

# **DOWNTOWN**

## **A PRESERVATION BASED STRATEGY FOR THE REVITALIZATION OF THE WEST SIDE OF DOWNTOWN BALTIMORE**

PREPARED BY

**BALTIMORE HERITAGE, INC.**

**PRESERVATION MARYLAND**

DECEMBER 1998

## EXECUTIVE SUMMARY

This report is a response to the West Side Master Plan and Baltimore City Council Ordinance 98-333, both of which became reality in June 1998. The Plan and the Ordinance articulate the need and provide a framework for the eagerly anticipated revitalization of the west side of downtown Baltimore. However, they have the potential to set in motion the demolition of a world class collection of up to 150 historic buildings through a publicly led process to redevelop Downtown. We hope that this report will serve to suggest ways to improve and augment the Plan and the Ordinance by emphasizing the importance of incorporating historic preservation strategies in the revitalization plan.

The term "Downtown" as used in this report refers to that area of the west side of downtown Baltimore depicted in Figure 1, roughly bounded by Lombard, Paca, Centre, Park, and Liberty. The Plan applies to the southern half of Downtown (south of Saratoga); the Ordinance applies to the northern half of Downtown (north of Saratoga).

Although many of the buildings in the district are presently underutilized and in deteriorated condition, Downtown has tremendous redevelopment potential. The principal contributing factors are two-- its location, and the fact that very little demolition or intrusive new construction has occurred. This has left the historic area, which is eligible for listing in the National Register of Historic Places, largely intact, surrounded by the powerful economic centers of the University of Maryland Medical System, the University of Maryland at Baltimore, the Mount Vernon Cultural District, Charles Center, and the Camden Yards complex. Like all historic districts, from Annapolis to Soho, the appeal of Downtown lies not only in its handful of individual landmark buildings, but in its wonderful collection of historic buildings and compelling streetscapes, which comprise a public resource which, if lost, could never be duplicated.

Baltimore needs a bold but realistic revitalization strategy for Downtown that is incremental, affordable, and sustainable. What Baltimore Heritage, Inc. and Preservation Maryland propose in this report is eminently feasible and will result in meeting goals all Downtown stakeholders can share-- to revitalize Downtown, to restore Baltimore's pride in its past, to dramatically strengthen and broaden economic development opportunities for existing and new interests, and to generate significant national attention which will be felt well beyond Downtown.

It is bad business to knock down old buildings, especially before thoroughly rediscovering and understanding their significance. The creative re-use of Downtown's existing historic buildings can provide a better return on capital investment than demolition and new construction, an assertion that can be supported anecdotally as well as analytically. Revitalization strategies which maximize the retention of the historic buildings Downtown have the greatest chance of resulting in a sustainable, diverse, vital, desirable, populated urban district uniquely characteristic of Baltimore, a district which is something both dramatically new but comfortingly familiar. Such strategies have the greatest chance of generating economic benefits to Baltimore by maximizing the number of small, diverse,



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- B. A resource with undiminished integrity that contributes to the significance of the district but does not appear to be eligible for National Register listing individually.
- C. A contributing resource whose integrity has been compromised, whose contribution to the significance of the district would be enhanced by sympathetic rehabilitation or restoration, or by research supporting its historical association.
- D. A resource that does not contribute to the significance of the district but may be eligible for listing in the National Register within its own historical and cultural context.
- E. A resource that does not contribute to the significance of the district and is not eligible for listing in the National Register.
- F. An open-space resource that contributes to the significance of the district.
- G. A non-historic open space that does not contribute to the significance of the district.

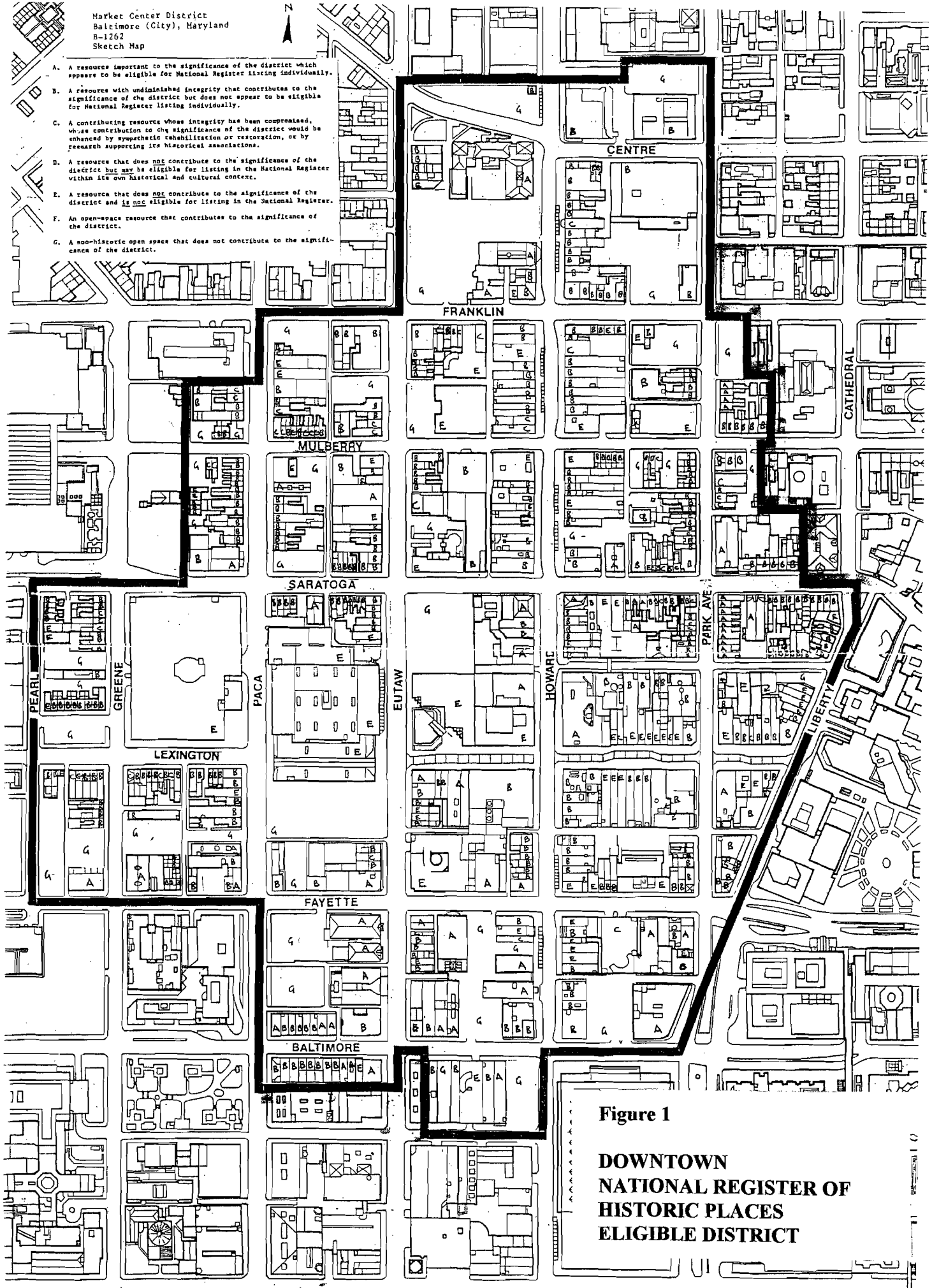


Figure 1

**DOWNTOWN  
NATIONAL REGISTER OF  
HISTORIC PLACES  
ELIGIBLE DISTRICT**

locally owned businesses, located in buildings, which are owner-occupied. A preservation based approach to Downtown revitalization will do the most to advance healing among our economically and ethnically diverse population, and will have far more positive quality of life impacts than new construction.

The extensive business and investment interest in Baltimore's east side Class B buildings, once a preservation friendly strategy embraced by all stakeholders was implemented through the Downtown Housing Initiative, shows that preservation solutions can work in downtown Baltimore. We owe it to future generations of Baltimoreans to be certain, before we decide on irreversible destruction of a world class collection of Downtown buildings and streetscapes, that we have objectively considered the opportunities those resources present for future economic and quality of life benefits.

Baltimore Heritage and Preservation Maryland support the goal of the West Side Master Plan "to create a vital, desirable, populated, urban district that links the University and the Medical Campus to the Central Business District and the Inner Harbor" and the importance of strengthening north/south linkages through the district. However, we take strong exception to the Concept Plan which relies upon sweeping demolition of historic buildings (depicted in Figure 2) to accommodate large ground level building footprints for category dominant retailers and other new development.

We demonstrate in this report that a critical mass of retail, residential, and commercial uses can be accomplished with less demolition than is proposed in the West Side Master Plan (as depicted in Figure 3) with greater economic benefits, shorter development time frames and lower public and private costs. Many tools are already in hand to create a "vital, desirable, populated urban district" which would not risk losing two centuries of capital investment represented in the historic buildings of Downtown. Close examination of the building stock reveals a limited inventory of what the West Side Master Plan terms "functionally obsolete" structures.

The rich and varied urban environment that has evolved over the last two centuries in Downtown is unlike any other place in Maryland. It has always been more than a retail center, and has always included in varying degrees manufacturing and crafts, wholesaling and distribution, banking and financial services, entertainment, education, residences, lodging, and transportation facilities. Dozens of religious and ethnic groups have shared the area, which still holds strong meaning and associations for thousands of Marylanders.

Downtown's historic buildings have the potential to play a key role in the area's renewal, drawing Baltimoreans, Marylanders, and visitors from around the globe to marvel at a richly woven urban "main street" district which its citizens have been proud to preserve. The youngest generations of Marylanders, which have had little reason to explore Downtown over the last 20 years, are a potent market force. Most of them have grown up in suburban environments and will find a revitalizing historic Downtown a new frontier that offers an exciting, stimulating alternative to uniform suburban residential, retail, and entertainment environments.

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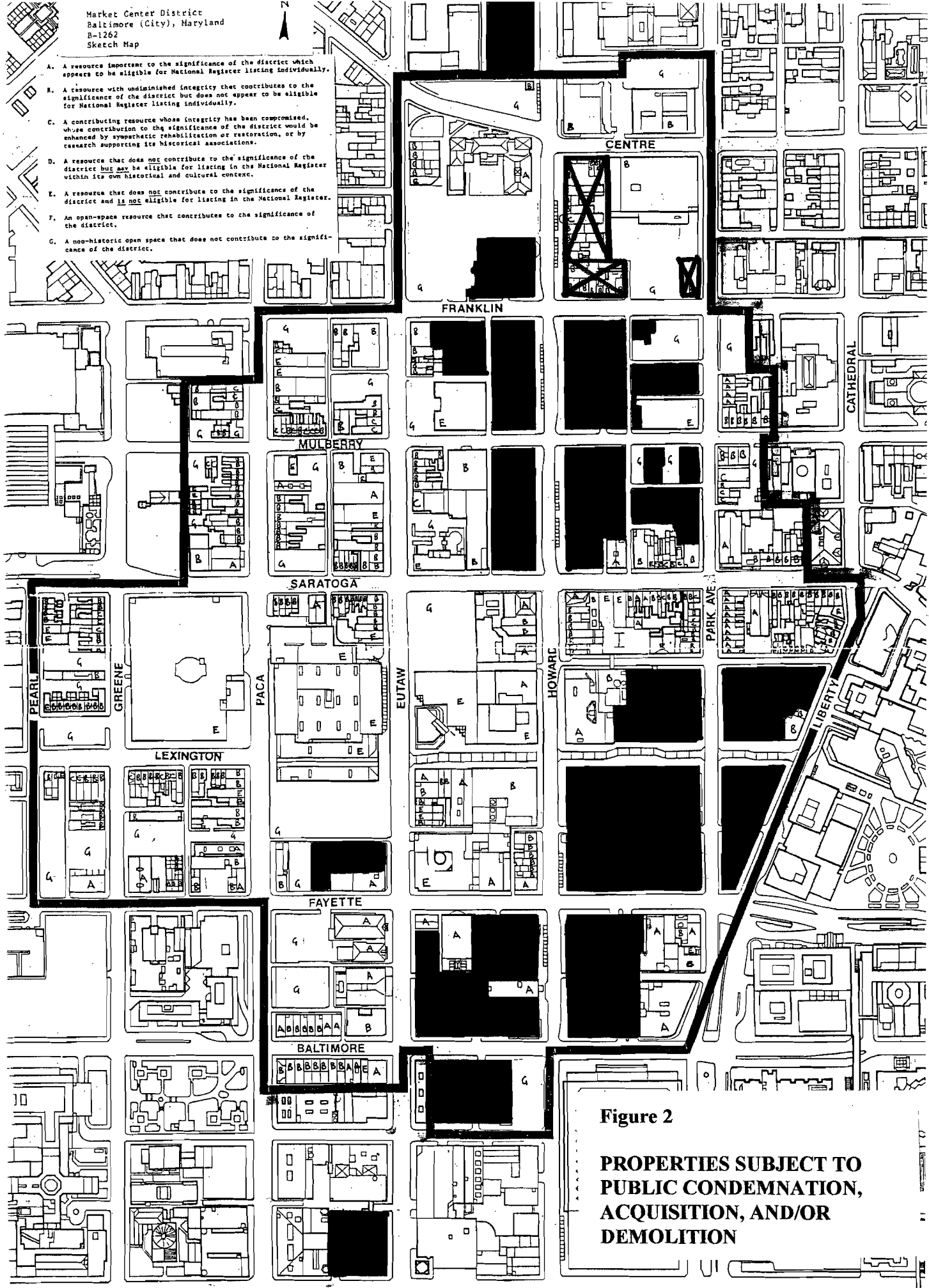


Figure 2

**PROPERTIES SUBJECT TO  
PUBLIC CONDEMNATION,  
ACQUISITION, AND/OR  
DEMOLITION**

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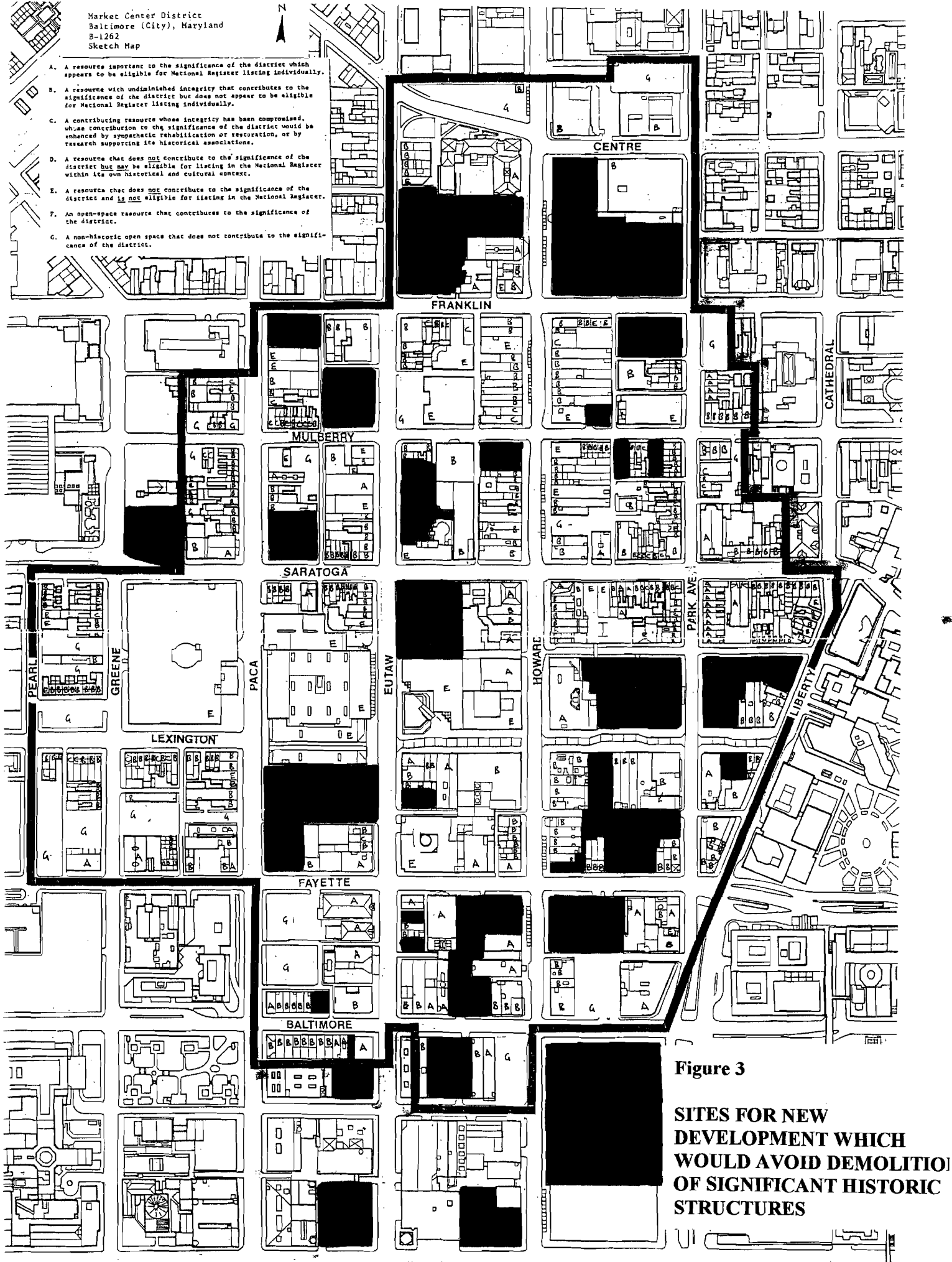


Figure 3

**SITES FOR NEW  
DEVELOPMENT WHICH  
WOULD AVOID DEMOLITION  
OF SIGNIFICANT HISTORIC  
STRUCTURES**

Cities across the country have successfully paired economic development and revitalization strategies with historic preservation. Philadelphia, Chicago, New Orleans, and Denver are cities with areas very similar to Downtown, where historic preservation has been key to their success. Baltimore Heritage and Preservation Maryland find those aspects of the Plan and the Ordinance, which prescribe indiscriminate public acquisition and demolition, unacceptable. Such action creates an uncertain situation in which property owners will be unwilling to invest in their property for years to come, accelerating the decline of the area in a self-fulfilling prophecy. Instead, we should take maximum advantage of the many powerful tools to stimulate private investment, such as city, state and federal rehabilitation tax credits, that will become available to Downtown property owners once the area is listed in the National Register.

We are optimistic that this report can have meaningful and beneficial effect as the planning process for the future of Downtown moves forward. It is offered in a constructive and collegial spirit. Baltimore Heritage and Preservation Maryland are committed to assisting the Mayor and City Council of Baltimore, the Harry and Jeanette Weinberg Foundation, the Baltimore Development Corporation, and the many other stakeholders to make our mutually shared goal for Downtown a reality by leveraging the resources necessary to make it happen.

## **150 DOWNTOWN HISTORIC BUILDINGS COULD BE DEMOLISHED**

In 1986 the area subject to the recommendations of the Plan and the Ordinance was determined eligible for listing in the National Register of Historic Places by the Baltimore City Commission for Historical and Architectural Preservation and the Maryland Historical Trust. Labeled the Market Center National Register Historic District, it was determined to have exceptional architectural and historical significance. The map in Figure 1 depicts the boundary of the district proposed at that time. The map in Figure 2 depicts the buildings proposed for public acquisition and/or demolition in Downtown, as recommended in the Plan and Ordinance. Approximately 200 buildings could be demolished, of which about 150 contribute to the eligible National Register district. Some of the buildings proposed for demolition are already listed individually in the National Register. The number and quality of historic buildings in Downtown easily surpasses the comparable inventory of such buildings in successful revitalization areas in other cities.

## **200 Years of Building Downtown**

The following is a sample of just 10% of the buildings that could be lost:



**Martick's Restaurant**, 214 West Mulberry Street. Originally constructed as early as the first quarter of the 19th century, with a later Victorian cornice, for the past several decades this building has served as Martick's Restaurant Francais. It is typical of other small, two century old buildings at risk in the district, including the Palmer House Restaurant, 108 North Eutaw, and the very finely detailed 315 West Franklin.



**The Golden Horse Inn (Academy Hotel)**, northwest corner Howard and Franklin Streets. Since the 18th century this corner has provided lodging to visitors to Baltimore. Constructed in the late 1700's as the Golden Horse Inn, in 1857 the structure was remodeled and reopened as the Franklin, and later the Academy Hotel. The earlier structure remains within. Probably the oldest hotel structures in Baltimore, they are directly linked to the era of the Conestoga wagon as well as to the vital 20th century theater district which once thrived here.



**Sunny's Surplus (Knabe Piano Factory and Showrooms)**, northeast corner Eutaw and Baltimore Streets. Constructed by the 1830's, these buildings served as the factory and showrooms of Baltimore's famous Knabe Pianos, prior to the construction of their massive South Eutaw Street complex (which was recently demolished for stadium construction). Baltimore based Knabe, with showrooms in New York, held the endorsement of Tchaikovsky, Rubenstein, and Puccini, among others.





**A.T. Jones and Sons, Inc.**, 708 North Howard Street. Constructed in the 1850's as a row of fashionable residences at the edge of the Mount Vernon district, since the 1930's these buildings have been occupied by A.T. Jones and Sons, Inc., America's oldest and Maryland's finest theatrical and retail costumers.



**Isaac Hamburger and Sons**, northeast corner Howard and Baltimore Streets. Constructed in about 1860, by 1867 this proud building served as the showroom and factory of R. Walter and Company, employing 400 to 500 people in the manufacture and sale of men and boy's clothing. By the 1890's the building served as the showroom and factory of Isaac Hamburger and Sons, which survived as the major Baltimore retailer, Hamburgers, until very recently.



**Alberti, Brink and Company**, 322 West Baltimore Street. Possessing the most ornate cast iron front left in Baltimore, this is one of our city's most important buildings. Its design is attributed to George H. Johnson, a seminal figure in the history of American building. Its fabrication is attributed to the Baltimore based Hayward, Bartlett and Company. Constructed in 1867, it first served as the home of Alberti, Brink and Company, importers of "fancy goods and notions."



**409 North Howard Street.** A modest commercial building constructed about 1910, this wonderful Beaux Arts inspired structure is typical of many such at risk buildings in the district. For many years in the early 20th century it was the home of Peabody Piano Company, which sold “grand, upright, and player pianos, Victrolas, Victrola records, and roll music.” In more recent decades it has served as an auction house. Both home entertainment associated retail and auction houses are historical uses strongly represented Downtown.



**Chinatown,** blocks around the intersection of Park and Mulberry. More than half of the buildings associated with Baltimore’s Chinatown are at risk of demolition, including the pictured buildings in the 400 block of Park Avenue. Characterized by small brick buildings dating back two centuries, Chinatown first grew as an ethnic neighborhood in the early 20th century with significant immigration of Chinese from Kwangtung province.



**Health Care for the Homeless, 111-117 Park Avenue.** Since 1992 serving as a clinic for Health Care for the Homeless, this building has undergone recent, extensive, rehabilitation. Since the early 20th century, this site has been associated with the Washington, Baltimore, and Annapolis Electric Railroad, and with Equitable Trust Bank



**The Business Block**, 10-12 North Howard Street. Designed by famed Baltimore architectural firm Baldwin and Pennington and constructed in 1886, this Romanesque Revival structure originally served as the home for Meyer, Reinhard and Co., clothing manufacturers, and Cohen, Adler and Co., wholesale boots and shoes. It was featured in the October 1889 issue of Inland Architect and News Record, and is linked closely to the Chicago school of architecture. It is just one of several major Romanesque styled buildings at risk in the district, including Barenburg Optical (northwest corner Park and Fayette), and the ASA Building (318-320 West Baltimore).



**Mayfair Theatre**, 508 North Howard Street. One of two surviving elements of a major theatrical complex which grew in this area beginning in the mid 19th century, the Mayfair began in 1882 as the Natatorium, and underwent major rebuildings in 1890, 1903, 1941, and 1963. The elaborate exterior dates from the 1903 alterations made by J.D. Allen of Philadelphia for Baltimore entrepreneur James L. Kernan, when the Mayfair was known as the Auditorium and specialized in vaudeville.



**The Congress Hotel (Hotel Kernan)**, 306-312 West Franklin Street. The second element of James L. Kernan's "Triple Million Dollar Enterprise," the Congress was constructed 1903-1905 as the Hotel Kernan. Like the Mayfair and the demolished Maryland Theatre which stood to the west, it was designed by J.D. Allen. Constructed to house both visiting actors and theatre patrons, its notable guests were legion.



**The Howard Theatre, 113-115 North Howard Street.** The plain exterior of this building belies its past as the Howard Theatre, which opened in 1908 as the Pickwick. Seating about 250 people, through most of the 20th century the building retained its elaborate terra cotta ornament. It is just one of many former small theatres Downtown at risk of demolition.



**Julius Gutman and Company,** southwest corner Park and Lexington. This complex of buildings was constructed beginning in 1928 by Julius Gutman and Company, department store. This site had been continuously occupied by that firm since its founding in 1877. Merged with Brager/Eisenberg in 1959, the store came to be known as Brager/Gutmans.



**Kresge's,** southeast corner Park and Lexington. The former S.S. Kresge Company Store No. 20 may be Maryland's finest commercial example of Art Deco or streamlined Moderne architecture. Covered in white glazed terra cotta panels, it was constructed 1938 presumably to the designs of Kresge staff architects at the height of the Great Depression. Its demolition would be a major loss to Baltimore's heritage.

## **ECONOMIC DEVELOPMENT AND THE PRESERVATION ADVANTAGE**

The greatest economic benefits to Baltimore would come from a revitalized Downtown which had the maximum number of small, diverse, locally owned businesses located in buildings which are owner-occupied. The small historic buildings of Downtown are precisely the type of buildings which encourage this type of development. Historic buildings attract tourists and tourist oriented businesses, independent businesses that cannot afford high rents as well as upscale retailers, and residential tenants who can afford market rate rents.

### **Small Business is Smart Business**

The importance of a diverse, locally owned, economic base rather than too heavy a reliance on “value oriented, category dominant, national retailers” is underscored by the following statistics:

#### **1997 Dollars Retained Downtown by Types of Business National Main Street Center/National Trust for Historic Preservation**

Retained by large superstore discounters <i>Source: Rocky Mountain Institute</i>	\$ .06 on the dollar
Retained by chain stores <i>Source: Small Business Administration</i>	\$.20 on the dollar
Retained by independent, “mom and pop” businesses <i>Source: Small Business Administration</i>	\$.60 on the dollar

The abundance and variety of choice which Downtown shoppers deserve can best be achieved by a healthy mix of category dominant retailers and of small businesses with diverse local owners. If the majority of small affordable buildings are demolished and replaced by new buildings with vast square footage requiring massive capital investments, small businesses in Downtown which have the greatest possibility of returning dollars to our community will be foreclosed from opportunities to invest and participate in the growth of a revitalized area.

### **Small Business Means More Jobs**

The vast majority of new jobs created in this country are started by small businesses employing fewer than 20 people:

Over the last decade, small businesses accounted for more than 85 percent of all new jobs created. U.S. Departments of Commerce and Labor projections through the year 2005 tell a similar story. Of the 20 types of businesses that will have the fastest rate of growth, 90 percent employ fewer than 20 people. The average firm employs 12 people.

Historic buildings provide an ideal location for many of these small businesses. What is the average space requirement for workers in these industries? About 250 square feet per person. What is the average size of a historic building in a downtown or neighborhood commercial center? Somewhere between 2500 and 3500 square feet per floor. Thus, for both size and occupancy cost reasons, small businesses and historic buildings fit well together.

*The Economics of Historic Preservation, 1994*

### **Rehabilitation is Smart Development**

Rehabilitation is often significantly faster and cheaper than demolition and new construction. It can take between two and three years to develop new space, but successful rehabilitation can be completed in much shorter time frames, with far less disruption to surrounding businesses, public spaces and transportation routes. Rehabilitation creates more jobs than the same amount of new construction because of its labor intensive nature, and rehabilitation has a greater beneficial effect on local suppliers as well. A community choosing between spending \$1,000,000 in new construction and \$1,000,000 in rehabilitation should know that:

- \$120,000 more will initially stay in the community with rehabilitation than with new construction
- five to nine more construction jobs will be created with rehab than with new construction
- 4.7 more new jobs will be created elsewhere in the community with rehab than with new construction
- household incomes in the community will increase \$107,000 more with rehab than with new construction
- retail sales in the community will increase \$142,000 as a result of that \$1,000,000 rehab expenditure, \$34,000 more than with \$1,000,000 in new construction
- real estate companies, lending institutions, personal service vendors, and eating and drinking establishments will all receive more monetary benefit from \$1,000,000 in rehab than from \$1,000,000 of new construction

*The Economics of Historic Preservation, 1994.*

### **Rehabilitation is Sustainable Development**

Additionally, the success of an incremental, step by step, revitalization approach that relies on the rehabilitation of the existing building stock does not rely as heavily on prosperous economic times. The acquisition and demolition of hundreds of existing buildings, identifying developers and financing sources for large new construction projects, and recruiting tenants for hundreds of thousands of square feet of commercial and residential

space, is ambitious and costly. Rehabilitation activity, especially given the ready availability of generous local, state and federal tax credits, will remain affordable no matter the economic conditions over the next decade. Similarly, a healthy mix including small businesses mitigates against the inevitable ups and downs of large single users.

### **Rehabilitation Provides a Bonus through the Economic Benefits of Tourism**

Finally, rehabilitation of Downtown's historic buildings has a far greater chance than new construction in supporting tourism, now the second most important component of Baltimore's economy. It is well documented that historic architecture attracts visitors to large cities:

Among cities with no particular recreational appeal, those that have substantially preserved their past continue to enjoy tourism. Those that haven't receive no tourism at all. It is as simple as that.

*Arthur Frommer, Preservation Forum*

A vital new mix of category dominant and small retail businesses, entertainment attractions, and residential and commercial upper floor uses, rolled into an intrinsically interesting historic architectural environment has a far better chance to succeed as a tourist attraction than does such a mix in new construction. Howard Street may not be the Inner Harbor, which has the appeal of the waterfront to attract visitors no matter the architecture, but it does present an unparalleled collection of 200 years of American architecture, just blocks away. A modest investment in historic interpretation, like the window displays at the Howard Street Rite Aid or those planned at the Maryland Historical Society's Howard Street building, could build the appeal of Downtown. The area must be kept clean and safe to be successful in attracting visitors and customers, but whether in an historic or new environment the costs of implementing an effective strategy against crime and grime must be met. If an environment that attracts our residents is created it will also appeal to and attract tourists.

### **QUALITY OF LIFE AND THE PRESERVATION ADVANTAGE**

Very importantly, downtowns have a sense of place. What is distinctive about Baltimore or Cleveland or other cities is their historic downtowns.

*David Rusk, Baltimore Sun Article, September 6, 1998*

Two hundred years of history and architecture have produced a Downtown that is unique as a destination. Since the first rule of marketing is that limited supply creates value, we must be certain that we have carefully examined and understand all of the potential benefits that the limited supply of historic Downtown resources can provide before they are discarded. It is no coincidence that those areas in Baltimore and Maryland which have pursued preservation as a development strategy are more desirable to live, work, and visit,

and have resulted in property value appreciation at a rate 30% faster than other communities (Lipman Frizzell and Mitchell, *Local Historic Districts, Economic and Fiscal Impacts*, May 1998).

It is impossible to place a dollar value on the abundant physical evidence that the historic buildings that comprise Downtown provides of our multicultural past, including dozens of African, European, and Asian American and other groups. Even without a system of historic markers or interpretation, one can read the story of 200 years of the Chesapeake economy in Downtown's buildings and institutions-- the 18th century Lexington Market, 200 year old brick stores, the Golden Horse Inn, the wonderfully anachronistic Equitable Fire Insurance Company, three of our last remaining eight cast iron buildings, the world renowned Knabe Piano showroom, richly detailed late 19th century manufacturing and wholesaling establishments, home town bank buildings, ornate department stores, hotels, and movie palaces, and sleek early 20th century chain stores. It is difficult to trim the boundary of the proposed National Register District for the area precisely because of the dense and complex weave of resources, which is the excitement of rich, mature cities like Baltimore.

Quality of life is among the most critical ingredients in regional economic development and preserving Downtown is an important factor in Baltimore's quality of life equation. Although strategies to develop Downtown as a local residential and commercial neighborhood must be pursued, it still can play a role as a regional attraction, just like Fells Point or Federal Hill in Baltimore, Old City in Philadelphia, Adams Morgan and Georgetown in Washington, or Soho in New York.

More than any other man-made element, historic buildings differentiate one community from another, and the quality of historic buildings and their preservation says much about a community's self image and self respect. Significantly, visual preference surveys completed this summer by the Baltimore City Department of Planning as part of the *Plan Baltimore!* comprehensive planning process demonstrated that **Baltimoreans overwhelmingly prefer traditional main street commercial environments like those Downtown.** A community's commitment to itself is a prerequisite for nearly all quality of life elements. If Baltimore respects its historic treasures, it will not only benefit from an improved quality of life. It will also benefit from the attention, the respect, and the interest of outside visitors and investors who will recognize, sometimes more readily than natives, the special qualities we have that are worth preserving and being part of.

## **ACTION PLAN FOR SUSTAINABLE RENEWAL**

Baltimore Heritage and Preservation Maryland strongly encourage the revision of the Plan and re-evaluation of the Ordinance. We encourage the development of an urban renewal plan that has historic preservation as its core, and which calls for a judicious mix of value oriented, category dominant, national retailers, and locally owned small businesses. A National Register Historic District should be created immediately, and the creation of a



Baltimore City Historic District should be seriously explored. Until the plan is developed, a moratorium should be placed on the demolition of any historic building Downtown until the plans for its replacement are in the permit process, with financing in place. The plan should identify strategies to develop Downtown as a youthful local neighborhood with services to support an expanded residential population in new and existing buildings, to enhance existing businesses, and to stimulate new economic development initiatives related to tourism and entertainment. It should incorporate mechanisms to provide maximum opportunity for Baltimore based minority entrepreneurs.

We recommend the following action plan:

**Years 1-3** List Downtown in the National Register of Historic Places. Identify space in existing buildings and elsewhere which could serve as sites for new category dominant retail and rental apartments which will require minimal demolition of historic buildings. Acquire a critical mass of sites that require consolidation and demolition near Howard and Lexington Streets. Those sites, which are likely to provide such opportunities, are illustrated in Figure 3. Develop key sites for category dominant retail. Develop a set of design guidelines for facade rehabilitation, new construction, and public space for inclusion in the urban renewal plan. Make acceptable modifications to the building code to decrease obstacles to rehabilitation.

**Years 4-7** Develop and implement strategies to support viable, smaller, ground level retail and entertainment and upper floor commercial and residential uses, particularly along Howard Street and near the Hippodrome. Implement programs for new and existing businesses to locate and expand within new and historic buildings, with special strategies for the rehabilitation of historic corner buildings and very long and narrow historic buildings.

**Years 8-10** Expand strategies to secondary zones adjacent to Howard Street.

## TOOLS TO MAKE IT HAPPEN

Already in place is an extensive and diverse array of local, state, and federal programs that would advance a preservation based revitalization plan. These programs include:

Program	Description	Amount Available
<b><u>Tax Incentives</u></b>		
Property Tax Credit for Historic Restorations and Rehabilitations	"Freezes" real estate taxes at pre-rehab levels for 10 years following rehab.	Unlimited
Maryland State Income Tax Credit for Historic Rehabilitation	Provides a State income tax credit equal to 25% of rehab expenditures.	Unlimited
Federal Income Tax Credit for Historic Rehabilitation	Provides a Federal income tax credit equal to 20% of rehab	Unlimited

Pilot	expenditures. Freezes real estate taxes at pre-rehab levels for negotiated period of time in return for a negotiated payment such as a percentage of cash flow or residual value.	Unlimited
Enterprise Zone	Tax breaks offered to businesses locating or expanding in area.	Unlimited
Job Creation Tax Credit	Provides State tax credits for businesses providing new, permanent, family supporting jobs.	Unlimited
<b><u>Grants and Loans</u></b>		
Class B Loan Fund	Gap financing to support the conversion of Class B buildings for residential uses.	8,750,000
Neighborhood Business Development Program	Loan and grant gap financing for small business start-ups or expansions.	7,000,000 annually
Maryland Historical Trust Loan Fund	Loans for acquisition and rehabilitation of historic property.	450,000 annually
Preservation Maryland Loan Fund	Loans for acquisition and rehabilitation of historic property.	200,000
TEA 21	Grants for transportation related enhancements.	9,000,000 annually
Heritage Preservation and Tourism Areas Program	Matching grants, loans and tax credits to develop cultural tourism opportunities.	1,000,000 annually
Abell Foundation Venture Fund	Venture capital for Baltimore based businesses.	30,000,000
Neighborhood Conservation Program	A revitalization program to assist with road improvement projects, streetscapes, curbs, gutters, repaving and lights.	8,000,000 annually
Smart Growth Transit Program	Funds to stimulate private investment adjacent to major transit facilities to produce high density, mixed use pedestrian development.	2,000,000 annually
Hot Spot Communities Initiative	Grants for targeted crime fighting strategies.	2,000,000 annually
National Road National Scenic Byway	Grants for enhancements.	variable
Main Street Maryland	A comprehensive revitalization program to strengthen economic potential in traditional main streets.	variable

In addition to the programs listed above, we should pursue the following in order to further ensure sustainable renewal Downtown:

- Amend the Maryland State Income Tax Credit for Historic Rehabilitation to permit alternative distribution when used in tandem with Federal Income Tax Credit for Historic Rehabilitation
- Create a city wide Main Street Program (like Boston, Chicago and San Diego)
- Create a dedicated Downtown loan pool (perhaps from dedicated pieces of existing loan programs)
- Examine the feasibility of Tax Increment Financing for Downtown
- Coordinate with Speaker Casper Taylor, Delegate Howard Rawlings, and the Governor on the proposed “chronically distressed” areas program
- Support creation of a statewide capital access program
- Support creation of a program of sales tax free zones or other incentives in targeted areas including Downtown (like New Jersey’s Urban Enterprise Zone Program)

Baltimore Heritage and Preservation Maryland are committed to assisting Downtown stakeholders in exploring and implementing these additional enhancements. The record of these organizations in advancing the city and state rehabilitation tax incentive programs demonstrates our commitment to work for Baltimore’s future in a constructive and cooperative framework. We look forward to helping to shape the next chapter in the history of Downtown.