

Commission for Historical and Architectural
Preservation (CHAP)

Evolution since 1964, Success in its Mission, Vision for the Future



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Commission for Historical and Architectural Preservation (CHAP): Evolution since 1964, Success in its Mission, Vision for the Future

Origin of CHAP:

In 1964, the City of Baltimore established the Commission for Historical and Architectural Preservation (CHAP) to protect dozens of historic buildings near Mount Vernon Place. Over 43 years, and with considerable effort on the part of both government leaders and citizenry, Baltimore City's historic preservation program is now the most extensive of any local government in the State. CHAP's success in achieving its mission has always depended upon the support of the Mayor and the City Council. CHAP welcomes this opportunity to report to the City Council and create a vision for a continued partnership.

Historic Districts:

Beginning with one small district in 1964, there are now 30, including a number of boundary expansions. Baltimore City's historic neighborhoods are significant assets to the local economy and quality of life. It is CHAP's responsibility, as public servants, to protect and promote Baltimore's irreplaceable communities. Working in partnership with property owners, neighborhoods, preservation organizations, the Planning Commission, the Mayor and the City Council, CHAP continues to establish historic districts for the benefit of the public.

Landmarks:

In 1967, CHAP's authority was expanded to allow for the designation of Landmarks. The first group of Landmarks was designated in 1971 with City Hall being the first one on the list. The numbers of Baltimore City Landmark designations by decade are as follows:

1. 1970's- 54
2. 1980's- 41
3. 1990's- 13
4. 2000's- 19 to date (additional 16 are in process)

CHAP's volunteer commissioners, appointed by the Mayor, and their professional staff, remain dedicated to an important mission, as established 43 years ago. A fundamental purpose continues to be the designation of historic districts and landmarks, and subsequent review plans that affect them. CHAP's contemporary mission includes promoting the culture and economy of Baltimore City, and reclaiming historic buildings and neighborhoods.

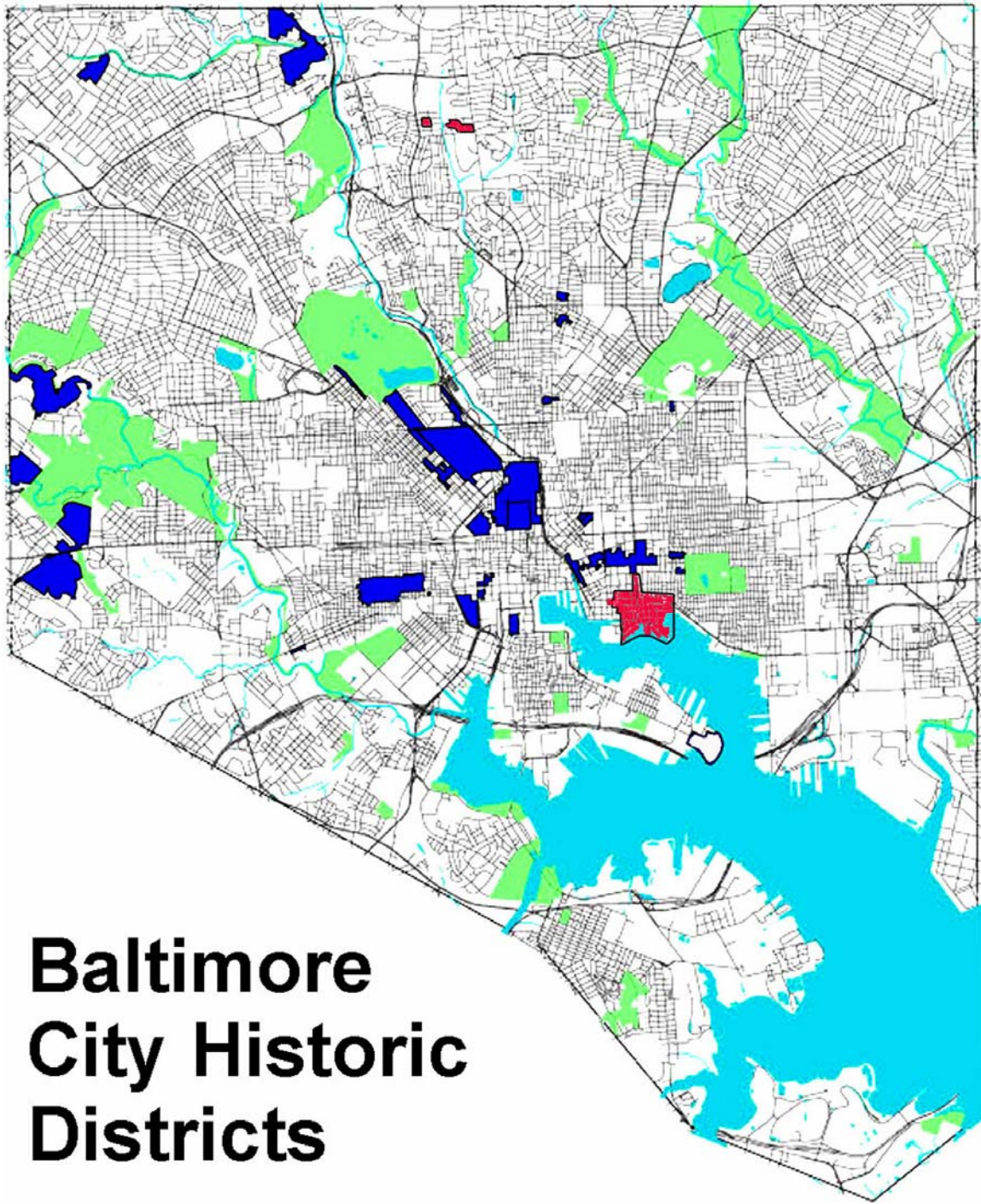
Baltimore City Landmarks

CITY HALL
OTTERBEIN CHURCH
MCKIM FREE SCHOOL
FIRST UNITARIAN CHURCH
EBENEZER A.M.E. CHURCH
MUNICIPAL MUSEUM OF BALTIMORE (PEALE
MUSEUM CARROLL MANSION
LOVELY LANE METHODIST CHURCH (FIRST METHODIST
LOYD STREET SYNAGOGUE
BETHEL A.M.E. CHURCH
EUTAW PLACE BAPTIST CHURCH
EASTERN FEMALE HIGH SCHOOL
BELVEDERE HOTEL
BATTLE MONUMENT
ST. PAUL'S P.E. CHURCH
ST. PAUL'S P.E. CHURCH RECTORY
CYLBURN HOUSE AND PARK
DAVIDGE HALL
MT. CLARE STATION & ROUNDHOUSE
EVERGREEN HOUSE
OLD POST OFFICE BUILDING
HOMWOOD HOUSE
DRUID HILL PARK STRUCTURES (TOTAL OF FIFTEEN)
THE BALTIMORE ARTS TOWER (BROMO SELTZER)
MERCANTILE SAFE DEPOSIT AND TRUST BUILDING
STAR SPANGLED BANNER FLAG HOUSE
PEABODY INSTITUTE
OLD TOWN FRIENDS' MEETING HOUSE
MOTHER SETON HOUSE
WASHINGTON MONUMENT AND MOUNT VERNON
WESTMINSTER PRESBYTERIAN CHURCH
BASILICA OF THE ASSUMPTION
H.L. MENCKEN HOUSE
SHOT TOWER
ENGINE HOUSE NO. 6
ST. VINCENT DE PAUL CHURCH
OLD CATHEDRAL SCHOOL
EDGAR ALLAN POE HOUSE
THOMAS-JENCKS-GLADDING-HACKERMAN HOUSE
CLIFTON MANSION
ROLAND PARK SHOPPING CENTER
ST. MARY'S SEMINARY CHAPEL
B'NAI ISRAEL SYNAGOGUE
FIRST BAPTIST CHURCH
SHARON BAPTIST CHURCH
TAYLOR'S CHAPEL & BURIAL GROUND
ZION LUTHERAN CHURCH AND PARISH HOUSE
FURNESS HOUSE
GOUCHER HOUSE
UNITED STATES CUSTOMS HOUSE
PENNSYLVANIA STATION
ASCOT HOUSE (RAZED 1981)
BABE RUTH HOUSE
WAR MEMORIAL
ALEXANDER BROWN AND SONS
BALTIMORE CITY COURTHOUSE
CARROLL HUNTING LODGE
CONTINENTAL TRUST BUILDING
CRIMEA HOUSE, CHAPEL AND STABLES
ETTING CEMETERY
GALLAGHER MANSION
GREENMOUNT CEMETERY CHAPEL AND GATES
JAMES LAWRENCE KERNAN HOSPITAL
LEADENHALL BAPTIST CHURCH
MOUNT CLARE MANSION
MOUNT ROYAL STATION AND SHED
NEW PSALMIST BAPTIST CHURCH AND PARSONAGE
PATTERSON PARK OBSERVATORY
SAINT FRANCES ACADEMY
SAINT LEO'S CHURCH
SAINT PETER CLAVER CHURCH

SHARP STREET UNITED METHODIST CHURCH
FORT MCHENRY
G. KRUG & SONS
HUTZLER'S PALACE BUILDING
OCTAGON BUILDING, U.S.F. & G.
MOUNT AUBURN CEMETERY
BOOKER T. WASHINGTON JR. HIGH SCHOOL
WALTERS BATH HOUSE and ENGINE HOUSE #10
WARDEN'S HOUSE - BALTIMORE CITY JAIL
ROBERT LONG HOUSE
GREENWAY COTTAGES
1124-1126 RIVERSIDE AVENUE
PROVIDENT BANK OF MARYLAND
SOUTHERN HOTEL (Razed 2000)
MACHT BUILDING
OLD FEDERAL RESERVE BANK
CHAMBER OF COMMERCE BUILDING
OLD SAINT PAUL'S CEMETERY
WOODEN HOUSES
PASCAULT ROW
THE BALTIMORE MUSEUM OF ART & SPRING HOUSE
HUTZLER'S TOWER BUILDING
JOHNS HOPKINS UNIVERSITY, GILMAN HALL
THE D'ALESSANDRO HOUSE
St. JOSEPH'S PASSIONIST MONASTERY
ORCHARD STREET CHURCH
DOUGLAS MEMORIAL COMMUNITY CHURCH
BUENA VISTA
GEORGE HOWARD HOUSE
CHARLES THEATER
SAINT KATHERINE OF ALEXANDRIA P. E.
HECHT COMPANY BUILDING
CONGRESS HOTEL
CARLTON STREET STABLES
PATTERSON THEATER
STANDARD OIL BUILDING
FRIENDS BURIAL GROUND
NORTHERN DISTRICT POLICE STATION
SAMUEL COLERIDGE TAYLOR
GRACE HAMPDEN METHODIST CHURCH
DuVAL/HIRSCHHORN HOUSE
PATRICIA GRACE THOMAS INN
CARROLL MANSION (expanded)
WALTERS BATH HOUSE AND ENGINE HOUSE
NEW LIFE MISSIONARY BAPTIST CHURCH
CEDARWOOD
MASJID AL HAQQ
FIRE ENGINE COMPANY NO.25
ARCH SOCIAL CLUB
DOUGLASS PLACE
DIVINE MISSION APOSTOLIC CHURCH
FIRST ENGLISH LUTHERAN CHURCH
CHERRY HILL ELEMENTARY SCHOOL #159
SCHWING MOTOR COMPANY BUILDING
THE MOUNT
SAINT MATTHEW UNITED CHURCH OF CHRIST
BALTIMORE CITY COLLEGE

Pending- No Particular order- In process

CHRIST LUTHERAN CHURCH
JOHNNY ECK HOUSE
SAINT STANISLAUS & FOUR BAY HOUSE
WEB DUBOIS HOUSE
CAMPER HOUSE
RUSCOMBE MANSION
RIVERSIDE PARK
UNION BAPTIST CHURCH
ROLAND PARK WATER TOWER
SENATOR THEATER
UPTON MANSION
MECHANIC THEATER



Baltimore City Historic Districts

List of Designated Local Historic Districts

AUCHENTOROLY TERRACE
BANCROFT PARK
BARCLAY/GREENMOUNT: People's Homesteading
BETTER WAVERLY
BOLTON HILL
BUTCHER'S HILL
DICKEYVILLE
EUTAW PLACE / MADISON PARK
FELLS POINT (*Pending*)
FRANKLINTOWN
HUNTING RIDGE
JONESTOWN
LOFT
MADISON PARK
MILL HILL DECK OF CARDS: 2600 Block Wilkens Avenue
MOUNT ROYAL TERRACE
MOUNT VERNON
MOUNT WASHINGTON
OLDTOWN MALL
OTTERBEIN
PERLMAN PLACE
RAILROAD
RIDGELY'S DELIGHT
SETON HILL
STIRLING STREET
TEN HILLS
UNION SQUARE
UPTON'S MARBLE HILL
WASHINGTON HILL
WAVERLY
WYNDHURST (*Pending*)

CHAP Merges with the Planning Department:

In 2004, the CHAP and the Planning Department merged to enhance their collective potential to shape the city's future. This process prompted an upgrade of the Commission's already strong ordinance to further enhance the quality of the legislation.

Today, the 13 Commissioners appointed by the Mayor each meet specific requirements of the ordinance and individually demonstrate special expertise in fields including history, architecture, and urban planning. The entire Planning Department serves as staff to the Commission, with the seven members of the Historical & Architectural Preservation Division providing direct support.

As per the updated ordinance, the Commission is an "independent" unit in the Department of Planning. The City Council President and now Mayor Dixon convened a Task Force to review the CHAP ordinance and prepare a body of recommendations to guide the legislative process. The legislative process was completed in 2005. Prior to the 2005 revisions, the ordinance already had great strength---Perhaps the strongest in the State of Maryland.

The current CHAP program includes the following:

- **Historic Designation**
CHAP's program currently protects over 8000 buildings in 30 historic districts, as well as 125 local landmarks. Neighborhoods have been particularly receptive to designation because it provides community preservation standards and historic rehabilitation tax credits. Neighborhoods currently seeking designation include Fells Point, Wyndhurst, Ashburton and Sharp-Leadenhall. Current Landmark designations include (among others) Union Baptist Church, W.E.B. Du Bois House, The Senator Theater, Upton Mansion, St. Paul Community Baptist Church, Riverside Park, Nazarene Baptist Church and American Brewery. There are currently 12 historic designation bills being reviewed by the Urban Affairs Committee.
- **Design Review**
The appointed CHAP Commissioners and the preservation staff carefully review more than 500 permit applications each year to assure that Baltimore City's CHAP's "Historic Preservation Guidelines" are applied to each case to assure that historic character is preserved. The Commission is currently updating its Guidelines and Procedures to make them more user friendly and effective. The Commission regularly considers challenging issues including demolition requests and proposed new construction in historic districts. In rendering often difficult decisions, the Commission strives to be fair to both property owners and the public at large. It is the Commission's job to protect Baltimore City's treasures for the public benefit.

- **Baltimore City Rehabilitation Tax Credits**
Property owners have welcomed historic designation in Baltimore City because it provides City, State and Federal rehabilitation tax credits to support reinvestment. Since, 1996, Baltimore City has offered generous local rehabilitation tax credits, administered by CHAP. In that time CHAP has more than 1000 rehabilitation projects, leveraging more than \$ 350 million in investment.
- **Preservation Planning**
CHAP, by merging with the Department of Planning, is now a major voice in planning for Baltimore's future. The Historical and Architectural Preservation Division staff now contributes to neighborhood plan development, site plan review, urban design and architectural review, subdivision review and completion of the Comprehensive Master Plan. By merging with the Planning Department, historic preservation is now an automatic component of neighborhood and area plans. Just a few examples include the following plans: Park Heights, Poppleton, Westport, Sharp Leadenhall, Barclay Greenmount, Charles North, and the Middle Branch. Additionally, historic preservation is a major consideration in planning for improved comprehensive zoning for the entire city.
- **The Edgar Allan Poe House and Museum**
Since 1978, CHAP has proudly operated the Poe House, welcoming thousands to the internationally regarded home of the famous author. Each January hundreds of visitors flock to Baltimore to celebrate the "Birthday Toast to Poe", sponsored by the Poe House and CHAP.
- **Monument Restoration**
Since 1980, CHAP has sponsored conservation of the "Monumental City's" outdoor monuments. In addition to the sculptural treasures on Mount Vernon Place, recent projects include conservation of the Battle Monument, and the Francis Scott Key, Pulaski and Martin Luther Monuments. The Department of Planning, through its capital improvement budget, has appropriated additional funds for CHAP's Monument Conservation Program, now in its 26th year.
- **Stewardship of City-owned Property**
In addition to the operation of the Edgar Allan Poe House Museum and the administration of the Monument Conservation Program, CHAP and the Department of Planning are funding capital improvements at the Peale Museum. In August 2007, the Planning Department funded the repair and painting of the Peale Museum roof. The "City-owned Property Committee" of CHAP is drafting policy and procedures for CHAP review of City agency work that affects historic structures. CHAP has recently approved the Baltimore City Landmark designation of City College, the Roland Park Water Tower, Upton Mansion and the American Brewery (all City-owned property). CHAP works closely with the Housing Department and HABCO to provide emergency stabilization of historic City property.

- **Baltimore City Heritage Area**
 CHAP coordinated the creation of the Baltimore City Heritage Area, now in the Mayor's Office. The Heritage Area Program engaged a partnership of many organizations and individuals. The establishment of the Heritage Area is providing new economic opportunities for Baltimore's neighborhoods through heritage tourism development. Currently, CHAP serves on the Board and Executive Committee, and is an active participant in creating Heritage Trails within the Baltimore City Heritage Area.
- **Housing Department Enforcement of the CHAP Ordinance**
 The 2005 update of the CHAP ordinance established that the Housing Department is responsible for enforcement of the CHAP ordinance. The Housing Department's Deputy Commissioner for Code Enforcement serves as a CHAP Commissioner, Chairs the Commission's "Enforcement Committee" and is implementing new systems for more effective enforcement of the ordinance. Use of the 311 system allows for more direct response to CHAP violations. Additional reforms are underway.
- **National Register Designation/Certified Local Government Actions**
 CHAP has reviewed and approved the addition of 30,000 Baltimore properties to the National Register of Historic Places since the year 2000! Baltimore now has more National Register designations than any other City, and the list keeps growing.
- **Federal "Section 106" Site Survey**
 Since the 1970's, the CHAP staff has surveyed local properties to determine National Register eligibility, whenever expenditure of Federal funds may affect such properties. CHAP's survey is a service to the City of Baltimore that allows Federal dollars to be spent to the benefit communities. In a typical year, CHAP staff reviews 1000 sites to determine eligibility. This important Federal responsibility incorporates preservation planning in development projects across the city.
- **Maryland Scenic By-Ways and the National Road Initiatives**
 The Department of Planning and CHAP guided the City of Baltimore in the implementation of these major trail programs. The Charles Street Scenic By-Way Plan was administered by the Historical and Architectural Preservation Division of the Department of Planning. CHAP's contributions to date have included identification of local by-ways routes, coordination of signage installation, and writing of narratives for markers.
- **Survey, Research and Resource Center**
 Since 1964, the staff of CHAP has compiled extensive survey and documentation of Baltimore's historic buildings and neighborhoods. In that time, CHAP has also assembled a significant library of architectural, historical, and preservation publications. CHAP is often the first stop for researchers seeking information about local buildings, neighborhoods and monuments. Our door is open to all.

Baltimore's history and architecture is unique and irreplaceable. It is of value to the local economy. It is of value to our citizens. CHAP has built upon its earliest foundation to be a protector of Baltimore's character and its qualities. CHAP, in the Department of Planning, continues to have a very important job to do. That has not changed, but it has become more widely recognized.

Baltimore's most valuable assets include our people and our special places. Both the Commission and its staff strive to provide services that benefit Baltimore's current and future citizenry. The support of the City Council allows the Commission to do its best work.

**CHAP in the Planning Department
Highlights of Achievements**

2004-2007

1. Updated and improved the CHAP ordinance, including implementing legislative recommendations of the Council President's Task Force: 1) Include preamble in the ordinance; 2) Update the composition of Commission; 3) Clarify the role of Executive Director and Staff; 4) Increase the penalty provision.
2. Task Force recommendation - Revise Special List (Current legislation in progress).
3. Task Force Recommendation -Update Guidelines (Update is in progress).
4. Task Force recommendation -Better coordinate CHAP with design and planning responsibilities of Department of Planning (implemented).
5. CHAP and Planning Commission approved creation of 6 new historic districts and 2 district expansions.
6. CHAP and Planning Commission approved creation of 19 new Baltimore City Landmarks.
7. CHAP reviewed and approved 1,601 Notice to Proceed permits.
8. CHAP reviewed and approved 1,009 Historic Rehabilitation Tax Credit projects (cumulative).
9. Legislation was introduced to add designation of interiors to CHAP's authority.
10. CHAP, the Planning Commission and Staff incorporated preservation goals and strategies in the Comprehensive Master Plan, as well as numerous area plans.
11. Capital funding for preservation of the Peale Museum was added to the Planning Department budget. CHAP/Planning repaired Peale Museum roof.
12. Capital funding monument conservation was added to the Planning Department budget.

Note: Please see attached for detailed lists of CHAP's achievements organized by years, 2004-2007.

CHAP in the Planning Department: The Future Vision Includes the Following:

1. Creating updated, user friendly guidelines and procedures that will be beneficial to property owners, historic neighborhoods, preservation organizations, architects, business people, government agencies, citizenry at large and all who interact with CHAP.
2. Improve stewardship of City-owned historic property and clarify responsibilities of City agencies.
3. Increase both the numbers and rate of designation of Landmark buildings, with attention to sites significant in African-American history and endangered sites.
4. Incorporate preservation component in future neighborhood plans and City agency actions.
5. Add staff to Housing Department to provide proactive enforcement of CHAP ordinance.
6. Provide additional community education and outreach, and promote Baltimore's history and architecture.
7. Respect community character, quality neighborhood design and historic architecture in comprehensive improvements to the Zoning code.

2004 ACHIEVEMENTS

COMMISSION FOR HISTORICAL AND ARCHITECTURAL PRESERVATION (CHAP)

CHAP ACCOMPLISHED THE FOLLOWING DURING ITS 40TH ANNIVERSARY YEAR:

- The Commission for Historical & Architectural Preservation and its staff merged with the Department of Planning to create new opportunities for partnership.
- Staff contributed to community planning efforts in Park Heights, Harlem Park, West Port/Cherry Hill, Madison Square/Oliver, Poppleton, Sharp Leadenhall, Barclay Greenmount, Mount Vernon, Charles North, and Coppin Heights.
- Completed local Historic District Designation of Better Waverly, Barclay/Greenmount, Auchentoroly Terrace and Oldtown Mall.
- Completed local Landmark Designation of Schwing Motor Company Building and Cherry Hill Elementary School.
- Completed Certified Local Government (CLG) review of 12,097 buildings/sites, as part of National Register nominations process.
- Approved 362 permits for rehabilitation work in local historic districts, and affecting Baltimore City Landmarks. (A 25% increase over 2003).
- Approved and certified 222 Historic Property Tax Credit projects. (The 2004 investment value is \$ 52, 153,200).
- Reviewed 800 properties to expedite Federal Section 106 requirements, in support of HABC/HCD, and City redevelopment activities.
- Contributed to National Road Scenic By-Way initiative, including writing text for kiosk signage.
- Completed conservation of monuments including Pulaski, Key, Billie Holiday and Mount Vernon Place bronzes.
- Contributed to Baltimore City Heritage Area (BCHA) Plan implementation, Heritage Trail development, grants review, and “Authenticity Initiative” creation.
- Conducted panel at 2004 Statewide Preservation conference, and participated in planning for 2005 National Main Street and Statewide Preservation Conferences.
- Initiated and monitored 75 Code Enforcement actions to correct violations of the CHAP ordinance.
- Edgar Allan Poe House acquisition of rare Poe artifacts for museum, including 1840’s chair and 1893 bronze medallion by noted sculptor R.B. Goddard.
- Edgar Allan Poe House finalized agreement with actor John Astin to assist with public relations.
- Edgar Allan Poe House hosted Annual Poe Birthday Celebration and collaborated with the Baltimore Council of Historic Sites for seasonal events.
- Participated in City Council President’s Historic Preservation Task Force.

2005 ACHIEVEMENTS

COMMISSION FOR HISTORICAL AND ARCHITECTURAL PRESERVATION

Department of Planning-Division of Historical & Architectural Preservation

- **The Commission for Historical & Architectural Preservation completed its merger with the Department of Planning, including the adoption of an updated Commission ordinance.**
- The Commission contributed to and adopted progressive “New Construction Guidelines” for the Mount Vernon Historic District.
- The Commission reviewed and approved two large scale, major new construction projects in the Mount Vernon Historic District.
- The Commission approved a new pilot designation procedure to be made available initially to communities in Southeast Baltimore.
- The Commission presented a public position in support of the preservation of the Rochambeau Apartments with the Cathedral Hill National Register District.
- The Commission reviewed and approved new National Register Districts and Sites for the Certified Local Government Program
- Contributed to community planning efforts in Park Heights, Harlem Park, West Port, Cherry Hill, Madison Square-Oliver, Poppleton, Sharp Leadenhall, Barclay Greenmount, Greenmount West, Coldstream-Homestead-Montebello, Edmondson Village, Pen Lucy, Oldtown Mall, Govans, Mount Vernon, Charles North, and Coppin Heights.
- Approved 494 permits for rehabilitation work in local historic districts, and affecting Baltimore City Landmarks. (A 35% increase over 2004!).
- Reviewed, approved and certified 262 Historic Property Tax Credit projects. (40 more than last year!)
- Reviewed City redevelopment activities to expedite Federal Section 106 requirements, including EBDI-Bio Tech Park and Residential Plan, Habitat for Humanity and scattered HABC/HCD sites.
- Coordinated Charles Street Scenic By-Way initiative, including pursuing National By-Way designation.
- Completed conservation of monuments including Mount Vernon Place bronzes, Pulaski, Indian-Clifton Park, Union and Confederate Soldiers Monuments.
- Contributed to Baltimore City Heritage Area (BCHA) Plan implementation, Heritage Trail development, reviews and awards of project grants and “Authentic Baltimore” designations.
- Conducted panel at 2005 Statewide Preservation conference, and Co-Sponsored the 2005 National Main Street and Statewide Preservation Conferences.
- Edgar Allan Poe House hosted Annual Poe Birthday Celebration, collaborated with the Baltimore Council of Historic Sites for seasonal events, participated in highly successful “Dollar Day” campaign, and created new living history programming.
- Guided City stabilization of Mencken House in the Union Square Historic District.
- Contributed to planning for the preservation and reuse of the Peale Museum.
- Published updated “Historic Districts of Baltimore” map book.
- Completed survey of historic status of current Baltimore City School Facilities.
- Launched new procedure for enhanced Section 106 Review Process.

- Provided extensive technical assistance to property owners, contractors, architects, neighborhood associations, and the general public.
- **Contributed to the research and writing of the updated Comprehensive Master Plan, including goals and strategies to enhance preservation throughout the City.**

2006 ACHIEVEMENTS

COMMISSION FOR HISTORICAL AND ARCHITECTURAL PRESERVATION Department of Planning-Division of Historical & Architectural Preservation

- **The reconstituted Commission for Historical & Architectural Preservation was appointed with Tyler Gearhart appointed as its Chairman. The new Commission includes highly qualified Commissioners whose expertise reflects requirements of the recently updated Commission ordinance.**
- The Commission launched the first comprehensive review and update of its Guidelines, Procedures and Policies.
- The Commission created active committees to address policy related to: Guidelines, Enforcement, Asset Management of City-owned property, and Historic Designation of Downtown Landmarks.
- The Commission implemented a new pilot designation procedure, resulting in local historic district designation of Fells Point and South Central Avenue.
- The Commission continued its strong public position in support of the preservation of the Rochambeau Apartments with the Cathedral Hill National Register District.
- The Commission advocated for the preservation of the 1820 Houses (333 St. Paul Street and 100 E. Pleasant Street), including consideration of both Landmark and Special List designation.
- The Commission updated its procedure for Landmark Designation.
- In a Public Hearing, the Commission reviewed substantial plans for rehabilitation, new construction and demolition. Projects areas included the following historic districts: Mount Vernon, Hunting Ridge, Otterbein, Washington Hill, Ridgely's Delight, Upton's Marble Hill and Jonestown.
- The Commission and preservation staff advanced Baltimore City Landmark Designation of St. Matthews United Church of Christ, Johnny Eck House, Christ Lutheran Church, Dr. Camper House, Ruscombe Mansion, Upton Mansion, Roland Park Water Tower, and Baltimore City College.
- The Commission and preservation staff advanced the Baltimore City Historic District Designation of Fells Point, South Central Avenue, Wyndhurst, and the expansion of the existing Mount Vernon and Mount Historic Districts.
- The Commission reviewed and approved the Pigtown National Register District, in accordance with the process of the Certified Local Government Program
- In a Public Hearing, the Commission reviewed Master Plans for Wyman Park, Cylburn Arboretum and Druid Hill Park Conservatory.
- In a Public hearing, the Commission reviewed Baltimore City Heritage Area Plans for the Mount Vernon Cultural Walk.
- The preservation staff contributed to community planning efforts in Middle Branch, Park Heights, Harlem Park, West Port, Cherry Hill, Madison Square-Oliver, Poppleton, Sharp Leadenhall, Barclay Greenmount, Greenmount West, Coldstream-Homestead-Montebello, Edmondson Village, Pen Lucy, Oldtown Mall, Govans, Mount Vernon, Charles North, and Coppin Heights.
- The Commission and preservation staff approved 504 permits for rehabilitation work in local historic districts, and affecting Baltimore City Landmarks, an increase over 2005. (As of 12/08/06).

- The preservation staff reviewed, approved and certified 300 + Historic Property Tax Credit projects, as of 12/08/06. (40 more than 2005! 80 more than 2004!)
- The preservation staff reviewed City redevelopment activities to expedite Federal Section 106 requirements, including EBDI-Bio Tech Park and Residential Plan, and projects in Barclay Greenmount, Greater Rosemont, East Baltimore, and Westport.
- The preservation staff completed the Charles Street Scenic By-Way Plan, including pursuing National By-Way designation. Plan to be implemented by the Baltimore City Heritage Area Program
- For the 25th year, the Commission and preservation staff completed conservation of City-owned outdoor monuments on Mount Vernon Place and in city parks.
- The preservation staff contributed to Baltimore City Heritage Area (BCHA) Plan implementation, Heritage Trail development, reviews and awards of project grants and “Authentic Baltimore” designations.
- The Commission and preservation staff hosted the 2006 National Alliance of Preservation Commission's "Forum" in Baltimore. Served as conference speakers and tour guides.
- The Edgar Allan Poe House, a National and Baltimore City Landmark site operated by the Commission, hosted the Annual Poe Birthday Celebration, collaborated with the Baltimore Council of Historic Sites for seasonal events, and sponsored a variety of innovative living history programs.
- The preservation staff guided City stabilization of Mencken House in the Union Square Historic District.
- The preservation staff contributed to Planning Department review processes, including the Maryland Intergovernmental State Review Process, Site Plan Review, UDARP Review, and Subdivision Review.
- The preservation staff provided extensive technical assistance to property owners, contractors, architects, neighborhood associations, and the general public.
- **The Commission and preservation staff contributed to and completed the updated Comprehensive Master Plan, including goals and strategies to enhance preservation throughout the City.**

2007 ACHIEVEMENTS
(As of 9/15/07)

COMMISSION FOR HISTORICAL AND ARCHITECTURAL PRESERVATION
Department of Planning-Division of Historical & Architectural Preservation

CHAP Historic Designation Hearings were held for the following:

- W.E.B. Du Bois House.
- Senator Theater.
- Upper Fells Point National Register Historic District Review.
- St. Stanislaus Church
- Four Bay House
- Park Circle National Register Historic District Designation
- Highfield House National Register Designation
- Ruscombe Mansion National Register Designation
- Hendler Creamery Building National Register Designation
- The Mechanic Theater
- Bolton Square
- American Brewery
- Riverside Park
- Union Baptist Church
- St. Paul Community Baptist Church
- Raffle Building
- Nazarene Baptist Church
- Scottish Rite Temple

Planning Commission Historic Designation hearings were held and designation was approved for the following:

- Fells Point local historic district.
- Senator Theater
- Bolton Square
- American Brewery
- Riverside Park
- Union Baptist Church
- W.E.B. Du Bois House
- St. Paul Community Baptist Church
- Raffle Building
- Interior Designation and Special List Legislation

City Council hearings were held and designation was approved for the following:

- City College
- St. Matthews Church
- Johnny Eck House
- Christ Lutheran Church
- Ruscombe Mansion

Legislation:

- Add Interior Designation to CHAP Ordinance
- Improve Special List Provision of CHAP Ordinance

Education and Outreach Committee

- Identified African American historic sites for landmark designation.

Enforcement Committee

- Developed Draft Procedure for more effective enforcement of CHAP ordinance

City-Owned Property Committee

- Developed Draft Policy for City agencies and CHAP for review and stewardship of City historic property

Guidelines Committee

- Hired consultant and launched guidelines review

Landmarks Committee

- Developed Draft Policy to foster comprehensive additions to Landmark List

Permit and Plans Review

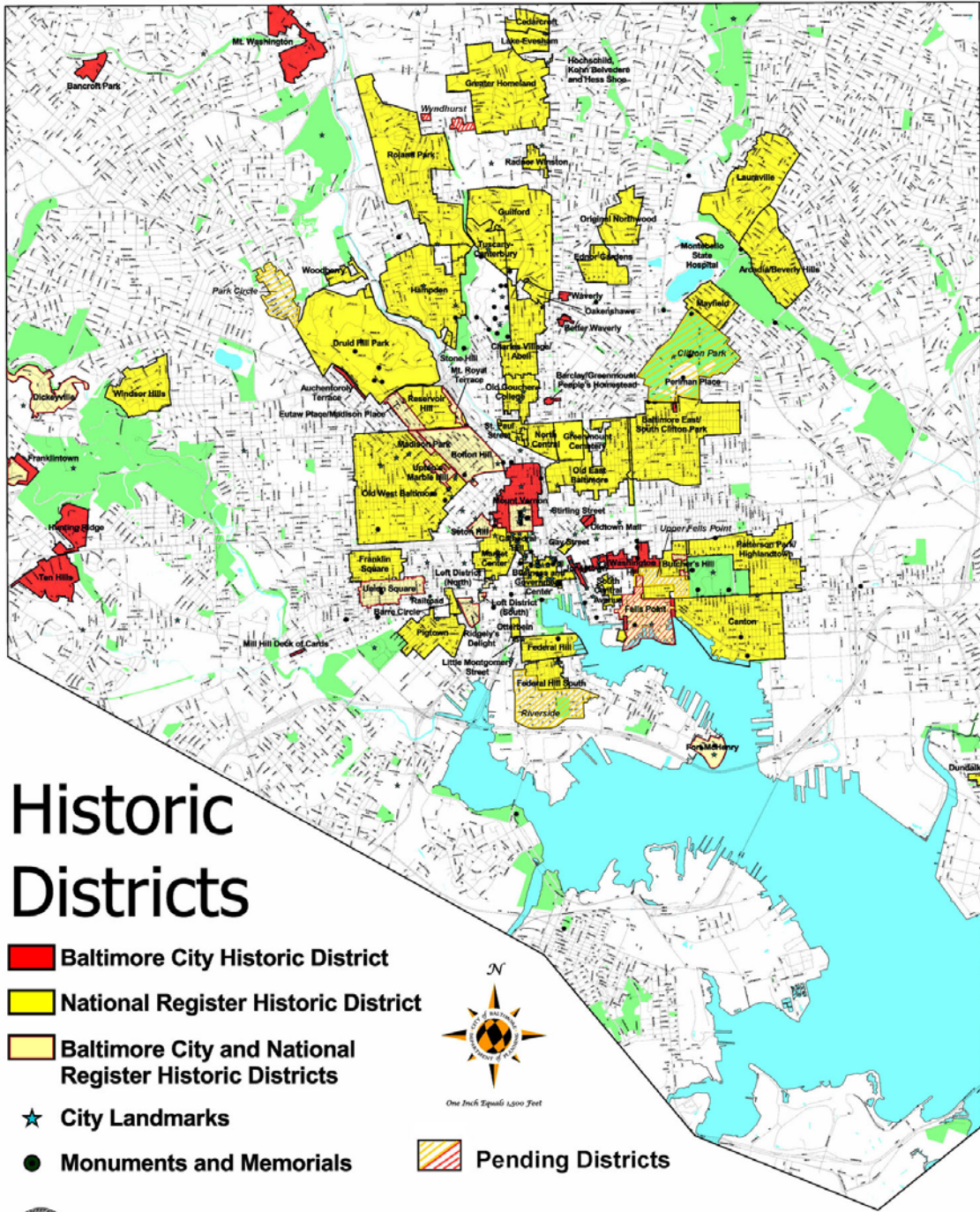
- Approved 241 permits for rehabilitation work affecting historic structures
- Participated in all scheduled UDARP, Site Plan Review Committee, and Subdivision review meetings on preservation related projects.

Historic Rehabilitation and Tax Credit Review







- Approved approximately 225 City Historic Rehabilitation Tax Credits.

Preservation Planning

- Mount Winans, Cherry Hill, and Westport SNAP update to include preservation recommendations.
- Middle Branch Master plan historic preservation component.
- Presented Heritage Area Management Plan update and national heritage area feasibility study to planning commission. Approved by Planning Commission.
- Section 106 related review EDBI Phase II Review.
- Provided staff support to Planning Department, CHAP and City Council, regarding urban renewal plans, CHAP policy and procedure changes, Staff support to Heritage Area, Heritage Walk and Cultural Walk.
- Staff served on review panel for Authenticity Initiative of the Baltimore City Heritage Area.
- Middle Branch Master Plan Heritage and Tourism Committee Chapter
- Cherry Hill Area Master Plan historic preservation recommendations
- Westport SNAP update historic preservation recommendations
- Edmondson Village Master Plan historic preservation recommendations
- Began Sharp Leadenhall Heritage Walk.



Historic Districts

-  Baltimore City Historic District
-  National Register Historic District
-  Baltimore City and National Register Historic Districts
-  City Landmarks
-  Monuments and Memorials
-  Pending Districts



Sheila Dixon
Mayor
 Douglas B. McCoach, III
 Director

March 2007

CHAP Initiatives and Publications

