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Executive Director

300 Authority Drive
Baltimore MD 21222-2200
410-537-7500
410-537-7503 (fax)
711 (MD Relay)
1-888-754-0098

e-mail: mdta@mdta.maryland.gov

www.mdta.maryland.gov

December 21, 2016

Johns Hopkins
Baltimore Heritage, Inc.
11 1/2 West Chase Street
Baltimore, MD 21201

RE: Maryland Transportation Authority
Proposed Demolition of Power Plant Building
Western Electric Company Point Breeze Plant Historic District
2320 Broening Highway
Baltimore City, Maryland 21224

Dear Mr. Johns Hopkins,

The Maryland Transportation Authority (MDTA) proposes to demolish one of its buildings, the former Power Plant Building, at its Point Breeze property on Broening Highway in Baltimore, MD. The agency owns five buildings on the property, which are known as 2310, 2320, 2330, 2340, and 2400 Broening Highway (which is leased). A total of 425 people are employed at four of the five buildings. The fifth building, the former Power Plant at 2320 Broening Highway, is vacant and unoccupied.

Completed in 1930 and originally called the Power House, the Power Plant Building was formerly part of the Western Electric Company Point Breeze Plant, a multi-building industrial property in operation from 1929 to 1984. The Power Plant Building is no longer functional; it ceased its operations in the late 1960s. In 2016, the Maryland Historical Trust (Trust) determined the Western Electric Company Point Breeze Historic District (MIHP No.: B-5298), which contains the former Western Electric Company Point Breeze Plant and its associated Power Plant Building, historically significant and eligible for listing in the National Register of Historic Places. The Power Plant Building is part of the historic district as a Contributing Resource.

Following the closure of Western Electric Company's manufacturing plant in 1984, a developer purchased the large property and converted it into offices and spaces for commercial and light industrial tenants. In 2001, MDTA purchased a portion of the site, including the Power Plant Building, to house its administrative offices. Because of the deteriorated condition of the Power Plant Building, it is currently unused by MDTA, and the agency has no plans to use it in the future. A structural condition study conducted in 2015 found deteriorating conditions in numerous places in the building, and a 2016 study found hazardous materials throughout the building and on its surrounding lot. MDTA declared the building as Excess Property in October 2015.

MDTA desires to demolish the building and replace it with a 110-space parking lot, providing additional parking capacity for its 445 employees. MDTA currently has 361 parking spaces that are designated for MDTA employee vehicles, permitted handicapped vehicles, MDTA pool vehicles, and MDTA police vehicles, including some spaces that are shared with another tenant. The new parking lot would provide a solution to the shortfall of 84 spaces for MDTA-associated parking. In addition, the proposed demolition would enable the adaptive reuse of the adjacent building, 2330 Broening Highway, as an Operations/Dispatch Center.

Therefore, in compliance with The Maryland Historical Trust Act of 1985, as amended, Sections 5A-325 and 5A-326 of the Annotated Code of Maryland, MDTA must consider the effects of the proposed demolition project on the National Register-eligible historic district. As mandated by the above legislation, MDTA has consulted with the Trust to determine the effect of the demolition project on the historic property. In its letter dated May 24, 2016, the Trust stated that the proposed demolition of the power plant building will constitute an adverse effect on the historic district.

As part of the consultation process, the Trust requested that MDTA seek public involvement by notifying potentially interested parties, local community groups and the general public of the proposed demolition project and to solicit their comments about ways to avoid, minimize, or mitigate the proposed project's adverse effect. Because you may have a demonstrated interest in the Western Electric Company's history and/or historic preservation in and around the City of Baltimore, MDTA is inviting you to participate in a public meeting to discuss the project and solicit comments and suggestions on mitigation measures.

If you would like to participate, please return the enclosed form by mail or by email within thirty (30) days of receipt of this letter. You will receive notifications of a future meeting to discuss the project. If the form is not returned by this date, we will assume that you or your organization do not / does not wish to be involved. If you do not wish to participate in a public meeting but would still like to provide comments, please fill out the enclosed Comment Request Form.

Enclosed for your use are maps showing the location of the project and photographs of the subject building. Should you have any questions, please contact the MDTA Project Manager for Community Relations, Mr. Tim Cooke, at (410) 537-5675 or email him at tcooke@mdta.state.md.us. He also can be contacted at his mailing address at Division of Planning and Program Management, 2310 Broening Highway, Baltimore, MD 21224.

Sincerely,



Robert Michael
Facilities Engineering Manager

cc:

Tim Cooke

Enclosures:

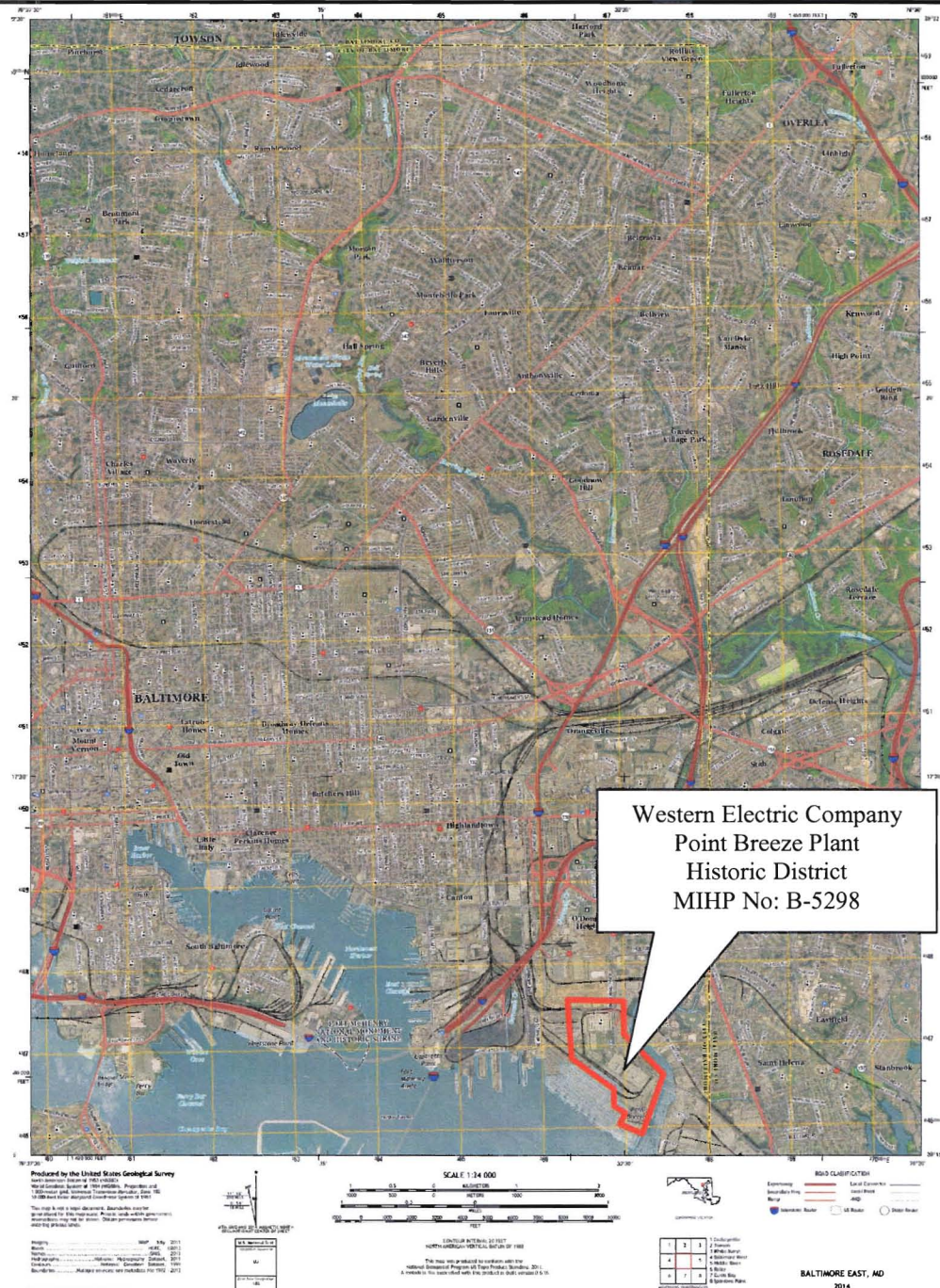
Project Location Map

Historic District Site Plan

Photographs

Public Involvement Meeting Invitation Response

Public Involvement Comment Request Form



Project Location Map

Western Electric Company Point Breeze Plant Historic District
Baltimore, Maryland – MIHP No.: B-5298

Figure:
1

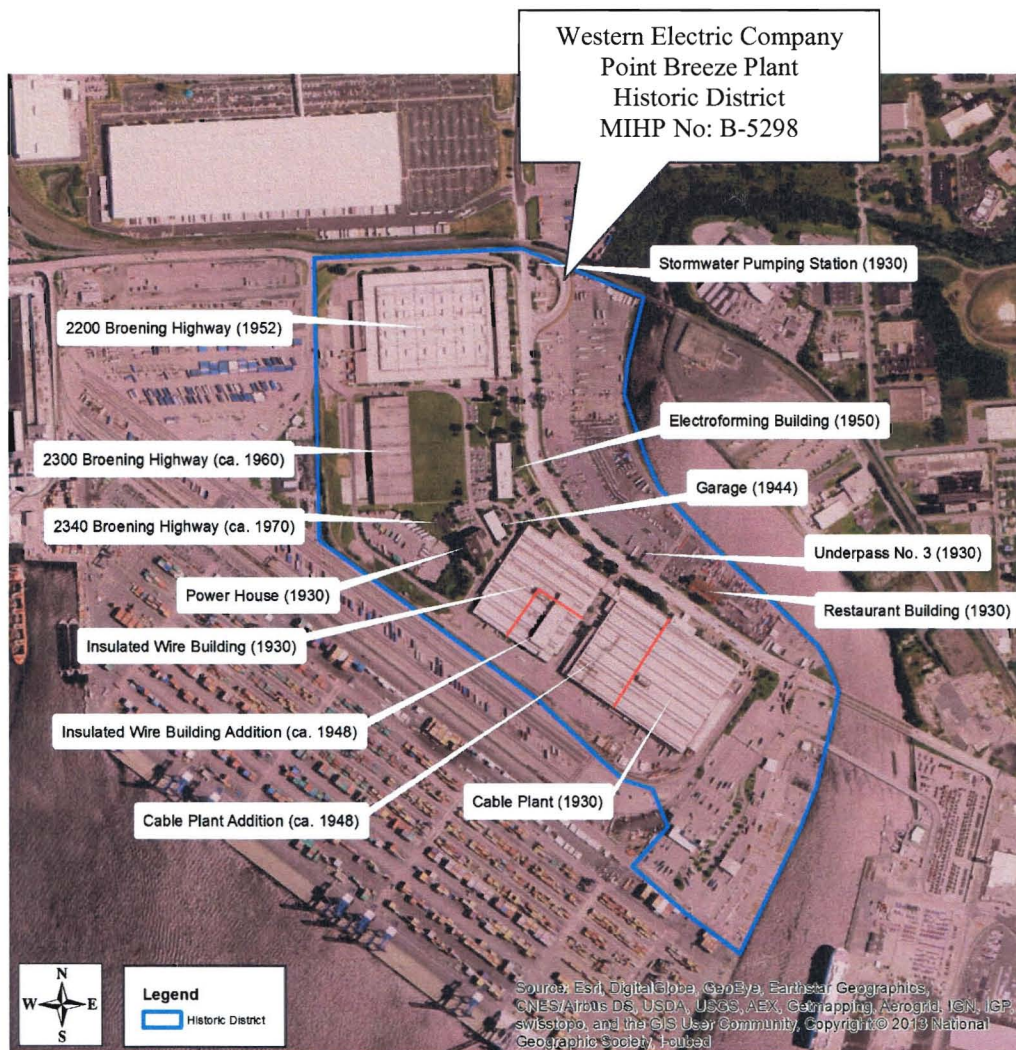
Source: U.S. Geological Survey. Baltimore East, MD. 2014. 1:24,000. 7.5 Minute Series.

Scale:
1:24,000



Navarro & Wright Consulting Engineers, Inc.
936 Ridgebrook Road, Suite B1
Sparks, Maryland 21152

Date:
1/26/2016



Historic District Site Plan

Western Electric Company, Point Breeze Plant Historic District
Baltimore, Maryland– MIHP No.: B-5298

Figure:
2

Source: U.S. Geological Survey. Baltimore East, MD. 2014. 1:24,000. 7.5 Minute Series.

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Photograph 1: Power Plant Building, northwestern and southwestern elevations, facing southeast.



Photograph 2: Power Plant Building, southeastern elevation, facing northwest.



Photograph 3: Power Plant Building, northeastern and northwestern elevations, facing southwest.



Photograph 4: Power Plant Building, northwestern elevation, facing southeast.



Photograph 5: Power Plant Building, southeast of 2340 Broening Highway, detail of roof line on southeastern elevation, facing southeast.



Photograph 6: Setting of Power Plant Building, facing southwest.