


FROM	NAME & TITLE	GARY W. COLE, ACTING DIRECTOR <i>Shole</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 th FLOOR		
	SUBJECT	CITY COUNCIL BILL #08-0171-BALTIMORE CITY LANDMARK LIST- DR. GIERING HOUSE		

TO

DATE:
September 17, 2008

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

At its regular meeting of September 11, 2008, the Planning Commission considered City Council Bill #08-0171 for the purpose of designating the Dr. Giering House, located at 3906 Parkside Drive, as a Baltimore City Landmark.

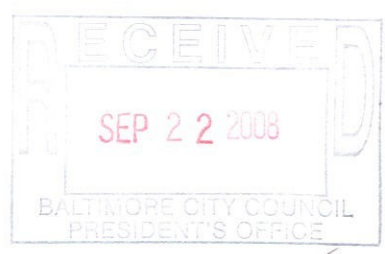
In its consideration of this Bill, the Planning Commission reviewed the attached agenda, summary, and previous staff report which recommended approval of City Council Bill #08-0171 and adopted the following resolution, eight members being present (eight in favor).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #08-0171 be passed by the City Council.

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

GWC/ttl

- cc:
- Mr. Andy Frank, Deputy Mayor
 - Mr. Demuane Millard, Mayor's Office
 - Ms. Angela Gibson, Mayor's Office
 - The Honorable "Rikki" Spector, City Council Commission Representative
 - Ms. Nikol Nabors-Jackson, DHCD
 - Ms. Deepa Bhattacharyya, Law Department
 - Mr. Larry Greene, Councilmanic Services
 - Ms. Kathleen Kotarba, Chief, CHAP
 - Mr. Tyler Gearhart, Chairman, CHAP



PLANNING COMMISSION

STAFF REPORT

February 7, 2008

REQUEST: Baltimore City Historic Landmark Designation/Dr. Giering House – 3906 Parkside Drive

RECOMMENDATION: Approval

STAFF: Andrea Houseman, HAP Division

PETITIONER(S): Vernon George and Tirza Chavez and Commission on Historic and Architecture Preservation (CHAP)

OWNER: Vernon George and Tirza Chavez

SITE/GENERAL AREA

Site Conditions: The Giering House is located at 3906 Parkside Avenue and it sits on two lots in the Arcadia neighborhood of Northeast Baltimore. The lot rises 4-feet above street level. The house is two-story, with a basement that stands five bays across and five bays deep with a front gabled roof. One small early stone addition sits off the back of the house. Originally, the home featured a double wide front entrance with a wrap around porch.

General Area: The subject landmark site is located in Northeast Baltimore, north of Herring Run Park, between Walther Boulevard to the west and Belair Road to the east. The surrounding area is residential (R-3 and R-4) and is characterized by single-family detached houses. Additionally, the landmark site is within the Arcadia/Beverly Hill National Registry Historic District.

HISTORY

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

CONFORMITY TO PLANS

This site lies within the Arcadia/Beverly Hill National Registry Historic District. The goal of this designation is to recognize the architectural importance of this rare late 19th- early-20th-century example of the stone home construction method. Other stone homes in the Baltimore area were architect-designed, high-style structures. This home also has a unique layout similar to that of a German stone farm house with the two fire places located in the center of the home parallel to the front and rear facades. The home also features a half-passage plan in which the central hall stops after the stair case and opens in to a large room.

ANALYSIS

In 1902 Dr. Joseph X. Giering purchased the two lots, built his home and moved with his wife Anna and two adult sons Robert X. and Herman J. to Eutaw Heights. Joseph and Anna Giering were both immigrants from Germany, and their sons were born in New York. The Giering's moved from Rochester New York to Harrisburg in 1880 and opened a saloon and restaurant. In 1885 New York Times published an article about Dr. Giering filing suit against a nephew of the governor of New York for slander, the gentleman wrote an article for the Harrisburg Telegram about Dr. Giering's saloon with the headline "Where the wicked meet." The conclusion of the law suit is unknown. The Gierings were previous residents of South High Street and East Baltimore Street, and also ran a saloon on South Liberty Street (all of which have been demolished).

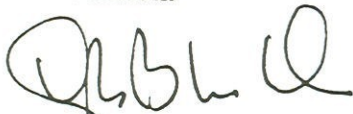
The Heckels built a unique home for the Gierings, the walls from foundation to roof are solid stacked field stone; most of the homes in the area are wood framed cottages and concrete block foursquare style houses. This is unusual for several reasons. First, solid stone construction was uncommon in this area of the Mid-Atlantic at any time despite the large number of quarries in the area. Second, this method of construction is more common in the Delaware Valley region of Pennsylvania and New Jersey, and very few examples are found as far south as the state of Delaware. Third, the few other southern examples were built much earlier, making this a rare late 19th- early-20th-century example of this construction method. Furthermore, other stone homes in the Baltimore area were architect-designed, high-style structures. Fourth, the home also has a unique layout similar to that of a German stone farm house with the two fire places located in the center of the home parallel to the front and rear facades. The home also features a half-passage plan in which the central hall stops after the stair case and opens in to a large room.

The Giering House meets the standards for Baltimore City Landmark designation, with respect to the following criteria: "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"

The structure is of a unique solid stone construction method not common in this region of the Mid-Atlantic. Most examples of this construction method are found in the Delaware Valley area of Pennsylvania and New Jersey, few reach as far south as the state of Delaware. Other stone homes in the Baltimore area were either affiliated with mill villages or were architect-designed, high-style structures. This is the only well documented example of a German style stone farm house in Baltimore City. The solid stone construction and center fire places that sit parallel to the front and back facades of the home are distinguishing characteristics of German construction. Both the Gierings and the Heckels have strong German heritage.

The CHAP recommended approval of the Giering House Landmark designation on December 11, 2007. After approval of landmark designation by the Planning Commission, and Mayor and City Council, any future exterior change to the building will require CHAP review.

Staff notified the property owner and the Arcadia Improvement Association, Inc. about this action.

A handwritten signature in black ink, appearing to read 'D. B. McCoach, III'. The signature is fluid and cursive, with the first letters of each name being capitalized and prominent.

Douglas B. McCoach, III
Director