



Catherine E. Pugh
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

June 15, 2017

REQUEST: Designate as a Baltimore City Landmark: Metropolitan United Methodist Church, 1119 and 1123 W. Lanvale Street.

RECOMMENDATION: Approval

STAFF: Lauren Schiszik

PETITIONER/OWNER: Metropolitan United Methodist Church

SITE/GENERAL AREA

Site Conditions/Architectural Description: These two adjacent parcels contain three structures. 1123 W. Lanvale Street is a corner lot facing both W. Lanvale Street and N. Carrollton Street, which contains two structures that have been connected. The 1871 Gothic Revival stone chapel designed by Carson & Dixon faces Carrollton Street. A larger 1876 Gothic Revival stone church designed by Frank E. Davis faces Lafayette Square on W. Lanvale Street and is attached to the 1871 chapel. At 1119 W. Lanvale Street is a three-story stone parsonage, also designed by Frank E. Davis, constructed in 1888. The parsonage is separated from the 1876 church by a narrow walkway. Architecturally, these three structures form a cohesive whole and almost appear to be one contiguous building.

General Area: Metropolitan United Methodist Church is located on the southern side of W. Lanvale Street at the intersection with Carrollton Avenue. It faces the southern side of Lafayette Square, one of several park squares located in West Baltimore that were platted out as community amenities by developers in the mid-to-late 19th century. Metropolitan United Methodist Church is one of four historic churches located on Lafayette Square. The majority of the remaining structures fronting Lafayette Square are large three-story ornately-detailed brick or stone Italianate rowhouses. The Sellers Mansion, a Baltimore City Landmark, is also located on Lafayette Square. There is some infill in the area, such as a large high-rise apartment building and a modern church. There has also been some demolition of rowhouses on the north side of the Square. However, there is still significant historic integrity overall.

HISTORY

There are no Planning actions related to this property.

This designation is being requested by the congregation. This church was constructed for Grace Methodist Episcopal Church, which was founded in Lafayette Square in 1868 by citizens and by the development corporations of Lafayette Square. This congregation still exists today as Grace United Methodist Church and is located in Roland Park. It was one of the

largest and most influential Methodist congregations in the City during the 19th and 20th centuries.

In 1927, the church was sold to Metropolitan Methodist Episcopal Church, an African American congregation that was founded by former slave Trueman Pratt in 1837. This congregation had been worshipping at Orchard Street Church (also a Baltimore City Landmark) until purchasing this building from Grace Methodist Episcopal Church. This church has served as a leader in the Civil Rights movement in Baltimore and nationally. It is still a very active and engaged congregation in Baltimore City today, providing social services to citizens in West Baltimore.

CONFORMITY TO PLANS

There is not a neighborhood Master Plan for this area. Thus, staff applied the 2006 Comprehensive Master Plan.

ANALYSIS

Background: This designation is being requested by the Church. As per the landmark designation process, the CHAP Commission considered this designation at its hearing on May 9, 2017, and determined that the landmark designation meets the CHAP landmark designation Criteria 1 and 3, as the church is significant for its role in Baltimore City history and for its architecture.

The Planning Commission and its staff apply all relevant Master Plans to proposed historic designations. Reviewing this proposal using the Comprehensive Master Plan, staff finds that this proposed landmark designation meets with planning initiatives. Landmark designation of this church meets LIVE Goal 2: Elevate the Design and Quality of the City's Built Environment through Objective 4: Protect and Enhance the Preservation of Baltimore's Historic Buildings and Neighborhoods, which states that Planning staff will actively pursue historic designation.

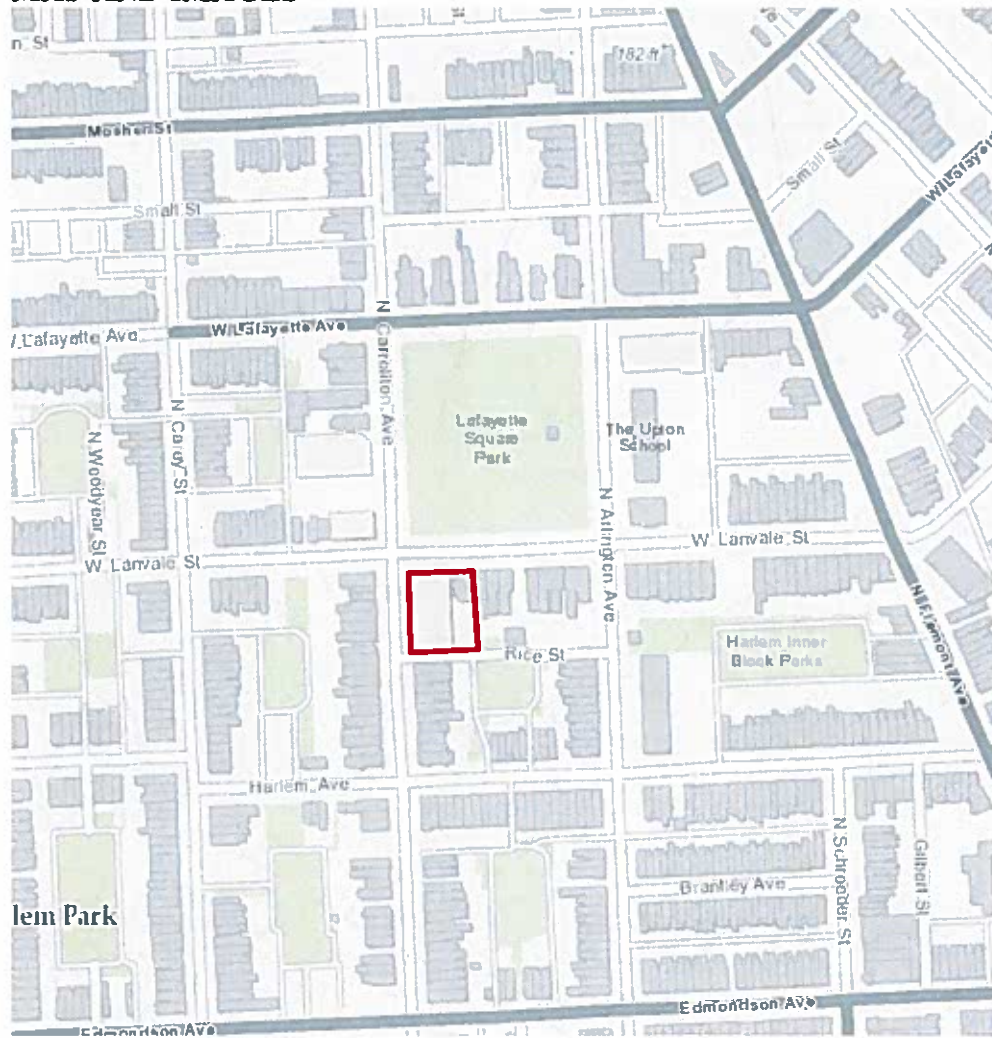
NOTIFICATION

The following community organizations have been notified of this action:
Baltimore AIA, Baltimore Heritage Inc., Baltimore National Heritage Area, Harlem Park Neighborhood Council, Lafayette Square Association, Inc., Parks and People Foundation, Preservation Maryland, United Urban Roots Foundation, West Baltimore Strategic Alliance, West Harlem Park Neighborhood Association.



Thomas J. Stosur
Director

MAP AND IMAGES



Map 1: Map of the property.



Map 2: Close-up map of the site.



Image 1: Aerial view of site and surrounds, view from south.

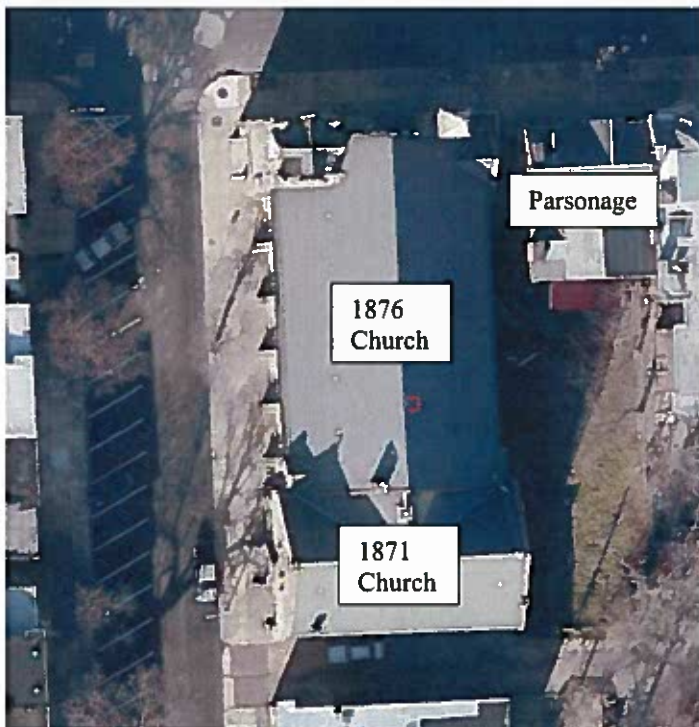


Image 2: Annotated aerial view of immediate site, view from above.



Image 3: Aerial view of site, view from north.



Image 4: Aerial view of site, view from west, showing the side of the 1876 church and the façade on the 1871 church.



Image 5: View from south.



Image 6: View of 1876 church façade on W. Lanvale St.



Image 7: Close-up view of 1876 church façade on W. Lanvale St.



Image 8: View of rose window from interior. Likely produced by Tiffany Studios.

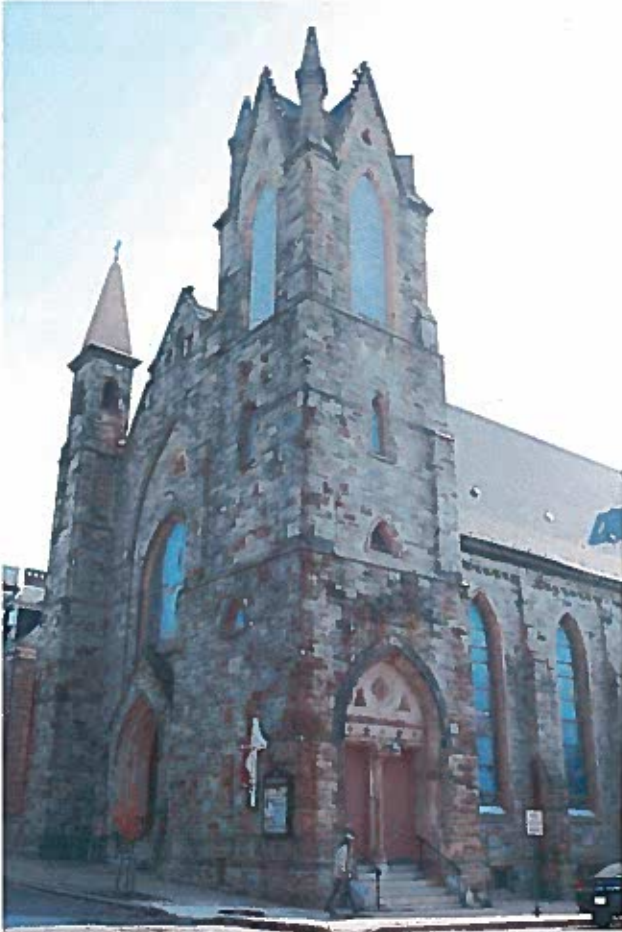


Image 9: View of 1876 church façade, at intersection of W. Lanvale St. and Carrollton Ave.



Image 10: Side elevation of 1876 church facing Carrollton Ave.



Image 11: Close-up of stained glass window facing Carrollton Ave. in 1876 church.

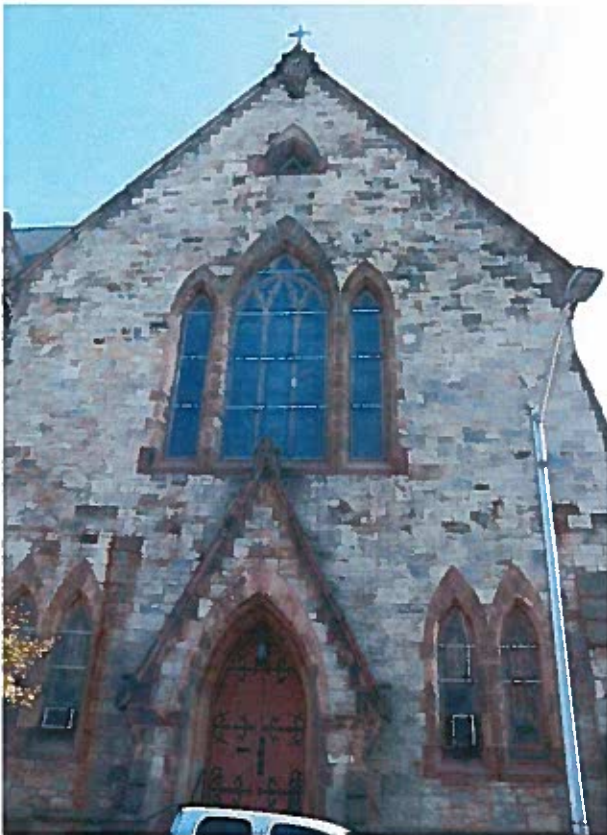


Image 12: View of 1871 church façade, facing Carrollton Ave.



Image 13: Interior view of 1871 church façade windows, facing Carrollton Ave.

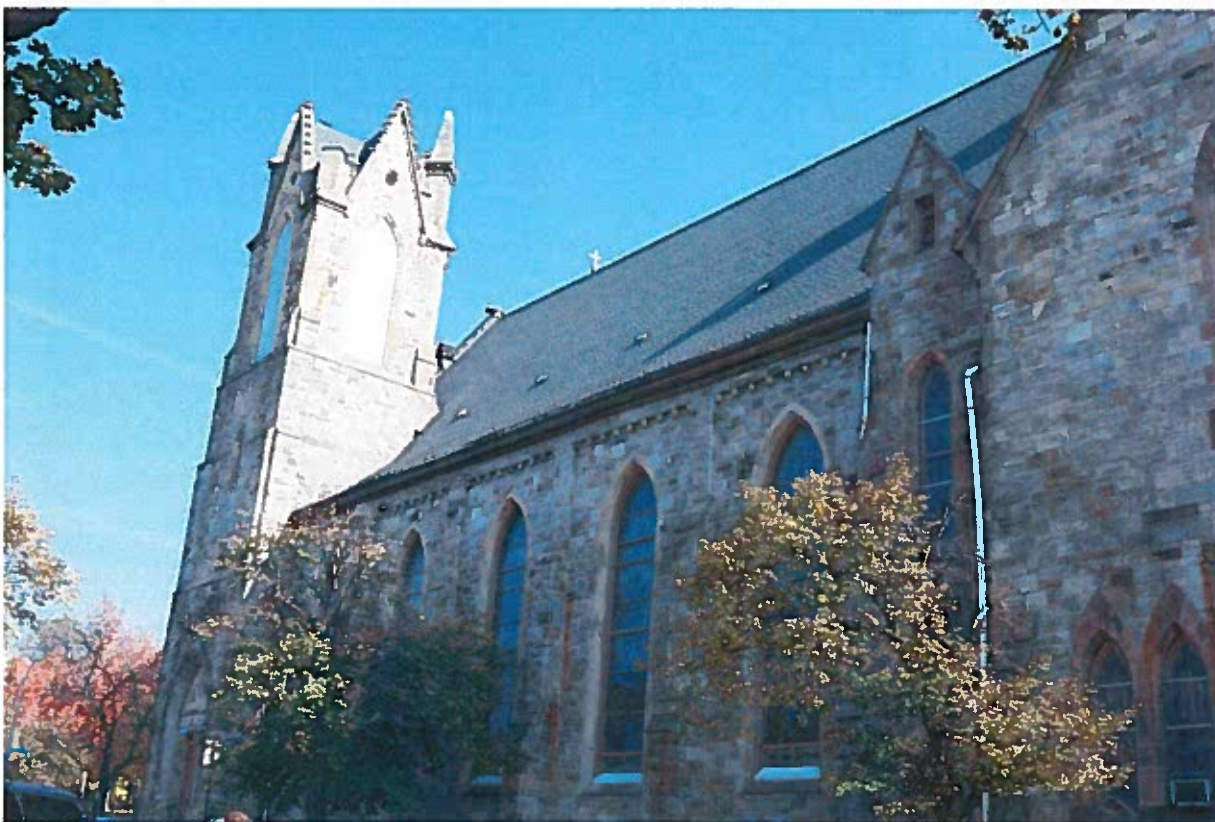


Image 14: View of side of 1876 church (left) and façade of 1871 church (right). Note how seamlessly the structures blend together.

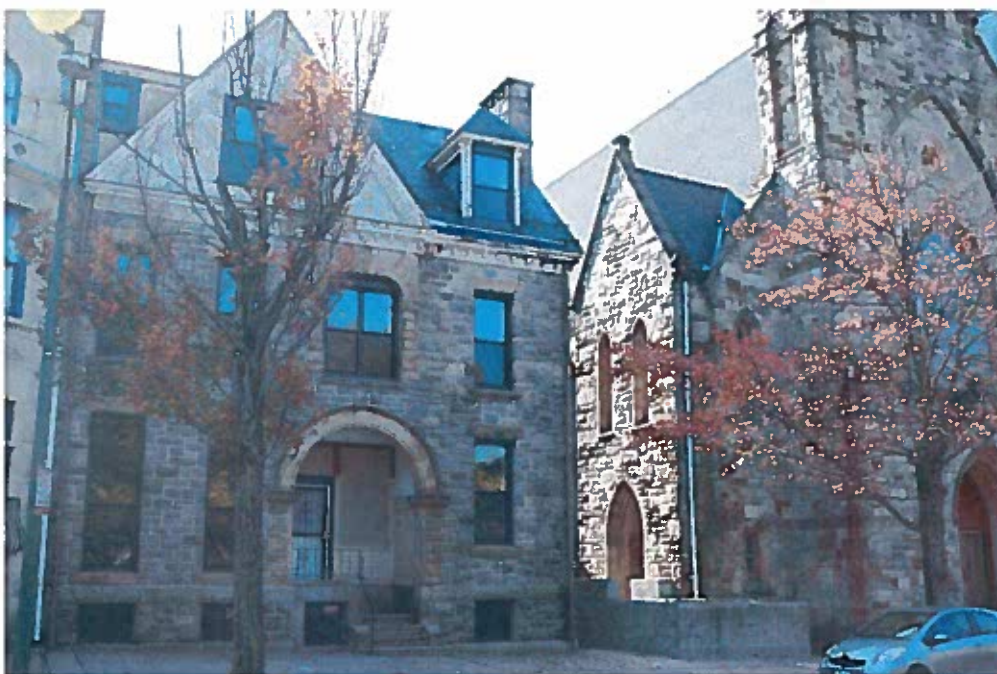


Image 15: The parsonage, built in 1888 and designed by Frank E. Davis.