


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 #15-0510/ BALTIMORE CITY LANDMARK LIST JOHN RUHRAH ELEMENTARY MIDDLE SCHOOL (SCHOOL #228)		

DATE: September 22, 2016

TO

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

At its regular meeting of September 15, 2016, the Planning Commission considered City Council Bill #15-0510, for the purpose of designating John Ruhrah Elementary Middle School (School #228), 701 Rappolla Street, 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 #15-0510, 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 #15-0510 be passed by the City Council.

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. Stosur
Director

September 15, 2016

REQUEST: City Council Bill # 15-0510 - Designate as a Baltimore City Landmark: John Ruhrah Elementary Middle School (School #228), 701 Rapolla St.

RECOMMENDATION: Approval

STAFF: Lauren Schiszik

PETITIONER: Councilman James Kraft

OWNER: Mayor and City Council

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

SITE/HISTORIC DISTRICT

Site Conditions/Architectural Description: This school is an excellent example of a Classical Revival school structure and retains architectural integrity. The building is comprised of a three-story brick "I" building and two brick additions – one of which is historic. The main block of the building features a central projecting bay that features a stone loggia entrance with arches, Ionian columns, and balustrade. The top of the projecting central bay has a decorative stone parapet featuring a coat of arms. The building has other decorative Classical features such as a stone watertable, dentilled and arched belt courses, and decorative brickwork. The southern portion of the main building has the 1936 addition, which is a sensitive two-story brick addition that is smaller in scale and is architecturally similar to the main block, but is less ornate in its design. There is a late 20th century two story brick addition on the rear of the 1936 addition that has no fenestration pattern.

General Area: The school is located on a city block in the Greektown neighborhood. The property is bound by Foster Avenue to the north, Tolna Street to the east, Fait Avenue to the south, and Rapolla Street to the east. This portion of Greektown is somewhat physically isolated as it is only accessible to the western portion of Greektown via bridges that run across below-grade I-895. Located to the south of this community is I-95, to the east is an industrial complex, and the northern boundary is Eastern Ave. The school building and its ancillary portable classrooms are surrounded by playfields. The streets surrounding the school are comprised of simple two story brick rowhouses.

HISTORY

There have been no Planning Commission actions regarding this property.

CONFORMITY TO PLANS

The request conforms 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 structure 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. The Landmark Designation report is attached.

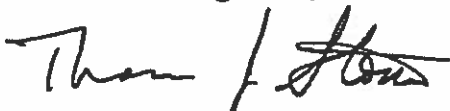
The CHAP Commission found that based upon the historical context, architectural and landscape designs, and significant archaeological resources that exist in this park, John Ruhrah Elementary Middle School (School #228) meets CHAP Landmark designation criteria for the following standards:

- 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.

The school is significant for its architecture and for its role in Baltimore City history. The school was constructed in 1930 in the Greektown neighborhood and was originally known as PS #228. It was designed by Herbert G. Jory, a Baltimore architect who was a member of the AIA and who designed many institutional building in Baltimore, including schools and hospitals. The school is an excellent example of the Classical Revival institutional style that was popular in the early 20th century. Following the 1935 death of Dr. John Ruhrah an internationally recognized Baltimore pediatrician who served on the School Board during the 1930s, the school was named for Ruhrah. The school has been an important community site in the Greektown neighborhood for many decades, serving generations of the Greek community and new immigrants.

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: Baltimore City Public School System, Greektown CDC, Greater Greektown Neighborhood Alliance, Baltimore National Heritage Area, and Baltimore Heritage, Inc.



Thomas J. Stosur
Director