

## Leva, Anthony F (City Council)

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**From:** Carolyn Carey <caclion70@gmail.com>  
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Good Evening Honorable Members of the Baltimore City Council's Housing and Community Development Committee, other council members, department representatives, and guests. My name is Carolyn Carey. I am the president and a resident of the Parkway community, formerly Burleith/Leighton in Mondawmin.

I wish to give testimony for City Council Bill 25-0003, which will enable CHAP to create a conservation district program and begin establishing conservation districts. I/we support the bill.

In the last 10 months I have learned there is no regulatory department to protect my neighborhood from contractors, developers, etc from painting the exterior red bricks of homes built during WWII in 1942. In the summer of 2024, the exterior bricks of a rowhome on my block was painted a light gray. In February 2025, the exterior bricks of another rowhome was painted white. Considering there are 29 homes on this one block, these two homes look out of place.

### Background

The GRAMA Master Plan (2014) "Greater Rosemont and Mondawmin Area" needs to be updated. It is simply a guide although there is language in the 112 page document to encourage renovation to maintain the architecture, history, character, or culture of neighborhoods. On page 97, stated is, "One of the advantages of the GRAMA Plan is the variety of historic architecture within the neighborhoods. As much as possible, buildings should be renovated in a way that preserves the historic character of the area."

Also on page 62, the "Plan" states, "Zoning can be used to encourage historic adherence in development; for larger projects, the Urban Design and Architectural Review Panel (UDARP) can help to achieve compliance." However, Zoning is great for controlling usage not design although Section 5-406 (b) of Zoning considers:

- (8) the preservation of cultural and historic landmarks and structure;
- (9) character of the neighborhood; and
- (10) the provisions of the City's Comprehensive Master Plan.

Can the Department of Housing and Community Development help. Anyone can look up a permit, which may provide a description of exterior work, but does not give contact information. The District Planner can provide that information, but there is nothing that says the contractor, etc will reframe from painting the exterior bricks. Housing (DHCD) does not require a permit for painting exterior bricks.

In less than one yr the exterior bricks on two rowhomes have been painted. Not only does these homes look out of place in the neighborhood, research does not support justification for painting exterior bricks, which become unsightly when the paint peels. I ask this Committee to provide a favorable response to CC Bill 25-0003. Thank you for allowing me to present testimony in favor of the Bill.

Respectfully Submitted:

Carolyn Carey, President

Parkway Community, Inc.

March 11, 2025



