

Authorization to Proceed Application

Commission For Historical and Architectural Preservation

417 E. Fayette Street, 8th floor
Baltimore, Maryland 21202
(410) 396-7526

Exterior work to all properties within Baltimore City's local historic districts and landmarks must be approved by the Commission for Historical and Architectural Preservation (CHAP) or its staff by issuing an Authorization to Proceed (ATP). CHAP approval must be obtained prior to receiving a building permit.

Local historic preservation design guidelines provide guidance for applicants renovation or restoration projects; these are available on the CHAP website. CHAP staff is available to assist applicants in obtaining the required **CHAP approvals**. An appointment with staff early in the process is required for larger projects, and is recommended if design and/or planning advice is requested.

It is **strongly** advised that you do not order or purchase any materials or proceed with any work, until CHAP approval is obtained. If you have questions, please contact your assigned CHAP planner or call (410) 396-7526.

Submit the ATP application via email to your assigned CHAP planner.

Historic District or Landmark: _____

Permit Number (if applicable): COM20 _____ - _____

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PLEASE PROVIDE THE FOLLOWING INFORMATION:

PROPERTY ADDRESS: _____ ZIP _____

OWNER'S NAME: _____ PHONE # _____

OWNER'S ADDRESS: _____ ZIP _____

OWNER'S EMAIL: _____

APPLICANT'S NAME: _____ PHONE # _____

APPLICANT'S ADDRESS: _____ ZIP _____

APPLICANT'S EMAIL: _____

APPLICANT IS:

Owner Lessee Architect Consultant Contractor Other

ARCHITECT (if any): _____

CONTRACTOR (if any): _____

2

DETAILED DESCRIPTION OF ALL EXTERIOR WORK PROPOSED:

Describe here or on a separate sheet the full scope of exterior work proposed, such as repair or replacement of existing building materials, addition of new features such as lighting, decks, HVAC units or additions, painting, site work such as paving, fences, sheds, garages. (See checklist for required submission materials on next page).

3

APPROXIMATE PROJECT COST: \$ _____

4

APPROXIMATE PROJECT START AND FINISH DATES: _____

5

HAVE YOU SUBMITTED YOUR APPLICATION TO THE NEIGHBORHOOD ARCHITECTURAL REVIEW (ARC) COMMITTEE CHAIR? YES NO

This application should be submitted to CHAP staff and the ARC Chairperson at the same time.

6

DOES THIS PROJECT REQUIRE ZONING APPROVAL (I.E. A VARIANCE?)

YES NO I DON'T KNOW

IF YES, Have you obtained approval from the Board of Municipal Zoning Appeals?

LIST DATE OF APPROVAL: _____

7

HAVE YOU SUBMITTED A BALTIMORE CITY HISTORIC PROPERTY TAX CREDIT APPLICATION FOR THIS PROPERTY? YES NO

Approximate Date of Submission? _____

8

IS THIS AUTHORIZATION-TO-PROCEED APPLICATION BEING FILED IN ORDER TO ADDRESS A HOUSING VIOLATION? YES NO

9

SIGNATURE OF APPLICANT

To the best of my knowledge, the information in this application is accurate.

Signature

Date

Print full name

Authorization to Proceed Checklist

The following checklist is to help applicants collect the materials needed for a complete Authorization to Proceed application:

REQUIRED SUBMISSION MATERIALS FOR ALL APPLICATIONS:

- Photographs of area(s) of proposed work
- Product specifications for proposed new materials; samples may be requested
- Estimate or scope of work from contractor (if applicable)

ADDITIONAL MATERIALS REQUIRED DEPENDING ON SCOPE:

1

REPAIR OR REPLACEMENT OF MATERIALS OR ARCHITECTURAL FEATURES

(i.e. roof replacement, masonry repointing, repair/replacement of damaged wood, etc.)

- Description of existing conditions that emphasizes the extent of deterioration

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ADDITION OF NEW FEATURES (i.e. handrails, HVAC units, lighting, solar panels)

- Image or drawing of proposed features
- Site plan for larger features like HVAC units, solar panels, etc.

3

PAINTING

- Specifications (name, number, and manufacturer) of paint color, or paint color sample
- Features that are being painted
- Confirmation whether there will be any scraping or sanding of paint
- For murals, submit a photograph or elevation showing the proposed location and dimensions

4

REPLACEMENT OF DOORS OR WINDOWS

- Demonstration that windows or doors are not historic, deteriorated beyond repair, or a demonstrated lead-based paint hazard (contact your CHAP planner to discuss submission requirements)
- Product cut-sheet(s), order estimate sheet, manufacturer's product info on the proposed replacement product(s)
- CHAP staff may require additional information regarding the dimensions and/or details of existing historic windows or doors

5

CONSTRUCTION OR REPLACEMENT OF PORCHES, DECKS, SHEDS, CARPORTS, GARAGES

- For porches, decks, and sheds: drawings with basic dimensions and features
- For new carports and garages: Elevations drawn to scale
- Site plan showing proposed building/feature footprint

6**SIGNS**

- Elevation identifying sign location, materials, colors, lettering (size and style), text, and scale
- Lighting specifications, if applicable

7**SITE IMPROVEMENTS**

(i.e. grading, paving, addition of parking, walls, fences, ramps, water features, etc.)

- Site plan showing dimensions and location of proposed features
- Sketches, drawings, or photographs of proposed designs
- Landscaping plan, if applicable

8**SUBSTANTIAL REHABILITATIONS AND ADDITIONS**

- Elevation drawings of existing structure and addition (if proposed)
- For additions: site plan showing lot dimensions and existing building on lot, location and size of proposed addition
- For requests to return the building or structure to an earlier appearance, submit historic photographs as documentation

For construction of new buildings, demolition, and economic hardship requests, please contact CHAP staff to coordinate these reviews, which will require a public hearing and may require additional reviews.

HISTORIC PROPERTY TAX CREDITS

The Baltimore City Commission on Historic and Architectural Preservation (CHAP) administers a 10-year comprehensive property tax credit granted on the increased appraised value directly resulting from qualifying improvements to commercial and residential historic properties. A minimum investment of 25% of the full cash value of your property, and project certification by CHAP are requirements of this program. Projects must be pre-approved before any work can start. Contact CHAP staff at historictaxcredit@baltimorecity.gov or 410-396-7526 for further information.

PUBLIC HEARINGS

Certain permit requests (typically for larger projects, such as highly-visible additions, new construction, or demolition) will require a public hearing. **CHAP staff will notify you whether a public hearing will be needed for your project review.** Prior to a public hearing, the applicant must participate in a Department of Planning pre-development meeting and a CHAP staff pre-submittal meeting. At these meetings, the applicant will receive information on next steps for all city reviews, design recommendations, and guidance throughout the process. CHAP hearings* are held on the second Tuesday of the month, at 1:00 PM, at the Department of Planning, 8th floor, 417 East Fayette Street, Baltimore, Maryland 21202.

