


TJA

<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 #13-0288 / BALTIMORE CITY LANDMARK LIST- Public School No. 103, Henry Highland Garnet School-1315 Division Street		

**TO**

DATE:

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

November 22, 2013

At its regular meeting of November 21, 2013, the Planning Commission considered City Council Bill #13-0288, for the purpose of designating Public School No. 103, Henry Highland Garnet School, located at 1315 Division Street, as a historical 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 #13-0288 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 #13-0288 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. Kaliop 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





Stephanie Rawlings-Blake  
Mayor

**PLANNING COMMISSION**  
Wilbur E. "Bill" Cunningham, Chairman



Thomas J. Stosur  
Director

**AGENDA**

**November 21, 2013 – #1862**

**Working Session – 12:00 p.m.**

**Regular Session – 1:30 p.m.**

- 1. ROLL CALL**
- 2. APPROVAL OF MINUTES**
- 3. BALTIMORE CITY'S URBAN AGRICULTURE PLAN ADOPTION (Citywide)**
- 4. CITY COUNCIL BILL #13-0287/TAX CREDIT EXTENSION (Citywide)**
- 5. BALTIMORE CITY LANDMARK DESIGNATION / ENOCH PRATT HOUSE-201 W. MONUMENT STREET (Eleventh District)**
- 6. MULTIPLE PRINCIPAL STRUCTURES ON A BUSINESS LOT ADJACENT TO A RESIDENTIAL LOT – 5200 MORAVIA ROAD (Second District)**
- 7. CITY COUNCIL BILL #13-0258/ ZONING – CONDITIONAL USE BANQUET HALL – 3932-3934 FREDERICK AVENUE (Councilmember - Helen L. Holton)**  
For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a banquet hall on the property known as 3932-3934 Frederick Avenue, as outlined in red on the accompanying plat. (Eighth District)
- 8. CITY COUNCIL BILL #13-0259/ ZONING – CONDITIONAL USE PARKING, OPEN OFF-STREET AREA, FOR THE PARKING OF 4 OR MORE AUTOMOBILES – 316 SOUTH LOUDON AVENUE (Councilmember - Helen L. Holton)**  
For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area, for the parking of 4 or more automobiles on the property known as 316 South Loudon Avenue, as outlined in red on the accompanying plat. (Eighth District)
- 9. CITY COUNCIL BILL #13-0267/URBAN RENEWAL - CARROLL CAMDEN – AMENDMENT (Councilmember – Edward L. Reisinger)**  
For the purpose of amending the Urban Renewal Plan for Carroll Camden to add certain permitted uses within the area designated as General Industrial C on the Land Use Plan; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date. (Tenth District)

*(Postponed to a later Date)*

**10. CITY COUNCIL BILL #13-0285/ ZONING - CONDITIONAL USE CONVERSION OF A 1-FAMILY DWELLING UNIT TO A 2-FAMILY DWELLING UNIT IN THE R-8 ZONING DISTRICT - VARIANCES - 1601 WEST PRATT STREET ( Councilmember – William “Pete” Welch)**

For the purpose of permitting, subject to certain conditions, the conversion of a 1-family dwelling unit to a 2-family dwelling unit in the R-8 Zoning District on the property known as 1601 West Pratt Street, as outlined in red on the accompanying plat; and granting variances from certain lot area size and certain off-street parking requirements. (Ninth District)

**11. MINOR AMENDMENT AND REVISED FINAL DESIGN APPROVAL/ 25<sup>TH</sup> STREET STATION PUD #150 – DEVELOPMENT SITE I (Twelfth District)**

**CONSENT AGENDA**

**12. MINOR SUBDIVISION FINAL PLANS/1204 POPLAR HILL ROAD (Fifth District)\*\***

*(Postponed to a later Date)*

**13. MINOR SUBDIVISION FINAL PLANS/HARBOR POINT PUD – LOTS 1-4 (First District)\*\***

*(Postponed to a later Date)*

**14. BALTIMORE CITY SUBDIVISION REGULATIONS/UPDATING APPENDICES (Citywide)**

**15. CITY COUNCIL BILL #13-0288/BALTIMORE CITY LANDMARK LIST - PUBLIC SCHOOL NO. 103, HENRY HIGHLAND GARNET SCHOOL (City Council President - Administration)**

For the purpose of designating Public School No. 103, Henry Highland Garnet School, located at 1315 Division Street, as a historical landmark. (Eleventh District)

**16. CITY COUNCIL BILL #13-0289/ BALTIMORE CITY LANDMARK LIST - CROSS KEYS VALVE HOUSE (City Council President - Administration)**

For the purpose of designating the Cross Keys Valve House, 5106 Falls Road, as a historical landmark. (Sixth District)

**17. CITY COUNCIL BILL #13-0290/ CITY STREETS – CLOSING OF AIR RIGHTS OVER A PORTION OF LINDEN AVENUE - WARD 11, SECTION 9, BLOCK 501 (City Council President - Administration)**

For the purpose of condemning and closing air rights over a portion of Linden Avenue, extending 56.62 feet south of the intersection formed by the west side of

Linden Avenue and the southeast side of Martin Luther King, Jr. Boulevard, as shown on Plat 310-A-22 in the Office of the Department of General Services; and providing for a special effective date. (Eleventh District)

**18. CITY COUNCIL BILL #13-0291/ SALE OF PROPERTY - 1114-1150 NORTH MOUNT AVENUE (City Council President - Administration)**

For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property known as 1114-1150 North Mount Street (Block 0041, Lot 008) and no longer needed for public use; and providing for a special effective date. (Twelfth District)

**19. 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 410-396-4488 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.**





*Stephanie Rawlings-Blake*  
Mayor

## PLANNING COMMISSION

### SUMMARY

**November 21, 2013**



*Thomas J. Stosur*  
Director

### **3. BALTIMORE CITY'S URBAN AGRICULTURE PLAN ADOPTION (Citywide)**

Urban agriculture has a long history in the City of Baltimore, and can help address a wide range of current problems by beautifying blighted vacant land, providing a source of fresh, healthy, local food, and providing opportunities for education, income generation, and recreation. Numerous urban agriculture projects are currently underway in the city, including urban farms (both community-oriented and commercially-oriented), community gardens, school gardens, home and rooftop gardens, aquaculture projects, apiaries, and orchards. City actions can play a determining role in either supporting or hindering these efforts.

This plan provides policy and programmatic recommendations to better support the various types of urban agriculture, and also addresses issues such as the long-term vision for urban agriculture in the city, and the importance of equity and access for low-income residents in the urban farming movement. The plan was developed over more than a year, with significant input from city agencies and institutional and non-profit partners. Its adoption will help position Baltimore as a leader in sustainable, local food systems, and will help address health disparities created by food deserts in many Baltimore neighborhoods.

**Notification:** The draft plan was made available for public comment for four weeks during the month of October 2013, which was publicized via e-blasts. During that time, the draft plan was available for download on the Baltimore Office of Sustainability's website, and was also mailed out in hard copy upon request. The date of the Planning Commission meeting to consider the plan for adoption was also emailed out to more than one hundred people, based on prior expressions of interest in the topic.

**Recommendation:** Adoption

### **4. CITY COUNCIL BILL #13-0287/TAX CREDIT EXTENSION (Citywide)**

Designed to encourage the restoration and rehabilitation of historic properties to the highest quality standards, and to increase livability and attractiveness in our City's neighborhoods, the historic tax credit is granted on the assessment increase directly resulting from qualifying restoration work, and is fully transferable to a new owner if the property is sold before its ten year credit life ends. It is administered by the Commission for Historical and Architectural Preservation (CHAP) through the Historical and Architectural Preservation Division of the Department of Planning.

This program has made it possible for residential as well as commercial property owners to undertake comprehensive rehabilitation projects that significantly contribute to the character and

quality of life of our historic districts and their communities in general, by not only encouraging investing in our historic districts, but also ensuring quality in design and material. This program is utilized throughout a wide cross section of Baltimore's historic neighborhoods, from Mount Vernon to East Monument, from Reservoir Hill to Canton. To date more than \$600 million have been invested in many of the 78 historic districts and individually designated historic landmarks. Since its establishment in 1996, the program has received nearly 3,000 applications for the rehabilitation of historic properties; nearly 2,500 of those properties have been certified or are in the process of being certified for the historic tax credit upon project completion.

**Notification:** Over 300 concerned citizens were emailed, along with representatives from City Agencies.

**Recommendation:** Approval

**5. BALTIMORE CITY LANDMARK DESIGNATION / ENOCH PRATT HOUSE - 201 W. MONUMENT STREET (Eleventh District)**

The Enoch Pratt House was the home of one of Baltimore's most influential philanthropists. It was constructed for Enoch and Maria Louisa Pratt in 1846-1847 and was their home until 1911. Enoch Pratt was a prominent businessman and philanthropist. His generosity led to the founding of the Enoch Pratt Free Library, the expansion of the Moses Sheppard Asylum (now the Sheppard Pratt Hospital), and other important institutions. The Pratt House was a fine example of a Greek Revival style home, later upgraded to the fashions of the late 19th century with an expansion and addition of a mansard roof by prominent architect Edmund G. Lind. Today, it is one of only three five bay free-standing 1830s-1840s homes left in the city. Since 1919, the Pratt House has been home to the Maryland Historical Society, the state's oldest continuously operating cultural institution. This building is significant for its associations with Enoch Pratt, the Maryland Historical Society and its architecture.

**Notification:** Staff has notified of this action 11 District City Councilmember, Hon. William Cole, IV., Baltimore National Heritage Area, Baltimore AIA Chapter, Baltimore City Historical Society, Preservation Maryland, President and CEO of the Maryland Historical Society, the CFO of the Maryland Historical Society, Mount Vernon Design Review Committee, Midtown Community Benefits District, Central District Police-Community Relations Council, Mt. Vernon-Belvedere Association, and the Mt. Vernon Cultural District.

**Recommendation:** Approval

**6. MULTIPLE PRINCIPAL STRUCTURES ON A BUSINESS LOT ADJACENT TO A RESIDENTIAL LOT - 5200 MORAVIA ROAD (Second District)**

The proposal is to construct two one-story commercial buildings on a lot now zoned B-2-1, to replace a single structure. The site has an easement across it that constrains redevelopment with a single large building. The engineer worked with the Site Plan Review Committee to design components of the development, including its landscaping, to be compatible with the nearby communities. Variances required by the site plan have been approved by the BMZA.



**Notification:** The Frankford Improvement Association, Gardenville – Belair Road Business Association, Harbel Community Organization, and Councilman Scott were notified of this action.

**Recommendation:** Approval

**7. CITY COUNCIL BILL #13-0258/ ZONING – CONDITIONAL USE BANQUET HALL – 3932-3934 FREDERICK AVENUE (Councilmember - Helen L. Holton)**

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a banquet hall on the property known as 3932-3934 Frederick Avenue, as outlined in red on the accompanying plat. (Eighth District)

This bill would authorize a banquet hall at 3932-3934 Frederick Avenue, a property located at the northeast corner of Frederick and Loudon Avenues in Southwest Baltimore. The property is a former warehouse that would become the banquet hall if this legislation is approved. The principal impact of its authorization would be created by lack of off-street parking facilities to serve the number of banquet patrons anticipated. To prevent absence of off-street parking from displacing all that demand to nearby residential streets, which are generally narrow and not designed to handle regular large amounts of on-street parking, the bill's sponsor has introduced a companion bill to authorize a parking lot on Loudon Avenue (see below). The prospective operator of the banquet hall has also negotiated an agreement with the residential community nearby, from which a number of provisions should be taken for use as amendments to the bill. For this reason, staff is recommending approval of this bill with amendments.

**Notification:** Staff notified the Irvington Improvement Association, Saint Joseph Improvement Association, and Councilwoman Holton of this action.

**Recommendation:** Amendment, and Approval with Amendment

**8. CITY COUNCIL BILL #13-0259/ ZONING – CONDITIONAL USE PARKING, OPEN OFF-STREET AREA, FOR THE PARKING OF 4 OR MORE AUTOMOBILES – 316 SOUTH LOUDON AVENUE (Councilmember - Helen L. Holton)**

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area, for the parking of 4 or more automobiles on the property known as 316 South Loudon Avenue, as outlined in red on the accompanying plat. (Eighth District)

This proposal is to provide parking for the proposed banquet hall at 3932-3934 Frederick Avenue (see above). This bill was introduced as a result of coordination with the surrounding community. The bill sponsor worked with the Site Plan Review Committee to develop a layout for the parking lot that maximized the amount of green space that could be retained on what is now a vacant lot. The proposed site plan shows sixteen parking spaces, with access from the alley off Loudon Avenue. Planning staff recommend that the approved site plan be attached to and made part of the legislation.

Notification: Staff notified the Irvington Improvement Association, Saint Joseph Improvement Association, and Councilwoman Holton of this action.

**Recommendation:** Amendment, and Approval with Amendment

**9. CITY COUNCIL BILL #13-0267/URBAN RENEWAL - CARROLL CAMDEN - AMENDMENT** (Councilmember – Edward L. Reisinger)

For the purpose of amending the Urban Renewal Plan for Carroll Camden to add certain permitted uses within the area designated as General Industrial C on the Land Use Plan; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date. (Tenth District)

*(Postponed to a later Date)*

**10. CITY COUNCIL BILL #13-0285/ ZONING - CONDITIONAL USE CONVERSION OF A 1-FAMILY DWELLING UNIT TO A 2-FAMILY DWELLING UNIT IN THE R-8 ZONING DISTRICT - VARIANCES - 1601 WEST PRATT STREET** ( Councilmember – William “Pete” Welch)

For the purpose of permitting, subject to certain conditions, the conversion of a 1-family dwelling unit to a 2-family dwelling unit in the R-8 Zoning District on the property known as 1601 West Pratt Street, as outlined in red on the accompanying plat; and granting variances from certain lot area size and certain off-street parking requirements. (Ninth District)

This property is located on the southern edge of the Union Square Historic District. The site is approximately 16 feet by 80 feet, is improved with a semi-detached residential building, and is zoned R-8. This is a predominantly residential area with scattered religious institutions and schools. The proposal would convert an empty structure measuring 16 feet by 55 feet into two dwelling units. Conversion of this vacant building to multi-family dwelling units in the R-8 district requires a City Council Ordinance per section 3-305 of the Baltimore City Zoning Code. Retaining and renovating the existing vacant building this way also requires variances from certain lot size and parking requirements of the R-8 Zoning district. These required variances have been included in the Bill.

Notification: Staff notified Citizens of Pigtown, Communities Organized to Improve Life (COIL), New Southwest Mount Clare Association, Operation Reach Out Southwest (OROSW), Union Square Association, and Councilman Welch of this action.

**Recommendation:** Approval

**11. MINOR AMENDMENT AND REVISED FINAL DESIGN APPROVAL/ 25<sup>TH</sup> STREET STATION PUD #150 – DEVELOPMENT SITE I** (Twelfth District)

The 25th Street Station project is a mixed use, residential and commercial development project with a variety of potential commercial uses. The development plan allocates space for a modified large box retailer, mid-sized retailers, and smaller, neighborhood commercial spaces. Surface and small parking structures consolidate the required parking fields near and within buildings. Since the Planned Unit Developments (PUD) approval in 2010, legal actions have prevented the development from moving forward with construction. During the delay, one of the major retailers originally envisioned to be part of Development Site I (Parcel west of Howard Street) made the decision to leave the development. The development team worked with the other committed retailer and stakeholders in order to continue forward with a plan, much in the spirit of the currently approved PUD and of an enhanced architectural design.

The tenant change required the development team to re-evaluate the currently approved buildings. With only one large box retailer, there was no longer a need to stack two large box stores on top of one another. The parking requirement for development site I was also reduced with the absence of a major box retailer therefore eliminating the need for a large scale parking structure along 24th Street. These building massing changes and the resultant grading and site-work necessitate a Minor Amendment to the PUD drawings and Revised Final Design Approval for the updated architecture and site/landscaping. The action is limited to Development Site I as there are no changes proposed to the east side of Howard Street (Development Site II).

**Notification:** In advance of this hearing the following groups were notified by mail: Charles Village Civic Association, Charles Village Community Benefits District, Greater Homewood Corporation, Inc, Peabody Heights Resident Homeowners Alliance, Inc., Old Goucher Business Alliance, Remington Neighborhood Alliance, Station North Arts & Entertainment District, Old Goucher Community Association, Inc., Greater Remington Neighborhood Association, Historic Greater Fawcett Community Association, Medfield Community Association, Hampden Community Council, Downtown Partnership, and relevant City agencies.

**Recommendations:**

Minor Amendment/ 25<sup>th</sup> St. Station PUD #150 - Development Site I – Approval.

Revised Final Design Approval/ 25<sup>th</sup> St. Station PUD #150 – Development Site I – Approval.

**CONSENT AGENDA**

**12. MINOR SUBDIVISION FINAL PLANS/1204 POPLAR HILL ROAD (Fifth District)\*\***

*(Postponed to a later Date)*

**13. MINOR SUBDIVISION FINAL PLANS/HARBOR POINT PUD – LOTS 1-4 (First District)\*\***

*(Postponed to a later Date)*

**14. BALTIMORE CITY SUBDIVISION REGULATIONS/UPDATING APPENDICES (Citywide)**

Appendix B of the Baltimore City Subdivision Regulations ("Agency Referrals") is being updated to reflect changes to staff assignments and corresponding contact information. This is minor and technical in nature, not impacting substantive regulatory content.

**Recommendation:** Approval

**15. CITY COUNCIL BILL #13-0288/BALTIMORE CITY LANDMARK LIST - PUBLIC SCHOOL NO. 103, HENRY HIGHLAND GARNET SCHOOL (City Council President - Administration)**

For the purpose of designating Public School No. 103, Henry Highland Garnet School, located at 1315 Division Street, as a historical landmark. (Eleventh District) PS103, a landmark in the Upton community of West Baltimore, is significant to Baltimore for its architecture and the important role that it played in the history of education in the city. It was designed by prominent architect George Frederick in 1877 to serve white children, and in its form met the best practices for the design of school buildings, a design that is still retained today. In 1911, it became a school for African American children, earning a reputation as one of the city's finest. This school played an important role in the education of thousands of children in West Baltimore, including Thurgood Marshall, who later became a leader in the desegregation of the nation's public school system, as well as for his service as the first African American Justice on the Supreme Court of the United States. PS 103 is significant for the role that it played in the education of African American students prior to desegregation, and for its architecture.

**Recommendation:** Approval

**16. CITY COUNCIL BILL #13-0289/BALTIMORE CITY LANDMARK LIST - CROSS KEYS VALVE HOUSE (City Council President - Administration)**

For the purpose of designating the Cross Keys Valve House, 5106 Falls Road, as a historical landmark. (Sixth District)

The Cross Keys Valve House was one of three stone Classical Revival gatehouses that serviced Baltimore City's municipal water system along a conduit that ran from Lake Roland to the Mt. Royal Reservoir. Begun in 1858 and completed in 1862, this gravity powered conduit system then located in Baltimore County provided the citizens of Baltimore with safe clean water. It was an engineering marvel when completed, and was the city's first truly public utility. The waterworks was designed by James Slade, City Engineer for Boston and consulting engineer for the Baltimore Waterworks, and the waterworks was informed by the best practices of waterworks and engineers in other major American cities. The Cross Keys Valve House, completed in 1860, was originally called the "Harper Waste Weir", which described a lower chamber in the valve house that collected debris from the water as it rushed through the conduit on its way to the city boundaries. The Valve House and the conduit over which it sits played a significant role in the city's municipal water system, and represent a major engineering feat for the City of Baltimore.

**Recommendation:** Approval

**17. CITY COUNCIL BILL #13-0290/ CITY STREETS – CLOSING OF AIR RIGHTS OVER A PORTION OF LINDEN AVENUE - WARD 11, SECTION 9, BLOCK 501 (City Council President - Administration)**

For the purpose of condemning and closing air rights over a portion of Linden Avenue, extending 56.62 feet south of the intersection formed by the west side of Linden Avenue and the southeast side of Martin Luther King, Jr. Boulevard, as shown on Plat 310-A-22 in the Office of the Department of General Services; and providing for a special effective date. (Eleventh District)

The Planning Commission previously approved closing of air rights over a portion of Linden Avenue, extending from the intersection of Linden Avenue and Martin Luther King, Jr. Boulevard southward a distance of 172 feet with a width of 24 feet, at its regular meeting on May 16, 2013. The Department of Transportation is requesting approval of a smaller air rights closure, 1,904 square feet or 0.0437 acre, with dimensions 112 feet by 17 feet, at the same clearance height above the sidewalk as previously approved. The change to the air rights envelope is a result of refinements in the architectural design of the Ambulatory Care Center to be built extending over this portion of Linden Avenue.

**Recommendation:** Approval

**18. CITY COUNCIL BILL #13-0291/ SALE OF PROPERTY – 1114-1150 NORTH MOUNT AVENUE (City Council President - Administration)**

For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property known as 1114-1150 North Mount Street (Block 0041, Lot 008) and no longer needed for public use; and providing for a special effective date. (Twelfth District)

On November 1, 2012, the Planning Commission recommended approval on CCB #12-0143/Zoning – Conditional Use Nonprofit Home for Homeless Women and Children – 1114 North Mount Street. The City is the property owner and with the homeless shelter services being provided by Saint Vincent de Paul of Baltimore. Saint Vincent de Paul offers programs with services that include food, clothing, shelter, transitional and permanent housing, homeless day resources, employment training, adult education, emergency financial assistance, Head Start, and youth services.

**Recommendation:** Approval

**19. CIP TRANSFERS**

**Recommendation: Approval**

Recommendation: Approval

**17. CITY COUNCIL BILL #13-020M CITY STREETS - CLOSING OF AIR RIGHTS OVER A PORTION OF LINDEN AVENUE - WARD II, SECTION 2, BLOCK 501 (City Council)**

President - Administration)

For the purpose of condemning and closing air rights over a portion of Linden Avenue extending 56.62 feet south of the intersection formed by the west side of Linden Avenue and the southeast side of Martin Luther King, Jr. Boulevard, as shown on Plat 310-A-22 in the Office of the Department of General Services; and providing for a special effective date.

(Eighth District)

The Planning Commission previously approved closing of air rights over a portion of Linden Avenue extending from the intersection of Linden Avenue and Martin Luther King, Jr. Boulevard southward a distance of 172 feet with a width of 24 feet, at its regular meeting on May 16, 2013. The Department of Transportation is requesting approval of a smaller air rights closure, 1,904 square feet or 0.0437 acre, with dimensions 112 feet by 17 feet, at the same cleared height above the sidewalk as previously approved. The change to the air rights envelope is a result of refinements in the architectural design of the Ambulatory Care Center to the built extending over this portion of Linden Avenue.

Recommendation: Approval

**18. CITY COUNCIL BILL #13-020M SALE OF PROPERTY - 114-150 NORTH MOUNT AVENUE (City Council President - Administration)**

For the purpose of authorizing the Mayor and City Council of Baltimore to sell, in either public or private sale, all its interest in certain property known as 114-150 North Mount Street (Block 0041, Lot 008) and no longer needed for public use; and providing for a special effective date.

(Twelfth District)

On November 1, 2013, the Planning Commission recommended approval on CCB #12-0143 zoning - Conditional Use Exception Home for Homeless Women and Children - 114 North Mount Street. The City is the property owner and with the homeless shelter services being provided by Saint Vincent de Paul of Baltimore. Saint Vincent de Paul offers programs with services that include food, clothing, shelter, transitional and permanent housing, homeless day resources, employment training, adult education, emergency financial assistance, Head Start, and youth services.

Recommendation: Approval

**19. CIP TRANSFERS**



*Stephanie Rawlings-Blake*  
Mayor

## PLANNING COMMISSION

*Wilbur E. "Bill" Cunningham, Chairman*

### STAFF REPORT



*Thomas J. Stosur*  
Director

July 11, 2013

**REQUEST:** Baltimore City Landmark Designation- Public School No. 103, Henry Highland Garnet School, 1315 Division Street

**RECOMMENDATION:** Approval

**STAFF:** Ivor A. Quashie

**PETITIONER(s):** Commission for Historical For Historical and Architectural Preservation

**OWNER:** Mayor and City Council

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

**Site Conditions:** 1315 Division Street, Public School No. 103 is a vacant brick 2 story building located between West Lafayette Street and West Lanvale Street. The site is zoned R-8 and is owned by the City of Baltimore. The building is sealed and requires roof repair.

**General Area:** 1315 Division Street is located in the Upton neighborhood. The area is composed of brick row homes and multifamily apartment buildings. The site is bounded by West Lafayette to the north, Etting Street to the east, and West Lanvale to the south.

#### **HISTORY**

There are no previous Planning Commission actions regarding this site.

#### **CONFORMITY TO PLANS**

The proposal is also consistent with the City of Baltimore's Comprehensive Master Plan, specifically: PLAY Goal 1: Strengthen Stewardship of Historical and Cultural Resources; 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 the Baltimore City Landmark Designation process. The first hearing occurred when CHAP Commission reviewed and recommended approval of Landmark designation for 1315 Division Street on June 11, 2013. CHAP's staff report is attached to this staff report.

This Landmark Designation has been reviewed by the CHAP Commission and does not impede any planning initiatives.

Public School 103 located in the Upton community of West Baltimore, is significant to Baltimore for its architecture and the important role that it played in the history of education in the city. It was designed by prominent architect George Frederick in 1877 to serve white children, and in its form met the best practices for the design of school buildings, a design that is still retained today. In 1911, it became a school for African American children, earning a reputation as one of the city's finest. This school played an important role in the education of thousands of children in West Baltimore, including Thurgood Marshall, who later became a leader in the desegregation of the nation's public school system, as well as for his service as the first African American Justice on the Supreme Court of the United States.

The Commission for Historical and Architectural Preservation found that 1315 Division Street meets CHAP Landmark Designation 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 represents the work of a master, or that possesses high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Staff has notified of this action, 14th District City Councilman William Cole IV., Marble Hill Community Association, Inc., Upton Planning Committee, Inc., Executive Director, Maryland War of 1812 Bicentennial Commission; Mayor's Commission on Former PS 103 Baltimore Heritage, Baltimore AIA, Baltimore City Historical Society, Preservation Maryland, Baltimore National Heritage Area, Acting Director, Department of General Services, and Central District Police-Community Relations Council.



**Thomas J. Stosur**  
**Director**