



*Catherine Pugh
Mayor*

**COMMISSION FOR
HISTORICAL & ARCHITECTURAL
PRESERVATION**

Tom Liebel, Chairman

STAFF REPORT



*Laurie R. Feinberg
Acting Director*

December 11, 2018

REQUEST: City Council Bill 18-0295: Baltimore City Landmark List: Exteriors – Hanlon Park

ADDRESS: 3051 Liberty Heights Avenue (Block 3099, Lot 001), 3001 North Hilton Street (Block 3099, Lot 002), and 2731 North Longwood Street (Block 3099, Lot 004).

RECOMMENDATION: Approval with recommendation

STAFF: Lauren Schiszik

PETITIONER(S): Councilman Leon Pinkett

OWNER: Mayor and City Council

SITE/HISTORIC DISTRICT

General Area: Hanlon Park is located in central west Baltimore, bound by Gwynn’s Falls Parkway to the south, North Longwood Street, Powhatan Avenue and North Hilton Streets to the west, Liberty Heights Avenue to the north, and North Dukeland Street to the east. Within Hanlon Park is the 1911 Ashburton Reservoir and its related infrastructure and historic buildings, spaces for active and passive recreation, and the Gwynn’s Run stream valley. The Ashburton local historic district is north of Hanlon Park, across Liberty Heights Ave. To the west is the neighborhood of Forest Park and to the south is the neighborhood of Hanlon Longwood. Ashburton Reservoir is part of the City of Baltimore public water supply system. It is a finished water storage facility.

Site Conditions/Architectural Description: The property today known as Hanlon Park and Ashburton Reservoir was purchased by the City to serve as the site of a reservoir in 1907. Ashburton Reservoir was completed in 1910 and put into service in January 1911. The Colonial Revival style brick gatehouse and chlorination building were constructed at the same time. The Gothic Revival stone pumping station was constructed in 1934. The 100 acre Hanlon Park, which surrounds and includes the reservoir, was originally named Ashburton Park, but was renamed in 1920 to honor the memory of Lieutenant Joseph T. Hanlon, a WWI hero and son of Park Commission Edward “Ned” Hanlon. The landscape of the park was designed by the Olmsted Brothers, Landscape Architects, of Boston, in coordination with the development of the reservoir, and features their trademark winding pathways that follow the existing topography, allees of trees along paths, retention of historic specimen trees and natural features such as the stream valley and rolling hills, and separation of active and passive recreation spaces. The Olmsted Brothers designed the landscapes of many other parks in the city as well

as the adjacent Gwynn’s Falls Parkway, which is designated as a Baltimore City Landmark as the “Olmsted Parkways”.

Neither Ashburton Reservoir nor Hanlon Park have been designated as historic properties on the federal, state, or local level. However, the Ashburton Pumping Station and the Ashburton Reservoir Gatehouse are listed on the Maryland Inventory of Historic Properties.

Currently, the northern portion of the park is under construction to build the new tanks to hold treated drinking water and two new related buildings. After this work is complete, new recreational fields, playgrounds, and pavilions will be constructed above the finished drinking water tanks.

BACKGROUND

- Under Article 6, section 4-9 of the Baltimore City Code, “Plans for the reconstruction, alteration or demolition of any structure which is owned by the Mayor and City Council of Baltimore shall, prior to City action approving or otherwise authorizing the use of such plans, be referred by the agency having responsibility for the preparation of such plans to the Commission for a report.” CHAP reviewed and provided comments on projects within Hanlon Park; specifically related to the reservoir. In 2015, in three public hearings, CHAP reviewed and provided favorable comments regarding the rehabilitation of the pumping station, construction of two new buildings, and the entankment for the finished drinking water.
- In 2018, Councilman Pinkett introduced legislation to designate Hanlon Park as a Baltimore City Landmark.

PROPOSAL & APPLICATION OF GUIDELINES

Designate this property on the Baltimore City Landmark List.

CHAP staff applied its guidelines for designation of properties as Baltimore City Landmarks, and found that Patterson Park met three of the four criteria:

1. That are associated with events that have made a significant contribution to the broad patterns of Baltimore history; or
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; or
4. That have yielded or may be likely to yield information important in Baltimore prehistory or history.

The property today known as Hanlon Park was purchased by the city to serve as the site of a municipal reservoir and city park in 1907. Ashburton Reservoir was completed in 1910. The 100 acre Hanlon Park, which surrounds the reservoir, was originally named Ashburton Park. It was renamed in 1920 to honor the memory of Lieutenant Joseph T. Hanlon, a WWI hero, and is the first memorial park in the city. The park landscape was designed by the internationally celebrated Olmsted Brothers Landscape Architects firm, which developed Baltimore’s interconnected park system and many of the city’s parks, parkways, and institutional campuses. Hanlon Park and Ashburton Reservoir are significant assets to the surrounding neighborhoods that quickly developed around the park in the early 20th century. Today, Hanlon Park provides

active and passive recreation spaces, a natural stream valley, an historic reservoir with handsome, character-defining historic structures that house critical infrastructure, and drinking water for Baltimore citizens.

As this designation covers architectural, landscape, potential archaeological features, and critical water infrastructure above and below ground, CHAP staff has developed a clear outline of which features should be included and excluded in the designation.

Built Environment

Features under CHAP review

1. CHAP will review exterior alterations, additions, and demolitions to all historic structures, including:

- Gatehouse
- Pumping Station
- Chlorination Building

2. CHAP will review construction plans and locations for all new buildings and structures, including new playground equipment and subterranean infrastructure. Recreational buildings and structures and water infrastructure are appropriate and recommended in this northern portion of the park. Recreational buildings and structures are also appropriate and recommended in the existing active recreation areas in the southern portion of the park, and CHAP designation will not impede installation of recreational facilities and equipment. Access, repair, maintenance, and improvements to water infrastructure is critical, and CHAP review will not impact or impede DPW's ability to do so.

3. CHAP will conduct design review for major additions to non-historic buildings. Major additions are additions that significantly increase the size, volume, or massing of the non-historic building. Two non-historic buildings will be constructed as part of the current entankment project; future additions or exterior alterations will be subject to CHAP review.

Features not under CHAP review

1. CHAP will not review minor alterations to or demolition of non-historic structures including:

- Baseball fields
- Tennis courts
- Basketball courts
- Playground equipment
- The water infrastructure buildings, tanks, pipes, and other water infrastructure, new recreation pavilions and planting plans that are currently underway in the north portion of the park, and which were previously recommended for approval by CHAP in 2015.

Landscape

Features under CHAP review

CHAP will review alterations to the landscape including alterations to existing features and

installation of new features, including:

- Ashburton Reservoir
- Washwater Lake
- Gwynn's Run
- Paved roads, sidewalks, paths and stairs (alterations include realignments, change to paving materials)
- Stone walls
- Fencing
- Lighting
- Fixed site furnishings (permanently affixed via concrete pad)
- Grading of soil that results in a change of topography of more than 12" (excluding the work currently underway as part of the entankment project and where substantial grading has already occurred)
- Excavation larger than 5 square feet and deeper than 12", due to archaeological potential (excluding the work currently underway as part of the entankment project and where substantial excavation has already occurred)
- Removal of healthy mature trees
- Planting and ecological management plans
- Signage plans and installation

Note that many of the features above, like signage, site furnishings, etc. will likely be installed/designed as part of a larger planning effort, so that the concept plan and design could be reviewed and approved in total by CHAP, instead of being approved piece by piece.

Features not under CHAP review

CHAP will not review the following:

- Alterations to existing playfields, including the addition of new turf fields and associated infrastructure.
- Impermanent installations that do not need a concrete base, such as athletic benches, port-a-johns, tents, stages, trash cans, etc.
- Excavations for tree pits (though notification of CHAP staff is recommended, in order to take advantage of the opportunity to document absence/presence of archaeological resources, which will inform future land management)
- Maintenance of existing infrastructure, such as repairs to equipment, lighting, benches, signage
- Maintenance of vegetation, such as replanting planting beds, tree-trimming, or removing vegetation, landscaping, or plantings that present a potential risk to water infrastructure or to the ability to access, repair, maintain, or improve water infrastructure, such as on the earthen banks of the reservoir, above pipes, or above the subterranean water tanks.

ANALYSIS

CHAP staff has reviewed the landmark designation report and has determined that the property is eligible for designation as a landmark under Criteria 1, 3, and 4. Staff recommends that the Commission allow staff to work with DPW to draft language to include in the legislation that clarifies that CHAP review will exclude the current water infrastructure projects underway, and that the designation will not impact or impede the Department of Public Works' ability to access, repair, maintain, or improve its infrastructure located on the property, including the ability to remove vegetation, landscaping, or plantings that pose a potential risk to infrastructure or the ability to access, repair, maintain, or improve infrastructure.

NEIGHBORHOOD COMMENTS

The property is not located within a CHAP district; therefore, comments from an Architectural Review Committee are not applicable. However, CHAP did inform Recreation & Parks, the Department of Public Works, Baltimore Heritage, Inc. and the following neighborhood associations about this proposal: Hanlon Improvement Association, 3200 Carlisle Avenue Block Association, Ashburton Area Association, Citizens for Community Improvement, Falls North Homeowners Association, Forest Park Neighborhood Association, Garwyn Oaks United Neighbors Association, Greater Mondawmin Coordinating Council, Gwynnbrook-Garriwood Neighborhood Association, Liberty Square Neighborhood Association, Panway Neighborhood Improvement Association, Parkway Community Association. CHAP has not received any comments at this time.

Staff recommends a finding of approval for designation of this property on the Baltimore City Landmark List because it meets criteria 1, 3, and 4 of CHAP's criteria for designation. Staff further recommends that the Commission allow staff to work with DPW to draft language to include in the legislation that clarifies that CHAP review will exclude the current water infrastructure projects underway, and that the designation will not impact or impede the Department of Public Works' ability to access, repair, maintain, or improve its infrastructure located on the property, including the ability to remove vegetation, landscaping, or plantings that pose a potential risk to infrastructure or the ability to access, repair, maintain, or improve infrastructure.



Eric Holcomb
Director

Site Map



Map 1: Hanlon Park and Lake Ashburton



Map 2: Aerial Photo Mosaic map, ConnectExplorer, December 22, 2018- January 25, 2018

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Map 3: Annotated map displaying the three parcels of Hanlon Park

Photos

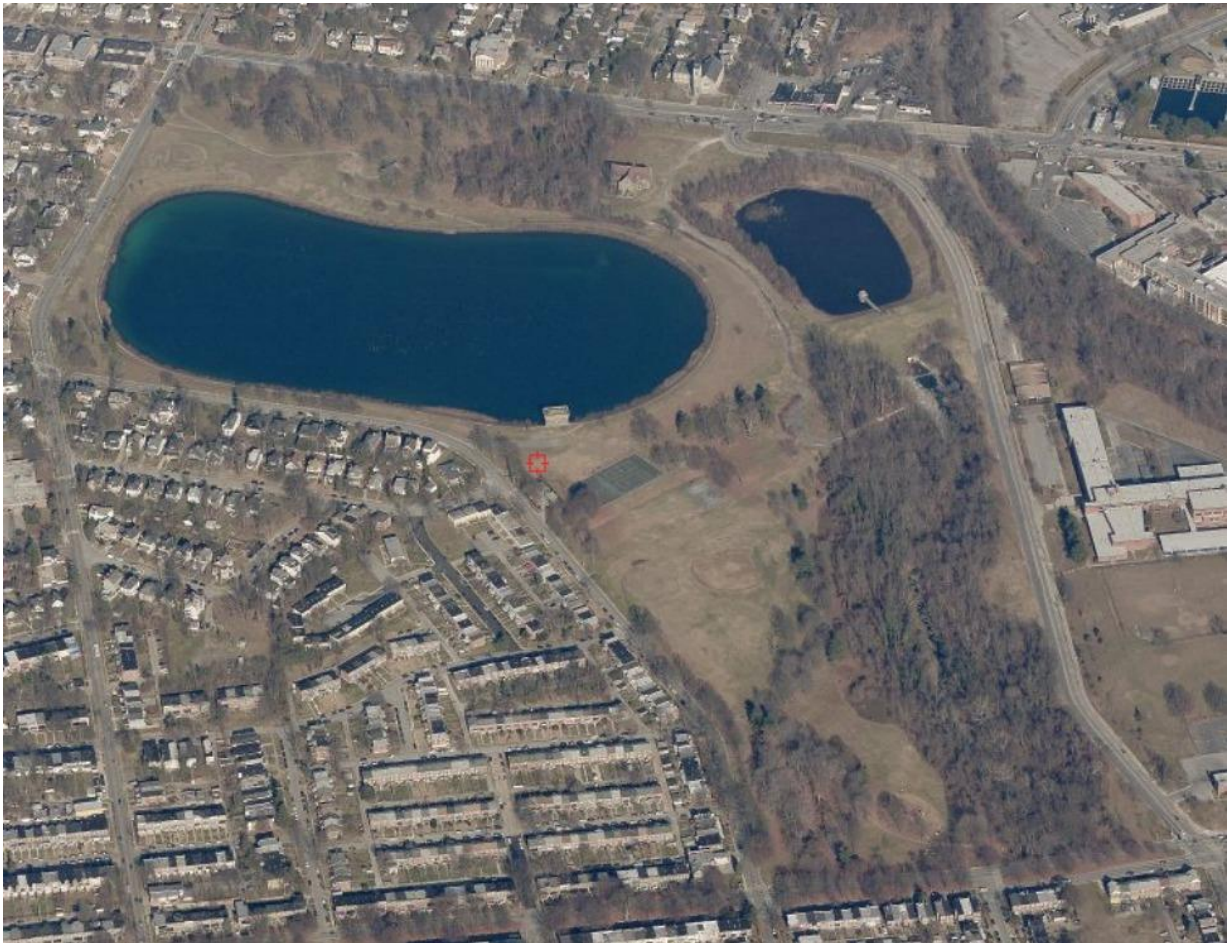


Photo 1: Aerial View of the park, view from south, 12/28/2017



Photo 2: Aerial view of the park, view from west, 12/28/2017



Photo 3: Aerial view of the park, view from west, 12/28/2017

Photos



Photo 4: View of Pumping Station from path around Lake Ashburton, looking north, 2015



Photo 5: Park sign facing Gwynn's Falls Parkway and rolling hills



Photo 6: Allee of trees flanking a pathway that follows the topography.



Photo 7: Gently sloping hillside in southern portion of park



Photo 8: Playground and water infrastructure in southern portion of park.

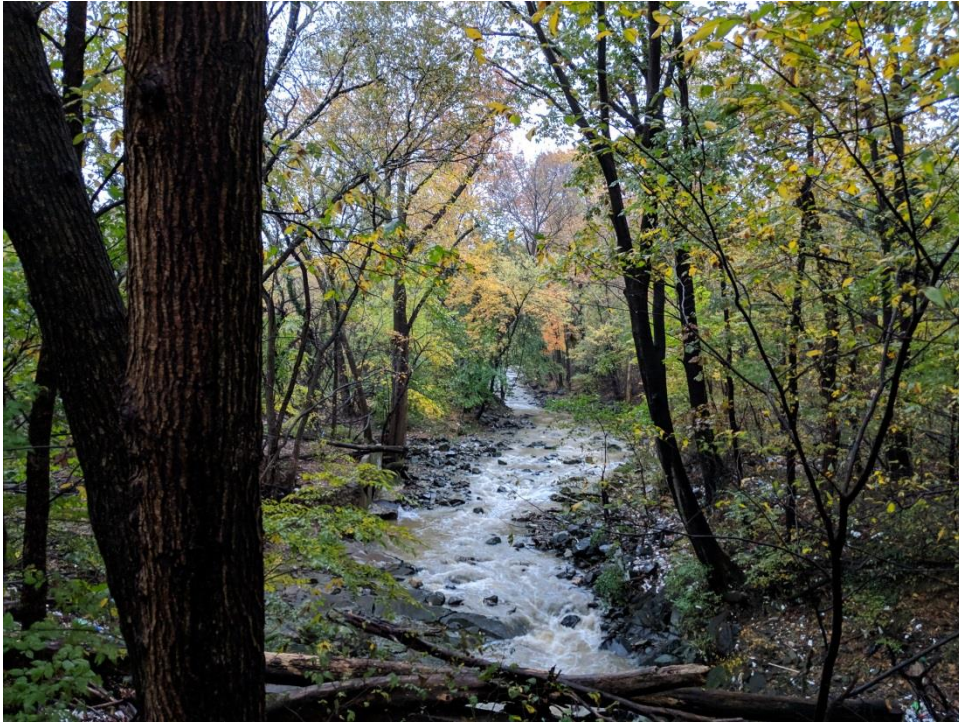


Photo 9: The Gwynn's Run at Gwynn's Falls Parkway.



Photo 10: The playfields, surrounded by a stone kneewall and a sloping hill that serves as a natural grandstand for viewing the sports.



Photo 11: The historic chlorination building.



Photo 12: The historic gatehouse at Ashburton Reservoir.



Photo 13: The gatehouse at Ashburton Reservoir.



Photo 14: A view of the Ashburton neighborhood across the Reservoir, looking north.



Photo 15: A view of the reservoir looking southeast, with the gatehouse and Baltimore skyline in the distance, and the reservoir fencing and walking path in the foreground.



Photo 16: A view of the reservoir and Hanlon Park neighborhood.



Photo 17: A view to the north along N. Hilton Street, with the construction work visible.



Photo 18: The historic Ashburton Pumping Station, with the reservoir behind it, as viewed from Liberty Heights Ave.