

FROM	NAME & TITLE	CHRIS RYER, 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 #22-0265 / LANDMARK LIST: EXTERIORS – 3818 ROLAND AVENUE		

TO

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

DATE: October 14, 2022

At its regular meeting of October 13, 2022, the Planning Commission considered City Council Bill #22-0265, for the purpose of designating 3818 Roland Avenue (Block 3563A, Lot 039), as an historical landmark: exterior.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #22-0265 and adopted the following resolutions, with eight members being present (seven in favor):

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, with consideration for testimony and facts presented in the meeting, and recommends that City Council Bill #22-0265 be **approved** by the City Council.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/ewt

attachment

cc: Ms. Natasha Mehu, Mayor's Office  
Ms. Nina Themelis, Mayor's Office  
Mr. Ethan Cohen, Mayor's Office  
The Honorable Eric Costello, Council Rep. to Planning Commission  
Mr. Matthew Stegman, City Council President's Office  
Ms. Nikki Thompson, City Council President's Office  
Mr. Colin Tarbert, BDC  
Ms. Rebecca Witt, BMZA  
Mr. Geoffrey Veale, Zoning Administration  
Ms. Stephanie Murdock, DHCD  
Ms. Elena DiPietro, Law Dept.  
Mr. Francis Burnszynski, PABC  
Mr. Liam Davis, DOT  
Ms. Natawna Austin, Council Services



*Brandon M. Scott*  
Mayor

## PLANNING COMMISSION

*Sean D. Davis, Chairman*

### STAFF REPORT



*Chris Ryer*  
Director

**October 13, 2022**

**REQUEST:** City Council Bill #22-0265 Landmark List: 3818 Roland Avenue: For the purpose of designating 3818 Roland Avenue, as an historical landmark: exterior.

**RECOMMENDATION:** Approval

**STAFF:** Stacy Montgomery

**PETITIONER:** Councilmember Odette Ramos

**OWNER:** 3535 Chestnut LLC

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

General Area: The building is located on the west side of Roland Avenue south of Rectory Lane and north of 38<sup>th</sup> Street at the northern edge of Hampden. Hampden is largely a neighborhood of late 19<sup>th</sup> and early 20<sup>th</sup> century rowhouses interspersed with churches and several schools. Immediately to the north of 3818 Roland Avenue, on the north side of Rectory Lane, is a large apartment tower. There is a parking lot to the south of 3818 Roland Avenue (where a small group of row houses once stood) and an industrial building to the west of the building, along Rectory Lane. The east side of Roland Avenue is predominantly rowhouses and a single home, the Shelley House, which is already a Baltimore City Landmark.

Site Conditions/Architectural Description: The house at 3818 Roland Avenue is a two-story brick dwelling with a square brick bay projecting from the façade, a two-story, wooden wrap-around porch, two projecting brick bays on the side elevations, and one 2<sup>nd</sup> story projecting frame bay on the north elevation. The building has a flat roof with a wooden cornice. The house has a two-story frame addition and a two-bay garage at the rear of the lot. There are a variety of window configurations, however, all the windows on the 1<sup>st</sup> and 2<sup>nd</sup> stories are double-hung and predominantly wood. The 2<sup>nd</sup> story windows have brick jack arch lintels with a thin, decorative band of darker brick running between the lintels and wrapping around the building's façade.

#### **HISTORY**

At the November 14, 2019 hearing, the Planning Commission approved a re-subdivision of the previous lot line between 3818 and 3816 Roland Avenue.

## **CONFORMITY TO PLANS**

The designation request came from the Hampden Community Council. There is no Urban Renewal Plan here. The building falls within the half-mile radius in the Robert Poole Building INSPIRE Plan and the preservation and rehabilitation of the building could support new housing in the area.

## **ANALYSIS**

Background: The property at 3818 Roland Avenue is significant for its length of female ownership in the early 20<sup>th</sup> century, specifically for its association with Katherine Chambers Naylor, a dressmaker who owned the property from 1900 to 1944 and made many of the improvements to the property. Katherine “Kate” Chambers Naylor took a skill she likely learned as a child working in a cotton mill and became a successful dressmaker. Her skills brought her the financial freedom to purchase a large home and support her father and sisters. It also allowed her to invest in and develop real estate. All of this allowed her to gain upward social mobility, to travel, and to gain entry into some of the city’s more exclusive social groups. Even after she married in 1909, she retained a professional identity tied to her maiden name and continued to run a successful business and mentor others. Her success and financial independence at a time when many women were dependent on their fathers, husbands, and brothers, is an important story about women in early 20th century Baltimore.

The property is also significant for its architecture. The building at 3818 Roland Avenue is a unique and distinctive brick home with brick and frame bays and a two-story porch. The building was constructed in the late 19<sup>th</sup> century and underwent its most significant alterations during the ownership of Katherine Chambers Naylor. The house at 3818 Roland Avenue (historically known as 518 Roland Avenue) is a two-story Renaissance Revival-style brick dwelling with a square brick bay projecting from the façade, a two-story, wooden wrap-around porch, two projecting brick bays on the side elevations, and one 2nd story projecting frame bay on the north elevation. The building has a flat roof with a wooden cornice that wraps around the front façade. The Renaissance Revival style gained popularity in the United States in the last decades of the 19th century. In Baltimore, the work of the architectural firm McKim, Mead & White was heavily influential on the adaptation this style to residential building.

This is the second public hearing for this property as part of the Baltimore City Landmark designation process. The first hearing was the September 13, 2022 hearing of the Commission for Historical and Architectural Preservation (CHAP), during which the Commission reviewed and recommended approval of Landmark designation because it meets criteria 1 and 3 of CHAP’s criteria for designation. The Commission recommended approval of the landmark designation

Notification: The Hampden Community Council, Baltimore Heritage, Inc., the Baltimore National Heritage Area, and Preservation Maryland have been notified of this action.



**Chris Ryer**  
**Director**