

LOT INFORMATION :

BUILDING CLASSIFICATION - RESIDENTIAL (R-2)
EXISTING USE TYPE - MULTI FAM (10 D.U.)
PROPOSED USE TYPE - MULTI FAM (10 D.U.)
LOT SIZE - 0.158 ACRES
PRIMARY STRUCTURE BUILT - 1920
EXISTING ABOVE GRADE LIVING AREA - 3,840 SF
PROPOSED ABOVE GRADE LIVING AREA - 5,000 SF

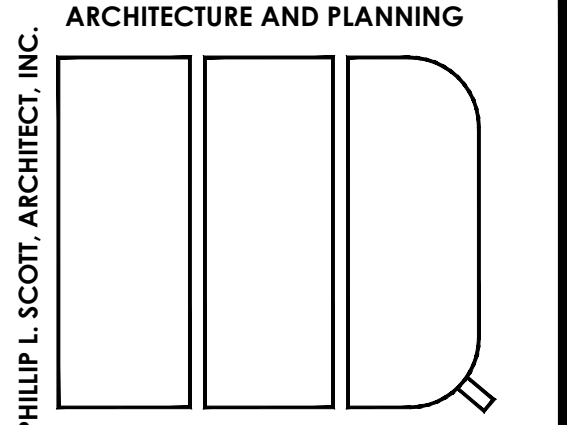
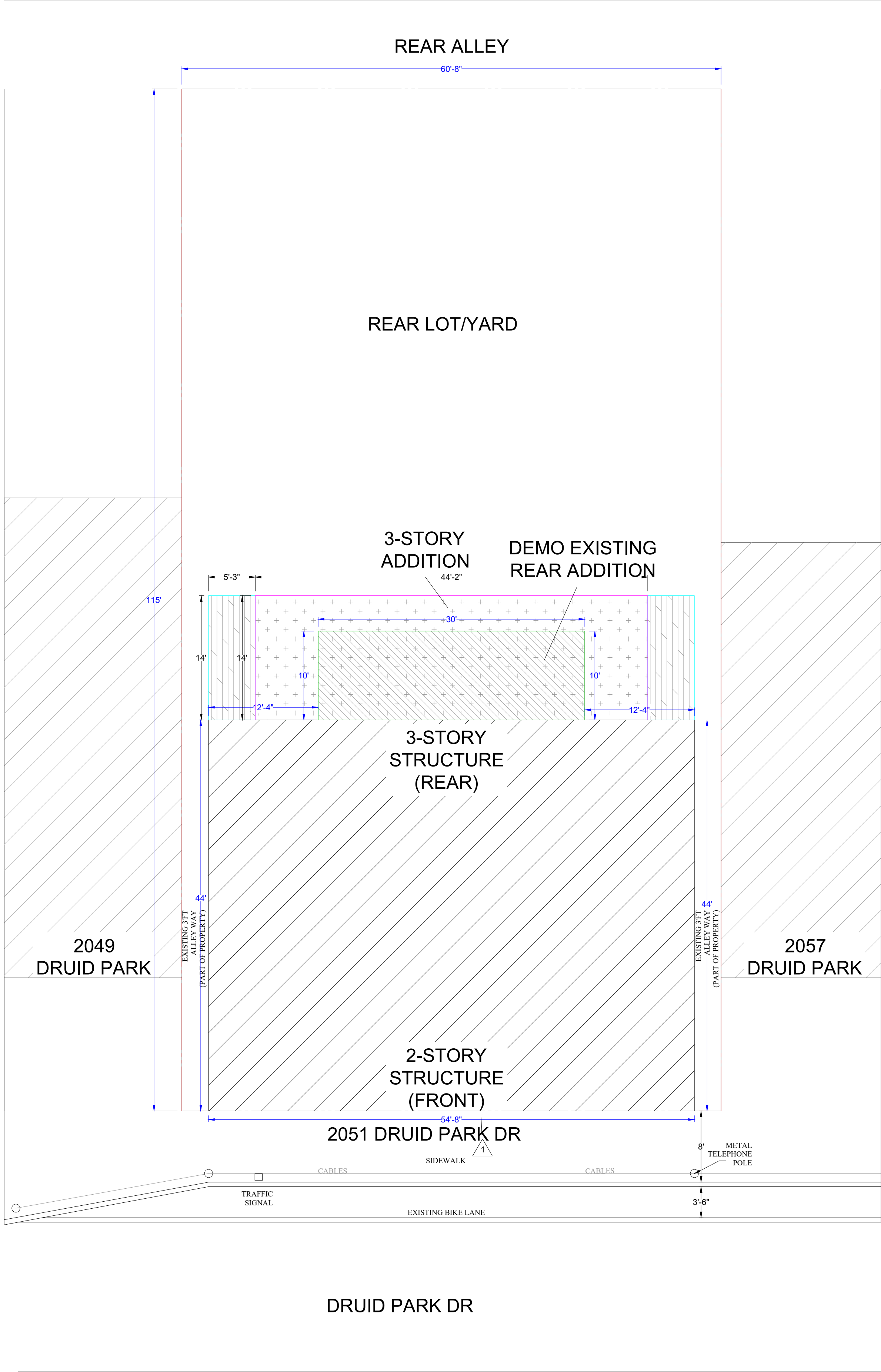
PARCEL: 0000 WARD: 13
ZONING MAP: 0013 SECTION: 04
GRID: 0000 BLOCK: 3390B
ZONE: R-6 LOT: 020

OWNER INFORMATION:

1320 INVESTMENTS LLC
13503 FORK RD.
BALDWIN MD 21013

LEGEND :

- EXISTING PROPERTY LINE
- EXISTING TO DEMO
- EXISTING TO REMAIN
- PROPOSED REAR ADDITION (3-STORY 44' X 14')
- PROPOSE DECKS (14' X 5')
- ADJACENT STRUCTURES



5403 Purdue Avenue
Baltimore, MD 21239
Tel: 410-340-7619
Email: plbsarchitect@comcast.net
PHILLIP L. SCOTT, ARCHITECT

OWNER

2051 DRUID PARK DR
BALTIMORE MD 21211

SITE PLAN

REVISIONS

1	
2	
3	
4	
5	

Seal:

LICENCE NUMBER: 10556
EXPIRATION DATE: 06/12/2026
PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED
OR APPROVED BY ME, AND THAT I AM A DULY
LICENSED ARCHITECT UNDER THE LAWS OF THE STATE
OF MARYLAND.

Date: 01/07/2026

Scale: 1/8"=1'-0"

Dwg. Name:

A1

Dwg. No.

2

SCHEMATIC DESIGN

ANNOTATIONS

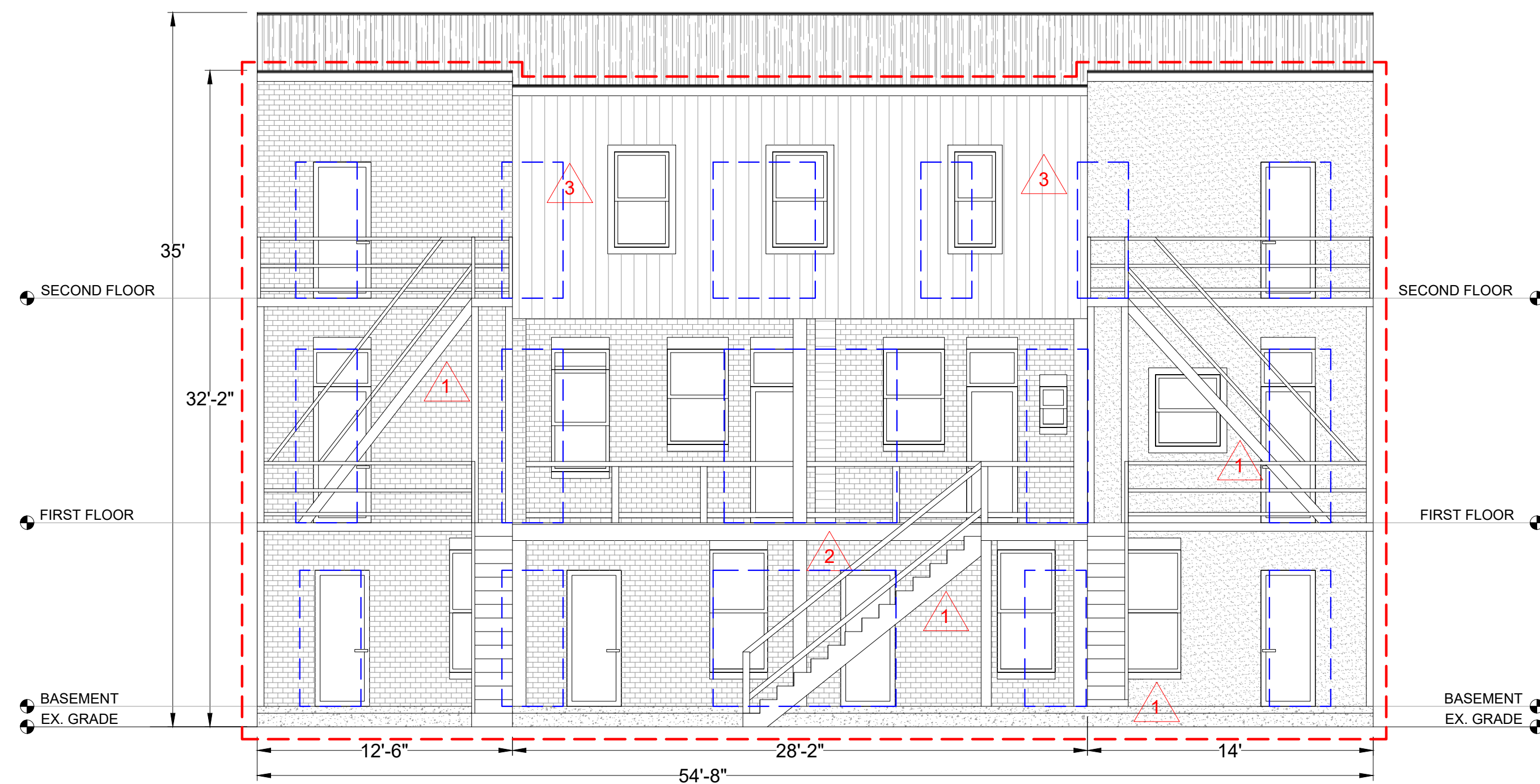
- 1 REMOVE EXTERIOR STAIRS
- 2 REMOVE STRUCTURAL SUPPORTS
- 3 REMOVE WALL INTERFACE

LEGEND :

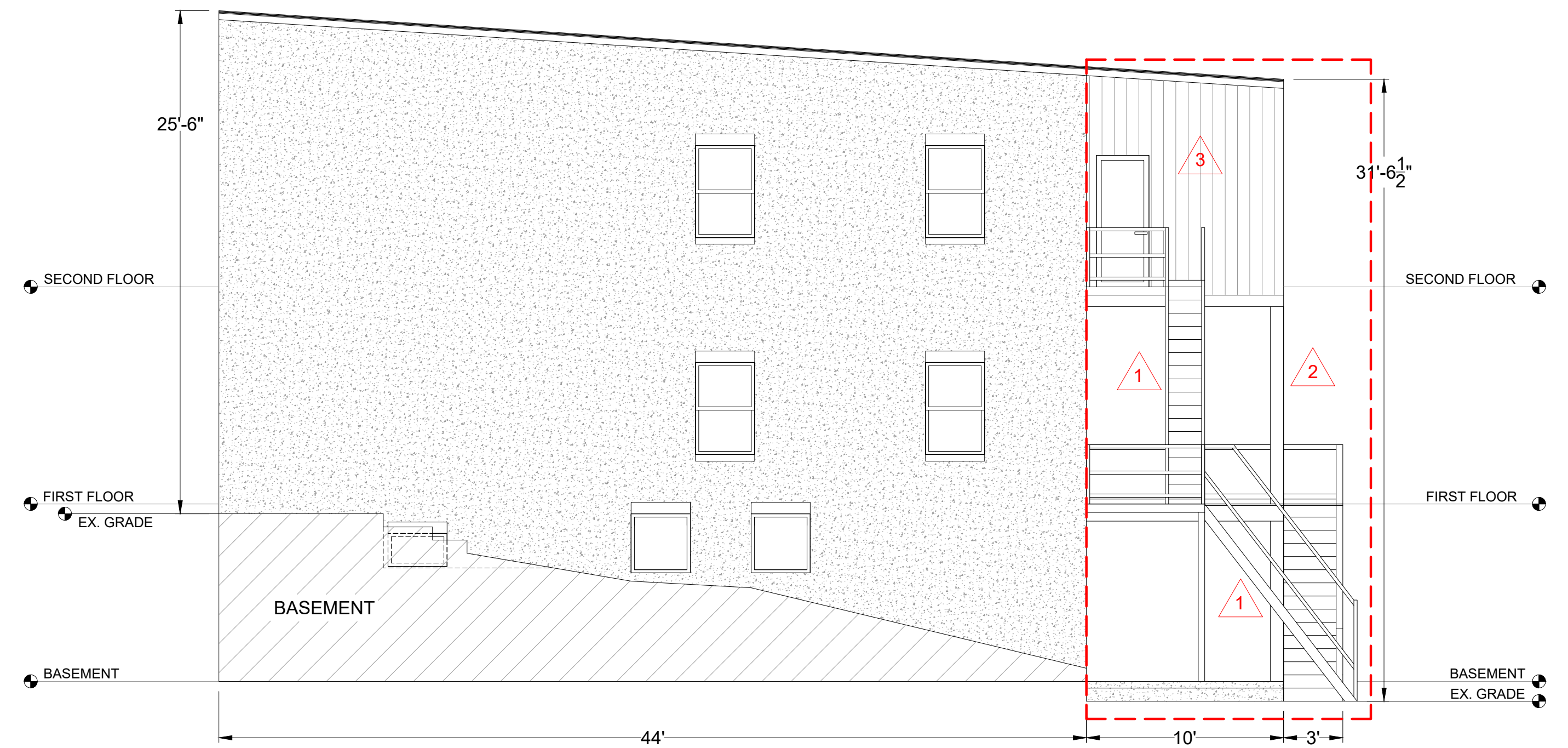
- AREA TO BE DEMOLISHED
- AREA FOR EXISTING MASONRY TO BE REMOVED

FRONT ELEVATION NOTE :

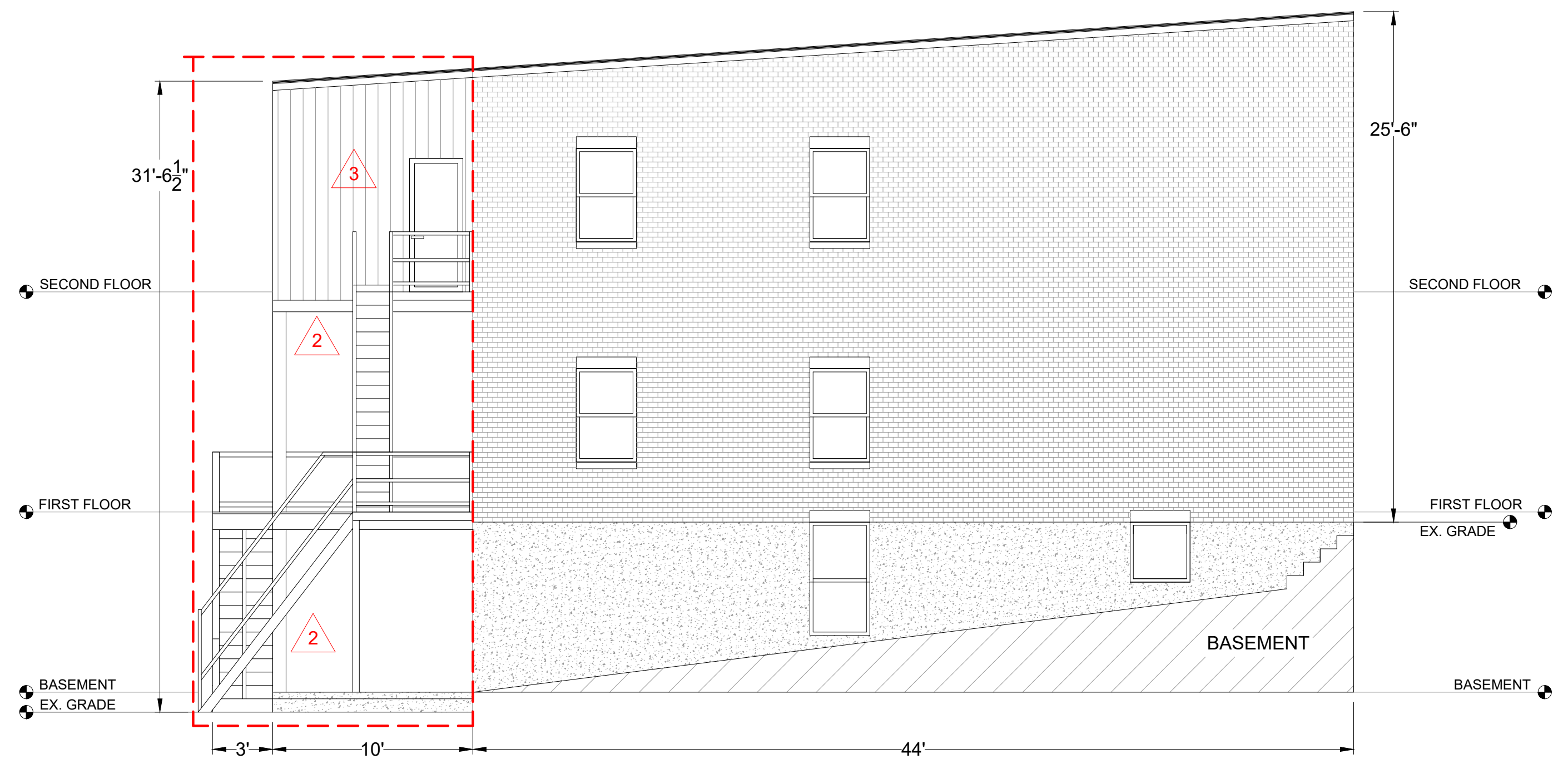
THE PROPOSED FRONT ELEVATION WORK IS AUTHORIZED UNDER PERMIT # COM2024-03473. REFER TO APPROVED DRAWINGS ASSOCIATED WITH THIS PERMIT FOR SCOPE AND DETAILS.



EXISTING REAR ELEVATION

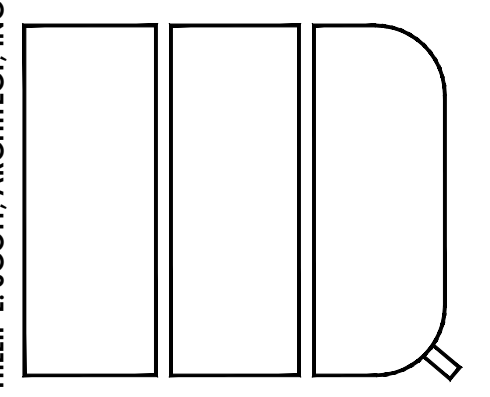


EXISTING R.SIDE ELEVATION



EXISTING L.SIDE ELEVATION

ARCHITECTURE AND PLANNING



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EXISTING ELEVATIONS

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Date: 01/07/2026

Scale: 3/16"=1'-0"

Dwg. Name:

A3

Dwg. No.

4

SCHEMATIC DESIGN

WINDOW SCHEDULE :

TAG #	QTY	LOCATION	PHYSICAL INFO		OPENING TYPE	FRAME MATERIAL	NOTES
			WIDTH	HEIGHT			
1	4	BASEMENT LEVEL REAR WINDOWS	3'-0"	5'-0"	DOUBLE HUNG	VINYL	(2) WINDOWS SIDE BY SIDE
2	4	1ST FLOOR REAR WINDOWS	3'-0"	5'-0"	DOUBLE HUNG	VINYL	(2) WINDOWS SIDE BY SIDE
3	1	1ST FLOOR REAR WINDOWS	3'-0"	5'-0"	DOUBLE HUNG	VINYL	
4	4	2ND FLOOR REAR WINDOWS	3'-0"	5'-0"	DOUBLE HUNG	VINYL	(2) WINDOWS SIDE BY SIDE
5	1	2ND FLOOR REAR WINDOWS	3'-0"	5'-0"	DOUBLE HUNG	VINYL	

GENERAL NOTES:

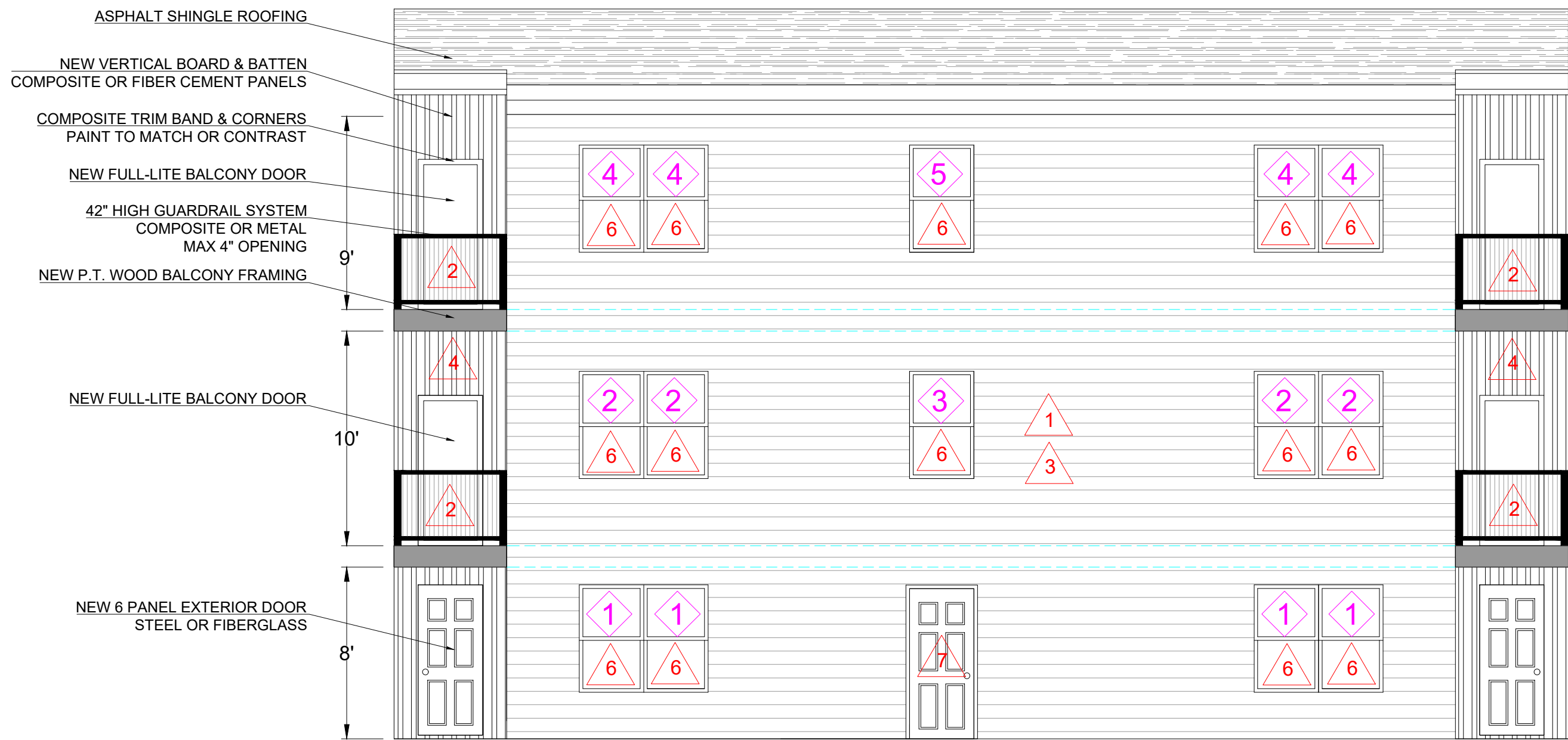
- CONTRACTOR IS RESPONSIBLE FOR FIELD AND VERIFYING ALL TRANSOM & WINDOW OPENINGS AND ROUGH OPENING DIMENSIONS. FIELD VERIFY AND COORDINATE ACTUAL OPENING DIMENSIONS PRIOR TO FABRICATING OR ORDERING NEW TRANSOMS, WINDOWS, AND FRAMES. COORDINATE FRAME DIMENSION WINDOW MFR.
- CONTRACTOR IS TO VERIFY PAINT/STAIN OF ALL NEW WINDOWS & TRANSOMS AND WINDOW & TRANSOM TRIM W/ OWNER.
- ALL BEDROOM WINDOWS SHALL BE FIRE RESQUE SIZE COMPLIANT: IBC 2021, SECTION 1030; IBC 2018, SECTION 1011.4.1.
- SILL HEIGHTS SHALL BE NO MORE THAN 4" FROM THE FLOOR.
- REMOVE ALL EXISTING HARDWARE THAT IS TO BE REPLACED. PATCH EXISTING FINISHES TO MATCH EXISTING ADJACENT FINISH MATERIAL COLOR AND TEXTURE.
- HARDWARE: ALL WINDOWS TO BE PROVIDED WITH MANUFACTURERS TYPE OPERATIONS U.O.N.

CHAP GENERAL NOTES :

- ALL EXTERIOR ALTERATIONS, ADDITIONS, AND REPAIRS SHALL CONFORM TO THE APPROVED CHAP SUBMITTAL AND NOTICE-TO-PROCEED (NTP).
- ALL EXTERIOR MATERIALS SHALL MATCH EXISTING HISTORIC MATERIALS IN COMPOSITION, DIMENSION, COLOR, AND TEXTURE UNLESS OTHERWISE APPROVED BY CHAP.
- MASONRY REPOINTING SHALL USE LIME-BASED MORTAR COMPATIBLE IN STRENGTH AND COLOR WITH EXISTING. SANDBLASTING OR ABRASIVE CLEANING IS PROHIBITED.
- EXISTING WINDOW AND DOOR OPENINGS SHALL BE RETAINED. REPLACEMENT UNITS SHALL MATCH HISTORIC CONFIGURATION, SIZE, AND MUNTIN PATTERN. VINYL WINDOWS ARE NOT PERMITTED ON PRIMARY FACADES.
- WOOD TRIM, CORNICES, AND ORNAMENTAL ELEMENTS SHALL BE REPAIRED IN KIND. SUBSTITUTE MATERIALS REQUIRE CHAP APPROVAL.
- ROOF REPAIRS SHALL MAINTAIN EXISTING PITCH, MATERIAL TYPE, AND PROFILE. NEW ROOF PENETRATIONS OR MECHANICAL UNITS MUST BE MINIMALLY VISIBLE FROM THE PUBLIC RIGHT-OF-WAY.
- NEW ADDITIONS SHALL BE COMPATIBLE IN SCALE, MASSING, AND DETAIL AND SUBORDINATE TO THE ORIGINAL STRUCTURE.
- ALL EXTERIOR LIGHT FIXTURES SHALL BE HISTORICALLY COMPATIBLE AND LOW-INTENSITY. EXTERIOR PAINT COLORS SHALL MATCH CHAP-APPROVED COLOR SUBMITTAL.
- CHAP STAFF MAY CONDUCT INSPECTIONS AT ANY TIME TO VERIFY COMPLIANCE.
- ALL WORK SHALL CONFORM TO THE BALTIMORE CITY HISTORIC PRESERVATION GUIDELINES AND 2021 IBC.

ANNOTATIONS

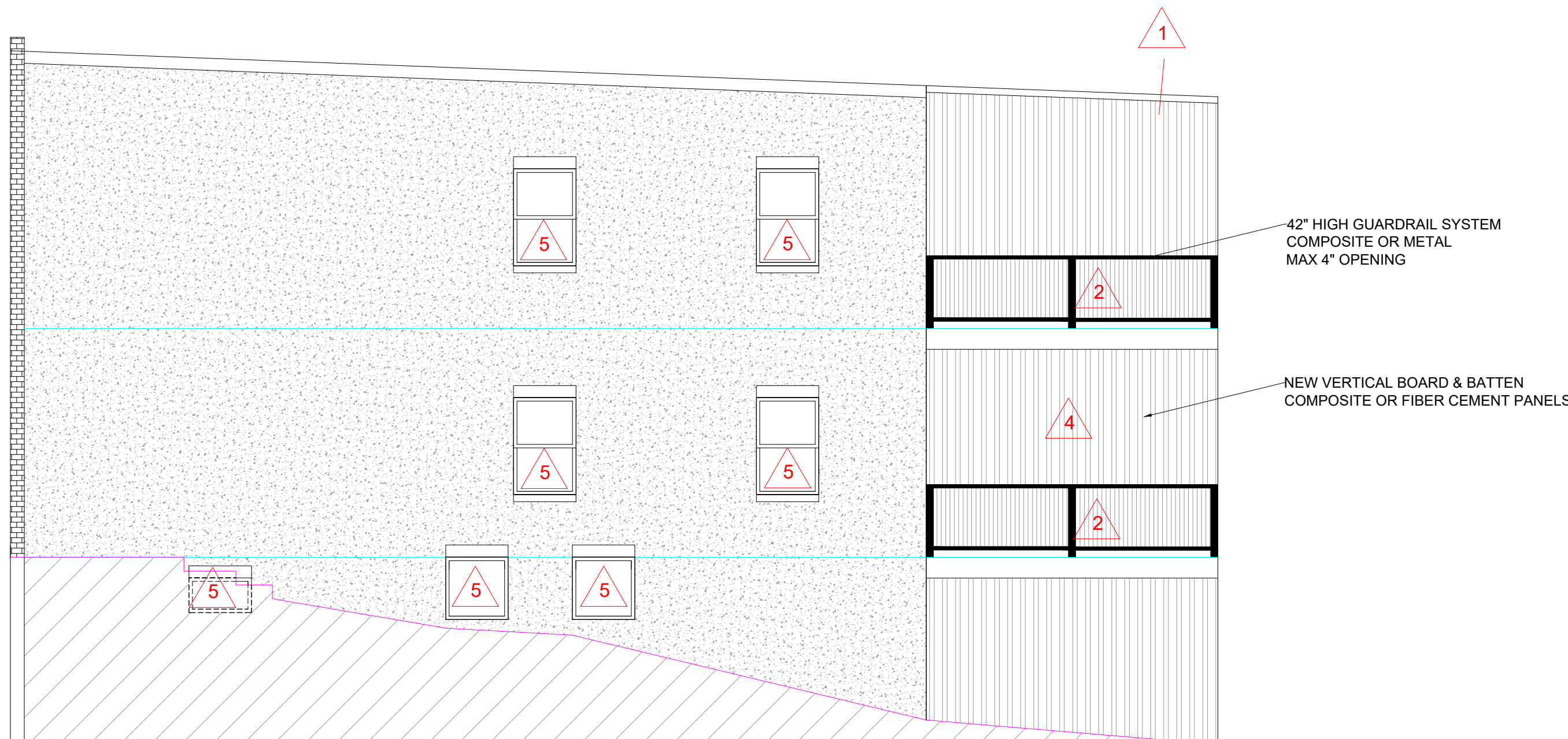
- PROPOSED REAR ADDITION WOOD FRAMED CONSTRUCTION
- NEW 14' x 5' P.T. WOOD DECK W/ STANDARD RAIL SYSTEM SEE REAR ELEVATION FOR DETAILS
- NEW HARDIE BOARD SIDING COLOR: TBD
- NEW VERTICAL BOARD AND BATTEN COMPOSITE
- RETAIN EXISTING MASONRY OPENINGS REPLACE WINDOW SASH IN KIND
- NEW 1/1 DOUBLE HUNG VINYL WINDOW UNITS
- NEW 6 PANEL EXTERIOR STEEL OR FIBERGLASS DOOR



PROPOSED REAR ELEVATION

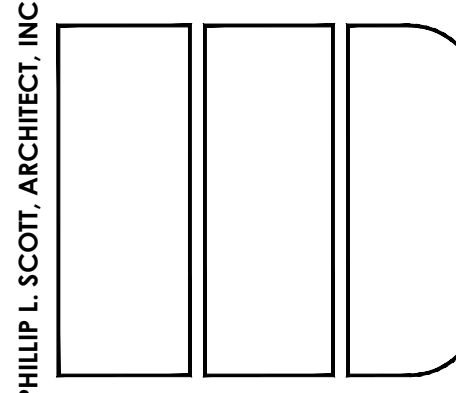


PROPOSED LEFT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

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LICENSED ARCHITECT UNDER THE LAWS OF THE STATE
OF MARYLAND.

Date: 01/12/2026

Scale: 3/16"=1'-0"

Dwg. Name:

A4

Dwg. No.

5

SCHEMATIC DESIGN

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: Woodberry

Permit Number (if applicable): COM20 26 - 00497

1

PLEASE PROVIDE THE FOLLOWING INFORMATION:

PROPERTY ADDRESS: 2051 Druid Park Dr ZIP 21211

OWNER'S NAME: 1320 INVESTMENTS LLC PHONE #

OWNER'S ADDRESS: 13503 FORK RD BALDWIN MD ZIP 21013

OWNER'S EMAIL: baltimoredemo@gmail.com

APPLICANT'S NAME: NW2 Engineers PHONE # 410 491 3246

APPLICANT'S ADDRESS: 819 Light St. ZIP 21231

APPLICANT'S EMAIL: gina@nw2engineers.com

APPLICANT IS:

☐ Owner ☐ Lessee ☒ Architect ☐ Consultant ☐ Contractor ☐ Other

ARCHITECT (if any): Phillip Scott

CONTRACTOR (if any): Ben Petterson

2

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).

Demo of interior space and existing rear exterior construction

Construct new rear 3-story addition (625 sf) with ground level patios and 2nd and 3rd story decks (14 x 5)

Full interior renovation to create 10 new residential dwelling units.

New Framing, drywall, doors, flooring, windows, fixtures, paint, trim

New MEPS as per plans

3

APPROXIMATE PROJECT COST: \$ 250,000

4

APPROXIMATE PROJECT START AND FINISH DATES: Aug-Sept 26

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 Gina Campbell 1/15/25
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

2

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, excavation, paving, parking pads, walls, fences, ramps, 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.

NEIGHBORHOOD ARCHITECTURAL REVIEW COMMITTEE (ARC) CHAIR PERSONS

Ashburton	Ashburton ARC	- Contact CHAP staff -
Auchentoroly Terrace	Ms. Donna Cypress	410-728-3292
Bancroft Park	Mr. Ken Lasson	410-358-4649
Barclay/Greenmount	No Liaison at Present	- Contact CHAP staff -
Better Waverly	Ms. Deborah Evans	devans2745@aol.com; 443-802-4384
Bolton Hill	Ms. Susan Van Buren	ssvnbr@gmail.com
Butchers Hill	Mr. Virgil Bartram	410-327-4964
Dickeyville	Mr. Peter Baily	pfbaily@gmail.com; 845-453-5779
Eutaw Place/Madison Avenue	Mr. Rolando Maxwell	rolandomaxwell@hotmail.com; 347-537-8673
Fell's Point	Fells Point DRC	fellspointdrc@gmail.com
Federal Hill	FHNA	preservationfh@gmail.com
Five and Dime	Market Center CDC	- Contact CHAP staff -
Franklinton	Mr. Carroll Frey	410-456-6836
Howard Street Commercial	Market Center CDC	- Contact CHAP staff -
Hunting Ridge	Ms. Rebecca Campany	rcampany+arc@gmail.com
Jonestown	Mr. Carleton Epps	cgepps.sr@gmail.com
Loft	No Liaison at Present	- Contact CHAP staff -
Madison Park	Ms. Tam McIntyre	tam.mcintyre@propertypros.com
Mount Royal Terrace	Ms. Kim Forsythe	MRTHistoricDistrict@gmail.com
Mount Vernon	Mount Vernon ARC	arc@mvba.org
	Mr. Scott Ponemone	p1m1@comcast.net
Mount Washington	Mr. Walter Daly	walter.m.daly@gmail.com
Oldtown Mall	Mr. Joe Hudson	oldtownmallmerchant@gmail.com
Otterbein	Mr. Martyn Mitchell	martynm@comeq.com
Perlman Place	No Liaison at Present	- Contact CHAP staff -
Railroad	No Liaison at Present	- Contact CHAP staff -
Ridgely's Delight	Mr. Paul Rubenson	410-215-8107
Sarah Ann Street	No Liaison at Present	- Contact CHAP staff -
Seton Hill	Ms. Karen French	architecture@setonhill.org
Sharp-Leadenhall	Ms. Jasmine Esteve	jesteve7591@gmail.org
	Ms. Betty Bland Thomas	bettyblandthomas@gmail.com
Stirling Street	Historic Stirling St Neighbors	- Contact CHAP staff -
Ten Hills	Ms. Amy Weber	amweb001@gmail.com
Union Square	Mr. Juan Rivera	arc@unionsquareassociation.org
Upton's Marble Hill	Ms. Marion Blackwell Marble Hill Improvement Assn.	willmarionb1510@verizon.net marblehillimprovement@gmail.com
Washington Hill	No Liaison At Present	- Contact CHAP staff -
Waverly	Mr. Michael Franch	410-889-3252
Wilkens Avenue	No Liaison at Present	- Contact CHAP staff -
Woodberry	Ms. Jill Orlov	arc@about woodberry.org
Wyndhurst	Mr. Henry Kay	410-464-2842

Submit your application to the ARC Liaison and CHAP planner at the same time. If there is no ARC liaison email listed, contact only your CHAP Planner; listed on the next page.

COMMISSION FOR HISTORICAL AND ARCHITECTURAL PRESERVATION STAFF

Caitlin Audette
(410) 396-8354
caitlin.audette@baltimorecity.gov

Five & Dime
Howard Street Commercial
Loft

Oldtown Mall
Stirling Street

Tyriq Charleus
(410) 396-4107
tyriq.charleus@baltimorecity.gov

Federal Hill
Jonestown
Madison Park
Otterbein
Sarah Ann Street

Sharp-Leadenhall
Upton's Marble Hill
Union Square
Wilkins Avenue

Rachel Donaldson
(410) 396-5902
rachel.donaldson@baltimorecity.gov

Better Waverly
Mount Royal Terrace
Perlman Place
Waverly

W. Edward Leon
(443) 984-2727
eddie.leon@baltimorecity.gov

Bancroft Park
Barclay/Greenmount
Bolton Hill
Butcher's Hill
Fells Point

Mount Washington
Ridgely's Delight
Washington Hill
Wyndhurst

Lauren Schiszik (she/her)
(410) 396-5796
lauren.schiszik@baltimorecity.gov

Baltimore City Landmarks
City-Owned Properties

Anthony Stewart
(443) 984-3343
anthonys.stewart@baltimorecity.gov

Ashburton
Auchentoroly Terrace
Dickeyville
Eutaw Place/Madison Avenue
Franklintown

Hunting Ridge
Mount Vernon
Seton Hill
Ten Hills
Woodberry

<http://chap.baltimorecity.gov>

417 E. Fayette Street, 8th Fl, Baltimore, Maryland 21202

(410) 396-7526

Authorization to Proceed

2051 Druid Park

Photos and Materials

General Scope: Construct new rear 3-story addition (625 sf) with ground level patios and 2nd and 3rd story decks (14'x5'). New doors and windows throughout. Addition will be clad with standard hardie board siding and vertical board and batten style siding as per plans.

Existing condition:

Proposed construction:

Materials:

Main rear entry door and doors to decks.

Black aluminum deck railings

Hardie board for rear addition – Gray Cedarmill

Hardie Batten Vertical siding for sides and inset (deck areas). Midnight Soot Rustic Grain.

Windows

Black Vinyl – brand TPBD

Deck Fascia - black

Lighting:

Flood lights for rear yard area

Please see proposed elevations and site plan for further detail.

Thank you,

Ian Siepel
Project Manager
Architectural Designer
NW2 Engineers

