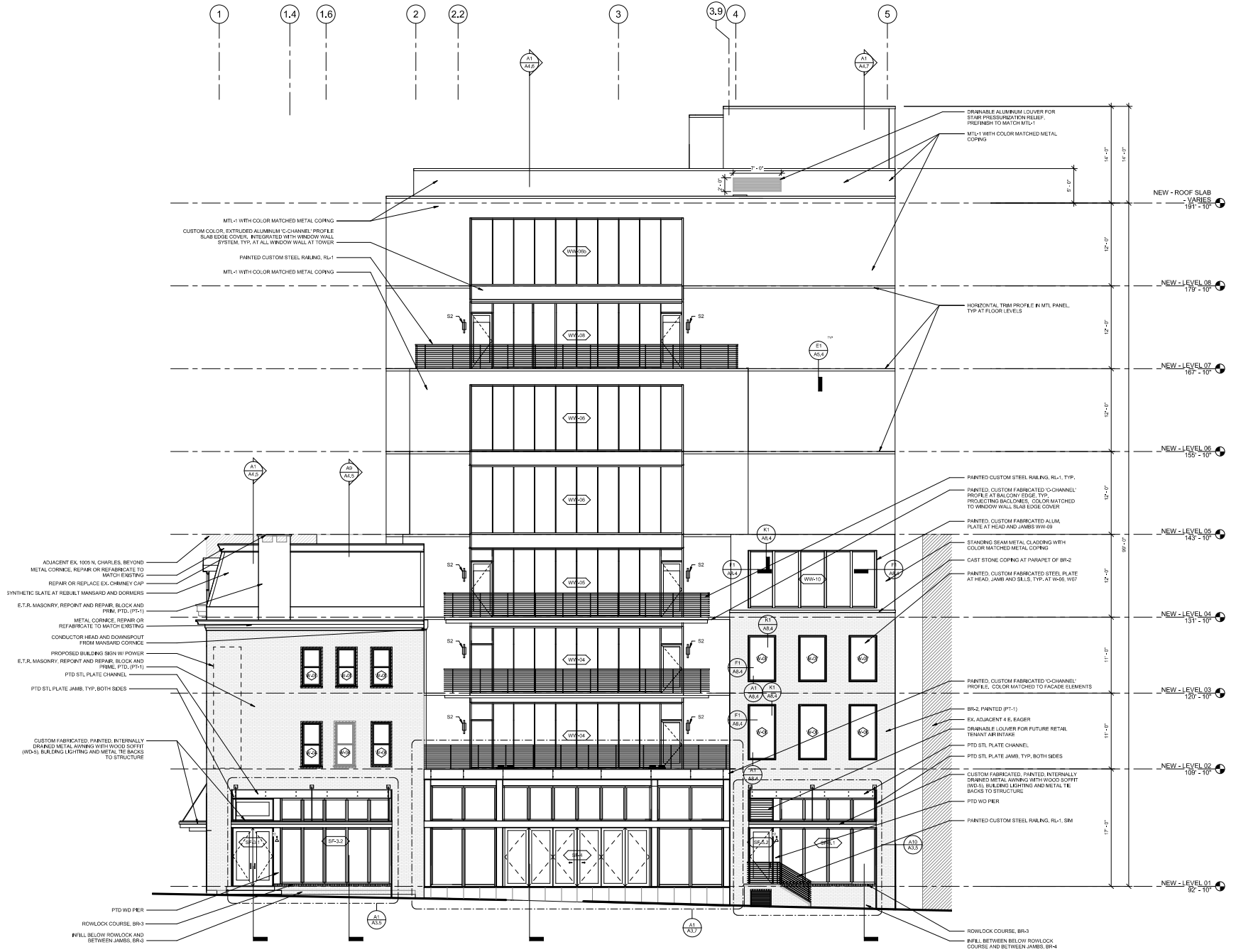




# Exterior Elevation - East



# Exterior Elevation - South



Atrium and Lobby





Tenant Fit-Out - Floors 06-08



Tenant Fit-Out - Floors 02-03





B  
CITY  
HOUSE  
CHARLES

EAGER ST

CHARLES ST

ALCORN

ONE WAY

NO PARKING