

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 20-0502

Introduced by: The Council President
At the request of: The Administration (Commission for Historical and Architectural Preservation)
Introduced and read first time: February 24, 2020
Assigned to: Housing and Urban Affairs Committee
Committee Report: Favorable with amendments
Council action: Adopted
Read second time: June 15, 2020

AN ORDINANCE CONCERNING

Woodberry Historic District

FOR the purpose of designating the area located within certain boundaries as the Woodberry Historic District; providing for Planned Unit Development review by the Commission for Historical and Architectural Preservation; providing that certain buildings with Site Plan Review Committee's approval by a certain date are not subject to review by the Commission for Historical and Architectural Preservation; and providing for a special effective date.

BY adding

Article 6 - Historical and Architectural Preservation
Section(s) 11-39
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

§ 11-39. WOODBERRY HISTORIC DISTRICT.

(A) *BOUNDARIES OF THE DISTRICT.*

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

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.

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

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

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

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

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

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

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

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

20 (C) BUILDINGS THAT HAVE ALREADY RECEIVED SITE PLAN REVIEW COMMITTEE APPROVAL.

21 ANY BUILDING THAT HAS RECEIVED SITE PLAN REVIEW COMMITTEE (“SPRC”) APPROVAL
22 ON OR BEFORE OCTOBER 10, 2018, IS NOT SUBJECT TO CHAP APPROVAL.

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

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

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

President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,
this _____ day of _____, 20__

Chief Clerk

Approved this _____ day of _____, 20__

Mayor, Baltimore City