

**CITY OF BALTIMORE  
COUNCIL BILL 20-0502  
(First Reader)**

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Introduced by: The Council President

At the request of: The Administration (Commission for Historical and Architectural Preservation)

Introduced and read first time: February 24, 2020

Assigned to: Housing and Urban Affairs Committee

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REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Baltimore Development Corporation, Board of Municipal and Zoning Appeals, Planning Commission, Department of Housing and Community Development, Commission for Historical and Architectural Preservation, Baltimore City Parking Authority Board

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Woodberry Historic District**

3 FOR the purpose of designating the area located within certain boundaries as the Woodberry  
4 Historic District; providing for Planned Unit Development review by the Commission for  
5 Historical and Architectural Preservation; and providing for a special effective date.

6 BY adding

7 Article 6 - Historical and Architectural Preservation  
8 Section(s) 11-39  
9 Baltimore City Code  
10 (Edition 2000)

11 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the  
12 Laws of Baltimore City read as follows:

13 **Baltimore City Code**

14 **Article 6. Historical and Architectural Preservation**

15 **Subtitle 11. Preservation Districts**

16 **§ 11-39. WOODBERRY HISTORIC DISTRICT.**

17 (A) *BOUNDARIES OF THE DISTRICT.*

18 THE AREA LOCATED WITHIN THE FOLLOWING BOUNDARIES IS DECLARED TO BE THE  
19 WOODBERRY HISTORIC DISTRICT.

20 BEGINNING AT THE INTERSECTION OF MALDEN AVENUE AND ROCKROSE  
21 AVENUE; THENCE BINDING EASTERLY ON THE STREET CENTERLINE OF

EXPLANATION: CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.

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1 ROCKROSE AVENUE TO THE INTERSECTION WITH THE STREET CENTERLINE  
2 OF PARKDALE AVENUE; THENCE BINDING NORTHERLY ON PARKDALE  
3 AVENUE 160 FEET TO THE SOUTHERN PROPERTY LINE OF 3724 PARKDALE  
4 AVENUE; THENCE BINDING EASTERLY ON THE PROPERTY LINE FOR 122  
5 FEET; THENCE CONTINUING ON THE SOUTHERN PROPERTY LINE OF 2050  
6 ROCKROSE AVENUE FOR 197 FEET TO A CORNER OF 2050 ROCKROSE  
7 AVENUE; THENCE TURNING SOUTH AND CONTINUING ALONG THE  
8 PROPERTY LINE OF 2050 ROCKROSE AVENUE TO THE STREET CENTERLINE  
9 OF ROCKROSE AVENUE; THENCE CONTINUING EASTERLY ON ROCKROSE  
10 AVENUE FOR 275 FEET, CROSSING HOOPER AVENUE, TO THE ALLEY TO THE  
11 WEST OF 2018 ROCKROSE AVENUE; THENCE TRAVELING NORTHERLY ON  
12 THE ALLEY TO THE INTERSECTION WITH THE ALLEY TO THE REAR OF 2018  
13 ROCKROSE AVENUE; THENCE TRAVELING EASTERLY ALONG THE REAR  
14 ALLEY TO THE INTERSECTION WITH CLIPPER ROAD; THENCE TURNING  
15 NORTH ON CLIPPER ROAD TO THE LINE OF EXTENSION FROM THE REAR  
16 PROPERTY LINE OF 3713 CLIPPER ROAD; THENCE BINDING EASTERLY ON  
17 THE REAR PROPERTY LINE OF 3713 CLIPPER ROAD AND 3711 CLIPPER  
18 ROAD TO THE WESTERN PROPERTY LINE OF THE RAILROAD; THENCE  
19 BINDING SOUTHERLY ALONG THE RAILROAD PROPERTY LINE FOR 213 FEET;  
20 THENCE TURNING EAST AND TRAVELING 200 FEET ACROSS RAILROAD  
21 PROPERTY AND 3575C 068E TO THE EASTERN PROPERTY LINE OF 3575C  
22 068E (TO INCLUDE THE BUILDING KNOWN AS 1780 UNION AVENUE);  
23 THENCE BINDING SOUTHERLY ON THE EASTERN PROPERTY LINE OF 3575C  
24 068E TO THE STREET CENTERLINE OF WEST 41ST STREET; THENCE  
25 CONTINUING ACROSS WEST 41ST STREET AND FOLLOWING THE EASTERN  
26 PROPERTY LINES OF 3572 001A, 3572 001, AND 3572 028; THENCE  
27 CROSSING UNION AVENUE AND FOLLOWING THE EASTERN AND SOUTHERN  
28 PROPERTY LINES OF 3518A 001; THENCE CROSSING RAILROAD PROPERTY  
29 WESTERLY TO INTERSECT THE EASTERN PROPERTY LINE OF 3499 001  
30 (DRUID HILL PARK PROPERTY); THENCE BINDING ON THE PROPERTY LINE  
31 OF 3499 001 (DRUID HILL PARK PROPERTY) FOR 3,440 FEET AROUND THE  
32 PARK TO THE STREET CENTERLINE OF DRUID PARK DRIVE; THENCE BINDING  
33 EASTERLY ON THE STREET CENTERLINE OF DRUID PARK DRIVE FOR 305  
34 FEET TO THE EXTENSION OF THE WESTERN PROPERTY BOUNDARY OF 2174  
35 DRUID PARK DRIVE; THENCE BINDING NORTHERLY ON THE PROPERTY LINE  
36 FOR 133 FEET TO THE CENTERLINE OF THE ALLEY BETWEEN DRUID PARK  
37 DRIVE AND GIRARD AVENUE; THENCE BINDING EASTERLY ON THE ALLEY  
38 FOR 52 FEET TO INTERSECT THE ALLEY TO THE REAR OF 3600-3620  
39 MALDEN AVENUE; THENCE CONTINUING NORTH ON THE ALLEY 180 FEET  
40 TO INTERSECT THE STREET CENTERLINE OF GIRARD AVENUE; THENCE  
41 BINDING WESTERLY ON GIRARD AVENUE FOR 60 FEET TO INTERSECT THE  
42 ALLEY TO THE REAR OF 3624-3658 MALDEN AVENUE; THENCE BINDING  
43 NORTHERLY ON THE ALLEY TO THE STREET CENTERLINE OF ROCKROSE  
44 AVENUE; THENCE BINDING EASTERLY ON ROCKROSE AVENUE TO THE  
45 POINT OF BEGINNING.

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1 (B) *PLANNED UNIT DEVELOPMENT REVIEW BY THE COMMISSION FOR HISTORICAL AND*  
2 *ARCHITECTURAL PRESERVATION.*

3 THE COMMISSION FOR HISTORICAL AND ARCHITECTURAL PRESERVATION SHALL REVIEW  
4 PLANS FOR PLANNED UNIT DEVELOPMENTS IN THE WOODBERRY HISTORIC DISTRICT AS  
5 FOLLOWS:

6 (1) FOR ANY PLANNED UNIT DEVELOPMENT (“PUD”) ESTABLISHED PRIOR TO THE  
7 DESIGNATION OF THE WOODBERRY HISTORIC DISTRICT, THE HEIGHT AND MASSING  
8 GUIDELINES IN THE PUD SHALL GOVERN FUTURE DEVELOPMENT. THE  
9 COMMISSION FOR HISTORICAL AND ARCHITECTURAL PRESERVATION (“CHAP”)   
10 SHALL REVIEW AND APPROVE THE BUILDING DESIGN WITHIN THE PRIOR APPROVED  
11 MASSING. CHAP’S APPROVAL IS REQUIRED PRIOR TO PLANNING COMMISSION  
12 FINAL DESIGN APPROVAL.

13 (2) FOR ANY BUILDING WITHIN AN ESTABLISHED PUD THAT HAS ALREADY RECEIVED  
14 FINAL DESIGN APPROVAL BY THE PLANNING COMMISSION, THAT BUILDING IS NOT  
15 SUBJECT TO CHAP APPROVAL.

16 (3) ALL AMENDMENTS TO EXISTING PUDS ARE SUBJECT TO CHAP APPROVAL.

17 (4) ALL REVISED FINAL DESIGN APPROVALS ARE SUBJECT TO CHAP APPROVAL.

18 (5) IF A NEW PUD IS ESTABLISHED WITHIN THE WOODBERRY HISTORIC DISTRICT, THE  
19 NEW PUD SHALL BE SUBJECT TO CHAP APPROVAL.

20 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the catchlines contained in this Ordinance  
21 are not law and may not be considered to have been enacted as a part of this or any prior  
22 Ordinance.

23 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect when it is  
24 enacted.