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<b>FROM</b>	NAME & TITLE	THOMAS J. STOSUR, 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 #11-0732/BALTIMORE CITY LANDMARK LIST - GRAND MASONIC TEMPLE		

**TO**

DATE:

August 5, 2011

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

At its regular meeting of August 4, 2011, the Planning Commission considered City Council Bill #11-0732, for the purpose of designating Grand Masonic Temple, 221-227 North Charles 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 #11-0732 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 #11-0732 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/WYA/kh

**Attachment**

- cc: Ms. Kaliopé Parthemos, Deputy Mayor  
Mr. Peter O'Malley, Chief of Staff  
Ms. Angela Gibson, Mayor's Office  
The Honorable Bill Henry, Council Rep. to Planning Commission  
Ms. Barbara Zektick, DOT  
Ms. Karen Randle, Council Services  
Ms. Marcia Collins, DPW  
Mr. Paul Barnes, DGS

- 18. CITY COUNCIL BILL #11-0731/BALTIMORE CITY LANDMARK LIST –  
FRANKLIN-DELPHEY HOTEL** (Administration – City Council President Young)  
For the purpose of designating Franklin-Delphey Hotel, 300 West Franklin Street, as a historical landmark. (Eleventh District)
- 19. CITY COUNCIL BILL #11-0732/BALTIMORE CITY LANDMARK LIST –  
GRAND MASONIC TEMPLE** (Administration – City Council President Young)  
For the purpose of designating Grand Masonic Temple, 221-227 North Charles Street, as a historical landmark. (Eleventh District)
- 20. CITY COUNCIL BILL #11-0733/BALTIMORE CITY LANDMARK LIST –  
MAYFAIR THEATER** (Administration – City Council President Young)  
For the purpose of designating Mayfair Theater, 506 North Howard Street, as a historical landmark. (Eleventh District)
- 21. CITY COUNCIL BILL #11-0734/BALTIMORE CITY LANDMARK LIST –  
HANSA HAUS** (Administration – City Council President Young)  
For the purpose of designating Hansa Haus, 11 South Charles Street, as a historical landmark. (Eleventh District)
- 22. CITY COUNCIL BILL #11-0735/BALTIMORE CITY LANDMARK LIST –  
GRACE TURNBULL HOUSE** (Administration – City Council President Young)  
For the purpose of designating Grace Turnbull House, 223 Chancery Road, as a historical landmark. (Fourteenth District)
- 23. CIP TRANSFERS**

This agenda was prepared on the assumption that all necessary materials have been made available in sufficient time for consideration by the Commission at this meeting. There are occasionally changes in this agenda when relevant materials have not been delivered to the Department on schedule. For any item marked (\*\*), please call the Department at 410-396-8337 for most current information.

The meeting will be held in the Phoebe B. Stanton Boardroom of the Department of Planning, located on the 8<sup>th</sup> floor of 417 East Fayette Street.

**18. CITY COUNCIL BILL #11-0731/BALTIMORE CITY LANDMARK LIST –  
FRANKLIN-DELPHEY HOTEL**

On March 10, 2009, the Commission for Historical and Architectural Preservation recommended Baltimore City Landmark Designation for the Mayfair Theater and the Franklin-Delphy Hotel Building. The Planning Commission recommended approval of designation of the Mayfair Theater and the Franklin-Delphy Hotel Building to the City Landmark List at its meeting on August 6, 2009.

CHAP's action is the first step and the Planning Commission action is the second step in this three steps process for Baltimore City historical landmark designation. This bill is the final step in the process. This action is consistent with the previous CHAP and Planning Commission actions.

**Recommendations:** Approval, with the recommendation that upon the passage of Baltimore City Landmark Designation legislation by the Mayor and City Council, the Special List designation on the subject property be removed by the Commission for Historic and Architectural Preservation.

**19. CITY COUNCIL BILL #11-0732/BALTIMORE CITY LANDMARK LIST –  
GRAND MASONIC TEMPLE**

On January 13, 2009, the Commission for Historical and Architectural Preservation recommended Baltimore City Landmark Designation for the Grand Masonic Temple. The Planning Commission recommended approval of designation of the Grand Masonic Temple to the City Landmark List at its meeting on July 9, 2009.

CHAP's action is the first step and the Planning Commission action is the second step in this three steps process for Baltimore City historical landmark designation. This bill is the final step in the process. This action is consistent with the previous CHAP and Planning Commission actions.

**Recommendations:** Approval, with the recommendation that upon the passage of Baltimore City Landmark Designation legislation by the Mayor and City Council, the Special List designation on the subject property be removed by the Commission for Historic and Architectural Preservation.

**20. CITY COUNCIL BILL #11-0733/BALTIMORE CITY LANDMARK LIST –  
MAYFAIR THEATER**

On March 10, 2009, the Commission for Historical and Architectural Preservation recommended Baltimore City Landmark Designation for the Mayfair Theater. The Planning Commission recommended approval of designation of the Mayfair Theater to the City Landmark List at its meeting on August 6, 2009.

CHAP's action is the first step and the Planning Commission action is the second step in this three steps process for Baltimore City historical landmark designation. This bill is the final step in the process. This action is consistent with the previous CHAP and Planning Commission actions.



Sheila Dixon  
Mayor

## PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

### STAFF REPORT



Thomas J. Stosur  
Director

July 9, 2009

**REQUEST:** Baltimore City Landmark Designation/Grand Masonic Temple (Tremont Grand)  
221-227 North Charles Street

**RECOMMENDATION:** Approval, with the recommendation that upon the passage of Baltimore City Landmark Designation legislation by the Mayor and City Council, the Special List designation on the subject property be removed by the Commission for Historic and Architectural Preservation.

**STAFF:** Ervin McDaniel

**PETITIONER:** Commission for Historical and Architectural Preservation

**OWNER:** 225 North Charles Street Limited Partnership

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

**Site Conditions:** The subject property is 221-227 North Charles Street and is zoned B-4-2. The Grand Masonic Temple structure has been converted into the Tremont Grand Hotel.

**General Area:** The Grand Masonic Temple property at 221-227 N. Charles Street is located in the Downtown Baltimore. This area is characterized with a mixture of uses that include institutional, commercial, and residential. The subject property is also within the Cathedral Hill National Register Historic District.

#### **HISTORY**

- The Central Business District Renewal Plan was established by ordinance May 25, 2001.
- Ordinance #06-348, approved November 8, 2006 amended the Central Business District Renewal Plan.
- On January 13, 2009, the Commission for Historical and Architectural Preservation recommended Baltimore City Landmark Designation for the Grand Masonic Temple property.

#### **CONFORMITY TO PLANS**

This Landmark designation reinforces the Comprehensive Master Plan's PLAY section Goal 1, Objective 4: Strengthen Stewardship of Historical and Cultural Resources.

## **ANALYSIS**

This is the second public hearing in the Baltimore City Landmark Designation process. The structure was reviewed and approved by the CHAP Commission on January 13, 2009. After the Planning Commission renders an affirmative decision on the designation, it will then go to the City Council for introduction by the administration.

The Masonic Temple is significant in local architectural history as a good example, in part, of the Renaissance Revival style and for its fine mansard roof and dormers in the Beaux-Arts influenced Classical Revival style. The transition between the two styles is carefully composed so that the later addition is not immediately apparent. The Temple is also significant as once being the main headquarters of the Masonic Lodge of Maryland. Although not the original building of the Masons, the former Temple was symbolic as one of the first points of reunion for Masons from both north and south after the Civil War. The importance of the Temple in this respect was emphasized by the presence of President Andrew Johnson at the cornerstone laying ceremony on November 20, 1866. Even though the Masons used many other locations around the area to meet, the Grand Masonic Temple was reserved for its most important events and rites. The Temple was designated as a contributing structure to the Cathedral Historic National Register historic district in 1987.

The history of the Masonic movement is best described in this passage by noted architectural historian James Dilts: The Modern Masonic order began in a London alehouse, where the first Grand Lodge was organized in 1717; the first Masonic Temple opened in Baltimore on the site of the Mitchell Courthouse in 1822. The Masons laid the cornerstone for the Washington Monuments and the B & O Railroad. This organization which built this temple traces its origins to the Middle Ages, when master masons were the guardians of the closely held secrets of proportion and structure that were necessary to build the great Gothic cathedrals of Europe. As the age of church building passed and the power of the guilds waned, the Freemasons began to admit outsiders, known as Accepted Masons. The building fraternity was gradually transformed into a fraternal organization, construction secrets became the secrets of initiation and membership, and the end product, rather than religious monuments was now philanthropy.

Acquired by the Tremont Suites Hotel in 1998 the Temple was restored and reopened in 2005 as the Tremont Grand, by the architectural firm of Murphy and Dittenhafer. The restoration cost \$27 million to complete.

The five-bay seven-story high facade is divided above the first floor storefronts by composite paneled pilasters. The windows in each bay are tightly organized in vertical groups of three with the topmost an arched 1/1 window and the other two vertically linked by consoles and entablatures. The first cornice has modillions and dentils. Above this cornice is the section rebuilt after the 1908 fire in a Beaux-Arts Classical Revival style. A slate mansard roof has an elaborate pediment dormer and has copper coping. The top floor has groups of rectangular windows. The 1909 rebuilding also included a new main entrance with a semi-circular pediment doorway ornamented with a heraldic shield.

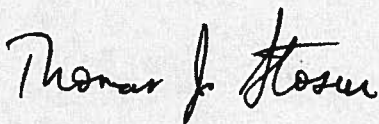
The building also holds 10 of what has been described as the most awe-inspiring interiors in the city of Baltimore. According to Dilts: the current headquarters was designed by Edmund G. Lind, architect of the Peabody Library. The lower three levels of his façade survived the Christmas fire of 1890 and January fire of 1908. The initial rebuilding was by Joseph E. Sperry and Charles L. Larson, the latter a nationally known Romanesque Revival architect who designed the old Central Savings Bank. The second redesign was by Sperry alone, who is best known for the Bromo Seltzer Tower and Belvedere Terrace.

The Grand Masonic Temple meets CHAPS Criteria #1, #2, #4 and #5 for Baltimore City 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 period of Significance: 1869-1958.
- Criteria #2: Is associated with the life of an outstanding historical person or persons numerous Baltimore citizens who were member of the Masonic Order.
- Criteria #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; 1869 Edmund G. Lind, 1893 Carson & Sperry, 1909 Joseph E. Sperry.
- Criteria #5: Contributes information of historical, cultural, or social importance relating to the heritage of the community. The social and philanthropic achievements of the Grand Masonic Temple Lodge of Maryland in the construction and development of Baltimore.

Based on these findings, staff recommends that landmark status be granted.

The property owner and the following groups have been notified of this designation:  
The Downtown Partnership of Baltimore, Inc., Mt. Vernon Belvedere Association and  
Councilman William Cole of the 11<sup>th</sup> District



**Thomas J. Stosur**  
Director