

TJS

<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 #12-0131 /BALTIMORE CITY LANDMARK LIST - St. Alphonsus Hall		

**TO**

DATE: October 5, 2012

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

At its regular meeting of October 4, 2012, the Planning Commission considered City Council Bill #12-0131, for the purpose of designating St. Alphonsus Hall, 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 #12-0131 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 #12-0131 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. 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 BLOUVARD (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 8<sup>th</sup> 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**





*Stephanie Rawlings-Blake*  
Mayor

## PLANNING COMMISSION

*Wilbur E. "Bill" Cunningham, Chairman*

### STAFF REPORT



*Thomas J. Stosur*  
Director

**June 7, 2012**

**REQUEST:** Baltimore City Landmark Designation /St Alphonsus Hall - Located at 125 West Saratoga Street

**RECOMMENDATION:** Approval

**STAFF:** Ivor A. Quashie

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

**OWNER:** Saratoga Lofts LLC/ Regal Bank

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

Site Conditions: St. Alphonsus is a late 19th century building, owned by Saratoga Lofts LLC/ Regal Bank located at 125 West Saratoga Street. It is a four story, brick building. The building was renovated in 2005 and converted to condominiums. The building is currently occupied and has units for sale.

General Area: The subject property is located on the west side of downtown Baltimore within the Market Center Urban Renewal Area. It is surrounded by mainly offices and commercial uses.

#### **HISTORY**

There are no previous legislative or Planning Commission actions regarding this site.

#### **CONFORMITY TO PLANS**

This action is consistent with the City of Baltimore's Comprehensive Master Plan, with respect to protecting and enhancing the preservation of Baltimore's historic buildings and neighborhoods.

#### **ANALYSIS**

This is the second public hearing for this structure as part of the Baltimore City Landmark Designation process. The first hearing occurred on May 8, 2012, when the CHAP Commission reviewed the request and recommended approval of Landmark Designation for the St. Alphonsus Hall located at 125 West Saratoga Street. After the Planning Commission recommends approval

of landmark designation, the request will be sent to City Council to secure legislation for the official landmark designation.

St. Alphonsus Hall, constructed in 1873, is a Gothic Revival school building located on the southern side of W. Saratoga Street, just east of Park Avenue. St. Alphonsus Church is located on the northern side of the same block, at the intersection of Saratoga and Park. St. Alphonsus Hall is a free-standing four and a half story cross-plan brick building, and is architecturally complimentary to St. Alphonsus Church. The street frontage is 66' and the depth is 183'.

The current St. Alphonsus Hall was constructed in 1873, following a fire that devastated central Baltimore. The Clay Street fire consumed one hundred homes, two churches, and other buildings, including St. Alphonsus Hall. St. Alphonsus Church was spared because parishioners and priests risked their lives to douse the building with water. Following the destruction of the school, a significant amount of money was raised for the new building by the ten beneficial societies associated with St. Alphonsus Church, which was then still German and owned by the Redemptorist priests. There were 920 students who attended parochial school at the Hall.

The new St. Alphonsus Hall was completed less than six months later. By the end of February 1874, all of the parochial school students moved back into the building from their temporary school quarters.

After the purchase of the church by the Lithuanian community in 1917, the school served Lithuanian students exclusively. In 1921, the Sisters of St. Casimir came to St. Alphonsus to teach and minister at the school. The students were taught in both Lithuanian and English. This dual-language education was an important tool for the assimilation of the Lithuanian children. Language was a barrier for the first generation of Lithuanians in Baltimore, particularly the women, of whom half did not speak English according to a 1910 government survey.

The building has served multiple purposes throughout its existence as a school, parish hall, and convent. Originally, the first floor of the building was used as a convent, the second floor was a gymnasium and auditorium, the third and fourth floors were classrooms, and the fifth floor, under the eaves, was used as classrooms and rooms for boarding students. The second-floor auditorium also served as the parish hall, and later also functioned as the school's cafeteria.

St. Alphonsus Hall meets CHAP Landmark Designation Standards:

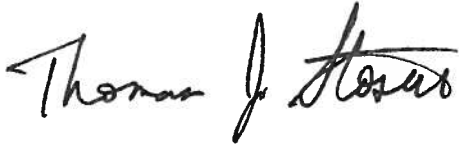
B. A Baltimore City Landmark may be a site, structure, landscape, building (or portion thereof), place, work of art, or other object which:

1. Is associated with events that have made a significant contribution to the broad patterns of Baltimore history;

St. Alphonsus Hall was an important site for Baltimore's German and Lithuanian communities throughout its history, serving as a school, parish hall and convent for St. Alphonsus Church. St. Alphonsus Hall allowed the Germans and Lithuanians to retain their religious and ethnic ties while also helping them assimilate into society at large. Even after the school ceased to serve specific

ethnic communities, it was valued by many Baltimoreans of various religious and cultural backgrounds for its quality education.

Staff has notified the following of this action: Downtown Partnership, Baltimore Heritage, Baltimore AIA Chapter, Baltimore City Historical Society, Preservation Maryland and Councilman William Cole, IV representing the 11<sup>th</sup> district.

A handwritten signature in black ink that reads "Thomas J. Stosur". The signature is written in a cursive style with a prominent initial "T" and a long, sweeping underline.

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