



ANNAPOLIS HISTORIC PRESERVATION DIVISION

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Staff Report and Recommendation Amendments to Chapter 21.56 First Reader - January 11, 2016

Staff Report Prepared by:

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December 28, 2015

The proposed ordinance provides revisions to Title 21 of the Annapolis City Code. The Chapters specifically revised are Chapter 21.56 also known as the Historic Preservation Code and Chapter 21.62.

There are 6 policy goals addressed through these revisions. They are:

- improved user friendliness and clarity
- codification of the administrative approvals process
- improved process for landmarking resources outside the existing Historic District
- improved processes for enforcement overall with a specific focus on the demolition by neglect process
- updates to the code as it relates to the management of newsracks within the current historic district
- alignment of language with federal and state standards

The following substantive changes are noted as part of the ordinance:

Chapter 21.56.030 Establishment and Modifications of Districts: Revises the process to allow for landmarking of individual resources outside the existing Colonial Annapolis Historic District via resolution by the City Council.

Chapter 21.56.034 Guidelines: Codification of the existing practice that guidelines and standards will be published. New language to ensure that “identification of categories of changes that are so minimal in nature...and require no review by the HPC” as allowed by State Law will be developed.

Chapter 21.56.045 Administrative Review of Applications: Codification of existing practice.

Chapter 21.56.090 Routine Maintenance and Repair: Revised language to allow the Chief of Historic Preservation to cite property owners who are not maintaining their properties consistent with the purpose of Chapter 21.56.

Chapter 21.56.091 Demolition by Neglect: New section to comprehensively detail the process by which a property may be classified as being “demolished by neglect”.

Chapter 21.56.230-330 Newsracks: Revisions to the existing regulatory process to ensure that enforcement of the placement and type of newsracks will survive judicial scrutiny.

Additionally, the following clarifying revisions are noted:

Chapter 21.56.020 Definitions: Added definitions for Building, Object, Replacement-in-kind; revised definition for Cultural, Demolition by neglect, and Repair.

Chapter 21.62.020 Site Design: Revisions to account for the possibility that some time in the future the City Council may approve boundaries for locally designated districts other than the Colonial Annapolis Landmark Historic District.

Historic Preservation Division Staff supports the amendments to Chapter 21.56 and 21.62 as consistent with Federal and State enabling legislation, definitions, design review standards and best practices in the historic preservation field. In addition, the legislation responds to community concerns for consistent enforcement of the purpose of the law, namely to support preservation as a public purpose; preserve and enhance the quality of life; strengthen the local economy; stabilize and improve property values; foster civic beauty; and preserve and promote the preservation and appreciation of historic properties for the education and welfare of the citizens of Annapolis.