The Historic Neighborhood of Federal Hill
A City of Baltimore CHAP District

Baltimore, known for its rich history and diverse architecture, boasts several neighborhoods designated as CHAP (Commission for Historical and Architectural Preservation) districts. CHAP endeavors to carefully preserved and protect their historical significance, cultural heritage, and architectural beauty. For residents lucky enough to live in these areas, there are numerous benefits and responsibilities that come with being a part of a CHAP district.

CHAP districts showcase a unique blend of historic structures and lovely architecture. Living among these well-preserved buildings provides residents with a sense of charm and character that cannot be replicated in modern developments. These districts are often steeped in history and culture. Residents have the privilege of being surrounded by tangible reminders of Baltimore's past, fostering a deeper appreciation for the city's roots and development. Preserving the historical significance and limiting development opportunities, properties within CHAP districts often experience increased property values. This makes living in these areas a sound investment for homeowners. Residents of CHAP districts often develop a strong sense of community pride. Many become avid stewards of the area's history and work together to maintain its unique character. And finally CHAP districts contribute significantly to the preservation of Baltimore's local identity. These neighborhoods serve as living museums, reflecting the city's heritage and enriching the overall cultural landscape.

These advantages also come with some responsibilities. One of the primary responsibilities of living in a CHAP district is following the preservation guidelines set forth by the CHAP. These guidelines are designed to protect the historical integrity of the area and include restrictions on exterior modifications and building renovations that can be viewed in areas accessible to the general public. These guidelines are accessible at: https://chap.baltimorecity.gov/sites/default/files/CHAP%20Design%20Guidelines_2022.07.06_APA%20Version_opt.pdf). Failure to observe these guidelines could result in receiving a citation from the City requiring work completed without the appropriate authorization to be redone in accordance with the design guidelines. To receive the appropriate authorization for proposed improvements requires the completion of an Authorization to Proceed (ATP) which can be found at: https://chap.baltimorecity.gov/sites/default/files/ATP%20Application_November%202021.pdf). If an improvement requires a building permit, the permit will not be issued without an ATP. Residents in CHAP districts also have an obligation to maintain their properties in a manner consistent with the neighborhood's historical character. This might require periodic restoration work and ensuring the preservation of architectural elements.

Living in a CHAP district in Baltimore is a privilege that comes with significant benefits and responsibilities. Residents have the opportunity to enjoy the architectural beauty, cultural heritage, and community pride that these neighborhoods offer. Simultaneously, they carry the responsibility of preserving and safeguarding the historical integrity of the area for future generations. By striking a balance between the advantages and responsibilities, residents of CHAP districts contribute to the preservation and enhancement of Baltimore's unique cultural identity, making the city a more vibrant and meaningful place to call home.