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| FROM | NAME & TITLE | DOUGLAS B. MCCOACH, III, DIRECTOR <i>DBM</i> | CITY of BALTIMORE MEMO |  |
| | AGENCY NAME & ADDRESS | DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 th FLOOR | | |
| | SUBJECT | CITY COUNCIL BILL #08-0009/BALTIMORE CITY LANDMARK LIST - ROLAND PARK WATER TOWER | | |

TO

DATE:

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

February 22, 2008

At its regular meeting of February 21, 2008 the Planning Commission considered City Council Bill #08-0009, for the purpose of designating the Roland Park Water Tower, 4210 Roland Avenue, as a Historical Landmark.

In its consideration of this Bill, the Planning Commission reviewed the attached agenda, summary, and previous staff report which recommended approval of City Council Bill #08-0009 and adopted the following resolution, eight members being present (eight in favor)

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #08-0009 be passed by the City Council.

If you have questions, please contact Mr. Gary W. Cole, Deputy Director at 410-396-8337.

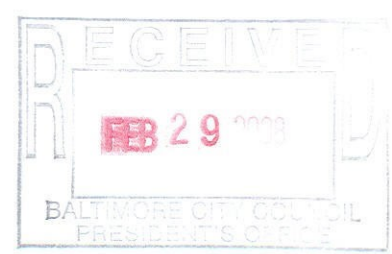
DBM/GWC/ttl

Attachments

cc:

- Mr. Andrew Frank, Deputy Mayor
- Ms. Angela Gibson, Mayor's Office
- Mr. Demuane Milliard, Mayor's Office
- The Honorable Rochelle "Rikki" Spector, Council Rep. for Planning Commission
- Mr. David Tanner, BMZA
- Mr. Donald Small, DHCD
- Ms. Nikol Nabors-Jackson, DHCD
- Ms. Jennifer Coates, Councilmanic Services
- Ms. Linda Barclay, Law Department
- Mr. Tyler Gearhart, Chairman, CHAP
- Ms. Kathleen Kotarba, Chief, CHAP

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PLANNING COMMISSION

STAFF REPORT

May 4, 2006

REQUEST: Baltimore City Landmark Designation/Roland Park Water Tower - 4210 Roland Avenue

RECOMMENDATION: Approval

STAFF: Fred B. Shoken

PETITIONER(S): City of Baltimore – Planning Department/CHAP

OWNER: City of Baltimore – Real Estate Office

SITE/ GENERAL AREA

A 148 foot tall water tower (no longer in operation) stands on a 155' x 214' lot on Roland Avenue near the intersection with University Parkway. The immediate surroundings include single family houses and apartment buildings.

HISTORY

- The Roland Park Water Tower was first proposed for Landmark Designation in 1969, but was not forwarded to the Baltimore City Council due to the uncertain future of the building.

CONFORMITY TO PLANS

The designation of the Roland Park Water Tower as a Baltimore City Landmark is consistent with plans to retain the historic character of the greater Roland Park community (a National Register Historic District) and to identify and designate historic buildings city-wide.

ANALYSIS

The Roland Park Water Tower is primarily significant for its architectural design featuring distinguishing characteristics representing classical architectural orders: a pedestal, column and entablature (or belvedere). The classical ornamentation and quality of materials is notable for a building primarily constructed to decorate a utilitarian function – a 211,000 gallon steel water tank providing water to surrounding neighborhoods. The water tower is also significant for its role in the development of outlying Baltimore City neighborhoods. It served to provide needed water supply as the

city grew by 10% during the first decade of the twentieth century and the site later served a transportation function as a trolley car and bus turn-around loop. The Roland Park Water Tower contributes to the heritage of the surrounding Roland Park National Register Historic District. It is a visual landmark for the neighborhood and is utilized to symbolize the community on stationery and publications.

The Roland Park Water Tower qualifies for landmark designation meeting the following standards:

- Standard #4: The structure is significant of the architectural period in which it was built and has distinguishing characteristics of an architectural style, method or construction, or engineering, or is the notable work of a master builder, designer, engineer, artist, or architect whose individual genius influenced his age; and
- Standard #1: The structure dates from a particular period having a significant character, interest, or value as part of the development, heritage, or culture of the City of Baltimore; and
- Standard #5: The structure contributes information or historical, cultural, or social importance relating to the heritage of the community.

The Department of Real Estate is currently negotiating to sell the property to the Roland Park Civic League which intends to restore the tower and to use it as a community multi-purpose center, including neighborhood civic league offices, a community meeting space, an exhibit on the building and neighborhood and allowing visitors to climb the tower to the observation deck.

Landmark designation will ensure the future preservation of the building once it is no longer directly controlled by the City of Baltimore.



Otis Rolley, III
Director