

Introduced by: The Council President

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

Prepared by: Department of Legislative Reference

Date: December 4, 2017

Referred to: HOUSING AND URBAN AFFAIRS Committee

Also referred for recommendation and report to municipal agencies listed on reverse.

CITY COUNCIL 17-0172

A BILL ENTITLED

AN ORDINANCE concerning

Howard Street Commercial Historic District

FOR the purpose of designating the area located within certain boundaries as the Howard Street Commercial Historic District.

BY adding

Article 6 - Historical and Architectural Preservation
Section(s) 7-37
Baltimore City Code
(Edition 2000)

****The introduction of an Ordinance or Resolution by Councilmembers at the request of any person, firm or organization is a courtesy extended by the Councilmembers and not an indication of their position.**

Agencies

<input type="checkbox"/> Department of Public Works	<input checked="" type="checkbox"/> Baltimore City Public School System
<input type="checkbox"/> Department of Real Estate	<input checked="" type="checkbox"/> Baltimore Development Corporation
<input type="checkbox"/> Department of Recreation and Parks	<input checked="" type="checkbox"/> City Solicitor
<input type="checkbox"/> Department of Transportation	<input type="checkbox"/> Comptroller's Office
<input type="checkbox"/> Fire Department	<input type="checkbox"/> Department of Audits
<input type="checkbox"/> Health Department	<input type="checkbox"/> Department of Finance
<input type="checkbox"/> Mayor's Office of Employment Development	<input type="checkbox"/> Department of General Services
<input type="checkbox"/> Mayor's Office of Human Services	<input checked="" type="checkbox"/> Department of Housing and Community Development
<input type="checkbox"/> Mayor's Office of Information Technology	<input type="checkbox"/> Department of Human Resources
<input type="checkbox"/> Office of the Mayor	<input type="checkbox"/> Department of Planning
<input type="checkbox"/> Police Department	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____

Boards and Commissions

<input type="checkbox"/> Environmental Control Board	<input type="checkbox"/> Board of Estimates
<input type="checkbox"/> Fire & Police Employees' Retirement System	<input type="checkbox"/> Board of Ethics
<input type="checkbox"/> Labor Commissioner	<input type="checkbox"/> Board of Municipal and Zoning Appeals
<input type="checkbox"/> Parking Authority Board	<input checked="" type="checkbox"/> Comm. for Historical and Architectural Preservation
<input checked="" type="checkbox"/> Planning Commission	<input type="checkbox"/> Commission on Sustainability
<input type="checkbox"/> Wage Commission	<input type="checkbox"/> Employees' Retirement System
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____

CITY OF BALTIMORE
ORDINANCE **18-118**
Council Bill 17-0172

Introduced by: The Council President

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

Introduced and read first time: December 7, 2017

Assigned to: Housing and Urban Affairs Committee

Committee Report: Favorable

Council action: Adopted

Read second time: February 26, 2018

AN ORDINANCE CONCERNING

Howard Street Commercial Historic District

FOR the purpose of designating the area located within certain boundaries as the Howard Street Commercial Historic District.

BY adding

Article 6 - Historical and Architectural Preservation

Section(s) 7-37

Baltimore City Code

(Edition 2000)

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

Baltimore City Code

Article 6. Historical and Architectural Preservation

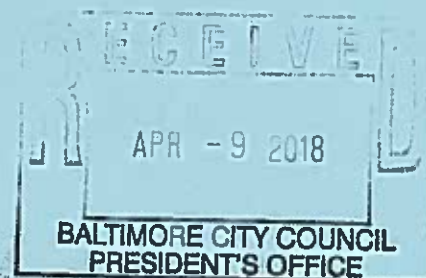
Subtitle 7. Preservation Districts

§ 7-37. HOWARD STREET COMMERCIAL HISTORIC DISTRICT.

THE AREA LOCATED WITHIN THE FOLLOWING BOUNDARIES IS DECLARED TO BE THE HOWARD STREET COMMERCIAL HISTORIC DISTRICT.

BEGINNING AT THE INTERSECTION OF WEST FRANKLIN STREET AND STATE STREET; THEN FROM THE POINT OF BEGINNING BINDING ON THE CENTERLINE OF WEST FRANKLIN STREET EASTERLY FOR APPROXIMATELY 607 FEET TO INTERSECT THE CENTERLINE OF PARK AVENUE; THEN BINDING ON THE CENTERLINE OF PARK AVENUE SOUTHERLY APPROXIMATELY 360 FEET TO INTERSECT THE GENTERLINE OF WEST MULBERRY STREET; THEN

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.
Underlining indicates matter added to the bill by amendment.
~~Strike-out~~ indicates matter stricken from the bill by amendment or deleted from existing law by amendment.



Council Bill 17-0172

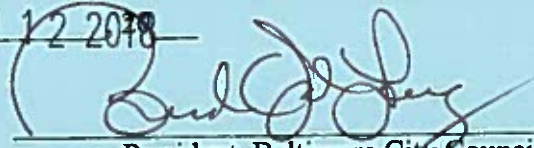
1
2
3
4
5
6
7
8
9

BINDING TO THE CENTERLINE OF WEST MULBERRY STREET WESTERLY FOR APPROXIMATELY 605 FEET TO THE CENTERLINE OF STATE STREET; THEN BINDING ON THE CENTERLINE OF STATE STREET NORTHERLY FOR APPROXIMATELY 360 FEET TO THE POINT OF BEGINNING.

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

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

Certified as duly passed this _____ day of MAR 12 2018



President, Baltimore City Council


Certified as duly delivered to Her Honor, the Mayor,

this _____ day of MAR 12 2018



Chief Clerk


Approved this 27 day of March, 20 18



Mayor, Baltimore City

Approved For Form and Legal Sufficiency

This 19th Day of March 2018



Chief Solicitor

BALTIMORE CITY COUNCIL

Housing And Urban Affairs Committee

VOTING RECORD

DATE: _____

BILL#CC: 17- 0172 BILL TITLE: Ordinance – Howard Street Commercial Historic District

MOTION BY: HENRY **SECONDED BY:** DORSEY

- FAVORABLE FAVORABLE WITH AMENDMENTS
 UNFAVORABLE WITHOUT RECOMMENDATION

NAME	YEAS	NAYS	ABSENT	ABSTAIN
Bullock, J. Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schleifer, I. Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Burnett, K.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Henry, B.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sneed ,S.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cohen, Z	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dorsey, R.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOTALS	10	0		

CHAIRPERSON: [Signature]
COMMITTEE STAFF: Richard G. Krummerich, Initials: RLC

CATHERINE E PUGH
Mayor



THOMAS J STOSUR
Director

January 2, 2017

Dear Property Owner:

On February 13, 2018 at 3:45 p.m. the Baltimore City Council Committee on Housing and Urban Affairs will hold a hearing to consider City Council Bill 17-0172, for the purpose of designating the area located within certain boundaries as the Howard Street Commercial Historic District. The hearing will be held in the Du Burns Council Chambers, 4th floor City Hall. Photo identification is required to enter the building.

A map of the proposed district can be found on the reverse side of this letter.

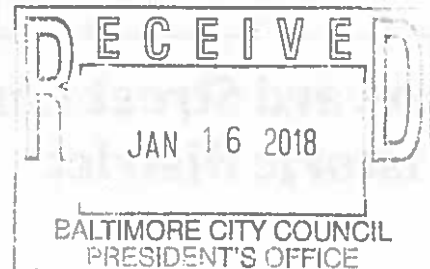
If you have any questions or need assistance, please call CHAP at 410-396-4866.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric L. Holcomb".

Eric L. Holcomb,
Executive Director

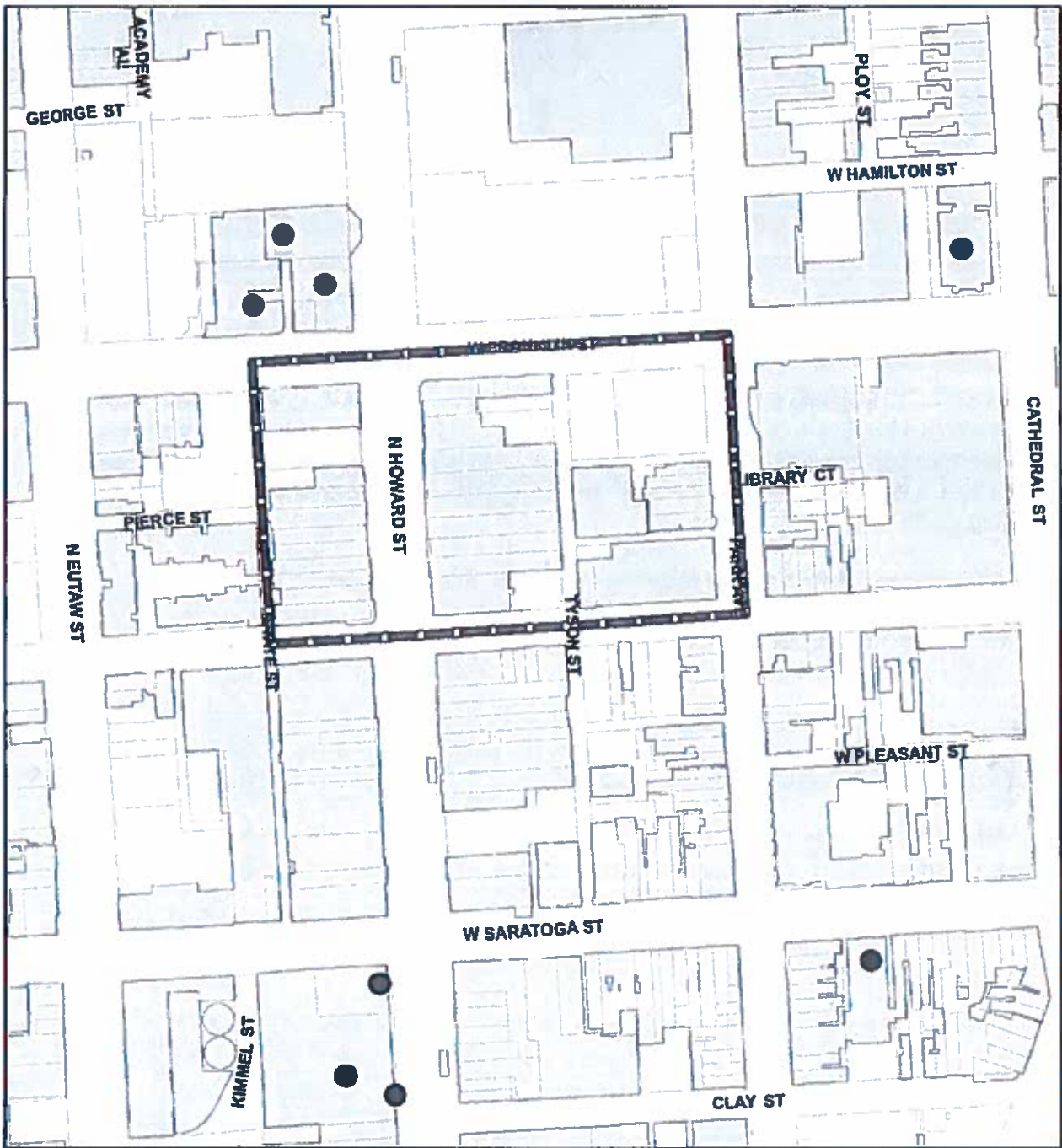
-over-



COMMISSION FOR HISTORICAL & ARCHITECTURAL PRESERVATION

Charles L. Benton, Jr. Building 417 East Fayette Street Eighth Floor Baltimore, MD 21202-3416

Plan Preserve Prosper



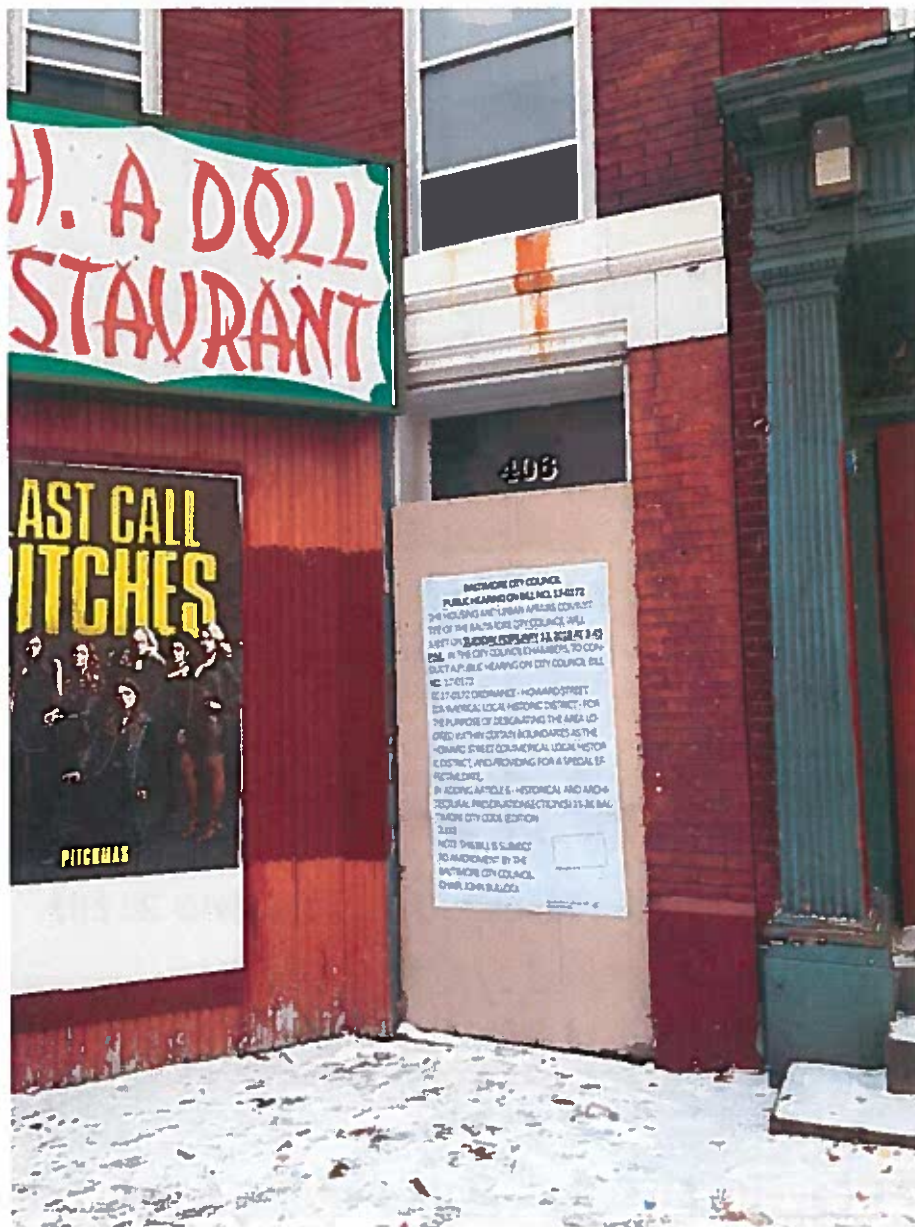
Howard Street Commercial Historic District

-  Howard Street Commercial District
-  Existing Baltimore City Landmarks

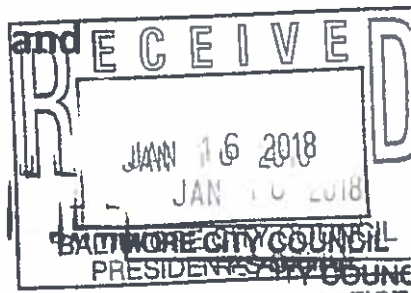
Certificate of Posting

Baltimore City Council

Hearing Notice City Council Bill No. 17-0172



406 Park Avenue, Baltimore, MD, 21201; and





211 W. Franklin Street, Baltimore MD 21201

Posted 1/4/2018

Eric Holcomb

417 E Fayette Street, 8th Floor Baltimore, MD, 21202

443-984-2728

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



DEPARTMENT OF LAW

ANDRE M. DAVIS, CITY SOLICITOR
100 N. Holliday Street
Suite 101, City Hall
Baltimore, Maryland 21202

February 12, 2018

The Honorable President and Members
of the Baltimore City Council
Attn: Executive Secretary
Room 409, City Hall
100 N. Holliday Street
Baltimore, Maryland 21202

Re: City Council Bill 17-0172 – Howard Street Commercial Historic District

Dear President and City Council Members:

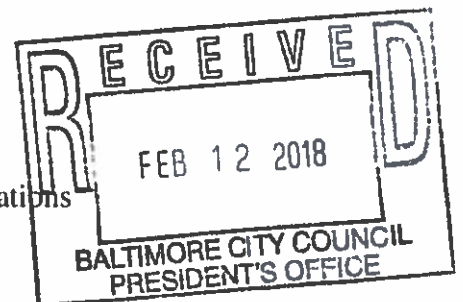
The Law Department has reviewed City Council Bill 17-0172 for form and legal sufficiency. The bill designates the area located within certain boundaries as the Howard Street Commercial Historic District.

City Code, Article 6, Subtitle 3 establishes the procedures for designating an historic district. Sections 3-1 thru 3-3 require the ordinance designating an historic district to be supported by certain findings of facts and the Commission on Historical and Architectural Preservation ("CHAP") is directed to engage in certain studies supportive of the designation. Section 3-5 requires CHAP, the Planning Commission and other agencies designated by the City Council President to report on the proposed legislation within 100 days of referral. Section 3-6 requires the City Council to provide a public hearing on the bill and directs the manner in which notice of the hearing is to be provided. Section 3-7 allows the City Council to adopt, reject or modify the ordinance, but Section 3-9 directs the City Council to obtain the approval of CHAP if the City Council proposes to amend the district boundary lines. Assuming the above procedural requirements are met, the Law Department can approve the bill for form and legal sufficiency.

Very truly yours,

Hilary Ruley
Chief Solicitor

cc: Andre M. Davis, City Solicitor
Karen Stokes, Director, Mayor's Office of Government Relations
Kyrn Banks, Mayor's Legislative Liaison
Elena DiPietro, Chief Solicitor, General Counsel Division
Victor Tervalá, Chief Solicitor
Ashlea Brown, Assistant Solicitor



The Baltimore City Department of
HOUSING & COMMUNITY
DEVELOPMENT

MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council
c/o Natawna Austin, Executive Secretary

From: Michael Braverman, Housing Commissioner *MB*

Date: January 18, 2018

Re: City Council Bill 17-0172 - Howard Street Commercial Historic District

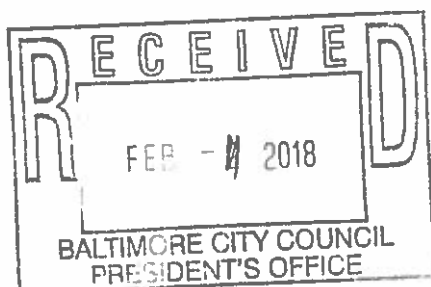
The Department of Housing and Community Development (HCD) has reviewed City Council Bill 17-0172, for the purpose of designating the area located within certain boundaries as the Howard Street Commercial Historic District.

If enacted, this bill would improve and expand the protection for the historic properties that comprise about one and one-half city blocks along Howard Street, northwest of the Inner Harbor and immediately adjacent to Baltimore's historic retail district. The buildings in the district are mostly comprised of two- to four-story commercial structures, primarily constructed of brick, with large commercial windows on the upper stories, and highly decorative metal cornices. The designation should help promote the on-going redevelopment of the area.

The Department of Housing and Community Development supports the passage of City Council Bill 17-0172.

MB:sd

cc: Ms. Karen Stokes, *Mayor's Office of Government Relations*
Mr. Kyron Banks, *Mayor's Office of Government Relations*

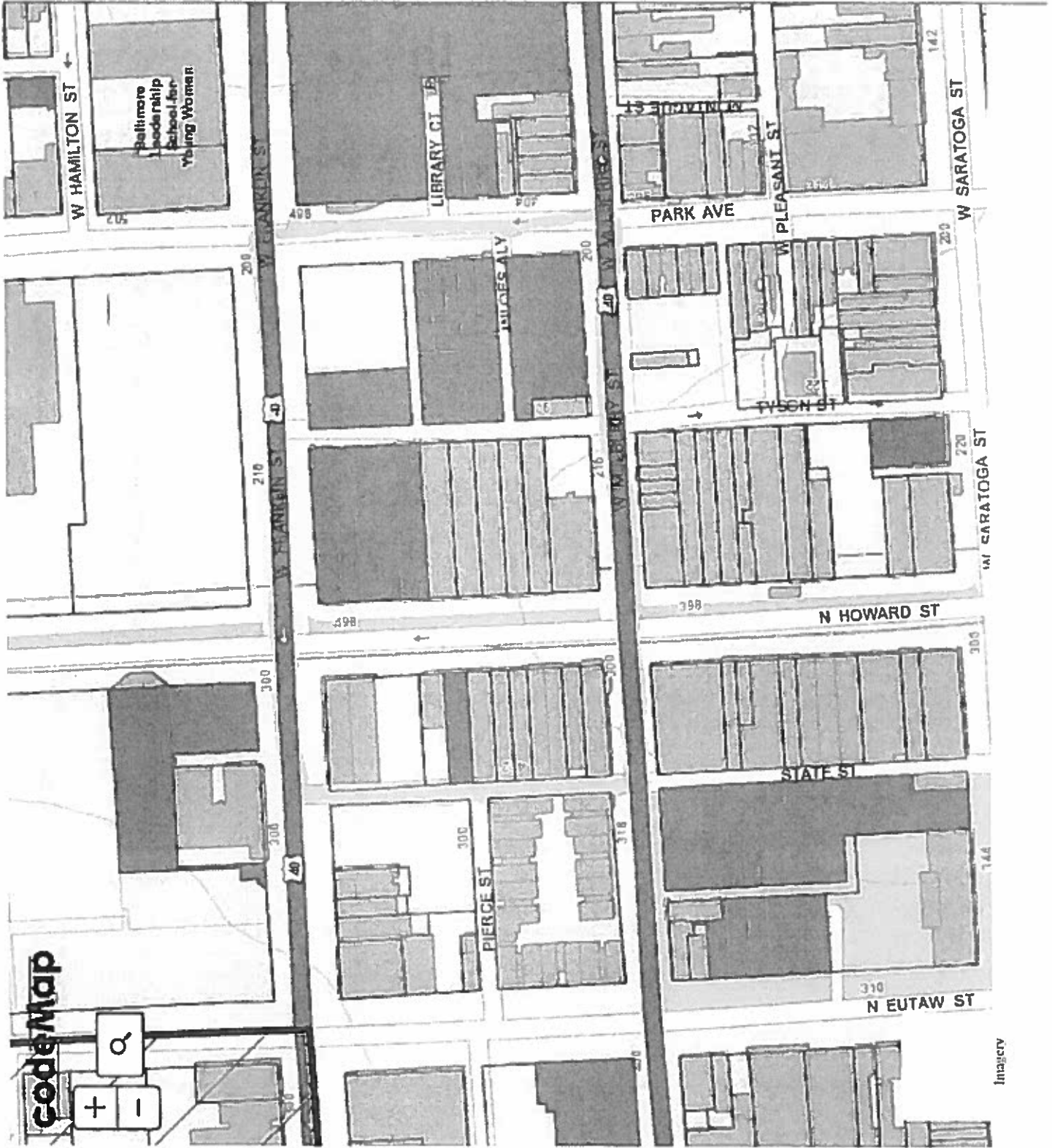


codeMap




Contents

- Focus Areas
- Vacancy-Relate
- Parcels
- Boundaries



Imagery

TJA

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #17-0172/ HOWARD STREET COMMERCIAL HISTORIC DISTRICT		

DATE:

TO

The Honorable President and
 Members of the City Council
 City Hall, Room 400
 100 North Holliday Street

January 12, 2018

At its regular meeting of January 11, 2018, the Planning Commission considered City Council Bill #17-0172, for the purpose of designating the area located within certain boundaries as the Howard Street Commercial Historic District; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #17-0172 and adopted the following resolution; nine members being present (nine in favor)

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #17-0172 be passed by the City Council.

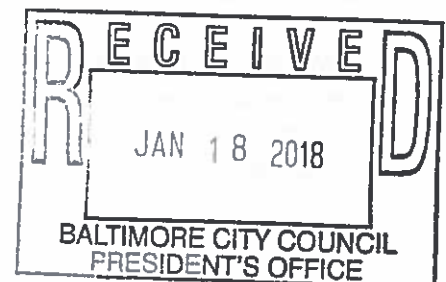
If you have any questions, please contact Mr. Eric Tiso in the Land Use and Urban Design Division at 410-396-8358.

TJS/ewt

Attachment

- cc: Mr. Pete Hammen, Chief Operating Officer
 Mr. Jim Smith, Chief of Strategic Alliances
 Ms. Karen Stokes, Mayor's Office
 Mr. Colin Tarbert, Mayor's Office
 Mr. Kyrion Banks, Mayor's Office
 The Honorable Edward Reisinger, Council Rep. to Planning Commission
 Mr. William H. Cole IV, BDC
 Mr. David Tanner, BMZA
 Mr. Geoffrey Veale, Zoning Administration
 Ms. Sharon Daboin, DHCD
 Ms. Elena DiPietro, Law Dept.
 Mr. Francis Burnszynski, PABC
 Ms. Valorie LaCour, DOT
 Ms. Natawna Austin, Council Services

F





Catherine E. Pugh
Mayor

PLANNING COMMISSION

Sean D. Davis, Chairman

STAFF REPORT



Thomas J. Stosur
Director

January 11, 2018

REQUEST: City Council Bill #17-0172/ Howard Street Commercial Historic District:
For the purpose of designating the area located within certain boundaries as the Howard Street Commercial Historic District; and providing for a special effective date.

RECOMMENDATION: Approval

STAFF: Stacy Montgomery

INTRODUCED BY: City Council President (Administration)

SITE/GENERAL AREA

Site Conditions: Situated within the historic retail core of Baltimore City and on a street grid that largely remains from the original settlement of the area, the proposed Howard Street Commercial historic district demonstrates distinctive characteristics of modestly scaled 19th and early 20th century commercial architecture. The proposed Howard Street Commercial district comprises 1 ½ city blocks northwest of the Inner Harbor and immediately adjacent to (west of) the Central Business District and south of the Mount Vernon historic district. Howard Street continues to serve this area as the primary thoroughfare for public transit, as the light rail tracks replaced the historic streetcar route.

The district is comprised of two to four story commercial structures, most of which date to the 19th and early 20th centuries. The buildings in this district are primarily brick, many with large commercial windows on the upper stories, and dentiled metal cornices. The earliest buildings along Park Avenue are two stories with a dormer on the gable roof, with modified storefronts on the 1st story. There are several 20th century buildings that retain the scale of the older commercial buildings in the Moderne and Art Deco style.

The proposed Howard Street Commercial local historic district is home to a cohesive group of modestly scaled commercial structures at the northern end of Baltimore's historic retail district. The proposed district is part of the larger Market Center National Register Historic District, which is home to large department stores, banking centers, theaters and restaurants. The Howard Street Commercial District represents the smaller, specialized retailers in buildings that transitioned from primarily residential to commercial use at the turn of the 20th century.

Howard Street became the major thoroughfare through the retail district and was home to a variety of commercial and manufacturing enterprises. In the late 19th century the 400 block was home to a number of stables and laundries, as well as furniture manufacturing and upholstery operations. In the early to mid-20th century, the majority of the buildings in the 400 block of

Baltimore Heritage, Downtown Partnership, the Market Center Merchants Association and Councilman Costello. In July of 2016, the proposal to replace the Westside MOA with local historic districts was presented to the board of the Maryland Historical Trust.

On May 9, 2017, in accordance with *CHAP Rules and Regulations*, Howard Street Commercial Historic District Designation Hearing One was held at which the Commission requested that staff prepare a “full and proper study with findings of fact” to support the designation. On July 11, 2017, CHAP held the Howard Street Commercial Historic District Designation Hearing Two and approved the study and designation (See CHAP Staff Report, July 11, 2017).

CHAP determined that the neighborhood meets CHAP’s criteria for designation one “that are associated with events that have made a significant contribution to the broad patterns of Baltimore history and three “that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.”

The Planning Commission and its staff apply all relevant plans to proposed historic district designations. In the case of Howard Street Commercial, staff applied the Comprehensive Master Plan, and also reviewed the Market Center Urban Renewal Plan which affects the proposed district.

The Howard Street Commercial district designation is consistent with the Comprehensive Master Plan. The LIVE element of the plan includes Goal 2: Elevate the Design and Quality of the City’s Built Environment with Objective 4: Protect and Enhance the Preservation of Baltimore’s Historic Buildings and Neighborhoods which encourages actively pursuing local historic district designation.

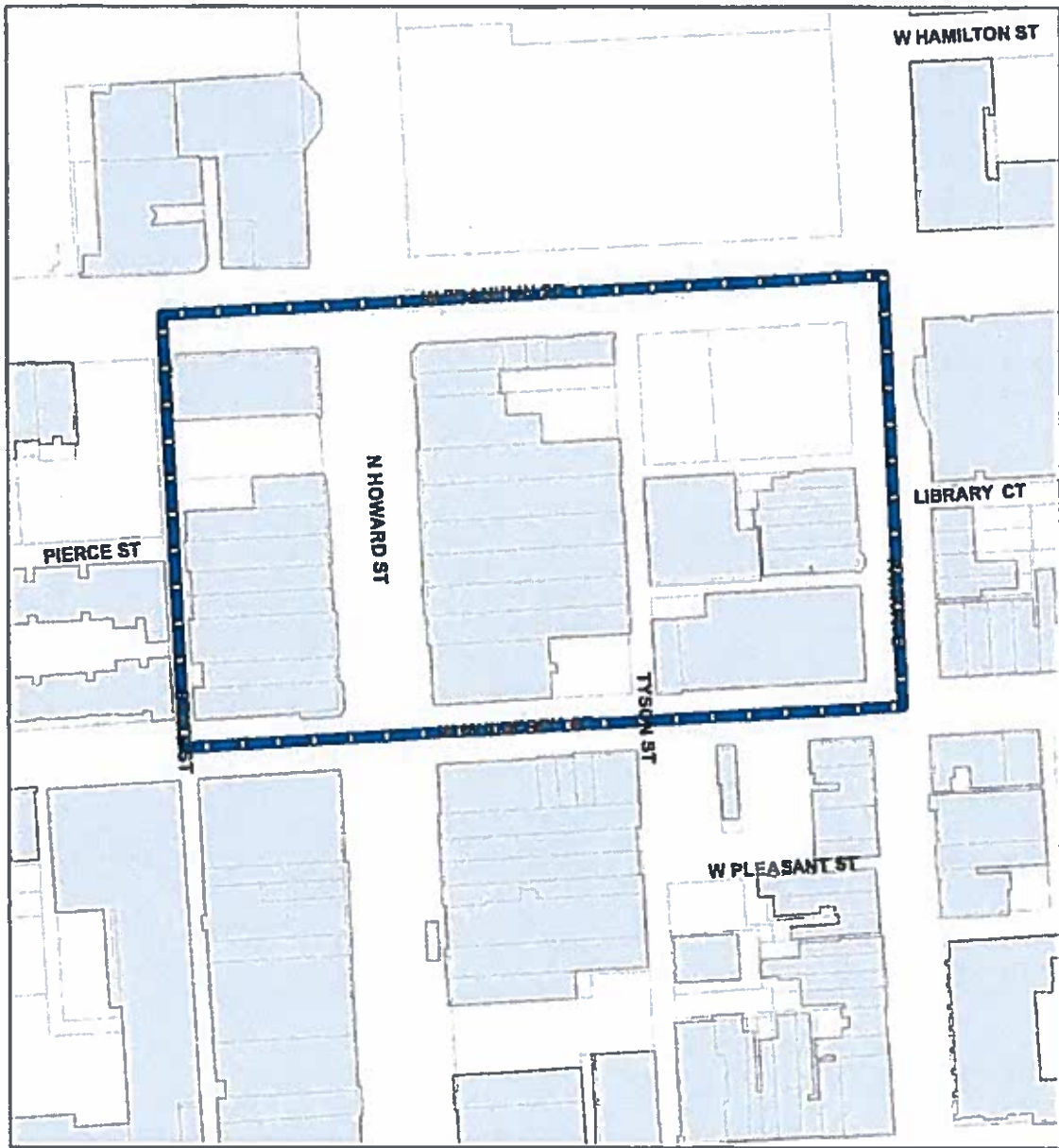
The Market Center Urban Renewal Plan was originally adopted in 1977 has been amended a number of times, most recently in 2014. Local designation is consistent with the goals of the plan, among them: to assure harmonious development by requiring that all plans for new development, exterior rehabilitation or demolition be reviewed and approved as consistent with the objectives of the Renewal Plan, and to encourage the preservation of existing historic/ architecturally significant buildings and streetscapes and the unique historic character of the area for Baltimore residents and visitors. The proposed designation will create consistent and predictable design review and will encourage the preservation of significant historic buildings through a transparent process within Baltimore City.

The buildings located within the proposed Howard Street Commercial Historic District demonstrate the transition retail establishments undertook between the end of the 19th and the beginning of the 20th century, from residential buildings with small commercial operations to purpose-built commercial structures. This significant architecture and history and the conformity of the proposed designation with the Comprehensive Master Plan and the Market Center Urban Renewal Plan, staff recommends the designation of Howard Street Commercial Historic District as a local historic district.

Notification: The property owners, Market Center Merchants Association, Baltimore Heritage, Mount Vernon Belvedere Association and the Baltimore National Heritage Area have been notified of this action.

A handwritten signature in blue ink, appearing to read "Thomas J. Stosur". The signature is fluid and cursive, with a large initial "T" and "S".

Thomas J. Stosur
Director



Howard Street Commercial Historic District

Legend

 Proposed Local Historic District

City of Baltimore
Municipal Post Office
100 Guilford Ave
Baltimore, Md. 21202
TN 410 396-3423

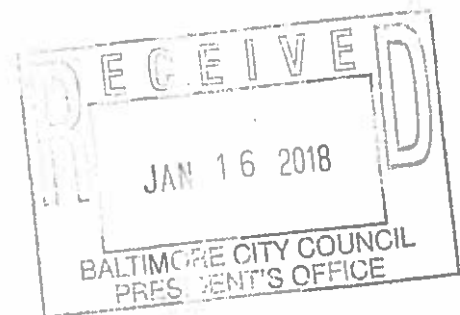
01/04/2018

Receipt of Mail

The MPO received the following 32 pieces of mail to meter
for ERIC HOLCOMB in the Department of Planning.

Perin Tinsley
Mailing Supervisor

PBT



CATHERINE E PUGH
Mayor



THOMAS J STOSUR
Director

January 2, 2017

Dear Property Owner:

On February 13, 2018 at 3:45 p.m. the Baltimore City Council Committee on Housing and Urban Affairs will hold a hearing to consider City Council Bill 17-0172, for the purpose of designating the area located within certain boundaries as the Howard Street Commercial Historic District. The hearing will be held in the Du Burns Council Chambers, 4th floor City Hall. Photo identification is required to enter the building.

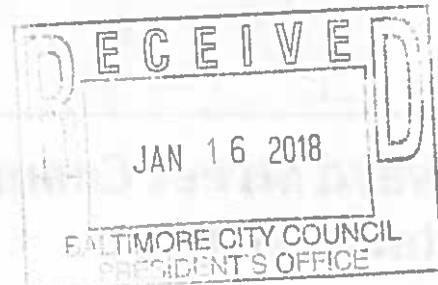
A map of the proposed district can be found on the reverse side of this letter.

If you have any questions or need assistance, please call CHAP at 410-396-4866.

Sincerely,

Handwritten signature of Eric L. Holcomb in black ink.

Eric L. Holcomb,
Executive Director

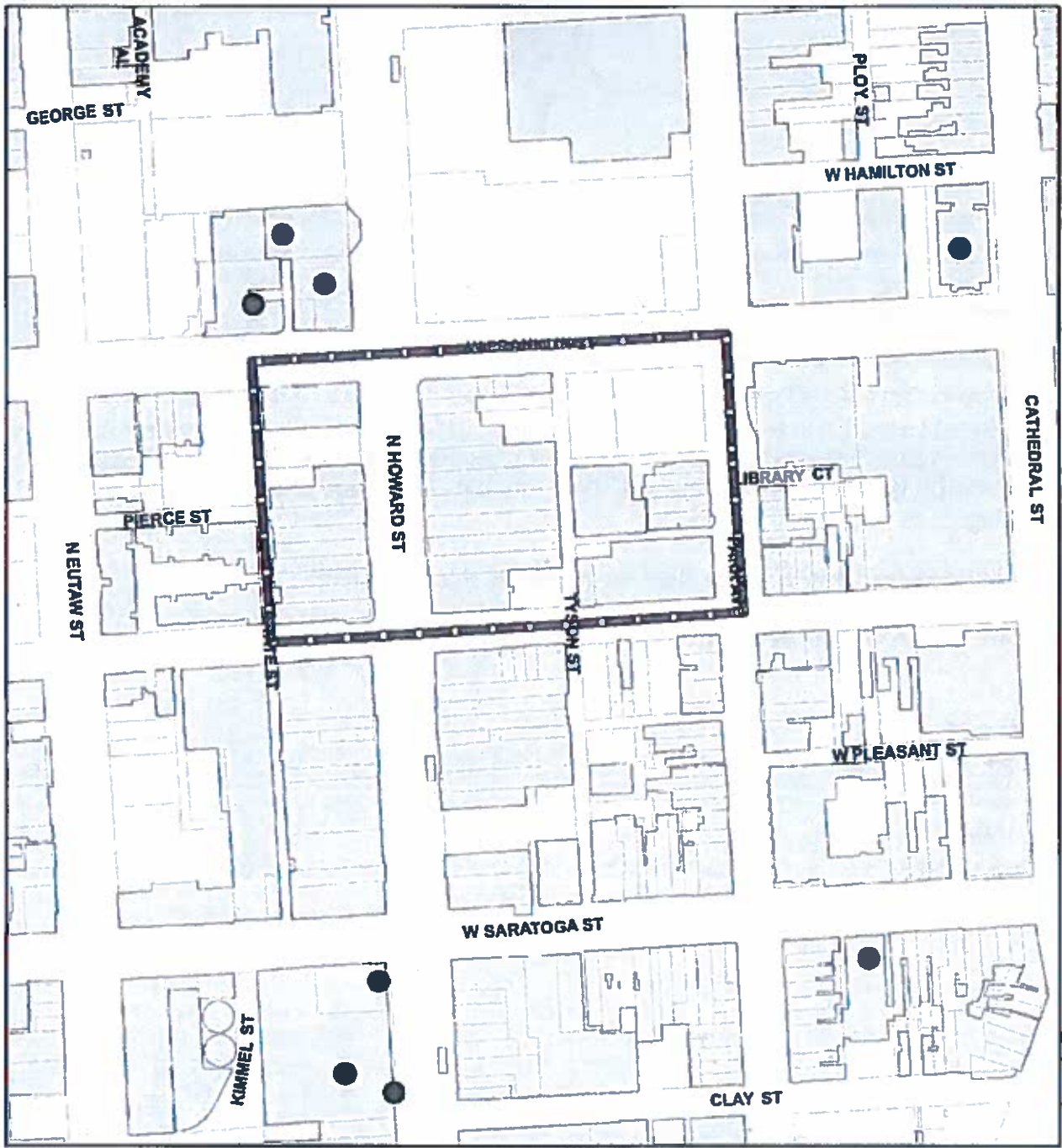


-over-

COMMISSION FOR HISTORICAL & ARCHITECTURAL PRESERVATION

Charles L. Benton, Jr. Building 417 East Fayette Street Eighth Floor Baltimore, MD 21202-3416

Plan Preserve Prosper



Howard Street Commercial Historic District

-  Howard Street Commercial District
-  Existing Baltimore City Landmarks

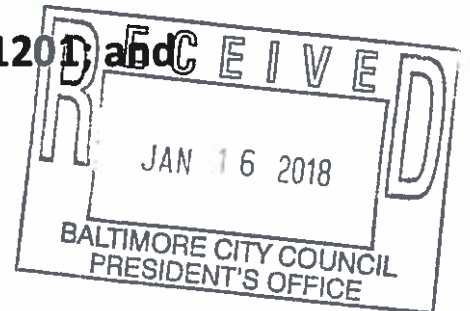
Certificate of Posting

Baltimore City Council

Hearing Notice City Council Bill No. 17-0172



406 Park Avenue, Baltimore, MD, 21201, and





211 W. Franklin Street, Baltimore MD 21201

Posted 1/4/2018

Eric Holcomb

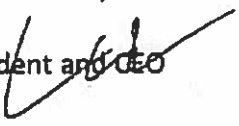
417 E Fayette Street, 8th Floor Baltimore, MD, 21202

443-984-2728



MEMORANDUM

TO: Honorable President and Members of the City Council
Attention: Natawna B. Austin, Executive Secretary

FROM: William H. Cole, President and CEO 

DATE: January 4, 2018

SUBJECT: City Council Bill No. 17-0172
Howard Street Commercial Historic District

The Baltimore Development Corporation (BDC) has been asked to comment on City Council Bill No. 17-0172 for the purpose of designating the area located within certain boundaries as the Howard Street Commercial Historic District.

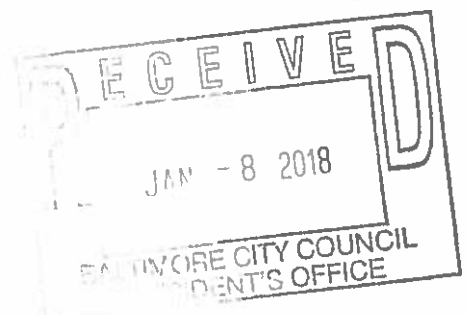
This designation, as outlined on City Council Bill No. 17-0172, will create an historic district in a neighborhood on the west side of downtown Baltimore that has a high concentration of historic city-owned properties. Since 2001, city-owned properties in this area have been subject to a Memorandum of Agreement (MOA) with the Maryland Historical Trust (MHT), to preserve the properties and promote their redevelopment. The designation of the Howard Street Commercial Historic District will improve and expand the historic protections for properties in this area; provide for review and enforcement of redevelopment and new construction through the Commission for Historical and Architectural Preservation (CHAP).


The creation of this district is the culmination of the combined efforts of CHAP, BDC, and MHT, to promote the ongoing redevelopment of the west side of Downtown.

BDC supports Bill No. 17-0172 and respectfully request that favorable consideration is given by the City Council.

cc: Kyron Banks

F



FROM	NAME & TITLE	Eric Holcomb, Executive Director CHAP	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Commission for Historical and Architectural Preservation 417 East Fayette Street, 8 th Floor		
	SUBJECT	Howard Street (Westside) Historic District Designation		

TO Mr. Kyron Banks, Legislative Liaison
Ms. Kara Kunst, Director of Legislative Affairs

DATE: September 18, 2017

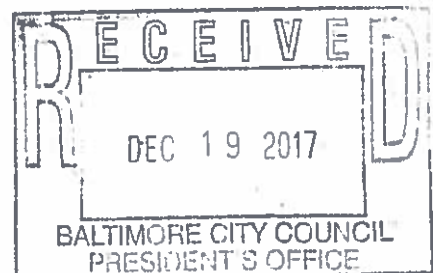
At its regular meeting of July 11, 2017, the Commission for Historical and Architectural Preservation held its second public hearing regarding the designation of the Howard Street (Westside) local historic district.

In its consideration of the designation, the Commission for Historical and Architectural Preservation reviewed the attached staff report which recommended Approval of the following staff recommendation (12 members being present, 12 in favor):

Staff recommends approval of the determination that the proposed designation of Howard Street (Westside) as a local historic district meets the requirements of *Baltimore City Historic Preservation Rules and Regulations' Designation of Districts and Landmarks*. The designation includes a full and proper study with findings of fact that the proposed district and boundaries comply with requirements of Local Government Certification under the National Historic Preservation Act, the Secretary of the Interior's Standards for Identification and Registration, and CHAP's own criteria for designation.

Since 2015, CHAP and BDC have been working with the Maryland Historical Trust to replace the existing Westside Memorandum of Agreement with local historic districts. CHAP and BDC are working to preparing a City Council ordinance for introduction to designate Howard Street (Westside) as a local historic district.

CC: Bill Cole
Tom Stosur
Darron Cooper



✓



Catherine E. Pugh
Mayor

COMMISSION FOR
HISTORICAL & ARCHITECTURAL
PRESERVATION

Tom Liebel, Chairman

STAFF REPORT



Thomas J. Stosur
Director

July 11, 2017

REQUEST: Howard Street (Westside) Local Historic District Designation: Hearing Two

RECOMMENDATION: Approval

APPLICANT: Baltimore Development Corporation

STAFF: Stacy Montgomery

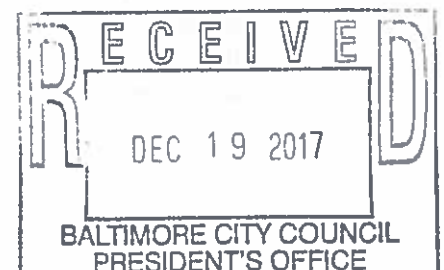
SUMMARY: Determination that the proposed designation of Howard Street (Westside) as a local historic district meets the requirements of *Baltimore City Historic Preservation Rules and Regulations' Designation of Districts and Landmarks*. The designation includes a full and proper study with findings of fact that the proposed district and its boundaries comply with requirements of Local Government Certification under the National Historic Preservation Act, the Secretary of the Interior's Standards for Identification and Registration, and CHAP's own criteria for designation.

HISTORIC DISTRICT NAME: Howard Street (Westside)

SUMMARY DESCRIPTION:

Situated within the historic retail core of Baltimore City and on a street grid that largely remains from the original settlement of the area, the proposed Howard Street (Westside) historic district demonstrates distinctive characteristics of modestly scaled 19th-and early 20th-century commercial architecture. The proposed Howard Street (Westside) district comprises 1 ½ city blocks northwest of the Inner Harbor and immediately adjacent to (west of) the Central Business District and south of the Mount Vernon historic district. Howard Street continues to serve this area as the primary thoroughfare for public transit, as the light rail tracks replaced the historic streetcar route.

The district is comprised of two- to four-story commercial structures, most of which date to the 19th and early 20th centuries. The buildings in this district are primarily brick, many with large commercial windows on the upper stories, and highly decorative metal cornices. The earliest buildings along Park Avenue are two stories with a dormer on the gable roof, and modified storefronts on the first story. There are several 20th century buildings in the Moderne and Art Deco style that retain the scale of the older commercial buildings.



HISTORY/SUMMARY SIGNIFICANCE:

The proposed Howard Street (Westside) local historic district is home to a cohesive group of modestly scaled commercial structures at the northern end of Baltimore's historic retail district. The proposed district is part of the larger Market Center National Register Historic District, which is home to large department stores, banking centers, theaters and restaurants. The Howard Street (Westside) District represents the smaller, specialized retailers in buildings that transitioned from primarily residential to commercial use at the turn of the 20th century.

Howard Street became the major thoroughfare through the retail district and was home to a variety of commercial and manufacturing enterprises housed primarily in residential structures. In the late 19th century, the 400 block was home to a number of stables and laundries, as well as furniture manufacturing and upholstery operations that were located on the first floors, with residential quarters on the upper floors. In the early to mid-20th century, the majority of the buildings in the 400 block of North Howard Street were redesigned for primarily commercial use or completely replaced with modest, purpose-built commercial structures intended to serve as shops and showrooms. By the early 20th century, this block of Howard Street was home to music stores, piano showrooms, furniture stores, and later automobile showrooms.

The Howard Street (Westside) district is unique in the larger retail center because it is primarily composed of smaller, one- to four-story buildings, with decorative cornices, metal bay windows, and first-floor storefronts. The commercial district represents a distinct collection of modest commercial structures that contributed to the larger retail district on Baltimore's West Side.

Physical Development

The area of the retail district north of Saratoga Street was developed later than the area to the south, which was added to Baltimore City by 1782 with the annexation of Lunn's lot with street names honoring Revolutionary War heroes and battles.¹ In 1792, the area north of Saratoga Street and south of Howard's Park (Mount Vernon) was largely undeveloped. By 1822, the *Poppleton Plan of the City of Baltimore* shows the blocks within the proposed district as almost fully developed. The rowhouses along Park Avenue date to the 1830s and are some of the earliest remaining buildings in the proposed district.

Commercial development began along Baltimore Street in the 18th century. Retail expansion north and west occurred slowly over the early 19th century reaching a peak between the Civil War and the Second World War. The establishment and growth of Lexington Market, located several blocks south and west of the proposed district, drove the development of the city's retail core. The market was first established in the late 18th century; however, the first permanent buildings were constructed in about 1811. As the population expanded into the west side of the city, Lexington Market grew in size and significance.

The proximity to the Lexington Market, the harbor, the National Road (Franklin Street) and later the train yards, made Howard Street and the surrounding retail district a prime location for the establishment of a wide variety of businesses. Early on, the area was primarily residential, with the exception of some warehouses, taverns and inns, as well as stables and carriage factories to service travelers and tradesmen. But commercial establishments large and small

soon took advantage of the location, and by the late 19th century, Howard Street was the core of Baltimore's retail district. The construction of department store "palaces" on Howard Street in the late 19th and early 20th centuries demonstrated the strength and vitality of the retail district and encouraged other retail establishments to modernize and expand.

Transportation along Howard Street shaped the retail district since its beginnings in the early 19th century. Howard Street served as an important transit connection from the mid-19th century, which attracted businesses to the area. In the early 19th century, Howard Street connected the harbor to the National Road, serving as a popular carriage route. The 400 block of North Howard Street was home to a number of stables and carriage repair shops to service travelers along this route. With the introduction of locomotives, the carriage route along Howard Street became an important means of transporting goods from rail cars across the city. Since train engines were initially limited in their access to the streets of Baltimore, horse carriages were still necessary to move loads from one station to the other.

Howard Street was an important trolley and streetcar route well into the 20th century. Shoppers relied on the street cars and buses to bring them downtown to do their shopping. The growth of reliance on the automobile changed the nature of retail as shoppers sought the parking lots which more modern suburban stores provided. The Light Rail along Howard Street was developed in part with the hopes of reinvigorating the commercial core in the late 20th century and addressing the issues of limited parking downtown; however, the Light Rail had little impact on this area of Howard Street.

Social and Cultural History

The area within the proposed Howard Street district was a significant part of Baltimore's premiere retail corridor for over a century. Although Baltimore Street was originally the center for retail in Baltimore, the concentration of retail buildings moved to Howard Street in the 19th century. Small shops first appeared along Howard Street in the early 1800s.ⁱⁱ The blocks surrounding Howard Street quickly developed into the most popular retail destination because of the proximity to transportation and the Lexington Market, as well as the wide variety of retail services that were offered in the district. The blocks within the Howard Street district represent the small commercial and residential commercial enterprises that supported and benefitted from the larger department stores and the market.

The 400 block of North Howard Street played an important role in the early development of the northern portion of the retail district, housing a number of significant stables and carriage repair shops. With the proximity to the harbor, the market and the National Road, stables and services to assist travelers served a practical role in the mid-19th century. By the 1890s, small retail stores and warehouses lined the block, and by 1902 the entire block was commercial.ⁱⁱⁱ

The time between the Civil War and the First World War brought about great change in retail sales and consumer behavior. As a growing urban population had some amount of disposable income, shopping as leisure activity came into vogue.^{iv} Easier access to transportation and other modern amenities made shopping convenient and more enjoyable. While department stores anchored the retail district, a number of specialty stores set up shop on the 400 block of

N. Howard Street. The construction of purpose-built commercial buildings with large display windows on multiple stories and large glass storefronts allowed for a variety of retail ventures. Stables and carriage repair shops were replaced with furniture stores, straw hat shops, furriers and jewelers, music and piano sales rooms, restaurants and bedding suppliers. When one company went out of business, another could take its place. Constant turnover of business was common in the storefronts along this block of North Howard Street; however, the versatile small commercial buildings allowed for this constant change.

One building that saw little change was Martick's restaurant at 214 West Mulberry Street. The Martick family owned and operated the bar-turned-restaurant since the 1920s. The small 19th century rowhouse was a retail operation before the turn of the century. The Marticks also used their tavern as an arts venue, showcasing musicians and other performers, as well as displaying art. In the 1950s, son Morris Martick opened an art gallery (Salon Des Refuses) down the street at 108 West Mulberry Street.^v In 1970, Morris Martick opened up a French restaurant at 214 and continued to attract patrons for decades.

The properties along Park Avenue and West Franklin Street represent the earliest dwellings that were converted to commercial use. The mid-19th century rowhouses along Park Avenue housed seamstresses and garment menders on the first and second stories and were residential on the upper stories. The same held true for the Second Empire houses at 223-225 West Franklin Street, which housed a doctor and a barber shop with residences on the upper stories. This mix of uses is more consistent with the 19th century residential commercial tradition. Smaller storefronts could accommodate small commercial operations that did not require much special equipment or staffing.

The retail enterprises within the Howard Street historic district represent the variety of small scale and specialty businesses supported by the retail district for over a century. Although the district experienced constant change, its businesses kept pace with the changing needs of customers, including the construction of a small parking lot in the 1950s. As customer needs and retail trends changed, the Howard Street district provided flexible, well-designed spaces for specialty goods retailers in Baltimore's historic shopping core.

Architecture

The architecture of the Howard Street (Westside) historic district represents a wide variety of modestly scaled storefronts, dating from the early 19th century to the mid-20th century. The buildings on the 400 block of Park Avenue are some of the earliest in the area and were initially residential, shifting into secondary retail following a fire on Clay Street in 1873 when businesses were forced to relocate. At the turn of the century, Franklin Street transitioned from a retail street to one of the entry and exit points for the National Road, and became a cross-city highway. Mulberry Street was originally home to a number of two- and three- story rowhouse buildings, but the only remaining vestige of this era is the two-story building that was once home to Martick's restaurant.

There are a number of examples of early 19th century architecture in the district, including the buildings on Park Avenue and West Mulberry Street. 410-414 Park Avenue consists of a group of two-and-a-half story Greek Revival rowhouses with low-pitched gable roofs and gable

dormers. Recessed brick panels run below the simple wood cornices. These buildings date to the 1830s, but have all been modernized with large first floor store fronts. The building at 214 West Mulberry Street, has vestiges of an early 19th century side gable rowhouse with a gable dormer hidden behind a more elaborate Italianate cornice. The larger storefront window on the first floor is also a late 19th century alteration to the building. The building at 423 North Howard Street is another example of the district's 19th century architecture with a later storefront. The building features a side gable roof, plain cornice atop three full stories of a simple brick façade.

In the 1850s, the advent of cast iron front construction changed the form of commercial architecture. The Sun Iron Building, one of the first and most significant iron-front buildings, was built in Baltimore in 1851, and soon other builders followed suit.^{vi} Iron front construction allowed for larger storefronts with larger sheets of glass, greater building height, new design elements, and more light into the stores themselves. The construction was also touted as being "fire proof." The period between 1850 and 1880 witnessed the significant growth of commercial buildings where purpose-built commercial buildings replaced earlier residential buildings containing a small commercial concern. The earliest buildings still standing in the district were all altered to accommodate these larger storefront windows.

Concerns about fire safety brought about many changes in construction practices in the last quarter of the 19th century, including the abandonment of gable roofs in favor of flat roofs. The two rowhouse storefront at 406 and 408 Park Avenue represent this change. The building at 406 Park Avenue is a three-story brick rowhouse with a three-story brick bay topped with an elaborate brick and wood cornice. The historic storefront has been altered as has the entry. The building at 408 Park Avenue is a three-story, three-bay Italianate rowhouse with an ornate metal storefront with large glass windows. Both of these properties represent the mid- to late-19th century rowhouse commercial architecture in the district. 416 North Howard Street is another example of a three-story Italianate rowhouse with a converted storefront on the first store.

A pair of Second Empire brick rowhouses are located at 223 and 225 West Franklin Street with wood oriels at the second story and decorative mansard roofs with arched dormers and slate in alternating flat and rounded sections. Although this pair is deteriorated, they represent buildings designed to be residential when constructed in the 1870s. They were converted to commercial use at the turn of the century. This style of architecture is not found anywhere in the retail district except in this location.

By the late 19th century, retailers began constructing buildings specifically for retail use. In Baltimore, this occurred two blocks south, with the completion of Hutzler's Palace in 1888. Other large department stores were built along Howard Street and Lexington around the turn of the 20th century and smaller stores updated their facades.

The largest commercial building in the district is 422-424 N. Howard Street, which was one of the first purpose-built commercial buildings on the block, constructed ca. 1895 in the "Chicago Style." The five-story brick and stone building features multiple two-story metal bay windows topped with a ribbon of flat windows. Large plate-glass commercial windows run along the

first floor. The building was home to the Hecht Brothers Company and served as a furniture store for much of its history. A careful restoration has preserved this fine example of a late 19th century commercial building. Other examples of the "Chicago Style" on a smaller scale are the buildings located at 402 and 412 North Howard Street. Both feature two-story bow windows set into a brick façade, although they express the same form very differently.

Two buildings in the district were designed by prominent Baltimore architect Charles E. Cassell, 400 and 409 N. Howard Street. 400 N. Howard Street is a four-story brick Victorian two-part Commercial block building that was built ca. 1875. The building features a first floor storefront, with 20th century alterations, a second story pressed tin façade, and a highly detailed dimensional brick cornice. The third and fourth story bays are divided by vertical strips of painted recessed brick.

409 N. Howard Street was constructed ca. 1909 and served as a piano showroom and warehouse. This three-story brick building is a fine example of the Classical Revival style. Large windows span the second and third stories, separated by narrow fluted metal columns. The cornice at the roofline is large and highly decorative with inset brick panels, small dentils and large corbels, and topped with three anthemions in a palmette design. There is also a masonry cornice above the first floor in a Greek key design. The building is highly decorative for its scale.

There are a number of early 20th century styles represented in the district as well. Constructed in 1916, the building at 404-406 North Howard Street is a Spanish Eclectic styled double storefront with regularly laid straight barrel tile along the roofline. The façade is clad in stucco with a ribbon of arched windows spanning the second story of the building. Two storefronts on the first floor are currently obscured. The building at 419-421 North Howard Street was constructed in the 1940s, has a flat tile façade, a curved glass storefront and decorative terrazzo at the front entry.

The bank at 402 North Howard Street was constructed in 1953 for the Liberty Federal Savings and Loan Association. The two-story stone building features a monumental façade with deeply inset door and windows on the façade and simple masonry detailing. The district is also home to a low two-story concrete parking structure that was constructed in 1950 and a large mid-20th century fur storage building located on Tyson Street.

PERIOD OF SIGNIFICANCE

The period of significance for the Howard Street Historic District is from 1830 to 1968. The first building constructed in the district dates to the 1830s; other early buildings which still remain date to the 1850s. This time period from 1830 to 1850 represents the earliest development of this area, which was mostly residential, but slowly became commercial. Buildings from this time have first floor alterations that allowed for limited commercial uses, which were common in the 19th century. By 1968 the automobile had altered shoppers' expectations and habits. This, combined with rioting following the death of Martin Luther King, Jr., dramatically impacted downtown retail cores, including the core of Baltimore City. Shoppers chose suburban branches with large parking lots and an increased sense of security.

By the 1970s retailers began to abandon their downtown stores in favor of suburban and indoor mall locations.

BOUNDARIES OF THE DISTRICT

The proposed boundaries of the Howard Street Commercial local historic district are generally the west side of the 400 block of Park Avenue and the east and west sides of the 400 block of North Howard Street, as well as buildings between Park and Howard on these blocks. The boundary begins at the corner of Park Avenue and W. Mulberry Street and runs north along Park Avenue, turning west at W. Franklin Street, then turning south along State Street. The boundary turns east at W. Mulberry Street. The district includes Tyson Street, Inloes Alley and Wilson Alley.

This boundary was largely established because it encompasses a cohesive group of late 19th and early 20th century specialty commercial establishments and demonstrates the transition of these retail establishments from primarily residential to purpose-built commercial establishments. The buildings to the east of the district are of a different architectural style and are more closely associated with the Cathedral Hill National Register Historic District and the Central Business District. The area to the north of the proposed district has experienced a great deal of demolition, and the buildings which remain are much larger. State Street, an alley on the west side of Howard Street, marks the boundary between the historic buildings on Howard Street and a parking lot and new construction on the west side of State Street along Eutaw and Mulberry Streets. The southern boundary of W. Mulberry Street was established as the buildings at the northern corner of the 300 block of N. Howard Street are non-contributing, as is the new building at the corner of Mulberry and Park Avenue. The buildings to the south of the proposed district that are historic are far more residential in character and retain much of their Italianate detailing. The district includes two parking lots along Park Avenue and several vacant lots that are the result of demolition due to severe building deterioration.

FINDINGS OF FACT:

The following findings of fact support that the proposed district and its boundaries comply with the following:

1. Requirements for Local Government Certification under the National Historic Preservation Act (54 U.S. Code., Chapter 3025, § 302503);
2. The Secretary of the Interior's Standards for Identification and Registration; and
3. The Commission's Own Historic Preservation Procedures and Guidelines

Local Government Certification under the National Historic Preservation Act

Section 302503 of Chapter 3025—Certification of Local Governments—within the National Historic Preservation Act outlines the requirements for a local government to be a certified program under the Act:

§ 302503. Requirements for certification

(a) APPROVED STATE PROGRAM. —Any local government shall be certified to participate under this section if the applicable State Historic Preservation Officer, and the Secretary, certify that the local government—

(1) enforces appropriate State or local legislation for the designation and protection of historic property;

(2) has established an adequate and qualified historic preservation review commission by State or local legislation;

(3) maintains a system for the survey and inventory of historic property that furthers the purposes of chapter 3023 [State Historic Preservation Programs];

(4) provides for adequate public participation in the local historic preservation program, including the process of recommending properties for nomination to the National Register; and

(5) satisfactorily performs the responsibilities delegated to it under this division.

CHAP meets the above requirements. It is supported by local legislation for the designation and protection of historic properties. It has a qualified local historic preservation commission based in Article 6 of the City Code. It has a system of survey and inventory of local historic properties. It has a process enabling public participation in the identifying and designating of historic properties and districts.

Secretary of the Interior's Standards for Identification and Registration

The Secretary of the Interior provides guidance and standards for local governments seeking to undertake surveys of their historic resources. In *Guidelines for Local Surveys: A Basis for Preservation Planning*, the Secretary of the Interior presents the "Standards for Preservation Planning, Identification, Evaluation, and Registration." The complete list of the standards within the four areas is in Appendix B. The standards for Identification and Registration are below:

Standards for Identification:

Standard I. Identification of historic properties is undertaken to the degree required to make decisions.

Standard II. Results of identification activities are integrated into the preservation planning process.

Standard III. Identification activities include explicit procedures for record-keeping and information distribution.

Standards for Registration:

Standard I. Registration is conducted according to stated procedures.

Standard II. Registration information locates, describes, and justifies the significance and physical integrity of a historic property.

Standard III. Registration information is accessible to the public.

CHAP meets the above standards of the Secretary of the Interior. Procedures have been undertaken to carefully identify historic resources within the Howard Street (Westside) district. This information will be integrated into the decision-making process for application review and neighborhood planning for the local historic district. Procedures clearly lay out the processes by which the district is surveyed and considered for local district designation, and all information is available to the public.

Commission's Own Historic Preservation Procedures and Guidelines

Staff applied the Criteria for Evaluation in Section 2.2 Criteria for Designating Districts and Landmarks of CHAP *Rules and Regulations*. In addition, the staff applied Section 2.3 Designating a Historical and Architectural Preservation District, Step 1 Historical Assessment and Property Owner Survey and Step 2: Analysis.

Criteria for Evaluation

The quality of significance in Baltimore history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, public interiors, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

1. That are associated with events that have made a significant contribution to the broad patterns of Baltimore history; or
2. That are associated with the lives of persons significant in Baltimore's past; or
3. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
4. That have yielded or may be likely to yield information important in Baltimore history or prehistory.

Staff determined that the proposed Howard Street (Westside) district is eligible for local historic district designation under Criteria for Evaluation 1 and 3, and that based on Step 1: Historical Assessment and Property Owner Survey, and Step 2: Analysis, the Howard Street (Westside) District designation should proceed to Step 3: Designation. At the May 9, 2017 hearing, the Commission concurred with this finding, directing the staff to produce this full and proper study and findings of fact.

Criterion 1:

The Howard Street (Westside) district is significant under Criterion 1 because of its association with the retail history of Baltimore City, including its early development in the 19th century early 20th century. Located within the heart of Baltimore's historic retail district and along the historic streetcar corridor, the proposed Howard Street district was home to a variety of small retailers that supported the larger retail in the area.

Criterion 3:

The Howard Street (Westside) historic district is significant under Criterion 3 because it represents a cohesive group of modestly scaled 19th and 20th century commercial architecture. The district demonstrates the transition retail establishments undertook between the end of the 19th and the beginning of the 20th century, from residential buildings with small commercial operations to purpose-built commercial structures. The buildings within the district provided warehouses and showrooms for smaller commercial enterprises such as piano and furniture sales. The architecture of the district, although modestly scaled, includes a fine variety of late 19th and early 20th century commercial architecture with fine detailing such as decorative cornices, large metal bay windows, and first story storefronts.

CONTRIBUTING AND NON-CONTRIBUTING BUILDINGS

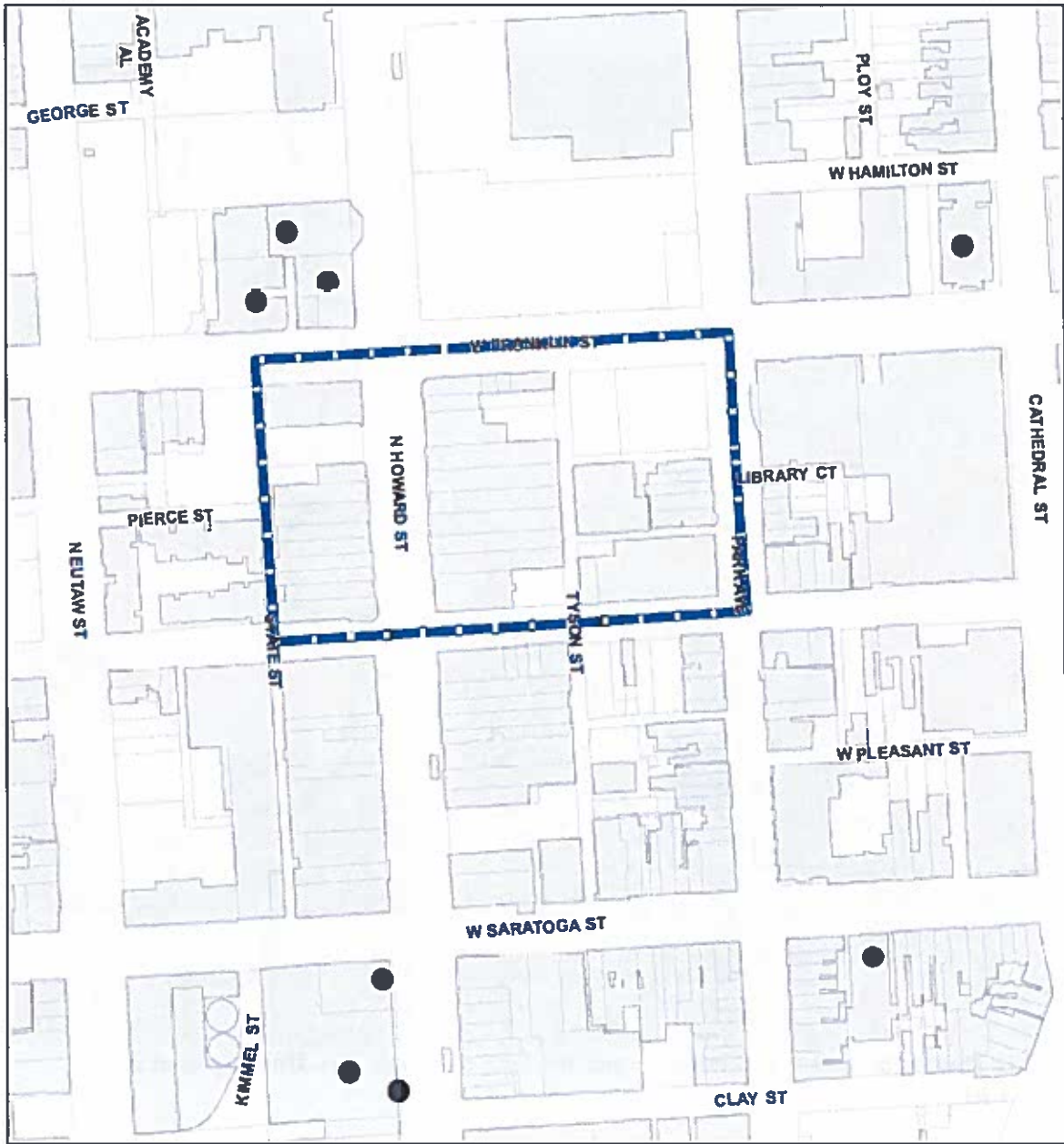
Staff has determined through a recent survey that there are 28 properties within the proposed Howard Street (Westside) local historic district. Currently there are no listed non-contributing buildings within the district. There are several vacant lots within the district, all of which are non-contributing. The addresses of the properties are noted in Appendix A. Non-contributing buildings are those which fall outside of the period of significance, which lack architectural integrity, or which hold no association to the district's or the city's history. As new information is gained about the district and its buildings, the Commission will re-evaluate these determinations.

RECOMMENDATION:


Staff recommends approval of the determination that the proposed designation of Howard Street (Westside) as a local historic district meets the requirements of *Baltimore City Historic Preservation Rules and Regulations' Designation of Districts and Landmarks*. The designation includes a full and proper study with findings of fact that the proposed district and boundaries comply with requirements of Local Government Certification under the National Historic Preservation Act, the Secretary of the Interior's Standards for Identification and Registration, and CHAP's own criteria for designation.



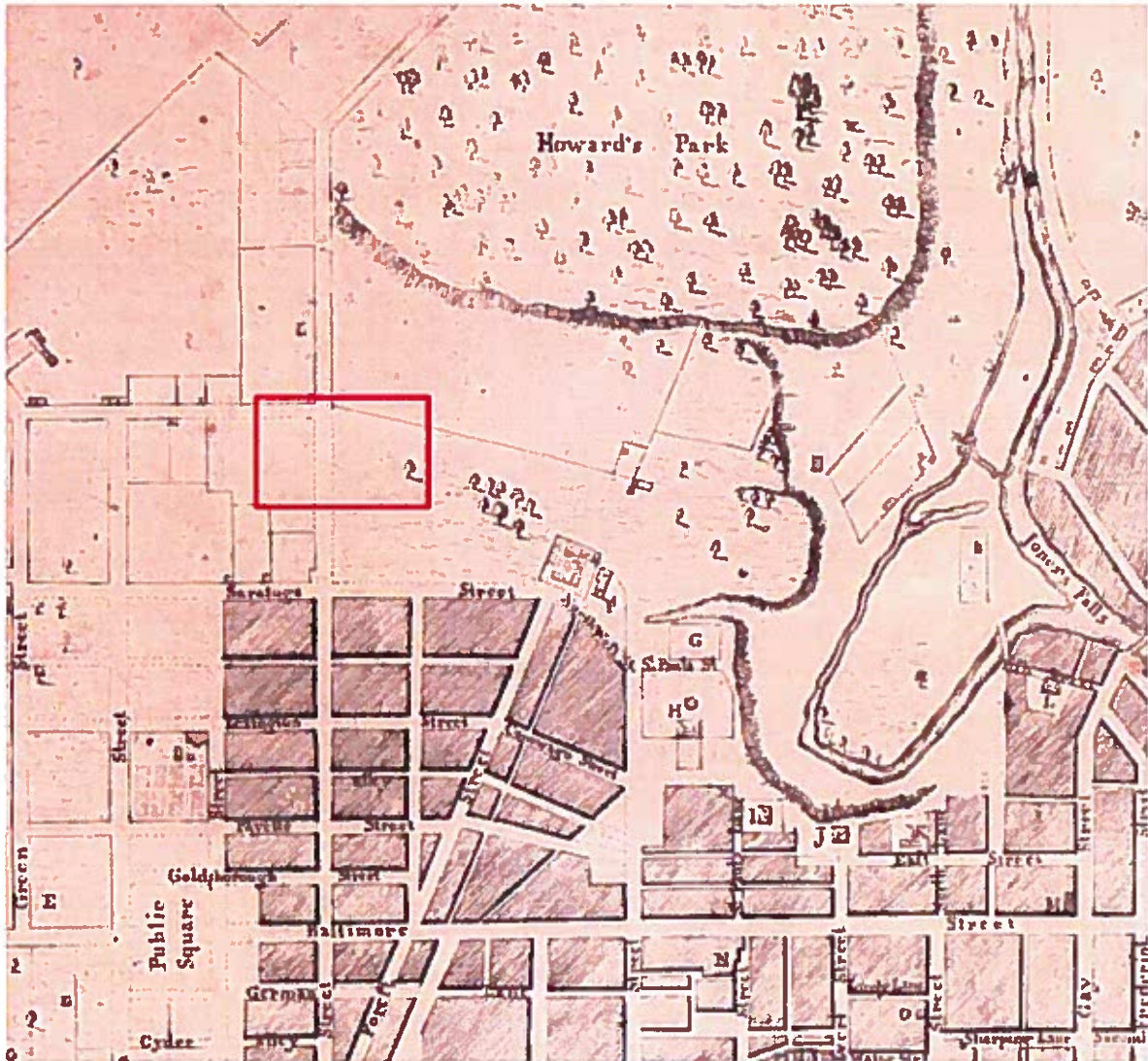
Eric Holcomb
Director



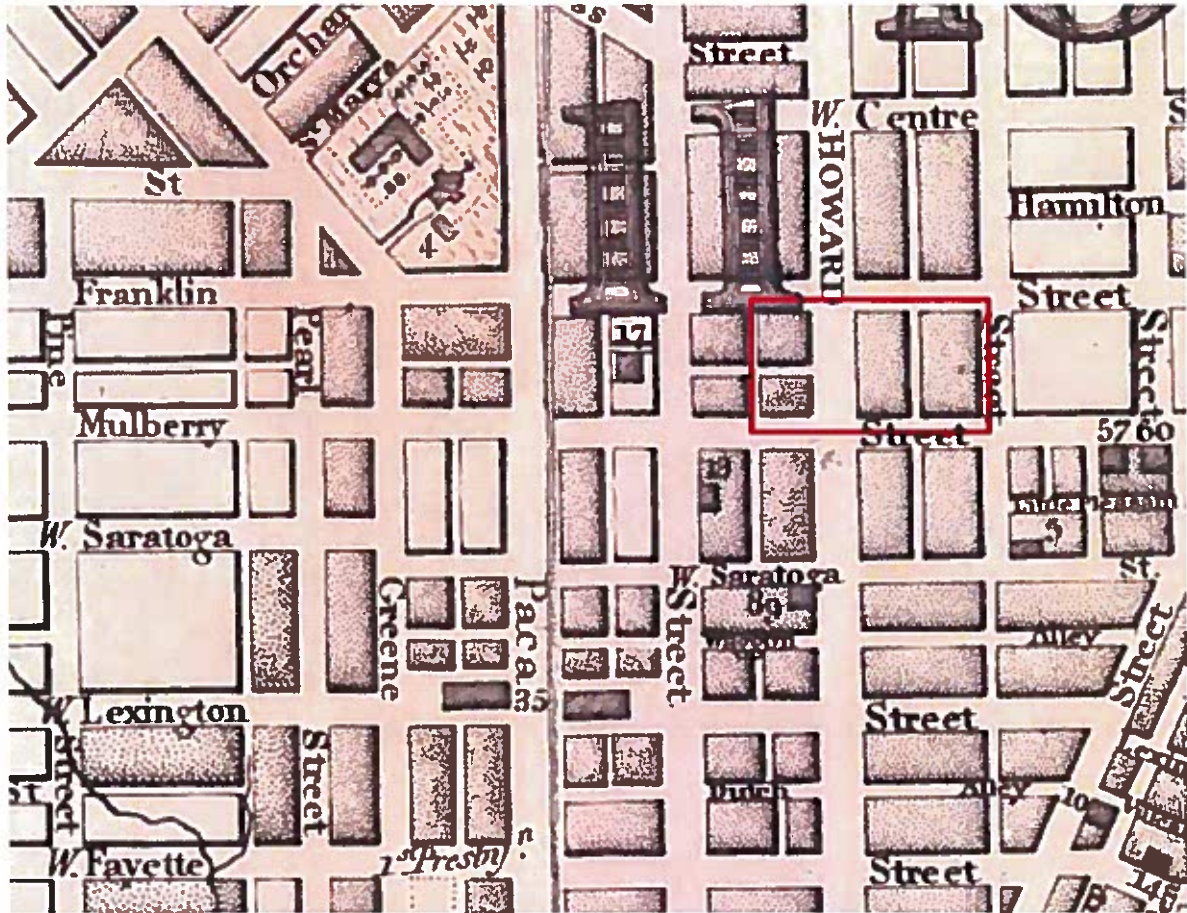
Howard Street Commercial Historic District

-  Howard Street Commercial District
-  Existing Baltimore City Landmarks

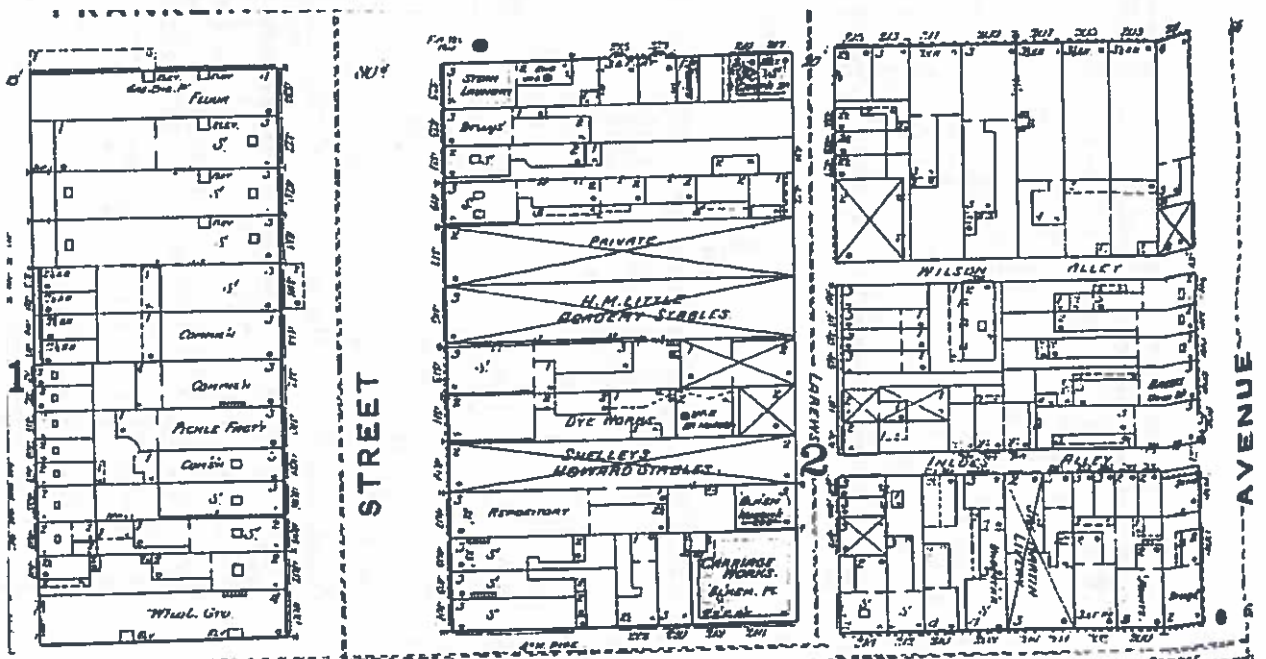
IMAGES



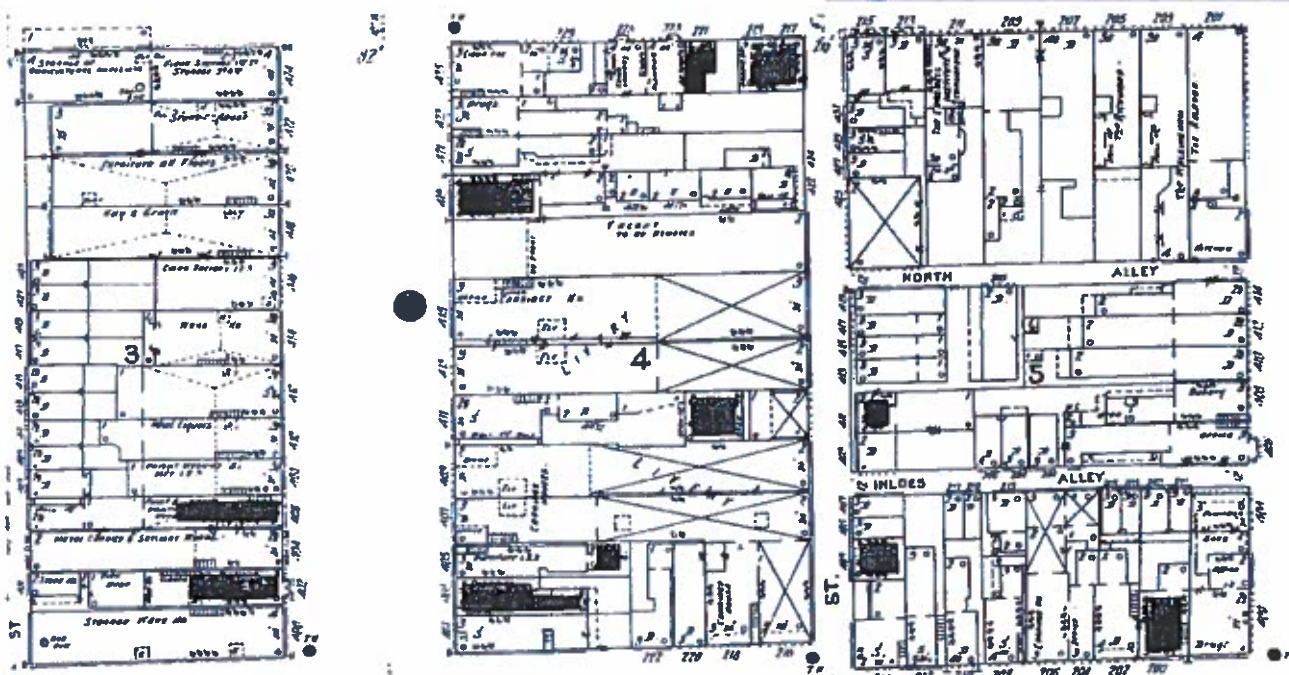
1792 Plan of the town of Baltimore and it's [sic] environs. (No Development in the District)



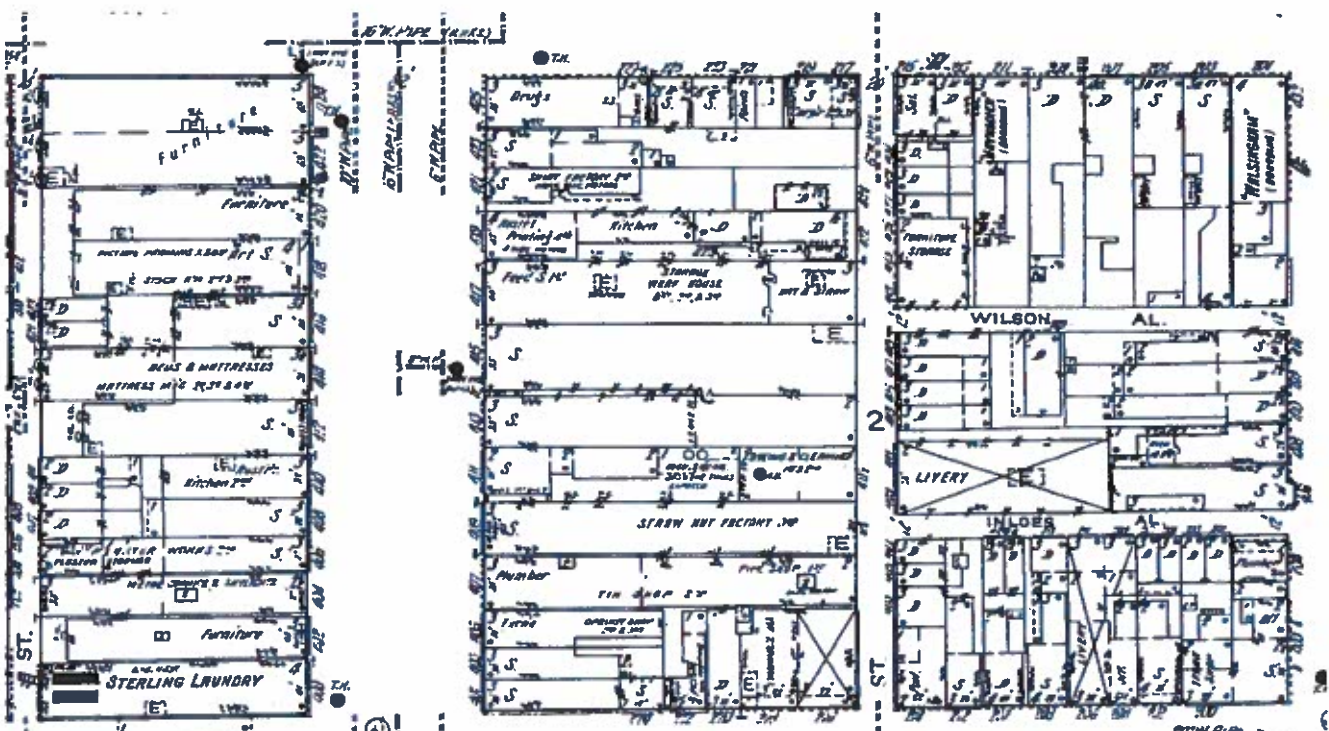
1822 Plan of the city of Baltimore (Lucas Fielding)



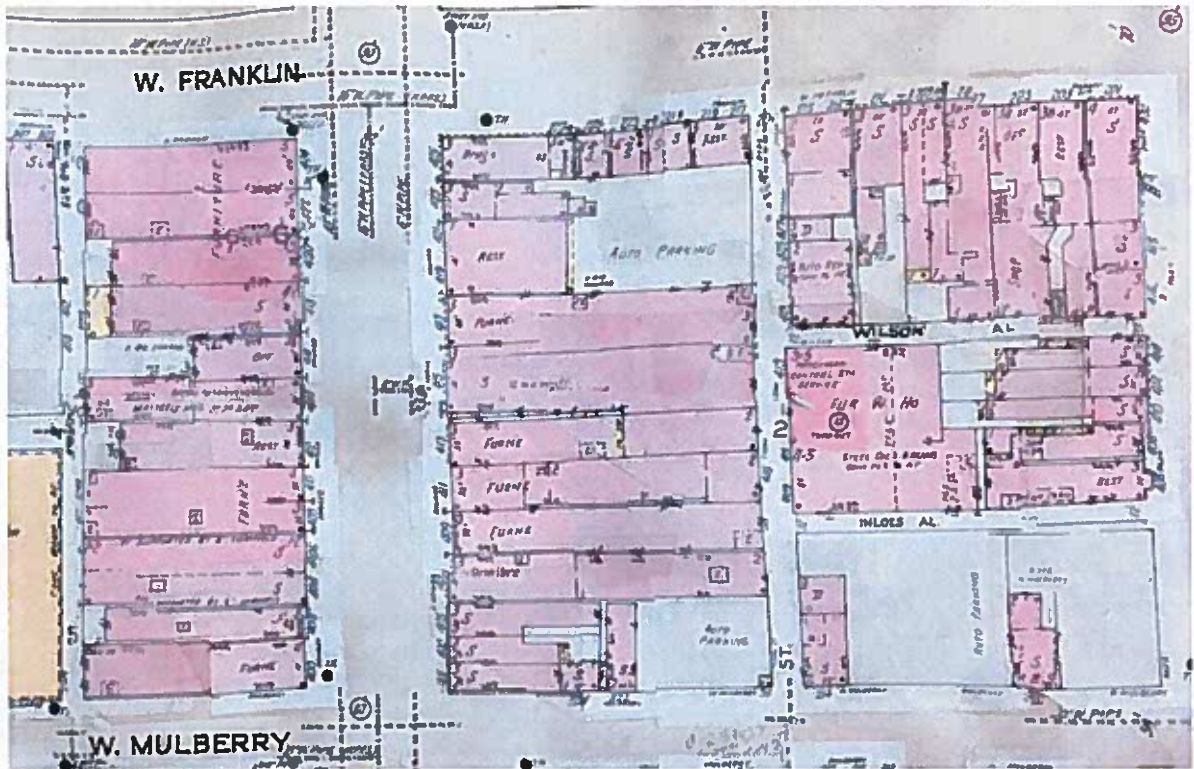
1890 Sanborn Map of Howard Street and Park Avenue



1901-1902 Sanborn Map of Howard Street and Park Avenue



1914-1915 Sanborn Map of Howard Street and Park Avenue



1914-1951 Sanborn Map of Howard Street and Park Avenue



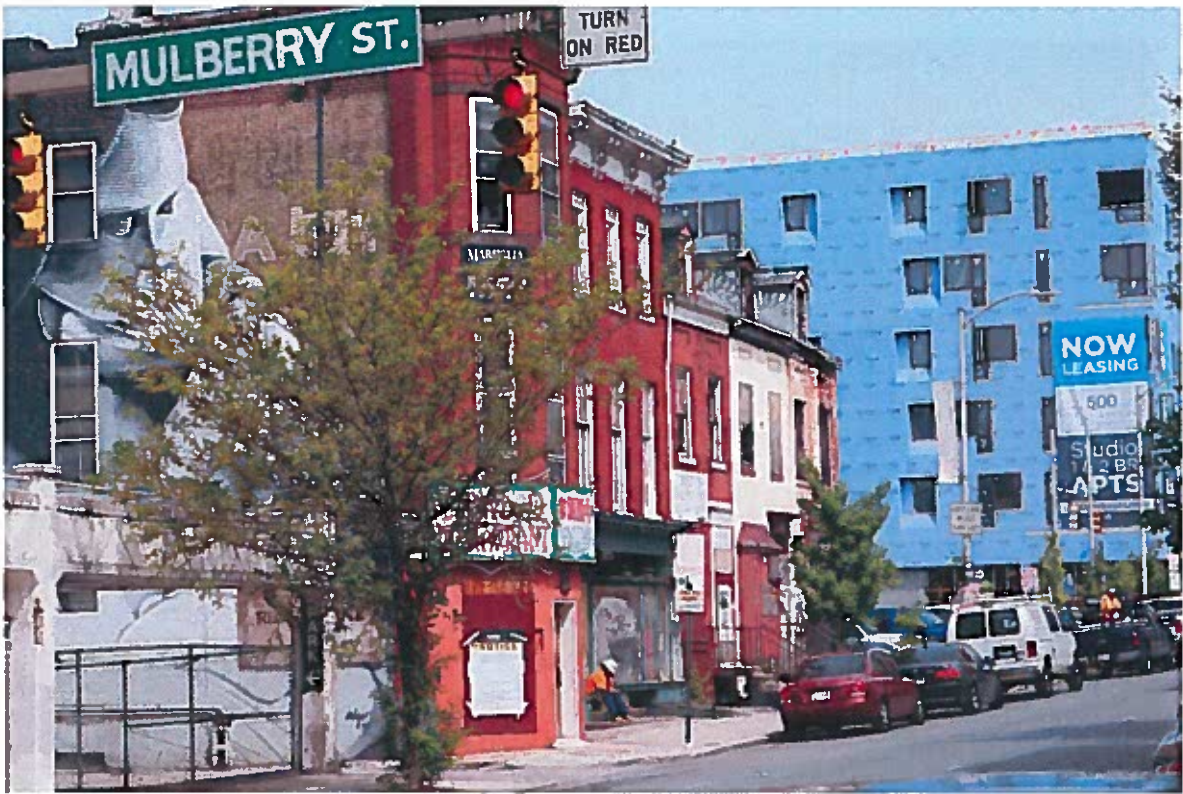
Aerial View of the Historic District



West Side of the 400 Block of North Howard Street



East side of the 400 block of North Howard Street



West side of 400 Block of Park Avenue



West Franklin Street facing southeast



West Mulberry Street facing north into the district

REFERENCES

- Beime, Francis F.. Baltimore. A Picture History, 1858-1968. New York: Hastings House, 1957.
- Commercial Survey: 3 thru 728-730 North Howard Street.* CHAP Library, 1991.
- Commission for Historical and Architectural Preservation. *The CBD West: An Historical and Architectural Perspective.* Baltimore, 1976.
- Dilts, James D. *Baltimore Commercial Architecture Project.* 1992.
- Larson, Christina.. "The Invention of Shopping." *The Washington Monthly*; November 2006.
- Longstreth, Richard. The Buildings of Main Street: A Guide to American Commercial Architecture. Washington, D.C.: The Preservation Press, 1987.
- Lisicky, Michael J.. Baltimore's Bygone Department Stores: Many Happy Returns. Charleston, SC: History Press, 2012. (pp. 67-68)
- Market Center Survey (Maryland Inventory of Historic Places forms).* CHAP Library, 1985-1986.
- McAlester, Virginia & Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 2005.
- National Park Service. *National Register Bulletin 24 - Guidelines for Local Surveys: A Basis for Preservation Planning.* <https://www.nps.gov/nr/publications/bulletins/nrb24/intro.htm> <accessed on June 20, 2017>.
- Shoken, Fred, et. al.. *Retail District National Register Nomination Form.* Baltimore, 1999.
- Wright, Russell. *Baltimore Retail District: An Architectural Inventory.* Warren, RI, 1980.

**APPENDIX A—LIST OF NON-CONTRIBUTING PROPERTIES IN PROPOSED
HOWARD STREET (WESTSIDE) LOCAL HISTORIC DISTRICT**

Vacant Lots:

201 West Franklin Street
211 West Franklin Street
414 North Howard Street
418 North Howard Street

APPENDIX B

SECRETARY OF THE INTERIOR'S STANDARDS FOR PRESERVATION PLANNING, IDENTIFICATION, EVALUATION, AND REGISTRATION

From National Park Service, *National Register Bulletin 24 - Guidelines for Local Surveys: A Basis for Preservation Planning*.

<https://www.nps.gov/nr/publications/bulletins/nrb24/intro.htm>

Standards for Preservation Planning:

Standard I. Preservation planning establishes historic contexts.

Standard II. Preservation planning uses historic contexts to develop goals and priorities for the identification, evaluation, registration, and treatment of historic properties.

Standard III. The results of preservation planning are made available for integration into broader planning processes.

Standards for Identification:

Standard I. Identification of historic properties is undertaken to the degree required to make decisions.

Standard II. Results of identification activities are integrated into the preservation planning process.

Standard III. Identification activities include explicit procedures for record-keeping and information distribution.

Standards for Evaluation:

Standard I. Evaluation of the significance of historic properties uses established criteria.

Standard II. Evaluation of significance applies the criteria within historic contexts.

Standard III. Evaluation results in a list or inventory of significant properties that is consulted in assigning registration and treatment priorities.

Standard IV. Evaluation results are made available to the public.

Standards for Registration:

Standard I. Registration is conducted according to stated procedures.

Standard II. Registration information locates, describes, and justifies the significance and physical integrity of a historic property.

Standard III. Registration information is accessible to the public.

ⁱ Shoken, Fred, et. al.. *Retail District National Register Nomination Form*. Baltimore, 1999.

ⁱⁱ Shoken, Fred, et. al.. *Retail District National Register Nomination Form*. Baltimore, 1999.

ⁱⁱⁱ Sanborn Fire Insurance Maps of Baltimore City, 1890, 1901-1902.

^{iv} Larson, Christina.. "The Invention of Shopping." *The Washington Monthly*; November 2006. (pp. 45-48)

^v Skene-Catling, Patrick. 'Salon Des Refuses' to Open With Baltimore Paintings. *The Sun* (1837-1991); Apr 23, 1955; ProQuest Historical Newspapers: The Baltimore Sun (pp. 15)

^{vi} Dilts, James D. *Baltimore Commercial Architecture Project*. 1992.

City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland
21202

Meeting Minutes - Final

Housing and Urban Affairs Committee

Tuesday, February 13, 2018

3:45 PM

Du Burns Council Chamber, 4th floor, City Hall

17-0172

Rescheduled from 3:50 p.m

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

Present 7 - Member John T. Bullock, Member Isaac "Yitzy" Schleifer, Member Kristerfer Burnett, Member Bill Henry, Member Shannon Sneed, Member Zeke Cohen, and Member Ryan Dorsey

ITEMS SCHEDULED FOR PUBLIC HEARING

17-0172

Howard Street Commercial Historic District

For the purpose of designating the area located within certain boundaries as the Howard Street Commercial Historic District.

Sponsors: City Council President (Administration)

A motion was made by Member Henry, seconded by Member Dorsey, that this Ordinance be Recommended Favorably. The motion carried by the following vote:

Yes: 7 - Member Bullock, Member "Yitzy" Schleifer, Member Burnett, Member Henry, Member Sneed, Member Cohen, and Member Dorsey

ADJOURNMENT

THIS HEARING IS OPEN TO THE PUBLIC



HEARING NOTES

Bill: CC 17-0172

Ordinance – Howard Street Commercial Historic District

Committee: Housing and Urban Affairs
Chaired By: Councilmember John Bullock

Hearing Date: February 13, 2018
Time (Beginning): 3:50 PM
Time (Ending): 4:20 PM
Location: Clarence "Du" Burns Chamber
Total Attendance: 20
Committee Members in Attendance:
John Bullock Zeke Cohen
Isaac "Yitzy" Schleifer Ryan Dorsey
Kristerfer Burnett
Bill Henry
Sharon Sneed

Bill Synopsis in the file?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Attendance sheet in the file?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Agency reports read?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Hearing televised or audio-digitally recorded?	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input checked="" type="checkbox"/> n/a
Certification of advertising/posting notices in the file?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Evidence of notification to property owners?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Final vote taken at this hearing?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Motioned by:	Councilmember Henry		
Seconded by:	Councilmember Dorsey		
Final Vote:	Favorable		

Major Speakers
(This is not an attendance record.)

- Eric Holcomb
-
-

Major Issues Discussed

1. This Bill was heard concurrently with CC 17 – 0171 the Ordinance for the Five and Dime Historic District.
2. This Bill establishes a small Historic District in Downtown Baltimore in order to spur development while preserving significant buildings.
3. The Bill was approved on a 7-0 Vote.
4. The Chair adjourned the Hearing.

Further Study

Was further study requested?

Yes No

If yes, describe.

Committee Vote:

J. Bullock:..... Yea
 I. Schleifer: Yea
 K. Burnett: Yea
 B. Henry: Yea
 S. Sneed: Yea
 Z. Cohen: Yea
 R. Dorsey: Yea
 :
 :
 :
 :
 :
 :
 :
 :
 :
 :

Richard G. Krummerich, Committee Staff

Date: 2-14-18

cc: Bill File
OCS Chrono File

City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland
21202

Meeting Agenda - Final

Housing and Urban Affairs Committee

Tuesday, February 13, 2018

3:45 PM

Du Burns Council Chamber, 4th floor, City Hall

17-0172

Rescheduled from 3:50 p.m

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

ITEMS SCHEDULED FOR PUBLIC HEARING

17-0172

Howard Street Commercial Historic District

For the purpose of designating the area located within certain boundaries as the Howard Street Commercial Historic District.

ADJOURNMENT

THIS HEARING IS OPEN TO THE PUBLIC

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

BILL SYNOPSIS

Committee: Housing and Urban Affairs

Bill CC 17-0172

Ordinance – Howard Street Commercial Historic District

Sponsor: President Young (CHAP)

Introduced: December 7, 2017

Purpose:

For the purpose of designating the area located within certain boundaries as the Howard Street Commercial Historic District.

Effective: 30 days after enactment

Hearing Date/Time/Location: February 13, 2018 at 3:45 PM in the Council Chambers

Agency Reports

Baltimore Development Corporation	Favorable
Planning Commission	Favorable
Department of Law	
Department of Housing and Community Development	Favorable
CHAP	Favorable

Analysis

Current Law

Article 6 Sections 7-37 of the Baltimore City Code establishes a process for designating Commercial Historic Districts. Such designation can help protect significant structures from demolition. The final step in the process is enactment of an Ordinance of the Mayor and City Council.

Background

The purpose of this Legislation is to establish a Commercial Historic District on the West Side of Downtown Baltimore. The Boundaries are generally: Franklin Street on the North, Mulberry Street on the South, Park Avenue on the East, and Howard Street on the West.

The Area was once part of the center of retail shopping in Downtown Baltimore. The District has seen decline in recent years. There is development ongoing with State and Federal Funding. Historic District Status can help to preserve some of the classic structures of Downtown Baltimore.

CC 17-0172 establishes the Howard Street Commercial Historic District.

Additional Information

Fiscal Note: Not Available

Information Source(s): Bill File

Analysis by: Richard G. Krummerich *RKC* Direct Inquiries to: 410-396-126
Analysis Date: 2-9-18

**CITY OF BALTIMORE
COUNCIL BILL 17-0172
(First Reader)**

Introduced by: The Council President

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

Introduced and read first time: December 7, 2017

Assigned to: Housing and Urban Affairs Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Planning Commission, Baltimore Development Corporation, Commission for Historical and Architectural Preservation, Department of Housing and Community Development

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Howard Street Commercial Historic District**

3 FOR the purpose of designating the area located within certain boundaries as the Howard Street
4 Commercial Historic District.

5 BY adding

6 Article 6 - Historical and Architectural Preservation
7 Section(s) 7-37
8 Baltimore City Code
9 (Edition 2000)

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

12 **Baltimore City Code**

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

14 **Subtitle 7. Preservation Districts**

15 **§ 7-37. HOWARD STREET COMMERCIAL HISTORIC DISTRICT.**

16 **THE AREA LOCATED WITHIN THE FOLLOWING BOUNDARIES IS DECLARED TO BE THE**
17 **HOWARD STREET COMMERCIAL HISTORIC DISTRICT.**

18 **BEGINNING AT THE INTERSECTION OF WEST FRANKLIN STREET AND STATE**
19 **STREET; THEN FROM THE POINT OF BEGINNING BINDING ON THE**
20 **CENTERLINE OF WEST FRANKLIN STREET EASTERLY FOR APPROXIMATELY**
21 **607 FEET TO INTERSECT THE CENTERLINE OF PARK AVENUE; THEN BINDING**
22 **ON THE CENTERLINE OF PARK AVENUE SOUTHERLY APPROXIMATELY 360**
23 **FEET TO INTERSECT THE CENTERLINE OF WEST MULBERRY STREET; THEN**

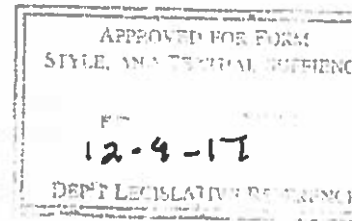
EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

Council Bill 17-0172

1 BINDING TO THE CENTERLINE OF WEST MULBERRY STREET WESTERLY FOR
2 APPROXIMATELY 605 FEET TO THE CENTERLINE OF STATE STREET; THEN
3 BINDING ON THE CENTERLINE OF STATE STREET NORTHERLY FOR
4 APPROXIMATELY 360 FEET TO THE POINT OF BEGINNING.

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

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



INTRODUCTORY*
CITY OF BALTIMORE
COUNCIL BILL _____

Introduced by: The Council President
At the request of: The Administration (Commission for Historical and Architectural Preservation)

A BILL ENTITLED

AN ORDINANCE concerning

Howard Street Commercial Historic District

FOR the purpose of designating the area located within certain boundaries as the Howard Street Commercial Historic District.

BY adding

Article 6 - Historical and Architectural Preservation
Section(s) 7-37
Baltimore City Code
(Edition 2000)

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

Baltimore City Code

Article 6. Historical and Architectural Preservation

Subtitle 7. Preservation Districts

§ 7-37. HOWARD STREET COMMERCIAL HISTORIC DISTRICT.

THE AREA LOCATED WITHIN THE FOLLOWING BOUNDARIES IS DECLARED TO BE THE HOWARD STREET COMMERCIAL HISTORIC DISTRICT.

BEGINNING AT THE INTERSECTION OF WEST FRANKLIN STREET AND STATE STREET; THEN FROM THE POINT OF BEGINNING BINDING ON THE CENTERLINE OF WEST FRANKLIN STREET EASTERLY FOR APPROXIMATELY 607 FEET TO INTERSECT THE CENTERLINE OF PARK AVENUE; THEN BINDING ON THE CENTERLINE OF PARK AVENUE SOUTHERLY APPROXIMATELY 360 FEET TO INTERSECT THE CENTERLINE OF WEST MULBERRY STREET; THEN BINDING TO THE CENTERLINE OF WEST MULBERRY STREET WESTERLY FOR APPROXIMATELY 605 FEET TO THE CENTERLINE OF STATE STREET; THEN

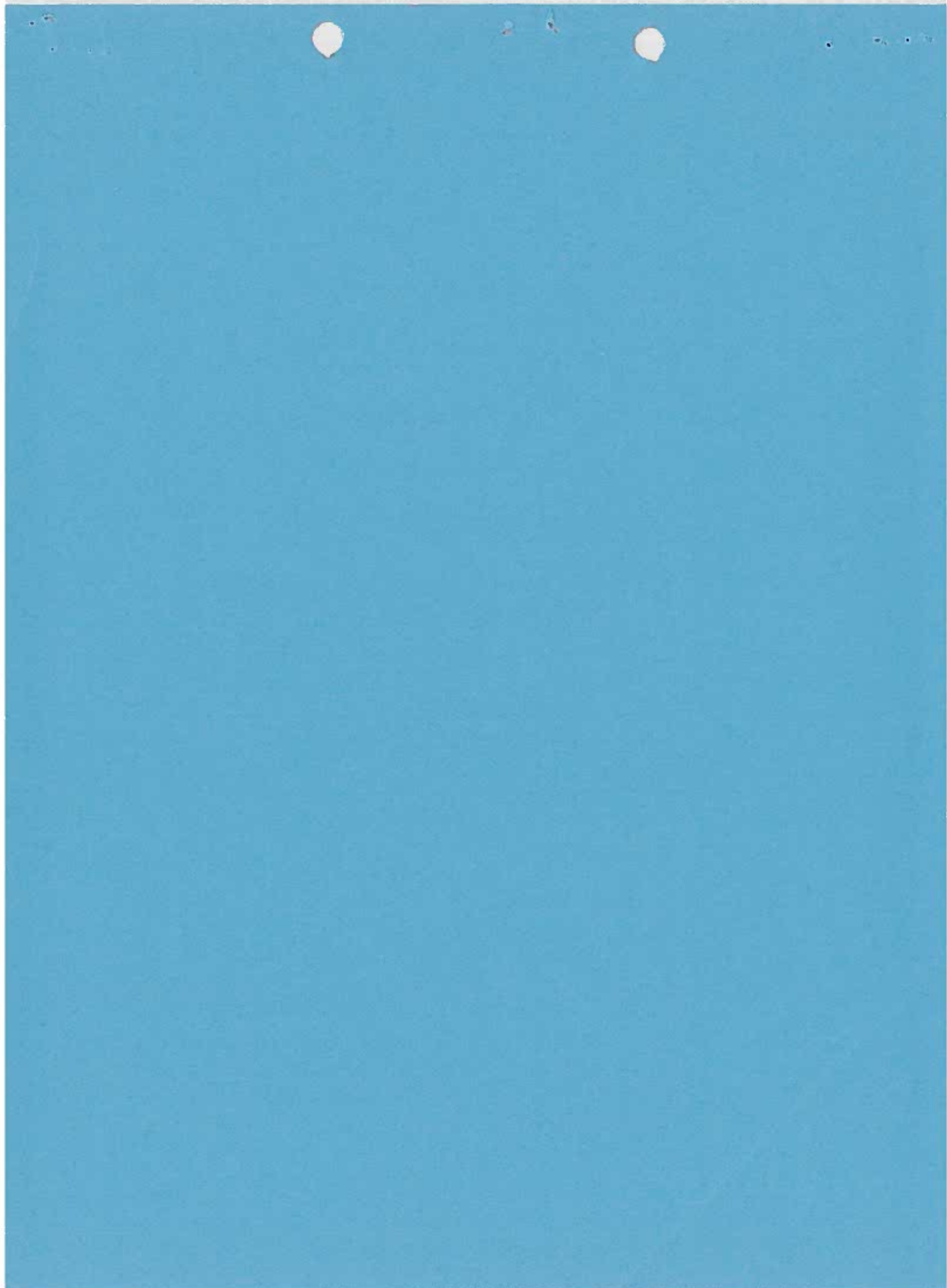
EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

* WARNING: THIS IS AN UNOFFICIAL, INTRODUCTORY COPY OF THE BILL.
THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.

BINDING ON THE CENTERLINE OF STATE STREET NORTHERLY FOR
APPROXIMATELY 360 FEET TO THE POINT OF BEGINNING.

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

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



ACTION BY THE CITY COUNCIL

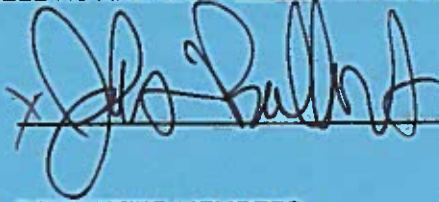
DEC 07 2017
20

FIRST READING (INTRODUCTION) _____

PUBLIC HEARING HELD ON 2-13 _____ 20 18

COMMITTEE REPORT AS OF 2-26 _____ 20 18

FAVORABLE _____ UNFAVORABLE _____ FAVORABLE AS AMENDED _____ WITHOUT RECOMMENDATION



Chair

COMMITTEE MEMBERS:

COMMITTEE MEMBERS:

SECOND READING: The Council's action being favorable (unfavorable), this City Council bill was (was not) ordered printed for Third Reading on:

FEB 26 2018
20

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING _____ MAR 12 2018
20

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

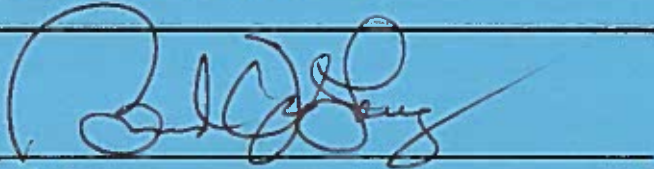
THIRD READING (ENROLLED) _____ 20 _____

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (RE-ENROLLED) _____ 20 _____

WITHDRAWAL _____ 20 _____

There being no objections to the request for withdrawal, it was so ordered that this City Council Ordinance be withdrawn from the files of the City Council.



President



Chief Clerk