


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 #13-0206 / BALTIMORE CITY LANDMARK LIST- TRINITY A.M.E. CHURCH		

TO

DATE:

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

April 5, 2013

At its regular meeting of April 4, 2013, the Planning Commission considered City Council Bill #13-0206, for the purpose of designating Trinity A.M.E. Church, 2130 East Hoffman Street, as a historical 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 #13-0206 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 #13-0206 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, Deputy Chief for Economic and Neighborhood Development
Mr. Alex Sanchez, Chief of Staff
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
Mr. Nicholas Blendy, DHCD
Ms. Barbara Zektick, DOT
Ms. Karen Randle, Council Services
Ms. Elena DiPietro, Law Dept.
Ms. Kathleen Kotarba, Chief, CHAP
Rev. Rodrecus M. Johnson, Sr. and Trustees, Trinity AME Church



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION
Wilbur E. "Bill" Cunningham, Chairman

AGENDA

April 4, 2013 – #1851

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



Thomas J. Stosur
Director

- 1. ROLL CALL**
- 2. APPROVAL OF MINUTES**
- 3. CITY COUNCIL BILL #13-0205/PLANNED UNIT DEVELOPMENT – AMENDMENT 2 – CHESAPEAKE PAPERBOARD** (Councilmember - William H. Cole, IV)
For the purpose of approving certain amendments to the development plan of the Chesapeake Paperboard Planned Unit Development. (Eleventh District)
- 4. MULTIPLE PRINCIPAL STRUCTURES ON A RESIDENTIAL LOT: ORCHARD RIDGE – PHASE IV MULTI-FAMILY HOUSING** (Thirteenth District)
- 5. MINOR AMENDMENT & FINAL DESIGN APPROVAL PUD/ H & S DISTRIBUTION CENTER AT HOLLANDER/95** (Second District)

MAJOR SUBDIVISION DEVELOPMENT PLANS/ H & S DISTRIBUTION CENTER AT HOLLANDER/95 PUD (Second District)
- 6. CITY COUNCIL BILL #13- 0197/ SALE OF PROPERTY – 2400 HARMAN AVENUE** (President Young – Administration)
For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property known as 2400 Harman Avenue (Block 7471, Lot 023) and no longer needed for public use; and providing for a special effective date. (Tenth District)
- 7. CITY COUNCIL BILL #13-0196/SALE OF PROPERTY – 501 ORKNEY ROAD** (President Young – Administration)
For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property known as 501 Orkney Road (Block 5136A, Lot 11) and no longer needed for public use; and providing for a special effective date. (Fourth District)
- 8. FINAL DESIGN APPROVAL/STADIUM PLACE PUD – 901 EAST 36TH STREET** (Fourteenth District)**

CONSENT AGENDA

- 9. CITY COUNCIL BILL #13-0206/ BALTIMORE CITY LANDMARK LIST – TRINITY A.M.E. CHURCH** (Councilmembers - Warren Branch, Carl Stokes)
For the purpose of designating Trinity A.M.E. Church, 2130 East Hoffman Street, as a historical landmark. (Thirteenth District)

- 10. MINOR SUBDIVISION FINAL PLANS/ 1110-1112 SOUTH HIGHLAND AVENUE** (First District)

(Postponed to a later date)

- 11. MINOR SUBDIVISION FINAL PLANS/ 901 EAST 36TH STREET** (Fourteenth District)**

- 12. 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 410-396-4488 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

April 4, 2013



Thomas J. Stosur
Director

3. CITY COUNCIL BILL #13-0205/PLANNED UNIT DEVELOPMENT – AMENDMENT 2 – CHESAPEAKE PAPERBOARD (Councilmember - William H. Cole, IV)

For the purpose of approving certain amendments to the development plan of the Chesapeake Paperboard Planned Unit Development. (Eleventh District)

The applicant is seeking an amendment to the PUD to reflect the current desire to lease a vacant retail location to a tavern operator. "Taverns" are currently prohibited within the PUD. A legislative amendment is needed in order to remove "Taverns" from the prohibited uses list and add it to those that are specifically permitted within the PUD. The applicant is seeking to limit the number of taverns within the PUD to one (1) and has also included the specific language from the Zoning Code which describes taverns as devoted primarily to serving alcoholic beverages to the public for on-premises consumption. As well, taverns may or may not serve food. There are no other proposed changes to the PUD with this amendment.

The following organizations have been notified of these actions: Baltimore Development Corporation, Federal Hill South Neighborhood Association, Riverside Neighborhood Association, and the Locust Point Civic Association.

Recommendation: Approval

4. MULTIPLE PRINCIPAL STRUCTURES ON A RESIDENTIAL LOT: ORCHARD RIDGE – PHASE IV MULTI-FAMILY HOUSING (Thirteenth District)

This fourth phase is made up of three general areas. To simplify the descriptions of the three portions of this proposal, they will be referred to in this report as Areas A, B and C: Area A includes properties facing St. Clair Court east of Maple Shade Drive; Area B includes properties facing Grape Vine Way between St. Clair Court and Maple Shade Drive; and Area C includes properties on the west side of Orchard Ridge Boulevard between St. Clair Court and Friar field Run.

The fourth phase of this project is an amendment to the eastern portion of the first phase, and the southern portion of the second phase. Area A was included in Phase I and is remaining the same from a design perspective, though the buildings will be consolidated into two lots for management purposes. In the last approval of Phase I, Area B was planned to have eighteen townhomes, but is now proposed to have 24 dwelling units in a

mix of multifamily semi-detached buildings and townhomes. This area will be consolidated into two lots for management purposes. Area C was last approved as a part of Phase II, and is remaining the same from a design perspective, though the buildings will be consolidated into one lot for management purposes. The designs of the new arrangement of dwellings include a mix of visitable and accessible units. In total, these three areas will have 64 dwelling units (an increase of six units).

The Frankford Improvement Association has been notified of this action.

Recommendation: Approval

5. MINOR AMENDMENT & FDA PUD/ H & S DISTRIBUTION CENTER AT HOLLANDER/95 (Second District)

MAJOR SUBDIVISION DEVELOPMENT PLANS/ H & S DISTRIBUTION CENTER AT HOLLANDER/95 PUD (Second District)

This development proposal is for a distribution facility and accessory maintenance building for H&S Bakery. This development will retain the company in the City, and is proposed to be located in the northern-most tip of the site. The previous development plan had four general development options for the PUD, which showed several options for general building placement and arrangement. The current proposal for the H&S Bakery facility does not match any of the four general designs, and so requires approval by the Planning Commission as a minor amendment, per §9-118 of the Baltimore City Zoning Code (BCZC). Staff also finds that the requirements of §9-107 of the zoning code have been met for the submittal package, and that the proposed buildings are compatible with the business-industrial design concept of the PUD.

Along with the minor amendment and final design approval, a major subdivision is required to adjust the property boundaries of Lots 41 and 42, to create Lot 41A to isolate the stormwater management facilities, shortening 62nd Street, and to dedicate a portion of Lot 41 to the bed of 62nd Street to create a cul-de-sac.

Staff sent notification of this meeting to the Frankford Improvement Association, the Gardenville/Belair Road Business Association, and the Harbel Community Organization.

Recommendation: Minor Amendment & Final Design Approval: Approval
Major Subdivision Final Plans: Approval

6. CITY COUNCIL BILL #13- 0197/ SALE OF PROPERTY – 2400 HARMAN AVENUE (President Young – Administration)

For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property known as 2400 Harman Avenue (Block 7471, Lot 023) and no longer needed for public use; and providing for a special effective date. (Tenth District)

2400 Harman Avenue was home to elementary school, School No. 156. The school was built in 1952 and has been vacant and under the control of the DHCD since 1997. The building includes a total of approximately 26,000 square feet; the site is comprised of approximately 3.2 acres. No development plans have been presented to Planning at this time.

The Sales Ordinance will allow for the disposition of the property. It is staff's finding that the subject property is not needed for public purposes and can be sold.

Staff notified Gwynns Falls Trail Council, Mt. Winans Community Association, Mt. Winans/Westport/Lakeland Master Plan Task Force, and Southern District Police-Community Relations Council of this action.

Recommendation: Approval

7. CITY COUNCIL BILL #13-0196/SALE OF PROPERTY – 501 ORKNEY ROAD
(President Young – Administration)

For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property known as 501 Orkney Road (Block 5136A, Lot 11) and no longer needed for public use; and providing for a special effective date. (Fourth District)

The City assumed control of 501 Orkney Road, as collateral for financing the Senator Theatre, when payments were not made on the mortgage. The City now wishes to sell its interests in this property and return it to the tax rolls.

The Sales Ordinance will allow for the disposition of the property. It is staff's finding that the subject property is not needed for public purposes and can be sold.

Staff has notified the Belvedere Improvement Association, Govanstowne Business Association, Greater Homewood Community Corporation, Inc., Mutual Housing Association of Baltimore, Inc., York Road Partnership, Govans Ecumenical Development Corporation-(GEDCO), and Elsinore Village Association of this action.

Recommendation: Approval

8. FINAL DESIGN APPROVAL/STADIUM PLACE PUD – 901 E. 36TH STREET
(Fourteenth District)**

This portion of the PUD was previously approved for two buildings with very similar design and height. The total number of dwelling units within the PUD remains below the maximum development potential of the PUD, and so is allowed. The elevations have been modernized, and so a revised approval is required per §9-118 of the Baltimore City

Zoning Code (BCZC). Additionally, the two buildings have been linked by a one-story ground-level connection, and so functions as one conjoined building. Staff also finds that the requirements of §9-107 of the zoning code have been met for the submittal package, and that the proposed building is compatible with the business-industrial design concept of the PUD. The revised design will provide for 73 dwelling units. Though the unit count has increased, due to a reduction in average in square footage of the units, the general bulk of the building has remained the same.

901 East 36th Street is also proposed to be subdivided into two lots. The proposed Lot 2C will be sold for redevelopment and will contain 68,800 sqft (1.5794± acres). The buildings will be assigned addresses as 1080 and 1090 East 33rd Street. The remainder of the lot will be reserved for future development.

Recommendation: Final Design Approval: Approval
Minor Subdivision Final Plans: Approval

CONSENT AGENDA

9. CITY COUNCIL BILL #13-0206/ BALTIMORE CITY LANDMARK LIST - TRINITY A.M.E. CHURCH (Councilmembers - Warren Branch, Carl Stokes)
For the purpose of designating Trinity A.M.E. Church, 2130 East Hoffman Street, as a historical landmark. (Thirteenth District)

The building known as Trinity A.M.E. Church located at 2130 Hoffman Street was designed by Charles E. Cassell in 1906 for the congregation of St. Mark's Reformed Church. St. Mark's Church served the largely German American community in Collington Square through the mid-20th century. In 1957, the building was sold to the Trinity African Methodist Episcopal Church. Established in 1881 in what is now State Center, Trinity A.M.E. was deeply involved in social and political issues throughout its existence, particularly regarding African American rights. The church is important for its architecture and for the role that both congregations have played in Baltimore City's history.

The first hearing occurred on October 9, 2012, when the CHAP commission reviewed and recommended approval of Landmark designation for the Trinity AME Church. The Planning Commission recommended approval of this church as a Baltimore City Landmark on November 1, 2012. The adoption of CCB#13-0206 is the final step in the landmark process for Trinity A.M.E. Church.

Recommendation: Approval

10. MINOR SUBDIVISION FINAL PLANS/ 1110-1112 SOUTH HIGHLAND AVENUE (First District)

(Postponed to a later date)

11. MINOR SUBDIVISION FINAL PLANS/ 901 EAST 36TH STREET (Fourteenth District)

On April 17, 2008, the Planning Commission approved the Revised Final Subdivision Plan, dated March 27, 2008 to adjust the lot line between Lot #33 and Lot #34. The adjustment enlarged Lot #33 and reduced Lot #34 by 5,675 square feet each.

Along with the minor amendment and final design approval, a major subdivision is required to adjust the property boundaries of Lots 41 and 42, to create Lot 41A to isolate the stormwater management facilities, shortening 62nd Street, and to dedicate a portion of Lot 41 to the bed of 62nd Street to create a cul-de-sac.

Recommendation: Approval

12. CIP TRANSFERS

Recommendation: Approval



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

November 1, 2012

REQUEST: Baltimore City Landmark Designation/ Trinity AME Church-located at 2130 E. Hoffman Street

RECOMMENDATION: Approval

STAFF: Ivor A. Quashie

PETITIONER(S): Rev. Rodrecus M. Johnson, Sr. and Trustees

OWNER: Trinity African Methodist Episcopal Church

SITE/ GENERAL AREA

Site Conditions: The church is located in the Broadway East residential neighborhood in the Eastern planning district.

General Area: The Trinity AME Church building is located at 2130 E. Hoffman Street at the southeast corner of E. Hoffman and N. Collington Street.

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, specifically:

PLAY Goal 1: Enhance the enjoyment, appreciation and stewardship of Baltimore's Historic 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 Baltimore City Landmark designation for this building. The first hearing occurred on October 9, 2012, when the CHAP Commission reviewed and recommended approval of Landmark designation for Trinity AME Church located at 2130 E. Hoffman Street. After the Planning Commission recommends approval of landmark designation, the request will be sent to City Council to secure legislation for the landmark designation.

The Gothic Revival/ Romanesque Trinity A.M.E. Church located at 2130 Hoffman Street was designed by Charles E. Cassell in 1906 for the congregation of St. Mark's Reformed Church. Established on the site in 1900, this church served the largely German American community in Collington Square through the mid-20th century. In 1957, the building was sold to the Trinity African Methodist Episcopal Church. Established in 1881 in what is now State Center, Trinity A.M.E. was deeply involved in social and political issues throughout its existence, particularly regarding African American rights. After being displaced due to the construction of State Center, Trinity A.M.E. purchased this church, and has served East Baltimore since 1957. The church is important for its architecture and for the role that both congregations have played in Baltimore City's history.

Trinity AME Church meets CHAP Landmark Criteria:

1. Is associated with events that have made significant contributions to the broad patterns of Baltimore history.
3. Embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Staff has notified Preservation Maryland, Baltimore City Historical Society, Baltimore AIA Chapter, Baltimore Heritage, the owner Trinity African Methodist Episcopal Church and Councilman Warren Branch of the 13th District.



Thomas J. Stosur
Director