



III. Misconceptions About Historic Districts

1. The designation of a property in either district does not raise the property tax on any particular property. Property tax increases are based on property values and determined independently.
2. Property owners are not required to make costly renovations but must maintain and repair their private property in accordance with stated building codes. The local and Federal agencies cannot mandate any costly renovations.
3. The **CHAP** historic district design review and permit process is not expensive, time consuming, or difficult. The design review can be processed in a few days. Permit fees usually range from \$15 to \$50, depending on the type of project. Paint pennies are free, and staff works with the applicants to make everything move as quickly as possible.
4. Neither type of historic district can restrict the use or sale of a property; that ;.. predetermined through local zoning ordinances.

IV. Tax Incentives and Preservation Assistance (Loans and Grants)

Loans and grants are available to assist with the rehabilitation of historic properties.

For information about the City and State rehabilitation loans contact the Home Ownership Institute, Department of Housing and Community Development, Suite 1125, 417 E. Fayette Street, Baltimore, Maryland 21202 (Phone: 396-4151).

For information about the State and Federal preservation loans, grants, and tax incentives, contact the Maryland Historical Trust, Division of Historical and Cultural Programs, Third Floor, Department of Housing and Community Development 100 Community Place, Crownsville, Maryland 21032-2032

(Phone: 410-514-7600).

For information about the Baltimore City Property Tax Credit for Historic Restorations and Rehabilitations contact the Commission for Historical and Architectural Preservation, 417 E. Fayette Street, Suite 1037, Baltimore, Maryland 21202 (Phone 410-396-4866, x- 5).

v. Historic District information

For information about becoming a Baltimore City Historic District contact the Commission for Historical and Architectural Preservation, (Phone 410-396-4866, x-5)

For information about becoming a National Register of Historic Places Historic District contact the Maryland Historical Trust, (Phone 410-514- 7600).

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The A. Aubrey Bodine Collection The Peale Museum  
E. Sachse & Co.'s 1850 View of Baltimore City  
Kenneth Short  
Brough Schamp

# PROTECTING BALTIMORE'S PAST FOR THE FUTURE



**BALTIMORE CITY COMMISSION FOR  
HISTORICAL AND ARCHITECTURAL  
PRESERVATION**



THE CITY THAT READS  
Kurt L. Schmoke, Mayor

National Register If Historic Districts

- Barre Circle
- Bolton Hill\*
- Brick Hill
- Business and Government Center
- Butcher's Hill\*\*
- Canton
- Cathedral Hill
- Charles Village / Abell
- Dickeyville\*
- Druid Hill Park Dundalk
- Eutaw-Madison Apartment House\*\*
- Federal Hill
- Fell's Point
- Franklin Square
- Little Montgomery Street
- Loft\*\*
- Mount Vernon\*\*
- Old Goucher
- Original North wood
- Ridgely's Delight\*
- Roland Park
- Saint Paul Street
- Seton Hill\*
- Union Square\*\*

\* Also Baltimore City Historic District

\*\* Contains portion of a Baltimore City Historic District

## WHAT IS A HISTORIC DISTRICT?

"It is a geographically definable area-urban or rural, large or small-possessing a significant concentration, linkage, or continuity of sites, buildings, structures, and/or objects united by past events or aesthetically by plan or physical development."

-National Register

### I. Baltimore City Historic District

Is an area in Baltimore City wherein, there are located buildings and structures which have demonstrated special architectural, historical, cultural, economic, social, or community significance. This program is overseen by the Commission for Historical and Architectural Preservation. It is the earliest and first commission in the State of Maryland.

#### FACTS ABOUT BEING A BALTIMORE CITY HISTORIC DISTRICT

1. Strengthens stabilization and promotes rejuvenation or rehabilitation.
2. Does not increase property taxes.
3. No limits on property U-e or restrictions of sales.
4. Certified districts are eligible for tax credits and incentives.
5. Provides for protection and review when affected by State and/or Federal projects.
6. Gives distinction to designated communities and a unifying bond among property owners.
7. Areas are designated entirely as the result of local and neighborhood-based initiative.
8. Provides expert review of proposed exterior changes as part of Baltimore City permit review process.
9. Protects from demolition and inappropriate development.
10. Shorter process to achieve designation.



In Baltimore there are two types of Historic Districts- National and ~. A National Register Historic District is a distinction conveyed by the Federal Government. Local Historic District designation is conveyed by the Mayor and City Council of Baltimore and is generally, requested by the residents of a community. There is no direct association between the two types of Historic Districts. Also one does not automatically lead to the other, and there are differences in the conditions and benefits of being listed either Locally or Nationally.



### Baltimore City Historic District

Bancroft Park  
Bolton Hill\*  
Butcher's Hill\*\*  
Dickeyville \*  
Eutaw Place/Madison Avenue  
Franklinton  
Loft\*  
Madison Park  
Mill Hill-Deck of Cards  
Mount Royal Terrace  
Mount Vernon\*\*  
Mount Washington  
Otterbein  
Ridgely 's Delight\*  
Seton Hill\*  
Stirling Street  
Union Square\*  
Upton 's Marble Hill  
Washington Hill  
Waverly

\* Also a National Register Historic District

\*\* Section of larger National Register Historic District

### II. National Register of Historic Places

Is the Nation's inventory of historic places and the national repository of documentation on the variety of historic property types, significance, abundance, condition, and ownership. It lists districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture.

#### FACTS ABOUT THE NATIONAL REGISTER

1. Provides recognition that can contribute to preservation efforts.
2. Protects the district from harm caused by Federal or State funded or licensed projects.
3. Eligible to apply for tax credits or incentives.
4. No standard~ are imposed on maintenance or improvements except for standard city building codes.
5. No permission is required for any alteration apart from standard Baltimore City Building and Construction laws.
6. Owners use or sale of property not limited.
7. No increase in property taxes.
8. No permission needed to demolish a property that is privately owned.
9. Longer multi-level evaluate designation.  
review process to