



Stephanie Rawlings-Blake  
Mayor

## PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

## STAFF REPORT



Thomas J. Stosur  
Director

May 10, 2012

**REQUEST:** Baltimore City Landmark Designation /Abell Building Located at 329-335 West Baltimore Street

**RECOMMENDATION:** Approval

**STAFF:** Ivor A. Quashie

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

**OWNER:** Steven Bloom, LA/Abell LLC

### **SITE/GENERAL AREA**

Site Conditions: The Abell Building is a late 19th century double warehouse building, owned by Steven Bloom, LA/Abell LLC located at 329-335 West Baltimore Street.

General Area: The building is located on the southeast corner of Eutaw and Baltimore Streets, on the west side of downtown Baltimore and is within the Market Center Urban Renewal Area.

### **HISTORY**

There are no previous legislative or Planning Commission actions regarding this site.

### **CONFORMITY TO PLANS**

This action is consistent with the City of Baltimore's Comprehensive Master Plan, specifically:

PLAY Goal 1: Strengthen Stewardship of Historical and Cultural Resources

Objective 4: Implement a feasibility study to enhance and reuse under-utilized historic structures with respect to protecting and enhancing 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 on April 10, 2012, when the CHAP Commission reviewed and recommended approval of Landmark designation for the for Abell building located at 329-335 West Baltimore Street. After the Planning Commission recommends approval of

landmark designation, the request will be sent to City Council to secure legislation for the landmark designation.

Designed by prominent Baltimore architect George A. Frederick, this structure has been called the “finest non-ecclesiastical Victorian Gothic structure still standing in Baltimore,” and is considered to be Frederick’s best industrial design. The ironwork was cast by Bartlett, Hayward & Co. The building survived the Great Fire of 1904, and housed a variety of businesses and manufacturing firms, representative of how the garment district grew and changed throughout its history.

The Abell Building meets CHAP Landmark Designation 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;

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2. That is associated with the lives of persons significant in Baltimore's past;

*The Abell Building is a late-19th century double warehouse, owned by A.S. Abell, owner of the Baltimore Sun, who constructed it as one of his investment properties.*

Staff has notified the following of this action: Downtown Partnership, Baltimore Heritage, Baltimore AIA Chapter, Baltimore City Historical Society, Preservation and Councilman William Cole, IV representing the 11<sup>th</sup> district.

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