

CHARLES NORTH REVITALIZATION PLAN  
URBAN RENEWAL PLAN

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## A. PROJECT DESCRIPTION

1. Charles North Boundary Description - The following area described shall be applied as the boundaries of Charles North.

Beginning for the same at the intersection of the center line of the Jones Falls Expressway and the east side of N. Charles Street; thence from said point of beginning and binding on the east side of N. Charles Street northerly to intersect the south side of E. Lanvale Street; thence binding on the south side of E. and W. Lanvale Street westerly to intersect the south side of Falls Road; thence binding on the south side of Falls Road northwesterly to intersect the east side of N. Howard Street; thence binding on the east side of N. Howard Street northerly on an extended line to intersect the north side of W. North Avenue; thence binding on the north side of W. North Avenue westerly to intersect the west property line of Lot 1, Ward 12, Section 5, Block 3600-B; thence binding on said west property line northerly to intersect the south property line of Lot 1A, Ward 12, Section 5, Block 3600-B; thence binding on said south property line westerly to intersect the west property line of said Lot 1A; thence binding on said west property line northerly to intersect the south property line of Lot 1B, Ward 12, Section 5, Block 3600-B; thence binding on said south property line northwesterly on a meandering line to intersect the southwest boundary line of Lot 2, Ward 12, Section 5, Block 3600-B; thence binding on said southwest property line northwesterly to intersect the southwest property line of Lot 1C, Ward 12, Section 5, Block 3600-B; thence binding on said southwest property line northwesterly to intersect the south property line of Lot 2A, Ward 12, Section 5, Block 3600-B; thence binding on said south property line westerly to intersect the southwest property line of said Lot 2A; thence binding on the southwest property line of said Lot 2A northwesterly crossing a 9 foot alley, continuing on the southwest property line of Lot 1/6, Ward 12, Section 5, Block 3607, to intersect the northwest property line of said Lot 1/6; thence binding on the northwest property line of said Lot 1/6 northeasterly to intersect a line extending the southwest property line of Lot 63, Ward 12, Section 5, Block 3607 across a 10 foot alley; thence binding on said southwest property line, as extended, northwesterly, crossing said 10 foot alley to intersect the north property line of said Lot 63; thence binding on the north property line of said Lot 63 easterly to intersect the west side of Huntington Avenue; thence binding on the west side of Huntington Avenue northerly to intersect an extended line of the north property line of Lot 64/68, Ward 12, 3608; thence binding on the extended north property line of said Lot 64/68 easterly to intersect the east property line of said Lot 64/68; thence binding on said east property line southerly to intersect an extended line of the north property line of Lot 16, Ward 12, Section 5, Block 3608; thence binding on said north property line as extended easterly to intersect the west side of N. Howard Street; thence binding on the west side of N. Howard Street northerly to intersect the south side of W. 23rd Street; thence binding on the south side of W.23rd Street easterly to intersect the east side of Mace Street; thence binding on the east side of Mace Street southerly to intersect the north

side of W. 22nd Street; thence binding on the north side of W. 22nd Street easterly to intersect the west side of Hargrove Alley; thence binding on the west side of Hargrove Alley southerly to intersect the south side of E. 20th Street; thence binding on the south side of E. 20th Street westerly to intersect the west side of a 15 foot alley east of Saint Paul Street; thence binding on the west side of said alley southerly on an extended line to intersect the north property line of Lot 1, Ward 12, Section 8, Block 3801; thence binding on the north property line of said Lot 1 easterly to intersect the east property line of said Lot 1; thence binding on the said east property line southerly on an extended line to intersect the south side of E. North Avenue; thence binding on the south side of E. North Avenue westerly to intersect the east side of Saint Paul Street; thence binding on the east side of Saint Paul Street southerly to intersect the south side of Trenton Street; thence binding on the south side of Trenton Street easterly to intersect the west side of Hargrove Alley; thence binding on the west side of Hargrove Alley southerly to intersect the south side of Federal Street; thence binding on the south side of Federal Street southeasterly to intersect the east side of N. Calvert Street; thence binding on the east side of N. Calvert Street southerly to intersect the center line of the Jones Falls Expressway; thence binding on the center line of the Jones Falls Expressway westerly and northwesterly to the point of beginning.

2. Defined Terms applicable to the Charles North URP only.

The following terms used in this URP are defined as follows:

- a. “City” means the City of Baltimore, Maryland.
- b. “CHAP” means the Commission for Historical and Architectural Preservation for the City.
- c. “Charles North” means the geographic area located in the City with its boundaries further described in Part A, Section 1 of the URP.
- d. “CNCA” means the Charles North Community Association and any successor organization.
- e. “CNCA Board” means the Board of Directors of CNCA.
- f. “CNCA Members” mean all individuals, business entities, and/or academic institutions considered by the CNCA Board to be a member of CNCA.
- g. “Charles North URP Review Committee” means the committee who provides the community perspective on certain proposed actions within the URP Area. The committee membership and scope are defined in section XX of this URP.
- h. “Contributing Structure” means any structure that either contributes to the heritage of Charles North by representing one or more periods of architectural styles, landscape architecture, is building or construction which has significant character, interest, or value as part of the development, heritage, or culture of the City, or provides certain historic or scenic value significant to Charles North.
- i. “Day” or “days” mean a calendar day.
- j. “Department of Housing” means the Baltimore City Department of Housing and Community Development.
- k. “Department of Planning” means the Baltimore City Department of Planning.

- l. “Developer” means any individual, business entity, and/or academic institution proposing new development, rehabilitation of an existing structure, and/or a new use within Charles North under which the terms of this URP would apply.
- m. “Firearm Sales” mean any sale of firearms, such term to include the sale of any pistol, rifle, shotgun, or any other type of portable gun.
- n. “Landmark Structure” means a specific structure identified as being an individual historically significant structure that is identified as: (i) associated with events that have made a significant contribution to the broad patterns of Baltimore history; (ii) associated with the lives of persons significant in Baltimore's past; (iii) embodying 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 (iv) having yielded or may be likely to yield information important in Baltimore history.
- o. “Primary street” means any street directly adjacent to (but may be buffered with landscaping) a structure’s exterior front and side walls. For a building located at the end of a block or any other angled block that has more than one side with a street directly adjacent to such structure’s exterior front and side wall, each street in such scenario shall be treated as a primary street. No street directly adjacent to the rear wall of a structure shall be treated as a primary street.
- p. “URP Area” shall mean that area described as the Charles North Boundary Description in Section A.1 of this URP.
- q. “Zoning Code” means Article 32 of the Baltimore City Code, as enacted and corrected, effective June 5, 2017, by Ordinances 16-581 and 17-015, amended by Ordinance 18-110, and as further amended from time to time hereafter.

### 3. Plan Goals

The primary goal of this URP is to provide requirements and standards designed to ensure that any new uses and development proposed in Charles North enhance the viability, stability, attractiveness, and convenience for residents and businesses in Charles North and of the City as a whole. Additional goals of this URP include:

- a. Protecting the existing architectural and historic fabric of Charles North by ensuring that the design of new structures, the rehabilitation of existing structures, and new uses will be consistent with the scale and architectural design of Charles North’s collection of historic buildings;
- b. Establishing a positive and identifiable image for Charles North; and
- c. Provide an opportunity for the Charles North Community Association or its successor to provide commentary on certain renewal actions taking place within the project area.

## B. LAND USE PROVISIONS

### 1. Allowable Uses

In order to meet the plan goals listed in Part A.3 of this URP, all land uses must follow the underlying zoning as listed in the Baltimore City Zoning Code unless expressly prohibited in section B.2, Prohibited Uses.

Note: In this URP, all zoning districts referenced herein use the same descriptive terms that are used for the zoning districts in the Zoning Code.

### 2. Prohibited Uses

The following uses listed in **Table 1** that would otherwise be permitted in the Baltimore City Zoning Code, either by right or by conditional use approval from the City, shall not be permitted within the Charles North URP boundary.

If a box is marked with an “X” in Table 1, the use listed in the far-left column is prohibited in the corresponding zoning category within the Charles North URP.

<b>Table 1</b>								
	R-8	C-1	C-2	C-3	C-4	OR-1	TOD-4	I-MU
Animal Clinic							X	
Day-Care Center: Child or Adult						X	X	
Kennel				X	X		X	
Medical/Dental Office: 4,000sq. ft. or greater		X	X	X	X	X	X	X
Motor Vehicle Service and Repair: Minor (Fully Enclosed Structure)			X					
Motor Vehicle Service and Repair: Minor (Outdoor Vehicle Storage)			X					
Retail: Big Box Establishment				X	X			
Rooming House (any size)	X					X		

Retail Goods Establishment: Firearm sales	X	X	X	X	X	X	X	X
Taverns: Fire Rated Capacity of 800 or more persons		X	X	X	X		X	
Lodge or social club	X			X	X			

3. Nonconforming Use

Legally established nonconforming uses will be allowed to continue under the provisions outlined in the Zoning Code of Baltimore City.

**C. REVIEW OF DEVELOPER’S PLANS**

1. City Review

- a. The Department of Housing and Community Development and Department of Planning specifically reserves the right to review and approve the Developer’s plans and specifications for new development and/or rehabilitation (including parking lots) within the URP Area with respect to their conformance with the provisions of the renewal plan and in order to achieve harmonious development of the URP Area. Such review and approval shall take into consideration, but shall not be limited to, the suitability of the site plan, architectural treatment, building plans, elevations, materials and colors, construction details, access, parking, loading, landscaping, identification signs, exterior lighting, reuse collection details, streets, sidewalks and the harmony of the plans with the surroundings.
- b. If at any time any portion or all of the URP Area is designated as a local historic district by the Commission for Historical and Architectural Preservation (CHAP), any application for new construction or rehabilitation on any property located in the designated local historic district shall no longer be subject to the design regulations set forth in this URP, but rather, subject to any and all guidelines established by CHAP for development within such local historic district.

2. Design Objectives

Appendix C, attached hereto, provides guidelines intended to enhance, preserve, and protect the unique character of Charles North by respecting the integrity and architecture of each building and its setting. These design guidelines encourage

rehabilitation and new construction projects to be compatible with the character of the Charles North neighborhood and specifically address:

- Rehabilitation of existing structures
- Residential structures
- Non-residential structures

These guidelines shall not apply to any structure located within an industrial zoned area designated as such by the Baltimore City Zoning Code. Any use of the term “historic” in Appendix C shall refer to any structure, material, design, or technique dating prior to 1960. Additionally, the following design objectives shall apply to all new construction and renovation in the URP Area:

- a. Each building unit, whether existing or proposed, shall be an integral element of the overall site design and shall reflect and complement the character of the surrounding area.

Non-residential buildings shall be located so as to be compatible with surrounding living areas and organized in a manner to coordinate employee and customer physical requirements. Building façades shall be complementary to those adjacent.

- b. Parking Design Objectives

Off-street parking areas shall be designed with careful regard given to orderly arrangement, landscaping, ease of access and as an integral part of the total site design.

All parking areas shall be screened from adjacent streets. Screening shall consist of a masonry wall or durable fence, or combination thereof, not less than four (4) feet in height. Instead of a wall or fence, a compact evergreen hedge of not less than four (4) feet in height at the time of original planting may be used. Screening and landscaping shall be maintained at all times in good condition.

Vehicular access to the parking areas shall be direct and not in conflict with vehicular movement which serves the various uses within the site. Ingress and egress points shall be well distanced from intersections to avoid congestion and interference with traffic.

- c. Landscape Design Objectives

A coordinated landscape program shall be developed covering the URP Area to incorporate the landscape treatment for open space, streets and parking areas into a coherent and integrated arrangement. Landscaping shall include trees,

shrubbery and planting in combination with related paving and surface treatment.

### 3. Evaluation Criteria to Meet Design Objectives

When reviewing applications for new development or renovations to an existing structure, the following criteria shall be followed by the URP administrator.

- a. Scale - The term “scale” in the context of this URP refers to a structure’s size in relationship to another structure. For the purposes of determining if the scale of a structure is acceptable or not, the URP administrator shall compare the height and width of the subject construction/renovation with the height and width of all other structures along both sides of the primary street on the immediate block of the subject construction/renovation.
- b. Proportion - The term “proportion” in the context of this URP refers to the visual effect of the relationships of the various structures and spaces that make up an entire block within the URP Area. While scale looks at a structure’s size as compared to other structures, proportion looks at a structure’s size in comparison to the relevant block as a whole. For the purposes of determining if the proportion of a structure is acceptable or not, the URP administrator shall review the subject construction/renovation in relation to the entire block in which it is located.
- c. Integration with building – The term “integration with building” in the context of this URP refers to the subject construction/renovation being successfully designed to integrate building systems, materials, and products to create a unified whole that achieves the desired functional purpose. For the purposes of determining if the integration of building is acceptable or not, the URP administrator shall review Developer’s plans to determine if the structure’s design integrates building systems, materials, and products as effectively as possible while achieving the desired functional purpose.
- d. Neighborhood context – The term “neighborhood context” in the context of this URP refers to the relation of a structure’s design within the context of the URP Area. For the purposes of determining if the neighborhood context is acceptable or not, the URP administrator shall access the physical, socio-economic, environmental, and institutional points of views of CNCA components of the subject construction/renovation.

### 4. Demolition

All applications for demolition permits shall be submitted to the Department of Housing and Community Development. If DHCD finds the proposed demolition is consistent with this URP, the Housing Commissioner shall authorize the issuance of the necessary permit. If the Housing Commissioner finds that the proposal is inconsistent with this URP and therefore denies the issuance of the permit, the Housing Commissioner shall seek approval of the Board of Estimates to acquire for and on behalf of the Mayor and City Council of Baltimore, the subject property, in whole or in part, by purchase, lease, condemnation, gift or other legal means for the renovation,

rehabilitation and disposition thereof. In the event that the Board of Estimates does not authorize the acquisition, the Housing Commissioner, shall, without delay issue the demolition permit.

Demolition may not commence until construction documents have been submitted for permits unless the Department of Housing determines that immediate demolition is advisable for the public.

5. Community Notification

Within two business days upon receipt of a permit for significant exterior changes or new construction within the Charles North URP area, the permit reviewer shall make best efforts to notify the Charles North Community Association or its successor of the permit number and description. The CNCA may provide comments regarding the permit, but the comments provided do not have any bearing on the permit reviewer's decision to approve or disapprove a permit.

6. Developer's Obligations

No Developer shall enter into, execute or be a part to any agreement that restricts the sale, lease, use or occupancy of the property, or any part thereof, upon the basis of national origin, race, religion, sex or color. Rather, all such agreements shall include a non-discrimination clause and the City of Baltimore shall be deemed a beneficiary of such covenant and shall be entitled to enforce it. The Developer shall comply with all applicable laws, in effect from time to time, prohibiting discrimination or segregation. Developer shall not devote any property, in part or in whole, to those uses restricted by this URP.

**D. OTHER PROVISIONS NECESSARY TO MEET REQUIREMENTS OF STATE AND LOCAL LAWS**

All appropriate provisions of the Zoning Code of Baltimore City shall apply to the properties in the URP Area. The Design and Maintenance Guidelines contained in Appendix B and C, are over and above the Zoning Code requirements.

**E. URP TERM**

The provisions and requirements of this Urban Renewal Plan, as it may be amended from time to time, shall be in full force and effect until December 31, 2030.

**F. PROCEDURES FOR AMENDMENTS TO THE URP**

Either the Department of Housing and Community Development or the Department of Planning shall submit to the Charles North Community Association for its review and comments all proposed amendments to the URP no later than at the same time the proposed amendments are submitted to the Director of the Department of Planning by the Department of Housing. The

written comments and recommendations from the CNCA from this review shall be submitted to the Department of Housing no later than 3 weeks after they have been submitted to CNCA, otherwise, it is presumed the proposed changes are satisfactory. Prior to passage of any ordinance amending the URP, a public hearing shall be held. CNCA shall receive, at least ten days prior to such hearing, written notice from the City of the time and place of such hearing.

#### **G. SEPARABILITY**

If any part in or of this URP is judicially determined to be invalid, the remaining provisions and the application of such provisions shall not be affected thereby, it being hereby declared that the remaining provisions of this URP without the invalid part, would have been adopted and approved.

#### **H. APPLICABILITY**

If a Planned Unit Development is approved within the boundaries of Charles North, the Planned Unit Development shall be the land-use governing document and the terms of this URP shall no longer be applicable within the area of such Planned Unit Development. If a provision of this URP is in conflict with a provision of the Zoning Code or any other applicable law regarding building, electrical, plumbing, health, fire or safety standards, the provision that establishes the higher standard for the protection of the public health and safety shall prevail. Nothing in this URP shall be construed to supersede the requirements or procedures for public notices and public hearings, otherwise required by applicable law.

## APPENDIX A: Contributing Structures and Landmark Structures

The addresses of Contributing Structures identified within the City and National Historic Districts that are located within Charles North are listed below. The goals for Contributing Structures are:

- a) retain the historical and architectural integrity of existing structures;
- b) if demolition is necessary for new development, encourage the preservation of the front section, or front walls of the existing buildings on the site; and
- c) ensure that the rehabilitation of existing Contributing and Landmark Structures in Charles North is consistent with the Artistic Expression Guidelines in Appendix B Design Guidelines in Appendix C.

Locations of Contributing Structures are shown on Exhibit [3] with addresses as follows:

1525 N. Charles Street	3-9 W. North Avenue
1701-1717 N. Charles Street	8-34 W. North Avenue
1800-1802 N. Charles Street	100-108 W. North Avenue
1816-1820 N. Charles Street	113 W. North Avenue
1819-1825 N. Charles Street	1 E. North Avenue
1901 N. Charles Street	30 E. North Avenue
2100-2118 N. Charles Street	
2100 Block N. Charles Street (odd side)	1501-1535 St. Paul Street
	1601-1629 St. Paul Street
1900 N. Howard Street	1700-1734 St. Paul Street
	1701-1731 St. Paul Street
5-7 E. Lafayette Avenue	1800-1830 St. Paul Street
12-20 E. Lafayette Avenue	1801-1815 St. Paul Street
1801-1805 Lovegrove Street	1900 Block St. Paul Street (even side)
	1913-1933 St. Paul Street
1800-1818 Maryland Avenue	2001-2015 St. Paul Street
1900 Maryland Avenue	2100 Block St. Paul Street (even and odd sides)
2019-2031 Maryland Avenue	
2100-2126 Maryland Avenue	10-20 E. 21st Street
2117-2133 Maryland Avenue	17-37 E. 21st Street
2029-2031 St. Paul Street	
2020-2030 St. Paul Street	19-23 E. 22nd Street

Locations of Landmark Structures are shown on Exhibit [4] with addresses as follows:

1800-1802 N. Charles Street  
1819-1825 N. Charles Street  
1901 N. Charles Street

1900 Block N. Howard Street (even side)

5-7 E. Lafayette Avenue

111-115 E. Lafayette Avenue

1 E. North Avenue

30 E. North Avenue

3-9 W. North Avenue

8-34 W. North Avenue

25-33 W. North Avenue

29-31 E. North Avenue

100 W. North Avenue

100 E. North Avenue

120 W. North Avenue

1500-1535 St. Paul Street

1900 Block St. Paul Street (even side)

2001-2013 St. Paul Street

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## **APPENDIX B: Guidelines for Artistic Expression**

In order to promote arts-based revitalization and artistic expression within Charles North, the following general guidelines shall apply to all properties in Charles North that are not located within an R-8 or OR-1 zoning district. These general guidelines are in place to encourage and accomplish the preservation of structures, including, but not limited to, Contributing Structures and Landmark Structures, while encouraging a dynamic artistic expression in new construction, renovation, and artistic flourishes.

### **General Guidelines for Artistic Expression**

- Alterations made for arts-based projects should be reversible and should not damage original, historic architectural features.
- Paint colors and schemes should be reversible and allow for a broad range of colors and schemes as long the paint scheme does not overwhelm the historic character of the immediate surrounding area.
- Architectural features that are part of primary facades should not be altered, covered over, or diminished by arts-based projects.
- Decorative details and appendages such as gargoyles, on facades should be according to their contribution or alignment with artistic expression objectives. These appendages should be affixed into mortar joints to avoid damage to masonry.
- New construction must be compatible with the historic character of Charles North; nevertheless, design that meets established artistic expression goals which include bold, dynamic, and contemporary architecture, features, and finishes which contribute to the fabric of the arts and entertainment component of Charles North is encouraged

### **Sculpture**

- The use of sculpture throughout Charles North is encouraged.
- Avoid drilling into or removing historic masonry features.
- Attach sculpture to buildings through mortar joints.

### **Murals**

- Side facades of structures are appropriate for murals as long as they do not conceal historically significant architectural details such as cornices, bay windows, or decorative terracotta.
- Murals should be painted on previously painted surfaces to avoid the destruction of historic brickwork. Murals should be painted using materials that can be removed without using destructive methods such as sandblasting.

## APPENDIX C

# CHARLES NORTH DESIGN GUIDELINES

## General

### **Purpose:**

These design guidelines are meant to ensure sensible and harmonious design in both rehabilitation and new construction in the URP Area. These guidelines are designed to ensure that all new development in Charles North contributes to the overall quality, design, and historic character of the URP Area.

### **General Principles:**

1. Rehabilitation should be consistent with the original character of the building and other structures on the street.
2. Buildings should be embellished in a manner consistent with the character of the neighboring buildings.
3. Buildings should enclose the block, reinforcing traditional block patterns and enhancing the urban character of streets and open spaces.
4. New buildings must be designed to enhance the public realm, with emphasis on well-defined, properly oriented pedestrian entrances and well composed and articulated façades.
5. Alleys shall be intimate, well designed spaces for service needs, reinforcing the primary public role of the streets.

### **General Guidelines:**

1. Roof top equipment should be shielded from street views with screening that is integral to the building façade and does not appear to be roof top screening.
2. Where visible, utilities should be painted to blend into the background.
3. Ancillary structures, such as trash enclosures, are to be integrated into the landscape and screened from public view with shrubs, hedges, fences, walls or a combination of those elements. Trash enclosures and screening should blend in with the landscape and surrounding environment. Trash enclosures are not allowed in front or side yards.
4. Mechanical units, such as air conditioning and similar other mechanical equipment, should also be screened from public view using similar methods. Air conditioning units should not be placed in front windows unless there is no other placement option.
5. Mobility impaired ramps: When mobility impaired ramps are necessary, they should be attached to the back or side of a residence. Side ramps that are visible from the street should incorporate the same architectural style as front porches. Two sets of rails should be provided: (a) a grab rail parallel to the ramp to assist the user and (ii) a level handrail to relate the addition to its context.

# **Rehabilitation Guidelines:**

## **Front and side walls**

1. Original brick walls shall be retained. Unpainted brick should remain so. When repairing and/or repointing brick walls, every effort should be made to use the least abrasive method possible (no sandblasting) and to duplicate the original style and color of mortar and replacement brick.
2. Painting formstone is permitted and encouraged.
3. Vinyl siding, stucco, exposed concrete block, and exposed pressure treated wood are not appropriate materials for building fronts. Façades that are not readily visible from the street may be covered in stucco or fiber cement board.
4. Unused elements on the front of a building, such as abandoned sign brackets, unused mechanical equipment, and empty electrical conduits, must be removed. If openings on the wall are created by such removal, infill material should match the existing wall material. If the existing wall is composed of more than one materials, painting is a recommended solution.
5. For structures located in either the OR-1 or the R-8 districts, facades should only be painted in areas already painted and in a traditionally historical color.

## **Cornices**

1. Cornice shape, size, profile and details such as dentils, brackets, modillions, should be retained. Replacement details should match the original design as closely as possible.
2. Vinyl or aluminum siding should not cover the cornice.

## **Front, side and rear yard fencing**

1. Rear yard fencing facing an alley for privacy or screening is permitted in rear yards to a maximum height as allowed per the Zoning Code. Any area above 48 inches must incorporate a change in articulation and have a transparency of 30% or greater when facing public spaces. Acceptable materials include high quality wood, vinyl, plastic wood composite (i.e. trex), and masonry compatible with the architectural guidelines contained herein. Stockade fencing is not permitted.
2. Paint or stain colors for rear yard fencing should be compatible with the color of the building to which it is attached, as well as with surrounding buildings and fences.
3. Front yard fencing may be no higher than 48 inches. Chain link fencing is not allowed.

## **Additions or garages**

1. Additions and garages visible from any primary street must be designed to be compatible with the architecture of the existing residence through the same or similar incorporation of materials.
2. Garages shall be accessed from the rear alley when possible.

## **Windows and doors**

1. Retaining original windows, doors, and stained-glass transoms is encouraged.
2. Replacement windows and doors must be sized to fit the original opening.

3. The style of replacement windows and doors should be compatible with the original window and door style where possible or to other houses in the row.

## **Residential Structures:**

### **Building form and placement**

1. All residential buildings are to face the street.
2. Building setbacks shall follow the historic setback pattern on the street or allow adequate space for an individual stoop, steps, and plantings, as well as street trees.
3. Mid-block gaps are not permitted within a row of townhouses.

### **Roofs**

1. The roofline of buildings should be compatible with other houses in the row.
2. Front building walls should end with original cornices or new cornices consistent with the scale and design of other houses in the row.
3. Roof decks, where permitted, should be set back from the front of the house and be as inconspicuous as possible.

### **Fenestration**

1. Front entry doors should face the street or public open space. Front entry doors should be distinctive to enhance building façades.
2. A minimum of 30% of the linear horizontal dimension of the façade of each floor shall be windows or openings.
3. Openings: If residential buildings are designed in a traditional style, openings must be vertical in proportion and consistent with nearby historical styles.

### **Walls**

1. Front façades of attached houses must be made of brick.
2. Brick colors should be consistent with Baltimore traditions in a standard modular size.

### **Garages**

1. Garages visible from any primary street must be designed to be compatible with the architecture of the accompanying residence through the use of same or similar incorporation of materials.
2. Garages shall be accessed from the rear alley.

# **Non-Residential Structures:**

## **Building Façades**

1. All defective structural and decorative elements of building fronts and sides, including storefronts, windows, doors, and cornices, shall be repaired or replaced in a workmanlike manner. Original materials should be used wherever possible.
2. All brick walls and natural stone walls shall be kept clean, repaired, and repointed as required. Cleaning of masonry façades by means of sandblasting shall not be permitted. Brick walls that are not painted shall remain unpainted. Painted brick walls shall be painted a color that is compatible with the colors of the neighboring structures.
3. No new formstone, stucco, metal or wood siding, or exterior finishes shall be permitted over brick wall surfaces. All such existing siding and finishes that are defective over 10 percent of their area shall be repaired. If an existing covering is more than 50 percent defective, it shall be removed and the walls behind them restored.
4. Existing metal siding which is undamaged, structurally sound, and permissible under the Baltimore City Building Code may be retained.
5. All metal siding that remains shall be kept clean, in a state of good repair, and in a color compatible with the colors of the neighboring structures.
6. All miscellaneous elements on the exterior walls of the structures such as empty electrical boxes, conduits, pipes, unused sign brackets, etc., shall be removed.
7. Side walls shall be finished in a manner that is harmonious with the front of the building.

## **Storefronts**

1. New storefronts that project beyond the original property line of the commercial properties are not permitted.
2. Show windows, entrances, signs, lighting, sun protection, security grilles, etc., shall be compatible, harmonious and consistent with the original scale and character of the structures.
3. Enclosures and housing for security grilles and screens shall be as inconspicuous as possible and compatible with other elements of the façade. Creative and custom security grilles that appear more like art than security devices are encouraged.
4. All exposed portions of the grille, screen or enclosure that are normally painted, and all portions which require painting to preserve, protect, or renovate the surface shall be painted.
5. Solid or permanently enclosed or covered storefronts shall not be permitted.
6. Show windows shall not be painted for advertising purposes but may be painted with lettering for authorized identification of the place of business.

## **Windows**

All window openings shall have the same heights and width they did at the time that the wall in which the openings are located was originally built. Filling in these openings at the top, bottom, or sides is not permitted. The following additional requirements shall apply:

1. All windows must be tight-fitting and have sashes of proper size and design. Sashes with rotten wood, broken joints or loose mullions or muntins shall be repaired or replaced with glass or other approved transparent material, and all exposed wood shall be repaired and painted.
2. Window openings in upper floors of the front of the building shall not be filled or boarded up on the exterior. Windows in unused area of the upper floors may be backed by a solid surface on the inside of the glass. Window panes shall not be painted.
3. Window openings in sides of buildings that are filled or boarded on the date of enactment of this Ordinance are permitted to remain for no more than one year. During this period, the filled or boarded openings shall be treated in a manner that is compatible and harmonious with the façade in which they are located and shall be maintained in good condition.

### **Roofs**

1. Chimneys or any other auxiliary structures on roofs shall be kept clean and in good repair.
2. Roof mounted structures for the support of signs, billboards, etc., are not permitted.
3. Any mechanical equipment placed on a roof shall be so located as to be hidden from view from any primary street and to be as inconspicuous as possible from other viewpoints. Otherwise, such equipment shall be screened with suitable elements of a permanent nature and finish. Where such screening is unfeasible, equipment shall be installed in a neat, presentable manner, and shall be painted so as to minimize its visibility.

### **Compliance**

No alteration or improvement work shall be undertaken that does not conform with the requirements herein unless the requirements have been waived by the Department of Housing.

### **Design Review and Approval**

Designs for all building improvement, modifications, repair, rehabilitation or painting concerning the exterior of the existing buildings, their show windows, and for all signs, shall be submitted to the Department of Housing and the Department of Planning. Approval by the Department of Planning shall be required before proceeding with the work.

The Department of Housing and/or the Department of Planning shall submit to the CNCA Board, or its assignee for its review and comment, the form and content of all plans and proposals to redevelop land, all property rehabilitation plans, and all work and occupancy permits. CNCA, shall advise the Department of Planning of its recommendation regarding the acceptability and/or priority of all plans, proposals, and permits. The Commissioner of the Department of Housing retains the final authority to approve or disapprove all plans and/or permits and to grant or withhold development priorities, disposing of redevelopment land through procedures established by the Department of Housing.

## APPENDIX D

# CHARLES NORTH DESIGN GUIDELINES

## Contributing Structures

### **Purpose:**

These design guidelines are intended to compliment the General Charles North Design Guidelines in Appendix C but with stricter guidelines for Contributing Structures on five specific exterior areas: doors, windows, electrical machinery, cornices, and paint. Both sets of design guidelines should be considered together with the following guidelines applicable only to Contributing Structures. These design guidelines are designed to ensure that all work on Contributing Structures continues to contribute to the overall quality, design, and historic character of the URP Area.

### **Doors**

1. Outside vestibule doors on rowhouses should be retained and maintained in good condition.
2. The installation of plastic, canvas, or metal strip awnings over doorways that detract from the character and appearance of the building is discouraged.

### **Windows**

1. Replacement windows must be compatible with the design, character, and scale of the existing structure
2. Windows not facing a public street may be closed up only with permission from the City Fire Department. Windows approved for closing must be completely removed from the building and replaced with material that has been approved by the Department of Planning prior to installation.
3. Windows facing a public street or are part of the building entrance must be glazed with clear glass. None of these windows may be glazed with any type of sheet plastic or constructed of glass brick.
4. Replacement windows must maintain the same strong horizontal and vertical alignment found in the existing traditional buildings in the URP Area and maintain historic proportions of the internal divisions within the windows themselves.
5. All show window elements for a commercial use must be located below the building's second floor windows.

### **Electrical Machinery**

1. Window air-conditioning units may not be placed in any window facing a primary street.
2. Roof top equipment must be shielded from street views with screening that is integral to the building façade and does not appear to be roof top screening.

3. Where visible from a primary street, utilities need to be painted to blend into the background.
4. Mechanical units, such as air conditioning and similar other mechanical equipment, must not be visible from a primary street unless there is no other placement option. Shrubs, hedges, fences, walls or a combination of those elements may be used to screen such equipment so long as it does not detract from the design and character of the building.

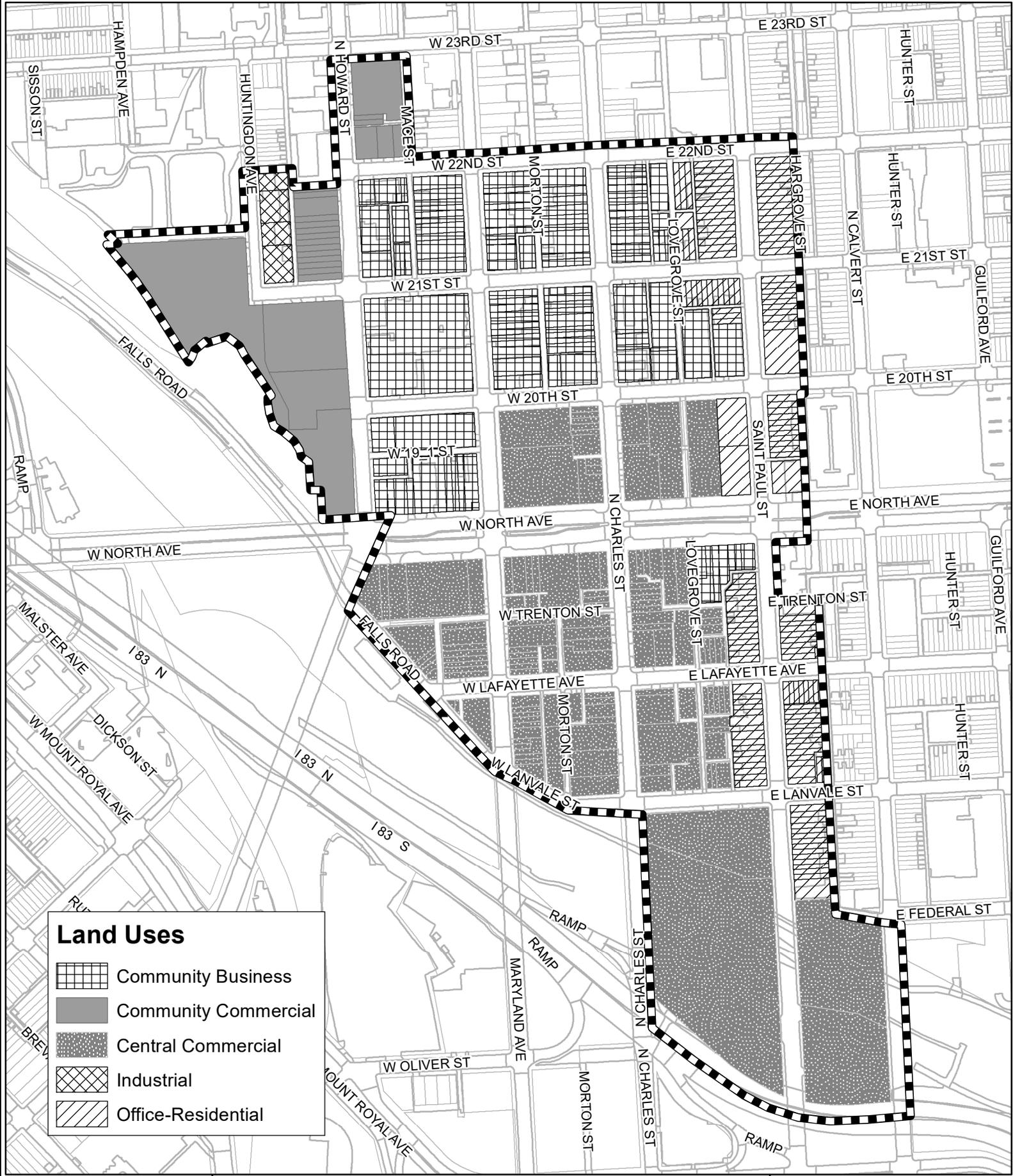
### **Cornices**

1. Cornice shape, size, profile and details such as dentils, brackets, modillions, must be retained. Replacement details must match the original design as closely as possible.
2. Vinyl or aluminum siding must not cover the cornice.

### **Paint**

Unpainted brick and stone walls must remain unpainted unless it is historically appropriate to paint such walls or more than  $2/3$  of the existing masonry building facades on the block are already painted.

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**Land Uses**

-  Community Business
-  Community Commercial
-  Central Commercial
-  Industrial
-  Office-Residential

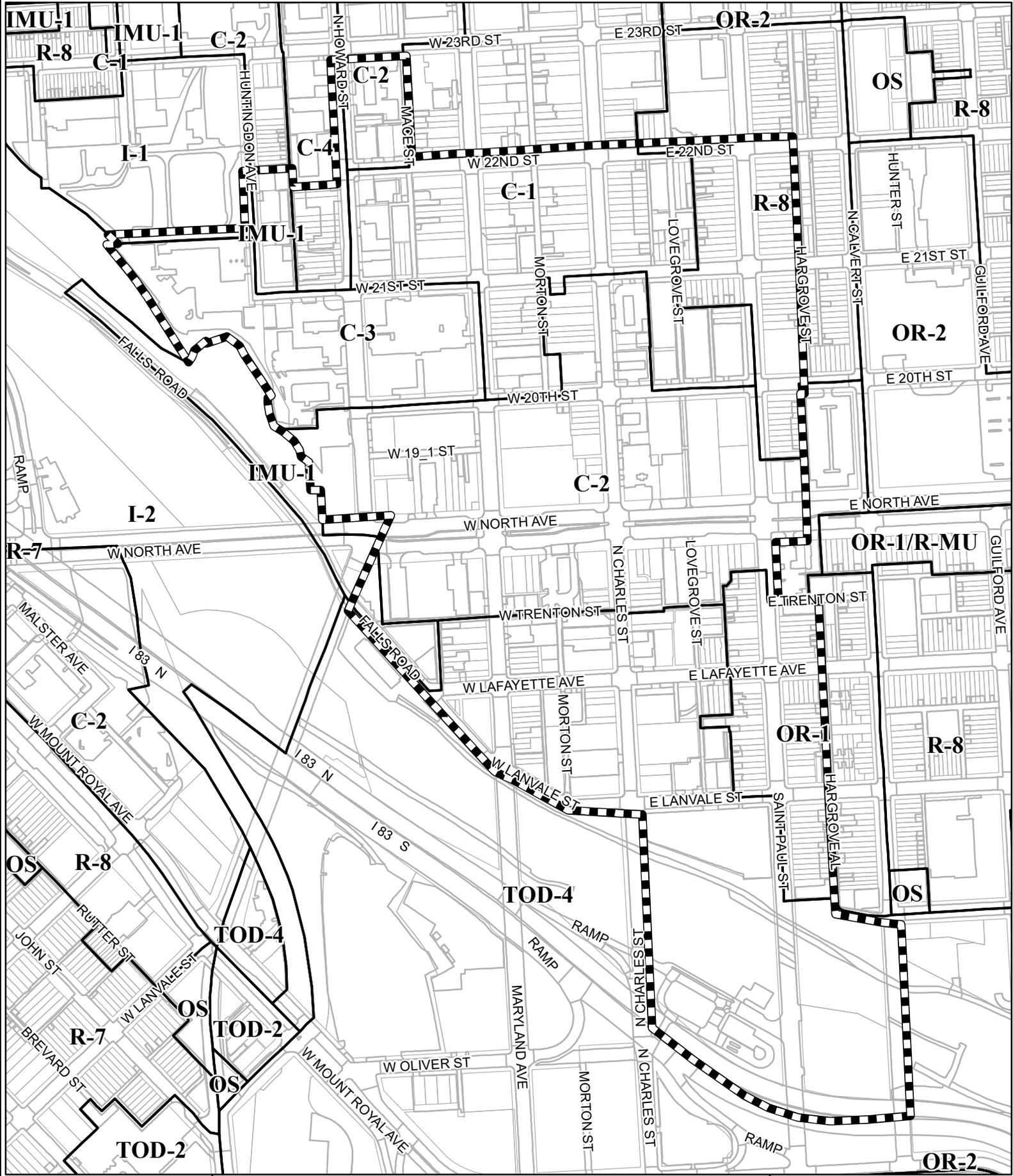
**Legend**  
 Project Boundary

# Charles North

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LAND USE		Exhibit:
Date:	6-23-82	
Revised:	5-21-84	
	4-17-07	
	4-16-87	
	8-22-21	
	6-22-87	
	5-15-06	



**Legend**

- Project Boundary
- Existing Zoning Districts

# Charles North

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ZONING DISTRICTS		2
Date: 6-23-82	Exhibit:	
Revised:		
5-21-84	5-15-06	
4-16-87	4-17-07	
6-22-87	6-14-07	
7-22-87	8-22-21	



