

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 #12-0132 /BALTIMORE CITY LANDMARK LIST - The Terminal Warehouse Building		

TO

DATE:

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

October 5, 2012

At its regular meeting of October 4, 2012, the Planning Commission considered City Council Bill #12-0132, for the purpose of designating the Terminal Warehouse Building, 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 #12-0132 and adopted the following resolution, nine members being present (nine in favor).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #12-0132 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. Kaliope Parthemos, Deputy Mayor
 Mr. Alex Sanchez, Chief of Staff
 Ms. Angela Gibson, Mayor's Office
 Hon. Rochelle (Rikki) Specter, Council Rep. to Planning Commission
 Ms. Karen Randle, Council Services
 Mr. Thomas Liebel, CHAP Commission Chairman
 Ms. Kathleen Kotarba, CHAP Executive Director



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION
Wilbur E. "Bill" Cunningham, Chairman

AGENDA

October 4, 2012 – #1840

Working Session – 12:00 p.m.
Regular Session – 1:30 p.m.



Thomas J. Stosur
Director

1. **ROLL CALL**
2. **APPROVAL OF MINUTES**
3. **MINOR AMENDMENT AND FINAL DESIGN APPROVAL/ MONTGOMERY PARK BUSINESS CENTER PUD – 7-ELEVEN STORE AND GAS STATION – 1769 WASHINGTON BLOUARD (Tenth District)**

(Postponed to October 18, 2012)

4. **CITY COUNCIL BILL #12-0123/ BUILDING, FIRE, AND RELATED CODES – 2012 EDITION (City Council President – Administration)**
For the purpose of adopting a revised Building, Fire, and Related Codes Article, comprising the Maryland Building Performance Standards (effective January 1, 2012), the International Building Code (2012 Edition), the International Electrical Code (2011 Edition), the International Fuel Gas Code (2012 Edition), the International Mechanical Code (2012 Edition), the International Plumbing Code (2012 Edition), the International Property Maintenance Code (2012 Edition), the International Fire Code (2012 Edition), the International Energy Conservation Code (2012 Edition), and the International Residential Code for One- and Two-Family Dwellings (2012 Edition), all as supplemented, amended, or otherwise modified by this Ordinance; providing for the effect, construction, and effective date of these new standards and codes; conforming, correcting, and clarifying certain language; and generally relating to the adoption of new building, fire, property maintenance, electrical, plumbing, mechanical, and related codes for Baltimore City. (Citywide)
5. **CITY COUNCIL BILL #12-0108/ REZONING – 1101 NORTH PATTERSON PARK AVENUE (Councilmember – Warren Branch)**
For the purpose of changing the zoning for the property known as 1101 North Patterson Park Avenue, as outlined in red on the accompanying plat, from the R-8 Zoning District to the B-2-2 Zoning District. (Thirteenth District)
6. **CITY COUNCIL BILL #12-0118/ REZONING – 2719 ASHLAND AVENUE**
For the purpose of changing the zoning for the property known as 2719 Ashland Avenue, as outlined in red on the accompanying plat, from the R-8 Zoning District to the B-1-1 Zoning District. (Thirteenth District)

(Postponed to October 18, 2012)

CONSENT AGENDA

- 7. CITY COUNCIL BILL #12-0126/ BALTIMORE CITY LANDMARK LIST - ABELL BUILDING** (City Council President - Administration)
For the purpose of designating the Abell Building, 329-335 West Baltimore Street, as a historical landmark. (Eleventh District)
- 8. CITY COUNCIL BILL #12-0127/ BALTIMORE CITY LANDMARK LIST - APPOLD-FAUST BUILDING** (City Council President - Administration)
For the purpose of designating the Appold-Faust Building, 307-309 West Baltimore Street, as a historical landmark. (Eleventh District)
- 9. CITY COUNCIL BILL #12-0128/ BALTIMORE CITY LANDMARK LIST - BALTIMORE EQUITABLE SOCIETY BUILDING** (City Council President - Administration)
For the purpose of designating the Baltimore Equitable Society Building, 21 North Eutaw Street, as a historical landmark. (Eleventh District)
- 10. CITY COUNCIL BILL #12-0129/ BALTIMORE CITY LANDMARK LIST - EQUITABLE BUILDING** (City Council President - Administration)
For the purpose of designating the Equitable Building, 10-12 North Calvert Street, as a historical landmark. (Eleventh District)
- 11. CITY COUNCIL BILL #12-0130/ BALTIMORE CITY LANDMARK LIST - OLD TOWN NATIONAL BANK BUILDING** (City Council President - Administration)
For the purpose of designating the Old Town National Bank Building, 221 North Gay Street, as a historical landmark. (Twelfth District)
- 12. CITY COUNCIL BILL #12-0131/ BALTIMORE CITY LANDMARK LIST - ST. ALPHONSUS HALL** (City Council President - Administration)
For the purpose of designating St. Alphonsus Hall, 125 West Saratoga Street, as a historical landmark. (Eleventh District)
- 13. CITY COUNCIL BILL #12-0132/ BALTIMORE CITY LANDMARK LIST - TERMINAL WAREHOUSE BUILDING** (City Council President - Administration)
For the purpose of designating the Terminal Warehouse Building, 320 Guilford Avenue, as a historical landmark. (Eleventh District)
- 14. CITY COUNCIL BILL #12-0133/BALTIMORE CITY LANDMARK LIST - TURNBULL BUILDING** (City Council President - Administration)
For the purpose of designating the Turnbull Building, 311-313 West Baltimore Street, as a historical landmark. (Eleventh District)

**15. CITY COUNCIL BILL #12-0134/BALTIMORE CITY LANDMARK LIST:
PUBLIC INTERIORS - ST. MARK'S EVANGELICAL LUTHERAN CHURCH
(Councilmember – Carl Stokes)**

For the purpose of designating St. Mark's Evangelical Lutheran Church, 1920 Saint Paul Street, as a historical landmark: public interior. (Twelfth District)

16. 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.



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

SUMMARY

October 4, 2012



Thomas J. Stosur
Director

1. ROLL CALL
2. APPROVAL OF MINUTES
3. MINOR AMENDMENT AND FINAL DESIGN APPROVAL/ MONTGOMERY PARK BUSINESS CENTER PUD – 7-ELEVEN STORE AND GAS STATION – 1769 WASHINGTON BOULEVARD (Tenth District)

(Postponed to October 18, 2012)

4. CITY COUNCIL BILL #12-0123/ BUILDING, FIRE, AND RELATED CODES – 2012 EDITION (City Council President – Administration)

For the purpose of adopting a revised Building, Fire, and Related Codes Article, comprising the Maryland Building Performance Standards (effective January 1, 2012), the International Building Code (2012 Edition), the International Electrical Code (2011 Edition), the International Fuel Gas Code (2012 Edition), the International Mechanical Code (2012 Edition), the International Plumbing Code (2012 Edition), the International Property Maintenance Code (2012 Edition), the International Fire Code (2012 Edition), the International Energy Conservation Code (2012 Edition), and the International Residential Code for One- and Two-Family Dwellings (2012 Edition), all as supplemented, amended, or otherwise modified by this Ordinance; providing for the effect, construction, and effective date of these new standards and codes; conforming, correcting, and clarifying certain language; and generally relating to the adoption of new building, fire, property maintenance, electrical, plumbing, mechanical, and related codes for Baltimore City. (Citywide)

Periodic Update: A new version of the International Building Code (IBC) is written and released every three years. The update is then adopted into State law under the Maryland Building Performance Standards (MBPS). As most recently made effective, dated January 1, 2012, these Standards consist of three parts: the 2012 IBC, the 2012 International Residential Code for One- and Two-Family Dwellings, and the 2012 International Energy Conservation Code. After adoption at the State level with their modifications, local jurisdictions may then adopt the same Standards – either in whole or in parts, and with local modifications.

Recommendation: Approval

5. CITY COUNCIL BILL #12-0108/ REZONING – 1101 NORTH PATTERSON PARK AVENUE (Councilmember – Warren Branch)

For the purpose of changing the zoning for the property known as 1101 North Patterson

Park Avenue, as outlined in red on the accompanying plat, from the R-8 Zoning District to the B-2-2 Zoning District. (Thirteenth District)

This bill would rezone an end-of-row building at the northeast corner of Patterson Park Avenue and Chase Street from residential to commercial. The bill was requested by a private club which desires to use the building; although their use would be allowed in the R-8 zone, the property has insufficient lot area to qualify for the purpose. The proposed B-2 zoning would effectively remove the lot area requirement now applying to the property. Because there have not been sufficient changes in the block or the neighborhood that rise to the level required by Article 66-B of the Maryland Code, and as there is no evidence that the original 1971 zoning of this property was a mistake, staff recommends disapproval of this bill.

Staff notified the Middle East Truth and Reconciliation Community Council, HEBCAC, EBDI, the property owner, and the Councilman of this action.

Recommendation: Disapproval

6. CITY COUNCIL BILL #12-0118/ REZONING – 2719 ASHLAND AVENUE
(Councilmember – Warren Branch)

For the purpose of changing the zoning for the property known as 2719 Ashland Avenue, as outlined in red on the accompanying plat, from the R-8 Zoning District to the B-1-1 Zoning District. (Thirteenth District)

(Postponed to October 18, 2012)

CONSENT AGENDA

7. CITY COUNCIL BILL #12-0126/ BALTIMORE CITY LANDMARK LIST – ABELL BUILDING (City Council President - Administration)

For the purpose of designating the Abell Building, 329-335 West Baltimore Street, as a historical landmark. (Eleventh District)

On April 10, 2012 the Commission for Historical and Architectural Preservation recommended Landmark and Special List designations of the Abell Building, located at 329-335 West Baltimore Street. On May 12, 2012 the Planning Commission also recommended landmark designation for the Abell Building. City Council Bill #12-0126 is the required legislation that if passed, will formally designate the Abell Building a Baltimore City Landmark.

8. CITY COUNCIL BILL #12-0127/ BALTIMORE CITY LANDMARK LIST – APPOLD-FAUST BUILDING (City Council President - Administration)

For the purpose of designating the Appold-Faust Building, 307-309 West Baltimore Street, as a historical landmark. (Eleventh District)

On April 10, 2012 the Commission for Historical and Architectural Preservation recommended Landmark and Special List designations of the Appold-Faust Building,

located at 307-309 West Baltimore Street. On May 12, 2012 the Planning Commission also recommended landmark designation for the Appold-Faust Building. City Council Bill #12-0127 is the required legislation that if passed, will formally designate the Appold-Faust Building a Baltimore City Landmark.

9. CITY COUNCIL BILL #12-0128/ BALTIMORE CITY LANDMARK LIST – BALTIMORE EQUITABLE SOCIETY BUILDING (City Council President - Administration)

For the purpose of designating the Baltimore Equitable Society Building, 21 North Eutaw Street, as a historical landmark. (Eleventh District)

On March 13, 2012, the Commission for Historical and Architectural Preservation recommended Landmark and Special List designations of the Baltimore Equitable Society Building. On April 5, 2012, the Planning Commission also recommended landmark designation for the Baltimore Equitable Society Building. City Council Bill #12-0128 is the required legislation that if passed, will formally designate The Baltimore Equitable Society Building as a Baltimore City Landmark.

10. CITY COUNCIL BILL #12-0129/ BALTIMORE CITY LANDMARK LIST – EQUITABLE BUILDING (City Council President - Administration)

For the purpose of designating the Equitable Building, 10-12 North Calvert Street, as a historical landmark. (Eleventh District)

On December 8, 2009, the Commission for Historical and Architectural Preservation recommended Landmark and Special List designations of the St. Peter the Apostle Roman Catholic Church Complex. On June 12, 2012, the Planning Commission recommended landmark designation for the Equitable Building. City Council Bill #12-0129 is the required legislation that if passed will formally designate the Equitable Building as a Baltimore City Landmark.

11. CITY COUNCIL BILL #12-0130/ BALTIMORE CITY LANDMARK LIST – OLD TOWN NATIONAL BANK BUILDING (City Council President - Administration)

For the purpose of designating the Old Town National Bank Building, 221 North Gay Street, as a historical landmark. (Twelfth District)

On July 10, 2012, the Commission for Historical and Architectural Preservation recommended Landmark and Special List designations of the Old Town National Bank Building. On August 9, 2012, the Planning Commission recommended landmark designation for the Old Town National Bank Building. City Council Bill #12-0130 is the required legislation that if passed will formally designate the Old Town National Bank Building as a Baltimore City Landmark.

12. CITY COUNCIL BILL #12-0131/ BALTIMORE CITY LANDMARK LIST – ST. ALPHONSUS HALL (City Council President - Administration)

For the purpose of designating St. Alphonsus Hall, 125 West Saratoga Street, as a historical landmark. (Eleventh District)

On May 8, 2012, the Commission for Historical and Architectural Preservation recommended Landmark and Special List designations of St. Alphonsus Hall. On June 7, 2012, the Planning Commission recommended landmark designation for St. Alphonsus Hall. City Council Bill #12-0131 is the required legislation that if passed will formally designate St. Alphonsus Hall as a Baltimore City Landmark.

- 13. CITY COUNCIL BILL #12-0132/ BALTIMORE CITY LANDMARK LIST – TERMINAL WAREHOUSE BUILDING (City Council President - Administration)**
For the purpose of designating the Terminal Warehouse Building, 320 Guilford Avenue, as a historical landmark. (Eleventh District)

On November 13, 2007, the Commission for Historical and Architectural Preservation recommended Landmark and Special List designation of the Terminal Warehouse Building. On July 9, 2009, the Planning Commission recommended landmark designation of The Terminal Warehouse Building. City Council Bill #12-0132 is the required legislation that if passed will formally designate the Terminal Warehouse Building as a Baltimore City Landmark.

- 14. CITY COUNCIL BILL #12-0133/BALTIMORE CITY LANDMARK LIST – TURNBULL BUILDING (City Council President - Administration)**
For the purpose of designating the Turnbull Building, 311-313 West Baltimore Street, as a historical landmark. (Eleventh District)

On March 13, 2012 the Commission for Historical and Architectural Preservation recommended Landmark and Special List designations of the Turnbull Building. On April 5, 2012, the Planning Commission recommended landmark designation of the Turnbull Building. City Council Bill #12-0133 0132 is the required legislation that if passed will formally designate the Turnbull Building as a Baltimore City Landmark.

- 15. CITY COUNCIL BILL #12-0134/BALTIMORE CITY LANDMARK LIST – PUBLIC INTERIORS – ST. MARK’S EVANGELICAL LUTHERAN CHURCH (Councilmember – Carl Stokes)**
For the purpose of designating St. Mark’s Evangelical Lutheran Church, 1920 Saint Paul Street, as a historical landmark: public interior. (Twelfth District)

On March 13, 2012, the Commission for Historical and Architectural Preservation recommended Landmark and Special List designations of St. Mark’s Evangelical Lutheran Church. On April 5, 2012, the Planning Commission recommended landmark designation of the public interior of St. Mark’s Evangelical Lutheran Church. City Council Bill #12-0134 is the required legislation that if passed will formally designate the public interior of St. Mark’s Evangelical Lutheran Church as a Baltimore City Landmark.

16. CIP TRANSFERS



Sheila Dixon
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman



Thomas J. Stosur
Director

STAFF REPORT

July 9, 2009

REQUEST: Baltimore City Landmark Designation/Terminal Warehouse Building – 320 Guilford Avenue

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: Robert Quilter

OWNER: Fort Knox Baltimore, LLC

PETITIONER: RWN Development Group, LLC

SITE/GENERAL AREA

Site Conditions: The Terminal Warehouse Building (AKA the Flour House) is located at 320 Guilford Avenue. It also fronts on the south side of the 200 block East Pleasant Street. The site is improved with a six-story building covering 26,970 square feet and is zoned B-5-2. The building is currently being used as a commercial warehouse storage facility. Additionally, this building is part of the Guilford/Holliday Towers PUD.

General Area: The subject property, 320 Guilford Avenue, is located within the Central Business District and is identified in the URP as a "notable structure." The building is situated two blocks north of City Hall, between Pleasant Street and Saratoga Street, and I-83 lies immediately to the east.

HISTORY

- Ordinance #01-0170, approved May 25, 2001, established the Central Business District Urban Renewal Plan.
- Ordinance #06-0348, approved November 8, 2006, amended the Central Business District Urban Renewal Plan.
- On November 17, 2007 the Commission for Historical and Architectural Preservation (CHAP) recommended Landmark and Special List designation for The Flour House.
- Ordinance #08-0057, approved by the Mayor and City Council on July 25, 2008, established the Guilford/Holliday Towers Planned Unit Development.

- On February 10, 2009, CHAP reviewed and approved the conceptual design of the Flour House Building.
- On March 5, 2009, the Planning Commission gave Final Design Approval for the Terminal Warehouse (The Flour House) – Guilford/Holliday Towers PUD.

CONFORMITY TO PLANS

This site lies within the Central Business District Urban Renewal Plan, and designation as a Baltimore City Landmark conforms to the purposes and intent of that plan.

ANALYSIS

This Planning Commission action is the second public hearing in the Baltimore City Landmark Designation process. The Terminal Warehouse building was reviewed and approved by the CHAP Commission on November 17, 2007 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 owners of this six story brick building wish to have it nominated as a Baltimore City landmark. It was built at the southwest corner of Guilford Avenue and Pleasant Street as the “Flour Warehouse” in two phases. The northern portion was constructed in 1894 and the southern in 1912. Railway lines led into the Guilford Avenue side and its interior features high spaces with wood beam construction. By 2007, The Terminal Warehouse remained as one of the oldest warehouses in continuous use by the same corporation.

This building is also included within the boundaries of the Guilford/Holliday Towers PUD. That PUD was approved by the Mayor and City Council on July 25, 2008 as Ordinance #08-0057. Subsequently, both CHAP and the Planning Commission have given Final Design Approval for the restoration and adaptive re-use of the structure. The Flour House project (as it will be known) includes turning the former ground floor rail access and truck loading areas into retail spaces and converting the upper five levels of storage areas into 202 market rate studio and one-bedroom residential rental apartment units. The residential units will be located within the heavy timber construction of the original 1894 building and the 1912 steel frame addition. The unit mix is about 70% studio/efficiency; and 30% 1-bedroom units.

At the November 17, 2007 CHAP hearing; staff noted that the Terminal Warehouse building met three of the six criteria for landmark designation (# 1, 4 and #5).

- 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 (the Terminal Warehouse is representative of Baltimore’s industrial development in the late nineteenth and early twentieth century); and
- 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 (the Terminal Warehouse is an excellent example of industrial/warehouse design by a noted local architect, Benjamin B. Owens, retaining many interior and exterior design elements including the water tower and wood beam construction); and

- Criteria #5: Contributes information or historical, cultural, or social importance relating to the heritage of the community (the building was built by an important local company that continues to provide warehousing, trucking and distribution services in the mid-Atlantic region).

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

Staff notified Downtown Partnership, BDC, Baltimore Heritage and Preservation Maryland of this hearing.

A handwritten signature in cursive script that reads "Thomas J. Stosur". The signature is written in dark ink and is positioned above the printed name and title.

Thomas J. Stosur
Director