

Image 20: Proposed Federal Hill Local Historic District

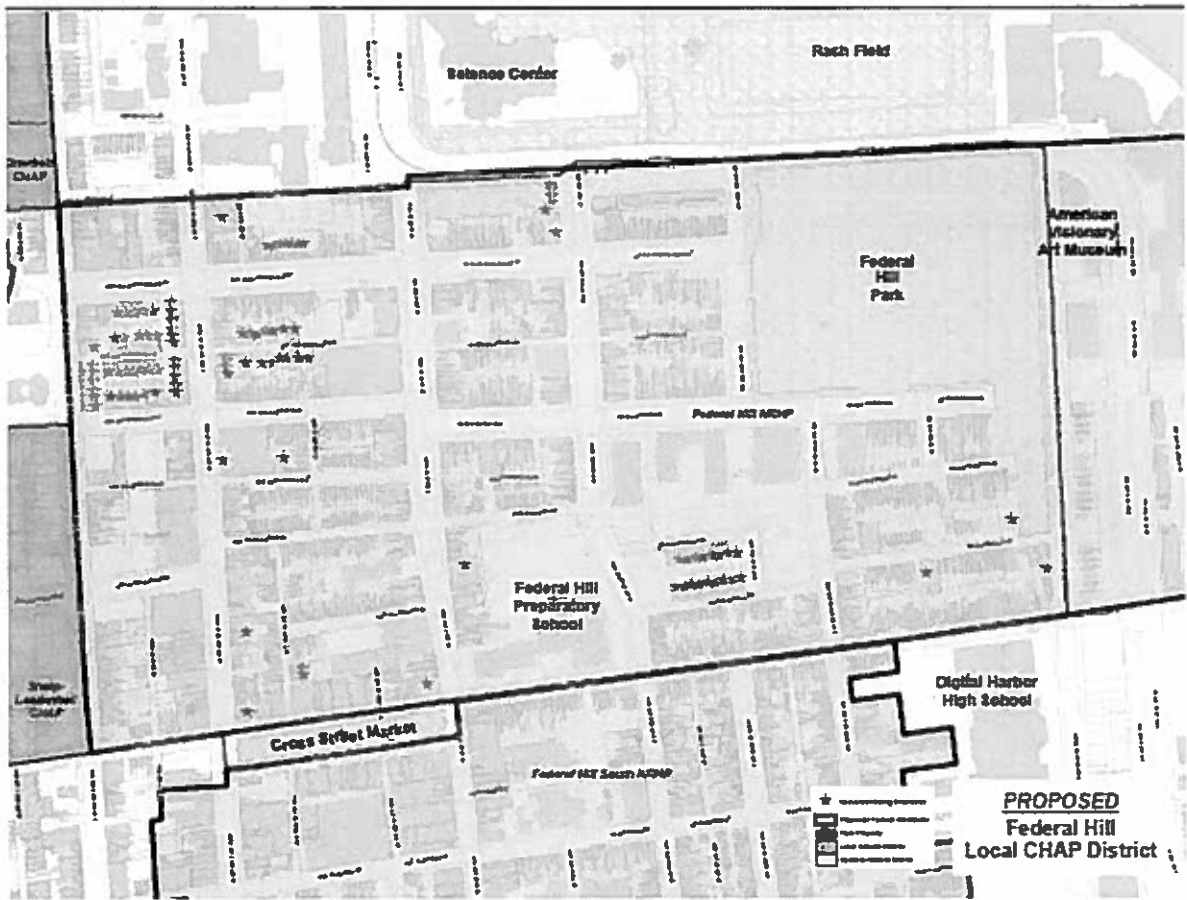


Image 21: Non-Contributing Buildings within Proposed Federal Hill Local Historic District Indicated with Stars

REFERENCES

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**APPENDIX A—LIST OF NON-CONTRIBUTING PROPERTIES IN PROPOSED
FEDERAL HILL LOCAL HISTORIC DISTRICT**

22 E. Montgomery Street
24 E. Montgomery Street
26 E. Montgomery Street
28 E. Montgomery Street
30 E. Montgomery Street
32 E. Montgomery Street
34 E. Montgomery Street
132 E. Montgomery Street
5 W. Montgomery Street
7 W. Montgomery Street
9 W. Montgomery Street
11 W. Montgomery Street
13 W. Montgomery Street
4 W. Churchill Street
6 W. Churchill Street
8 W. Churchill Street
10 W. Churchill Street
12 W. Churchill Street
14 W. Churchill Street
5 W. Churchill Street
7 W. Churchill Street
9 W. Churchill Street
11 W. Churchill Street
13 W. Churchill Street
15 W. Churchill Street
17 W. Churchill Street
4 W. Henrietta Street
6 W. Henrietta Street
8 W. Henrietta Street
10 W. Henrietta Street
12 W. Henrietta Street
14 W. Henrietta Street
815 S. Hanover Street
817 S. Hanover Street
819 S. Hanover Street
821 S. Hanover Street
823 S. Hanover Street
825 S. Hanover Street
827 S. Hanover Street
800 S. Charles Street
802 S. Charles Street
804 S. Charles Street
806 S. Charles Street

808 S. Charles Street
810 S. Charles Street
812 S. Charles Street
814 S. Charles Street
816 S. Charles Street
818 S. Charles Street
820 S. Charles Street
2 E. Wheeling Street
20 E. Wheeling Street
4 E. Churchill Street
8 E. Churchill Street
10 E. Churchill Street
12 E. Churchill Street
14 E. Churchill Street
18 E. Churchill Street
22 E. Churchill Street
3 E. Churchill Street
7 E. Churchill Street
13 E. Churchill Street
15 E. Churchill Street
17 E. Churchill Street
21 E. Churchill Street
23 E. Churchill Street
1021 Patapsco Street
1019 Patapsco Street
213 Lanasa Lane
215 Lanasa Lane
217 Lanasa Lane
219 Lanasa Lane
221 Lanasa Lane
223 Lanasa Lane
225 Lanasa Lane
227 Lanasa Lane
210 Grindall Street
212 Grindall Street
214 Grindall Street
216 Grindall Street
218 Grindall Street
220 Grindall Street
222 Grindall Street
224 Grindall Street
226 Grindall Street
460 Grindall Street
421 Grindall Street
470 E. Cross Street
1030 William Street

1042 Light Street
813 S. Charles Street
815 S. Charles Street
817 S. Charles Street
819 S. Charles Street
1065 S. Charles Street (Cross Street Market)
1031 S. Charles Street
1059 S. Charles Street
723 S. Charles Street
1011 Light Street
700 William Street
702 William Street
704 William Street
706 William Street
708 William 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.

CATHERINE E. PUGH
Mayor



THOMAS J STOSUR
Director

January 12, 2017

Ms. Beth Whitmer
President, Federal Hill Neighborhood Association
P.O. Box 27112
Baltimore, MD 21230
Subject: Federal Hill Local Historic District Designation

Dear Ms. Whitmer:

At its regular meeting of January 10, 2017, the Commission for Historical and Architectural Preservation held its second public hearing regarding the designation of Federal Hill Neighborhood as a local historic district.

In its consideration of the designation, the Commission for Historical and Architectural Preservation reviewed the attached staff report and made a motion to approve the following staff recommendation (10 members being present, 8 in favor):

Staff recommends approval of the determination that the proposed designation of Federal Hill 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.

The next step in the process will be for CHAP staff to assist in preparing a City Council bill for introduction. Once the bill is introduced, a hearing at the Planning Commission will be scheduled prior to a City Council Housing and Urban Affairs Committee Hearing. CHAP staff will update you during each step of the process.

If you have any questions, please contact Mr. Eric Holcomb, Executive Director, at 410-396-4866.

Attachments

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

CATHERINE E. PUGH
Mayor



THOMAS J STOSUR
Director

cc: The Honorable Councilman Eric T. Costello
The Honorable Councilman John T. Bullock
Mr. Colin Tarbert, Mayor's Office
Mr. Thomas J. Stosur, Director Baltimore City Department of Planning
COMMISSION FOR HISTORICAL & ARCHITECTURAL PRESERVATION

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

Plan Preserve Prosper

CITY OF BALTIMORE

CATHERINE E. PUGH,
Mayor



DEPARTMENT OF LAW
ANDRE M. DAVIS, CITY SOLICITOR
100 N. HOLLIDAY STREET
SUITE 101, CITY HALL
BALTIMORE, MD 21202

October 20, 2017

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

Re: City Council Bill 17-0073 – Federal Hill Historic District

Dear President and City Council Members:

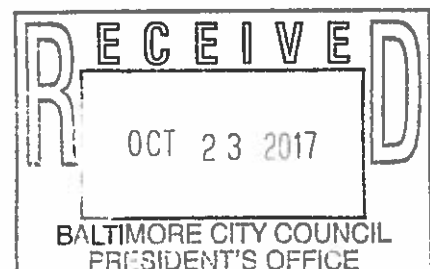
The Law Department has reviewed City Council Bill 17-0073 for form and legal sufficiency. The bill designates the area located within certain boundaries as the Federal Hill Local Historic District. It provides for an immediate effective date.

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 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.

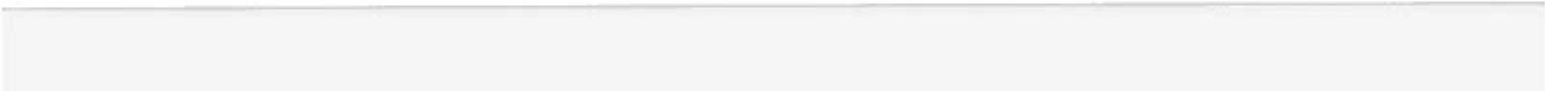
Assuming the above procedural requirements are met, the Law Department is prepared to approve the bill for form and legal sufficiency.

Sincerely,

Victor K. Terval
Chief Solicitor



cc: Andre M. Davis, City Solicitor
Karen Stokes, Director, Mayor's Office of Government Relations
Kyron Banks, Mayor's Legislative Liaison
Elena DiPietro, Chief Solicitor, General Counsel Division
Hilary Ruley, Chief Solicitor
Jennifer Landis, Assistant Solicitor



FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET
	SUBJECT	CITY COUNCIL BILL #17-0073 / FEDERAL HILL LOCAL HISTORIC DISTRICT

CITY of
BALTIMORE

MEMO

DATE:



TO

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

July 28, 2017

At its regular meeting of July 27, 2017, the Planning Commission considered City Council Bill #17-0073, for the purpose of designating the area located within certain boundaries as the Federal Hill Local 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 the designation as a local historic district. Thus, the Planning Commission recommended approval of City Council Bill #17-0073 and adopted the following resolution; eight members being present (eight in favor).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #17-0073 be passed by the City Council.

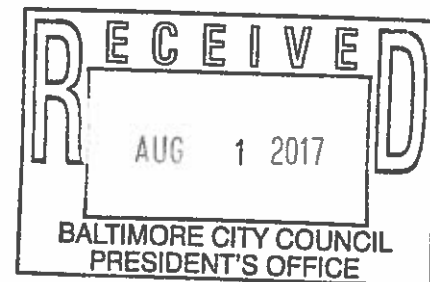
If you have any questions, please contact Mr. Wolde Ararsa, Division Chief, Land Use and Urban Design Division at 410-396-4488.

TJS/WA

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. Kyron Banks, Mayor's Office
- The Honorable Edward Reisinger, Council Rep. to Planning Commission
- Mr. David Tanner, BMZA
- Mr. Geoffrey Veale, Zoning Administration
- Ms. Sharon Daboin, DHCD
- Mr. Patrick Fleming, DOT
- Ms. Elena DiPietro, Law Dept.
- Ms. Natawna Austin, Council Services
- Mr. Francis Burnszynski, PABC

F





Catherine E. Pugh
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

July 27, 2017

REQUEST: City Council Bill #17-0073/ Federal Hill Local Historic District:
For the purpose of designating the area located within certain boundaries as the Federal Hill Local Historic District, and providing for a special effective date.

RECOMMENDATION: Approval

STAFF: Walter W. Gallas, AICP

INTRODUCED BY: Councilman Eric Costello

SITE/GENERAL AREA

Site Conditions: Situated on a street grid with street names retained from its original development, Federal Hill demonstrates distinctive characteristics of a significant place combining various architectural styles and workmanship well-preserved over the course of its long history. Federal Hill comprises about 24 city blocks just south of the Inner Harbor. At its northeast corner, Federal Hill Park rises steeply from Key Highway overlooking the downtown skyline and providing open recreational space for the community.

The neighborhood retains remarkably intact streets of largely residential properties reflecting the building eras from 1788 to 1945 and the economic status of their early residents. Early houses were built of wood with side gables, and the form continued in Flemish bond brick with gabled roofs and dormers. Simple Greek Revival rowhouses are found throughout the district, along with many Italianate rowhouses, and a few detached houses.

Commercial structures, some with ornate storefronts, along the two primary thoroughfares, Light Street and Charles Street, reflect a range of 19th and early 20th century styles. A number of churches, a fire station, and an adaptively re-used high school and junior high school are examples of institutional buildings in the district.

The district is also significant for its social and cultural history, because it represents the housing and neighborhoods of various working class groups from the 1790s to 1945. Federal Hill was home to many groups of immigrants and migrants, including French Acadians, Germans, African Americans, Irish and workers from the rural South, all of whom contributed to the economic development—especially the maritime trade—of the city from the late 18th century to World War II.

General Area: The proposed boundaries of the Federal Hill local historic district are generally the centerlines of Hughes Street/Key Highway to the north; the centerline of Covington Street to the east; the centerline of Cross Street to the south; and the centerline of Hanover Street to the west (See map below).

HISTORY

There are no previous legislative or Planning Commission actions regarding this site. However, the Commission for Historical and Architectural Preservation supported Council Bill #17-0073 in a unanimous vote on July 11, 2017.

ANALYSIS

The July 11, 2017, vote of the Commission for Historical and Architectural Preservation giving final approval for the designation of the Federal Hill local historic district was the culmination of CHAP and community efforts reaching back to 2008. CHAP met with the Federal Hill Neighborhood Association on numerous occasions over the years, contacted property owners, made information available for newsletters and Facebook pages, created an FAQ brochure, and set up a GovDelivery email list to communicate to interested parties. The Federal Hill Neighborhood Association made the formal request for local district designation to Mayor Stephanie Rawlings-Blake on February 22, 2014. On November 9, 2016, in accordance with CHAP *Rules and Regulations*, Federal Hill Local 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 (See CHAP Staff Report, November 9, 2016). On January 10, 2017, CHAP held Federal Hill Local Historic District Designation Hearing Two and approved the study and designation (See CHAP Staff Report, January 10, 2017). The district designation returned to CHAP one more time when the district boundary was amended to remove the Cross Street Market (See CHAP Staff Report, July 11, 2017). The district boundaries, with that amendment, are the ones before the City Planning Commission today.

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 Federal Hill, staff applied the Comprehensive Master Plan, and also reviewed the Montgomery Urban Renewal Plan which affects a large portion of the proposed district.

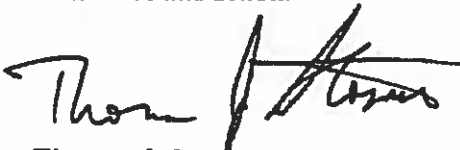
The Federal Hill local district designation is consistent with the Comprehensive Master Plan. The LIVE element of the plan includes Goal 2: Elevate the Design and Quality of the City's Built Environment with Objective 4: Protect and Enhance the Preservation of Baltimore's Historic Buildings and Neighborhoods which encourages actively pursuing local historic district designation. The Commission determined that Criteria for Evaluation 1 and 3, and that based on Step 1: Historical Assessment and Property Owner Survey, and Step 2: Analysis, the Federal Hill

District designation should proceed to Step 3: Designation. At the November 9, 2016 hearing, the Commission concurred with this finding, directing the staff to produce this full and proper study and findings of fact.

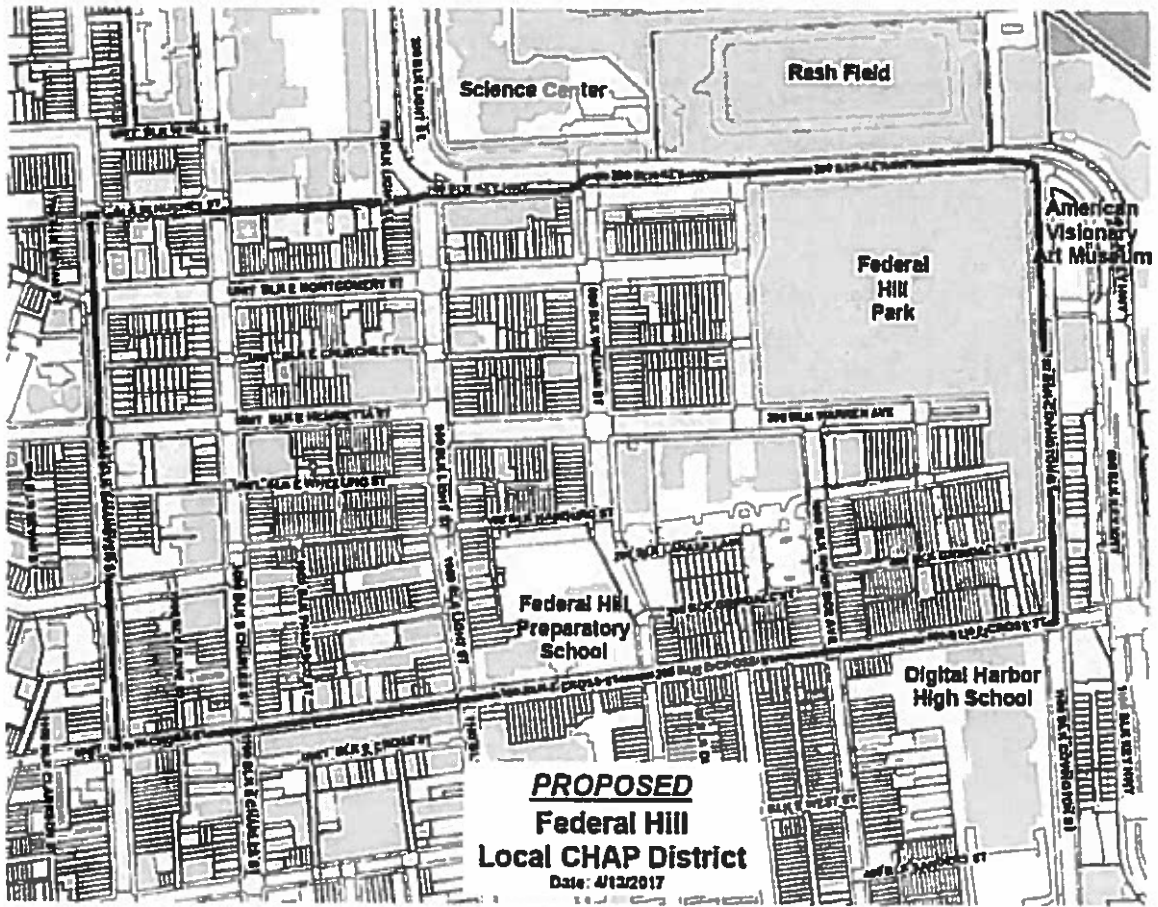
The Montgomery Urban Renewal Plan has been a preservation-based neighborhood revitalization tool affecting nearly half of the physical area of the proposed Federal Hill local historic district for decades. It was originally adopted in 1979 and amended in 1981, 1982, and 1986. Local designation is consistent with the goals of the plan, among them: to achieve a good residential neighborhood with compatible land uses appropriate to an urban environment; to preserve and enhance the historic and architectural character of the neighborhood and the structures; to eliminate deterioration through rehabilitation of buildings consistent with the historical and architectural character of the neighborhood where possible; to eliminate blighting influences and to protect the area from future blighting influences; and to develop a more detailed plan in conjunction with residents and other interested citizens for a general physical improvement of the area through coordinated public and private improvements. The Montgomery Urban Renewal Plan includes an appendix with nine detailed rehabilitation standards to guide the modifications to properties within the project area. They address treatment of windows and doors, exterior structural elements, exterior building surfaces, addition of contemporary equipment, signage, new additions and rooftop decks. These are consistent with CHAP's *Historic Preservation Design Guidelines*. When the Urban Renewal Plan sunsets, the application of CHAP guidelines is expected to be a smooth transition for the area. The URP will expire on May 14, 2019.

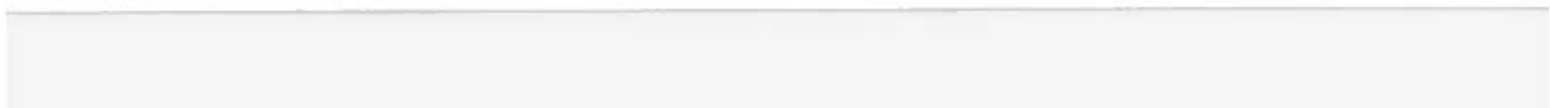
Federal Hill was listed in the National Register of Historic Places in 1970. This was part of a strategy of the Society for the Preservation of Federal Hill and Fells Point in light of the threats to both neighborhoods from the highway and bridge construction plans along the Baltimore waterfront during this time. Fells Point was named to the National Register in 1969 and became a local historic district in 2007. Given the similar histories of these two important waterfront neighborhoods, and the conformity of the proposed designation with the Comprehensive Master Plan and the Montgomery Urban Renewal Plan, staff recommends the designation of Federal Hill as a local historic district.

Notification: The Federal Hill Neighborhood Association, the Federal Hill South Neighborhood Association, Federal Hill Main Street and the Baltimore National Heritage Area have been notified of this action.



Thomas J. Stosur
Director







HEARING NOTES

Bill: CC 17-0073

Ordinance –Federal Hill Local Historic District

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

Hearing Date: October 26, 2017
Time (Beginning): 2:10 PM
Time (Ending): 2:22 PM
Location: Clarence "Du" Burns Chamber
Total Attendance: 22
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 type="checkbox"/> yes	<input type="checkbox"/> no	<input checked="" type="checkbox"/> n/a
Evidence of notification to property owners?	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input checked="" 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 Burnett		
Final Vote:	Fav. with Amendments		

Major Speakers

(This is not an attendance record.)

- Councilman Eric Costello (D11th)
-
-
-

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 17-0073

Ordinance – Federal Hill Local Historic District

Sponsor: Councilmember Costello *

Introduced: May 15, 2017

Purpose:

For the purpose of designating the area located within certain boundaries as the Federal Hill Local Historic District; and providing for a special effective date.

Effective: Upon enactment

Hearing Date/Time/Location: October 26, 2017 at 2:10 PM in the Council Chambers

Agency Reports

Planning Commission
Department of Law
CHAP

Favorable
Favorable
Favorable

Analysis



Current Law

Article 6 Sections 11-36 of the Baltimore City Code establishes a process for the creation of Historic Preservation Districts. One of the steps in the process is enactment of an Ordinance of the Mayor and City Council.

Background

The Federal Hill Community is located immediately to the south of the Inner Harbor. The Boundaries are generally: Hughes Street on the North, Cross Street on the South, Hanover Street on the West and Covington Street on East. The neighborhood is generally residential with some retail and contains many old homes.

Recent development in the neighborhood has raised concerns about impact on infrastructure and services. Many residents believe that establishment of a historic district is the best way to protect the integrity of the neighborhood.

CC 17-0073 establishes the Federal Hill Local Historic District.

Additional Information

Fiscal Note: Not Available

Information Source(s): Bill File

Analysis by: Richard G. Krummerich *R/K* Direct Inquiries to: 410-396-1266
Analysis Date: 10-24-17



**CITY OF BALTIMORE
COUNCIL BILL 17-0073
(First Reader)**

Introduced by: Councilmember Costello

Introduced and read first time: May 15, 2017

Assigned to: Housing and Urban Affairs Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Planning Commission, Commission for Historical and Architectural Preservation

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Federal Hill Local Historic District**

3 FOR the purpose of designating the area located within certain boundaries as the Federal Hill
4 Local Historic District; and providing for a special effective date.

5 BY adding

6 Article 6 - Historical and Architectural Preservation

7 Section(s) 11-36

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 11. Preservation Districts**

15 **§ 11-36. FEDERAL HILL LOCAL HISTORIC DISTRICT.**

16 THE AREA LOCATED WITHIN THE FOLLOWING BOUNDARIES IS DECLARED TO BE THE
17 FEDERAL HILL LOCAL HISTORIC DISTRICT.

18 BEGINNING AT THE INTERSECTION OF WEST HUGHES STREET AND SOUTH
19 HANOVER STREET; THEN FROM THE POINT OF BEGINNING BINDING ON THE
20 CENTERLINE OF WEST HUGHES STREET EASTERLY FOR APPROXIMATELY
21 329 FEET, CROSSING SOUTH CHARLES STREET, AND CONTINUING ON THE
22 CENTERLINE OF EAST CROSS STREET EASTERLY FOR APPROXIMATELY 533
23 FEET TO INTERSECT LIGHT STREET; THEN BINDING ON THE CENTERLINE OF
24 LIGHT STREET NORTHERLY FOR APPROXIMATELY 27 FEET TO INTERSECT
25 THE CENTERLINE OF KEY HIGHWAY; THEN BINDING TO THE CENTERLINE OF

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

Council Bill 17-0073

1 KEY HIGHWAY EASTERLY FOR APPROXIMATELY 1,572 FEET TO INTERSECT THE
2 CENTERLINE OF COVINGTON STREET; THEN BINDING ON THE
3 CENTERLINE OF COVINGTON STREET SOUTHERLY FOR APPROXIMATELY
4 1,154 FEET TO INTERSECT EAST CROSS STREET; THEN BINDING WESTERLY
5 ON THE CENTERLINE OF EAST CROSS STREET FOR APPROXIMATELY 2,101
6 FEET TO THE INTERSECTION WITH SOUTH CHARLES STREET, THEN
7 CONTINUING ONTO WEST CROSS STREET FOR APPROXIMATELY 328 FEET TO
8 THE INTERSECTION WITH SOUTH HANOVER STREET; THEN BINDING ON THE
9 CENTERLINE OF SOUTH HANOVER STREET FOR APPROXIMATELY 1,350 FEET
10 TO THE POINT OF BEGINNING.

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

14 SECTION 3. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect when it is
15 enacted.

INTRODUCTORY*

**CITY OF BALTIMORE
COUNCIL BILL _____**

APPROVED FOR FORM STYLE, AND TENTATIVE SUFFICIENCY
5-11-17
DEPT LEGISLATIVE REFERENCE

Introduced by: Councilmember Costello

A BILL ENTITLED

AN ORDINANCE concerning

Federal Hill Local Historic District

FOR the purpose of designating the area located within certain boundaries as the Federal Hill Local Historic District; and providing for a special effective date.

BY adding

Article 6 - Historical and Architectural Preservation
Section(s) 11-36
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 11. Preservation Districts

§ 11-36. FEDERAL HILL LOCAL HISTORIC DISTRICT.

THE AREA LOCATED WITHIN THE FOLLOWING BOUNDARIES IS DECLARED TO BE THE FEDERAL HILL LOCAL HISTORIC DISTRICT.

BEGINNING AT THE INTERSECTION OF WEST HUGHES STREET AND SOUTH HANOVER STREET; THEN FROM THE POINT OF BEGINNING BINDING ON THE CENTERLINE OF WEST HUGHES STREET EASTERLY FOR APPROXIMATELY 329 FEET, CROSSING SOUTH CHARLES STREET, AND CONTINUING ON THE CENTERLINE OF EAST CROSS STREET EASTERLY FOR APPROXIMATELY 533 FEET TO INTERSECT LIGHT STREET; THEN BINDING ON THE CENTERLINE OF LIGHT STREET NORTHERLY FOR APPROXIMATELY 27 FEET TO INTERSECT THE CENTERLINE OF KEY HIGHWAY; THEN BINDING TO THE CENTERLINE OF KEY HIGHWAY EASTERLY FOR APPROXIMATELY 1,572 FEET TO INTERSECT THE CENTERLINE OF COVINGTON STREET; THEN BINDING ON THE

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.

CENTERLINE OF COVINGTON STREET SOUTHERLY FOR APPROXIMATELY 1,154 FEET TO INTERSECT EAST CROSS STREET; THEN BINDING WESTERLY ON THE CENTERLINE OF EAST CROSS STREET FOR APPROXIMATELY 2,101 FEET TO THE INTERSECTION WITH SOUTH CHARLES STREET, THEN CONTINUING ONTO WEST CROSS STREET FOR APPROXIMATELY 328 FEET TO THE INTERSECTION WITH SOUTH HANOVER STREET; THEN BINDING ON THE CENTERLINE OF SOUTH HANOVER STREET FOR APPROXIMATELY 1,350 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 when it is enacted.



ACTION BY THE CITY COUNCIL

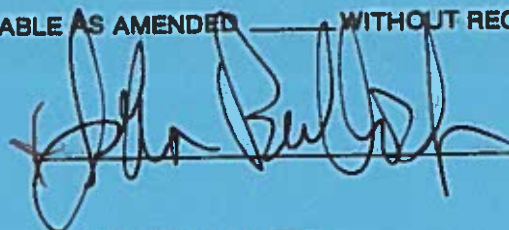
MAY 15 2017

FIRST READING (INTRODUCTION) _____ 20 _____

PUBLIC HEARING HELD ON 10-26 _____ 20 17

COMMITTEE REPORT AS OF 10-30 _____ 20 17

_____ FAVORABLE _____ UNFAVORABLE 7 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:

OCT 30 2017

_____ 20 _____

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

NOV 13 2017

THIRD READING _____ 20 _____

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

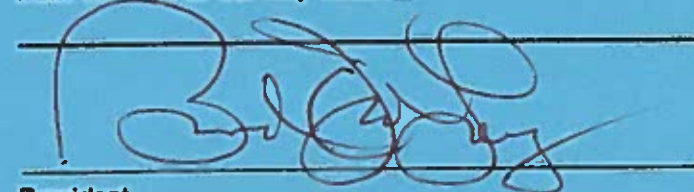
THIRD READING (ENROLLED) _____ 20 _____

_____ 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

**CITY OF BALTIMORE
COUNCIL BILL 17-0073
(First Reader)**

Introduced by: Councilmember Costello

Introduced and read first time: May 15, 2017

Assigned to: Housing and Urban Affairs Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Planning Commission, Commission for
Historical and Architectural Preservation

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Federal Hill Local Historic District**

3 FOR the purpose of designating the area located within certain boundaries as the Federal Hill
4 Local Historic District; and providing for a special effective date.

5 BY adding

6 Article 6 - Historical and Architectural Preservation

7 Section(s) 11-36

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 11. Preservation Districts**

15 **§ 11-36. FEDERAL HILL LOCAL HISTORIC DISTRICT.**

16 **THE AREA LOCATED WITHIN THE FOLLOWING BOUNDARIES IS DECLARED TO BE THE**
17 **FEDERAL HILL LOCAL HISTORIC DISTRICT.**

18 BEGINNING AT THE INTERSECTION OF WEST HUGHES STREET AND SOUTH
19 HANOVER STREET; THEN FROM THE POINT OF BEGINNING BINDING ON THE
20 CENTERLINE OF WEST HUGHES STREET EASTERLY FOR APPROXIMATELY
21 329 FEET, CROSSING SOUTH CHARLES STREET, AND CONTINUING ON THE
22 CENTERLINE OF EAST ~~CROSS~~ STREET EASTERLY FOR APPROXIMATELY 533
23 FEET TO INTERSECT LIGHT STREET; THEN BINDING ON THE CENTERLINE OF
24 LIGHT STREET NORTHERLY FOR APPROXIMATELY 27 FEET TO INTERSECT
25 THE CENTERLINE OF KEY HIGHWAY; THEN BINDING TO THE CENTERLINE OF

HUGHES

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

Council Bill 17-0073

1 KEY HIGHWAY EASTERLY FOR APPROXIMATELY 1,572 FEET TO INTERSECT THE
2 CENTERLINE OF COVINGTON STREET; THEN BINDING ON THE
3 CENTERLINE OF COVINGTON STREET SOUTHERLY FOR APPROXIMATELY
4 1,154 FEET TO INTERSECT EAST CROSS STREET; THEN BINDING WESTERLY
5 ON THE CENTERLINE OF EAST CROSS STREET FOR APPROXIMATELY 2,101
6 FEET TO THE INTERSECTION WITH SOUTH CHARLES STREET, THEN
7 CONTINUING ONTO WEST CROSS STREET FOR APPROXIMATELY 328 FEET TO
8 THE INTERSECTION WITH SOUTH HANOVER STREET; THEN BINDING ON THE
9 CENTERLINE OF SOUTH HANOVER STREET FOR APPROXIMATELY 1,350 FEET
10 TO THE POINT OF BEGINNING.

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

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

INTRODUCTORY*
CITY OF BALTIMORE
COUNCIL BILL 17-0073

APPROVED FOR FORM STYLE, AND TEXTING SUFFICIENCY
5-11-17
DEPT LEGISLATIVE REFERENCE

Introduced by: Councilmember Costello

A BILL ENTITLED

AN ORDINANCE concerning

Federal Hill Local Historic District

FOR the purpose of designating the area located within certain boundaries as the Federal Hill Local Historic District; and providing for a special effective date.

BY adding

Article 6 - Historical and Architectural Preservation
Section(s) 11-36
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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.

HCD
Planning Com
CFAA
Law

CENTERLINE OF COVINGTON STREET SOUTHERLY FOR APPROXIMATELY 1,154 FEET TO INTERSECT EAST CROSS STREET; THEN BINDING WESTERLY ON THE CENTERLINE OF EAST CROSS STREET FOR APPROXIMATELY 2,101 FEET TO THE INTERSECTION WITH SOUTH CHARLES STREET, THEN CONTINUING ONTO WEST CROSS STREET FOR APPROXIMATELY 328 FEET TO THE INTERSECTION WITH SOUTH HANOVER STREET; THEN BINDING ON THE CENTERLINE OF SOUTH HANOVER STREET FOR APPROXIMATELY 1,350 FEET TO THE POINT OF BEGINNING.

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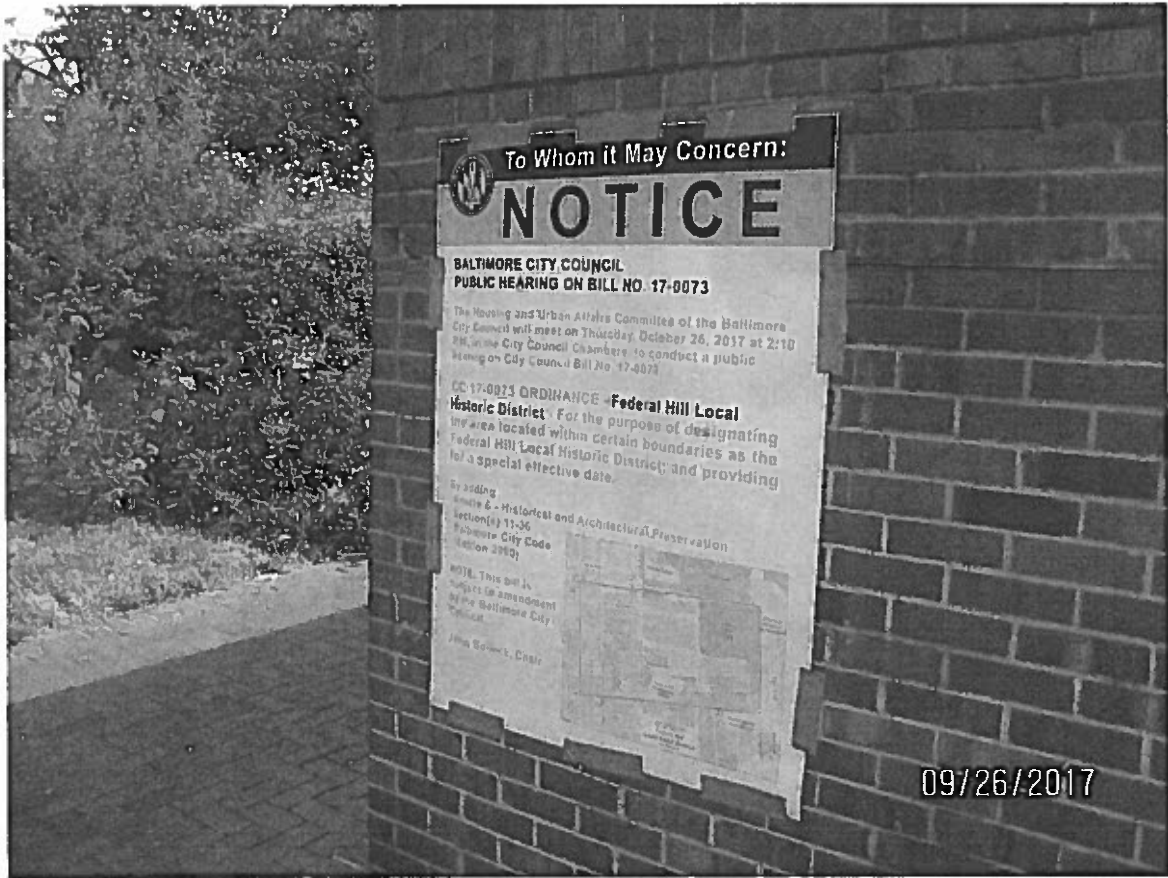
SECTION 3. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect when it is enacted.

CATHERINE E. PUGH
Mayor



THOMAS J. STOSUR
Director

Certificate of Posting
Baltimore City Council
Hearing Notice City Council Bill No. 17-0073



700 Block of Light Street, near Key Highway, Gateway Park, Baltimore, MD, 21230

Posted 9-26-2017

COMMISSION FOR HISTORICAL & ARCHITECTURAL PRESERVATION

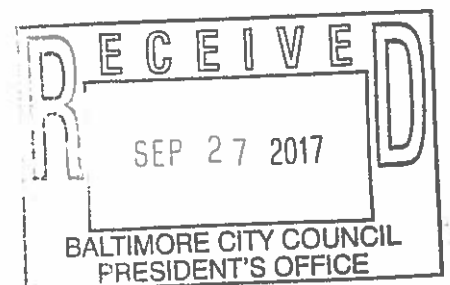
Charles L. Benton, Jr. Building

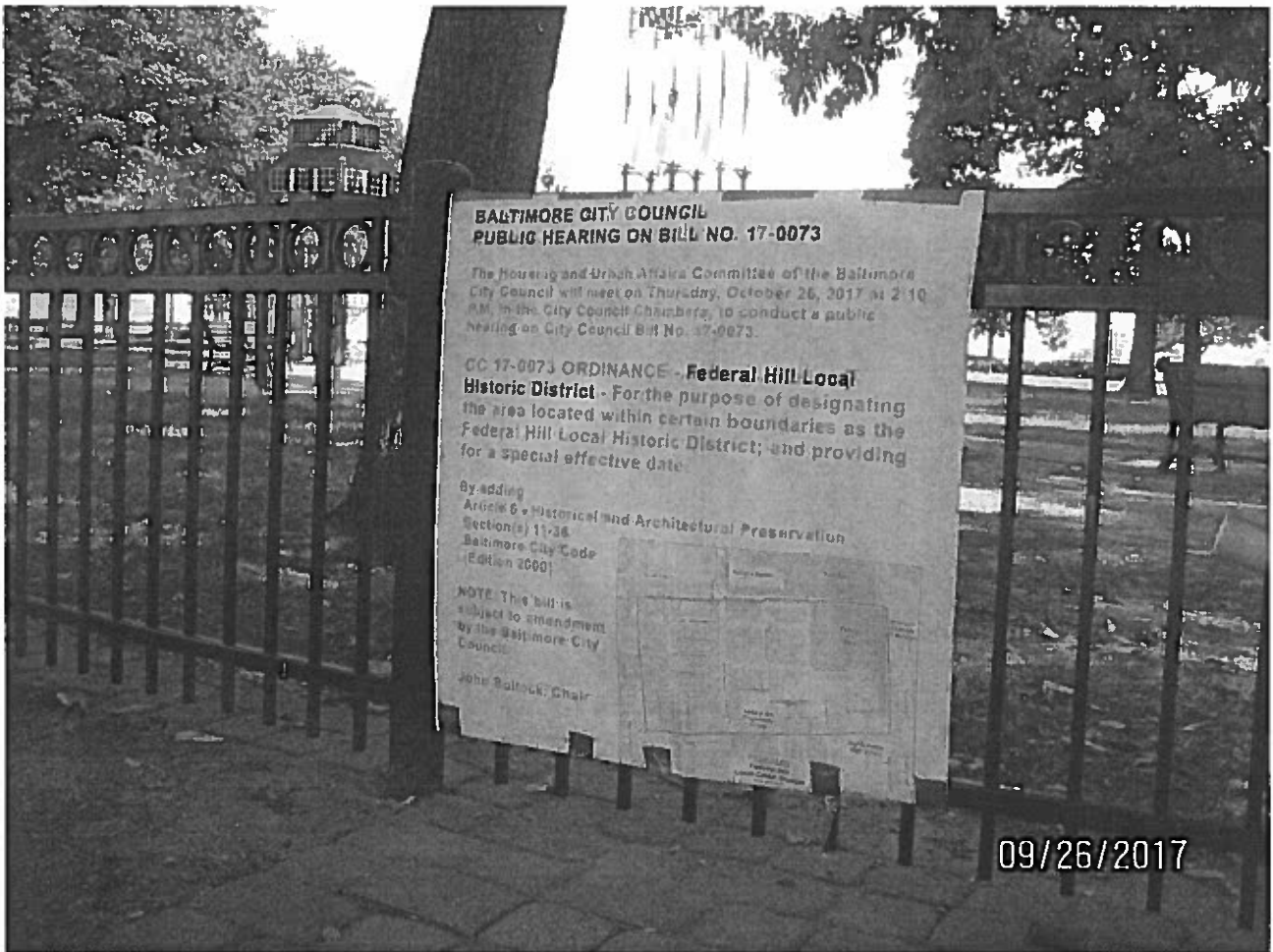
417 East Fayette Street
MD 21202-3416

Eighth Floor

Baltimore,

Plan Preserve Prosper





Federal Hill Park, Baltimore, MD. 21230

Posted 9-26-2017

Walter W. Gallas

Walter W. Gallas

417 E. Fayette Street, 8th Floor

Ph. 443-984-3343



*Catherine E. Pugh
Mayor*

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



*Thomas J. Siosur
Director*

July 27, 2017

REQUEST: City Council Bill #17-0073/ Federal Hill Local Historic District:
For the purpose of designating the area located within certain boundaries as the Federal Hill Local Historic District; and providing for a special effective date.

RECOMMENDATION: Approval

STAFF: Walter W. Gallas, AICP

INTRODUCED BY: Councilman Eric Costello

SITE/GENERAL AREA

Site Conditions: Situated on a street grid with street names retained from its original development, Federal Hill demonstrates distinctive characteristics of a significant place combining various architectural styles and workmanship well-preserved over the course of its long history. Federal Hill comprises about 24 city blocks just south of the Inner Harbor. At its northeast corner, Federal Hill Park rises steeply from Key Highway overlooking the downtown skyline and providing open recreational space for the community.

The neighborhood retains remarkably intact streets of largely residential properties reflecting the building eras from 1788 to 1945 and the economic status of their early residents. Early houses were built of wood with side gables, and the form continued in Flemish bond brick with gabled roofs and dormers. Simple Greek Revival rowhouses are found throughout the district, along with many Italianate rowhouses, and a few detached houses.

Commercial structures, some with ornate storefronts, along the two primary thoroughfares, Light Street and Charles Street, reflect a range of 19th and early 20th century styles. A number of churches, a fire station, and an adaptively re-used high school and junior high school are examples of institutional buildings in the district.

The district is also significant for its social and cultural history, because it represents the housing and neighborhoods of various working class groups from the 1790s to 1945. Federal Hill was home to many groups of immigrants and migrants, including French Acadians, Germans, African Americans, Irish and workers from the rural South, all of whom contributed to the economic development—especially the maritime trade—of the city from the late 18th century to World War II.

General Area: The proposed boundaries of the Federal Hill local historic district are generally the centerlines of Hughes Street/Key Highway to the north; the centerline of Covington Street to the east; the centerline of Cross Street to the south; and the centerline of Hanover Street to the west (See map below).

HISTORY

There are no previous legislative or Planning Commission actions regarding this site. However, the Commission for Historical and Architectural Preservation supported Council Bill #17-0073 in a unanimous vote on July 11, 2017.

ANALYSIS

The July 11, 2017, vote of the Commission for Historical and Architectural Preservation giving final approval for the designation of the Federal Hill local historic district was the culmination of CHAP and community efforts reaching back to 2008. CHAP met with the Federal Hill Neighborhood Association on numerous occasions over the years, contacted property owners, made information available for newsletters and Facebook pages, created an FAQ brochure, and set up a GovDelivery email list to communicate to interested parties. The Federal Hill Neighborhood Association made the formal request for local district designation to Mayor Stephanie Rawlings-Blake on February 22, 2014. On November 9, 2016, in accordance with *CHAP Rules and Regulations*, Federal Hill Local 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 (See CHAP Staff Report, November 9, 2016). On January 10, 2017, CHAP held Federal Hill Local Historic District Designation Hearing Two and approved the study and designation (See CHAP Staff Report, January 10, 2017). The district designation returned to CHAP one more time when the district boundary was amended to remove the Cross Street Market (See CHAP Staff Report, July 11, 2017). The district boundaries, with that amendment, are the ones before the City Planning Commission today.

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 Federal Hill, staff applied the Comprehensive Master Plan, and also reviewed the Montgomery Urban Renewal Plan which affects a large portion of the proposed district.

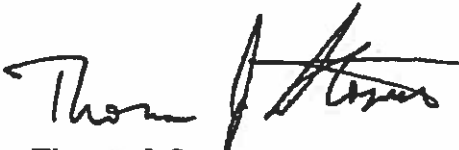
The Federal Hill local district designation is consistent with the Comprehensive Master Plan. The LIVE element of the plan includes Goal 2: Elevate the Design and Quality of the City's Built Environment with Objective 4: Protect and Enhance the Preservation of Baltimore's Historic Buildings and Neighborhoods which encourages actively pursuing local historic district designation. The Commission determined that Criteria for Evaluation 1 and 3, and that based on Step 1: Historical Assessment and Property Owner Survey, and Step 2: Analysis, the Federal Hill

District designation should proceed to Step 3: Designation. At the November 9, 2016 hearing, the Commission concurred with this finding, directing the staff to produce this full and proper study and findings of fact.

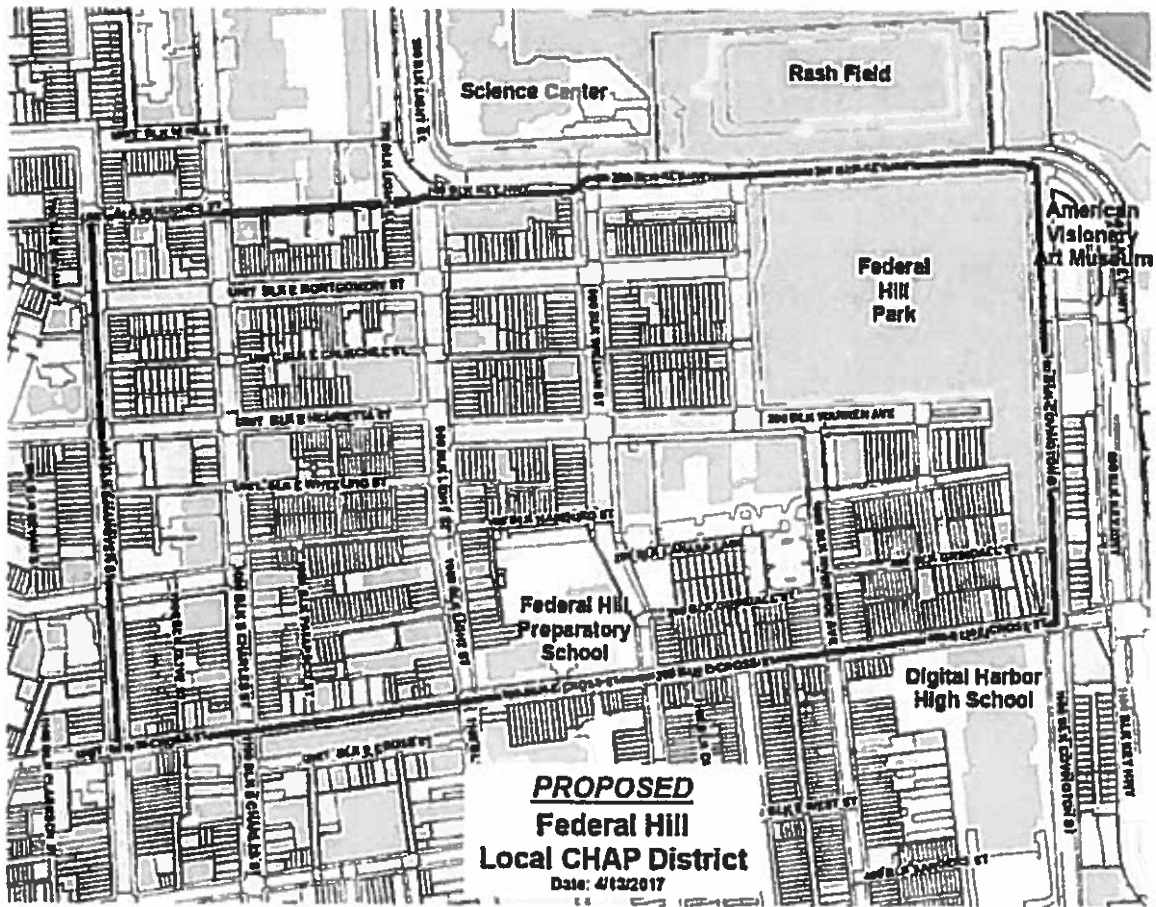
The Montgomery Urban Renewal Plan has been a preservation-based neighborhood revitalization tool affecting nearly half of the physical area of the proposed Federal Hill local historic district for decades. It was originally adopted in 1979 and amended in 1981, 1982, and 1986. Local designation is consistent with the goals of the plan, among them: to achieve a good residential neighborhood with compatible land uses appropriate to an urban environment; to preserve and enhance the historic and architectural character of the neighborhood and the structures; to eliminate deterioration through rehabilitation of buildings consistent with the historical and architectural character of the neighborhood where possible; to eliminate blighting influences and to protect the area from future blighting influences; and to develop a more detailed plan in conjunction with residents and other interested citizens for a general physical improvement of the area through coordinated public and private improvements. The Montgomery Urban Renewal Plan includes an appendix with nine detailed rehabilitation standards to guide the modifications to properties within the project area. They address treatment of windows and doors, exterior structural elements, exterior building surfaces, addition of contemporary equipment, signage, new additions and rooftop decks. These are consistent with CHAP's *Historic Preservation Design Guidelines*. When the Urban Renewal Plan sunsets, the application of CHAP guidelines is expected to be a smooth transition for the area. The URP will expire on May 14, 2019.

Federal Hill was listed in the National Register of Historic Places in 1970. This was part of a strategy of the Society for the Preservation of Federal Hill and Fells Point in light of the threats to both neighborhoods from the highway and bridge construction plans along the Baltimore waterfront during this time. Fells Point was named to the National Register in 1969 and became a local historic district in 2007. Given the similar histories of these two important waterfront neighborhoods, and the conformity of the proposed designation with the Comprehensive Master Plan and the Montgomery Urban Renewal Plan, staff recommends the designation of Federal Hill as a local historic district.

Notification: The Federal Hill Neighborhood Association, the Federal Hill South Neighborhood Association, Federal Hill Main Street and the Baltimore National Heritage Area have been notified of this action.



Thomas J. Stosur
Director



CITY OF BALTIMORE

CATHERINE E. PUGH,
Mayor



DEPARTMENT OF LAW
ANDRE M. DAVIS, CITY SOLICITOR
100 N. HOLLIDAY STREET
SUITE 101, CITY HALL
BALTIMORE, MD 21202

October 20, 2017

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

Re: City Council Bill 17-0073 – Federal Hill Historic District

Dear President and City Council Members:

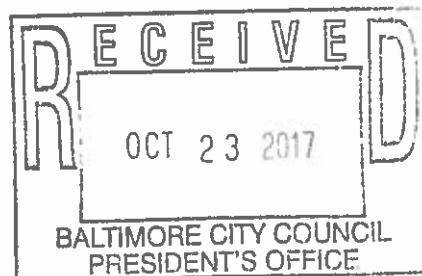
The Law Department has reviewed City Council Bill 17-0073 for form and legal sufficiency. The bill designates the area located within certain boundaries as the Federal Hill Local Historic District. It provides for an immediate effective date.

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 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.

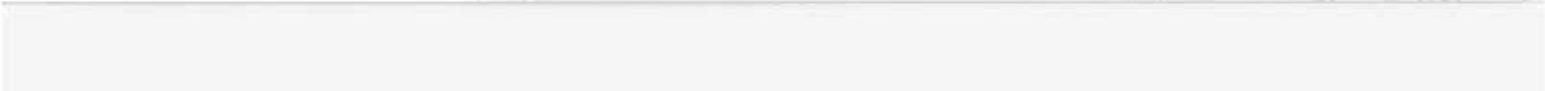
Assuming the above procedural requirements are met, the Law Department is prepared to approve the bill for form and legal sufficiency.

Sincerely,

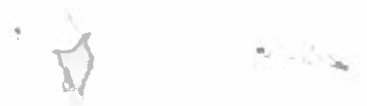
Victor K. Tervalo
Chief Solicitor



F

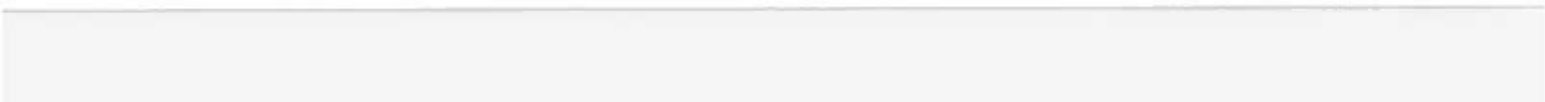



**cc: Andre M. Davis, City Solicitor
Karen Stokes, Director, Mayor's Office of Government Relations
Kyron Banks, Mayor's Legislative Liaison
Elena DiPietro, Chief Solicitor, General Counsel Division
Hilary Ruley, Chief Solicitor
Jennifer Landis, Assistant Solicitor**



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2



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 #17-0073 / FEDERAL HILL LOCAL HISTORIC DISTRICT		

DATE:

TO

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

July 28, 2017

At its regular meeting of July 27, 2017, the Planning Commission considered City Council Bill #17-0073, for the purpose of designating the area located within certain boundaries as the Federal Hill Local 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 the designation as a local historic district. Thus, the Planning Commission recommended approval of City Council Bill #17-0073 and adopted the following resolution; eight members being present (eight in favor).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #17-0073 be passed by the City Council.

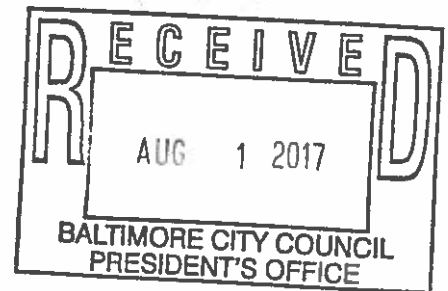
If you have any questions, please contact Mr. Wolde Ararsa, Division Chief, Land Use and Urban Design Division at 410-396-4488.

TJS/WA

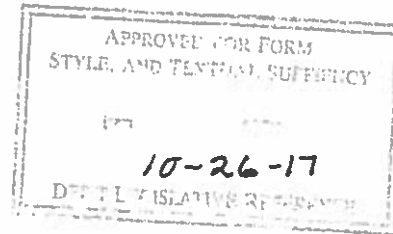
Attachment

- 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. Kyron Banks, Mayor's Office
The Honorable Edward Reisinger, Council Rep. to Planning Commission
Mr. David Tanner, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Sharon Daboin, DHCD
Mr. Patrick Fleming, DOT
Ms. Elena DiPietro, Law Dept.
Ms. Natawna Austin, Council Services
Mr. Francis Burnszynski, PABC

F



AMENDMENTS TO COUNCIL BILL 17-0073
(1st Reader Copy)



By: Housing and Urban Affairs Committee

Amendment No. 1

On page 1, in line 22, strike "CROSS" and substitute "HUGHES".

CITY OF BALTIMORE
ORDINANCE
Council Bill 17-0073

Introduced by: Councilmember Costello
Introduced and read first time: May 15, 2017
Assigned to: Housing and Urban Affairs Committee
Committee Report: Favorable with an amendment
Council action: Adopted
Read second time: October 30, 2017

AN ORDINANCE CONCERNING

Federal Hill Local Historic District

FOR the purpose of designating the area located within certain boundaries as the Federal Hill Local Historic District; and providing for a special effective date.

BY adding

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

Council Bill 17-0073

1 THE CENTERLINE OF KEY HIGHWAY EASTERLY FOR APPROXIMATELY 1,572
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14 SECTION 3. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect when it is
15 enacted.

Certified as duly passed this _____ day of _____, 20__

President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,

this _____ day of _____, 20__

Chief Clerk

Approved this _____ day of _____, 20__

Mayor, Baltimore City