

<b>FROM</b>	NAME & TITLE	Laurie Feinberg, Acting Director	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #18-0295/ BALTIMORE CITY LANDMARK LIST: EXTERIORS – HANLON PARK		

**TO**

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

DATE: December 21, 2018

At its regular meeting of December 20, 2018, the Planning Commission considered City Council Bill #18-0295, for the purpose of designating Hanlon Park in its entirety, 3051 Liberty Heights Avenue (Block 3099, Lot 001), 3001 North Hilton Street (Block 3099, Lot 002), and 2731 North Longwood Street (Block 3099, Lot 004), as an historical landmark: exterior.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #18-0295, subject to one condition, 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 #18-0295 be passed by the City Council, subject to the following condition:

- That Planning staff work with the Department of Recreation and Parks and Department of Public Works to draft language to include in the legislation that clarifies CHAP review.

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

LF/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. Derek Baumgardner, BMZA  
 Mr. Geoffrey Veale, Zoning Administration  
 Ms. Sharon Daboin, DHCD  
 Mr. Tyrell Dixon, DCHD  
 Ms. Elena DiPietro, Law Dept.  
 Mr. Francis Burnszynski, PABC  
 Mr. Josh Taylor, DOT  
 Ms. Natawna Austin, Council Services  
 Mr. Ervin Bishop, Council Services



Catherine E. Pugh  
Mayor

**PLANNING COMMISSION**

*Sean D. Davis, Chairman*

**STAFF REPORT**



*Laurie Feinberg  
Acting Director*

**December 20, 2018**

**REQUEST:** City Council Bill #18-0295/ Baltimore City Landmark List: Exteriors – Hanlon Park: For the purpose of designating Hanlon Park in its entirety, 3051 Liberty Heights Avenue (Block 3099, Lot 001), 3001 North Hilton Street (Block 3099, Lot 002), and 2731 North Longwood Street (Block 3099, Lot 004), as an historical landmark: exterior.

**RECOMMENDATION:** Approval with condition.

**STAFF:** Lauren Schiszik

**INTRODUCED BY:** Councilmember Pinkett, President Young, and Councilmember Scott

**OWNER:** Mayor and City Council of Baltimore

**SITE/GENERAL AREA**

**Site Conditions:** Three contiguous parcels comprise Hanlon Park. 3501 Liberty Heights Avenue is located on the south side of the street, between the intersections with North Hilton and North Dukeland Streets. The lot is zoned OS (Open Space) and contains 12.542± acres of land including a small portion of Wash Water Lake. The property is bordered on the south by Lake Ashburton. 3001 North Hilton Street is located immediately south of the previously mentioned parcel, on the east side of North Hilton Street and north of the intersection with Powhatan Street. The lot is zoned OS and contains 55.882± acres of land, and encompasses Lake Ashburton and Wash Water Lake. 2731 North Longwood Street is located to the south and east of the previously mentioned parcel, and is bound by North Longwood Street to the west, Gwynns Falls Parkway to the south, and North Dukeland Street to the east. The lot is zoned OS and contains 32.031± acres of land including the Gwynns Run.

**General Area:** This property is located on the northern edge of the Hanlon-Longwood neighborhood and adjacent to the Ashburton neighborhood to the north across Liberty Heights Avenue. These are predominantly residential communities, with exceptions such as the commercial development along the Liberty Heights corridor.

**HISTORY**

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

**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.

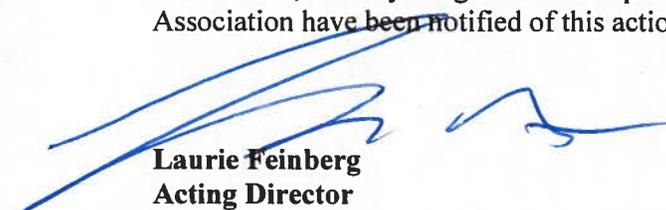
#### ANALYSIS

**Background:** The property today known as Hanlon Park was purchased by the City to serve as the site of a municipal reservoir and city park in 1907. Ashburton Reservoir was completed in 1910 and opened for service in January 1911. The 100-acre Hanlon Park, which surrounds the reservoir, was originally named Ashburton Park. It was renamed in 1920 to honor the memory of Lieutenant Joseph T. Hanlon, a World War I hero, and is one of the first memorial parks in the city. The park landscape was designed by the internationally celebrated Olmsted Brothers Landscape Architects firm, which developed Baltimore's interconnected park system and many of the city's parks, parkways, and institutional campuses. Hanlon Park and Ashburton Reservoir are significant assets to the surrounding neighborhoods that quickly developed around the park in the early 20<sup>th</sup> century. Today, Hanlon Park provides active and passive recreation spaces, a natural stream valley, an historic reservoir with handsome, character-defining historic structures that house critical infrastructure and drinking water for Baltimore citizens.

This is the second public hearing for this property as part of the Baltimore City Landmark designation process. The first hearing was the December 11, 2018 hearing of the Commission for Historical and Architectural Preservation, during which the Commission reviewed and recommended approval of Landmark designation because it meets criteria 1, 3, and 4 of CHAP's criteria for designation. The Commission recommended approval of the landmark designation, with a condition that staff work with DPW to draft language to include in the legislation that clarifies that CHAP review will exclude the current water infrastructure projects as presented and approved by CHAP in 2015, and that the designation will not impact or impede the Department of Public Works' ability to access, repair, maintain, or improve its infrastructure located on the property, including the ability to remove vegetation, landscaping, or plantings that pose a potential risk to infrastructure.

Recreation and Parks staff has advised Planning staff that they would like to draft language to include in the legislation that clarifies CHAP review. Thus, staff recommends that the Planning Commission recommend approval of the landmark designation, with the condition that staff work with Recreation and Parks and DPW to draft language to include in the legislation that clarifies CHAP review.

**Notification:** Baltimore Heritage, Inc., Friends of Hanlon Park, Hanlon Improvement Association, 3200 Carlisle Avenue Block Association, Ashburton Area Association, Citizens for Community Improvement, Falls North Homeowners Association, Forest Park Neighborhood Association, Garwyn Oaks United Neighbors Association, Greater Mondawmin Coordinating Council, Gwynnbrook-Garriwood Neighborhood Association, Liberty Square Neighborhood Association, Panway Neighborhood Improvement Association, and the Parkway Community Association have been notified of this action.



**Laurie Feinberg**  
**Acting Director**

**Site Map**



Map 1: Hanlon Park and Lake Ashburton



Map 2: Aerial Photo Mosaic map, ConnectExplorer, December 22, 2018- January 25, 2018



Map 3: Annotated map displaying the three parcels of Hanlon Park