



Legislation Text

File #: 20-0502, Version: 0

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.

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
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; 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.

Beginning at the intersection of Malden Avenue and Rockrose Avenue; thence binding
easterly on the street centerline of Rockrose Avenue to the intersection with the street
centerline of Parkdale Avenue; thence binding northerly on Parkdale Avenue 160 feet to

the southern property line of 3724 Parkdale Avenue; thence binding easterly on the property line for 122 feet; thence continuing on the southern property line of 2050 Rockrose Avenue for 197 feet to a corner of 2050 Rockrose Avenue; thence turning south and continuing along the property line of 2050 Rockrose Avenue to the street centerline of Rockrose Avenue; thence continuing easterly on Rockrose Avenue for 275 feet, crossing Hooper Avenue, to the alley to the west of 2018 Rockrose Avenue; thence traveling northerly on the alley to the intersection with the alley to the rear of 2018 Rockrose Avenue; thence traveling easterly along the rear alley to the intersection with Clipper Road; thence turning north on Clipper Road to the line of extension from the rear property line of 3713 Clipper Road; thence binding easterly on the rear property line of 3713 Clipper Road and 3711 Clipper Road to the western property line of the railroad; thence binding southerly along the railroad property line for 213 feet; thence turning east and traveling 200 feet across railroad property and 3575C 068E to the eastern property line of 3575C 068E (to include the building known as 1780 Union Avenue); thence binding southerly on the eastern property line of 3575C 068E to the street centerline of West 41st Street; thence continuing across West 41st Street and following the eastern property lines of 3572 001A, 3572 001, and 3572 028; thence crossing Union Avenue and following the eastern and southern property lines of 3518A 001; thence crossing railroad property westerly to intersect the eastern property line of 3499 001 (Druid Hill Park property); thence binding on the property line of 3499 001 (Druid Hill Park property) for 3,440 feet around the park to the street centerline of Druid Park Drive; thence binding easterly on the street centerline of Druid Park Drive for 305 feet to the extension of the western property boundary of 2174 Druid Park Drive; thence binding northerly on the property line for 133 feet to the centerline of the alley between Druid Park Drive and Girard Avenue; thence binding easterly on the alley for 52 feet to intersect the alley to the rear of 3600-3620 Malden Avenue; thence continuing north on the alley 180 feet to intersect the street centerline of Girard Avenue; thence binding westerly on Girard Avenue for 60 feet to intersect the alley to the rear of 3624-3658 Malden Avenue; thence binding northerly on the alley to the street centerline of Rockrose Avenue; thence binding easterly on Rockrose Avenue to the point of beginning.

(b) *Planned Unit Development review by the Commission for Historical and Architectural Preservation.*

The Commission for Historical and Architectural Preservation shall review plans for Planned Unit Developments in the Woodberry Historic District as follows:

- (1) For any Planned Unit Development (“PUD”) established prior to the designation of the Woodberry Historic District, the height and massing guidelines in the PUD shall govern future development. The Commission for Historical and Architectural Preservation (“CHAP”) shall review and approve the building design within the prior approved massing. CHAP’s approval is required prior to Planning Commission Final Design Approval.
- (2) For any building within an established PUD that has already received Final Design Approval by the Planning Commission, that building is not subject to CHAP approval.
- (3) All amendments to existing PUDs are subject to CHAP approval.
- (4) All revised Final Design Approvals are subject to CHAP approval.
- (5) If a new PUD is established within the Woodberry Historic District, the new PUD shall be subject to CHAP approval.

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.