


<b>FROM</b>	NAME & TITLE	GARY W. COLE, ACTING DIRECTOR <i>Globe</i>	CITY of <b>BALTIMORE</b> <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 <sup>th</sup> FLOOR		
	SUBJECT	CITY COUNCIL BILL #08-0178-BALTIMORE CITY LANDMARK LIST- ST STANISLAUSE KOSTKA CHURCH		

**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 #08-0178 for the purpose of designating the St. Stanislaus Kostka Church, located in the 700 block of South Ann 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 #08-0178 and adopted the following resolution, eight members being present (eight in favor).

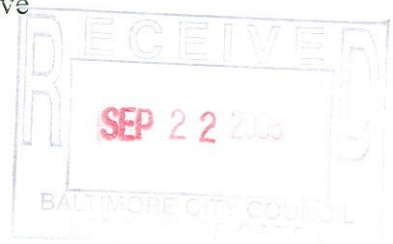
RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #08-0178 be passed by the City Council.

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

March 6, 2008

**REQUEST:** Baltimore City Landmark Designation/St. Stanislaus Kostka Church Building (700 Block South Ann Street) and Four Bay House at 1733 Aliceanna Street

**RECOMMENDATION:** Approval.

**STAFF:** W. Edward Leon

**PETITIONER(S):** Councilman James Kraft and the Commission on Historical and Architectural Preservation (CHAP)

**OWNER:** Saint Stanislaus Roman Catholic Church

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

**Site Conditions:** The St. Stanislaus Church building and the Four Bay House are located on a single lot which includes several other buildings that were once part of the St. Stanislaus Church complex and school and are zoned B-2-2.

**General Area:** The area immediately surrounding the landmark site is essentially the heart of the historic Fells Point community and includes a combination of rowhomes and small business structures.

#### **HISTORY**

There are no known previous legislative or Planning Commission actions regarding these sites. The Fells Point area was approved by the Planning Commission on April 10, 2007 as part of the CHAP historic district designation process. The district was approved and signed by the Mayor on November 27, 2007.

#### **CONFORMITY TO PLANS**

This site lies within the Fells Point historic district and the Southeast Planning area. The goal of the designation is to recognize the historical and architectural importance of this late 19th century church and nearly late 18<sup>th</sup> century structure. These structures were already located within the Fells Point National Register historic district and are eligible for state and local historic tax credits. The buildings are now located within the recently designated Local Historic District and are subject to CHAP review for all exterior work.

#### **ANALYSIS**

This is the second public hearing on the historic landmark designation process. After this matter is considered by the Planning Commission; it will then go to the City Council for introduction by the administration.



The Parish church that stands on the site, and is designed in the Richardsonian Romanesque style, was built in 1897 on the site of the previous and smaller church that was established a decade earlier. The church is a brick five story high structure facing east on South Ann Street in the Fells Point neighborhood.

The four bay house at 1733 Aliceanna Street was originally used by a blacksmith and then later as a convent by 1914. This house was owned by the same blacksmithing family for roughly fifty years before the church bought the property. Past owners and census information reveals that a ship carpenter by the name of William Dunsford was listed as living at the property and was a seaman who was noted as being captured by the British during the War of 1812. In the 1820s the next occupant Thomas Pamphilon, according to Census records is shown as having a total of four white males, one white female and four young female slaves living on the property. Coincidentally, these slaves lived at the site at the same time that another famous slave, Frederick Douglas, lived in the next block over. Maps of the site show that the blacksmith workshop was located at the rear of the property in what is now the parking lot behind the church building. (*Note: any construction in the parking lot vicinity may unearth archaeological artifacts and structures related to the blacksmithing operation or where additional housing quarters may have been located*) A special note was inserted into an early deed in 1817 that clearly indicates that the building had a gable styled roof which existed before being re-adapted with the late 19<sup>th</sup> century Italianate cornice third story façade and details. This building was purchased by the church in 1892.

The St. Stanislaus Church Building (700 Block South Ann Street) meets CHAP Landmark designation Criteria:

1. *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; and*
2. *is associated with the life of an outstanding historical person or persons; and*
3. *is the site of an historic event with a significant effect upon the cultural, political, economic, social, or historic heritage of the City of Baltimore; and*
4. *is significant of the architectural period in which it is built and has distinguishing characteristics of an architectural style, method of construction, or engineering, or is the notable work of a master builder, designer, engineer, artist or architect whose individual genius influenced his age; and*
5. *contributes information of historical, cultural, or social importance relating to the heritage of the community;*

The Four Bay House at 1733 Aliceanna Street meets CHAP Landmark Criteria:

1. *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; and*
4. *is significant of the architectural period in which it is built and has distinguishing characteristics of an architectural style, method of construction, or engineering, or is the notable work of a master builder, designer, engineer, artist or architect whose individual genius influenced his age;*

The following community groups have been notified of this project: St. Stanislaus RC Church (property owners), Baltimore Heritage, Baltimore AIA, Baltimore Architecture Foundation, Fells Point Community Association, Fells Point Development Corporation, Greenspace Action Partnership, The Preservation Society, Fells Point Homeowners Association, Lemko Tenants Organization, Waterfront Coalition, Polish Community Association of Maryland, Polish American Professional Association, Polish National Alliance, Polish American Congress, Polish Monument Committee, Polish Women's Alliance, and elected officials of the area.

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

**Douglas B. McCoach, III**  
**Director**