



Historic Preservation Committee Meeting Agenda

No virtual meeting for October 2025 | Please consider attending Doors Open Baltimore (see more info below)

Previous Meeting Minutes: [notes from September](#)

Doors Open Baltimore 2025: Saturday, October 25

See [site map](#)

Southwest Baltimore places featured from 10am - 2pm

Carroll Mansion

H. L. Mencken House Museum

Lithuanian Hall

Mount Clare Museum

Sarah Ann Street Local Historic District

Historic Preservation Committee Meeting Agenda

September 8, 2025 | Time: 6-7pm

Virtual: <https://zoom.us/j/96697574106?pwd=NWI5V01FZkwxeIN4eGQrcU1TdWhKUT09>

1. **Welcome and Introductions:**
2. **Previous Meeting Minutes:** [notes from August](#)

3. Updates and Reports

- a. **Poppleton Recreation Center has been selected to receive a 2025 AIA Maryland Design Excellence Award, in the Historic Preservation Architecture (AIA Maryland) category (NOT announced publicly yet)**

This honor reflects the outstanding design, collaboration, and impact demonstrated in your submission. Your work stood out among an exceptional group of entries and will be formally recognized during our annual awards celebration on Thursday, September 18, 2025

- b. **Katie William building:** Next steps → consider landmark status & stabilization
 - i. Amory UMD [google survey link](#)
 - ii. DHCD owns the building
 - iii. Someone needs to push the project along - community use West Baltimore → community center - **SWP or other group to move it ahead.**
- c. **Arabber Event + Committee Letter - [Certificate of Recognition](#) (picked up ... [Eventbrite](#) please share!**
 - i. Sat. September 20 at MLK4 from 3-6pm
 - ii. Looking for support and volunteers!
- d. **[Doors Open Baltimore 2025](#) (Sarah Ann Street + H.L. Mencken House, Irish Railroad Museum, B&O, Lith Hall, Mount Clare, etc.)**
 - i. Please mark your calendars for Saturday, October 25th, 2025 **South Sites (AM, 10 am - 2 pm)**
 - ii. [Click here](#) for our General Event Info & FAQ page.
Here's a [visual map](#) for 2025

4. Old Business

- a. ARC for Hollins - ongoing (Nya + Betsey)
 - i. Next steps - build an inclusive committee by reaching out to others - attend Hollins community meeting/potluck on August 13

5. New Business:

- a. Drawings for 41-43 S Arlington AveArlington [here](#)
- b. Mount Clare Mansion RFP:
 - i. <https://sbgpartnership.org/request-for-proposals-historic-mount-clare-museum-strategic-plan/>

- ii. <https://sbgpartnership.org/wp-content/uploads/2025/08/SBGP-Mount-Clare-RFP-2025-08-27.pdf>

6. Upcoming Events & Community Engagement

7. Action Items & Next Steps

- a. Next Meeting Date: October 13, 2025 at 6pm

For fall ...

- i. Invite Lauren, new director of CHAP
- ii. Ezra, Hollins Market - other new local businesses
- iii. Find organizations interested in Katie Williams

Previous Meetings

August 11, 2025

Time: 6-7pm

Virtual: <https://zoom.us/j/96697574106?pwd=NWI5V01FZkwxeIN4eGQrcU1TdWhKUT09>

1. **Welcome and Introductions:** Sonia Eaddy, Scott Kashnow, Betsey Waters, Nicole King
2. **Previous Meeting Minutes:** [notes from June](#) (July Hollins tour, postponed)

3. Updates and Reports

a. City Council Bill 25-0003 [Conservation District](#)

Conservation Districts Bill Headed for Mayor's Desk

Message from John Bullock's newsletter: *I'm proud to announce that our Conservation Districts legislation has been sent to the Mayor's desk for signature. This bill is our first piece of legislation to get passed this term. Co-sponsored by 10 of my City Council colleagues, this community-driven initiative will create a new tool for preserving the historic character of Baltimore's often overlooked neighborhoods, particularly historically Black communities like Rosemont and Coppin Heights.*

There was a discussion of recent City Council Bill on zoning, parking density, but no actions suggested or related to HISP Committee agenda items.

- b. **Katie William building:** Next steps → consider landmark status & stabilization
 - i. Amory UMD [google survey link](#)
 - ii. DHCD owns the building
 - iii. Someone needs to push the project along - community use in West Baltimore → community center
 - iv. **#1 need is stabilization & SWP or other group/s to move it ahead.**
- c. **Arabber Event + Committee Letter - [Certificate of Recognition](#)**
 - i. **[Letter draft](#) approved - Nicole will submit this week**
 - ii. Sat. September 20 at MLK4 from 3-6pm
 - iii. Committee Meeting 1 on [7/30 meeting notes](#) **#2 Thurs @ Zella's 5pm**
 - iv. Looking for support and volunteers!
- d. **[Doors Open Baltimore 2025](#) (Sarah Ann Street + H.L. Mencken House, Irish Railroad Museum, B&O, Lith Hall, Mount Clare)**
 - i. Please mark your calendars for Saturday, October 25th, 2025 **South Sites (AM, 10 am - 2 pm)**
 - ii. [Click here](#) for our General Event Info & FAQ page.
Here's a [visual map](#) for 2025

4. Old Business

- a. ARC for Hollins - ongoing
 - i. Nicole & Betsey Water & Nya Dobbs met and discussed the committee model (Tues. April 22, 2025)

- ii. Next steps - build an inclusive committee by reaching out to others - attend Hollins community meeting/potluck on August 13

5. New Business ?

6. Upcoming Events & Community Engagement

- a. Hollins meet up on August 13 at 7pm in Love Lot
- b. SWP event on **Sat. August 23 at Poppleton Rec at 11am**
 - i. **Can anyone help out?** Sonia will have the HISP committee materials at the Poppleton table until Nicole can arrive. Betsey will be out of town.

7. Action Items & Next Steps

- a. Next Meeting Date: September 8, 2025 at 6pm

For fall ...

- i. Invite Lauren, new director of CHAP
- ii. Ezra, Hollins Market - other new local businesses
- iii. Find organizations interested in Katie Williams

June 9, 2025

Time: 6-7pm

Virtual: <https://zoom.us/j/96697574106?pwd=NWI5V01FZkwxeIN4eGQrcU1TdWhKUT09>

1. Welcome and Introductions:

- 2. Previous Meeting Minutes:** [notes from April](#) & May 15 PNCA Preservation Presentation (below)

3. Updates and Reports

- a. City Council Bill 25-0003 [Conservation District](#)
 - i. Moving forward w/ tax credits + delay (update from Nicole)
- b. Successful WALKTHROUGH of Katie William building
 - i. Friday, April 25 at 9am w/ Mildred (PNCA), Nick (DOP), Lauren (CHAP), Dean, Nicole + Tristan & Amory (research report below)
 - ii. Discuss next steps: 1) stabilization & 2) building a team

Amory [google survey link](#)

- c. Poppleton Public History & Preservation Study, 2025
 - i. See website for full report <https://baltimoretraces.umbc.edu/poppleton/&APlaceCalledPoppletonvirtualwalkingtour> (public history component)
 - ii. Presentation [slides](#) (from May 15, 2025 meeting)
 - iii. Katie Williams (see Tristan essay + Amory draft)
 - iv. AMST 422/682 Preserving Places, Making Spaces in Baltimore - theme/focus? W. Baltimore St ([revisit 2019 project](#))

- d. Historic Mt. Clare Mansion in Carroll Park

4. Old Business

- a. ARC for Hollins - ongoing
 - i. Nicole & Betsey Water & Nya Dobbs met and discussed the committee model (Tues. April 22, 2025)
 - ii. Next steps - build an inclusive committee by reaching out to others

5. New Business

- a. Doors Open Baltimore 2025 (Sarah Ann Street)
 - i. Please mark your calendars for Saturday, October 25th, 2025
 - ii. [Click here](#) for our General Event Info & FAQ page.
 - iii. Arabber event - TBD - Betsey makes a motion, Sonia seconded - unanimous vote for a letter of support

6. Upcoming Events & Community Engagement

- a. Poppleton Rec Center grand opening on July 12 at 2pm
- b. SWP event on Sat. June 28 - also at Poppleton Rec at 11am
- c. Commercial / Safety / Vibrant Streets - June 25 Wed. 5:30pm at 1317 W. Baltimore St. - 2 hours + has city officials + Police

7. Action Items & Next Steps

- a. Next Meeting Date: Mon July 14 will be a tour of Hollins Market w/SWP
POSTPONED

April 14, 2025

Time: 6-7pm

Virtual: <https://zoom.us/j/96697574106?pwd=NWI5V01FZkwxelN4eGQrcU1TdWhKUT09>

1. Welcome and Introductions:

Justin Smith, Tisha Guthrie, Pastor Brenda White, Tisha Guthrie, Betsey Waters, Bao Nguyen, Scott Kashnow, Alfredo Fooks, Francina Walker, Sonia Eaddy, Nicole King, Mildred Newman, Pat Nickerson

2. Approval of Previous Meeting Minutes

- a. Review of [notes from March](#)

3. Updates and Reports

- a. City Council Bill 25-0003 [Conservation District](#)
 - i. Moved on the full City Council hearing 4/29 - potential hearing for City Council date
 - ii. Some discussion on historic tax credits needs to be worked out in committee
- b. Poppleton Public History & Preservation Study, 2025 - ongoing
 - i. Go over public history component [A Place Called Poppleton virtual walking tour](#)
 - ii. Clean up at Sarah Ann Street Local Historic district on Sat. May 3 Time TBD
 - iii. WALKTHROUGH of Katie William building = potential community & cultural center - DATES Tues. 4/22 or Thursday 4/24 in the morning or early afternoon
 - 1. Nicole, Amory, Tristan, Sonia, Dave? SWP, Betsey
 - 2. Find out what's going on with church on Saratoga/Schroeder (across from Excel) - request of Francina Walker
- c. **Future of the historic Mt. Clare Mansion in Carroll Park** - updates -
Scott K discussed the partnership to bring back trees and shade cover to the park.

4. Old Business

- a. ARC for Hollins - ongoing
 - i. Nicole & Betsey are planning a meeting and reached out to Nya Dobbs

5. New Business? NA

6. Upcoming Events & Community Engagement

- a. Morgan State University Students tour of Poppleton - Monday, April 21 at 9am - w/PNCA + UMBC
- b. Morgan (community plans) + UMBC (preservation study) final presentations on Thur. May 15 PNCA meeting at Allen AME Church - 1130 W Lexington St @ 6:30pm

7. Action Items & Next Steps

- a. Next Meeting Date: Mon May 12, 2025 at 6pm BUT ...
- b. ***committee members attend the Thur. May 15 Preservation Plan presentation event at Allen AME at 6:30pm (Dave will send out a reminder with flyer and full info when ready)***

March 10, 2025

Time: 6pm

Virtual: <https://zoom.us/j/96697574106?pwd=NWlSV0lFZkwxelN4eGQrcUITdWhKUT09>

1. Welcome and Introductions

- a. Call to Order
- b. Attendance Roll Call - Brittany Banks (Pigtown), Scott Kashnow (Franklin Square), Laura Dykes (Hollins Roundhouse), Nicole King (committee chair, Hollins) Dave Pope (SWP)

2. Approval of Previous Meeting Minutes

- a. Review of [notes from February 2025](#)

3. Updates and Reports

- a. City Council Bill 25-0003 [Conservation District](#) program 3/11/2025 - letter of support? (Nicole King)

Historic conservation districts will help protect and enhance neighborhoods. Unlike a local historic district in which all exterior changes are reviewed and approved by CHAP, Conservation Districts would have a less-restrictive design review than local historic districts. In other words, design review is limited to a list of alterations that would be created by the neighborhood and CHAP during the designation process. In addition, CC Bill 25-0003 will make the local historic preservation tax credit available to historic structures in Conservation Districts. This can make the tax credit available to neighborhoods in need of significant rehabilitation. If you wish to send testimony in support of this bill please send it to Testimony@Baltimorecity.gov If you wish to testify in person, the Committee hearing will be held by the Housing and Community Development Committee on 3/11/2025 at 4:30 in the City Council chambers in Baltimore City Hall.

- b. Poppleton Public History & Preservation Study, 2025 - ongoing
 - i. [“Losing my Home is Like a Death to Me:” A Collective Narrative Investigation into the Slow Violence of Urban Renewal](#) - Nicole King (Poppleton history talk - Village Learning Center 2/20/25)
 - ii. [A Place Called Poppleton](#): Presented (2nd time) at PNCA 2/20 & to board + guests on 3/6/2025 = Study + [virtual walking tour](#) + greenspace project
 - iii. Draft presentation 3/20 at 6pm at Allen AME - draft 5/15 - final presentation 6:30 pm TBD
- c. **Future of the historic Mt. Clare Mansion in Carroll Park** - ongoing
 - i. This historic resource has the power to become an innovative center for exploring the full and complete history of America, showcasing the talent, fortitude, and lived experience of Black Baltimore dating back to the colonial era.
 - ii. Brittany Banks will update the committee.

South Gateway Partnership - expand / heritage tourism for the future - looking for funding
Abel Foundation →

- looking for historic preservation, etc. community members - currently the Colonial Dame
- Beloved Community Service = new agent to manage the site / Krista Green is on board
- considering hiring a consultant or contractor to bring all the folks to the table
- Email bnbanks2@gmail.com

d. Poe House Museum \$10M expansion plans (David Pope)

4. Guest Presentations NA

5. Old Business

- a. ARC for Hollins - ongoing

6. New Business NA

7. Upcoming Events & Community Engagement

- a. Morgan State University Students will present their community-led planning ideas at the Feb. 20 PNCA meeting - 6-8pm - Allen AME Church

8. Action Items & Next Steps

- a. Letter of Support for City Council Bill 25-0003 Conservation District program
- b. Next Meeting Date: Mon April 14, 2025 at 6pm
- c. ABC Poppleton Conversation

February 10, 2025

Join Zoom Meeting

<https://zoom.us/j/96697574106?pwd=NWl5V01FZkwxelN4eGQrcU1TdWhKUT09>

1. [Notes from January](#)

AGENDA:

Attendees: Nicole King (chair), Dave Pope (SWP), Brittany (Pigtown/Mt Clare Masion @ Carroll Park bnbanks2@gmail.com), Tisha Guthrie zigtgut@gmail.com & Pastor Brenda White Allename2017@gmail.com (PNCA), Betsey Waters, Chrysiola Gitsoulis, Alfredo "Fredo" Fooks, Sr. (Hollins)

Guests: Nick Chupein DOP Nicholas.chupein@baltimorecity.gov & Eric Holcomb CHAP

Brief updates:

1. Update: On Jan CHAP Hearing on 1411 W. Baltimore Street
 - a. CHAP deemed the structure contributing
 - b. Recommendation: The developer should try and preserve the facade.
 - c. Greystone agreed to attempt to do so, but if it became unsafe or untenable, they would return to CHAP
 - d. Greystone sent an email of thanks for the Preservation Committee letter and the support.
2. Updates from Public History & Preservation Study of Poppleton Urban Renewal Area:
 - a. Morgan State University design studio working on community-led plan
 - b. UMBC working on a preservation study: [A Place Called Poppleton](#)
 - c. <https://storymaps.arcgis.com/stories/da4a06ac47dd43ef911b5073a476a870>
 - d. Present this work in May - public event Discuss UDAAP hearing and misleading BBJ story (below)
 - e. Melody Simmons, [Developer moves ahead with \\$800M Poppleton project](#), *Baltimore Business Journal*, January 24, 2025.
 - f. Update from Black Women Build - Sarah Ann Street
 - i. six (6) sarah ann houses should be ready around april. but people will not be able to enter into contract on a house until we get use and occupancy. the soonest people would be able to close on their loan would be june 1.

3 things - studies on history and community plan = community managed plan, reevaluate

Guest: Eric Holcomb, CHAP

Updates & next steps on **ARC for Hollins** / Union Square sent a letter resigning from SWP, which makes this more pressing. Eric Holcomb will answer questions about the

history of the Union Square & Hollins Market Local Historic District and how an ARC might move forward in the Poppleton Urban Renewal Area [Hollins Market / Poppleton] and a potential [Conservation District](#) (p. 3 Sarah Ann is referenced)

3. Feb. 6 @ 1pm Planning Hearing:

- a. 7. STREET CLOSING/ REAR OF UNIT BLOCK NORTH CAREY STREET, NORTH OF HOLLINS STREET (Ninth District)
 - b. 8. CITY COUNCIL BILL #25-0003/ HISTORIC PRESERVATION – CONSERVATION DISTRICTS – ESTABLISHMENT (Citywide) For the purpose of establishing Conservation Districts; providing a study, proposal, and review process; defining certain terms; and providing for a special effective date. (Councilman Bullock, et. al.) **Next steps & timeline?**
- Current local historic district - 1970 area around Union Square - expand in 1977 to include current boundaries
 - LHD = reviewed by CHAP - we have guidelines
 - NR - 2009 part of the Poppleton Master Plan = tax credits / no design review
 - ARC - looking for a committee that CHAP staff contacts for info on design review in that community - constant communication w/neighborhood / HR used to be on the US ARC in the past → CHAP supports the Hollins
 - Not rules on setting it up, some just appoint a person for communication OR a committee.
 - Staff person would email US + HR on activity
 - Most important aspect is major projects - voice community voices
 - Residents can testify or send a letter
 - Bring this to HR /
 - Conservation Districts - enabling legislation / law by spring (Bullock lead sponsor)
 - Less restrictive / neighborhood association - walk & talk to identify the important characteristics - list of exterior alterations – it could just be demo or large construction reviewed, masonry (new-old brick) (community decides)
 - As URP expires and changes the design component is not working
 - SWP could come out with a letter of support
 - 8 months to a year to get the process going - already 6-12 neighborhoods are already working and preparing
 - Tisha: Reaching out to Torrance? Background - EXCELLENT idea

Tips for Recommendations in the Plan - small to large - specific

Public History ideas to connect the community in preservation

Consider Local Historic District (Sarah Ann) + Conservation District (exp and connect) + Landmarks

Think about innovative ideas to share the history

- window displays in vacant stores
- social media / walking tours
- share of photos / scan / family photos

- think about what people want/need
I need to jump off the call in a moment but anyone can feel free to reach me at Nicholas.chupein@baltimorecity.gov I will be at the Hollins Roundhouse meeting on Wednesday to talk a little more about the Urban Renewal Plan expiration

Brittany Banks - SW Gateway + Pigtown - wants to get more involved.

Virtual Link: [Microsoft Teams Link - Click Here](#), Meeting ID: 266 383 220 930, Passcode: Uv39zv9n

Future of Mt. Clare Mansion [Hybrid]

[View on Google Calendar](#)

When Tue Feb 11, 2025 2pm – 4pm (EST)

Where 1315 Division St, Baltimore, MD 21217

Who ahathaway@gmail.com, lawrence.brown@morgan.edu, Brittany Banks, Frank Lance, Quincy Goldsmith...

Yes ☐ Maybe ☐ No ☐

Virtual Link: [Microsoft Teams Link - Click Here](#), Meeting ID: 266 383 220 930, Passcode: Uv39zv9n

Beloved Community Services Corporation and the South Baltimore Gateway Partnership invite you to a meeting to discuss the future of the historic **Mt. Clare Mansion in Carroll Park**. This historic resource has the power to become an innovative center for exploring the full and complete history of America, showcasing the talent, fortitude, and lived experience of Black Baltimore dating back to the colonial era.

Many of you have participated in these conversations in the past, as this important effort has intermittently moved forward. We are now convening a conversation among esteemed leaders and experts to chart a path forward for the site.

You are invited to attend a conversation on **Tuesday, February 11th, from 2-4 pm**, at the **Beloved Community Services Corporation Headquarters, 1315 Division Street**, in the Justice Thurgood Marshall Amenity Center's Executive Board Room. If you can't attend in person, we have provided a teams link

We hope that you can attend, and help shape the path forward. If you are unable to attend, but wish to participate in the future, please just let us know.

Sincerely,

Brad Rogers (*pronouns: he/him* | [What is this?](#))

Executive Director, South Baltimore Gateway Partnership

COMMUNITY INVITED TO PUBLIC MEETING AND TOUR ON DESIGN PLANS FOR PRESERVATION AND EXPANSION OF THE EDGAR ALLAN POE HOUSE & MUSEUM

Two Ways to Participate: Online Community Meeting and In-Person Tour of the Poe House

The Edgar Allan Poe House & Museum invites the public to participate in discussions about the preservation, restoration, and expansion plans for this historic landmark. Community members can join through an online meeting or attend an in-person tour of the museum to view the proposed improvements firsthand.

The project includes exciting updates such as a literary garden, outdoor event space, and restoration of the original historic duplex. The new museum design has been carefully crafted to align with the Housing Authority of Baltimore City's "Transform Poe" community redevelopment goals. A permanent exhibit will also be created to honor the shared history of the Poe House and the Edgar Allan Poe Homes, memorializing their interconnected legacies.

Ways to Participate:

1. Online Community Meeting:

Join a virtual meeting to learn more about the project and review design plans.

- **Date:** February 12, 2025
- **Time:** 7PM
- **Register:**
https://us02web.zoom.us/meeting/register/pCAE_fm5QceaF2WEY7wqxg

After registering, you will receive a confirmation email containing information about joining the meeting.

2. In-Person Tour of the Poe House:

Sign up for a special in-person tour of the Edgar Allan Poe House to see where planned improvements will take place. Please note that Poe House is very small and is not ADA accessible, therefore space is limited and some tours may be conducted outside.

- **Date:** February 12, 2025
- **Time:** 4PM and 4:30 PM
- **Sign-Up Details:**

<https://link.edgepilot.com/s/18bbfcc3/46mEvP9VEkGTzk9f9-R4sw?u=https://for.ms.gle/eavVMm6rrLmdwMMK8>

For more information about the restoration and expansion project, visit:

<https://link.edgepilot.com/s/d0151703/3Pa8l4sU0kWBYo9hop-BvA?u=https://www.poeinbaltimore.org/restoration-and-expansion/>.

We're eager to share the future of the Edgar Allan Poe House & Museum with our neighbors and invite you to participate in shaping this exciting piece of Baltimore's unique history.

Thank you!

Enrica Jang
Executive Director
Poe Baltimore/ The Edgar Allan Poe House & Museum
Ph. 443-327-9789
P.O. Box 23773, Baltimore MD 21203

4. Issues members want to bring up?

January 13, 2025

- 6pm viz zoom

Join Zoom Meeting

<https://zoom.us/j/96697574106?pwd=NWI5V01FZkwxeIN4eGQrcU1TdWhKUT09>

Meeting ID: 966 9757 4106

Passcode: 182317

Agenda:

Present: Justin Smith, Nicole King, David Pope SWP, Kenneth Watson (Greywood Group, US), Scott Kashnow, Betsy Waters, Laura Dykes, Chysoula Gitsoulis,

Updates:

1. Poppleton Urban Renewal Walkthrough 12/19 + meeting with City 12/17

- a. (see [notes](#) from Nick Chupein, SWP City Planner - takeaways below)

Next steps:

1. Determine Geographies. Poppleton Plan area geography, UMBC study geography, Poppleton CHAP area, potential Hollins Roundhouse CHAP area or Union Square CHAP expansion.
2. Share background research between Nicole and CHAP.
3. Get info on potential Morgan State student project.
4. Set up a meeting with community leaders to discuss a steering committee.
5. Plan for future PNCA meeting to review City community-managed plan policy with community and/or organizing a kick-off event.

Additional considerations:

- How to maintain an equity-based approach?
 - Increasing reach to those who do not attend PNCA meetings (Poe/Townes residents, W Baltimore Street business/property owners, etc).
 - Need to ensure buy-in from HABC, DHCD, other agencies, elected officials during the process to get results.
- Scott Kashnow - wants to go - photos / recording possible?
- Yes, we can certainly make that happen.

2. Overview + Discussion of goals for 2025 (see [notes](#) from last meeting):

- a. Sent notes/minutes from Dec
- b. Discuss any committees to achieve main goals (listed below)
 - i. Community Events -

1. Need more local events to bring together community around preservation - UPCOMING EVENTS in 2025:
 - a. Baltimore Historical Society - Village Learning Center
February 20, 2025; 7-9 pm Save Our Block
Movement in Poppleton
 - b. Preservation Study Public Presentation - May 2025 at
PNCA
 - ii. ARC / Hollins & guidelines for development (part of 2025
Preservation Study) - Nicole & Betsy
 1. Strong support
 - iii. List of contractors who do preservation work (cornices, etc.) -
volunteers?
 - iv.
3. The Commission for Historic and Architectural Preservation will hear information on the below-mentioned matter for consideration at a meeting on January 14th at 1pm: (1411 W. Baltimore Street) - **Kenneth Watson (developer)** - krwatson7@gmail.com
- a. In person in the Benton Building 417 East Fayette Street, 8th floor, in the Phoebe B Stanton Board Room (Bring photo ID)
 - b. You may join by computer or smartphone at:
<https://bmore.webex.com/bmore/j.php?MTID=md983ace808086124611f43e05270b737> Webinar number: 2346 633 6851 Webinar password: Baltimore (22584667 when dialing from a phone)
 - c. You may join by phone at +1-408-418-9388 or +1-646-992-2010

1411 W. Baltimore Street (Union Square Historic District)

Request: Demolition Hearing I: Determination of Architectural Significance

Applicant: Ashley Watson, Greywood Group, LLC

Staff: Lauren Schiszik - Because of your interest, you may wish to attend this CHAP meeting which will begin at 1:00PM at 417 East Fayette Street, 8th floor, in the Phoebe B Stanton Board Room. The Agenda for this meeting can be found [HERE](#). Further information about submitting testimony can be found at that link.

Context: Story from 2021 [Culinary Incubator and Event Space Planned for West Baltimore Street in Union Square](#)

From BBJ [Baltimore restaurants turn to crowdfunding to transform neighborhood food desert](#)

Kenneth from Watson Dev Group spoke & answered questions about - 1411 W. Baltimore St:

- For 5 years, the building has been in the permitting process for most of that time.
- Building was sinking w/a massive hole in the roof.
- Reached out to CHAP for an emergency hearing

- GOAL: keep the facade // hope to resolve in the hearing tomorrow
- Historic tax credits - rehab / rebuild
- Adopt a lot - community space (next door)

Cable network that deals with interior → Any info on 1325 W. Baltimore St.

Share with kwatson@therichunkle.com

Venroy July - may have info from Sarah Littlepage

Unanimous vote to support the facade preservation if possible:

Letter of support sent to CHAP:

CHAP Commissioners:

Last night (Jan 10, 2025) Kenneth Watson (Greywood Group) attended the Southwest Partnership Historic Preservation meeting to answer questions concerning preserving the facade of 1411 W. Baltimore Street if at all possible and safe for those working on redeveloping the building. He also said if there was need for a reconstruction they would keep as close to the original facade as possible in any design.

Residents were unanimous in supporting the Greywood Group in their endeavors to save the facade unless it is unsafe or impossible. Ashley and Kenneth Watson have been good partners working with the local community in the redevelopment we all hope for along the commercial West Baltimore Street corridor.

We know today's hearing is on the historical significance of the building. We look forward to learning more about the history of the property and 1325 W. Baltimore Street, which the Greywood group is also developing.

Nicole King, Ph.D.

Chair, Historic Preservation Committee, SWP

Update: On Jan CHAP Hearing on 1411 W. Baltimore Street

CHAP's recommendation that the developer try and preserve the facade.

Greystone agreed to attempt to do so, but if it became unsafe or untenable, they would return to CHAP

RESPONSE:

Dear Dr. King,

I hope this message finds you well. I am writing to express my sincere gratitude for the support provided by the Historic Preservation Committee throughout our recent project review. The Commission for Historical and Architectural Preservation's (CHAP) decision to preserve the building's façade is a significant milestone that enables us to proceed efficiently toward project completion.

Your dedication to preserving Baltimore's architectural heritage is truly commendable, and we are honored to contribute to this mission. We look forward to continued collaboration and the opportunity to work together in the future.

Thank you once again for your invaluable support.

Warm regards,

Ashley Watson

Greywood Group, LLC



Building Community, Together.