


FROM	NAME & TITLE	DOUGLAS B. MCCOACH, III, DIRECTOR <i>dfm</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 th FLOOR		
	SUBJECT	CITY COUNCIL BILL #08-0137 BALTIMORE CITY LANDMARK LIST-RAFFEL BUILDING-107 WEST HEATH STREET		

TO

DATE:
July 3, 2008

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

At its regular meeting of June 26, 2008, the Planning Commission considered City Council Bill #08-0137, for the purpose of designating the Raffel Building, located at 107 West Heath Street, 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 #08-0137 and adopted the following resolution, eight members being present (eight in favor)

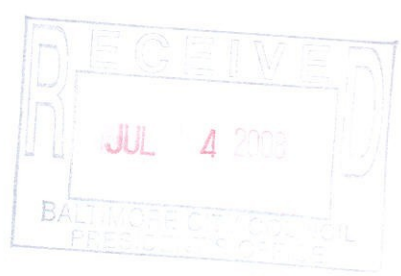
RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #08-0137 be passed by the City Council.

If you have questions, please contact Mr. Gary W. Cole, Deputy Director at 410-396-8337.

DBM/GWC/jrm

Attachments

- cc:
- Mr. Andrew Frank, Deputy Mayor
 - Ms. Angela Gibson, Mayor's Office
 - Mr. Demuane Milliard, Mayor's Office
 - The Honorable Rochelle "Rikki" Spector, Council Rep. for Planning Commission
 - Mr. David Tanner, BMZA
 - Mr. Donald Small, DHCD
 - Ms. Nikol Nabors-Jackson, DHCD
 - Ms. Jennifer Coates, Councilmanic Services
 - Ms. Deepa Bhattacharyya, Law Department
 - Ms. Kathleen Kotarba, Chair, CHAP
 - Mr. Tyler Gearhart, Chairman, CHAP



PLANNING COMMISSION

STAFF REPORT

September 6, 2007

REQUEST: Baltimore City Landmark Designation/Raffel Building -107 W. Heath Street

RECOMMENDATION: Approval

STAFF: Fred B. Shoken

PETITIONER(S): City of Baltimore – Commission for Historical and Architectural Preservation (CHAP)

OWNER: Heath Street LLC

SITE/ GENERAL AREA

- This four story former industrial building built in 1911 is located at the SW corner of Heath and Clarkson streets in south Baltimore. It is slated to be renovated for housing and is seeking historic preservation tax credits.

HISTORY

- The Planning Commission approved changing the zoning of 107-115 West Heath Street from the M-2-2 Zoning District to the R-8 Zoning District on March 23, 2006.
- CHAP approved landmark designation for the Raffel Building on August 14, 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.

CONFORMITY TO PLANS

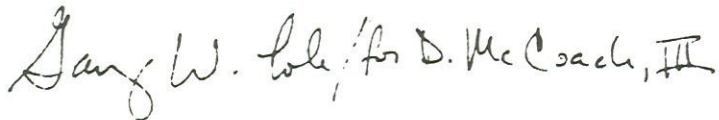
The designation of the Raffel Building as a Baltimore City Landmark is consistent with the Comprehensive Master Plan: Play Section, Goal 1, Object 4 “Strengthen Stewardship of Historical and Cultural Resources [The Baltimore City Landmark Program is administered by CHAP and provides legally-binding protection for the preservation of a historic resource. Landmark designation reports provide ‘authentic’ well-documented history of historic properties. These reports may serve as the basis for the historical information needed in the Authentic Baltimore application.]”

ANALYSIS

The Raffel Building (107 W. Heath Street) qualifies for landmark designation meeting the following standard:

- Standard #1 (Significant Character): This building housed the J. M. Raffel Company, a corrugated box factory that revolutionized packaging for transportation and contributed to Baltimore's industrial heritage as a major distribution center along the east coast of the United States.

Staff notified the following community groups of the requested action: South Baltimore Improvement Committee, Inc-(SBIC)

A handwritten signature in cursive script that reads "Sang W. Lee / for D. McCoach, III". The signature is written in black ink and is positioned above the typed name of Douglas B. McCoach, III.

Douglas B. McCoach, III
Director



Planning Commission
September 6, 2007



**BALTIMORE CITY LANDMARK DESIGNATION
RAFFEL BUILDING AT
107 WEST HEATH STREET**