


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 #11-0734/BALTIMORE CITY LANDMARK LIST - HANSA HAUS		

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 #11-0734, for the purpose of designating Hansa Haus, 11 South 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 #11-0734 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 #11-0734 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 8th floor of 417 East Fayette Street.

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.

21. CITY COUNCIL BILL #11-0734/BALTIMORE CITY LANDMARK LIST – HANSA HAUS

On September 9, 2008, members of the Commission for Historic and Architectural Preservation recommended approval of landmark designation for the Hansa Haus. The Planning Commission recommended approval of designation of the Hansa Haus 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.

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.

22. CITY COUNCIL BILL #11-0735/BALTIMORE CITY LANDMARK LIST – GRACE TURNBULL HOUSE

On November 18, 2008, members of the Commission for Historic and Architectural Preservation recommended approval of landmark designation for the Grace Turnbull House. The Planning Commission recommended approval of designation of the Grace Turnbull House 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.



*Sheila Dixon
Mayor*

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



*Thomas J. Stosur
Director*

July 9, 2009

REQUEST: Baltimore City Landmark Designation/Hansa Haus – 11 South 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: Natasha Becker

PETITIONER(S): Hansa Haus, LLC

OWNER: Same

SITE/GENERAL AREA

The subject property is located at the northeast corner of Charles and Redwood Streets within the Central Business District.

HISTORY

On September 9, 2008, members of the Commission for Historic and Architectural Preservation recommended approval of Baltimore City Landmark Designation for the Hansa Haus.

CONFORMITY TO PLANS

The proposed designation is found to be consistent with the following element of the Baltimore City Comprehensive Master Plan: PLAY Goal 1: Enhance the enjoyment, appreciation, and stewardship of Baltimore's historical and cultural resources.

ANALYSIS

This Planning Commission action is the second public hearing in the Baltimore City Landmark Designation process. The Hansa Haus building was reviewed and approved by the CHAP Commission on September 9, 2008 for Baltimore City Landmark Designation. 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 Hansa Haus was designed and built in 1911 by the architectural firm of Parker, Thomas & Rice for The Savings Bank of Baltimore, specifically for their German tenant – Albert Schumacher and Co. – shipping agents for the North German Lloyd Steamship Company, headquartered in Hamburg and Bremen, Germany. Labeled as a "Picturesque Edifice For [the]

Heart of Baltimore" (The SUN, December 16, 1911), the structure was designed for their German tenants according to specific instructions provided by Paul Hilken, an officer of the shipping agency. Modeled after a mediaeval courthouse in Halberstadt, Germany, the Hansa Haus is a 2½ story, brick and stucco, half-timbered structure, and is considered a contributing structure located in the Business and Government Center National Register historic district, at North Charles and Redwood – formerly "German" – Streets. The building was symbolically named "Hansa Haus" in honor of the Hanseatic League or "German Hansa", a medieval trade confederation of independent German city-states. The coats of arms of those cities were painted all around the building, above the first story level, along with a carved panel depicting a ship under full sail which represented the logo of the Hanseatic League.

In addition to the North German Lloyd Steamship Company, where travelers to Europe could book their voyages and receive assistance in planning their trips, other tenants in the Hansa Haus included the Imperial German Consulate and the Royal Swedish Vice-Consulate, located on the second floor. The entrance of the US into World War I in 1914 interrupted the Baltimore to Bremen passenger service severely for several years, but the route was resumed in 1926. By that time "German" Street had been renamed "Redwood" Street, in honor of the first Marylander killed in France. The offices of the North German Lloyd and the Swedish consulate had moved elsewhere; the German Consulate remained in the Hansa Haus through the 1930s.

After 1945 there were a series of different tenants – The Savings Bank of Baltimore still being the owner. Demolition was considered in the early 1970s, due to the limited income the small building was able to generate. A new owner, First Maryland Bank decided to keep and restore it and use it as the office of their President and Personnel Department. Other tenants in the 1980s and 1990s included a W. Bell & Company retail outlet, and the "Tres Bon Bakery Café".

The "coats of arms" painted on the building had become so dirty and faded that they could hardly be seen. Fortunately, a Mrs. Berquist called the bank to let them know that she had in her possession the original drawings and designs for the 37 coats of arms as designed by the artist William Frederick Hiltz. Based on those designs, the bank made plaques of all of them, painted in enamel on primed aluminum, at the cost of \$25 each. After ownership changed again in the 1980s, the painted plaques were taken down and displayed inside, in a small conference room. At that time, the plaques had seemingly disappeared but actually were given to Zion Church on a loan basis, where they currently are displayed in the parish hall, the famous "Adlersaal", for all to enjoy.

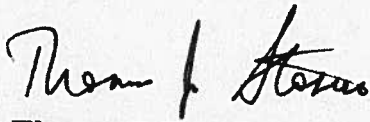
The Hansa Haus is one of the most unique structures in the Business and Government Center/ Financial District in Baltimore and is reflective of the city's German heritage. Therefore, it meets CHAP (criteria #1, 2, 4, and #5) for landmark designation:

- Criteria #1: Dates from a particular period having significant character, interest, and value, as part of the development, heritage, and culture of the City of Baltimore;
- Criteria # 2: Is associated with the life of an outstanding person and business – Albert Schumacher and the North German Lloyd Steamship Co.;

- Criteria #4: Is significant of the architectural period in which it was built, having distinguishing characteristics of an architectural style and method of construction; and
- Criteria #5: Contributes information of historical, cultural and social importance relating to the heritage of the community.

Based on these findings, staff recommends that landmark status be granted. It should be noted that a 1959 addition at the rear of the 11 S. Charles Street property (adjacent to Redwood Street and a small service alley) does not contribute to the historical significance of the Hansa Haus and is not to be covered by landmark designation.

In advance of a hearing on this matter, staff notified the following groups: Preservation Maryland, Baltimore Heritage Area, Charles Street Development Corporation, Central Business District Coalition, and Downtown Partnership of Baltimore.



Thomas J. Stosur
Director