



*Stephanie Rawlings-Blake*  
Mayor

**COMMISSION FOR  
HISTORICAL & ARCHITECTURAL  
PRESERVATION**

*Tom Liebel, Chairman*

**STAFF REPORT**



*Thomas J. Stosur*  
Director

**September 13, 2016**

**REQUEST:** City Council Bill # 15-0511 - Designate as a Baltimore City Landmark: Patterson Park, 100 South Linwood Avenue (Block 1740, Lot 001) and 201 South Linwood Avenue (Block 1740, Lot 002)

**RECOMMENDATION:** Approval

**STAFF:** Lauren Schiszik

**PETITIONER(S):** Councilman Kames Kraft

**OWNER:** Mayor and City Council

**SUMMARY:** Designate this property on the Baltimore City Landmark List.

**SITE/HISTORIC DISTRICT**

General Area: Patterson Park is a 133-acre public park located in East Baltimore City. Patterson Park is surrounded by six densely-built rowhouse neighborhoods that are immediately adjacent to its borders: Patterson Place, Baltimore-Linwood (Patterson Park North and East), Highlandtown, Canton, Upper Fells Point, and Butchers Hill (according to Baltimore City's 2011 Neighborhood Statistical Area boundaries). The majority of the park land (112 acres) is bounded by East Baltimore Street to the north, Eastern Avenue to the south, South Patterson Park Avenue to the western edge, and South Linwood Avenue to the east (Block 1740, Lot 001). South Linwood Avenue separates this larger segment from the 20-acre Eastern Annex—serving as the annex's western edge, with the other boundaries including South Ellwood Avenue to the east, East Pratt Street to the north, and Eastern Avenue to the south (Block 1740, Lot 002).

Site Conditions/Architectural Description: Patterson Park is the oldest park in Baltimore City, originally only 6 acres in size, donated by William Patterson in 1827 for a "Public Walk". The park grew over the 19<sup>th</sup> and 20<sup>th</sup> centuries to reach its present size in 1908. The park's design, landscape, and built environment has been shaped by historic events that occurred there and by different eras of park planning ideals. The western portion of the park is the most historic area, with many historic buildings, such as the Pagoda, a Baltimore City Landmark, historic walking paths, and remnants of Roger's Bastion, a fortification that was the eastern line of land defense in the 1814 Battle of Baltimore during the War of 1812. The park was redesigned several times over its history to meet the contemporary best practices in park planning, such as the City Beautiful movement and the American Recreation movement. The park features significant

historic architecture, landscaping, and archaeological resources to represent the growth and change of this land and recreation in Baltimore over centuries.

## **BACKGROUND**

CHAP has several previous actions regarding this park, as CHAP reviews all significant changes to the Park (as required under Article Six §8-13 of the Baltimore City code), resulting in a recommendation report to the Mayor and Department of Recreation and Parks. Projects reviewed by CHAP have included:

- 2016 - Recommendation for adoption the Patterson Park Master Plan
- 2012 - Construction of the Living Classrooms building
- 1982 - Designation of the Patterson Park Pagoda as a Baltimore City Landmark
- Minor alterations reviewed and approved at staff level

On March 30, 2015, City Council Bill # 15-0511 was introduced by Councilman James Kraft to designate this building as a Baltimore City Landmark.

## **PROPOSAL & APPLICATION OF GUIDELINES**

Designate this property on the Baltimore City Landmark List.

CHAP staff applied its guidelines for designation of properties as Baltimore City Landmarks, and found that Patterson Park met three of the four criteria:

1. That are associated with events that have made a significant contribution to the broad patterns of Baltimore history; or
3. That embody 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; or
4. That have yielded or may be likely to yield information important in Baltimore prehistory or history.

The National Register Nomination Form for Patterson Park and the Archaeological Report from the 2014 archaeological investigations are attached for in-depth information regarding the park's historical development, and significant architectural, landscape, and archaeological features.

As this designation covers architectural, landscape, and archaeological features in an actively used park, CHAP staff has developed a clear outline of which features should be included and excluded in the designation, which was shared with Recreation & Parks and community partners for review and comments.

### **Built Environment**

#### *Features under CHAP review*

1. CHAP will review exterior alterations, additions, and demolitions to all historic structures, including:

- All Entrance gates (10 total)
- Buildings: White House, 2 Octagonal Pavilions, Pagoda, Stables, Casino

- Marble Fountain and Taurus Fountain remnant
- Stone walls and stone bases for fencing
- Monuments (Casimir Pulaski, Star-Spangled Banner Statue, Saengerfest Statue, cannons, Vietnam Memorial, Gold Star Mothers Memorial Flagstaff)

2. CHAP will review construction plans and locations for all new buildings and structures, including playground equipment. In the Active Core of the park (see Map 2), recreational buildings and infrastructure are appropriate and recommended, and CHAP designation will not impede installation of recreational facilities and equipment.

3. CHAP will conduct design review for major additions to non-historic buildings. Major additions are additions that significantly increase the size, volume, or massing of the non-historic building. The non-historic buildings are:

- Pool buildings
- Ice rink structure
- Recreation center
- Living Classrooms building

*Features not under CHAP review*

1. CHAP will not review minor alterations to or demolition of non-historic structures including:

- Pool and pool houses
- Ice rink
- Recreation Center
- Tennis courts
- Basketball courts
- Dog park
- Living Classrooms building
- Playground equipment

**Landscape**

*Features under CHAP review*

CHAP will review alterations to the landscape including alterations to existing features and installation of new features, including:

- Paved roads, sidewalks, paths and stairs (alterations include realignments, change to paving materials)
- Fencing
- Lighting
- Fixed site furnishings (permanently affixed via concrete pad)
- Grading of soil that results in a change of topography of more than 12”
- Excavation larger than 5 square feet and deeper than 12” (due to archaeological potential)

- Removal of healthy mature trees
- Planting and ecological management plans
- Signage plans and installation

Note that many of the features above, like signage, site furnishings, etc. will likely be installed/designed as part of a larger planning effort, so that the concept plan and design could be reviewed and approved in total by CHAP, instead of being approved piece by piece.

*Features not under CHAP review*

CHAP will not review the following:

- Alterations to existing playfields, including the addition of new turf fields and associated infrastructure.
- Impermanent installations that do not need a concrete base, such as athletic benches, port-a-johns, tents, stages, trash cans, etc.
- Excavations for tree pits (though notification of CHAP staff is recommended, in order to take advantage of the opportunity to document absence/presence of archaeological resources, which will inform future land management)
- Maintenance of existing infrastructure, such as repairs to equipment, lighting, benches, signage; replanting planting beds, tree-trimming, etc.

**ANALYSIS**

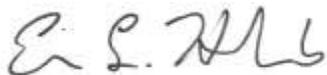
CHAP staff has reviewed the landmark designation report and has determined that the property is eligible for designation as a landmark under Criteria 1, 3, and 4.

**NEIGHBORHOOD COMMENTS**

The property is not located within a CHAP district; therefore, comments from an Architectural Review Committee are not applicable. However, CHAP did inform Recreation & Parks, Friends of Patterson Park, Baltimore National Heritage Area, and Baltimore Heritage, Inc.

Baltimore National Heritage Area submitted a letter of strong support.

**Staff recommends a finding of approval for designation of this property on the Baltimore City Landmark List because it meets criteria 1, 3, and 4 of CHAP's criteria for designation.**

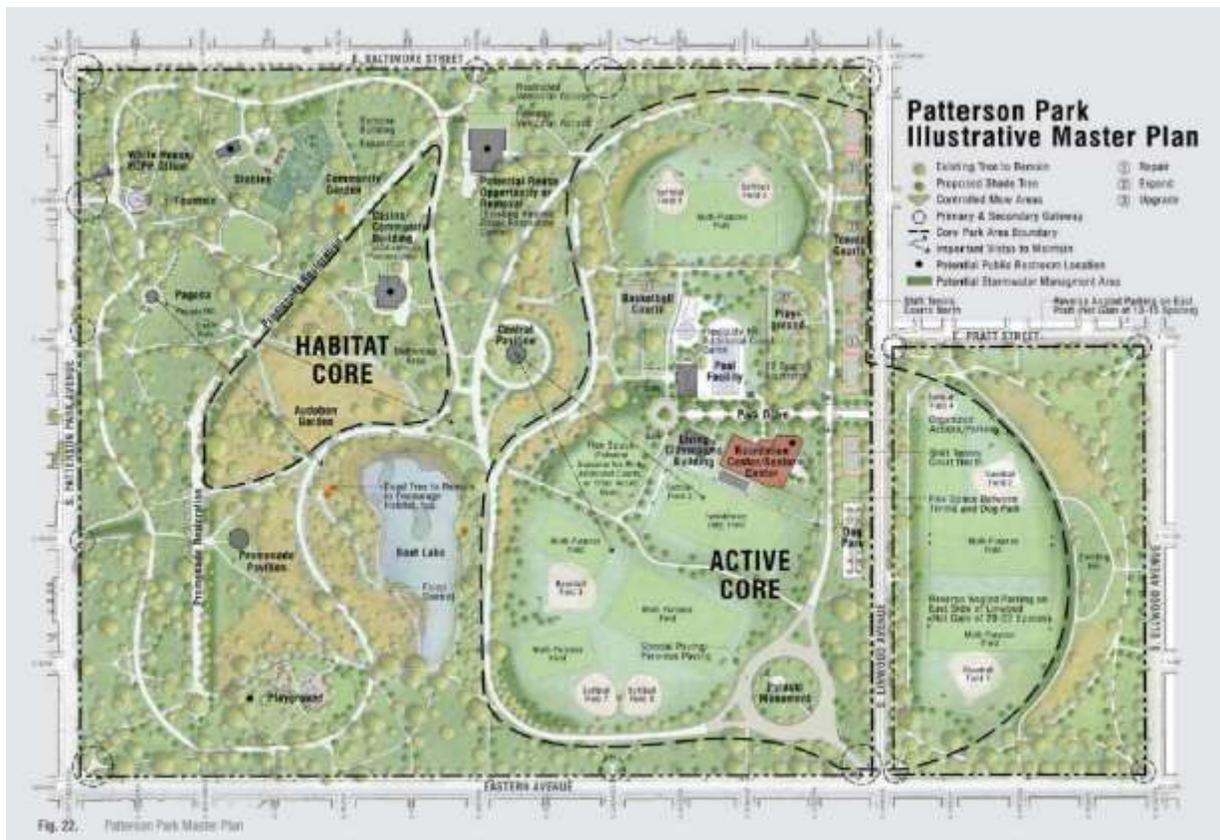


**Eric Holcomb**  
**Director**

# MAP AND IMAGES



Map 1: Google map of the property.



Map 2: Figure 22 from 2016 Patterson Park Master Plan, illustrating the Active Core.



*Image 1*– Aerial view of site, view from south.



*Image 2* – Southwest entrance gate



*Image 3 – Casino*



*Image 4 – Centennial War of 1812 Monument in the foreground of Patterson Park Pagoda (Baltimore City Landmark)*



*Image 5 – Marble Fountain, Superintendent's House, and Entrance Gates*



*Image 6 – Stables*



*Image 7 – Historic Path, stairs, and stone wall*



*Image 8 – Light fixture on entrance gate*



*Image 8 – Pulaski Monument and landscape*



*Image 9 – Pavilion*



*Image 10 – Lake*



*Image 11 – Promenade*



*Image 12 – Sculpture*



*Image 13 – Bench*



*Image 14 – Sports Field and Swimming Rink*



*Image 15 – Non-contributing Pool and Pool buildings*



*Image 16 – Non-contributing Virginia Baker Recreation Center*



*Image 17 – Basketball Courts*



*Image 18 – Tennis Courts*