



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman



Thomas J. Stosur
Director

STAFF REPORT

February 28, 2013

REQUEST: Baltimore City Landmark Designation/Haven Street Factory – 101 North Haven Street

RECOMMENDATION: Approval

STAFF: Ivor A. Quashie

PETITIONER(S): 101 North Haven Street, LLC.

OWNER: 101 North Haven Street, LLC.

SITE/ GENERAL AREA

Site Conditions: The building is a 3 floor brick building located in the Kresson industrial neighborhood in the Eastern planning district. This building is currently used as commercial office space.

General Area: The Haven Factory is located on North Haven Street between Orleans and East Baltimore Streets surrounded by industrial properties and one block of row homes across from the building.

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: Enhance the enjoyment, appreciation and stewardship of Baltimore's Historic 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 the Baltimore City Landmark Designation for this building. The first hearing occurred on February 12, 2013 when the CHAP Commission reviewed and recommended approval of Landmark designation for the Haven Street Factory. After the Planning Commission recommends approval of landmark designation, the request will be sent to City Council by the CHAP division of the Department of Planning to secure legislation for the landmark designation for the Haven Street Factory at 101 North Haven

Street.

Haven Street Factory, a brick industrial building, was constructed in 1903 and 1904 for the Steiner Mantel Company in an industrial section of what was then Baltimore County. It was originally used as a factory for fireplace mantels, wood veneer, and furniture, contributing to Baltimore's large wood products industry in the early 20th century. In the mid-20th century, the factory contributed to Baltimore's food processing and shipping as a canning factory, a paper box factory, and later as a warehouse for Esskay, the meat-packing company. The building's close proximity to rail, shipping, and truck routes made this a prime location for manufacturing throughout the 20th century. Haven Street Factory's history reflects the broad patterns in Baltimore's manufacturing heritage.

The Haven Street Factory meets CHAP Landmark Criteria:

1. Is associated with events that have made significant contributions to the broad patterns of Baltimore history.

Staff has notified of this action, District 2 City Councilman Brandon M. Scott, Baltimore Heritage, Baltimore AIA Chapter, Baltimore City Historical Society, Preservation Maryland, Baltimore-Highland Community Association, Inc., Brewer's Hill Community Association, Eastern Community Action Center, Highlandtown Arts and Entertainment District, Southeast Community Development Corporation, Southeast Presidents' Council, and the Southeastern District Police Community Relations Council.

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