



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

March 21, 2013

REQUEST: City Council Bill #12-0165/Baltimore City Landmark List – Florence Crittenton Home-3110 Crittenton Place

RECOMMENDATION: Approval

STAFF: Ivor A. Quashie

PETITIONER(s): Hon. Mary Pat Clarke

OWNER: 3110 FC LLC/Hamilton Bank

SITE/GENERAL AREA

Site Conditions: 3110 Crittenton Place, Florence Crittenton Home is located between West 32nd Street to the north, Crittenton Place to the east, Mill Avenue to the south and Elm Avenue to the west. This site is vacant and comprised of stone and brick buildings.

General Area: 3110 Crittenton Place is located in the Hampden neighborhood. The area is composed of single family residential and industrial mixed- use buildings.

HISTORY

There are no previous Planning Commission actions regarding this site.

CONFORMITY TO PLANS

The proposal is also consistent with the City of Baltimore's Comprehensive Master Plan, specifically: PLAY Goal 1: Strengthen Stewardship of Historical 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 this structure as part the Baltimore City Landmark Designation process. The first hearing occurred when CHAP Commission reviewed and recommended approval of Landmark designation for 3110 Crittenton Place on March 12, 2013. CHAP's staff report is attached to this staff report.

This Landmark Designation has been reviewed by the CHAP Commission and does not impede

any planning initiatives. It also serves to enhance the historic character of the Hampden neighborhood.

The future redevelopment of this vacant property will reduce blight and enhance this part of Hampden. Several former mill properties have been redeveloped as art and design studios, and office space in Mill Centre. There are small industrial businesses in the surrounding area that are consistent with the manufacturing history of Hampden. There are several specialty stores, restaurants, located on West 36 Street which is north of this property which is part of the distinct character of Hampden.

The new Baltimore City draft zoning code recognizes the significance of Baltimore's historic character and rich culture, and seeks to preserve and enhance Baltimore's character while allowing the city to evolve in rich, creative ways. The reuse of former mill buildings and renovation of the housing that surround the former mill sites is evidence of Hampden's connection to its history. The site is zoned R-7 and is consistent with the Baltimore City draft zoning code for that immediate area to preserve the stable residential composition of this community.

The Commission for Historical and Architectural Preservation found that 3110 Crittenton Place meets CHAP Landmark Designation for the following standards:

B. A Baltimore City Landmark may be a site, structure, landscape, building (or portion thereof), place, work of art, or other object which:

1. Is associated with events that have made a significant contribution to the broad patterns of Baltimore history;
2. Is associated with the lives of persons significant in Baltimore's past
3. Embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Staff has notified of this action, Hamilton Bank, 14th District City Councilwoman Mary Pat Clarke, Baltimore Heritage, Baltimore AIA, Baltimore City Historical Society, Preservation Maryland, Baltimore National Heritage Area, Greater Homewood Community Corporation, Inc., Hampden Community Council, Old Mill Town Association, Stone Hill Residents' Association, Mr. John Brooks, potential developer, and John McGrain, author.

Thomas J. Stosur
Director