

<b>FROM</b>	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 #21-0028 / LANDMARK LIST – CLIFTON SCHOOL		

DATE:

April 5, 2021

**TO**

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

At its regular meeting of April 1, 2021, the Planning Commission considered City Council Bill #21-0028, for the purpose of designating the Clifton School, 2670 Kennedy Avenue, 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 #21-0028 and adopted the following resolutions; 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 #21-0028 be passed 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  
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. Kathleen Byrne, 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  
Mr. Dominic McAlily, Council Services



Brandon M. Scott  
Mayor

## PLANNING COMMISSION

Sean D. Davis, Chairman

### STAFF REPORT



Chris Ryer  
Director

April 1, 2021

**REQUEST:** City Council Bill #21-0028/ Landmark List – Clifton School:

For the purpose of designating the Clifton School, 2670 Kennedy Avenue, as an historical landmark: exterior.

**RECOMMENDATION:** Approval

**STAFF:** Lauren Schiszik

**INTRODUCED BY:** Councilmember Odette Ramos

**OWNER:** Montpelier/Kennedy Associates Limited Partnership

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

Site Conditions: 2670 Kennedy Avenue is located on the western corner of the intersection with Gorsuch Avenue. This property contains 0.265± acres of land, is zoned R-6 and is improved with a two-story brick structure measuring approximately 70' by 78'.

General Area: This property is located with the Coldstream Homestead Montebello neighborhood, which is bounded by East 25<sup>th</sup> Street on the south, Harford Road on the east, East 33<sup>rd</sup> Street on the north, and Loch Raven Road on the west. This neighborhood has a mix of commercial and institutional uses along the major corridors on its boundaries, with residential areas in the interior areas of the neighborhood. The housing in the area is predominantly comprised of attached and semi-detached homes.

#### **HISTORY**

There are no previous legislative actions regarding this site; the 1982 rehabilitation and conversion of this property into housing was in compliance with the 1977 Urban Renewal Plan for Coldstream Homestead Montebello.

#### **CONFORMITY TO PLANS**

The request conforms to the goals and objectives of the Baltimore City Comprehensive Master Plan, specifically PLAY Goal 1: Strengthen Stewardship of Historical and Cultural Resources; and LIVE Objective 4: Protect and Enhance the Preservation of Baltimore's Historic Buildings and Neighborhoods.

#### **ANALYSIS**

Background: The Clifton School is the sole surviving building that tangibly represents the educational experience of students living in the growing suburbs of Baltimore City in the late

19<sup>th</sup> and early 20<sup>th</sup> centuries. Originally constructed in 1882 as a Baltimore County school, it served City students following annexation in 1888. In a relatively unusual decision in 1915, the Baltimore City Board of School Commissioners opted to retain the schoolhouse and build an addition on it to increase capacity instead of demolishing the schoolhouse. Today, it is the only Baltimore County school still extant in the City and is one of only 6 public school buildings remaining that was constructed prior to 1890. This structure was designed by Baltimore architects Frank E. Davis (1882 building), and the firm Smith & May (1915 addition), both well-established and celebrated architects. It is a historic resource that is significant to the Coldstream Homestead Montebello community, which requested this landmark designation.

This is the second public hearing for this property as part of the Baltimore City Landmark designation process. The first hearing was the March 9, 2021 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.

Notification: The Coldstream Homestead Montebello Community Corporation has been notified of this action.



**Chris Ryer**  
**Director**