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| FROM | NAME & TITLE | DOUGLAS B. MCCOACH III, DIRECTOR <i>DBM</i> | CITY of BALTIMORE MEMO |  |
| | AGENCY NAME & ADDRESS | DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 th FLOOR | | |
| | SUBJECT | CITY COUNCIL BILL #08-0006/BALTIMORE CITY LANDMARK LIST- BOLTON SQUARE | | |

TO

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

DATE:
 February 22, 2008

At its regular meeting of February 21, 2008 the Planning Commission considered City Council Bill #08-0006, which is for the purpose of designating Bolton Square, 1400 to 1420 Mason Street, 300 to 310 West Lafayette Avenue, 236 to 250 West Lafayette Avenue, and 1401 to 1421 Jordon Street, as a historical 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 #08-0006 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 #08-0006 be passed by the City Council.

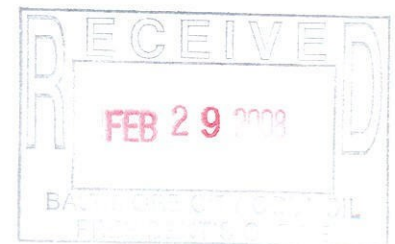
If you have questions, please contact Mr. Gary W. Cole, Deputy Director at 410-396-8337.

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. Linda Barclay, Law Department
- Mr. Tyler Gearhart, CHAP, Chairman
- Ms. Kathleen Kotarba, CHAP



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PLANNING COMMISSION

STAFF REPORT

August 9, 2007

REQUEST: Historic Landmark Designation/Bolton Square

RECOMMENDATION: Approval

STAFF: Andrea Houseman

PETITIONER: Commission for Historical and Architectural Preservation (CHAP)

OWNER: Multiple

SITE/GENERAL AREA

Site Conditions: The modern town house development of Bolton Square is located in the neighborhood of Bolton Hill. Made up of 35 attached single family units, the houses form an omega shape around a gated common space. Modern amenities such as off street parking, hidden power lines, and in ground trash receptacles combined with traditional row house scale and form create a successful middle class infill community. The complex was built in 1968, and will soon be celebrating its 40th anniversary.

General Area: The Bolton Square development sits within the historic Bolton Hill neighborhood and Bolton Hill Historic District. Bolton Hill is located in the central planning district and is surrounded by similar historic neighborhoods Reservoir Hill and Madison Park.

CONFORMITY TO PLANS

The landmark designation reinforces the residential character of Bolton Hill. The designation conforms to CMP Live/Goal 2/Objective 4 *Protect and Enhance the Preservation of Baltimore's Historic Buildings and Neighborhoods*.

ANALYSIS

Bolton Square (multiple addresses) in the Bolton Square neighborhood meets landmark standard for designation number 1, 2, 3, 4, 5:

- Standard #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;
- Standard #2: Is associated with the life of an outstanding historical person or persons;

- Standard #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;
- Standard #4: Is significant of the architectural period in which it was 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
- Standard #5: Contributes information of historical, cultural, or social importance relating to the heritage of the community.

Bolton Square is an early design by the AIA award winning architect Hugh Newell Jacobsen. Designed in a tradition row house scale, the development was an urban renewal project built on land that was once Linden Avenue. Jacobsen became known for his approach to design buildings that show a lot of regional influences, Bolton Square is a prime example of this with its traditional proportions in a modern design. After its completion the development received a National AIA award in 1969. Over the years many influential lawyers, developers, teachers, engineers and scientists have lived at a Bolton Square address, including one Department of Planning director.

This is the second step in a three-step designation process. First, the designation proposal was approved by CHAP on July 10th 2007. Second, the Planning Commission will review the designation. Third, upon approval of the Planning Commission, CHAP will forward the designation to City Council for approval through the City ordinance process.

The various property owners and the Bolton Square Homeowners Association were notified of this hearing.



Douglas B. McCoach, III
Director