



Stephanie Rawlings-Blake  
Mayor

## PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

### STAFF REPORT



Thomas J. Stosur  
Director

February 5, 2015

**REQUEST:** City Council Bill #14-0453/Baltimore City Landmark List – Olmsted Parkways:  
FOR the purpose of designating the Olmsted Parkways, which consist of the public right-of-way of the 2600-3200 blocks of the Alameda, the public right-of-way of the 0000-1800 blocks of 33rd Street, and the public right-of-way of the 1600-3900 blocks of the Gwynns Falls Parkway, as a historical landmark.

**RECOMMENDATION:** Approval subject to the following amendments:

1. Any necessary repair and maintenance is exempt from obtaining a building permit (Art. 6 section 4-1 of CHAP ordinance).
2. CHAP must accommodate any traffic safety and engineering concerns when reviewing proposed changes to this landmark.

**STAFF:** Lauren E. Schiszik

**PETITIONER:** Hon. Nick Mosby, Mary Pat Clarke, James B. Kraft, Eric T. Costello, Brandon M. Scott, Carl Stokes, Bill Henry, William "Pete" Welch, President Young, Robert W. Curran

**OWNER:** Mayor and City Council

### **SITE/GENERAL AREA**

#### Site Conditions:

This designation pertains to the city-owned property along the public right-of-way of the 2600-3200 blocks of the Alameda, public right-of-way of the 0000-1800 blocks of 33rd Street, and public right-of-way of the 1600-3900 blocks of the Gwynns Falls Parkway. This designation includes the medians, roadways, and sidewalks along the parkways. No private property will be designated.

#### General Area:

These parkways generally run east-west through numerous residential neighborhoods in the northern portion of the city, connecting Gwynns Falls/Leakin Park to the west, Druid Hill Park, Wyman Park, Lake Montebello and Clifton Park to the east.

### **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 of the Baltimore City Landmark Designation process. The first hearing occurred when the CHAP Commission reviewed and recommended approval of Landmark designation for the City Hall Rotunda on January 13, 2015. CHAP's staff report is attached to this staff report. CHAP voted to include the following amendments:

1. Because this landmark only consists of the public right-of-way, the proposed amendment is that any necessary repair and maintenance is exempt from obtaining a building permit (Art. 6 section 4-1 of CHAP ordinance).
2. Because this landmark is a public right-of-way, the proposed amendment is that CHAP must accommodate any traffic safety and engineering concerns when reviewing proposed changes to this landmark.

In consultation with the Department of Transportation and the Department of Public Works, CHAP developed a policy regarding maintenance and repair that will serve as an interagency agreement. If work is considered to be maintenance and/or repair, no Notice to Proceed is required. The following work is considered maintenance and/or repair: Repair or replacement of street surfaces, curbs, or sidewalks if done using the same paving material; work conducted below ground that will not cause above-ground visual changes such as tree removal; replacement or repair of individual street lights, traffic lights, traffic signs, and temporary signs; installation of traffic lights or signs; removal of dead or unhealthy trees and vegetation; and care and maintenance of the greenery of the public right-of-way.

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

The CHAP Commission found that Baltimore has been shaped immensely by the work of landscape architect Frederick Law Olmsted and his sons, and they have left their signature on much of Baltimore's landscape, particularly in the city's parks and suburban neighborhoods. This designation pertains specifically to Gwynn's Falls Parkway, 33<sup>rd</sup> Street, and the Alameda, the parkways in Baltimore City that were designed by the Olmsted Brothers to serve as park connectors between the major city parks. These parkways not only connected the major parks of the city, they ensured citizens had equitable access to green space, greatly shaped the suburban development of the city, and today still serve the citizens of Baltimore.

Based upon the historical context of the Olmsted Parkways, the Commission for Historical and Architectural Preservation found that the Olmsted Parkways meet CHAP Landmark designation criteria 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 the following of this action: Mayor and City Council, Department of Transportation, Department of Recreation and Parks, Department of General Services, Department of Public Works, Baltimore AIA Chapter, Baltimore Heritage, Baltimore City Historical Society, Baltimore National Heritage Area, Preservation Maryland, Charles Village Civic Association, Charles Village Community Benefits District, Citizens For Community Improvement, Coldstream/Homestead/Montebello Community Corporation, Inc., Coppin Heights Community Development Corporation, Ednor Gardens-Lakeside Civic Association, Fairmount Neighborhood Association, Inc., Fulton Heights Community Association, Inc., Garwyn Oaks Housing Resource Center, Garwyn Oaks United Neighbors Association, Inc., Govans Ecumenical Development Corporation, Greater Homewood Community Corporation, Inc., Greater Mondawmin Coordinating Council, Inc., Greater Walbrook Coalition, Gwynnbrook-Garriwood Neighborhood Association, Inc., Hanlon Improvement Association, Inc., Liberty Square Neighborhood Association, Mondawmin Neighborhood Improvement Association, Inc., New Auchentoroly Terrace Association, North Baltimore Neighborhood Coalition, Oakenshawe Improvement Association, Inc., Panway Neighborhood Improvement Association, The Parkway Community Association, Robert W. Coleman Community Organization, Waverly Improvement Association, Waverly Main Street, Whittier Monroe Community Neighborhood Association, Windsor Hills Neighbors, Inc., Woodbrook Avenue Neighborhood Association.



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