



## MOUNT ROYAL TERRACE - RESERVOIR HILL HISTORIC DISTRICT

### THE 2001 PARK AVENUE PROPERTY OPINION SURVEY RESULTS & SUMMARY MARCH 31, 2019

The following pages include an executive summary, explanation, and results of the **2001 PARK AVENUE PROPERTY OPINION SURVEY** (“Survey”) of residents and owners of properties in the Reservoir Hill neighborhood of Baltimore City. The Survey pertains to the prospective sale and use of 2001 Park Avenue in the Mount Royal Terrace Historic District of Reservoir Hill, also known as the Birkhead Estate, the Bond House, and the Seaman’s Home based on past owners in its 227-year history. The Survey was requested by Baltimore City Councilman Leon Pinkett after the neighborhood learned of, and responded to, the City’s intention to sell the Mansion and its ~2-acre property in its prominent location at the top of a hill on Park Avenue.

Councilman Pinkett asked a Reservoir Hill resident to gather and lead a Task Force of volunteer neighbors, survey the neighborhood to solicit feedback regarding the future of the Mansion, and provide a summary analysis of the results. As was negotiated prior to proceeding with the Survey, Baltimore City Real Estate Officer Walter Horton agreed to include this Report in the City’s Request for Proposal (“RFP”) pertaining to 2001 Park Avenue and to include the Task Force among those whom the City will assign responsibility to review the proposals that are expected to be submitted by prospective buyers and to decide which buyer will be sold the Property and anything else pertaining to the Mansion’s disposition. All those who volunteered to serve on The Task Force did so originally. Several members discontinued participation as the Survey was drafted and the remaining members finalized, analyzed the Survey, and produced this Report of Survey Results and Summary prior to the City’s deadline of March 31, 2019 to ensure its inclusion in the City’s RFP (see actual Survey attached with important information about the property). We have provided objective and thorough information as a valid source for any prospective buyer’s feasibility study regarding a plan for the Mansion and its property. The Historic District will gladly link interested buyers with knowledgeable neighbors some of whom have resided near the property for close to a half-century (including architect, historian, arborist, landscaper, engineer, realtor and editor of the neighborhood’s history, etc.). The City’s Board of Real Estate will post the RFP on <https://comptroller.baltimorecity.gov/realestate>.

#### SOLICITED PARTICIPANTS AND SURVEY DISTRIBUTION

The Survey was distributed beginning mid-February 2019 and the submission deadline for respondents was March 15, 2019. The Task Force received 165 Surveys, reviewed and analyzed for this report. Given that some Reservoir Hill residents do not use email or computers, including many valued neighbors who have resided here more than half a century, some Task Force members felt that providing those neighbors information about the possible sale of this important property and soliciting their input was critical to the Survey’s validity. Roughly 4,500 copies were hand-delivered or mailed to households located ~1,600 properties. The Survey was mailed to the owners of properties surrounding the Mansion, excluding those resident homeowners of whom the Task Force was personally aware who were separately provided the Survey via email or personal delivery. Councilman Pinkett’s staff kindly hand-addressed the mailed envelopes in hopes of obtaining a higher response rate and it appears to have been worthwhile. One third of the Surveys were submitted by mail or hand delivery and a significant number were received by those who do not use a computer, which has contributed to the Survey’s success.





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## EXECUTIVE SUMMARY

Recognize Mansion's history in its purpose, restoration, and preservation of core historic architectural elements

Seek owner with financial wherewithal to sustain itself and maintain the Mansion's historic architecture

Actively participate as Reservoir Hill stakeholder who, or that, enhances activity and ignites business

Preserve and maintain prominent trees and landscape elements on the grounds and at street level

Investigate and incorporate possible burial ground due to Mansion's era and history of use

Incorporate element of community accessibility, involvement, and/or patronage

Reservoir Hill owners and residents would like the 2001 Park Avenue's Mansion and land's significance to the neighborhood, City, State, and Country history to be recognized by its next buyer – and ask that the buyer be one who, or that, has direct interaction with residents. In doing so, preserving the stone elements of the Mansion's structure and its surrounding trees and retaining walls, garden walls, etc. is critical: these are considered essential visual elements to be maintained in the next phase of the Mansion's evolution and serve to protect the surrounding properties from potentially invasive lighting and sound.

In recognition of the significant investment that will be required to properly renovate the Mansion and its lot and restore its treasured historic architectural elements, respondents expect significant new construction to be needed to make this project financially feasible. It is essential that a talented architect and engineer, who are skilled in historic preservation, be selected to design proportionate and complementary renovations and additions and do it well. New architecture, that complements and enhances the existing stone walls and other historic elements while working around the trees and established greenery, is expected. Landscape architecture and planning is of equal importance given the significance of its nearly 2-acre lot in a City neighborhood and its visual prominence on top of the Park Ave. hill -- a principal Reservoir Hill entrance that becomes more significant as the ~9-acre lot between North Ave. and Lennox St., that is currently awaiting its development, evolves.

Reservoir Hill respondents illustrated, with their majority support for not limiting operational hours, liquor license support (if appropriate), lessee- or owner-occupant, and no strong opposition to parking permits, that they seek and welcome committed neighbors whom they can support and are "... *there to be stakeholders, not reliant on an influx of customer base.*" But the Task Force recognizes that nearly everything relies on a customer base – from investment firms to churches. So, the concern seems more that the not-for-profit, non-profit, or for-profit buyer will have planned for the long-term and has the needed capital and a history of stability with reliable funding sources for both immediate and long-term needs to make it happen. The Mansion has a history of apparent neglect that, according to residents who have lived here for the last half-century, was also evident while owned by some of the previous owners. The real fear is that an absentee landlord, neglectful owner, or one that requires constant search for external funding could lead to a lack of funds, result in neglect, and might repeat the cycle that has found the Mansion again seeking an owner. A non-profit able to support itself through grants received high ratings despite concern about that sector's self-reliance.

*Money is essential to this project. If a University's money can be partnered with some community meeting use, that would be ideal.*

*No more non-profit use. Needs someone with capital and a vision.*

*Buyers or lessees need proof of income that supports written maintenance standards to keep it from returning to its current state of neglect.*





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In addition to use ideas that were listed on the Survey, respondents suggested items ranging from banquet hall and ballroom for event rental to retail operations like Trader Joe’s and Whole Foods or a food cooperative. Respondents overwhelmingly want a business that recognizes that Reservoir Hill residents must leave their neighborhood to enjoy a venue or business activities, hold a meeting, or host an event as simple as an art show. They submitted particularly creative and supportive suggestions to fill what appears to be a significant void. Housing of any kind, medical treatment facilities, utilities, telecommunications, parking structures, and places of worship are least desirable (see item #11 that lists items that respondents specifically point out as least desirable) – housing and places of worship are profuse in Reservoir Hill.

**SUGGESTED PARTNERSHIP – PROFITABLE VENUE WITH COMMUNITY ORIENTED USES**

The Mansion is located 2 blocks north of North Avenue (where a ~9-acre site awaits development), 3 blocks from JFX I-83 ramps, 5 blocks from the Metro, 10 blocks from Penn Station / MARC / AMTRAK, and close to MLK Blvd. Despite being atop a lovely hill in a residential neighborhood, respondents suggest that its logistics may support a multi-use application as a way to merge a commercial business bringing visitors regularly to Reservoir Hill and offer neighbors a place to convene (café, performance facility, hotel, bed & breakfast, health club, event rental [weddings, etc.]) with an educational facility (for elderly and children, library, self-supporting non-profit, cultural center, museum) and one that has community oriented space for use long term and an as-needed venue. This partnership concept seems appealing due to the Mansion’s history and prominent location and was mentioned by several respondents and supported in others’ comments.

*The topography is challenging, and the lot is not fit for commercial use solely. It does not have adequate visibility for retail viability. A mixed-use concept will be best suited, for self-policing. Potentially on-site security presence will be necessary, since adjacent residents cannot watch what’s going on.*

During the Civil War, Union soldiers encamped on the property. Many participants mentioned a museum, cultural center, or dual-purpose educational or training space as a particularly valid and desirable use of the Mansion where, some suggest, soldiers may have been buried and slaves may have been owned that sits on property that ironically was once owned by Charles Carroll, one of those who signed the Declaration of Independence. Although ratings for a Museum use *alone* were lower, many support partnerships.

*...this Property could serve as a powerful tool for telling the history of Reservoir Hill. From the days when the land likely housed enslaved people owned by the Carroll family, to Baltimore’s rich architectural history, and its role as a major part.... Even the location of the mansion can be used to educate about the 1968 uprising and the impact of the war on drugs in the 1980s-1990s.....If the property could somehow be used for educational endeavors, activities/community resources...and to house local business I think it would ultimately uplift and give back to the overall neighborhood. It would be beautiful to transform the space...to benefit the 21st century residents while maintaining the 18th Century appearance as to not to erase the sometimes difficult to discuss history there.*

Although a business headquarters did not receive highest ratings, a business in general is a top priority based on comments. The hope is that a profitable use be coupled with spaces and community-oriented occupants. There is a need for enforcement of an entity that proposes as a community partner. MICA is nearby and its students reside throughout the neighborhood. MICA has not maintained a sculpture blocks away located on North Avenue and its campus spaces have been made unaffordable, impractically priced for private lease, and is therefore unattainable for such use as local artist shows and gatherings. Enforcement mechanisms are requested to ensure that what is promised is attainable after the property changes hands.

*MICA has not been a source of venue – they do not offer spaces at an affordable cost to neighbors for events. Artists on the Hill, to initiate a regular event, attempted to rent a space for a show for one weekend – then one night because it was so outrageously priced - MICA makes it intentionally unaffordable....*





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Neighbors’ overwhelmingly support a moderately priced restaurant or café that can be a frequent, comfortable destination point that will attract visitors to enjoy Reservoir Hill and perhaps other operations on site.

*A restaurant/cafe and/or other services would be great; I hate having to leave my neighborhood to do literally anything outside my home.*

In the right context, respondents would support an operation with a liquor license. Respondents generally noted that a space that residents and others can use for meetings, events, etc. either as its primary business, as a rental (lease), or as a possible post-business hours venue is needed as there are currently few gathering places available. The included charts illustrate the respondents’ positions regarding items such as parking, traffic patterns, community park, preservation of historic appearance, and neighborhood business center. So, we decided not to belabor here where those indicators are self-evident in the following pages. It is readily apparent that Reservoir Hill residents and owners are prepared to invite and enthusiastically support businesses who sincerely **JOIN** the neighborhood.

Many thoughtful and expressive comments, reflected in this Summary Report, were submitted by respondents and would be worthwhile reading for those who are considering the purchase. All data and original submissions (comments, rankings, and other) from the Survey are available on the Mount Royal Terrace Historic District Facebook page “Mount Royal Terrace Historic District” and the District can be contacted at [mrthistoricdistrict@gmail.com](mailto:mrthistoricdistrict@gmail.com).

The 2001 Park Avenue Property Task Force and the City owe thanks to the volunteers who made the Survey possible. Carl Cleary was tremendously helpful. Keondra Prier assured the Survey was accessible on-line.

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Randy Howell-Bey  
Patrick Redmond

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Mirella Vaglio  
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cc Leon Pinkett, Baltimore City Council  
Joan Pratt, Baltimore City Comptroller  
Walter Horton, Baltimore City Real Estate Officer



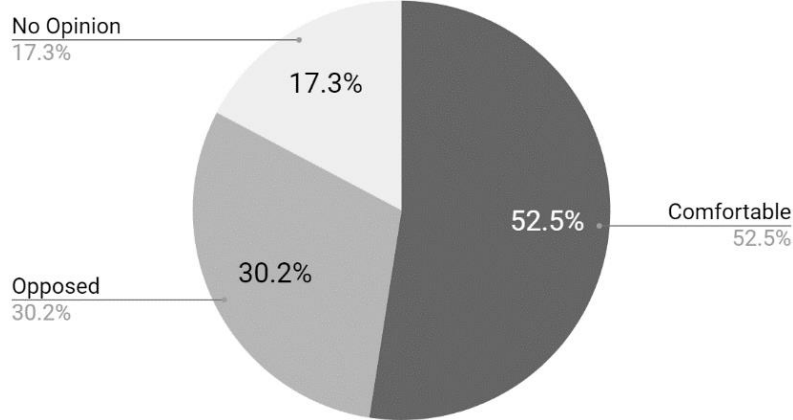


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Question #1

Parking Permits: how do you feel about parking permits, if needed?

Parking Permit Acceptance



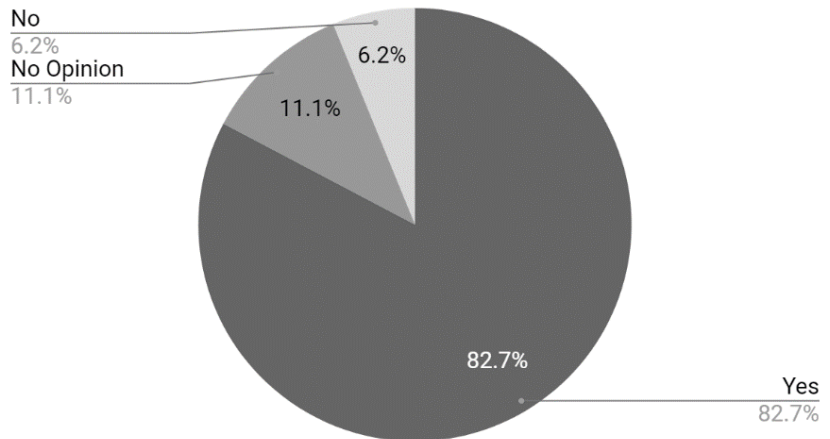
Respondents appear split regarding parking permits but 17% had no strong opinion which could significantly affect the results either way if added to the third of respondents who are opposed or the half of respondents who are comfortable with permits, if needed.

Question #2

Historic Exterior Preservation: maintain and preserve the visible exterior regardless of use?

It is apparent that those who have chosen to reside in an historic district that is located in an historic neighborhood on land that was once owned by a signer of the Declaration of Independence feel strongly that the Mansion and its property's visible historic elements should be preserved and incorporated eloquently in the next phase of its design (83%, yes, 94% if it includes "no opinion").

Interest in Historic Exterior Preservation



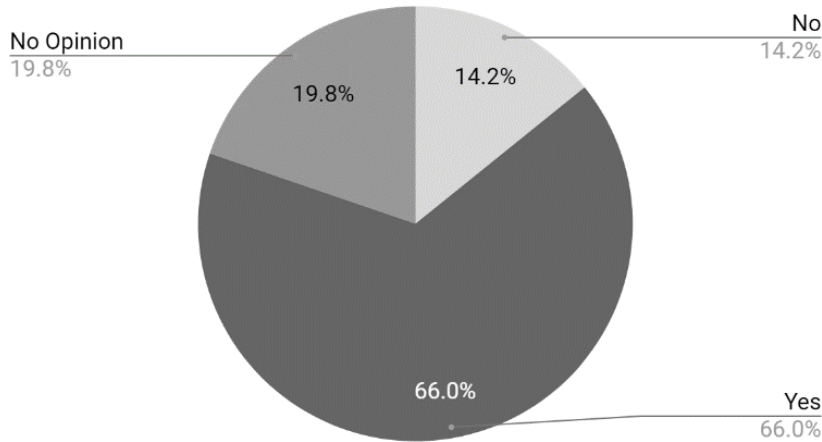


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**Question #3**

**Community Park: favor a park feature in the Property's "dell?"**

**Interest in Community Park Feature in Property's Dell**



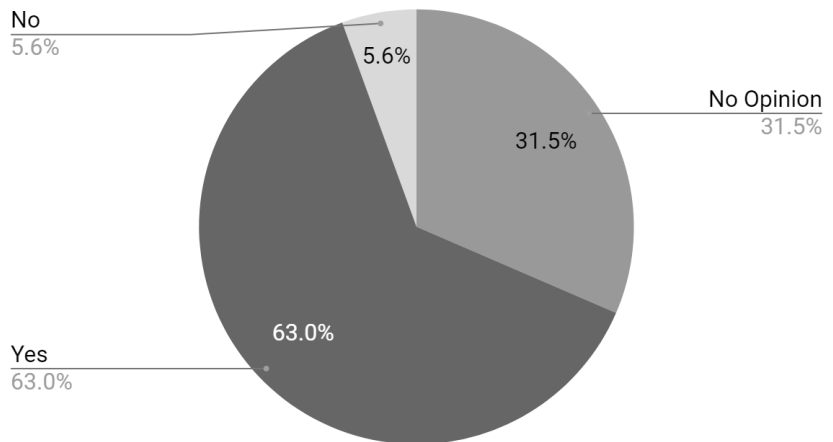
The question did not point out something that has since been discussed among neighbors and may have altered respondents' input. The dell is an interesting issue, as some longstanding residents of nearly half a century have valid concern that the Property could be a burial ground for staff of former owners and / or Native Americans given the hill, stone retaining wall, and dell that includes what appears to be a headstone.

Given this recent information that is being investigated, the majority's favoring a park use or open space for the dell should obviously be considered as preferable.

**Question #4**

**Property Vehicle Entry & Exit: Maintain existing one-way traffic pattern from Park Ave. entrance to the corner exit at Park Ave. & Reservoir St.**

**Interest in Maintaining One-Way Traffic on Park Avenue**



Two thirds of respondents support the existing one-way traffic pattern with close to the remaining third having issued no opinion. Approximately 6% did not support the exiting traffic pattern.





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Question #5

Prospective Buyers suggestions provided by residents:

Frizzet Barnes is interested as a prospective buyer.  
Contact Frizzer at 443.494.9168, fbarnes16@yahoo.com (provided by herself)

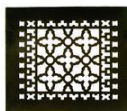
Victoria Day knows of someone who may be interested in the property for residential use.  
Contact Victoria at 410.383.9400, VictoriaDay@msn.com

Anwar L Young recommends contacting Supreme Asset Management LLC.  
Contact Anwar at 410.753.1285, young.anwar@gmail.com

Yolanda Lacan offered to consult on the Project, F&B Professional hotelier  
Contact Yolanda at 2022572350, ylacan@gmail.com

One of the Survey distributors met an owner in the 2300 block of Eutaw Place who is interested in pursuing the Mansion as a buyer. We are investigating his name and contact address and will provide it once we have it.

The Mount Royal Terrace Historic District contact email is [mrthistoricdistrict@gmail.com](mailto:mrthistoricdistrict@gmail.com)



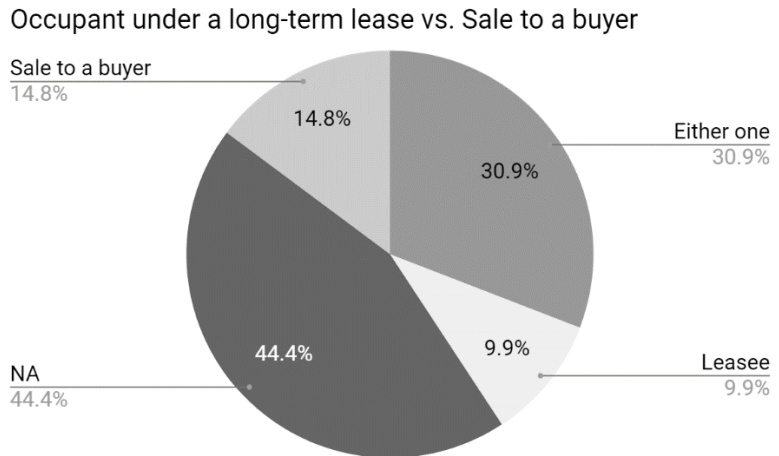


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**Question #6**

**Lease / Rental: Opinion, if any, regarding rental to an occupant under a long-term lease vs. sale to a buyer**

The audience appears open and more devoted to finding a participatory neighbor who is invested in Reservoir Hill vs. focusing on whether that neighbor is a buyer or lessee – nearly half of respondents did not feel strongly one way or another and another one-third of respondents verified they are indifferent – totaling 75% who are open to either a tenant or an owner occupying the Mansion.



The following are comments that were submitted.

**Lease**

- 1) Lease if tenant brings stabilization, historic renovation, and is community appropriate
- 2) Long-term (10+ year) tenant who respects historic significance
- 3) Rental could be disastrous for parking and night hour disturbance
- 4) Tenant that lifts community profile
- 5) Occupant more important than lease vs. buy

**Sale**

- 6) City or an agent of the City remains owner
- 7) Business office or office share that allows community reduced price
- 8) Buyer with historic preservation requirement
- 9) Stability and value, not turnover
- 10) Fear buyer will raze it (the Mansion) to build an ugly modern condo
- 11) Buyer with covenants to preserve historic nature of property and join the neighborhood trajectory
- 12) Ownership intuitively seems better in order to have a vested interest in the significant maintenance required. However, I would not want that to be a hinderance to bringing in the right renovation
- 13) MICA purchase

**Either**

- 14) Development that engages community throughout all phases
- 15) Either (sale or lease) if owner is held responsible for property maintenance including, and critical, the grounds, trees, shrubs, and all landscaping surrounding including street-level parameters
- 16) Owner, regardless of lease, shall comply with the historic preservation requirements
- 17) Prefer 501(c)3 or other qualified lease-to-buy occupant; deters future vacancy







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Question #7

Historic Architectural Appearances: Provide your considerations or suggestions, if any, regarding the exterior historic role / significance in the renovated appearance

Redundant comments were deleted from illustration but are reflected in Executive Summary observations and charts

**Overall Appearance**

- 1) Respecting the historic appearance is crucial to the project and the neighborhood.
- 2) Preserving the historic exterior is preferred because I fear an entity creating an ugly building (e.g., strip mall storefront). Having said that, I am not opposed to altering the exterior if it is done in an artful way even if it is modern (e.g., <https://weburbanist.com/2016/08/08/a-study-in-architectural-contrasts-12-modern-meets-historic-additions/>).
- 3) Renovate as reasonably as possible the exterior's historic architecture and maintain the dell as an historic garden or park.
- 4) The site which is visible to many of us from our homes is important to the historical character of the area, our choice to live here, and property values.
- 5) Doesn't have to be preserved
- 6) There is an important role of historic architecture and we should do our best to support this. However, I do not believe we should allow this to impede improving the site.
- 7) Yes, I love the front.
- 8) Maintaining the exterior is important. At least the portion that faces the streets.
- 9) I support restoration of the historic element of the exterior and removal of the addition of siding that has no historic significance and is an eyesore. I am opposed to any vinyl or other inappropriate materials being permitted and all window construction is paramount and should be held to historic restoration standards. I support an addition if it is well-designed by a skilled architect, not constructed like the new MICA / UB buildings without architectural talent, simple colored glass panels, etc. The Property should be held to historical CHAP standards in its entirety and CHAP's more recent allowance of poor and appropriate construction/design for windows, etc. that are not directly visible from the street should not be allowed due to the Property's historic significance.
- 10) Excessive ramp structures have chopped up the transition spaces.
- 11) Maintaining an appearance as close to the original 1792 structure would be best. It is important to remember that period of Baltimore History even if it makes people uncomfortable.
- 12) Identify, restore, and maintain historic building characteristics such as the original porch / portico, which have been removed or modified
- 13) It's very important. I agree that modern amenities are needed, but some level of historical preservation should remain. Not too strict.
- 14) I think we should be flexible depending on the end use.
- 15) Yes, as a guide within reason to allow for a new business to be able to succeed
- 16) Much of the property interest and value is tied to its history - particularly the outside appearance
- 17) The exterior should be true to its original design to the greatest practical extent, and consistent with the historic architecture of the neighborhood.





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- 18) Question #7, Historic Architectural Appearances, *continued*
- 19) The more preservation the better. Including a plaque or sign detailing the history of the facade would be nice.
- 20) Windows should be replaced with historically accurate sizes and divided lite patterns, preferably chain-and-weight driven for longevity. The new owner should appreciate historic properties and be familiar with available tax credits and processes. Exterior should be fully restored on all sides using appropriate materials and colors, and grounds should be cleaned up and landscaped appropriately. Specimen trees should be preserved. Exterior Lighting should be minimal, shielded, and directed.
- 21) It's the oldest building in the neighborhood so it should be protected.
- 22) Property should maintain at least 50% of its original / current exterior appearance
- 23) I'd prefer they preserve the exterior, but not to the extent that some landmark statuses may require. It's going to be an expensive project, regardless. Better that we make it easier for someone to take it on.
- 24) Very important – 1) one of the oldest estates in Baltimore 2) Judge Bond (occupant) lead to break the  
a. Ku Klux Klan in Maryland
- 25) The historical exterior elements should be preserved in some manner and left visible to the neighborhood. Tasteful additions are encouraged.
- 26) I think it is more important to sell for a good, productive use than to go above and beyond to maintain the exterior.
- 27) Favorable to keeping historical architectural appearance. More concerned with property upkeep - especially grounds maintenance.
- 28) The stone structure is all original building elements remaining – keep, and maintain trees on site (they help shade the bright flood lighting)
- 29) Reservoir Hill is not a museum, there is already plenty of history to look at. I think it's more important that any renovations are "tasteful"
- 30) I think the historic brick (masonry) architecture is beautiful and important to keep, but other areas are less important. In particular, I think the brick (masonry) portion you see when you look up at the house from the south, coming up from the intersection at Park Ave. and Reservoir, should be kept.
- 31) Comfortable with modifications to improve utility of the property for commercial use. Higher end restaurant? Inn?
- 32) I think whatever is financially feasible makes sense
- 33) The stone structure is all (there is of the) original building elements remaining.

**Grounds / Landscaping**

- 34) Most of my concerns regard maintaining and cleaning up the grounds that surround the property. The current house is nice, but it does need upgrades to the exterior. Please maintain as much of the historical aspects as possible
- 35) Remove all trees - should be visible from the street
- 36) Maintain trees on site (they help shade the bright flood lighting).
- 37) The exterior needs to be restored as the grounds restored to an attractive yet usable space
- 38) Keep mirror sign Reservoir Hill. It is beautiful
- 39) A lot of the trees on the hill are invasive/weedy, but the net result is that the building is barely visible from the street most of the year. I guess restoring the stairs attractively would be nice.
- 40) There are ways to preserve some of the exterior appearance and that is desirable, but it should be noted that this building is barely visible from the street, given the privacy hedge.
- 41) Fieldstone walls shall be retained and restored, whether remaining exterior or incorporated internally to new architecture. Additions of no historical/architectural importance may be demolished.



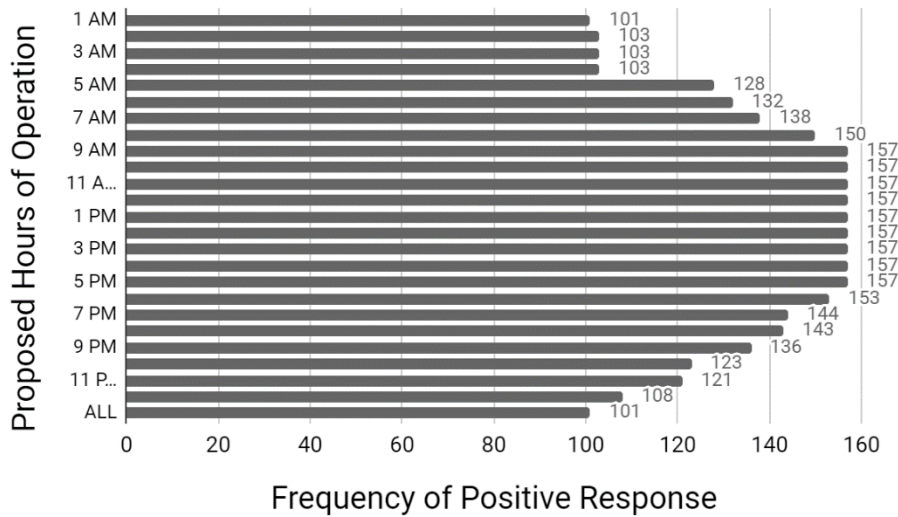


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**Question #8**

**Business hours - Provide your feelings about operating hours – indicate any restricted hours of operation**

**Agreeable Hours of Operation**



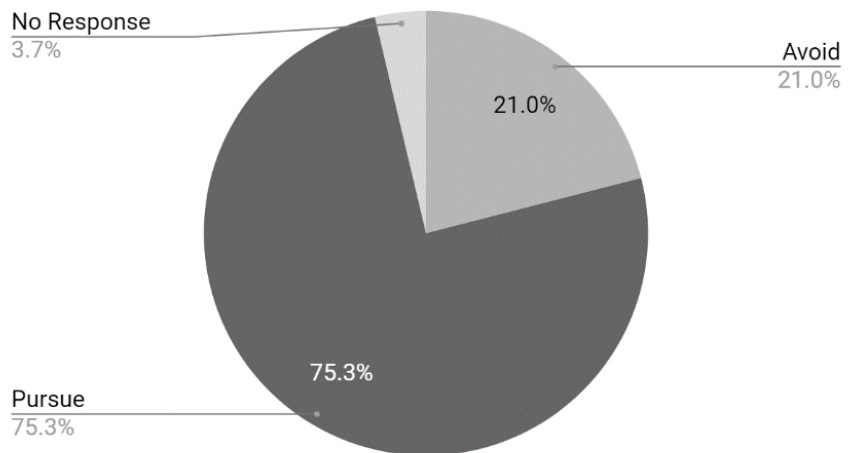
The majority of respondents were not interested in limiting operating hours of the occupant and, in fact, supported longer and weekend hours if the Property is used for activities that the neighborhood endorses and enjoys. As is illustrated, 62% of respondents had no desire to limit operations and almost three-quarters of respondents (74%) supported operations 5am until 11pm.

**Question #9**

**Neighborhood Business Center - Many neighborhoods enjoy added pedestrian activity, interest, and convenience of businesses in the center of their neighborhood. For Example; “B Bistro”-Bolton, “Park Pharmacy & Park Café”-McMechen, “On the Hill”-John St.; “Roland Park Shopping Center”-Roland Ave. Would you want interactive businesses for this site to be actively pursue or avoided?**

The chart says it all – Reservoir Hill wants to pursue an interactive business. Respondents seek a variety of businesses – see the 21 Charts on the next several pages that illustrate the number of respondents’ ranking each of the suggested uses that are not currently listed in the City’s permitted R7 uses.

**Interactive Business: Pursue or Avoid**

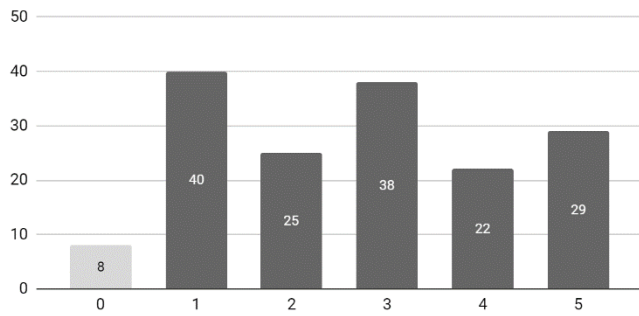




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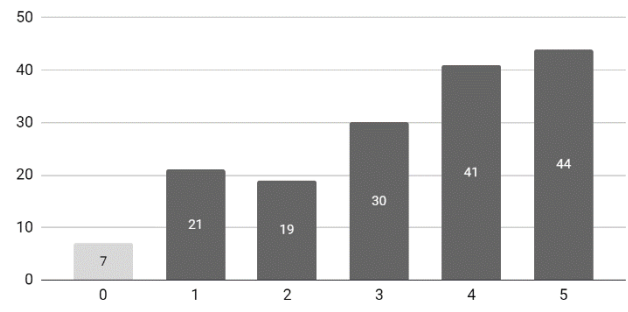
**Question #10. Rate each item reflecting your opinion about these suggestions as possible owners or tenants**  
**Rate 1 = least desirable to 5 = most desirable (Note "0" is the number of times no response was submitted.)**

**Community museum**



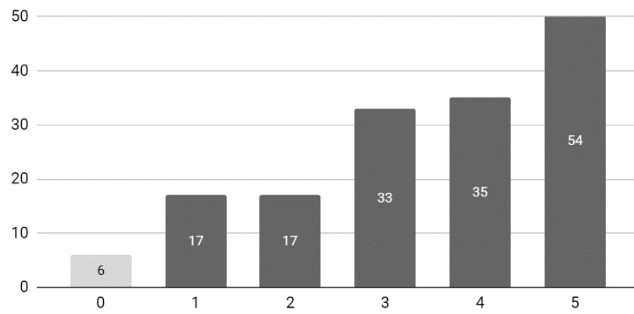
Rank 1 = least desirable to 5 = most desirable; 0 = No Response

**Library/ computer learning center**



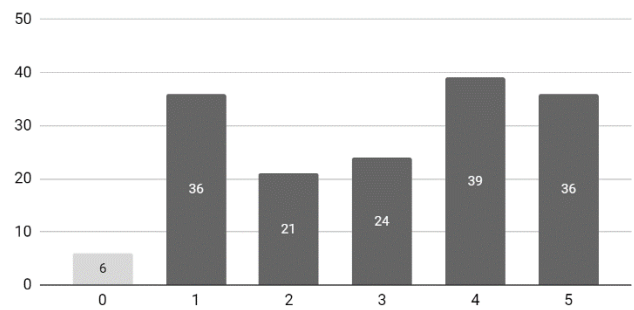
Rank 1 = least desirable to 5 = most desirable; 0 = No Response

**Community Meeting Place**



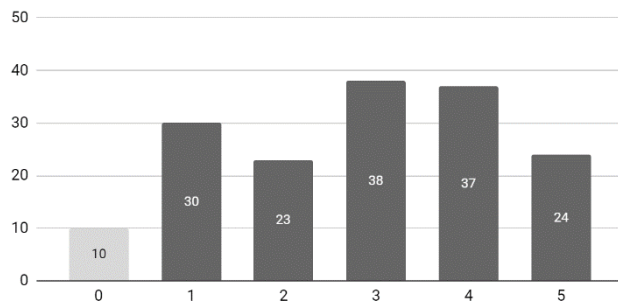
Rank 1 = least desirable to 5 = most desirable; 0 = No Response

**MICA**



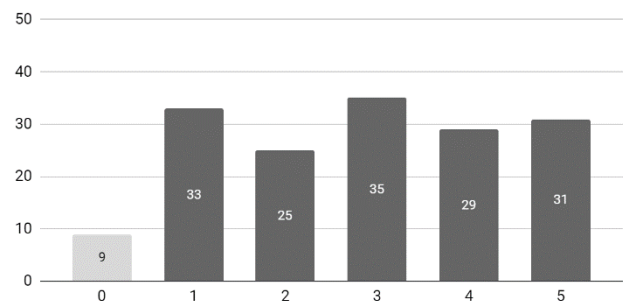
Rank 1 = least desirable to 5 = most desirable; 0 = No Response

**Coppin State University**



Rank 1 = least desirable to 5 = most desirable; 0 = No Response

**Other local nearby universities & colleges/partnership**



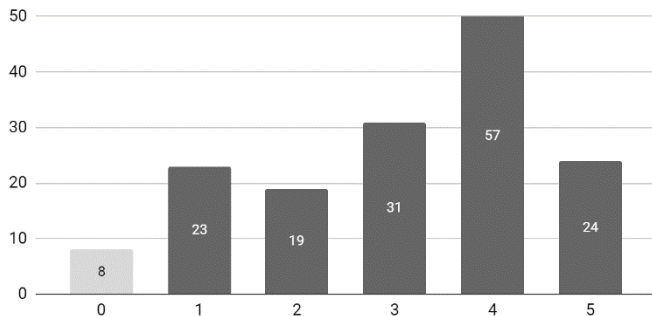
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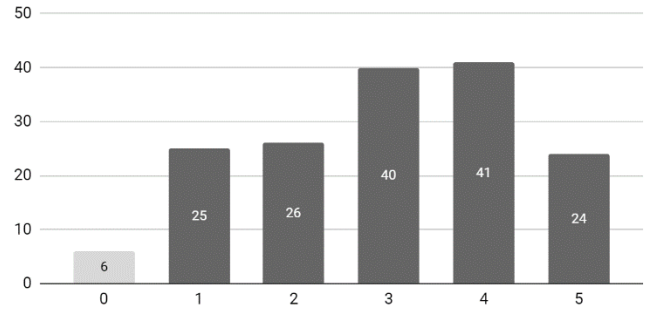
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**Performance facility**



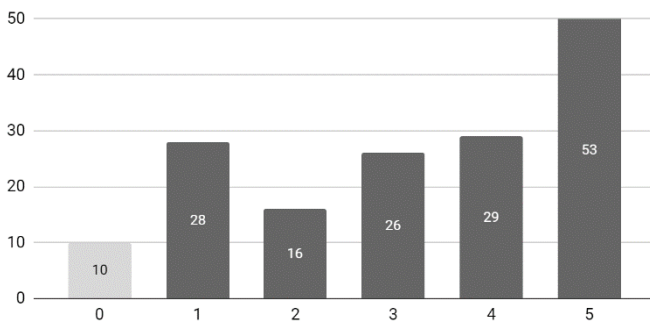
Rank 1 = least desirable to 5 = most desirable; 0 = No Response

**Non-Profit - Able to support itself through grants**



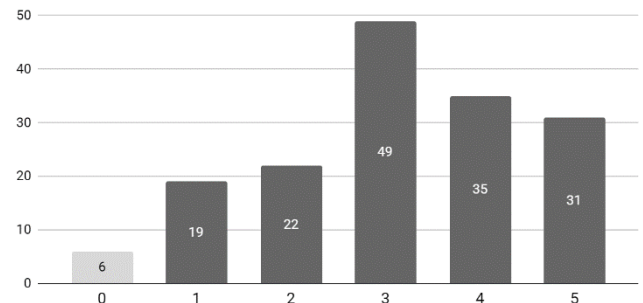
Rank 1 = least desirable to 5 = most desirable; 0 = No Response

**Hotel or Cafe**



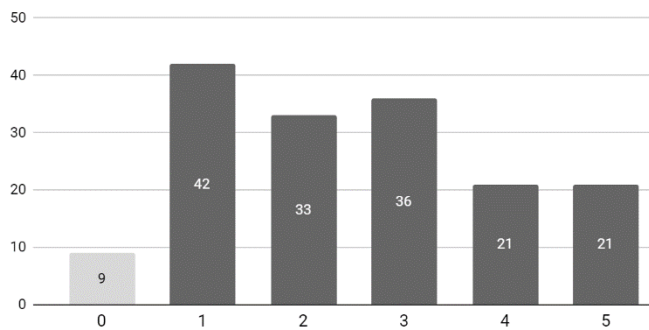
Rank 1 = least desirable to 5 = most desirable; 0 = No Response

**Senior Programs: education, recreation, social, cultural**



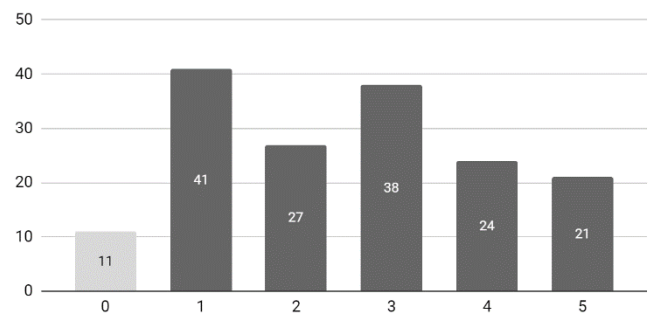
Rank 1 = least desirable to 5 = most desirable, 0 = No Response

**Employment training center**



Rank 1 = least desirable to 5 = most desirable; 0 = No Response

**Incubator**



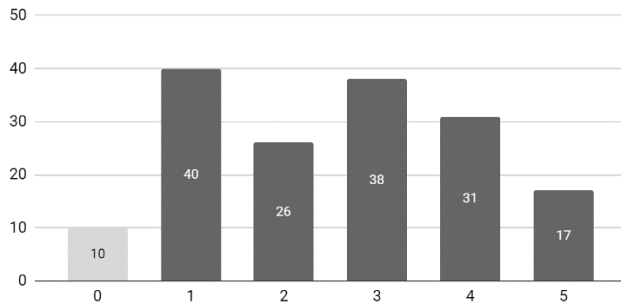
Rank 1 = least desirable to 5 = most desirable 0 = no response





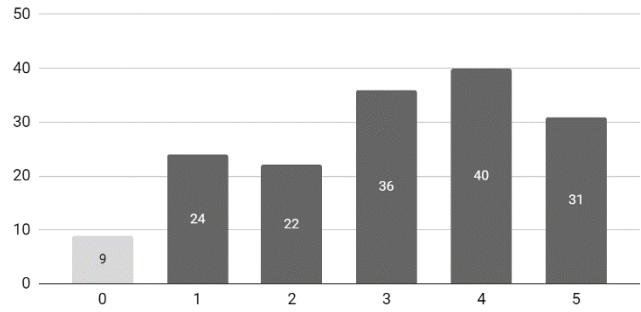
**THE 2001 PARK AVENUE PROPERTY OPINION SURVEY RESULTS**  
**MARCH 31, 2019**

Shared office space



Rank 1 = least desirable to 5 = most desirable; 0 = No Response

Educational Facility for Children, Elderly

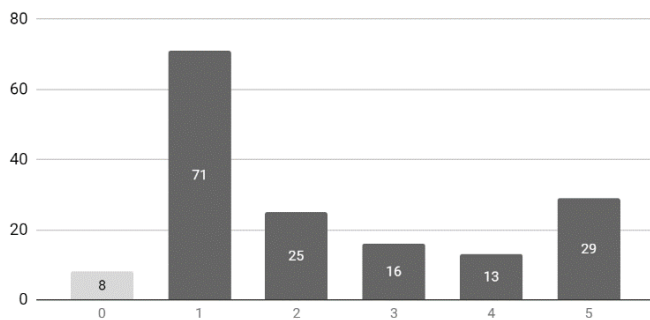


Rank 1 = least desirable to 5 = most desirable; 0 = No Response

**PLEASE NOTE**

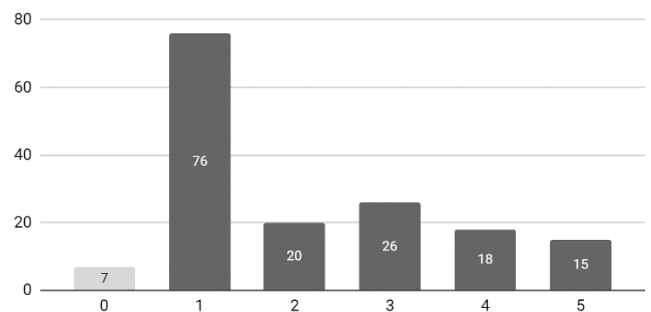
**SCALE FOR ALL OTHERS IS 50 VOTES (LEFT, VERTICAL AXIS)**  
**FOR THESE TWO CHARTS, THE SCALE IS "80" AS THEY ARE OVERWHELMINGLY DISFAVORED**

Single Family Home



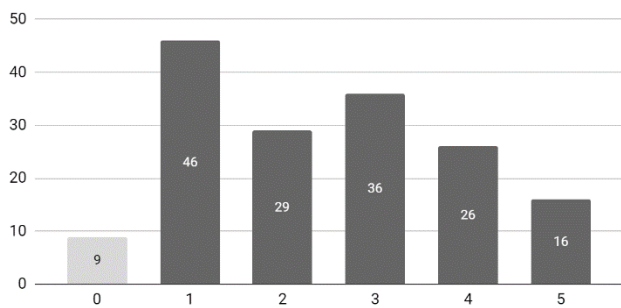
Rank 1 = least desirable to 5 = most desirable; 0 = No Response

Condos



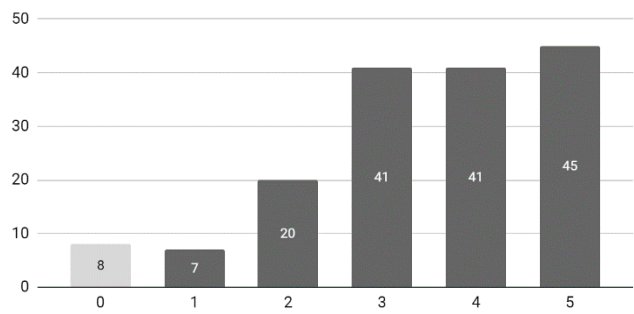
Rank 1 = least desirable to 5 = most desirable; 0 = No Response

Business Headquarters



Rank 1 = least desirable to 5 = most desirable; 0 = No Response

Cultural center or artist's cooperative



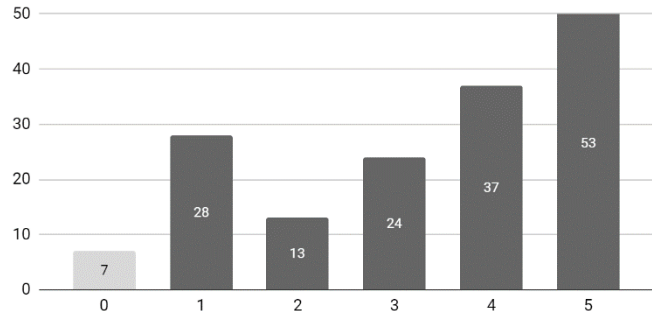
Rank 1 = least desirable to 5 = most desirable; 0 = No Response





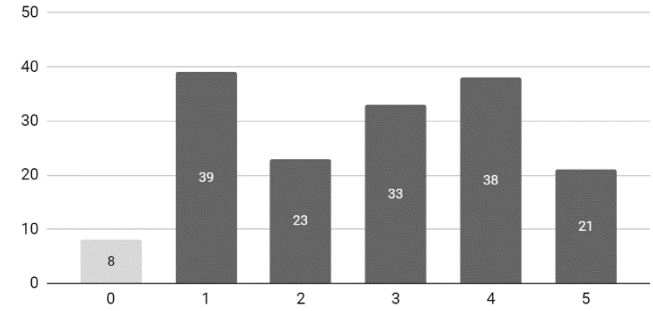
**THE 2001 PARK AVENUE PROPERTY OPINION SURVEY RESULTS**  
**MARCH 31, 2019**

**Restaurant**



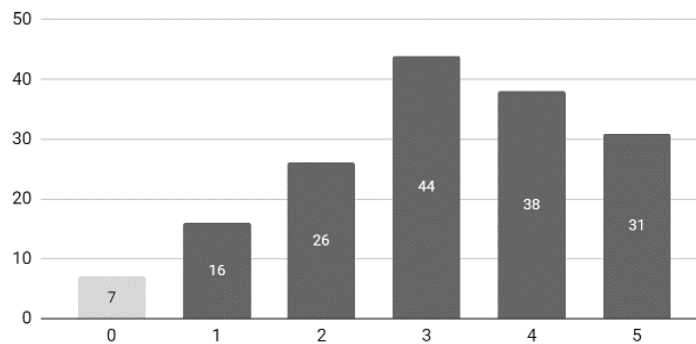
Rank 1 = least desirable to 5 = most desirable; 0 = No Response

**Day care center or school**



Rank 1 = least desirable to 5 = most desirable; 0 = No Response

**Adult gym with yoga and health-oriented option**



Rank 1 = least desirable to 5 = most desirable; 0 = No Response

Additional suggested uses that were mentioned favorably in respondents' notes but had obviously not been provided for ranking on the Survey by other respondents ~

Banquet hall  
 Bistro  
 Dog Park  
 Event ballroom

Food Coop  
 Grocery store (Trader Joe's, etc.  
 with eatery  
 Home Office  
 MICA President's Home

Mixed-Use  
 Open Space  
 Tenant that accelerates area growth  
 Wedding venue





**THE 2001 PARK AVENUE PROPERTY OPINION SURVEY RESULTS**  
**MARCH 31, 2019**

**Question #11. The last two questions of non-R7-permitted and R7-permitted uses RESPONDENTS DO NOT WANT were merged. Chart #1 BY THE FREQUENCY respondents mentioned it in the Surveys & Chart #2 THE SAME ALPHABETICALLY. Respondents felt strongly enough to point out what they adamantly do not want on the site. Reference letters are from City's R-7 permitted uses, is noted on the left, where applicable.**

c Fraternity or sorority house	82	Coppin State University	11
h Rooming house (11 or more units)	77	o Community managed open space farm or garden	10
g Rooming house (10 or fewer units)	75	Other local nearby universities & colleges / partnership	10
e Residential care facility (16 or fewer residents)	53	p Park or playground	10
v Parking garage or lot	50	q Urban agriculture	10
f Residential care facility (17 or more residents)	50	t Alternative energy system-community based	9
u Electric substation	49	i Community center	9
b Dwelling, single or multi-family (attached, det., semi-det.)	42	Educational facility for children, elderly	9
n Place of worship	38	d Home occupation	9
w Telecommunications facility	34	Community museum	8
x Utilities	32	Day care center or school	8
Condos	31	s Neighborhood commercial establishment	7
a Day-care Home: adult or child	29	Restaurant	7
m Hospital	27	Incubator	6
y Wireless communications services	23	Library / computer learning center	6
Single-Family Home	20	Shared office space	6
l Government Facility	19	j Cultural facility	5
r Lodge or social club	19	Community meeting place	4
Employment training center	18	Cultural center or artist's cooperative	4
Business Headquarters	17	Non-profit - able to support itself through grants	4
MICA	16	Performance facility	3
k Educational facility (primary, secondary, post-secondary)	13	Senior Programs: education, recreation, social, cultural	3
Hotel, café	12	Adult gym with yoga and health-oriented option	2

**THE FOLLOWING LISTS THE SAME ABOVE BUT ALPHABETICALLY**

Adult gym with yoga and health-oriented option	2	Incubator	6
t Alternative energy system-community based	9	Library / computer learning center	6
Business Headquarters	17	r Lodge or social club	19
i Community center	9	MICA	16
o Community managed open space farm or garden	10	s Neighborhood commercial establishment	7
Community meeting place	4	Non-profit - able to support itself through grants	4
Community museum	8	Other local nearby universities & colleges	
Condos	31	partnership	10
Coppin State University	11	p Park or playground	10
Cultural center or artist's cooperative	4	v Parking garage or lot	50
j Cultural facility	5	Performance facility	3
Day care center or school	8	n Place of worship	38
a Day-care Home: adult or child	29	e Residential care facility (16 or fewer residents)	53
b Dwelling, single or multi-family (attached, det., semi-det.)	42	f Residential care facility (17 or more residents)	50
k Educational facility (primary, secondary, or post-secondary)	13	Restaurant	7
Educational facility for children, elderly	9	g Rooming house (10 or fewer units)	75
u Electric substation	49	h Rooming house (11 or more units)	77
Employment training center	18	Senior Programs:	
c Fraternity or sorority house	82	education, recreation, social, cultural	3
l Government Facility	19	Shared office space	6
d Home occupation	9	Single-Family Home	20
m Hospital	27	w Telecommunications facility	34
Hotel, café	12	q Urban agriculture	10
		x Utilities	32
		y Wireless communications services	23







THE 2001 PARK AVENUE PROPERTY OPINION SURVEY RESULTS  
MARCH 31, 2019

Additional suggested uses that were mentioned unfavorably in respondents' notes but had obviously not been provided for ranking on the Survey by other respondents – noted is the number of times these were mentioned independently as unfavorable uses.

Business not oriented to community needs	1
Liquor Store	1
Mental health drug treatment facility	11
Nightclub / Bar / Food Market	1
No rentals apartments	1
No Tiny Condos	1
Shopping	1
Stores and Retail	1

## End of the Property Opinion Survey Results & Summary





● Reservoir Hill - 2001 Park Avenue - Property Opinion Survey - Neighborhood Respondent Locations ●

ATTACHMENT FOLLOWS - PROPERTY OPINION SURVEY  
REGARDING 2001 PARK AVENUE, MOUNT ROYAL, AKA  
THE "NORWEGIAN SEAMAN'S HOME"

# PROPERTY OPINION SURVEY

## REGARDING 2001 PARK AVENUE, MOUNT ROYAL, AKA THE "NORWEGIAN SEAMAN'S HOME" LOCATED IN THE MOUNT ROYAL TERRACE HISTORIC DISTRICT OF HISTORIC RESERVOIR HILL

March 15, 2019

1928 Mount Royal Terrace, Baltimore, MD 21217 or send to [mrthistoricdistrict@gmail.com](mailto:mrthistoricdistrict@gmail.com)

### BACKGROUND

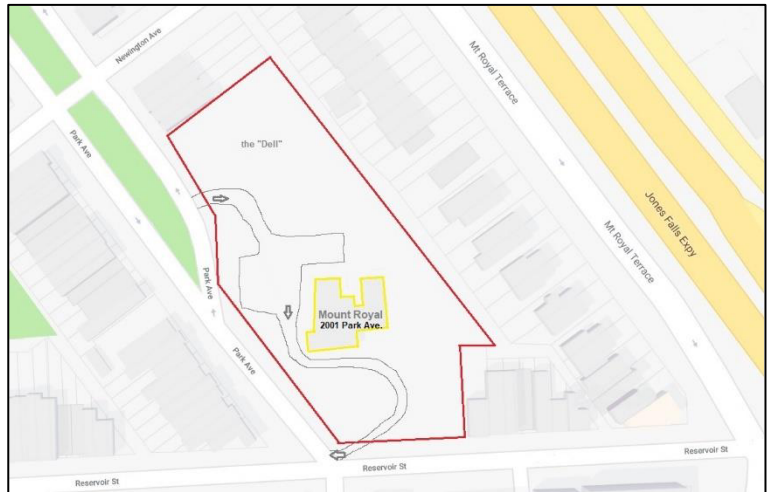


In mid-2018, Councilman Pinkett established a Survey Task Force to solicit and process neighborhood input and involvement in finding a buyer and awarding the property. The neighborhood welcomes input from interested Reservoir Hill residents, property owners, and those from adjoining neighborhoods. The Survey is being hand-delivered to Reservoir Hill properties and is available on the Internet via Nextdoor.com, web sites of RHIC and Bolton Hill, and on neighborhood posting boards. Absentee owners of the Historic District will receive a hard copy by U.S. mail. Survey results will be distributed via email to those who reply and will be available on the Internet.

The property, on the hill at Park Avenue and Reservoir Street, includes the original mansion built in 1792 by the Birkhead family as a summer retreat after purchasing the land from Charles Carroll of Carrollton,

Maryland's representative at the Continental Congress and signer of the Declaration of Independence. Following fire damage in early 1976, the building was renovated to serve as a community multi-purpose center and Mayor's Station. (See for more info.: <https://www.reservoirhill.net/reservoir-hill-history/> and <https://mht.maryland.gov/secure/medusa/PDF/BaltimoreCity/B-49.pdf>)

The approximately 14,500 square foot building (~11,500 sf above-grade) sits on nearly 2 acres. Baltimore City owns the property and is seeking a buyer (will consider a lessee) to restore the historic exterior and renovate it to productive use. The site is the oldest property and second-largest lot in Reservoir Hill and requires significant infrastructure improvements and consistent maintenance. Deficits include steep grade uphill site access and limited parking. Renovation costs include new infrastructure (such as HVAC, electric, plumbing, fire protection, and sprinkler system), ADA compliance, security, historical exterior preservation (possibly interior, if desired), and landscaping. Attributes include building and site size, historic significance, original stone exterior portions, well-maintained housing on adjacent blocks, a pre-school playground area on-site, and "dell" the earlier use of which is being researched and could potentially be used as a community park and garden.



The City plans to have a fact sheet available for prospective buyers and to publish a Request for Proposals ("RFP") to attract buyers who will collaborate and team with preservation contractors and architectural firms with historical preservation experience.

### THE SURVEY

1. Parking Permits: With hopes to attract a buyer whose use has minimal traffic / parking impact on the neighborhood, how do you feel about parking permits, if needed? (CIRCLE ONE):    COMFORTABLE    OPPOSED    NO OPINION
2. Historic Exterior Preservation: Maintain and preserve the visible exterior regardless of use? (CIRCLE ONE) YES    NO    NO OPINION
3. Community Park: Would you favor a park feature in the Property's "dell"? (CIRCLE ONE) YES    NO    NO OPINION
4. Property Vehicle Entry & Exit Condition: Maintain existing one-way traffic pattern from the Park Ave entrance to the corner exit at Park Ave. & Reservoir St.? (CIRCLE ONE)    YES    NO    NO OPINION

(Continue to page 2)

5. Prospective Buyer: If you know, or are yourself, a prospective buyer and/or tenant, please provide contact information:

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6. Lease / Rental: State your opinion, if any, regarding rental to an occupant under a long-term lease vs. sale to a buyer?

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7. Historic Architectural Appearances: Provide your considerations or suggestions, if any, regarding the exterior historic role / significance in the renovated appearance.

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8. Business Hours: Provide your feelings about operating hours – indicate any restricted hours of operation.

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9. Neighborhood Business Center: Many neighborhoods enjoy added pedestrian activity, interest, and convenience of businesses in the center of their neighborhood. For Example; “B Bistro”-Bolton, “Park Pharmacy & Park Café”-McMechen, “On the Hill”-John St.; “Roland Park Shopping Center”-Roland Ave. Would you want interactive businesses for this site to be actively pursue or avoided? (CIRCLE ONE) PURSUE AVOID

10. Write a number (1, 2, 3, 4, or 5) beside each item below, reflecting your opinion about these as possible owners or tenants and, if you know contacts at the institutions/businesses, indicate on a separate sheet: Rank 1 = least desirable to 5 = most desirable

- |   |   |
|---|---|
| <input type="checkbox"/> Community museum   | <input type="checkbox"/> Employment training center                     |
| <input type="checkbox"/> Library / computer learning center                       | <input type="checkbox"/> Incubator                                      |
| <input type="checkbox"/> Community meeting place                                  | <input type="checkbox"/> Shared office space                            |
| <input type="checkbox"/> MICA   | <input type="checkbox"/> Educational facility for children, elderly     |
| <input type="checkbox"/> Coppin State University                                  | <input type="checkbox"/> Single-Family Home                             |
| <input type="checkbox"/> Other local nearby universities & colleges / partnership | <input type="checkbox"/> Condos   |
| <input type="checkbox"/> Performance facility                                     | <input type="checkbox"/> Business Headquarters                          |
| <input type="checkbox"/> Non-profit – able to support itself through grants       | <input type="checkbox"/> Cultural center or artist’s cooperative        |
| <input type="checkbox"/> Hotel, café, hotel                                       | <input type="checkbox"/> Restaurant                                     |
| <input type="checkbox"/> Senior Programs: education, recreation, social, cultural | <input type="checkbox"/> Day care center or school                      |
|   | <input type="checkbox"/> Adult gym with yoga and health-oriented option |

11. The R-7 permitted and conditional uses are currently listed as follows:

- |  |   |
|--|---|
| a Day-care Home: adult or child                                | n Place of worship                            |
| b Dwelling, single or multi-family (attached, det., semi-det.) | o Community managed open space farm or garden |
| c Fraternity or sorority house                                 | p Park or playground                          |
| d Home occupation  | q Urban agriculture                           |
| e Residential care facility (16 or fewer residents)            | r Lodge or social club                        |
| f Residential care facility (17 or more residents)             | s Neighborhood commercial establishment       |
| g Rooming house (10 or fewer units)                            | t Alternative energy system-community based   |
| h Rooming house (11 or more units)                             | u Electric substation                         |
| i Community center   | v Parking garage or lot                       |
| j Cultural facility  | w Telecommunications facility                 |
| k Educational facility (primary, secondary, or post-secondary) | x Utilities                                   |
| l Government Facility  | y Wireless communications services            |
| m Hospital   |   |

Which of the R-7 permitted uses above would you like for this property? Indicate your 3 preferences.

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Which of the uses that are not currently included in the R-7 permitted and conditional uses (Item #10 suggestions listed above the Item #11 R-7 list) would you like for this property? Please add any of your suggestions.

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What property use would you NOT like permitted?

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Which of the R-7 permitted uses above would you NOT like for this property? Indicate your 3 preferences.

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