

**CITY OF BALTIMORE
COUNCIL BILL 07-0645
(First Reader)**

Introduced by: The Council President

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

Introduced and read first time: April 16, 2007

Assigned to: Urban Affairs and Aging Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Fells Point Historic District**

3 FOR the purpose of designating the area located within certain boundaries as the Fells Point
4 Historic District; and providing for a review process by the Commission for Historical and
5 Architectural Preservation for Planned Unit Developments in the Fells Point Historic
6 District.

7 By adding

8 Article 6 - Historical and Architectural Preservation
9 Section(s) 7-32
10 Baltimore City Code
11 (Edition 2000)

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

14 **Baltimore City Code**

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

16 **Subtitle 7. Preservation Districts**

17 **§ 7-32. FELLS POINT HISTORIC DISTRICT.**

18 (A) *BOUNDARY DESCRIPTION.*

19 THE AREA LOCATED WITHIN THE FOLLOWING BOUNDARIES IS DECLARED TO BE THE FELLS
20 POINT HISTORIC DISTRICT.

21 BEGINNING FOR THE SAME AT THE POINT FORMED BY THE INTERSECTION OF
22 THE CENTERLINE OF BETHEL STREET AND THE CENTERLINE OF PRATT
23 STREET, AND RUNNING THENCE BINDING ON THE CENTERLINE OF PRATT

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

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1 STREET, EASTERLY 459.3 FEET, MORE OR LESS, TO THE LINE OF THE
2 CENTERLINE OF A 10 FOOT ALLEY, LAID OUT IN THE REAR OF THE
3 PROPERTIES KNOWN AS NOS. 201 THROUGH 207 S. BROADWAY, IF
4 PROJECTED NORTHERLY; THENCE BINDING IN PART REVERSELY ON THE
5 LINE OF THE CENTERLINE OF SAID 10 FOOT ALLEY, SO PROJECTED, IN PART
6 ON THE CENTERLINE OF SAID 10 FOOT ALLEY, AND IN ALL, SOUTHERLY 104
7 FEET, MORE OR LESS, TO THE SOUTHERNMOST EXTREMITY OF SAID 10 FOOT
8 ALLEY; THENCE BINDING ON THE SOUTHERNMOST EXTREMITY OF SAID 10
9 FOOT ALLEY, EASTERLY 5.0 FEET, MORE OR LESS, TO THE EAST OUTLINE OF
10 THE PROPERTY KNOWN AS No. 209 S. BROADWAY; THENCE BINDING ON
11 THE EAST OUTLINE OF No. 209 S. BROADWAY, SOUTHERLY 14 FEET, MORE
12 OR LESS, TO THE NORTH OUTLINE OF THE PROPERTY KNOWN AS No.
13 211/217 S. BROADWAY; THENCE BINDING ON THE NORTH AND EAST
14 OUTLINES OF No. 211/217 S. BROADWAY, THE EIGHT FOLLOWING COURSES
15 AND DISTANCES; NAMELY, EASTERLY 22.2 FEET, MORE OR LESS,
16 SOUTHERLY 8.2 FEET, MORE OR LESS, EASTERLY 39.3 FEET, MORE OR LESS,
17 SOUTHERLY 5.0 FEET, MORE OR LESS, EASTERLY 29.7 FEET, MORE OR LESS,
18 SOUTHERLY 46.5 FEET, MORE OR LESS, WESTERLY 5.0 FEET, MORE OR LESS
19 AND SOUTHERLY 18.3 FEET, MORE OR LESS, TO THE NORTH OUTLINE OF THE
20 PROPERTY KNOWN AS No. 219 S. BROADWAY; THENCE BINDING ON THE
21 NORTH AND EAST OUTLINES OF No. 219 S. BROADWAY THE TWO
22 FOLLOWING COURSES AND DISTANCES; NAMELY, EASTERLY 5.0 FEET,
23 MORE OR LESS AND SOUTHERLY 49.3 FEET, MORE OR LESS, TO THE NORTH
24 OUTLINE OF THE PROPERTY KNOWN AS No. 225 S. BROADWAY; THENCE
25 BINDING ON THE NORTH OUTLINE OF No. 225 S. BROADWAY, EASTERLY
26 60.0 FEET, MORE OR LESS, TO THE WEST SIDE OF REGISTER STREET;
27 THENCE BINDING ON THE WEST SIDE OF REGISTER STREET, SOUTHERLY
28 28.0 FEET, MORE OR LESS, TO THE NORTH SIDE OF A 4 FOOT ALLEY,
29 CONTIGUOUS TO THE SOUTH OUTLINE OF THE PROPERTY KNOWN AS No.
30 225 S. BROADWAY; THENCE BINDING ON THE NORTH SIDE OF SAID 4 FOOT
31 ALLEY, WESTERLY 60.0 FEET, MORE OR LESS, TO THE EAST OUTLINE OF THE
32 PROPERTY KNOWN AS No. 227 S. BROADWAY; THENCE BINDING IN PART
33 ON THE EAST OUTLINE OF THE PROPERTY KNOWN AS No. 227 S.
34 BROADWAY, IN PART ON THE WESTERNMOST EXTREMITY OF A 4 FOOT
35 ALLEY CONTIGUOUS TO THE SOUTH OUTLINE OF THE PROPERTY KNOWN AS
36 No. 227 S. BROADWAY, AND IN ALL, SOUTHERLY 30.0 FEET, MORE OR
37 LESS, TO THE SOUTH SIDE OF LAST SAID 4 FOOT ALLEY; THENCE BINDING ON
38 THE SOUTH SIDE OF LAST SAID 4 FOOT ALLEY, EASTERLY 60.0 FEET, MORE
39 OR LESS, TO THE WEST SIDE OF REGISTER STREET; THENCE BINDING ON
40 THE WEST SIDE OF REGISTER STREET, SOUTHERLY 13.0 FEET, MORE OR
41 LESS, TO THE NORTH OUTLINE OF THE PROPERTY KNOWN AS No. 229 S.
42 BROADWAY; THENCE BINDING ON THE NORTH, EAST AND SOUTH OUTLINES
43 OF No. 229 S. BROADWAY, THE THREE FOLLOWING COURSES AND
44 DISTANCES; NAMELY, WESTERLY 60.0 FEET, MORE OR LESS, SOUTHERLY
45 35.0 FEET, MORE OR LESS AND WESTERLY 8.3 FEET, MORE OR LESS, TO THE
46 EAST OUTLINE OF THE PROPERTY KNOWN AS No. 233 S. BROADWAY;
47 THENCE BINDING ON THE EAST AND SOUTH OUTLINES OF No. 233 S.
48 BROADWAY, THE TWO FOLLOWING COURSES AND DISTANCES; NAMELY,
49 SOUTHERLY 26.5 FEET, MORE OR LESS AND WESTERLY 24.2 FEET, MORE OR
50 LESS, TO THE EAST OUTLINE OF THE PROPERTY KNOWN AS No. 235 S.
51 BROADWAY; THENCE BINDING ON THE EAST AND SOUTH OUTLINES OF No.

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1 235 S. BROADWAY, THE TWO FOLLOWING COURSES AND DISTANCES;
2 NAMELY, SOUTHERLY 13.3 FEET, MORE OR LESS AND WESTERLY 1.0 FOOT,
3 MORE OR LESS, TO THE EAST OUTLINE OF THE PROPERTY KNOWN AS NO.
4 237 S. BROADWAY; THENCE BINDING ON THE EAST AND SOUTH OUTLINES
5 OF No. 237 S. BROADWAY, THE TWO FOLLOWING COURSES AND
6 DISTANCES; NAMELY, SOUTHERLY 13.3 FEET, MORE OR LESS AND
7 WESTERLY 18.0 FEET, MORE OR LESS, TO THE SOUTHEAST OUTLINE OF THE
8 PROPERTY KNOWN AS No. 239 S. BROADWAY; THENCE BINDING ON THE
9 SOUTHEAST AND EAST OUTLINES OF Nos. 239 THROUGH 245 S.
10 BROADWAY, THE TWO FOLLOWING COURSES AND DISTANCES; NAMELY,
11 SOUTHWESTERLY 77.0 FEET, MORE OR LESS AND SOUTHERLY 4.0 FEET,
12 MORE OR LESS, TO THE NORTH OUTLINE OF THE PROPERTY KNOWN AS No.
13 247 S. BROADWAY; THENCE BINDING ON THE NORTH OUTLINE OF No. 247
14 S. BROADWAY, EASTERLY 7.0 FEET, MORE OR LESS, TO THE EAST OUTLINE
15 OF No. 247 S. BROADWAY; THENCE BINDING IN PART ON THE EAST
16 OUTLINE OF Nos. 247 THROUGH 251/253 S. BROADWAY, IN PART ON THE
17 LINE OF THE EAST OUTLINE OF Nos. 247 THROUGH 251/253 S. BROADWAY,
18 IF PROJECTED SOUTHERLY, AND IN ALL, SOUTHERLY 113.8 FEET, MORE OR
19 LESS, TO THE CENTERLINE OF GOUGH STREET; THENCE BINDING ON THE
20 CENTERLINE OF GOUGH STREET, EASTERLY 69.7 FEET, MORE OR LESS, TO
21 THE LINE OF THE WEST OUTLINE OF THE PROPERTY KNOWN AS No. 1713
22 GOUGH STREET, IF PROJECTED NORTHERLY; THENCE BINDING IN PART
23 REVERSELY ON THE LINE OF WEST OUTLINE OF No. 1713 GOUGH STREET,
24 SO PROJECTED, IN PART ON THE WEST OUTLINE OF No. 1713 GOUGH
25 STREET, IN PART ON THE WEST OUTLINE OF THE PROPERTIES KNOWN AS
26 Nos. 304 THROUGH 318/320 REGESTER STREET, AND IN ALL, SOUTHERLY
27 235.0 FEET, MORE OR LESS, TO THE SOUTH OUTLINE OF THE PROPERTY
28 KNOWN AS No. 318/320 REGESTER STREET; THENCE BINDING ON THE
29 SOUTH OUTLINE OF No. 318/320 REGESTER STREET, EASTERLY 60.0 FEET,
30 MORE OR LESS, TO THE WEST SIDE OF REGESTER STREET; THENCE BINDING
31 ON THE WEST SIDE OF REGESTER STREET, SOUTHERLY 15.8 FEET, MORE OR
32 LESS, TO THE NORTH OUTLINE OF THE PROPERTY KNOWN AS No. 1730/1732
33 BANK STREET; THENCE BINDING ON THE NORTH AND WEST OUTLINES OF
34 No. 1730/1732 BANK STREET, AND THE LINE OF THE WEST OUTLINE OF No.
35 1730/1732 BANK STREET, IF PROJECTED SOUTHERLY, THE SIX FOLLOWING
36 COURSES AND DISTANCES, NAMELY, WESTERLY 24.6 FEET, MORE OR LESS,
37 NORTHERLY 0.9 FOOT, MORE OR LESS, WESTERLY 4.1 FEET, MORE OR LESS,
38 NORTHERLY 4.1 FEET, MORE OR LESS, WESTERLY 8.7 FEET, MORE OR LESS
39 AND SOUTHERLY 124.0 FEET, MORE OR LESS, TO THE CENTERLINE OF BANK
40 STREET; THENCE BINDING ON THE CENTERLINE OF BANK STREET,
41 WESTERLY 117.3 FEET, MORE OR LESS, TO THE LINE OF THE WEST OUTLINE
42 OF THE PROPERTY KNOWN AS No. 1705 BANK STREET, IF PROJECTED
43 NORTHERLY; THENCE BINDING REVERSELY IN PART ON THE LINE OF THE
44 WEST OUTLINE OF No. 1705 BANK STREET, SO PROJECTED, IN PART ON THE
45 WEST OUTLINE OF No. 1705 BANK STREET, AND IN ALL, SOUTHERLY 95.0
46 FEET, MORE OR LESS, TO THE SOUTH OUTLINE OF THE PROPERTIES KNOWN
47 AS No. 1705 AND No. 1707 BANK STREET; THENCE BINDING ON THE SOUTH
48 OUTLINES OF No. 1705 AND No. 1707 BANK STREET, EASTERLY 36.0 FEET,
49 MORE OR LESS, TO THE WEST OUTLINE OF THE PROPERTY KNOWN AS No.
50 1709 BANK STREET; THENCE BINDING ON THE WEST OUTLINE OF No. 1709
51 BANK STREET, SOUTHERLY 25.0 FEET, MORE OR LESS, TO THE SOUTH

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1 OUTLINES OF THE PROPERTIES KNOWN AS NOS. 1709 THROUGH 1713 BANK
2 STREET AND No. 402 S. REGESTER STREET; THENCE BINDING ON THE
3 SOUTH OUTLINES OF NOS. 1709 THROUGH 1713 BANK STREET AND No. 402
4 S. REGESTER STREET, EASTERLY 116.0 FEET, MORE OR LESS, TO THE WEST
5 SIDE OF REGESTER STREET; THENCE BINDING ON THE WEST SIDE OF
6 REGESTER STREET, SOUTHERLY 20.0 FEET, MORE OR LESS, TO THE NORTH
7 OUTLINE OF THE PROPERTY KNOWN AS No. 406 S. REGESTER STREET;
8 THENCE BINDING ON THE NORTH OUTLINE OF No. 406 S. REGESTER
9 STREET, WESTERLY 113.4 FEET, MORE OR LESS, TO THE WEST OUTLINE OF
10 THE PROPERTY KNOWN AS No. 406 S. REGESTER STREET; THENCE BINDING
11 ON THE WEST OUTLINE OF No. 406 S. REGESTER STREET, SOUTHERLY 15.0
12 FEET, MORE OR LESS, TO THE NORTH OUTLINE OF No. 411 GRIFFIN COURT;
13 THENCE BINDING IN PART ON THE NORTH OUTLINE OF No. 411 GRIFFIN
14 COURT, IN PART ON THE NORTHERNMOST EXTREMITY OF GRIFFIN COURT,
15 AND IN ALL, WESTERLY 11.5 FEET, MORE OR LESS, TO THE CENTERLINE OF
16 GRIFFIN COURT; THENCE BINDING ON THE CENTERLINE OF GRIFFIN COURT,
17 SOUTHERLY 108.7 FEET, MORE OR LESS, TO THE LINE OF THE CENTERLINE
18 OF A 3 FOOT ALLEY, LAID OUT IN THE REAR OF THE PROPERTIES KNOWN AS
19 NOS. 1704 THROUGH 1718 EASTERN AVENUE, IF PROJECTED WESTERLY;
20 THENCE BINDING REVERSELY IN PART ON THE LINE OF THE CENTERLINE OF
21 SAID 3 FOOT ALLEY, SO PROJECTED, IN PART ON THE CENTERLINE OF SAID 3
22 FOOT ALLEY, IN PART ON THE LINE OF THE CENTERLINE OF SAID 3 FOOT
23 ALLEY, IF PROJECTED EASTERLY, AND IN ALL, EASTERLY 133.7 FEET, MORE
24 OR LESS, TO THE CENTERLINE OF REGESTER STREET; THENCE BINDING ON
25 THE CENTERLINE OF REGESTER STREET, NORTHERLY 43.0 FEET, MORE OR
26 LESS, TO THE LINE OF THE CENTERLINE OF PORTUGAL STREET, IF
27 PROJECTED WESTERLY; THENCE BINDING REVERSELY IN PART ON THE LINE
28 OF THE CENTERLINE OF PORTUGAL STREET, SO PROJECTED, IN PART ON THE
29 CENTERLINE OF PORTUGAL STREET, IN PART ON THE LINE OF THE
30 CENTERLINE OF PORTUGAL STREET, IF PROJECTED EASTERLY, AND IN ALL,
31 EASTERLY 279.0 FEET, MORE OR LESS, TO THE CENTERLINE OF ANN
32 STREET; THENCE BINDING ON THE CENTERLINE OF ANN STREET,
33 SOUTHERLY 52.0 FEET, MORE OR LESS, TO THE LINE OF NORTH OUTLINE OF
34 THE PROPERTIES KNOWN AS NOS. 1800 THROUGH 1810 EASTERN AVENUE,
35 IF PROJECTED WESTERLY; THENCE BINDING REVERSELY IN PART ON THE
36 LINE OF THE NORTH OUTLINE OF NOS. 1800 THROUGH 1810 EASTERN
37 AVENUE, SO PROJECTED, IN PART ON THE NORTH OUTLINE OF NOS. 1800
38 THROUGH 1810 EASTERN AVENUE, IN PART ON THE LINE OF THE NORTH
39 OUTLINE OF NOS. 1800 THROUGH 1810 EASTERN AVENUE, IF PROJECTED
40 EASTERLY, AND IN ALL, EASTERLY 188.0 FEET, MORE OR LESS, TO THE
41 CENTERLINE OF DURHAM STREET; THENCE BINDING ON THE CENTERLINE
42 OF DURHAM STREET, SOUTHERLY 17.0 FEET, MORE OR LESS, TO THE LINE
43 OF THE CENTERLINE OF A 3 FOOT ALLEY, LAID OUT IN THE REAR OF THE
44 PROPERTY KNOWN AS No. 1818 EASTERN AVENUE, IF PROJECTED
45 WESTERLY; THENCE BINDING REVERSELY IN PART ON THE LINE OF THE
46 CENTERLINE SAID 3 FOOT ALLEY, SO PROJECTED, IN PART ON THE
47 CENTERLINE OF SAID 3 FOOT ALLEY, AND IN ALL, EASTERLY 60.0 FEET,
48 MORE OR LESS, TO THE EASTERNMOST EXTREMITY OF SAID 3 FOOT ALLEY,
49 AND THE WEST OUTLINE OF THE PROPERTY KNOWN AS No. 426 WOLFE
50 STREET; THENCE BINDING ON THE WEST OUTLINE OF No. 426 WOLFE
51 STREET, SOUTHERLY 4.5 FEET, MORE OR LESS, TO THE NORTH OUTLINE OF

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1 THE PROPERTIES KNOWN AS NOS. 1826 AND 1828 EASTERN AVENUE;
2 THENCE BINDING ON THE NORTH OUTLINE OF NOS. 1826 AND 1828
3 EASTERN AVENUE, EASTERLY 24.0 FEET, MORE OR LESS, TO THE WEST
4 OUTLINE OF THE PROPERTY KNOWN AS NO. 1830 EASTERN AVENUE;
5 THENCE BINDING ON THE WEST OUTLINE OF NO. 1830 EASTERN AVENUE,
6 NORTHERLY 17.0 FEET, MORE OR LESS, TO THE NORTH OUTLINE OF THE
7 PROPERTY KNOWN AS NO. 1830 EASTERN AVENUE; THENCE BINDING IN
8 PART ON THE NORTH OUTLINE OF NO. 1830 EASTERN AVENUE, IN PART ON
9 THE NORTHERNMOST EXTREMITY OF A 3 FOOT ALLEY, CONTIGUOUS TO THE
10 EAST OUTLINE OF NO. 1830 EASTERN AVENUE, AND IN ALL, EASTERLY
11 15.5 FEET, MORE OR LESS, TO THE CENTERLINE OF SAID 3 FOOT ALLEY;
12 THENCE BINDING ON THE CENTERLINE OF SAID 3 FOOT ALLEY, SOUTHERLY
13 59.0 FEET, MORE OR LESS, TO THE NORTH SIDE OF EASTERN AVENUE;
14 THENCE BINDING ON THE NORTH SIDE OF EASTERN AVENUE, EASTERLY
15 71.5 FEET, MORE OR LESS, TO THE CENTERLINE OF WOLFE STREET; THENCE
16 BINDING ON THE CENTERLINE OF WOLFE STREET, NORTHERLY 120.0 FEET,
17 MORE OR LESS, TO THE LINE OF THE NORTH OUTLINE OF THE PROPERTIES
18 KNOWN AS NO. 417 WOLFE STREET AND NO. 1902/1904 EASTERN AVENUE
19 AND THE NORTH SIDE OF A 3 FOOT ALLEY, LAID OUT IN THE REAR OF THE
20 PROPERTIES KNOWN AS NOS. 1902/1904 THROUGH 1908 EASTERN
21 AVENUE, IF PROJECTED WESTERLY; THENCE BINDING REVERSELY IN PART
22 ON THE LINE OF THE NORTH OUTLINE OF NOS. 1902/1904 THROUGH 1908
23 EASTERN AVENUE, AND THE NORTH SIDE OF SAID 3 FOOT ALLEY, SO
24 PROJECTED, IN PART ON THE NORTH OUTLINE OF NOS. 1902/1904 THROUGH
25 1908 EASTERN AVENUE, AND THE NORTH SIDE OF SAID 3 FOOT ALLEY, AND
26 IN PART ON THE LINE OF THE NORTH SIDE OF SAID 3 FOOT ALLEY, IF
27 PROJECTED EASTERLY, AND IN ALL, EASTERLY 180.0 FEET, MORE OR LESS,
28 TO THE CENTERLINE OF CHAPEL STREET; THENCE BINDING ON THE
29 CENTERLINE OF CHAPEL STREET, SOUTHERLY 5.0 FEET, MORE OR LESS, TO
30 THE LINE OF THE CENTERLINE OF PORTUGAL STREET, IF PROJECTED
31 WESTERLY; THENCE BINDING REVERSELY IN PART ON THE LINE OF THE
32 CENTERLINE OF PORTUGAL STREET, IN PART ON THE CENTERLINE OF
33 PORTUGAL STREET, IN PART ON THE LINE OF THE CENTERLINE OF
34 PORTUGAL STREET, IF PROJECTED EASTERLY, AND IN ALL, EASTERLY 186.0
35 FEET, MORE OR LESS, TO THE CENTERLINE OF WASHINGTON STREET;
36 THENCE BINDING ON THE CENTERLINE OF WASHINGTON STREET,
37 NORTHERLY 5.0 FEET, MORE OR LESS, TO THE LINE OF THE CENTERLINE OF
38 PORTUGAL STREET, IF PROJECTED WESTERLY; THENCE BINDING REVERSELY
39 IN PART ON THE LINE OF THE CENTERLINE OF PORTUGAL STREET, SO
40 PROJECTED, IN PART ON THE CENTERLINE OF PORTUGAL STREET, IN PART
41 ON THE LINE OF THE CENTERLINE OF PORTUGAL STREET, IF PROJECTED
42 EASTERLY, AND IN ALL, EASTERLY 264.7 FEET, MORE OR LESS, TO THE
43 CENTERLINE OF CASTLE STREET; THENCE BINDING ON THE CENTERLINE OF
44 CASTLE STREET, SOUTHERLY 153.0 FEET, MORE OR LESS, TO THE
45 CENTERLINE OF EASTERN AVENUE; THENCE BINDING ON THE CENTERLINE
46 OF EASTERN AVENUE, EASTERLY 231.6 FEET, MORE OR LESS, TO THE
47 CENTERLINE OF CHESTER STREET; THENCE BINDING ON THE CENTERLINE
48 OF CHESTER STREET, SOUTHERLY 405.2 FEET, MORE OR LESS, TO THE LINE
49 OF THE SOUTH SIDE OF FLEET STREET, IF PROJECTED EASTERLY; THENCE
50 BINDING REVERSELY ON THE LINE OF THE SOUTH SIDE OF FLEET STREET, SO
51 PROJECTED, WESTERLY 12.5 FEET, MORE OR LESS, TO THE CENTERLINE OF

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1 CHESTER STREET; THENCE BINDING ON THE CENTERLINE OF CHESTER
2 STREET, SOUTHERLY 859.2 FEET, MORE OR LESS, TO THE COMBINED
3 BULKHEAD AND PIERHEAD LINE OF THE NORTHWEST BRANCH OF THE
4 PATAPSCO RIVER; THENCE BINDING ON THE COMBINED BULKHEAD AND
5 PIERHEAD LINE OF THE NORTHWEST BRANCH OF THE PATAPSCO RIVER,
6 THE SIX FOLLOWING COURSES AND DISTANCES; NAMELY, WESTERLY 138.0
7 FEET, MORE OR LESS, SOUTHERLY 1,080.4 FEET, MORE OR LESS,
8 SOUTHWESTERLY 345.0 FEET, MORE OR LESS, NORTHWESTERLY 1,194.6
9 FEET, MORE OR LESS, SOUTHWESTERLY 1,022.6 FEET, MORE OR LESS AND
10 SOUTHWESTERLY 450.4 FEET, MORE OR LESS, TO THE LINE OF THE
11 CENTERLINE OF THAMES STREET, IF PROJECTED SOUTHERLY; THENCE
12 BINDING REVERSELY IN PART ON THE LINE OF THE CENTERLINE OF THAMES
13 STREET, SO PROJECTED, IN PART ON THE CENTERLINE OF THAMES STREET,
14 AND IN ALL, THE TWO FOLLOWING COURSES AND DISTANCES; NAMELY,
15 NORTHERLY 472.4 FEET, MORE OR LESS, AND NORTHEASTERLY 59.0 FEET,
16 MORE OR LESS, TO THE LINE OF THE SOUTHWEST OUTLINE OF THE
17 PROPERTY KNOWN AS No. 1404/1410 THAMES STREET, IF PROJECTED
18 SOUTHEASTERLY; THENCE BINDING REVERSELY IN PART ON THE LINE OF
19 No. 1404/1410 THAMES STREET, SO PROJECTED, IN PART ON THE
20 SOUTHWEST OUTLINE OF No. 1404/1410 THAMES STREET, AND IN ALL,
21 NORTHWESTERLY 69.1 FEET, MORE OR LESS, TO THE SOUTH OUTLINE OF
22 No. 1404/1410 THAMES STREET; THENCE BINDING ON THE SOUTH AND
23 WEST OUTLINES OF No. 1404/1410 THAMES STREET, AND THE LINE OF THE
24 WEST OUTLINE OF No. 1404/1410 THAMES STREET, IF PROJECTED
25 NORTHERLY, THE FOUR FOLLOWING COURSES AND DISTANCES; NAMELY,
26 WESTERLY 20.1 FEET, MORE OR LESS, NORTHERLY 39.3 FEET, MORE OR
27 LESS, EASTERLY 19.4 FEET, MORE OR LESS AND NORTHERLY 67.9 FEET,
28 MORE OR LESS, TO THE CENTERLINE OF BLOCK STREET; THENCE BINDING
29 ON THE CENTERLINE OF BLOCK STREET, EASTERLY 112.3 FEET, MORE OR
30 LESS; THENCE AT A RIGHT ANGLE TO THE CENTERLINE OF BLOCK STREET,
31 NORTHERLY 20.0 FEET, MORE OR LESS, TO THE CENTERLINE OF CAROLINE
32 STREET; THENCE BINDING ON THE CENTERLINE OF CAROLINE STREET, THE
33 TWO FOLLOWING COURSES AND DISTANCES; NAMELY, NORTHWESTERLY
34 440.0 FEET, MORE OR LESS, AND NORTHERLY 560.4 FEET, MORE OR LESS,
35 TO THE LINE OF THE SOUTH OUTLINE OF THE PROPERTY KNOWN AS No.
36 1429 ALICEANNA STREET, IF PROJECTED EASTERLY; THENCE BINDING
37 REVERSELY IN PART ON THE LINE OF THE SOUTH OUTLINE OF No. 1429
38 ALICEANNA STREET, SO PROJECTED, IN PART ON THE SOUTH OUTLINE OF
39 No. 1429 ALICEANNA STREET, IN PART ON THE LINE OF THE SOUTH
40 OUTLINE OF No. 1429 ALICEANNA STREET, IF PROJECTED WESTERLY, AND
41 IN ALL, WESTERLY 220.0 FEET, MORE OR LESS, TO THE CENTERLINE OF
42 SPRING STREET; THENCE BINDING ON THE CENTERLINE OF SPRING STREET,
43 NORTHERLY 377.0 FEET, MORE OR LESS, TO THE LINE OF THE CENTERLINE
44 OF A 10 FOOT ALLEY, LAID OUT IN THE REAR OF THE PROPERTY KNOWN AS
45 No. 1407 FLEET STREET, IF PROJECTED EASTERLY; THENCE BINDING
46 REVERSELY IN PART ON THE LINE OF THE CENTERLINE OF SAID 10 FOOT
47 ALLEY, SO PROJECTED, IN PART ON THE CENTERLINE OF SAID 10 FOOT
48 ALLEY, AND IN ALL, WESTERLY 112.0 FEET, MORE OR LESS, TO THE
49 WESTERNMOST EXTREMITY OF SAID 10 FOOT ALLEY, AND THE WEST
50 OUTLINE OF THE PROPERTY KNOWN AS No. 1407 FLEET STREET; THENCE
51 BINDING ON THE WEST OUTLINE OF No. 1407 FLEET STREET, NORTHERLY

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1 45.0 FEET, MORE OR LESS, TO THE DIVISION LINE BETWEEN AS PARCEL “A’
2 AND PARCEL “B’ OF THE PROPERTY KNOWN AS NO. 1401/1405 FLEET
3 STREET; THENCE BINDING IN PART ON THE DIVISION LINE BETWEEN PARCEL
4 “A’ AND PARCEL “B’ OF NO. 1401/1405 FLEET STREET, IN PART ON THE
5 LINE OF THE SAID DIVISION LINE BETWEEN PARCEL “A AND “B” OF NO.
6 1401/1405 FLEET STREET, IF PROJECTED WESTERLY, AND IN ALL,
7 WESTERLY 103.5 FEET, MORE OR LESS, TO THE CENTERLINE OF EDEN
8 STREET; THENCE BINDING ON THE CENTERLINE OF EDEN STREET,
9 NORTHERLY 137.0 FEET, MORE OR LESS, TO THE CENTERLINE OF FLEET
10 STREET; THENCE BINDING ON THE CENTERLINE OF FLEET STREET,
11 EASTERLY 311.0 FEET, MORE OR LESS, TO THE LINE OF THE CENTERLINE OF
12 A 10 FOOT ALLEY CONTIGUOUS TO THE WEST SIDE OF THE PROPERTY
13 KNOWN AS NO. 1434/1442 FLEET STREET, IF PROJECTED SOUTHERLY;
14 THENCE BINDING REVERSELY IN PART ON THE LINE OF THE CENTERLINE OF
15 SAID 10 FOOT ALLEY, SO PROJECTED, IN PART ON THE CENTERLINE OF SAID
16 10 FOOT ALLEY, AND IN ALL, NORTHERLY 182.0 FEET, MORE OR LESS, TO
17 THE CENTERLINE OF DUKER ALLEY; THENCE BINDING IN PART ON THE
18 CENTERLINE OF DUKER ALLEY, IN PART ON THE LINE OF THE CENTERLINE
19 OF DUKER ALLEY, IF PROJECTED EASTERLY, AND IN ALL, EASTERLY 125.0
20 FEET, MORE OR LESS, TO THE CENTERLINE OF CAROLINE STREET; THENCE
21 BINDING ON THE CENTERLINE OF CAROLINE STREET, NORTHERLY 565.8
22 FEET, MORE OR LESS, TO THE CENTERLINE OF BANK STREET; THENCE
23 BINDING ON THE CENTERLINE OF BANK STREET, EASTERLY 645.8 FEET,
24 MORE OR LESS, TO THE LINE OF THE CENTERLINE OF BETHEL STREET; IF
25 PROJECTED SOUTHERLY; THENCE BINDING REVERSELY IN PART ON THE LINE
26 OF THE CENTERLINE OF BETHEL STREET, SO PROJECTED, IN PART ON THE
27 CENTERLINE OF BETHEL STREET, AND IN ALL, NORTHERLY 964.9 FEET,
28 MORE OR LESS, TO THE CENTERLINE OF PRATT STREET AT THE PLACE OF
29 BEGINNING.

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

32 THE COMMISSION FOR HISTORICAL AND ARCHITECTURAL PRESERVATION SHALL REVIEW
33 PLANS FOR PLANNED UNIT DEVELOPMENTS IN THE FELS POINT HISTORIC DISTRICT AS
34 FOLLOWS:

- 35 (1) FOR ALL PLANNED UNIT DEVELOPMENTS (PUDs) ESTABLISHED PRIOR TO THE
36 DESIGNATION OF THIS DISTRICT, THE HEIGHT AND MASSING GUIDELINES IN THE
37 PUD SHALL GOVERN FUTURE DEVELOPMENT. THE COMMISSION FOR HISTORICAL
38 AND ARCHITECTURAL PRESERVATION (CHAP) SHALL REVIEW AND APPROVE THE
39 BUILDING DESIGN WITHIN THE PRIOR APPROVED MASSING. CHAP’S APPROVAL IS
40 REQUIRED PRIOR TO PLANNING COMMISSION FINAL DESIGN APPROVAL.
- 41 (2) FOR ANY BUILDING WITHIN AN ESTABLISHED PUD THAT HAS ALREADY RECEIVED
42 FINAL DESIGN APPROVAL BY THE PLANNING COMMISSION, THAT BUILDING IS NOT
43 SUBJECT TO CHAP APPROVAL.
- 44 (3) ALL MAJOR AMENDMENTS TO EXISTING PUDs ARE SUBJECT TO CHAP APPROVAL.
- 45 (4) ALL REVISED FINAL DESIGN APPROVALS ARE SUBJECT TO CHAP APPROVAL.

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1 (5) IF A NEW PUD IS ESTABLISHED WITHIN THE FELLS POINT LOCAL HISTORIC
2 DISTRICT, THE NEW PUD SHALL BE SUBJECT TO CHAP APPROVAL.

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

6 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
7 after the date it is enacted.