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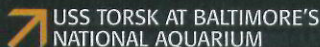
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Row House Redux

METAL ROOFING REFLECTS A BALTIMORE NEIGHBORHOOD'S INDUSTRIAL ROOTS

BY LISA ANDERSON MANN

NOT LONG AGO, the Canton waterfront in Baltimore was a scruffy industrial port with a handful of neglected tourist attractions, an oil refinery, brick row houses, derelict fish-processing plants and a view of St. Casimir Church's 100-year-old golden domes.

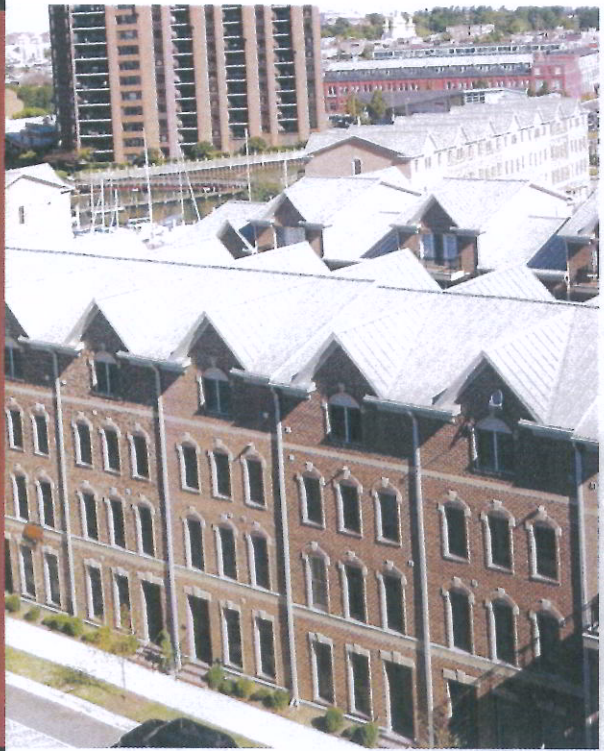
Today, the waterfront area is the scene of an extreme luxury makeover. The cinnamon-scented spice-manufacturing plant is gone, and luxury condo/office complexes and yacht slips abound.

Although few Baltimore residents could

complain about the increased tax base or the removal of abandoned factory buildings, the rapid rise of tall, modern and high-priced development raised concern among some neighbors accustomed to the traditional look of the neighborhood.

The Moorings at Canton, a 67-unit, 4-story luxury townhouse development on the waterfront, was designed to keep neighborhood protest to a minimum. Comprising 10 buildings of various sizes, the townhouses are evocative of Baltimore's historic row houses and the industrial origins of the waterfront. They have brick façades, keystones, traditionally styled light posts, and metal roofs to help The Moorings at Canton blend in with the neighboring shipyard and Baltimore Harbor.







“We used the historical architectural images of Baltimore for reference to proportions and texture,” says Don Taylor, principal with dw taylor associates, Ellicott City, Md. “We wanted to create a community that would blend with the historic streetscapes and not stand out as a new addition to the neighborhood.”

The Moorings at Canton was the second phase of development in the waterfront area designed by dw taylor associates. The first, North Shore Townhomes, features 62 townhomes and 20 residential units on a pier whose silhouette can be seen from Baltimore’s Inner Harbor. Taylor designed the roofline to be distinctive, using reverse gables and standing-seam metal roofs.

Similarly, the rooflines of The Moorings at Canton feature a repetitive element of

reverse gables. “Our objective was to create architecture that people think of as old Baltimore but with a little industrial twist,” he says. “We wanted it blocky, solid and dense but not dull.”

Historic Elements

The metal roof helped reinforce the neighborhood’s industrial past while features, like the cornice, metal-roofed bay windows and reverse gables, break the roofline and reflect Baltimore’s row-house heritage.

“We incorporated more reverse gables at the Moorings than at North Shore in the front and rear elevations to give the façades a more articulated look,” Taylor says. “Hopefully, this made the streetscape more dramatic and memorable. The metal roof was selected because of its distinctive look, low

THE MOORINGS AT CANTON, BALTIMORE

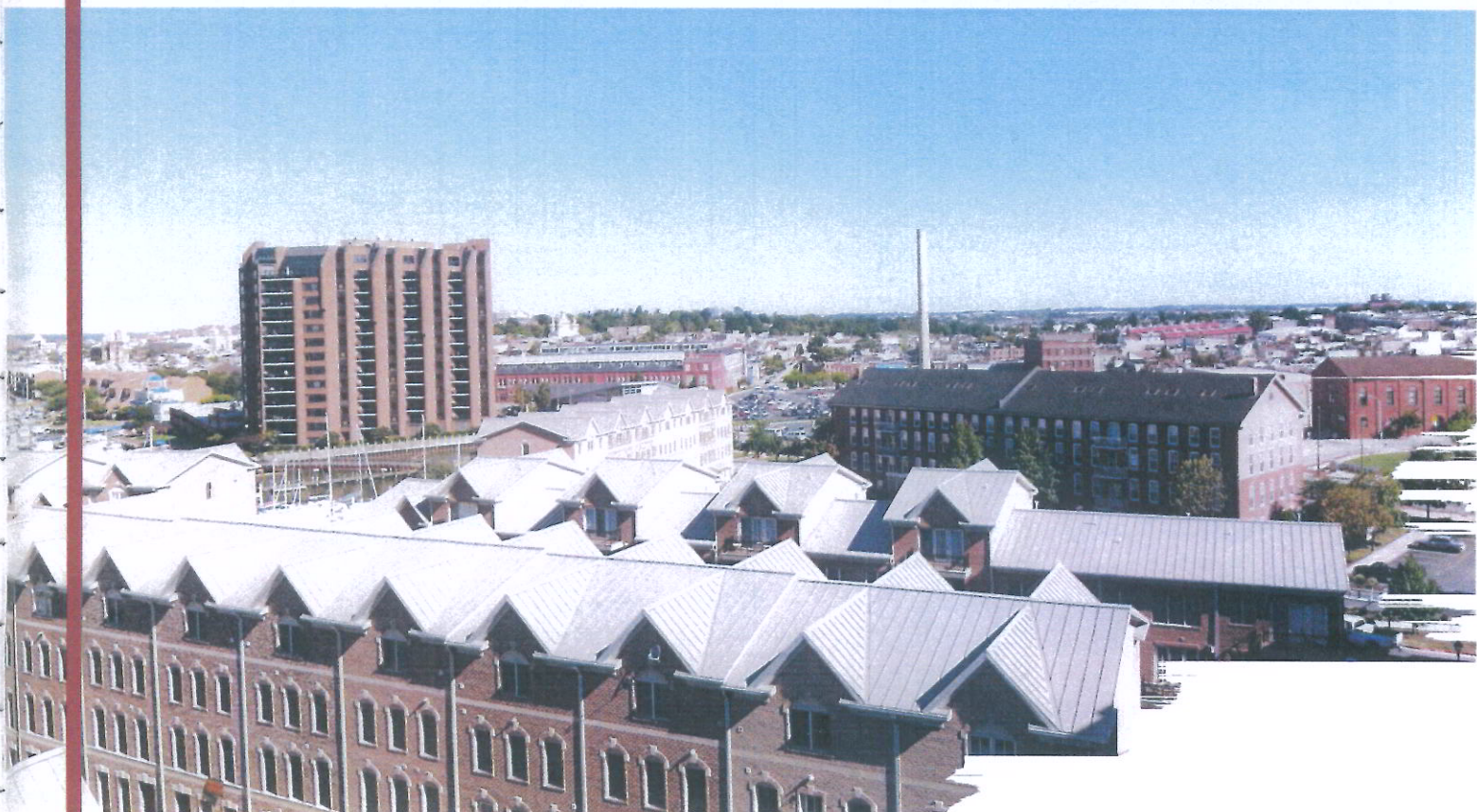
Developer and general contractor: Signal Corp., Sparks, Md., www.signalcorp.com

Architect: dw taylor associates, Ellicott City, Md., www.dwtaylor.com

Roofing contractor: Alliance Roofing, Baltimore, www.allroof.net

Cornice fabrication: Architectural Trim Products, Landover, Md., (301) 583-9676

Metal roof panels: About 1,500 squares (13500 m²) of Sentriclad—a steel base covered with Kynar 500-coated Galvalume—distributed by N.B. Handy Co., Richmond, Va., www.nbhandy.com



maintenance and long life. We also liked the strong color statement inherent with metal."

Alliance Roofing, Baltimore, installed the roofing for both developments. "We had the panels fabricated for North Shore," says Mark Canham, project manager for Alliance Roofing. "But because we knew that we would be doing the Moorings project, we went ahead and purchased a panel machine. There was a learning curve, but it wasn't steep, and the machine performed well with minimal problems."

Built in Stages

Purchasing the rollforming machine was a wise decision for this particular project; the general contractor built the project two or three buildings at a time, so eight to 12 roofing panels were installed in stages during a 10-month period. Canham was

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—Don Taylor, principal with dw taylor associates

able to purchase the materials as needed and fabricate the panels in Alliance Roofing's shop. His crew then crated the panels and loaded them on a boom truck for delivery to the site.

The Galvalume panels feature a 1 1/2-inch (38-mm) snap-lock seam and Kynar 500 coating in slate gray. The metal box gutters and downspouts are Kynar 500 coated in a sandstone color. "The color mix doesn't sound very aesthetically pleasing but once it was together it looked pretty good," Canham remarks.

Because the project was staggered

through several months, Alliance Roofing had between four and 10 employees at any given time working on the project. "It wasn't the kind of job you could just throw anybody at; it took some experience," Canham notes.

Cornice Design

After construction began, Taylor asked Alliance Roofing to fabricate and install an ornate aluminum cornice at the eaves of each unit. "It is very ornate with lots of compound miter cuts, so we had another company with a lot of experience in that

