

TJS

FROM

NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET
SUBJECT	CITY COUNCIL BILL #12-0127 /BALTIMORE CITY LANDMARK LIST - Appold-Faust Building

CITY of
BALTIMORE
MEMO



TO

DATE: October 5, 2012

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

At its regular meeting of October 4, 2012, the Planning Commission considered City Council Bill #12-0127, for the purpose of designating the Appold-Faust Building, 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 #12-0127 and adopted the following resolution, nine members being present (nine in favor).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #12-0127 be passed by the City Council.

If you have any questions, please contact Mr. Wolde Ararsa, Division Chief, Land Use and Urban Design Division at 410-396-4488.

TJS/WYA/kh

Attachment

- cc: Ms. Kaliopé Parthemos, Deputy Mayor
- Mr. Alex Sanchez, Chief of Staff
- Ms. Angela Gibson, Mayor's Office
- Hon. Rochelle (Rikki) Specter, Council Rep. to Planning Commission
- Ms. Karen Randle, Council Services
- Mr. Thomas Liebel, CHAP Commission Chairman
- Ms. Kathleen Kotarba, CHAP Executive Director



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION
Wilbur E. "Bill" Cunningham, Chairman

AGENDA

October 4, 2012 – #1840

Working Session – 12:00 p.m.
Regular Session – 1:30 p.m.



Thomas J. Stosur
Director

1. **ROLL CALL**
2. **APPROVAL OF MINUTES**
3. **MINOR AMENDMENT AND FINAL DESIGN APPROVAL/ MONTGOMERY PARK BUSINESS CENTER PUD – 7-ELEVEN STORE AND GAS STATION – 1769 WASHINGTON BLOUVARD (Tenth District)**

(Postponed to October 18, 2012)

4. **CITY COUNCIL BILL #12-0123/ BUILDING, FIRE, AND RELATED CODES – 2012 EDITION (City Council President – Administration)**

For the purpose of adopting a revised Building, Fire, and Related Codes Article, comprising the Maryland Building Performance Standards (effective January 1, 2012), the International Building Code (2012 Edition), the International Electrical Code (2011 Edition), the International Fuel Gas Code (2012 Edition), the International Mechanical Code (2012 Edition), the International Plumbing Code (2012 Edition), the International Property Maintenance Code (2012 Edition), the International Fire Code (2012 Edition), the International Energy Conservation Code (2012 Edition), and the International Residential Code for One- and Two-Family Dwellings (2012 Edition), all as supplemented, amended, or otherwise modified by this Ordinance; providing for the effect, construction, and effective date of these new standards and codes; conforming, correcting, and clarifying certain language; and generally relating to the adoption of new building, fire, property maintenance, electrical, plumbing, mechanical, and related codes for Baltimore City. (Citywide)

5. **CITY COUNCIL BILL #12-0108/ REZONING – 1101 NORTH PATTERSON PARK AVENUE (Councilmember – Warren Branch)**

For the purpose of changing the zoning for the property known as 1101 North Patterson Park Avenue, as outlined in red on the accompanying plat, from the R-8 Zoning District to the B-2-2 Zoning District. (Thirteenth District)

6. **CITY COUNCIL BILL #12-0118/ REZONING – 2719 ASHLAND AVENUE**

For the purpose of changing the zoning for the property known as 2719 Ashland Avenue, as outlined in red on the accompanying plat, from the R-8 Zoning District to the B-1-1 Zoning District. (Thirteenth District)

(Postponed to October 18, 2012)

CONSENT AGENDA

- 7. CITY COUNCIL BILL #12-0126/ BALTIMORE CITY LANDMARK LIST - ABELL BUILDING** (City Council President - Administration)
For the purpose of designating the Abell Building, 329-335 West Baltimore Street, as a historical landmark. (Eleventh District)
- 8. CITY COUNCIL BILL #12-0127/ BALTIMORE CITY LANDMARK LIST - APPOLD-FAUST BUILDING** (City Council President - Administration)
For the purpose of designating the Appold-Faust Building, 307-309 West Baltimore Street, as a historical landmark. (Eleventh District)
- 9. CITY COUNCIL BILL #12-0128/ BALTIMORE CITY LANDMARK LIST - BALTIMORE EQUITABLE SOCIETY BUILDING** (City Council President - Administration)
For the purpose of designating the Baltimore Equitable Society Building, 21 North Eutaw Street, as a historical landmark. (Eleventh District)
- 10. CITY COUNCIL BILL #12-0129/ BALTIMORE CITY LANDMARK LIST - EQUITABLE BUILDING** (City Council President - Administration)
For the purpose of designating the Equitable Building, 10-12 North Calvert Street, as a historical landmark. (Eleventh District)
- 11. CITY COUNCIL BILL #12-0130/ BALTIMORE CITY LANDMARK LIST - OLD TOWN NATIONAL BANK BUILDING** (City Council President - Administration)
For the purpose of designating the Old Town National Bank Building, 221 North Gay Street, as a historical landmark. (Twelfth District)
- 12. CITY COUNCIL BILL #12-0131/ BALTIMORE CITY LANDMARK LIST - ST. ALPHONSUS HALL** (City Council President - Administration)
For the purpose of designating St. Alphonsus Hall, 125 West Saratoga Street, as a historical landmark. (Eleventh District)
- 13. CITY COUNCIL BILL #12-0132/ BALTIMORE CITY LANDMARK LIST - TERMINAL WAREHOUSE BUILDING** (City Council President - Administration)
For the purpose of designating the Terminal Warehouse Building, 320 Guilford Avenue, as a historical landmark. (Eleventh District)
- 14. CITY COUNCIL BILL #12-0133/BALTIMORE CITY LANDMARK LIST - TURNBULL BUILDING** (City Council President - Administration)
For the purpose of designating the Turnbull Building, 311-313 West Baltimore Street, as a historical landmark. (Eleventh District)

**15. CITY COUNCIL BILL #12-0134/BALTIMORE CITY LANDMARK LIST:
PUBLIC INTERIORS - ST. MARK'S EVANGELICAL LUTHERAN CHURCH
(Councilmember – Carl Stokes)**

For the purpose of designating St. Mark's Evangelical Lutheran Church, 1920 Saint Paul Street, as a historical landmark: public interior. (Twelfth District)

16. CIP TRANSFERS

This agenda was prepared on the assumption that all necessary materials have been made available in sufficient time for consideration by the Commission at this meeting. There are occasionally changes in this agenda when relevant materials have not been delivered to the Department on schedule. **For any item marked (**), please call the Department at 410-396-8337 for most current information.**

The meeting will be held in the Phoebe B. Stanton Boardroom of the Department of Planning, located on the 8th floor of 417 East Fayette Street.



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

SUMMARY

October 4, 2012



Thomas J. Stosur
Director

1. ROLL CALL
2. APPROVAL OF MINUTES
3. MINOR AMENDMENT AND FINAL DESIGN APPROVAL/ MONTGOMERY PARK BUSINESS CENTER PUD – 7-ELEVEN STORE AND GAS STATION – 1769 WASHINGTON BOULEVARD (Tenth District)

(Postponed to October 18, 2012)

4. CITY COUNCIL BILL #12-0123/ BUILDING, FIRE, AND RELATED CODES – 2012 EDITION (City Council President – Administration)

For the purpose of adopting a revised Building, Fire, and Related Codes Article, comprising the Maryland Building Performance Standards (effective January 1, 2012), the International Building Code (2012 Edition), the International Electrical Code (2011 Edition), the International Fuel Gas Code (2012 Edition), the International Mechanical Code (2012 Edition), the International Plumbing Code (2012 Edition), the International Property Maintenance Code (2012 Edition), the International Fire Code (2012 Edition), the International Energy Conservation Code (2012 Edition), and the International Residential Code for One- and Two-Family Dwellings (2012 Edition), all as supplemented, amended, or otherwise modified by this Ordinance; providing for the effect, construction, and effective date of these new standards and codes; conforming, correcting, and clarifying certain language; and generally relating to the adoption of new building, fire, property maintenance, electrical, plumbing, mechanical, and related codes for Baltimore City. (Citywide)

Periodic Update: A new version of the International Building Code (IBC) is written and released every three years. The update is then adopted into State law under the Maryland Building Performance Standards (MBPS). As most recently made effective, dated January 1, 2012, these Standards consist of three parts: the 2012 IBC, the 2012 International Residential Code for One- and Two-Family Dwellings, and the 2012 International Energy Conservation Code. After adoption at the State level with their modifications, local jurisdictions may then adopt the same Standards – either in whole or in parts, and with local modifications.

Recommendation: Approval

5. CITY COUNCIL BILL #12-0108/ REZONING – 1101 NORTH PATTERSON PARK AVENUE (Councilmember – Warren Branch)

For the purpose of changing the zoning for the property known as 1101 North Patterson

Park Avenue, as outlined in red on the accompanying plat, from the R-8 Zoning District to the B-2-2 Zoning District. (Thirteenth District)

This bill would rezone an end-of-row building at the northeast corner of Patterson Park Avenue and Chase Street from residential to commercial. The bill was requested by a private club which desires to use the building; although their use would be allowed in the R-8 zone, the property has insufficient lot area to qualify for the purpose. The proposed B-2 zoning would effectively remove the lot area requirement now applying to the property. Because there have not been sufficient changes in the block or the neighborhood that rise to the level required by Article 66-B of the Maryland Code, and as there is no evidence that the original 1971 zoning of this property was a mistake, staff recommends disapproval of this bill.

Staff notified the Middle East Truth and Reconciliation Community Council, HEBCAC, EBDI, the property owner, and the Councilman of this action.

Recommendation: Disapproval

6. CITY COUNCIL BILL #12-0118/ REZONING – 2719 ASHLAND AVENUE
(Councilmember – Warren Branch)

For the purpose of changing the zoning for the property known as 2719 Ashland Avenue, as outlined in red on the accompanying plat, from the R-8 Zoning District to the B-1-1 Zoning District. (Thirteenth District)

(Postponed to October 18, 2012)

CONSENT AGENDA

7. CITY COUNCIL BILL #12-0126/ BALTIMORE CITY LANDMARK LIST – ABELL BUILDING (City Council President - Administration)

For the purpose of designating the Abell Building, 329-335 West Baltimore Street, as a historical landmark. (Eleventh District)

On April 10, 2012 the Commission for Historical and Architectural Preservation recommended Landmark and Special List designations of the Abell Building, located at 329-335 West Baltimore Street. On May 12, 2012 the Planning Commission also recommended landmark designation for the Abell Building. City Council Bill #12-0126 is the required legislation that if passed, will formally designate the Abell Building a Baltimore City Landmark.

8. CITY COUNCIL BILL #12-0127/ BALTIMORE CITY LANDMARK LIST – APPOLD-FAUST BUILDING (City Council President - Administration)

For the purpose of designating the Appold-Faust Building, 307-309 West Baltimore Street, as a historical landmark. (Eleventh District)

On April 10, 2012 the Commission for Historical and Architectural Preservation recommended Landmark and Special List designations of the Appold-Faust Building,

located at 307-309 West Baltimore Street. On May 12, 2012 the Planning Commission also recommended landmark designation for the Appold-Faust Building. City Council Bill #12-0127 is the required legislation that if passed, will formally designate the Appold-Faust Building a Baltimore City Landmark.

9. CITY COUNCIL BILL #12-0128/ BALTIMORE CITY LANDMARK LIST – BALTIMORE EQUITABLE SOCIETY BUILDING (City Council President - Administration)

For the purpose of designating the Baltimore Equitable Society Building, 21 North Eutaw Street, as a historical landmark. (Eleventh District)

On March 13, 2012, the Commission for Historical and Architectural Preservation recommended Landmark and Special List designations of the Baltimore Equitable Society Building. On April 5, 2012, the Planning Commission also recommended landmark designation for the Baltimore Equitable Society Building. City Council Bill #12-0128 is the required legislation that if passed, will formally designate The Baltimore Equitable Society Building as a Baltimore City Landmark.

10. CITY COUNCIL BILL #12-0129/ BALTIMORE CITY LANDMARK LIST – EQUITABLE BUILDING (City Council President - Administration)

For the purpose of designating the Equitable Building, 10-12 North Calvert Street, as a historical landmark. (Eleventh District)

On December 8, 2009, the Commission for Historical and Architectural Preservation recommended Landmark and Special List designations of the St. Peter the Apostle Roman Catholic Church Complex. On June 12, 2012, the Planning Commission recommended landmark designation for the Equitable Building. City Council Bill #12-0129 is the required legislation that if passed will formally designate the Equitable Building as a Baltimore City Landmark.

11. CITY COUNCIL BILL #12-0130/ BALTIMORE CITY LANDMARK LIST – OLD TOWN NATIONAL BANK BUILDING (City Council President - Administration)

For the purpose of designating the Old Town National Bank Building, 221 North Gay Street, as a historical landmark. (Twelfth District)

On July 10, 2012, the Commission for Historical and Architectural Preservation recommended Landmark and Special List designations of the Old Town National Bank Building. On August 9, 2012, the Planning Commission recommended landmark designation for the Old Town National Bank Building. City Council Bill #12-0130 is the required legislation that if passed will formally designate the Old Town National Bank Building as a Baltimore City Landmark.

12. CITY COUNCIL BILL #12-0131/ BALTIMORE CITY LANDMARK LIST – ST. ALPHONSUS HALL (City Council President - Administration)

For the purpose of designating St. Alphonsus Hall, 125 West Saratoga Street, as a historical landmark. (Eleventh District)

On May 8, 2012, the Commission for Historical and Architectural Preservation recommended Landmark and Special List designations of St. Alphonsus Hall. On June 7, 2012, the Planning Commission recommended landmark designation for St. Alphonsus Hall. City Council Bill #12-0131 is the required legislation that if passed will formally designate St. Alphonsus Hall as a Baltimore City Landmark.

- 13. CITY COUNCIL BILL #12-0132/ BALTIMORE CITY LANDMARK LIST – TERMINAL WAREHOUSE BUILDING (City Council President - Administration)**
For the purpose of designating the Terminal Warehouse Building, 320 Guilford Avenue, as a historical landmark. (Eleventh District)

On November 13, 2007, the Commission for Historical and Architectural Preservation recommended Landmark and Special List designation of the Terminal Warehouse Building. On July 9, 2009, the Planning Commission recommended landmark designation of The Terminal Warehouse Building. City Council Bill #12-0132 is the required legislation that if passed will formally designate the Terminal Warehouse Building as a Baltimore City Landmark.

- 14. CITY COUNCIL BILL #12-0133/BALTIMORE CITY LANDMARK LIST – TURNBULL BUILDING (City Council President - Administration)**
For the purpose of designating the Turnbull Building, 311-313 West Baltimore Street, as a historical landmark. (Eleventh District)

On March 13, 2012 the Commission for Historical and Architectural Preservation recommended Landmark and Special List designations of the Turnbull Building. On April 5, 2012, the Planning Commission recommended landmark designation of the Turnbull Building. City Council Bill #12-0133 0132 is the required legislation that if passed will formally designate the Turnbull Building as a Baltimore City Landmark.

- 15. CITY COUNCIL BILL #12-0134/BALTIMORE CITY LANDMARK LIST – PUBLIC INTERIORS – ST. MARK’S EVANGELICAL LUTHERAN CHURCH (Councilmember – Carl Stokes)**
For the purpose of designating St. Mark’s Evangelical Lutheran Church, 1920 Saint Paul Street, as a historical landmark: public interior. (Twelfth District)

On March 13, 2012, the Commission for Historical and Architectural Preservation recommended Landmark and Special List designations of St. Mark’s Evangelical Lutheran Church. On April 5, 2012, the Planning Commission recommended landmark designation of the public interior of St. Mark’s Evangelical Lutheran Church. City Council Bill #12-0134 is the required legislation that if passed will formally designate the public interior of St. Mark’s Evangelical Lutheran Church as a Baltimore City Landmark.

16. CIP TRANSFERS



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

May 10, 2012

REQUEST: Baltimore City Landmark Designation / Appold-Faust - 305-307 W. Baltimore Street

RECOMMENDATION: Approval

STAFF: Melvin Hicks

PETITIONER(s): Commission for Historical and Architectural Preservation (CHAP)

OWNER: Sean MacCarthy and Alex Shewchuk, Faust Brothers LLC, Accent Development Company

SITE/GENERAL AREA

Site Conditions: The property is improved with a late 19th century commercial building with cast-iron architecture. It is six stories in elevation.

General Area: The building is located on the block between West Baltimore Street and Redwood Street in the Market Center or the Westside neighborhood of Baltimore.

HISTORY

There are no previous legislative or Planning Commission actions regarding this site.

CONFORMITY TO PLANS

This action is consistent with the City of Baltimore's Comprehensive Master Plan, with respect to protecting and enhancing the preservation of Baltimore's historic buildings and neighborhoods.

ANALYSIS

This is the second public hearing for this structure as part the Baltimore City Landmark Designation process. The first hearing occurred on April 10, 2012, when the CHAP Commission reviewed and recommended approval of Landmark designation for the Appold-Faust structure, located at 305-307 West Baltimore Street. After the Planning Commission recommends approval of landmark designation, the request will be sent to City Council to secure legislation for the landmark designation.

The Appold-Faust structure is a late-19th century iron-front factory and warehouse building. This building is one of the finest examples of cast-iron architecture in the City. It is one of a handful of buildings in the City that have two cast-iron façades. Cast-iron façades were once ubiquitous in the business district. The building was constructed in 1870 by prominent builder Benjamin F. Bennett and the ironwork likely cast by the foundry of Bartlett, Robbins, and Co. for George J. Appold, a prominent Baltimore businessman. The rear of the building was constructed in 1875 for John Faust, a pioneer in machinated shoe manufacturing. The building housed a variety of businesses and manufacturing firms, representative of how the garment district grew and changed throughout its history.

This late 19th century commercial building is significant as one of the few buildings with two cast-iron facades left in the City. Its principal cast-iron façade is located on the southern side of the 300 block of West Baltimore Street. The building extends the length of the block to the northern side of Redwood Street. This façade features cast-iron on the first two floors. The Baltimore Street façade is strikingly similar to that of 300 West Pratt Street. The façade is five stories tall and four bays wide. The first floor has recently been restored to its original appearance, which was recorded in several late-19th century illustrations. In the mid-20th century, this first floor was altered significantly. Now restored, the first floor is comprised of four segmental arch bays, framed by fluted piers with Corinthian columns. The inner two bays have double-leaf doors, and the outer two bays have display windows. The upper floor stories have four bays; each filled with segmental arch window and framed by Corinthian columns. All of the bays are deeply recessed and feature paneled soffits. The spandrels between the arches are decorated with molded paneling. Each floor has an intermediary cornice with modillions. The windows in the second, third and fourth floors have 4/4 sash windows, and those in the fifth floor are 2/4 sash. The cornice has dentils and egg and dart molding, overhangs a paneled frieze, and is supported by paired foliated brackets. The cornice soffit features rosettes. Above the first floor, the corners of the building have alternating rusticated and paneled iron blocks that imitate stone quoins.

The rear façade of the building on Redwood St is six stories tall, due to a difference in grade. The first two stories are cast-iron, with four segmental-arch openings separated by paneled pilasters topped with Corinthian columns. There is a fleur-de-lis in place of a keystone on each arch, and the spandrels feature a foliated bracket. The intermediary cornice at the top of the cast-ironwork features modillions and dentils. The first floor has four double-leaf doors. The bays of the second floor feature large 6/6 sash windows. The rest of the façade is brick. The second, third and fourth floors feature brick quoins on the sides of the building, and 4/4 sash arched windows in each bay, topped with a band of connected brick hoods. There is an intermediary cornice between the fifth and sixth floor. The sixth floor features six 4/4 sash arched windows and lacks ornamentation.

The Appold-Faust Building meets CHAP Landmark Designation Standards:

- B. A Baltimore City Landmark may be a site, structure, landscape, building (or portion thereof), place, work of art, or other object which:
 1. Is associated with events that have made a significant contribution to the broad patterns of Baltimore history;

The Appold-Faust Building is a late-19th century iron-front factory and warehouse. It is one of the few iron-front buildings that survived the Great Fire of 1904. It housed a variety of businesses and manufacturing firms, representative of how the garment district grew and changed throughout its history.

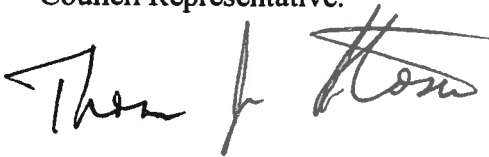
2. That is associated with the lives of persons significant in Baltimore's past;

The building was constructed by prominent builder Benjamin F. Bennett and the ironwork likely cast by the foundry of Bartlett, Robbins, and Co. for George J. Appold, a prominent Baltimore businessman. The rear of the building was constructed for John Faust, a pioneer in machinated shoe manufacturing.

3. Embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

This structure is one of the few remaining buildings in Baltimore City that has two cast-iron façades. Cast-iron façades were once ubiquitous in the business district, but many were lost in the Great Fire of 1904, and others lost to development. This five-story ornately cast iron-front building is one of the finest examples of cast-iron architecture still remaining in Baltimore.

Staff has notified the following of this action: Downtown Partnership, Baltimore Heritage, Baltimore AIA Chapter, Baltimore City Historical Society, Preservation Maryland and City Council Representative.



Thomas J. Stosur
Director