

TJA

<b>FROM</b>	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET
	SUBJECT	CITY COUNCIL BILL #14-0323 / ST. JOHN'S IN THE VILLAGE-PUBLIC INTERIOR-3009 ½ GREENMOUNT AVENUE - HISTORIC LANDMARK

CITY of  
BALTIMORE  
**MEMO**



TO

DATE: May 15, 2014

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

At its regular meeting of May 15, 2014, the Planning Commission considered City Council Bill #14-0323, for the purpose of designating the St. John's in the Village-Public interior located at 3009 ½ Greenmount Ave as a Commission for Historic Architectural Preservation (CHAP) 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 #14-0323 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 #14-0323 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. Kaliope Parthemos, Chief of Staff
- Mr. Colin Tarbert, Deputy Mayor for Economic and Neighborhood Development
- 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
- Ms. Sharon Daboin, DHCD
- Ms. Barbara Zektick, DOT
- Ms. Karen Randle, Council Services
- Ms. Elena DiPietro, Law Dept.
- Ms. Kathleen Kotarba, Chief, CHAP
- Ms. Melissa Krafchik, PABC
- Father Jesse A. Parker, Rector, St. John's in the Village



*Stephanie Rawlings-Blake*  
Mayor

## PLANNING COMMISSION

*Wilbur E. "Bill" Cunningham, Chairman*

### STAFF REPORT



*Thomas J. Stosur*  
Director

**May 15, 2014**

**REQUEST:** City Council Bill #14-0323/Baltimore City Landmark List - St. John's In The Village- Public Interior-3009 ½ Greenmount Ave

**RECOMMENDATION:** Approval

**STAFF:** Ivor A. Quashie

**PETITIONER:** Hon. Mary Pat Clarke

**OWNER:** St. John's Vestry

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

Site Conditions: 3009 ½ Greenmount Avenue, St. John's Protestant Episcopal Church is an irregular cut stone building located between 30<sup>th</sup> and 31<sup>st</sup> Streets. The site is zoned R-8 and is owned by the St. John's Vestry.

General Area: 3009 ½ Greenmount Avenue is located in the Better Waverly neighborhood. The area is composed of two story brick mixed use buildings with ground floor retail. The site is bounded by 31<sup>st</sup> Street to the north, 30<sup>th</sup> Street to the south, Frisby Street to the east, and Greenmount Avenue to the west.

#### **HISTORY**

On May 1, 2014 the Planning Commission voted to approve St. John's in the Village as a Baltimore City Landmark.

#### **CONFORMITY TO PLANS**

The proposal is 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 the public interior as part of the Baltimore City Landmark Designation process. The first hearing occurred when the CHAP Commission reviewed and recommended approval of Landmark designation for St. John's in the Village on May 13, 2014. The CHAP staff report is attached to this staff report.

Located in the northern neighborhood of Waverly in Baltimore City, St. John's in the Village was founded as a country church in 1843, known as St. John's Church, Huntingdon, and later as St. John's Protestant Episcopal Church, Huntingdon. The English Gothic Revival stone church was built in 1858 designed by John W. Priest, founding member of the American Institute of Architects, and the transepts and chancel designed in 1875 by Priest's protégé, John M. Congdon. The interior of the church sanctuary retains integrity and serves as an excellent example of the Gothic Revival interior design and architecture touted by the Ecclesiological Movement of the 19<sup>th</sup> century. The designated interior features span from 1859 to the 1990s, and their significance is derived from their adherence to the Ecclesiological Movement's design standards. The features protected in this designation are the volume of space, exposed ceiling, altar rails, roof beams, painted walls and ceilings, including frescos and ashlaring, reredos, floor tiling, marble steps, decorative ironwork and furnishings in the Lady Chapel.

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

The Commission for Historical and Architectural Preservation found that the public interior elements stated above at 3009 ½ Greenmount Ave meets CHAP Landmark Designation for the following standards:

The property meets CHAP Landmark Designation Standards:

B. A Baltimore City Landmark may be a site, structure, landscape, building (or portion thereof), place, work of art, or other object which:

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, Councilmember of the 14<sup>th</sup> District Mary Pat Clarke, Baltimore AIA Chapter, the Rector of St. John's in the Village, Baltimore Heritage, Baltimore City Historical Society, Baltimore National Heritage Area, Preservation Maryland, Better Waverly Community Association, and the Waverly Main Street.



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