

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 #15-0511/ BALTIMORE CITY LANDMARK LIST - PATTERSON PARK

CITY of
BALTIMORE
MEMO



TO

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

DATE: September 22, 2016

At its regular meeting of September 15, 2016, the Planning Commission considered City Council Bill #15-0511, For the purpose of designating Patterson Park in its entirety and all of its existing structures, 100 South Linwood Avenue (Block 1740, Lot 001) and 201 South Linwood Avenue (Block 1740, Lot 002), as a historical landmark.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #15-0511, and adopted the following resolution, eight members being present (eight in favor):

RESOLVED, That the Planning Commission recommends that City Council Bill #15-0511 be amended and passed by the City Council, with the following amendment:

- That pages 2-4 of the CHAP report be attached to the bill.

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

TJS/WA

Attachment

- cc: Ms. Kaliopé Parthemos, Chief of Staff
 Mr. Colin Tarbert, Deputy Mayor for Economic and Neighborhood Development
 Mr. Leon Pinkett, Assistant Deputy Mayor for Economic and Neighborhood Development
 Ms. Angela Gibson, Mayor's Office
 The Honorable Rochelle "Rikki" Spector, Council Rep. to Planning Commission
 Mr. David Tanner, BMZA
 Mr. Geoffrey Veale, Zoning Administration
 Ms. Sharon Daboin, DHCD
 Ms. Barbara Zektick, DOT
 Ms. Elena DiPietro, Law Dept.
 Ms. Natawna Austin, Council Services
 Ms. Melissa Krafchik, PABC
 Mr. Eric Holcomb, CHAP



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stasur
Director

September 15, 2016

REQUEST: City Council Bill # 15-0511 - Designate as a Baltimore City Landmark: Patterson Park, 100 South Linwood Avenue (Block 1740, Lot 001) and 201 South Linwood Avenue (Block 1740, Lot 002)

RECOMMENDATION: Approval

STAFF: Lauren Schiszik

PETITIONER: Councilman James Kraft

OWNER: Mayor and City Council

SITE/HISTORIC DISTRICT

Site Conditions/Architectural Description: Patterson Park is a 133-acre public park located in East Baltimore City. The majority of the park land (112 acres) is bounded by East Baltimore Street to the north, Eastern Avenue to the south, South Patterson Park Avenue to the western edge, and South Linwood Avenue to the east (Block 1740, Lot 001). South Linwood Avenue separates this larger segment from the 20-acre Eastern Annex—serving as the annex's western edge, with the other boundaries including South Ellwood Avenue to the east, East Pratt Street to the north, and Eastern Avenue to the south (Block 1740, Lot 002).

General Area: Patterson Park is surrounded by six densely-built rowhouse neighborhoods that are immediately adjacent to its borders: Patterson Place, Baltimore-Linwood (Patterson Park North and East), Highlandtown, Canton, Upper Fells Point, and Butchers Hill (according to Baltimore City's 2011 Neighborhood Statistical Area boundaries).

HISTORY

The Planning Commission most recently reviewed and approved the 2016 Patterson Park Master Plan at its hearing on March 31, 2016.

CONFORMITY TO PLANS

The request confirms to the goals and objectives of the Baltimore City Comprehensive Master Plan, specifically PLAY Goal 1: Strengthen Stewardship of Historical and Cultural Resources; And LIVE Objective 4: Protect and Enhance the Preservation of Baltimore's Historic Buildings and Neighborhoods.

ANALYSIS

This is the second public hearing for this property as part of the Baltimore City Landmark designation process. The first hearing was the September 13, 2016 CHAP Commission hearing, where the Commission reviewed and recommended approval of Landmark designation. CHAP staff did not author a full landmark designation report given the comprehensive information provided in the National Register nomination form and the 2014 archaeological report, both of which are attached to this staff report.

The CHAP Commission found that based upon the historical context, architectural and landscape designs, and significant archaeological resources that exist in this park, Patterson Park meets CHAP Landmark designation criteria for the following standards:

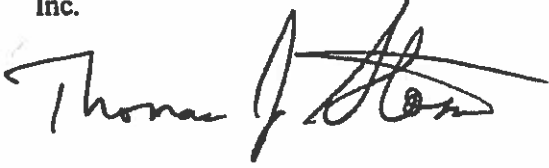
- B. A Baltimore City Landmark may be a site, structure, landscape, building (or portion thereof), place, work of art, or other object which:
1. Is associated with events that have made a significant contribution to the broad patterns of Baltimore history;
 3. Embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
 4. That have yielded or may be likely to yield information important in Baltimore prehistory or history.

Patterson Park is the oldest park in Baltimore City. Originally only 6 acres in size, it was donated by William Patterson in 1827 for a "Public Walk". The park grew over the 19th and 20th centuries to reach its present size in 1908. The park's design, landscape, and built environment have been shaped by historic events that occurred there and by different eras of park planning ideals. The western portion of the park is the most historic area, with many historic structures, such as the Pagoda - a Baltimore City Landmark - historic walking paths, fountains, monuments, and the archaeological remnants of Roger's Bastion, a fortification that was the eastern line of land defense in the 1814 Battle of Baltimore during the War of 1812. The park was redesigned several times over its history to meet the contemporary best practices in park planning, such as the City Beautiful movement and the American Recreation movement. The Olmsted Brothers Landscape Architects designed the active recreational area in the eastern portion of the park in the early 20th century. The park features significant historic architecture, landscaping, and archaeological resources that represent the growth and change of this land and recreation in Baltimore over centuries.

NEIGHBORHOOD NOTIFICATIONS

Notification of this hearing has been provided to the owner and posted on the property. The following entities were notified about the consideration of this item: the Patterson Park Master Plan Steering Committee, the Friends of Patterson Park, Banner Neighborhoods Community Corporation, Brewer's Hill Community Association, Butcher's Hill Association Inc., Canton Community Association, Fell's Prospect, Inc., Julie Community Center, Inc., Living Classrooms Foundation, Southeast Community Development Corporation, Southeastern District Police Community Relations Council, and the Waterfront Coalition, Recreation &

**Parks, Friends of Patterson Park, Baltimore National Heritage Area, and Baltimore Heritage,
Inc.**

A handwritten signature in black ink, appearing to read "Thomas J. Stosur". The signature is stylized with a large, sweeping initial "T" and a long horizontal stroke extending to the right.

**Thomas J. Stosur
Director**



Stephanie Rawlings-Blake
Mayor

**COMMISSION FOR
HISTORICAL & ARCHITECTURAL
PRESERVATION**

Tom Liebel, Chairman

STAFF REPORT



Thomas J. Stosur
Director

September 13, 2016

REQUEST: City Council Bill # 15-0511 - Designate as a Baltimore City Landmark: Patterson Park, 100 South Linwood Avenue (Block 1740, Lot 001) and 201 South Linwood Avenue (Block 1740, Lot 002)

RECOMMENDATION: Approval

STAFF: Lauren Schiszik

PETITIONER(S): Councilman Kames Kraft

OWNER: Mayor and City Council

SUMMARY: Designate this property on the Baltimore City Landmark List.

SITE/HISTORIC DISTRICT

General Area: Patterson Park is a 133-acre public park located in East Baltimore City. Patterson Park is surrounded by six densely-built rowhouse neighborhoods that are immediately adjacent to its borders: Patterson Place, Baltimore-Linwood (Patterson Park North and East), Highlandtown, Canton, Upper Fells Point, and Butchers Hill (according to Baltimore City's 2011 Neighborhood Statistical Area boundaries). The majority of the park land (112 acres) is bounded by East Baltimore Street to the north, Eastern Avenue to the south, South Patterson Park Avenue to the western edge, and South Linwood Avenue to the east (Block 1740, Lot 001). South Linwood Avenue separates this larger segment from the 20-acre Eastern Annex—serving as the annex's western edge, with the other boundaries including South Ellwood Avenue to the east, East Pratt Street to the north, and Eastern Avenue to the south (Block 1740, Lot 002).

Site Conditions/Architectural Description: Patterson Park is the oldest park in Baltimore City, originally only 6 acres in size, donated by William Patterson in 1827 for a "Public Walk". The park grew over the 19th and 20th centuries to reach its present size in 1908. The park's design, landscape, and built environment has been shaped by historic events that occurred there and by different eras of park planning ideals. The western portion of the park is the most historic area, with many historic buildings, such as the Pagoda, a Baltimore City Landmark, historic walking paths, and remnants of Roger's Bastion, a fortification that was the eastern line of land defense in the 1814 Battle of Baltimore during the War of 1812. The park was redesigned several times over its history to meet the contemporary best practices in park planning, such as the City Beautiful movement and the American Recreation movement. The park features significant

historic architecture, landscaping, and archaeological resources to represent the growth and change of this land and recreation in Baltimore over centuries.

BACKGROUND

CHAP has several previous actions regarding this park, as CHAP reviews all significant changes to the Park (as required under Article Six §8-13 of the Baltimore City code), resulting in a recommendation report to the Mayor and Department of Recreation and Parks. Projects reviewed by CHAP have included:

- 2016 - Recommendation for adoption the Patterson Park Master Plan
- 2012 - Construction of the Living Classrooms building
- 1982 - Designation of the Patterson Park Pagoda as a Baltimore City Landmark
- Minor alterations reviewed and approved at staff level

On March 30, 2015, City Council Bill # 15-0511 was introduced by Councilman James Kraft to designate this building as a Baltimore City Landmark.

PROPOSAL & APPLICATION OF GUIDELINES

Designate this property on the Baltimore City Landmark List.

CHAP staff applied its guidelines for designation of properties as Baltimore City Landmarks, and found that Patterson Park met three of the four criteria:

1. That are associated with events that have made a significant contribution to the broad patterns of Baltimore history; or
3. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
4. That have yielded or may be likely to yield information important in Baltimore prehistory or history.

The National Register Nomination Form for Patterson Park and the Archaeological Report from the 2014 archaeological investigations are attached for in-depth information regarding the park's historical development, and significant architectural, landscape, and archaeological features.

As this designation covers architectural, landscape, and archaeological features in an actively used park, CHAP staff has developed a clear outline of which features should be included and excluded in the designation, which was shared with Recreation & Parks and community partners for review and comments.

Built Environment

Features under CHAP review

1. CHAP will review exterior alterations, additions, and demolitions to all historic structures, including:
 - All Entrance gates (10 total)
 - Buildings: White House, 2 Octagonal Pavilions, Pagoda, Stables, Casino

- Marble Fountain and Taurus Fountain remnant
- Stone walls and stone bases for fencing
- Monuments (Casimir Pulaski, Star-Spangled Banner Statue, Saengerfest Statue, cannons, Vietnam Memorial, Gold Star Mothers Memorial Flagstaff)

2. CHAP will review construction plans and locations for all new buildings and structures, including playground equipment. In the Active Core of the park (see Map 2), recreational buildings and infrastructure are appropriate and recommended, and CHAP designation will not impede installation of recreational facilities and equipment.

3. CHAP will conduct design review for major additions to non-historic buildings. Major additions are additions that significantly increase the size, volume, or massing of the non-historic building. The non-historic buildings are:

- Pool buildings
- Ice rink structure
- Recreation center
- Living Classrooms building

Features not under CHAP review

1. CHAP will not review minor alterations to or demolition of non-historic structures including:

- Pool and pool houses
- Ice rink
- Recreation Center
- Tennis courts
- Basketball courts
- Dog park
- Living Classrooms building
- Playground equipment

Landscape

Features under CHAP review

CHAP will review alterations to the landscape including alterations to existing features and installation of new features, including:

- Paved roads, sidewalks, paths and stairs (alterations include realignments, change to paving materials)
- Fencing
- Lighting
- Fixed site furnishings (permanently affixed via concrete pad)
- Grading of soil that results in a change of topography of more than 12"
- Excavation larger than 5 square feet and deeper than 12" (due to archaeological potential)

- Removal of healthy mature trees
- Planting and ecological management plans
- Signage plans and installation

Note that many of the features above, like signage, site furnishings, etc. will likely be installed/created as part of a larger planning effort, so that the concept plan and design could be reviewed and approved in total by CHAP, instead of being approved piece by piece.

Features not under CHAP review

CHAP will not review the following:

- Alterations to existing playfields, including the addition of new turf fields and associated infrastructure.
- Impermanent installations that do not need a concrete base, such as athletic benches, port-a-johns, tents, stages, trash cans, etc.
- Excavations for tree pits (though notification of CHAP staff is recommended, in order to take advantage of the opportunity to document absence/presence of archaeological resources, which will inform future land management)
- Maintenance of existing infrastructure, such as repairs to equipment, lighting, benches, signage; replanting planting beds, tree-trimming, etc.

ANALYSIS

CHAP staff has reviewed the landmark designation report and has determined that the property is eligible for designation as a landmark under Criteria 1, 3, and 4.

NEIGHBORHOOD COMMENTS

The property is not located within a CHAP district; therefore, comments from an Architectural Review Committee are not applicable. However, CHAP did inform Recreation & Parks, Friends of Patterson Park, Baltimore National Heritage Area, and Baltimore Heritage, Inc.

Baltimore National Heritage Area submitted a letter of strong support.

Staff recommends a finding of approval for designation of this property on the Baltimore City Landmark List because it meets criteria 1, 3, and 4 of CHAP's criteria for designation.

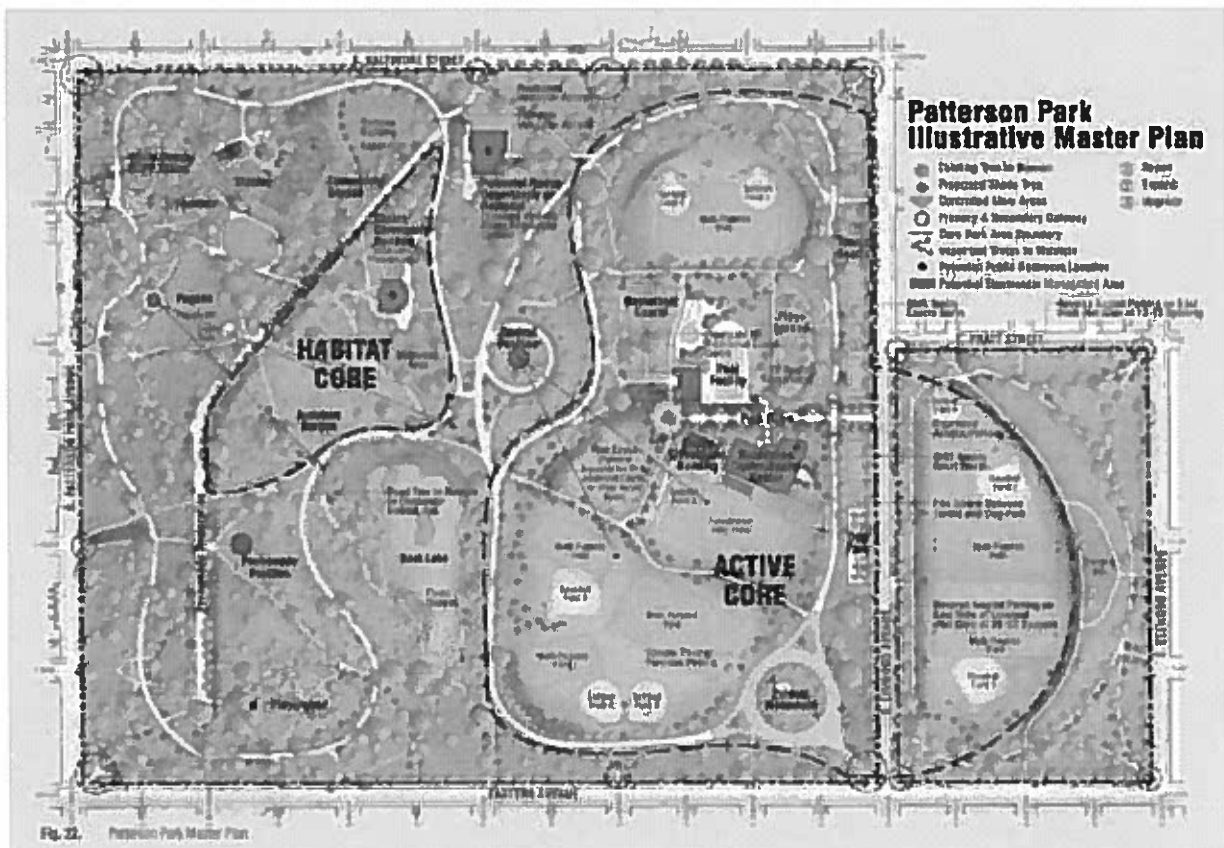


Eric Holcomb
Director

MAP AND IMAGES



Map 1: Google map of the property.



Map 2: Figure 22 from 2016 Patterson Park Master Plan, illustrating the Active Core.



Image 1– Aerial view of site, view from south.



Image 2 – Southwest entrance gate



Image 3 – Casino



Image 4 – Centennial War of 1812 Monument in the foreground of Patterson Park Pagoda (Baltimore City Landmark)



Image 5 – Marble Fountain, Superintendent's House, and Entrance Gates



Image 6 – Stables



Image 7 – Historic Path, stairs, and stone wall



Image 8 – Light fixture on entrance gate



Image 8 – Pulaski Monument and landscape



Image 9 – Pavilion



Image 10 – Lake



Image 11 – Promenade



Image 12 – Sculpture



Image 13 – Bench



Image 14 – Sports Field and Swimming Rink



Image 15 – Non-contributing Pool and Pool buildings



Image 16 – Non-contributing Virginia Baker Recreation Center



Image 17 – Basketball Courts



Image 18 – Tennis Courts