



*Stephanie Rawlings-Blake*  
Mayor

## PLANNING COMMISSION

*Wilbur E. "Bill" Cunningham, Chairman*

### STAFF REPORT



*Thomas J. Stosur*  
Director

**July 11, 2013**

**REQUEST:** Baltimore City Landmark Designation- Public School No. 103, Henry Highland Garnet School, 1315 Division Street

**RECOMMENDATION:** Approval

**STAFF:** Ivor A. Quashie

**PETITIONER(s):** Commission for Historical For Historical and Architectural Preservation

**OWNER:** Mayor and City Council

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

**Site Conditions:** 1315 Division Street, Public School No. 103 is a vacant brick 2 story building located between West Lafayette Street and West Lanvale Street. The site is zoned R-8 and is owned by the City of Baltimore. The building is sealed and requires roof repair.

**General Area:** 1315 Division Street is located in the Upton neighborhood. The area is composed of brick row homes and multifamily apartment buildings. The site is bounded by West Lafayette to the north, Etting Street to the east, and West Lanvale to the south.

#### **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 1315 Division Street on June 11, 2013. CHAP's staff report is attached to this staff report.

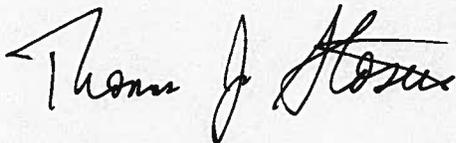
This Landmark Designation has been reviewed by the CHAP Commission and does not impede any planning initiatives.

Public School 103 located in the Upton community of West Baltimore, is significant to Baltimore for its architecture and the important role that it played in the history of education in the city. It was designed by prominent architect George Frederick in 1877 to serve white children, and in its form met the best practices for the design of school buildings, a design that is still retained today. In 1911, it became a school for African American children, earning a reputation as one of the city's finest. This school played an important role in the education of thousands of children in West Baltimore, including Thurgood Marshall, who later became a leader in the desegregation of the nation's public school system, as well as for his service as the first African American Justice on the Supreme Court of the United States.

The Commission for Historical and Architectural Preservation found that 1315 Division Street 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;
  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, 14th District City Councilman William Cole IV., Marble Hill Community Association, Inc., Upton Planning Committee, Inc., Executive Director, Maryland War of 1812 Bicentennial Commission; Mayor's Commission on Former PS 103 Baltimore Heritage, Baltimore AIA, Baltimore City Historical Society, Preservation Maryland, Baltimore National Heritage Area, Acting Director, Department of General Services, and Central District Police-Community Relations Council.



**Thomas J. Stosur**  
**Director**