JULY 9TH CHAP HEARING

City of Baltimore Commission for Historical and Architectural Preservation

Briefing Session - 2200 Block Druid Hill Ave

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- At the June 2019 hearing, staff presented on the Landmark designation request for 2216 Druid Hill Avenue, one of two known surviving homes that Cab Calloway lived in.
- The house is slated for demolition along with rest of the buildings on the west side of the block.
- The Commission requested that staff conduct a conditions assessment of the block
- Staff did a site visit on July 2, 2019
- DHCD provided a spreadsheet to staff with condemnation, damage, and acquisition data on the block.

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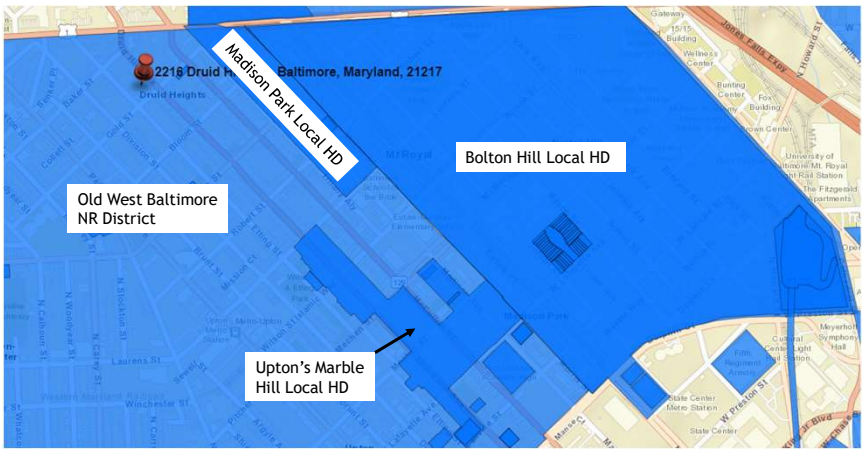

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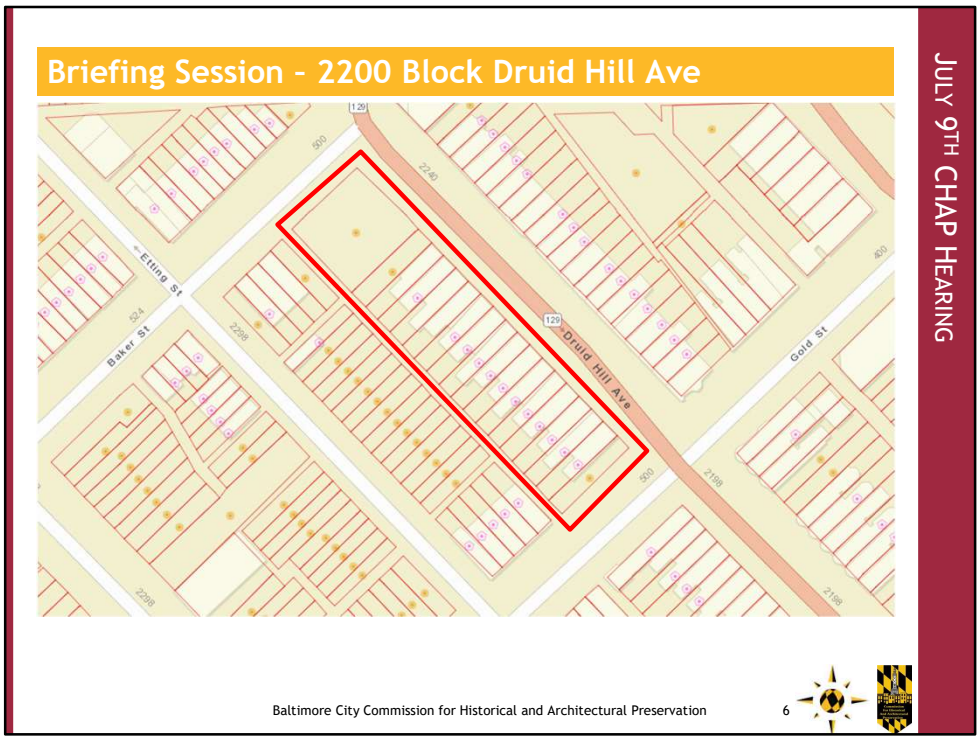
The 2200 block of Druid Hill Avenue is located in the Old West Baltimore National Register Historic District. It is not located in the nearby local historic districts, also shown, which have local regulatory review by CHAP.



Here are the properties on the west side of the 2200 block; the extant buildings have been approved for demolition under Project C.O.R.E.

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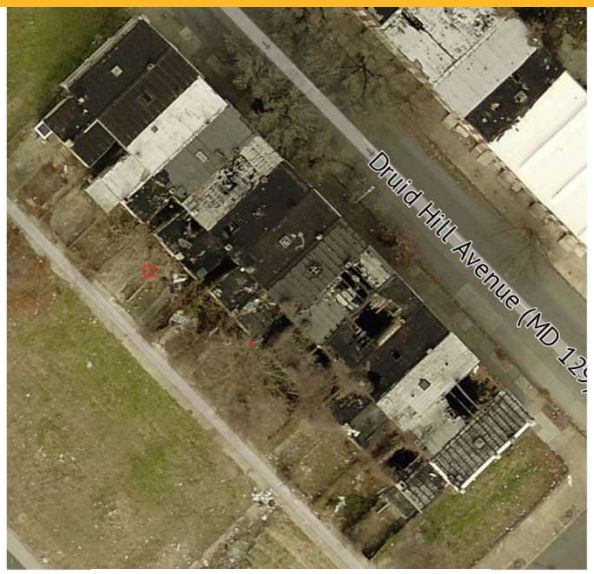

Aerial Photograph, 12/19/2018

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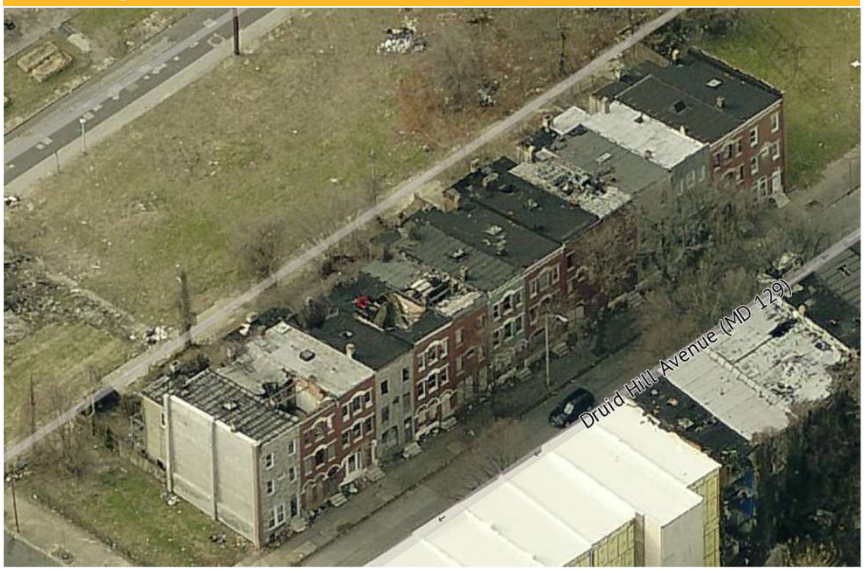

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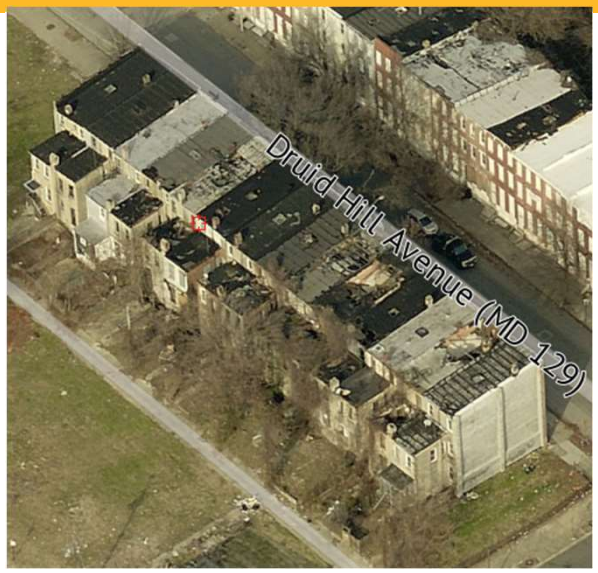

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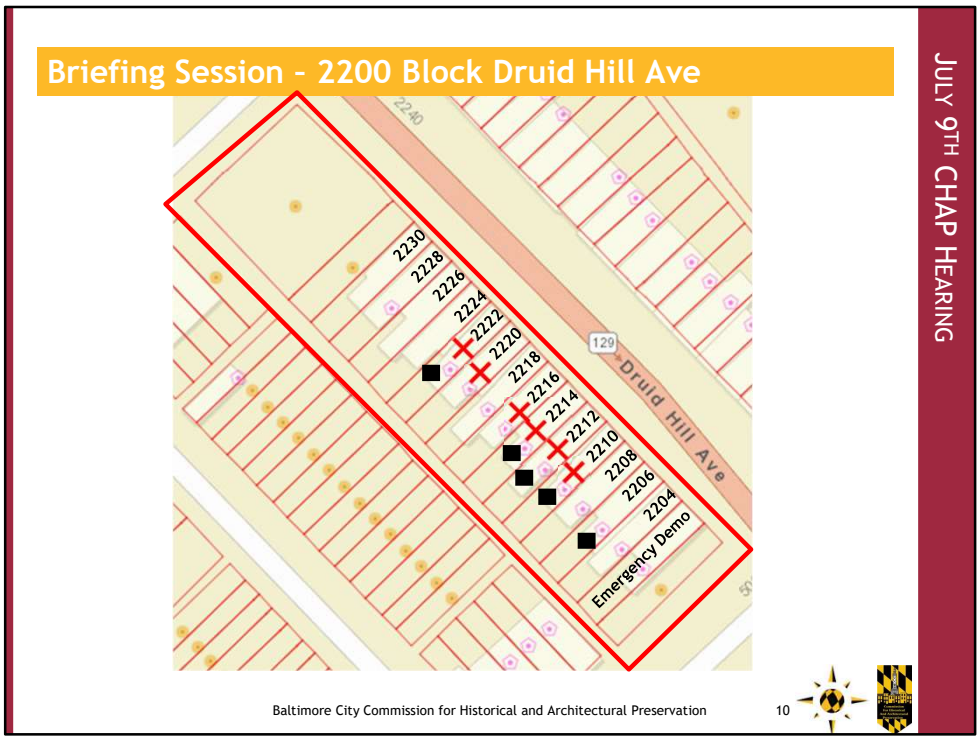
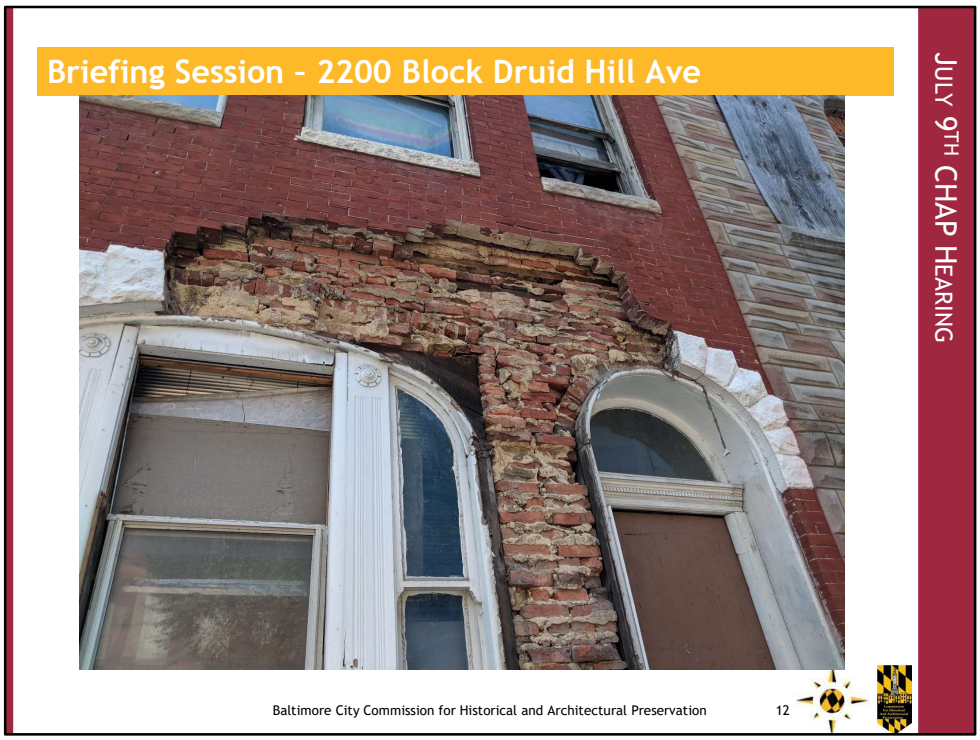
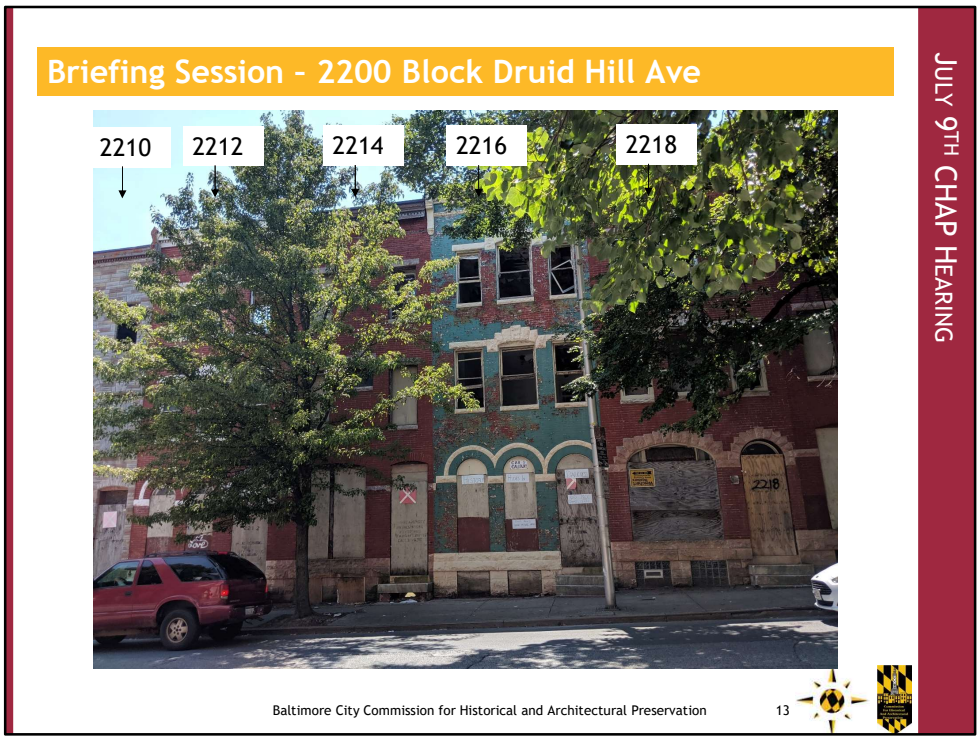


The west side of the 2200 block of Druid Hill Ave. is comprised of 14 rowhouses. 11 of the houses were vacant prior to 2018 (displayed with pink hexagons on the map); 3 houses were occupied prior to acquisition by DHCD in late 2018/early 2019. Houses on the north and south ends of the row have been demolished, including an emergency demolition of 2202 Druid Hill Ave. in 2017. Six houses have the Red X's stamped on them (shown with a red X on the map), which means that they are structurally unsound vacant properties and considered unsafe for emergency personnel. Five houses have collapsing roofs, shown with a black square on the map.

But some of the recorded data is out of date. 2006 Druid Hill Avenue isn't marked with a red X, but it is clearly unsafe as it has no roof and visibly collapsing interior floors. It was condemned in 2004. 2008 has failing bricks on the façade, which started sometime in the past 2 years.

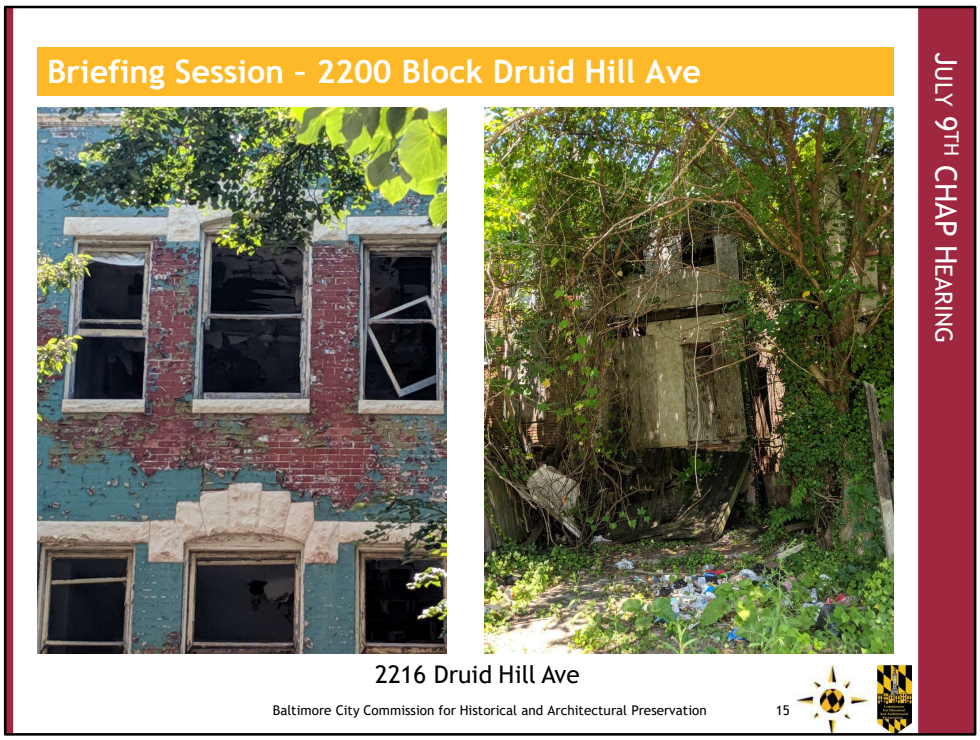


At 2208 Druid Hill Ave., the exterior masonry is pulling away from the interior wyeths.

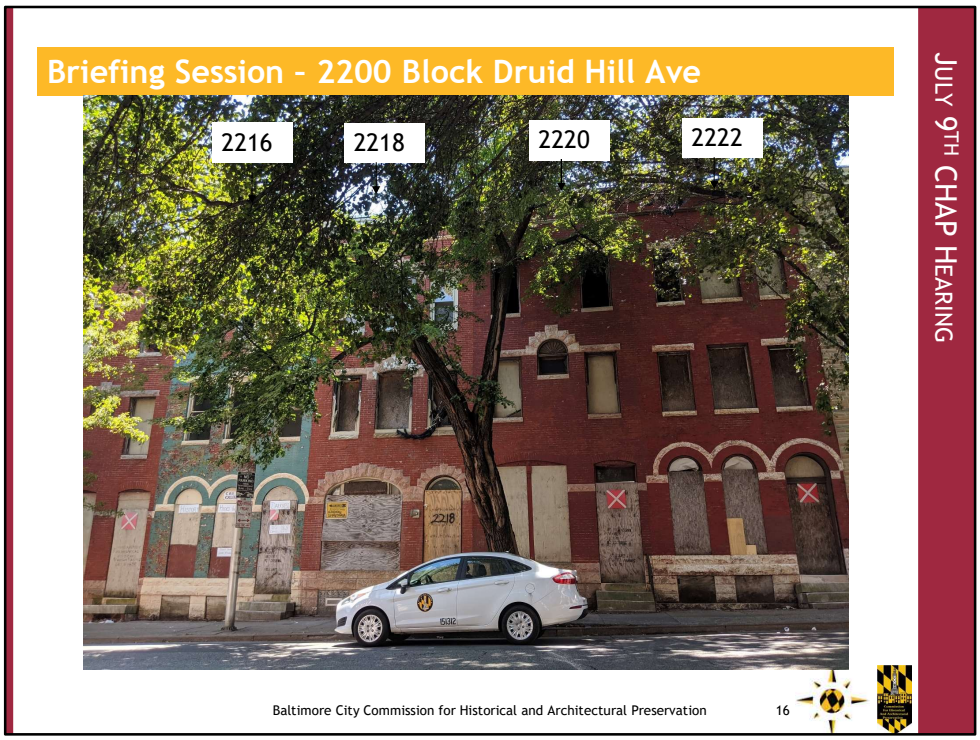


Each of these buildings have structural issues. 2210, 2212, 2214, and 2216 have red Xs. 2210, 2212 and 2214 have collapsing roofs. 2210 suffered a fire and was condemned in 2012.

2210 and 2212 have significant bulging.



2216 has a roof, but the failing ceilings in both the front and rear of the house is indicative of water infiltration.



2218 has evidence of fire damage on the upper floors. 2220 and 2222 have red Xs. 2220 has collapsed building materials in the basement, visible through the basement window. 50% of 2222's main roof has collapsed since 2016, and it is open for casual entry in the rear.

2224-2230 are structurally sound. They were acquired by DHCD for the full block demolition.

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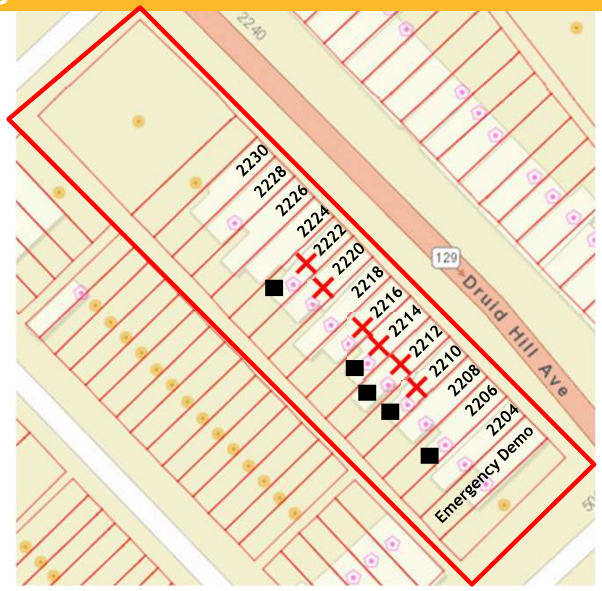

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