


TJA

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #17-0171/ FIVE AND DIME HISTORIC DISTRICT		

DATE:

TO

January 12, 2018

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

At its regular meeting of January 11, 2018, the Planning Commission considered City Council Bill #17-0171, for the purpose of designating the area located within certain boundaries as the Five and Dime Historic District; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #17-0171 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 #17-0171 be passed by the City Council.

If you have any questions, please contact Mr. Eric Tiso in the Land Use and Urban Design Division at 410-396-8358.

TJS/ewt

Attachment

- cc: Mr. Pete Hammen, Chief Operating Officer
 Mr. Jim Smith, Chief of Strategic Alliances
 Ms. Karen Stokes, Mayor's Office
 Mr. Colin Tarbert, Mayor's Office
 Mr. Kyron Banks, Mayor's Office
 The Honorable Edward Reisinger, Council Rep. to Planning Commission
 Mr. William H. Cole IV, BDC
 Mr. David Tanner, BMZA
 Mr. Geoffrey Veale, Zoning Administration
 Ms. Sharon Daboin, DHCD
 Ms. Elena DiPietro, Law Dept.
 Mr. Francis Burnszynski, PABC
 Ms. Valorie LaCour, DOT
 Ms. Natawna Austin, Council Services



*Catherine E. Pugh
Mayor*

PLANNING COMMISSION

Sean D. Davis, Chairman

STAFF REPORT



*Thomas J. Stosur
Director*

January 11, 2018

REQUEST: City Council Bill #17-0171/ Five and Dime Historic District:

For the purpose of designating the area located within certain boundaries as the Five and Dime Historic District; and providing for a special effective date.

RECOMMENDATION: Approval

STAFF: Stacy Montgomery

INTRODUCED BY: City Council President (Administration)

SITE/GENERAL AREA

Site Conditions: Situated within the historic retail core of Baltimore City and on a street grid that largely remains from the original settlement of the area, the proposed Five & Dime historic district demonstrates distinctive characteristics of 19th and early 20th century commercial architecture in a variety of styles. Five & Dime comprises about 5 city blocks northwest of the Inner Harbor and immediately adjacent to (west of) the Central Business District. Howard Street continues to serve this area as the primary thoroughfare for public transit, as the light rail tracks replaced the historic streetcar route.

The district is comprised of a wide variety of commercial structures dating primarily from the 19th and 20th centuries. A number of the buildings have been modified over time to connect or modernize smaller buildings. Much of this work occurred during the period of significance and resulted from the change in the nature of retail design. The buildings represent a diversity of style and material, ranging from mid-19th century 3-story brick gable rowhouses to 5-story cast-iron commercial storefront buildings, to multi-story, half-block masonry department stores.

The proposed Five & Dime local historic district is home to a wide variety of commercial structures in the heart of Baltimore's historic retail district. The rise of Lexington Market as one of the premiere city markets in the middle of the 19th century spurred the commercial growth in the adjacent blocks and by the end of the 19th century it was home to many of Baltimore's large department stores. In the early 20th century as shopping tastes changed, the 200 block of West Lexington Street became home to a variety of "five and dime" stores. Many of the structures were designed by prominent Baltimore architects and architecture firms.

In the 1950s, this district played a major role in the desegregation of commercial establishments, particularly along the 200 block of West Lexington Street. Protests and sit-ins desegregated lunch counters and helped to open store services to all patrons. By the 1960s, suburbanization and the desire for auto-oriented retail drew many major retailers out of the

historic commercial core of the city and to areas like Edmondson Village, Mondawmin Mall and Towson. In 1999 the area was named as one of America's 11 Most Endangered Historic Places by the National Trust for Historic Preservation, and in 2001 Baltimore City signed a Memorandum of Agreement with the Maryland Historical Trust with the goal of preserving significant City-owned buildings.

General Area: The proposed boundaries of the Five & Dime local historic district are generally West Fayette Street to the south, North Liberty Street to the east, Clay Street and West Lexington Street to the north, and the buildings on the west side of North Howard Street to the west (See map below).

HISTORY

In 1998, the City and other partners put forth a plan for redevelopment of the Westside of Downtown Baltimore that called for significant demolition of historic properties. In 2001 the City and the Maryland Historical Trust (MHT) entered into a Memorandum of Agreement (MOA) agreement regarding the City's redevelopment efforts on the Westside. The MOA anticipated that the City's redevelopment plans would have a negative impact on the historic character of the Market Center National Register Historic District and that City acquisition and disposition of property would occur. This agreement set forth a "means of avoiding, mitigating or satisfactorily reducing the adverse effects of [redevelopment] projects on historic properties." The MOA was created to preserve as many historic properties as possible; however, it focused on properties that the City owned and acquired.

In 2015 CHAP, BDC & MHT started working to develop a plan that would continue the protection of historic resources on the Westside but would allow for the removal of the Westside MOA. After significant research and survey, CHAP staff outlined the boundaries of two potential local historic districts on the Westside, including the Five & Dime Historic District. These districts would replace the MOA and would bring the design review process from the Maryland Historical Trust to CHAP.

The Commission for Historical and Architectural Preservation supported Council Bill #17-0171 in a unanimous vote on August 8, 2017.

ANALYSIS

The August 8, 2017, vote of the Commission for Historical and Architectural Preservation giving final approval for the designation of the Five and Dime historic district was the culmination of CHAP and BDC efforts reaching back to 2015. CHAP met with the Maryland Historical Trust staff in 2015 and developed a plan to remove the Westside MOA. In 2016, CHAP and BDC staff met with a variety of stakeholders, including Preservation Maryland, Baltimore Heritage, Downtown Partnership, the Market Center Merchants Association and Councilman Costello. In July of 2016, the proposal to replace the Westside MOA with local historic districts was presented to the board of the Maryland Historical Trust.

On May 9, 2017, in accordance with CHAP *Rules and Regulations*, Five and Dime Historic District Designation Hearing One was held at which the Commission requested that staff prepare a "full and proper study with findings of fact" to support the designation. On August 9,

2017, CHAP held the Five and Dime Historic District Designation Hearing Two and approved the study and designation (See CHAP Staff Report, August 9, 2017).

CHAP determined that the neighborhood meets CHAP's criteria for designation one "that are associated with events that have made a significant contribution to the broad patterns of Baltimore history and three "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."

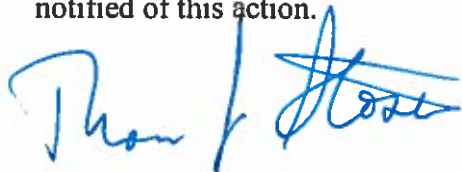
The Planning Commission and its staff apply all relevant plans to proposed historic district designations. In the case of Five and Dime, staff applied the Comprehensive Master Plan, and also reviewed the Market Center Urban Renewal Plan which affects the proposed district.

The Five and Dime district designation is consistent with the Comprehensive Master Plan. The LIVE element of the plan includes Goal 2: Elevate the Design and Quality of the City's Built Environment with Objective 4: Protect and Enhance the Preservation of Baltimore's Historic Buildings and Neighborhoods which encourages actively pursuing local historic district designation.

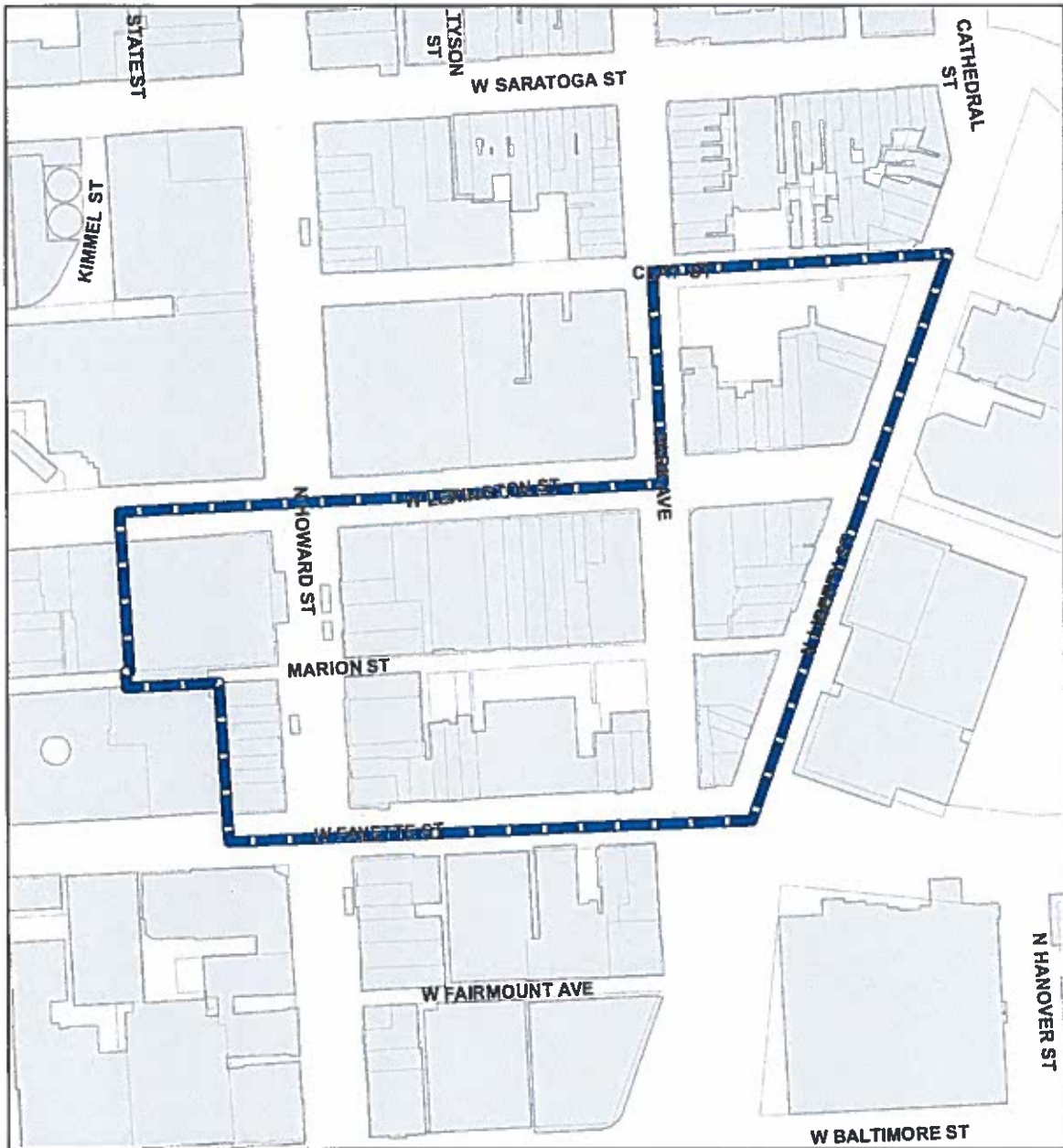
The Market Center Urban Renewal Plan was originally adopted in 1977 has been amended a number of times, most recently in 2014. Local designation is consistent with the goals of the plan, among them: to assure harmonious development by requiring that all plans for new development, exterior rehabilitation or demolition be reviewed and approved as consistent with the objectives of the Renewal Plan and to encourage the preservation of existing historic/ architecturally significant buildings and streetscapes and the unique historic character of the area for Baltimore residents and visitors. The proposed designation will create consistent and predictable design review and will encourage the preservation of significant historic buildings through a transparent process within Baltimore City.

The buildings located within the proposed Five and Dime Historic District represents a diversity of Baltimore's 19th and 20th century commercial architecture and speaks to an important part of Baltimore City's Civil Rights Legacy. This significant architecture and history and the conformity of the proposed designation with the Comprehensive Master Plan and the Market Center Urban Renewal Plan, staff recommends the designation of Five and Dime as a local historic district.

Notification: The property owners, Market Center Merchants Association, Baltimore Heritage, Mount Vernon Belvedere Association and the Baltimore National Heritage Area have been notified of this action.



Thomas J. Stosur
Director



Five and Dime Historic District

Legend

 Proposed Local Historic District