


TJS

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 #12-0162 / Druid Mill- 1500 UNION AVENUE HISTORIC LANDMARK		

TO

DATE:

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

January 31, 2013

At its regular meeting of December, the Planning Commission considered City Council Bill #12-0162, for the purpose of designating the Druid Mill located at 1500 Mill Avenue as a Commission for Historic Architectural Preservation (CHAP) Landmark.

In its consideration of this Bill, the Planning Commission reviewed the attached agenda, summary and previous staff report that recommended approval of the Historic Landmark. Thus, the Planning Commission recommended approval of City Council Bill #12-0162 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 #12-0162 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. Kaliope Parthemos, Deputy Chief for Economic and Neighborhood Development
 Mr. Alex Sanchez, Chief of Staff
 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
 Mr. Nicholas Blendy, DHCD
 Ms. Barbara Zektick, DOT
 Ms. Karen Randle, Council Services
 Ms. Elena DiPietro, Law Dept.
 Ms. Kathleen Kotarba, Chief, CHAP
 Seawall Union Avenue, LLC



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

July 12, 2012

REQUEST: Baltimore City Landmark Designation / Druid Mill – 1500 Union Avenue (Union Mills PUD)

RECOMMENDATION: Approval

STAFF: Melvin Hicks

PETITIONER(s): Commission for Historical and Architectural Preservation (CHAP)

OWNER: Seawall Union Avenue LLC

SITE/ GENERAL AREA:

Site Conditions: 1500-1620 Union Avenue is located on the northwest corner of the intersection with Buena Vista Avenue. This property contains ± 3.685 acres of land and is currently improved with a two-and three-story ±86,000 sq. ft. industrial building built in 1866, that was later expanded in 1872. This mill building is an adaptive reuse project that has been converted into residential and office uses. This site is currently zoned M-2-1.

General Area: This property is located in the Hampden neighborhood, near the edges of the Jones Falls area and the Woodberry neighborhood. Druid Hill Park is located to the southwest, and Roosevelt Park is to the southeast. This area is a transition between industrial and residential areas. To the north of the site is the Pepsi plant, and to the south are residential blocks with areas of semi-detached and detached dwellings. The mixed-use Clipper Mill PUD is to the west, across I-83.

HISTORY

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

CONFORMITY TO PLANS

This action is consistent with the City of Baltimore's Comprehensive Master Plan, with respect to protecting and enhancing the preservation of Baltimore's historic buildings.

ANALYSIS

This is the second public hearing for this structure as part the Baltimore City Landmark Designation process. The first hearing occurred August 12, 2008, when the CHAP Commission reviewed this request and recommended approval of Landmark designation for the Druid Mill

building located at 1500 Union Avenue. After the Planning Commission recommends approval of landmark designation, the request will be sent to City Council to secure legislation for the official landmark designation.

In 1865-66, Horatio Nelson Gambrill constructed Druid Mill, under the proprietorship of Gambrill, Sons & Company. In 1866 he built the southern portion of the Druid Mill. This is the last mill in the Jones Falls Valley built of stone rather than brick. Today, it is the largest stone mill in Maryland and one of the few built in the Italianate Style. Gambrill built the mill after he severed his relationship with Mt. Vernon Mills, which he helped start. He took the proceeds of his sale of the interest in Mt. Vernon and built Druid Mill. The north portion of the mill was added (in stone) in 1872, doubling the capacity, making it the largest cotton duck mill in the world during its time. It was never powered by water and its original boiler house still exists sandwiched between the original structure and the addition.


In 1880, Horatio Nelson Gambrill died and his sons continued the operation, but by 1890 the company was in financial trouble. By the end of the 1890s, all the cotton mills were combined to form the Mount Vernon-Woodberry Cotton Duck Company. When textile manufacturing ceased ca. 1950s, the building housed other enterprises such as rag processing and washing machine, chrome-furniture production, and janitorial supply production. Life-like products recently occupied the building.

Druid Mill meets standards for landmark designation one as an excellent example of a 19th-century mill structure that has contributed to the development, heritage, and culture of Baltimore City by fueling Baltimore's cotton duck industry which during the mid-19th century produced over 80% of the cotton duck in the United States. The mill also meets standard four as a superb example of an Italianate Style architecture and Mill building design. It is one of the country's few Italianate Style mill buildings and the last stone mill building to be constructed in Maryland.

The Druid Mill Building meets CHAP Landmark designation Criteria 1 and 3:

1. That are associated with events that have made a significant contribution to the broad patterns of Baltimore history
3. That embody 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

Staff has notified the following of this action: Seawall Union Avenue LLC, Hampden Community Council, Mill Valley Community Coalition, Baltimore Heritage, Baltimore AIA Chapter, Baltimore City Historical Society, Preservation Maryland and City Council Repetitive.



Thomas J. Stosur
Director