

FROM

NAME & TITLE  
AGENCY NAME & ADDRESS  
SUBJECT

THOMAS J. STOSUR, DIRECTOR

*Wolde / for T. J. S.*

CITY of

BALTIMORE

**MEMO**

DEPARTMENT OF PLANNING  
8<sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET

CITY COUNCIL BILL #11-0714/BALTIMORE CITY LANDMARK  
LIST - WAVERLY TOWN HALL



TO

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

DATE: November 3, 2011

At its regular meeting of July 7, 2011, the Planning Commission considered City Council Bill #11-0714, For the purpose of designating Waverly Town Hall, 3100 Greenmount Avenue (Block 3881, Lot 10/12), 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 #11-0714 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 #11-0714 be passed by the City Council.

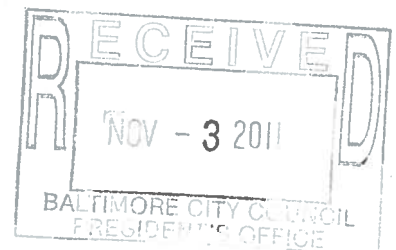
If you have any questions, please contact Mr. Wolde Ararsa, Division Chief, Land Use and Urban Design Division at 410-396-4488.


TJS/WYA/kh

Attachment

- cc: Ms. Kaliopé Parthemós, Deputy Mayor
- Mr. Peter O'Malley, Chief of Staff
- Ms. Angela Gibson, Mayor's Office
- The Honorable Bill Henry, Council Rep. to Planning Commission
- Ms. Barbara Zektick, DOT
- Ms. Karen Randle, Council Services
- Ms. Kathleen Kotarba, CHAP
- Mr. Donald Kennan, CHAP
- Mr. Paul Barnes, DGS

*A*



FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR <i>Ghele / for TJS</i>		
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET		CITY OF BALTIMORE  <b>MEMO</b>
	SUBJECT	CITY COUNCIL BILL#11-0714/BALTIMORE CITY LANDMARK LIST – WAVERLY TOWN HALL		

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Stephanie Rawlings-Blake  
Mayor

**PLANNING COMMISSION**  
Wilbur E. "Bill" Cunningham, Chairman

**AGENDA**

**July 7, 2011 – #1819**

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



Thomas J. Stosur  
Director

1. **ROLL CALL**
2. **APPROVAL OF MINUTES**
3. **CITY SCHOOLS' 2011 COMPREHENSIVE EDUCATIONAL FACILITIES MASTER PLAN (Citywide)**
4. **CITY COUNCIL BILL #11-0716/ SALE OF PROPERTY – 1206 McCULLOH STREET (City Council President – Administration)**  
For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property known as 1206 McCulloh Street (Block 0416, Lot 028) and no longer needed for public use; and providing for a special effective date. (Eleventh District)
5. **CITY COUNCIL BILL #11-0698/ RESIDENTIAL PERMIT PARKING – PIMLICO RACE TRACK AREA (Councilmembers – Rochelle "Rikki" Spector, Sharon Green Middleton and William "Pete" Welch)**  
For the purpose of modifying the boundaries of the Residential Permit Parking Area for the Pimlico Race Track Area. (Sixth and Fifth Districts)  
*(Postponed to a later Date)*
6. **MAJOR SUBDIVISION FINAL PLANS – 1475 PATAPSCO STREET (Tenth District)**
7. **CITY COUNCIL BILL #11-0718/ URBAN RENEWAL – MIDDLE EAST – AMENDMENT (Councilmember – Warren Branch)**  
For the purpose of amending the Urban Renewal Plan for Middle East to ADD A NEW LAND USE CATEGORY to the permitted land uses in the plan and to revise Exhibits 1 and 4 to reflect the change in the zoning, upon approval by separate ordinance, for 403-435 North Washington Street; waiving certain content and procedural requirements; making the provision of this Ordinance severable; providing for the application of this Ordinance in conjunction certain other ordinances; and providing for a special effective date. (Twelfth and Thirteenth Districts)

**CITY COUNCIL BILL#11-0719/REZONING – 403-435 NORTH WASHINGTON STREET (Councilmember – Warren Branch)**

For the purpose of changing the zoning for the properties known as 403-435 North Washington Street, as outlined in red on the accompanying plat, from the R-8 Zoning District to the O-R-2 Zoning District. (Thirteenth District)

**AREA MASTER PLAN/MONUMENT-MCELDERRY-FAYETTE – AMENDMENT (Thirteenth District)**

**CONSENT AGENDA**

- 8. REVISED FINAL DESIGN APPROVAL/CLIPPER MILL PUD #121 (Seventh District)**
- 9. MINOR AMENDMENT AND REVISED FINAL DESIGN APPROVAL/MOUNT WASHINGTON MILL PUD #140 – PNC BANK REMOTE DRIVE-THROUGH AND SIGNAGE (Fifth District)**
- 10. CITY COUNCIL BILL#11-0714/BALTIMORE CITY LANDMARK LIST – WAVERLY TOWN HALL (Councilmembers - Mary Pat Clarke, Carl Stokes, James B. Kraft, Warren Branch, Robert W. Curran, Bill Henry, Sharon Green Middleton)**  
For the purpose of designating Waverly Town Hall, 3100 Greenmount Avenue (Block 3881, Lot 10/12), as a historical landmark. (Fourteenth District)
- 11. CITY COUNCIL BILL #11-0712/ CITY STREETS – CLOSING – A 10-FOOT PORTION OF FOSTER AVENUE AND A 7-FOOT PORTION OF FAIT AVENUE (City Council President – Administration)**  
For the purpose of condemning and closing (1) a 10-foot portion of Foster Avenue, contiguous to the south side thereof and extending from Oldham Street, Westerly 356.0 feet, more or less, and (2) a 7-foot portion of Fait Avenue, contiguous to the north side thereof and extending from Oldham Street, Westerly 729.0 feet, more or less, to the CSX Transportation, Inc., Railroad Right of Way, as shown on Plat 148-A-48 in the Office of the Department of General Services; and providing for a special effective date. (Second District)
- 12. CITY COUNCIL BILL #11-0713/ SALE OF PROPERTIES – THE FORMER BEDS OF A 10-FOOT PORTION OF FOSTER AVENUE AND A 7-FOOT PORTION OF FAIT AVENUE (City Council President – Administration)**  
For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain properties known as the former beds of (1) a 10-foot portion of Foster Avenue, contiguous to the south side thereof and extending from Oldham Street Westerly 356.0 feet, more or less, and (2) a 7-foot portion of Fait Avenue, contiguous to the north side thereof and extending from Oldham Street Westerly

729.0 feet, more or less, to the CSX Transportation, Inc., Railroad Right of Way and no longer needed for public use; and providing for a special effective date. (Second District)

### **13. 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 8<sup>th</sup> floor of 417 East Fayette Street.**



*Stephanie Rawlings-Blake*  
Mayor

**PLANNING COMMISSION**  
*Wilbur E. "Bill" Cunningham, Chairman*

**SUMMARY**

**July 7, 2011**



*Thomas J. Stosur*  
Director

**3. CITY SCHOOLS' 2011 COMPREHENSIVE EDUCATIONAL FACILITIES MASTER PLAN**

The Regulations for the Administration of the Public School Construction Program (under the Maryland State Department of Education, or MSDE) require that BCPSS annually submit an updated and detailed Educational Facilities Master Plan (EFMP). The Planning Commission is required to review the Educational Facilities Master Plan on an annual basis. For the past several years, however, the IAC has recommended that Baltimore City Public Schools submit a Comprehensive Educational Facilities Master Plan, or CEFMP, in an effort to clarify the master planning process employed by City Schools for its facilities. A Comprehensive Educational Facilities Master Plan is supposed to provide a long-range (10 year) vision, however due to changing demographic, this Comprehensive Educational Facilities Master Plan focuses on a one-year-plus timeframe.

This document includes the requisite Required Elements for updating the annual Facilities Plan. As required, the document provides an overview of the school system's goals, standards and guidelines; presents a planning analysis of the school district's communities; includes a detailed inventory of school facilities; reviews current and projected enrollment data; and identifies potential future school construction needs. It also reports on the changes to City Schools' programs and facilities that will be implemented in School Year 2011-2012, and presents the road map, or directions, for future decision-making that will impact school facilities. This Comprehensive Educational Facilities Master Plan is the document that serves as a blueprint for the school system's fiscal year 2013 capital budget, which will be presented in detail in the fall of 2011. This plan was reviewed and approved by the Board of School Commissioners at their June 28, 2011 meeting.

**Recommendation:** Approval and additional recommendations.

**4. CITY COUNCIL BILL #11-0716/ SALE OF PROPERTY – 1206 McCULLOH STREET**

This proposed sales ordinance will allow for the disposition of the property known as 1206 McCulloh Street. This property will be sold to The Union Baptist Church and will be used for parking for the church's Head Start Program. It is staff's finding that the subject property is not needed for public purposes and can be sold. Planning is in support of City Council Bill #11-0716 that authorizes the sale and to allow the City to dispose of the lot for redevelopment purposes.

Staff has notified the Upton Planning Committee, Inc., Midtown Community Benefits District, Marble Hill Community Association, Inc., and the Central District Police-Community Relations Council of this action.

**Recommendation:** Approval

**5. CITY COUNCIL BILL #11-0698/ RESIDENTIAL PERMIT PARKING – PIMLICO RACE TRACK AREA**

*(Postponed to a later date)*

**6. MAJOR SUBDIVISION FINAL PLANS – 1475 PATAPSCO STREET**

The property known as 1475 Patapsco Avenue (Lot 001 of Block 0995) is being subdivided into ten lots for the development of ten new single family townhomes. Each town home will have a rear-loading one-car garage. The site is zoned B-2-3 and is 10,803 square feet (0.248 acres) in size and is improved with a three story structure that will be razed.

The South Baltimore Neighborhood Association was notified about the Major Subdivision Final Plans/1475 Patapsco Avenue.

**Recommendation:** Approval

**7. AREA MASTER PLAN/MONUMENT-MCELDERRY-FAYETTE – AMENDMENT**

**CITY COUNCIL BILL #11-0718/ URBAN RENEWAL – MIDDLE EAST – AMENDMENT**

**CITY COUNCIL BILL#11-0719/REZONING – 403-435 NORTH WASHINGTON STREET**

These three combined actions are intended to support the development of an office use at 403-427 North Washington Street. The lead action is to rezone the east side of the 400 block North Washington Street from R-8 to O-R-2. These parcels are located in the Middle East Urban Renewal Area and have been vacant or significantly underutilized for quite some time. Although the Middle East Urban Renewal Plan and the applicable Monument-McElderry-Fayette Area Plan designate these parcels as residential and the corresponding zoning is R-8, there has been significant change nearby with added community support to warrant reconsideration of just a strictly residential land use on this site. The site is just one block to the east of the Johns Hopkins Medical Campus (JHMI) and specifically the new Adult and Children's Hospitals, due to open April, 2012.

In general, staff believes the proposed redevelopment on North Washington Street will capitalize on the existing cultural, institutional, and neighborhood assets as well as expand on the City's investment in the surrounding community. In addition to the previously mentioned JHMI development, an example of the City's investment in the adjacent area is the Monument Street Landfill which is the proposed redevelopment of a 28-acre site for commercial retail purposes. Currently the City is also working to attract commercial tenants while increasing security efforts and bolstering neighborhood involvement. Another nearby redevelopment project is the North East Market renovation. Johns Hopkins has taken on an increased role, in partnership with the Baltimore Public Markets Corporation, to spearhead the redevelopment of the 36,000 square foot facility as a premiere local shopping destination.

The development team has submitted schematic plans for a four story office building with ground level parking and lease space for 403-427 North Washington Street. It will be located just one block to the east of JHMI and provide needed support office space for related medical uses. It is believed that introducing the Office-Residential category into this extreme southwestern edge of the urban renewal area is an appropriate planning decision given adjacent commercial uses and nearby intense medical uses.

Staff notified the McElderry Park Community Association, C.A.R.E, The Community Housing and Relocation Workgroup, Amazing McElderry Park CDC, Banner Neighborhoods Community Corporation, Baltimore Housing and BDC of this meeting.

**Recommendations:**

- Area Master Plan Amendment: Approval
- City Council Bill #11-0718: Approval
- City Council Bill #11-0719: Approval

**CONSENT AGENDA**

**8. REVISED FINAL DESIGN APPROVAL/CLIPPER MILL PUD #121 (Seventh District)**

The Clipper Mill PUD #121 was established by Ordinance #03-0590, dated July 8, 2003. The latest action before the Planning Commission was the Minor Amendment and Final Design Approval for the Woodberry Kitchen and the Tractor Building on June 26, 2008. Applicants request approval of a modification to the signage package, by adding a corner treatment to the Poole & Hunt building. The purpose of this corner sign is to better identify this Clipper Mill business, and to aid customers and visitors in wayfinding.

**Recommendation:** Approval



**9. MINOR AMENDMENT AND REVISED FINAL DESIGN APPROVAL/MOUNT WASHINGTON MILL PUD #140 – PNC BANK REMOTE DRIVE-THROUGH AND SIGNAGE (Fifth District)**

The Mt. Washington Mill was originally established by Ordinance #92-77, approved on July 1, 1992. It was later repealed and replaced with a new PUD by Ordinance #08-97 on December 11, 2008. The applicant is now requesting a Minor Amendment and Revised Final Design Approval for the PNC Bank for adding a remote drive-through lane and ATM lane, with accompanying signage, and revised elevations for PNC Bank. Staff has reviewed and approved the site plan and the elevation drawings for the proposed improvement.

**Recommendation:** Approval

**10. CITY COUNCIL BILL#11-0714/BALTIMORE CITY LANDMARK LIST – WAVERLY TOWN HALL**

On April 21, 2011 the Commission for Historical and Architectural Preservation (CHAP) approved land mark designation for the Waverly Town Hall building. The Planning Commission recommended approval of designation of the Waverly Town Hall to the City Landmark List at its meeting on May 19, 2011.

This bill furthers the purpose of designating the Waverly Town Hall building as a local historic landmark. The Waverly Town Hall dates from the early 1870s and is associated with events that have made a significant contribution to the broad patterns of Baltimore history. It also embodies distinctive characteristics of a type, period, or method of construction, and is a significant and distinguishable building on Greenmount Avenue.

CHAP's action is the first step and the Planning Commission action is the second step in this three steps process for Baltimore City historical landmark designation. This bill is the final step in the process. This action is consistent with the previous CHAP and Planning Commission actions.

**Recommendation:** Approval

**11. CITY COUNCIL BILL #11-0712/ CITY STREETS – CLOSING – A 10-FOOT PORTION OF FOSTER AVENUE AND A 7-FOOT PORTION OF FAIT AVENUE**

For the purpose of condemning and closing (1) a 10-foot portion of Foster Avenue, contiguous to the south side thereof and extending from Oldham Street, Westerly 356.0 feet, more or less, and (2) a 7-foot portion of Fait Avenue, contiguous to the north side thereof and extending from Oldham Street, Westerly 729.0 feet, more or less, to the CSX

Transportation, Inc., Railroad Right of Way, as shown on Plat 148-A-48 in the Office of the Department of General Services; and providing for a special effective date.

On October 4, 2007, the Planning Commission reviewed and approved, subject to compliance with the Department of General Services' requirements, the closing of a 10 foot portion of Foster Avenue and a 7 foot portion of Fait Avenue. The proposal was in conjunction for a minor amendment, street closing to the Greektown Redevelopment PUD, and final subdivision and development plan for 4500 and 4700 Faith Avenue, 4601 Foster Avenue and 820 Oldham Street. This legislation is the third step in a four step process that is required to dispose of surplus right-of-way property. This request is consistent with the previous Planning Commission action, and staff remains in full support.

**Recommendation:** Approval

**12. CITY COUNCIL BILL #11-0713/ SALE OF PROPERTIES – THE FORMER BEDS OF A 10-FOOT PORTION OF FOSTER AVENUE AND A 7-FOOT PORTION OF FAIT AVENUE**

For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain properties known as the former beds of (1) a 10-foot portion of Foster Avenue, contiguous to the south side thereof and extending from Oldham Street Westerly 356.0 feet, more or less, and (2) a 7-foot portion of Fait Avenue, contiguous to the north side thereof and extending from Oldham Street Westerly 729.0 feet, more or less, to the CSX Transportation, Inc., Railroad Right of Way and no longer needed for public use; and providing for a special effective date.

On October 4, 2007, the Planning Commission reviewed and approved the street closing the former beds of a 10 foot portion of Foster Avenue and a 7 foot portion of Fait Avenue. The right-of-way closing accommodates the proposal development in conjunction for a minor amendment to the Greektown Redevelopment PUD, and final subdivision and development plan for 4500 and 4700 Faith Avenue, 4601 Foster Avenue and 820 Oldham Street. These streets are no longer needed for a public purpose. This is the fourth step in a four step process. This action is consistent with the previous Planning Commission actions, and staff remains in full support.

**Recommendation:** Approval



*Stephanie Rawlings-Blake*  
Mayor

## PLANNING COMMISSION

*Wilbur E. "Bill" Cunningham, Chairman*



*Thomas J. Stosur*  
Director

### STAFF REPORT

May 19, 2011

**REQUEST:** Baltimore City Landmark Designation/Waverly Town Hall –  
3100 Greenmount Avenue

**RECOMMENDATION:** Approval

**STAFF:** Robert Quilter

**PETITIONER:** Better Waverly Community Association

**OWNER:** WABKF, LLC

#### **SITE/ GENERAL AREA**

**Site Conditions:** The site is known as 3100 Greenmount Avenue and is located at the northwest corner of Greenmount and 31<sup>st</sup> Street in Waverly. The lot is 57' wide along Greenmount and runs 103' along 31<sup>st</sup>. It is improved with a three story brick commercial structure. The site is zoned B-2-3. To the north and west are one story commercial structures.

**General Area:** The Waverly Business area is a mix of one, two and three story commercial buildings that line Greenmount Avenue and intersecting east-west streets. It stretches from approximately 29<sup>th</sup> Street on the south to 35<sup>th</sup> Street on the north and jogs one block or several on the east and west sides of Greenmount Avenue.

#### **HISTORY:**

- Ordinance #79-1029, approved by the Mayor and City Council on May 24, 1979, established the Waverly Business Area Urban Renewal Plan.
- Ordinance #02-371, approved on July 1, 2002, was Amendment #3 to that Plan.

#### **CONFORMITY TO PLANS**

This Local Baltimore City Landmark Designation conforms to the goals and objectives of the Waverly Business Area Urban Renewal Plan. It also conforms to the Baltimore City Comprehensive Master Plan's Live Section/Goal 2/Objective 4 - Protect and Enhance the Preservation of Baltimore's Historic Buildings and Neighborhoods.

## **ANALYSIS**

Baltimore City Landmark designation is a three-step process. The first step is CHAP approval and a subsequent Planning Commission hearing on landmark designation is the second step. After the Planning Commission renders a decision on the designation, its recommendation will then go to the City Council for introduction by the Administration. The third and final step is passage of legislation by the Mayor and City Council that would designate this property, Waverly Town Hall, as a Baltimore City Landmark.

The structure known as the Waverly Town Hall is located at the northwest corner of Greenmount Avenue and East 31<sup>st</sup> Street, in the center of the Waverly Business Area. Built ca. 1873 in the later-nineteenth century Classical Revival style, it was constructed for a cost of \$12,000 by the Huntington Company of Waverly.

The building was located on what was then York Road which placed it on a primary transportation corridor and a block north of the toll gate. The village of Waverly at the time was in Baltimore County and was a prosperous community located just north of the city limits and close to nearby very productive farmland. The Waverly Town Hall served as a community meeting place, a center of commerce, a social and political hub and a post office for the Waverly community into the 20<sup>th</sup> century. In 1888 Baltimore City boundaries were expanded to include the Waverly area as well as other adjoining parts of Baltimore County

It was also home to one of Waverly's most influential political figures, Dr. Edwin C. Livingston III. At the turn of the 20<sup>th</sup> century Dr. Livingston, one of the Hall's owners, opened a drug store on the first floor of the Hall and utilized its central location to further his civic and political goals. Following various drug store operations, the first floor then became a series of restaurants. Other uses in the building included post office, cigar factory and store and dental practices. Two twentieth century commercial buildings now abut the Waverly Town Hall. These one story commercial buildings were extensions of the original building. Although the newer buildings are located on the same property, they can be separated from the Town Hall as they differ significantly in age and architectural style.

Although the original Waverly Town Hall has been significantly altered over more recent years with the removal of much historic embellishments and detail, numerous historic images exist to guide a thoughtful restoration.

CHAP at its April, 2011 hearing recommended approval of the Waverly Town Hall for Baltimore City Landmark designation. It meets CHAP Landmark Criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of Baltimore history;

*The Waverly Town Hall played an important role in the development of the Waverly community in the 19<sup>th</sup> and 20<sup>th</sup> centuries, serving the community as a post office, meeting space, storefront, and gathering place. The Hall played an important role in the debate regarding the annexation of the "Belt" area from Baltimore County to Baltimore City in the late 19<sup>th</sup> century. Its prominent*

*location on York Road provided an important place for local politicians, political candidates, and civic organizations to speak about a wide variety of issues affecting the Waverly Community and the City of Baltimore.*

2. 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.

*The building was a fine example of the classical revival style; however, given the removal of many of its character defining features, it now stands as a significant and distinguishable building on Greenmount Avenue, whose components currently lack individual distinction.*

The following community organizations were notified of this meeting: Abell Improvement Association, Better Waverly Community Organization, Charles Village Community Benefits District, Greater Homewood Community Corporation, Inc., North Baltimore Neighborhood Coalition, Waverly Improvement Association, Waverly Main Street.



**Thomas J. Stosur**  
**Director**