



U.S. Department of Housing and Urban Development

Baltimore Office
City Crescent Building
10 South Howard Street, 5th Floor
Baltimore, MD 21201-2528

April 6, 2009

Ms. Elizabeth J. Cole
Administrator, Project Review and Compliance
Maryland Historical Trust
100 Community Place
Crownsville, Maryland 21032

Attention: Mr. Jonathan Sager, Preservation Officer

SUBJECT: St. John's Commons – HUD Section 202, Low Income Housing for the Elderly
Section 106 Review: 052- EE058
200-212 N. Stokes Street
Havre de Grace, Harford County, Maryland

Dear Ms. Cole:

Please accept this letter as an update of our correspondence to you from June 30, 2008.

As our June 30 letter and attachments indicated, the Department of Housing & Urban Development (HUD) has awarded a Section 202 capital advance to St. Johns Church (sponsor) for the construction of 54 units of low income housing for the elderly. The site proposed by St. Johns, 200 – 212 North Stokes Street, in Havre de Grace, currently has two properties located on the land. St. Johns proposes the demolition of those structures prior to construction of the elderly housing. Prior to final approval of that site, the Department contacted your office for the purpose of consultation in accordance with Section 106 of the National Historic Preservation Act. After discussion with Johnathan Sager, we undertook the Section 106 process in accordance with 36 CFR Part 800.

36 CFR Part 800.2 requires the identification of, and consultation with, consulting parties and the involvement of the public. Packages of information were sent to your office, the Harford County Executive, the Mayor of Havre de Grace, St. Johns Church (applicant), the Lower Susquehanna Heritage Greenway, Inc., Havre de Grace Historic Preservation Commission, Aberdeen Heritage Trust, Bel Air Historic District Commission, Harford Community College, and Preservation Maryland.

We confirmed that no Native American Tribes have been or are currently associated with the property.

www.hud.gov

espanol.hud.gov

A public meeting was conducted on February 17, 2009, at which a complete description of the proposed undertaking was provided. In addition, there was discussion of the Section 202 program, the Section 106 process, the historic review of the properties and area, and the architectural components of the proposed housing. All questions from the public were answered at the meeting. In addition, the Department has responded to all inquiries from the public regarding the proposed undertaking and has set up a website with a link to the consulting party's package. This letter and enclosures will be added to the website as well.

After studying the comments from the consulting parties and the public, HUD has determined that the undertaking will have direct and indirect adverse effects to historic resources within the Havre de Grace Historic District. However, given the shortage of affordable housing for seniors in Harford County, and the need that exists, the Department has decided to proceed with the funding award to the sponsor for the acquisition, demolition and construction of the proposed rental housing project. Based on the input of the interested parties, HUD has worked with the sponsor to develop a project design that minimizes adverse effects to the greatest extent feasible.

The undertaking will require the demolition of two contributing resources to the Havre de Grace Historic District, the effect of which will be the loss of those structures that help define the district. It should be noted that the historic character of the structures has been changed by present use and the Department received no comments opposing the demolition. The proposal will involve new construction of a three-story, residential structure, which may be incompatible with neighboring, two-story houses within the district.

The Sponsor has agreed to scale back its original proposal, from a 54-unit project in 4 stories, to a 40-unit project in 3 stories, in order to minimize adverse effects. This scaled back project will meet local building code requirements for set-back, parking and recreational spaces while enabling the sponsor to build a project which they consider to be feasible. The Havre de Grace Department of Planning has approved this revised design. The Department considers this reduction of 14 units to be a significant loss of affordable units in the local market, and a major concession on the part of the sponsor. The proposed structure, as currently designed, will achieve the proper balance between the competing goals of meeting the housing needs of lower-income senior residents, and preserving the historical qualities of the local district.

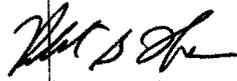
St. John's Commons, Inc., the project sponsor, has demonstrated a strong commitment toward avoiding, minimizing, and mitigating adverse effects to the local historic district. After reviewing alternative sites proposed by the Havre de Grace Historic Preservation Commission, HUD is satisfied that there are no other sites available in the local Havre de Grace Area that offer the size, frontage, and residential amenities that the Pennington Avenue site provides. In addition, the sponsor's architects have incorporated in the building plans a number of design elements (see enclosure) derived from a study of the neighborhood context, which will minimize the visual impacts of the proposed structure. Finally, the sponsor is offering a mitigation plan to support local preservation efforts (see enclosure).

Enclosed you will find copies of current plans for the project; comments received from interested parties (responding consulting parties and the public); letter from Marks Thomas

Architects listing design changes that have been made to minimize the adverse effects of the project; and letter from St. John's Commons listing proposed actions that will be taken to mitigate adverse effects.

We look forward to working with you on a Memorandum of Agreement that will help us to meet the housing needs of seniors in Harford County, while protecting the rights and interests of residents of the local historic district. If you need any additional information, please contact Ray Digiondomenico at 410-209-6523 or Onawa Simmons at 410-209-6629.

Sincerely,



Robert G. Iber
Director
Baltimore Multifamily Program Center

Enclosures



Preserving America's Heritage

July 30, 2008

Robert H. Herbert, Jr.
Environmental Officer
U.S. Department of Housing and Urban Development
Maryland State Office
City Crescent Building
10 South Howard Street, 5th Floor
Baltimore, MD 21201-2528

REF: *Proposed St. John's Elderly Housing Project: 052-EE058*
Havre de Grace, Harford County, Maryland

Thank you for sending a copy of the letter from the Maryland State Historic Preservation Officer (SHPO) to the Department of Housing and Urban Development (HUD) regarding the referenced project, as requested by the Advisory Council on Historic Preservation (ACHP) in our letter of July 18, 2008.

Now that we have reviewed the letter from the Maryland SHPO, dated February 26, 2008, we understand that the SHPO had requested HUD to consider alternative locations for construction of the project in order to avoid the adverse effect of demolition of 210 and 212 N. Stokes Street, historic properties that contribute to the historical significance of the Havre de Grace Historic District, a property listed on the National Register of Historic Places. In the February letter, the SHPO stated, "If HUD determines that an adverse effect on historic properties cannot be avoided, the [SHPO] should be notified in writing of the alternatives that have been considered . . ." In documentation provided by HUD with its notification to the ACHP pursuant to 36 CFR Section 800.6(a)(1), we note that on June 2, 2008, the SHPO responded to incoming e-mail correspondence from the Havre de Grace Historic Preservation Commission stating, "We haven't heard anything about this proposal in some time." If, in accordance with the Maryland SHPO's request, HUD did consider alternatives and provide the information to the SHPO in writing, please provide a copy of that documentation, along with any response from the Maryland SHPO, to the ACHP in support of your determination and notification to the ACHP that the project would adversely affect historic properties.

ADVISORY COUNCIL ON HISTORIC PRESERVATION

1100 Pennsylvania Avenue NW, Suite 803 • Washington, DC 20004
Phone: 202-606-8503 • Fax: 202-606-8647 • achp@achp.gov • www.achp.gov

Upon receipt of the requested information, we will notify you within 15 days of our decision regarding whether the ACHP's participation in the consultation to resolve adverse effects is warranted.

If you have any questions, please contact Martha Catlin at 202-606-8529 or via e-mail at mcatlin@achp.gov.

Sincerely,



for Charlene Dwin Vaughn, AICP
Assistant Director
Federal Permitting, Licensing, and Assistance Section
Office of Federal Agency Programs



Preserving America's Heritage

July 18, 2008

Robert H. Herbert, Jr.
Environmental Officer
U.S. Department of Housing and Urban Development
Maryland State Office
City Crescent Building
10 South Howard Street, 5th Floor
Baltimore, MD 21201-2528

Ref: Proposed St. John's Elderly Housing Project
Section 106 Review: 052-EE058
Harford County, Maryland

Dear Mr. Herbert:

On July 2, 2008, the Advisory Council on Historic Preservation (ACHP) received your notification of adverse effect for the referenced undertaking that was submitted in accordance with Section 800.6(a)(1) of our regulations, "Protection of Historic Properties" (36 CFR Part 800). The background documentation included with your submission does not meet the specifications in Section 800.11(e) of the ACHP's regulations. We, therefore, are unable to determine whether Appendix A of the regulations, *Criteria for Council Involvement in Reviewing Individual Section 106 Cases*, applies to this undertaking. Accordingly, we request that you submit the following additional information so that we can determine whether our participation in the consultation to resolve adverse effects is warranted.

- Copies, summaries, or comments of any views provided by the Maryland State Historic Preservation Officer.

Upon receipt of the additional information, we will notify you within 15 days of our decision.

If you have any questions, please contact Martha Catlin at 202-606-8529 or via e-mail at mcatlin@achp.gov

Sincerely,

LaShavio Johnson

LaShavio Johnson
Historic Preservation Technician
Federal Permitting, Licensing and Assistance Section
Office of Federal Agency Programs

Mail Letter to Martha Catlin!

ADVISORY COUNCIL ON HISTORIC PRESERVATION

1100 Pennsylvania Avenue NW, Suite 803 • Washington, DC 20004
Phone: 202-606-8503 • Fax: 202-606-8647 • achp@achp.gov • www.achp.gov

HOUSING INVESTMENT ASSOCIATES, INC.

3575 MAYBANK HIGHWAY, #D128 · JOHN'S ISLAND, SC · 29455 · 301-641-8796- fax 843-243-9902

September 8, 2008

Mr. Robert G. Iber
Director, Multifamily Program Center
U.S. Department of HUD-Baltimore Office
10 South Howard Street, 5th Floor
Baltimore, MD 21201-2528

RE: St. John's Commons
Havre de Grace, Maryland
FY 2007 Section 202 Project No. : 052-EE058
Request for Reduction of Number of Units

Dear Mr. Iber:

The Fund Reservation of the above referenced project was awarded by your letter dated October 31, 2007. The project was funded for 54 units and for 54 elderly residents.

As you are aware, because of neighborhood opposition, the project's application for Conditional Use to the Zoning and Planning Board of the City of Havre de Grace was denied.

However, on August 28, 2008, the application for Conditional Use was granted based upon a reduction of units in the project to 40 units in 3 stories. (The previous submission was for 54 units in 4 stories). Attached please find a copy of the August 28, 2008 decision of the Board of Appeals for the City of Havre de Grace.

We have reviewed the revised unit plan and have concluded that the project is still feasible at the reduced size of 40 units.

Based upon the above facts, we are writing to request that you allow the reduction in project size to a total of 40 units, and amend our Fund Reservation of October 31, 2007 accordingly.

Thank you very much for your understanding of the reasons for this request.

Sincerely,


HOUSING CONSULTANT

C.C. Onawa Simmons, HUD-Baltimore
Sharon McGlothlin, St. John's Church
Scott Rose, Esq.

BOARD OF APPEALS FOR THE CITY OF HAVRE DE GRACE

DECISION OF THE BOARD IN THE MATTER OF:

St. John's Commons
Permit Number 20090023
Case # 440
Hearing of: August 28, 2008
Date of this Report: September 2, 2008

The Board of Appeals was called to order at 7:00P.M. Thursday August 28, 2008 and heard testimony regarding changes made to a prior presentation by St. John's Commons, (Case #438). The Board deliberated and determined that there were significant changes to the new proposal and voted to hear a full presentation on the new case #440.

The Board of Appeals was once again called to order and heard testimony on the above requested conditional use and five (5) variances: two (2) regarding off street parking and three (3) regarding building setback requirements. The Board adjourned for deliberation. The Board, back on the record, made the following findings which were presented publicly and voted on by roll call vote:

I. The application for Conditional Use for the construction of a multi-family dwelling in the R2 Zoning District and the RB Zoning District for a 40 unit senior complex to be located at a new address of 601 Pennington Ave., Havre de Grace, Md. is hereby **GRANTED: subject to.**

The stipulated conditions offered by Applicant in Exhibit #1. With the provision that the selection of trees for the back of the property may be changed as more appropriate trees may exist.

II. The application for a Variance from the required number of parking spaces to require 27 off street spaces is hereby **GRANTED: subject to.**

The stipulated conditions offered by the Applicant to provide diagonal parking markings on Pennington Ave., subject to approval by the Mayor and City Council. All associated striping, marking and signage at Applicants expense.

III. The application for a Variance to allow 2 of the 27 off street parking spaces to be compact auto parking spaces is hereby **GRANTED**

BOARD OF APPEALS FOR THE CITY OF HAVRE DE GRACE

St. John's Commons
Permit Number 20090023
Case # 440
Hearing of: August 28, 2008
Date of this Report: September 2, 2008

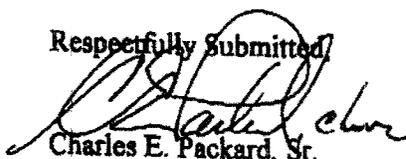
IV. The application for Variances for the following building setback requirements is hereby **GRANTED**:

- 15 feet to 5 feet along Pennington Avenue.
- 15 feet to 5 feet along Stokes Street
- 15 feet to 10 feet along Centennial Lane

V. The Conditional Use and Variances are Granted with a time limit not to exceed three (3) years.

The roll call vote on all findings was: 4 in favor and 1 opposed.

Respectfully Submitted



Charles E. Packard, Jr.
Chairman



CITY OF ABERDEEN

Michael E. Bennett, Mayor
Ruth E. Elliott, Council President

Michael G. Hiob, Councilman
Ronald Kupferman, Councilman
Ruth Ann Young, Councilwoman

Douglas R. Miller, City Manager
Monica A. Correll, City Clerk

November 10, 2008

Mr. Robert Iber
Director, Baltimore Multifamily Program Center
U.S. Department of Housing and Urban Development
Chesapeake HUB
10 South Howard Street, 5th floor
Baltimore, Maryland 21201

RE: St. Johns Commons, Proposed Housing for Elderly
To be located at 200-212 N. Stokes Street
Havre de Grace, Maryland 21078
HUD Section 202 Review: 052-EE058

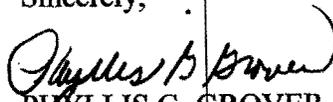
Dear Mr. Iber:

I have reviewed your letter dated October 10, 2008 regarding the potential impact and/or adverse effects to two historic properties in the City of Havre de Grace. I would like to go on record by offering no comments at this time. In the past, the cities of Aberdeen and Havre de Grace have always worked together and independently to promote heritage tourism and historic preservation efforts. I am sure that the City officials of Havre de Grace are weighing all options to minimize the effects of demolition and new construction in their historic downtown district.

Thank you for giving me this opportunity to weigh in on the matter of historic preservation and preservation of the view sheds for the Susquehanna River.

If you have any additional questions, do not hesitate to contact my office at 410-297-4216.

Sincerely,


PHYLLIS G. GROVER

Director of Planning and Community Development



City of Havre de Grace

711 PENNINGTON AVENUE, HAVRE DE GRACE, MARYLAND 21078
www.havredegracemd.com

(410) 939-1800
(410) 575-7043
FAX(410) 939-3692

December 29, 2008

Mr. Robert Iber
Director, Baltimore Multifamily Program Center
U. S. Department of Housing & Community Development
Chesapeake Hub
Baltimore Multifamily Program Center
10 South Howard Street, 5th Floor
Baltimore, MD 21201

RE: St. Johns Commons, Proposed Housing for the Elderly
Havre de Grace, Maryland
HUD Section 202 Review: 052-EE058

Dear Mr. Iber:

The City of Havre de Grace values the character of its historic structures which are predominantly located in or near the downtown area of the City and supports the rehabilitation of older structures when appropriate. As for redevelopment, the City zoning regulations dictate what may or may not be built per each zoning district. In the case of the St. Johns Commons proposal, from a zoning perspective the 40 unit apartment building was granted Conditional Use approval by the City Board of Appeals. Although historic significance of existing structures is considered in redevelopment matters, there is a responsibility of review Boards and City Planning staff to consider the current use and condition of structures and property proposed for redevelopment. The Maryland Historic Trust may be contacted for input in such matters whose testimony would be considered in zoning reviews.

Specifically, the existing use and condition of the structures and property used for the commercial equipment rental business located on the site proposed for the new 40 unit senior housing project exhibit little or any historic character that is evident without the aid of a historian or architect to point out. From testimony that was presented during the Board of Appeals hearing on this matter, it was stated that only very limited evidence remained of the original post and beam construction on the interior of the rental

equipment office. This particular property has been cited by the City of Havre de Grace in the past for property maintenance violations due to run-down conditions.

There is an existing single family detached dwelling on an adjoining lot that is proposed to be razed as part of the redevelopment project. The dwelling has retained a single family detached dwelling character however how much if any of the dwellings' current characteristics exhibit or contribute to the character of the neighborhood which is located within the Historic District of the City should be expressed by an architectural historian.

The opponents to this project have raised objection to the mass of the building and how it is out of character with the neighborhood. The subject property is located on the corner of Stokes Street and Pennington Avenue. Pennington Avenue is regarded as a primary gateway to the downtown business district and water front properties. Located within two blocks of the subject property and fronting on Pennington Avenue are the City Police Station, City Hall, St. Patrick's Community Building, Harford County Public Library and in-part Havre de Grace High School. These commercial uses have transformed and established this portion of Pennington Avenue into a civic/commercial corridor. The proposed St. John's Commons building, also proposed to face and front Pennington Avenue, would compliment the revitalization of this corridor. With respect to the size and mass of buildings, all of the civic buildings along Pennington Avenue bare no residential character and are greater in mass than area residential buildings. The St. Johns Commons building has been reduced from 4 stories to 3 stories with a finished height of 44 feet. The permitted maximum height of a single family detached dwelling in the subject property zoning district is 40 feet, 60 feet for attached dwellings (townhouses). As proposed, the St. Johns Commons building will exceed the detached dwelling height limit by only 4 feet which by most would be undetectable. In conclusion, no adverse impacts are anticipated from the development of the St. Johns Commons project.

Thank you for the opportunity to express comments on the St. Johns Commons project per your letter of December 19, 2008. Should you have any questions, please contact me at 410-939-1800.

Sincerely,



Donald J. Bautz Jr.

Deputy Director

Department of Planning

From : Havre de Grace Historic Preservation Commission
c/o Ronald G. Browning, chairman
226 North Union Avenue 410-939-6562
Havre de Grace, Maryland 21078-2907

January 7, 2009

Letter received
from chairman
Ron Browning

To : Ray Digiondomenico
U.S. Department of Housing and Urban Development
Chesapeake Hub
Baltimore Multifamily Program Center
10 South Howard Street, 5th floor
Baltimore, Maryland 21201

Dear Mr. Digiondomenico :

The Havre de Grace Historic Preservation Commission and its members (11) have been well aware of the proposal of St. Johns Commons at 200-212 North Stokes Street. Members have seen the two historic structures on these properties which would need to be slated for demolition through our commission's approval. Since the Maryland Historical Trust deemed these two historic structures as noteworthy and worthy of saving, we saw little need for action upon our part until your request. Several members of our commission have attended public meetings about the St. Johns Commons proposal, have spoken at these forums and have communicated in writing to local newspapers and/or the Maryland Historical Trust about their concerns. We have taken little other action as a commission or as individuals, until your request for input.

The commission discussed the St. Johns Commons proposal at its regular monthly meeting on December 9 at 7 p.m. in Havre de Grace City Hall. As are all our meetings, this was open to the public for input, and several local residents on Green Street attended the commission meeting to express their concerns about the project.

As a consulting party, the historic preservation commission was asked by Mr. Digiondomenico whether the three-story building would block views of historic resources, whether there may be shadowing on historic resources, how far away the structure may be visible and its basic impact upon the Havre de Grace Historic District, a nationally and state-recognized historic district. The properties at 200-210 North Stokes Street are within the Havre de Grace Historic District and they share a block (bordered by Pennington Avenue, Stokes Street, Green Street and Centennial Lane) with no less than eight other historic structures (residences/ houses).

Considering that two historic structures at 200-210 North Stokes Street would need to be demolished to make way for the proposed new building and that the building will be 44 feet tall with a pitch roof and extends along the entire block of Pennington Avenue, the proposed structure does not fit in with the existing historic neighborhood. Shadowing and blocking of

historic views (ie. St. Patrick Church) will occur. The new modern structure would share this block with no less than eight historic structures and would be a glaring misfit. The planned proposal for St. Johns Commons allows for little green space (ex. large tree growth to help downsize the three-story structure) and no set backs from the sidewalk. In fact, there exists in the plans very little green space for a sitting area for residents (like the comparable St. Johns Towers) and the proposal substitutes a huge wrap-around porch for sitting. The porch will sit right at the sidewalk; the porch as proposed is blocked as an entrance to the building; the elongated porch will not look like other typical Haure de Grace porches since the slope of the land along Stokes Street will make it above slope. The commission would recommend that the porch be divided to allow for the slope of the land, and have an additional entrance at Stokes Street to facilitate the division.

The footprint of the proposed St. Johns Commons is too big for its lot. The footprint should be reduced even if this means a reduction of 40 housing units. The present footprint with parking takes over the whole lot with little green space putting the structure and its porches right upon the street. This is not the make-up of the surrounding historic district. The situation along Pennington Avenue concerning nearby historic structures relates to the fact that Pennington Avenue was a railroad cut into downtown and was filled in, thus, set-backs are unusual for this part of town. Nonetheless, we would not like to see no set-backs on more modern fill-in structures. With this lack of green space, we highly doubt there is enough room for the trees proposed on the St. Johns Commons plans to grow successfully. Views to the south will be blocked by the 44-foot structure and shadowing will occur on other historic structures.

Comparison has been made of the St. Johns Commons project to other large structures in the immediate historic area (ex. high school, St. Johns Towers, church, city hall). It should be noted that these structures have significant set-back requirements, have large tree growth to soften the large structures, do not share their respective blocks with a large number of historic structures, or were constructed prior to the designation of a historic district and its requirements.

A structure recommended by the historic preservation commission for study is the Corner House at Stokes and Girard streets. Although three stories tall, this structure has set back, scale, architectural style and landscaping that helps it to blend with the other historic homes in its immediate area.

As requested, the commission investigated other possible locations within the City of Haure de Grace for the location of St. Johns Commons. There are other lots available which do not impact the historic district but provide the residents of St. Johns Commons with green space and access to shopping, etc. These include 1133 Old Post Road, near Pat's Pizzeria on actually

Revolution Street. This lot was refused by the St. Johns Commons group because of a historical structure (small cottage) on it. This historical commission gave approval for the demolition of this home to its previous owners two years ago. For some reason, the owners never acted upon the demolition. Nothing impedes the St. Johns Commons group from demolishing said structure. The lot is near some restaurants, the senior activity center and several shopping centers.

Likewise, the old River City Towing property at the corner of Route 40 and Lewis Lane or the property at Melanie's Garden on Route 40 near Burger King and across from Weis Market are prime locations. Heights would not be a problem here for the group's structure. Architectural style would not be as important for the proposed structure and the area has convenient shopping and restaurants. Nearby is also the Hathaway homestead on Route 40, now for sale. Along Revolution Street near the hospital and the Dillon bus terminal are two properties for sale.

Not addressed above are a few other concerns of this commission. This lot is part of the Chesapeake drainage area. We question such a large building and parking lot in the historic area and wonder about run-off and storm water management with this lot once construction has occurred. Secondly, the streetscape of Pennington Avenue will be changed by the proposed St. Johns Commons building and its height will be visible three blocks away in the historic district at Amanda's Florist and Treasures by the Bay at Pennington and Washington streets. Thirdly, little study has been made about traffic and how this structure may impact such. Stokes is a one-way street; Centennial is a lane. Green Street when parked upon on both sides, is barely squeezable to pass two moving cars. We fear, as do local residents, that the St. Johns Commons structure may increase traffic congestion in the immediate area around it.

Finally, the historic preservation commission would like to note that the present property owner of the rental company on this property allowed the historic men's lodge at the corner of Pennington Avenue and Stokes Street to fall (and so be demolished by neglect). We fear he may allow the existing two historic structures on the property to implode by neglect likewise.

We hope our comments and input has been helpful.

Sincerely,

Ronald G. Browning

Ronald G. Browning

Chairman, Havre de Grace Historic
Preservation Commission

Lower Susquehanna
Heritage Greenway, Inc.

4948 Conowingo Road
Darlington, Maryland 21034
410-457-2482
Fax: 410-457-2488
www.hltourtrails.com



January 28, 2009

Mr. Ray Digiondomenico, Project Manager
U.A. Department of Housing and Urban Development
Baltimore Multifamily Program Center
10 South Howard Street, 5th Floor
Baltimore, Maryland 21201

RE: **St John's Commons, Proposed Housing for Elderly**
Review: 052-EE058

Dear Mr. Digiondomenico:

Thank you for the opportunity to review and comment on the proposed project identified above.

I represent the Lower Susquehanna Heritage Greenway (LSHG), a Maryland State Certified Heritage Area. Our purpose is to coalesce eco-tourism and historic preservation in order to promote regional economic development. This is accomplished by linking communities via a 38 mile land and water recreational trail system along the shores of the Susquehanna River and Chesapeake Bay. In addition we oversee the implementation of a regional (two-county) management plan which includes a 38 million dollar capital project plan.

Since the certification of our management plan, the City of Havre de Grace has been a valued partner. Many of their capital projects, programs and activities forward our management plan objectives.

In addition to this project being located within our certified heritage area, it is also part of our target investment area, the City's National Registered Historical District and Heritage Corridor plan. (maps enclosed)

To this end, I would like to offer the following comments regarding this proposed project.

1. We support the need to expand housing opportunities for the elderly.

Executive Director:
Ms. Mary Ann Lisanti

President: Mr. Allen Fair
Vice President: Mrs. Sarah Coenda
Secretary: Mrs. Merrie Street
Treasurer: Mr. Bradford Snyder

Board Members:
Mr. John William Boniface
The Honorable Barbara Brown
The Honorable Fred Cullum
The Honorable Wayne L. Tome
Mr. John Denver
The Honorable James Eberhardt
Mrs. Janet Gleisner
Mr. A. Lawrence Guess
Mr. Harold Harbold II
Mr. Henry Holloway
Mr. and Mrs. Rick Howe
The Honorable John Klisavage
Mrs. Roxanne Lynch
Mr. Shawn Pyle
Mr. Joe Swisher
Mr. Vernon Thompson



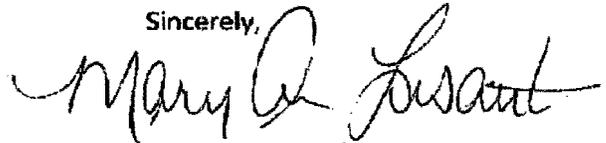
2. The general location of this project is consistent with our management plan and desire to promote revitalization and housing opportunities in areas where walk-ability is achieved.
3. The scale and architectural design of this project appear from the documents provided however, to be inconsistent with the historic nature of the surrounding residential neighborhood.
4. As currently designed, this project appears to be an expansion of nearby institutional uses in lieu of a more desirable transition into the historic district.

I strongly encourage revision of this plan to include;

- A. Architectural features and materials that are prominent in the immediate vicinity such as front porches, Victorian accents and period simulated materials.
- B. Hard scapes and or signage that interpret the historical nature of the neighborhood.
- C. Further input from local officials and residents to ensure consistency with existing policy documents and to promote a most desired outcome for all concerned.

I will be happy to participate in future discussions on this project and stand ready to assist with any efforts to promote consensus building.

Sincerely,



Mary Ann Lisanti
Executive Director

Attachments: 4 maps

CC: Mayor and City Council of Havre de Grace

Jay Bautz, Acting Director of Planning, City of Havre de Grace

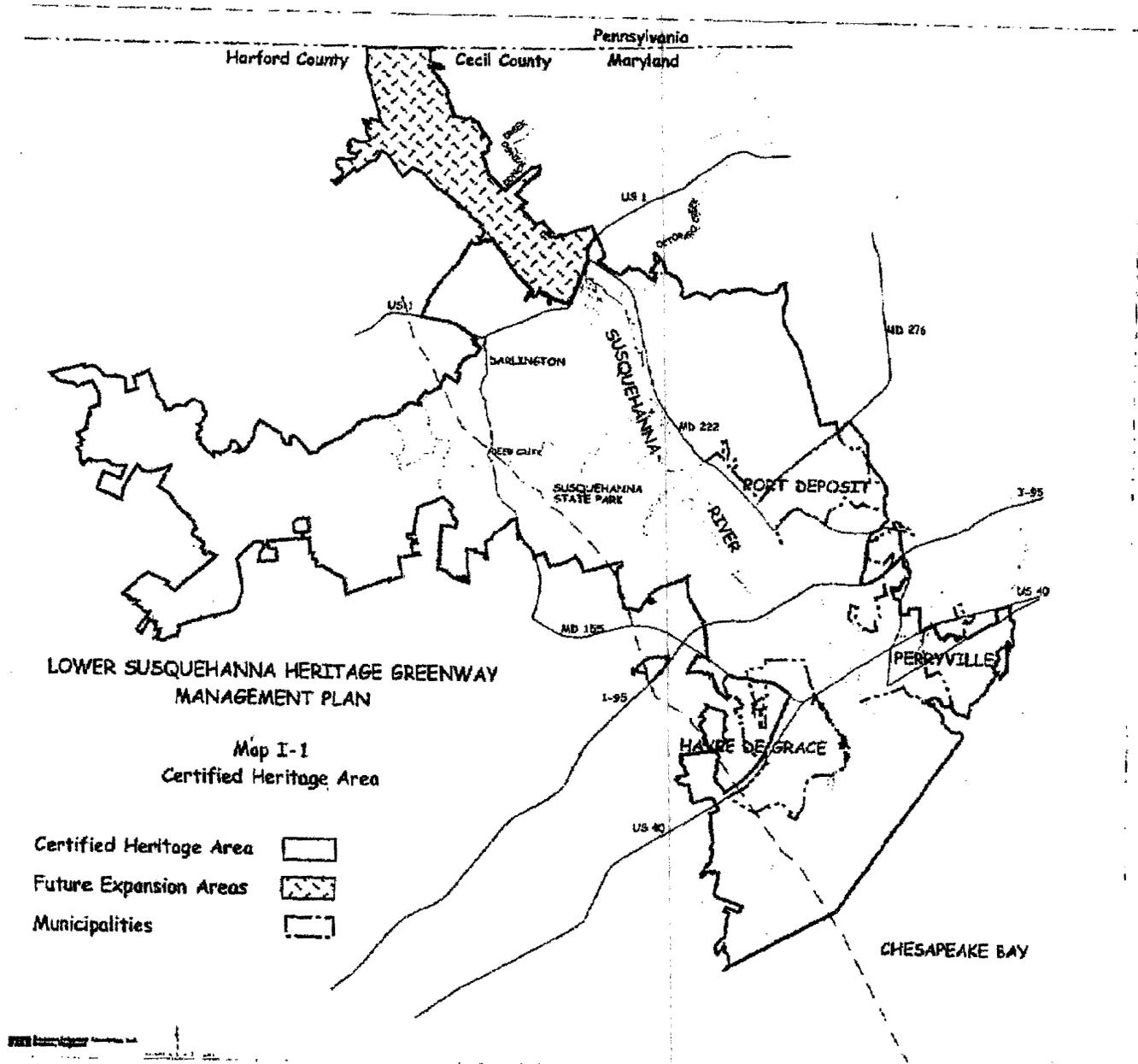
Ronald G. Browning, Chairman Historic District Commission

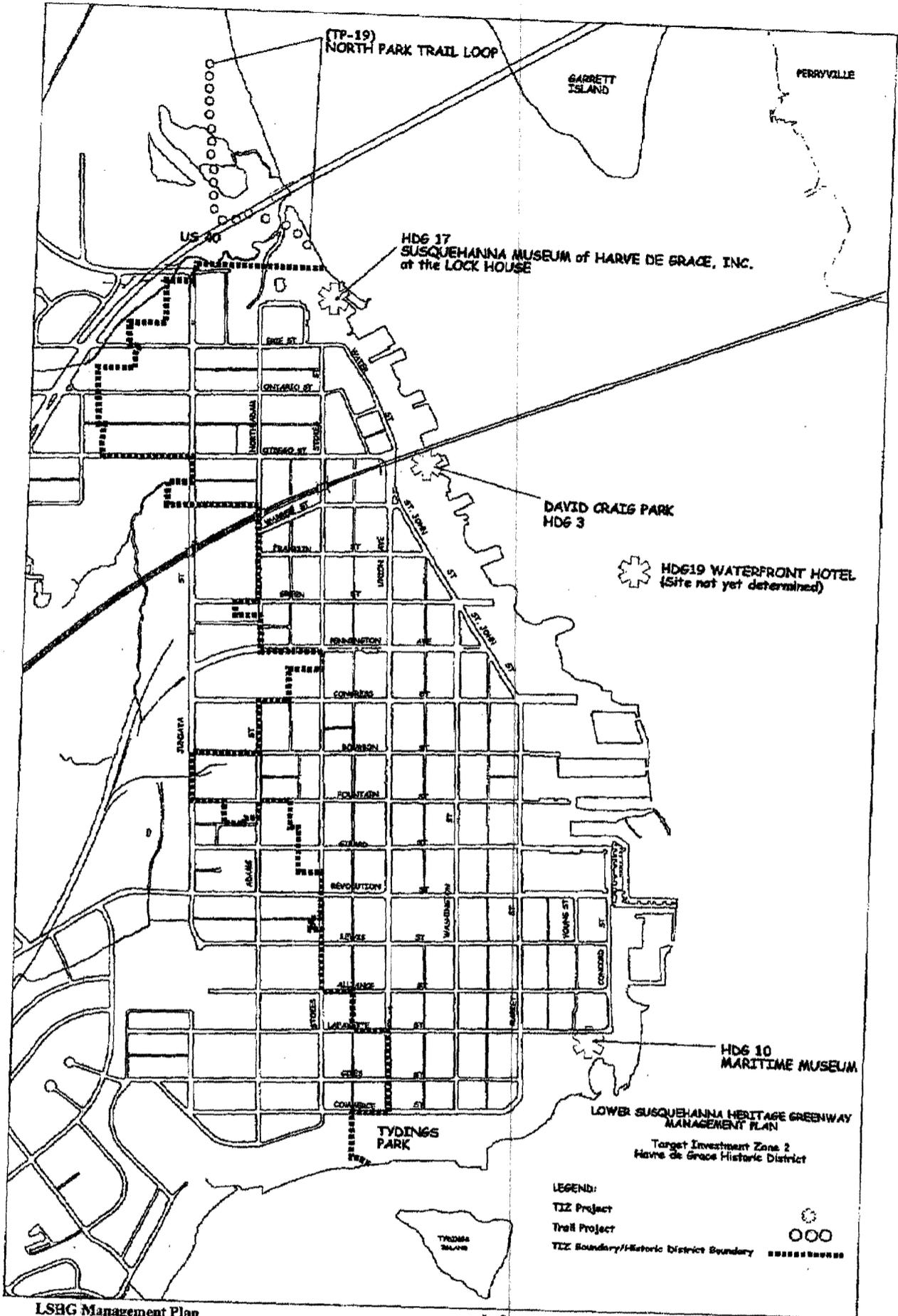
Allen Fair, President LSHG

LSHG Board of Directors

Sharon L. McGlothlin, Executive Director St. John's Common, Inc.

Certified Heritage Area





LSBG Management Plan

I - 8

May 2000

INTERSTATE 43

SUSQUEHANNA RIVER

1. SIGN HALL
NATIONAL REGISTER
NATIONAL HISTORIC
LANDMARK

3. MOUNT FELIXE

CHAPPEL RT

14. HARRY MITCHELL HOUSE

15. MOUNT P. EASANT

12. BLEAHERN

7. STURCO HOUSE
(HAMPSON PROPERTY)

6. HICKELAND

NATIONAL REGISTER
HISTORIC DISTRICT



MD REVOLUTION BLDG

MD 100
MD 100
MD 100

CHL CARPANE PAV

SWAN HARBOR FERRY
(HARFORD COUNTY PARKS & RECREATION)

LEGEND



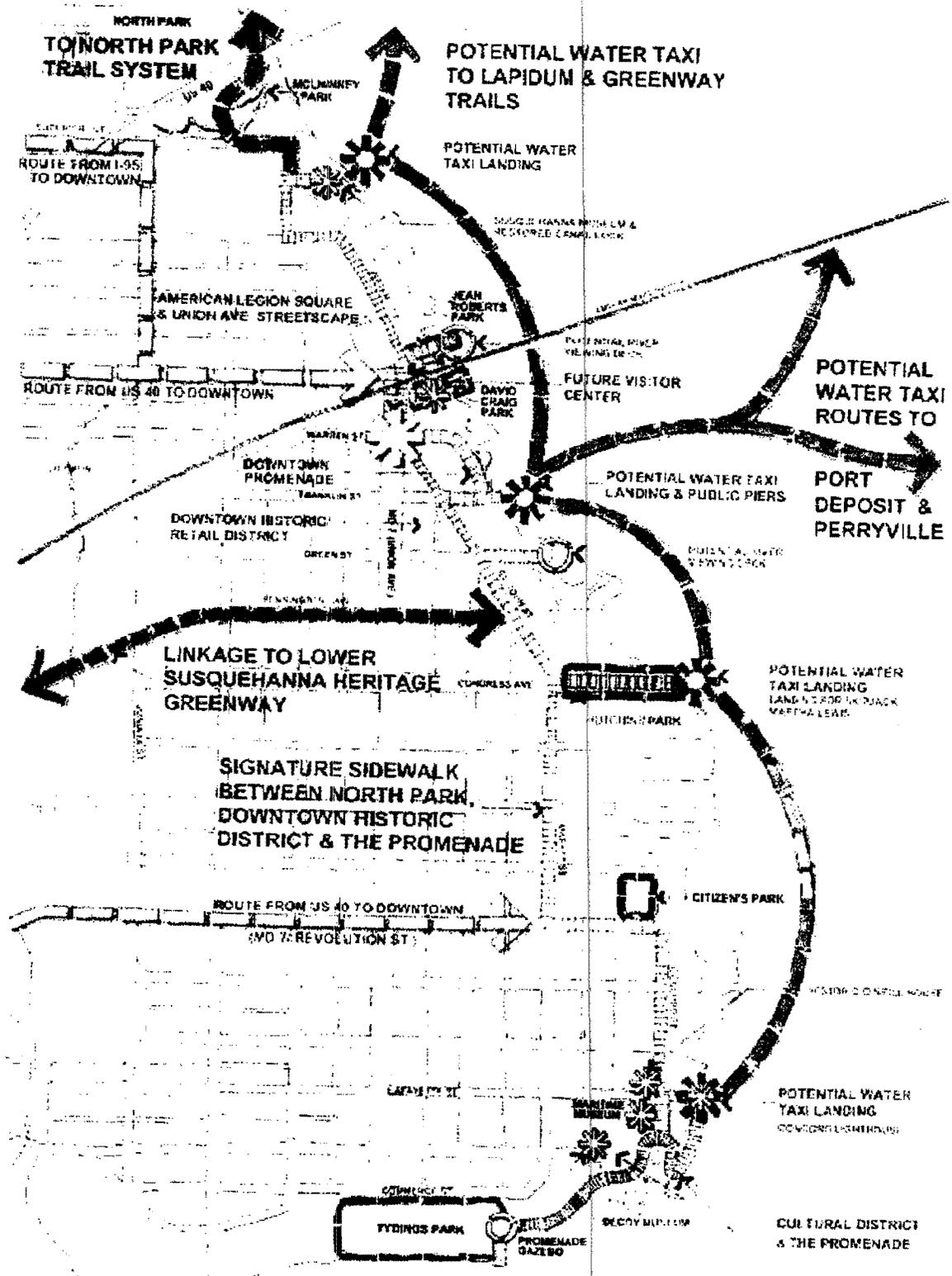
HISTORIC STRUCTURE



NATIONAL REGISTER
HISTORIC DISTRICT

HISTORIC RESOURCES

City of Havre de Grace Comprehensive Plan



HERITAGE CORRIDOR PLAN

City of Havre de Grace Comprehensive Plan

505 Congress Avenue
Havre de Grace, MD 21078
410-939-5040

St. John's Towers, Inc.

Fax

*Copy for
document
Ray*

To: Bob Iber	From: Sharon McGlothlin (SPONSOR)
Fax: 410-209-8870	Pages: 4
Phone: 410-209-8549	Date: February 12, 2009
Re: Section 106 Review response letter	CC:

Urgent
 For Review
 Please Comment
 Please Reply
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• **Comments:**

*Sponsor's response to
Mr. Browning's letter of 2/7/09*

**St. John's Commons, Inc.
505 Congress Ave.
Havre de Grace, MD 21078**

Phone (410) 939-5040

Fax (410) 939-6156

February 12, 2009

Mr. Robert G. Iber, Director
U.S. Dept. of Housing & Urban Dev.
Baltimore Multifamily Program Center
City Crescent Bldg., Fifth Floor
10 S. Howard St.
Baltimore, MD 21201

Dear Mr. Iber:

We have received your letter of January 29, 2009 regarding the Section 106 Review relating to our proposed project, St. John's Commons. We also are in receipt of and have reviewed the copy of the letter from the Havre de Grace Historic Preservation Commission. We thank you for the opportunity to respond. Our comments follow.

To facilitate referencing our comments to theirs, we have included a copy of the HPC letter and have numbered each of the paragraphs. Our comments will correspond to theirs, paragraph by paragraph. While we are taking the opportunity to reply to the HPC letter and its multiple comments about the overall project and the building itself, let us not forget that the City has approved the project. The only question to be answered does not concern the physical properties of the project but whether or not the project has an adverse impact on the historic aspect of the area.

1. In reference to "our commission's approval," the HPC cannot unilaterally approve or disapprove the demolition of any building. By City Ordinance, the HPC acts only in an advisory capacity to the Mayor and City Council. WE have spoken with Jay Bautz, Acting Director of the Department of Planning, as well as City Attorney, Paul Ishak, who confirmed such.

In reference to the "...two historic structures as noteworthy and worthy of saving" we refer you to the study we commissioned by Richard Wagner, AIA, (who specializes in historic buildings) and his conclusions.

418 959 6156 P. 05

Mr. Browning is correct in stating that the Commission has taken no other action as a committee, although there were many opportunities for them to do so since the first scheduled public hearing held in March 2008.

2. The significance of this paragraph is "... and several local residents on Green Street attended the commission meeting. . ." The bulk of the HPC comments mirror those expressed by the local Green Street residents, and offer very little factual comment concerning any adverse impacts to either the immediate area or the overall Historic District. In fact, the replacement of the current buildings/businesses by St. John's Commons will actually enhance the area immeasurably.

3. The only factual information in this paragraph is that the area in question is within the Historic District, albeit at the very edge of the District. We do not dispute this.

4. "... will be 44 feet tall . . . and extends along the entire block of Pennington Avenue . . ." The building will actually be 42 feet tall and extends along one-half the block on Pennington Avenue, not the entire block.

"Shadowing and blocking of historic views . . ." This will occur no matter where the building is situated within the acceptable areas of Havre de Grace, i.e. within HUD's criteria to be situated in close proximity to such amenities as churches, shopping areas, health facilities, etc. In fact, there are seven (7) churches within a few blocks of the proposed project, four of them within just one block. The public library is one block away, the downtown business district just two blocks away. City Hall and the Police Station are in the next block. The remainder of this paragraph has no specific bearing on the impact of this building on the historic aspect of the area. But we should point out at least one fallacy in this paragraph: the proposed project includes more green space than is available at the "comparable St. John's Towers".

The comment "glaring misfit" could not be more untrue. Our architects at Marks, Thomas Architects spent a great deal of time researching the surrounding area and the city as a whole, in order for the building to "fit in" with present architecture. A full presentation to that effect was made by the architects to the city during public hearings, including pictures and drawings.

5. The crux of this paragraph concerns "... its porches right upon the street." This is an erroneous statement; the porches are not right upon the street! However, the setback is approximately the same as the existing structures along Pennington Avenue.

6. The significance of this paragraph is questionable. There is no relevance to the Commons and its impact on the area.

7. "... the Corner House at Stokes and Girard. . ." There is no question that the Corner House has all the good features stated. But is a 20-unit facility. A similar facility could be put on the Pennington Avenue site; however, many of the objections to the

Commons project, such as light, the demolition of two existing buildings, etc. would hold true for the similar Corner House!

8. "... 1133 Old Post Road, near Pat's Pizzeria. ..." We did not even consider this property, as it is not suitable. Mr. Browning's comments are untrue; we did not "refuse" it because of the "historical structure". This property is not large enough to accommodate our project. In addition, it is further away from the downtown area and its amenities and would be too far for the elderly residents to walk to needed services.

9. These proposals cannot even be considered. All three of the properties mentioned are located along Route 40, a four-lane divided highway, which, of course, would not be suitable for elderly persons. Experience has shown that many of the residents in this type of facility walk to needed services; Route 40 is simply not safe.

We have looked at the properties mentioned that are along Revolution Street near the hospital and bus depot. The first is not large enough to accommodate our project; the second is contaminated with dry-cleaning chemicals and motor oil, according to the EPA. Therefore, neither property is suitable.

10. "This lot is part of the Chesapeake drainage area." No question about it since ALL of Havre de Grace is "part of the Chesapeake drainage area" However, the proposed project includes a state-of-the-art storm water management system which will filter all stormwater prior to emptying it into the city storm drains. There currently is no SWM system in this immediate area, including all properties of Green Street in this area.

"... its height will be visible three blocks away in the historic district at Amanda's Florist and Treasures by the Bay at Pennington and Washington Streets." Upon personal observation, you cannot see St. John's Towers (a seven-story high rise) from these locations. Please refer to the Blockscape drawing rendered by Marks Thomas Architects.

"... little study has been made about traffic and how this structure may impact such." As a matter of fact, we did indeed commission The Traffic Group to perform a traffic study. The study concluded that the Commons "... will have less impact on the adjacent road network than that which is presently generated by the existing uses on this property".

11. The present property owner did not "allow the historic men's lodge to fall" as the HPC alleges. The owner bought the lodge and demolished it!

In summation, we believe that the proposed St. John's Commons at the Pennington Avenue site is the optimum site and complies with HUD general requirements better than any other site we have investigated. For example, the following are within easy walking distance; seven churches within 3 blocks, the library one block away, City Hall and the Police Station in the next block, the downtown business district just two blocks, the high school auditorium (site of numerous cultural events, etc) is less

than one block away and St. Patrick's Hall just across the street where community events and voting are held.

Be that as it may, the historic aspect is the controlling factor at this point. As stated earlier, our expert Mr. Richard Wagner concluded that the existing buildings "did not have a sufficient level of architectural or historical integrity, or associative significance, to warrant being considered contributing to the Havre de Grace Historic District." Mr. Wagner is compiling a history of the site so that we and future generations will have the opportunity to learn the history of the property.

Regarding the project's impact on the surrounding area, we believe that any possible adverse effects, historical or otherwise, will be far overshadowed by this major improvement program which will be of substantial benefit to the City of Havre de Grace.

Sincerely,

Sharon L. McGlothlin

Sharon L. McGlothlin
Executive Director

Green Street Residents
Havre de Grace, MD 21078

Mr. Robert H. Herbert, Jr
U.S. Department of Housing and Urban Development
Maryland State Office
City Crescent Building
10 South Howard Street, 5th Floor
Baltimore, MD 21201-2528

Subject: St. John's Commons - HUD Section 202, Low Income Housing for the Elderly
Section 106 Review:052-EE058
200-212 N. Stokes Street
Havre de Grace, Hardford County, Maryland

Dear Mr. Herbert:

Recently it has come to the attention of residents near the location of the proposed St. John's Commons in Havre de Grace, MD that the Maryland Historic Trust is involved with determining the future of two historic buildings located at 200 and 210 North Stokes Street. The historic structures are being proposed for demolition to make way for the construction of a 42-foot high building that will span an entire city block. The proposed structure will also share a square city block with eight single family homes, the majority of which are historic. It is our understanding in addition to the preservation of historic buildings the Maryland Historic Trust is also tasked with considering and preserving the historic culture and nature in areas within historic districts. Our historic homes are in danger of backing to a modern structure that, in our opinion, is much too large for the property and does not blend in with the historic nature of our area.

During several meetings and/or presentations conducted to support the proposed St. John's project, we have been struck by the absence of our homes from the renderings, discussions and consideration as to the impact the proposed building will have on our neighborhood especially its historic nature. Drawings for the proposed building stop at the property line and photographs of buildings shown near the property tend to paint the area in a negative light. Our homes will be the closest structures to the proposed building and for unknown reasons appear to be ignored when presenting the neighborhood in question to the Maryland Historic Trust.

Enclosed for your consideration and information are photographs of our homes and their location in relation to the proposed building. One aerial photograph (enclosure 1) shows the location of the proposed St. John's Commons in relation to our historic homes. Each home is labeled with it's property tax parcel number. To aid in where a home is situated in relation to the proposed St. John's Commons project part of the tax map with parcel numbers is shown with each home on Enclosures 2 -5 . The proposed building and its parking lot will be situated on Parcels P .811, P.1820, and P.2501 (outlined in red on the

property tax map insert on Enclosures 2-5. Enclosure 6 shows the homes across the street from us, these homes will face the back of the proposed St. Johns Commons.

We are asking for you to consider our historic homes and the effect the demolition of the historic buildings located at 200 and 210 Stokes Street will have on not only our neighborhood but our town. We are rapidly losing our historic buildings and culture, once gone they can not be replaced. Thank you for your consideration. If you have questions or require additional information, please feel free to contact one or all of us.

Very respectfully,



Bridgett Lyons
614 Green St
Havre de Grace, MD 21078
(410) 939-2332

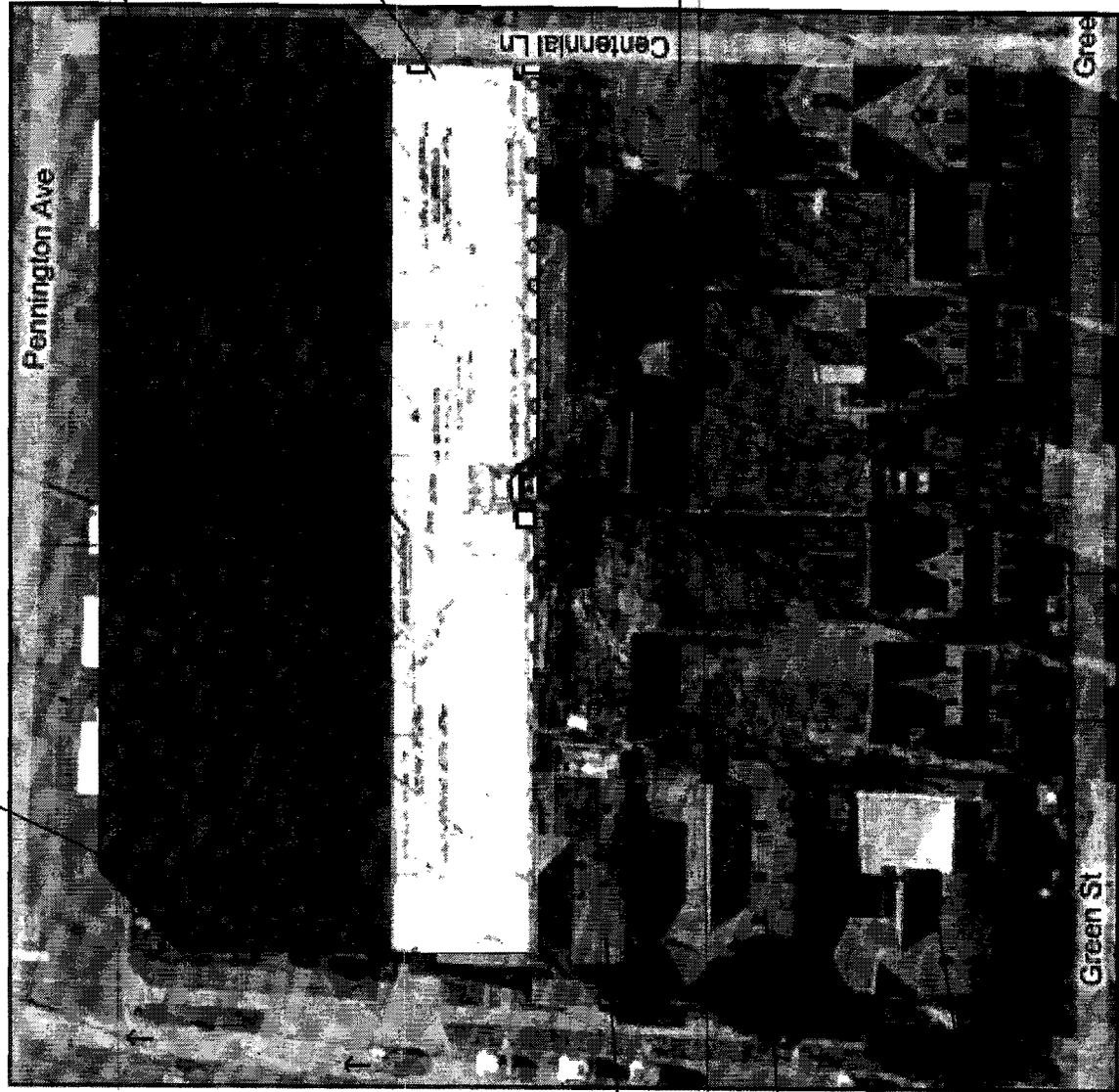
Kathryn Lating
207 Prescott Court
Havre de Grace, MD 21078
410-939-4662

Stephen Wergin
608 Green St
Havre de Grace, MD 21078
443-243-5999

Brian and Alice Schott
618 Green St.
Havre de Grace, MD 21078

Enclosures
cc: Don L. Klima

P. 2501



P. 1820

P. 811

P810

P809

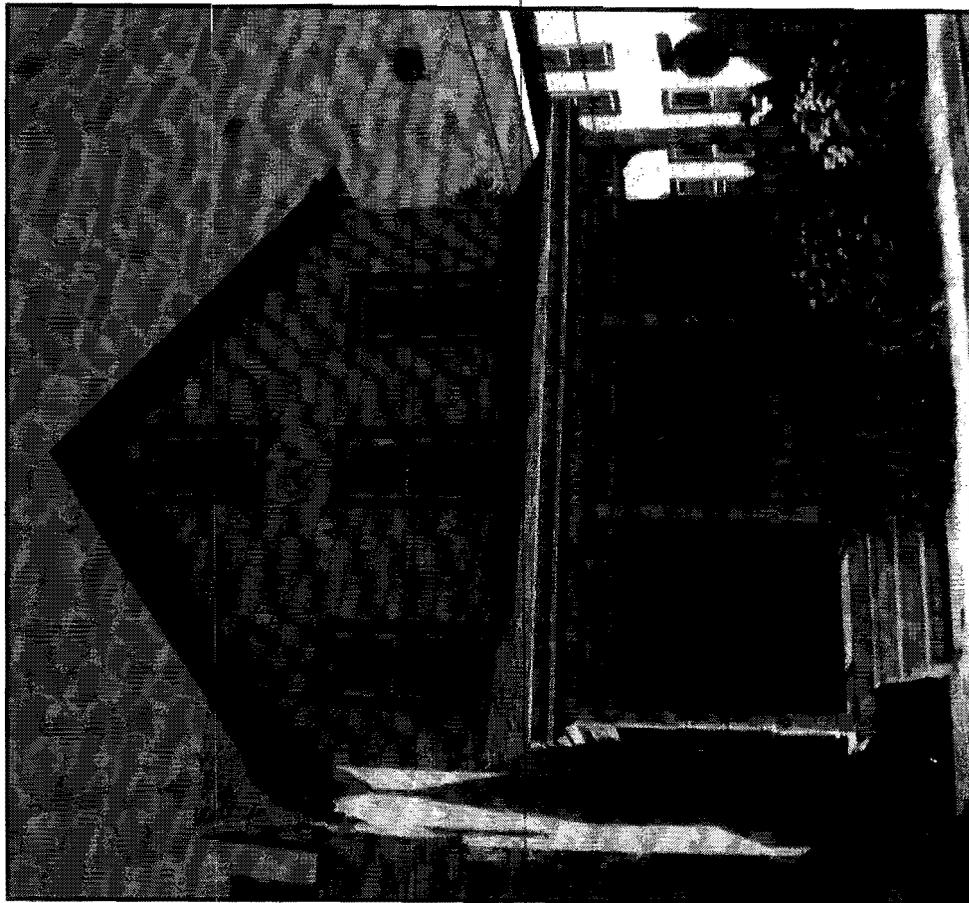
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P806 P805 P804 P803 P802

ENCLOSURE 1

P.802



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P.804	P.810	P.811
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ENCLOSURE 2

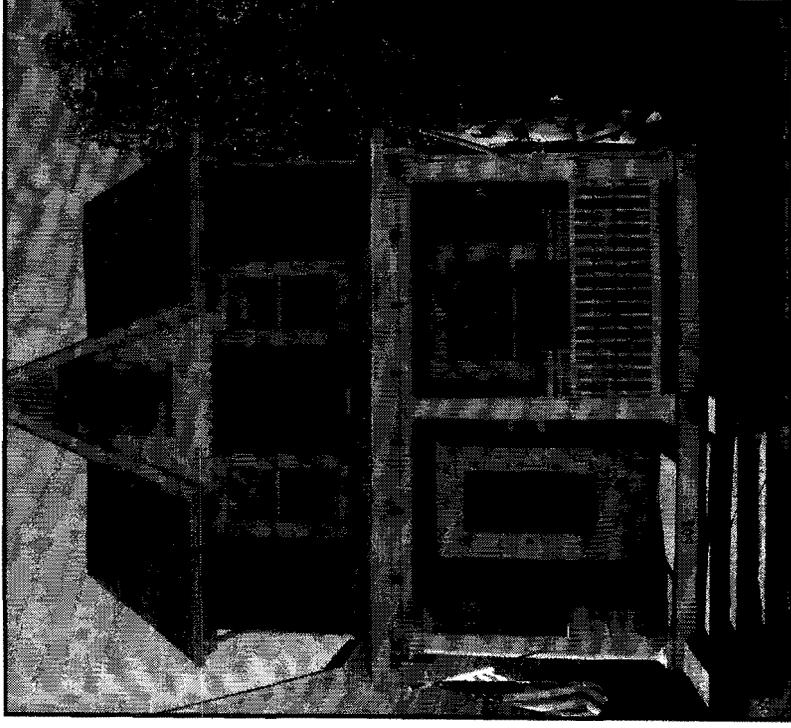
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ENCLOSURE 3

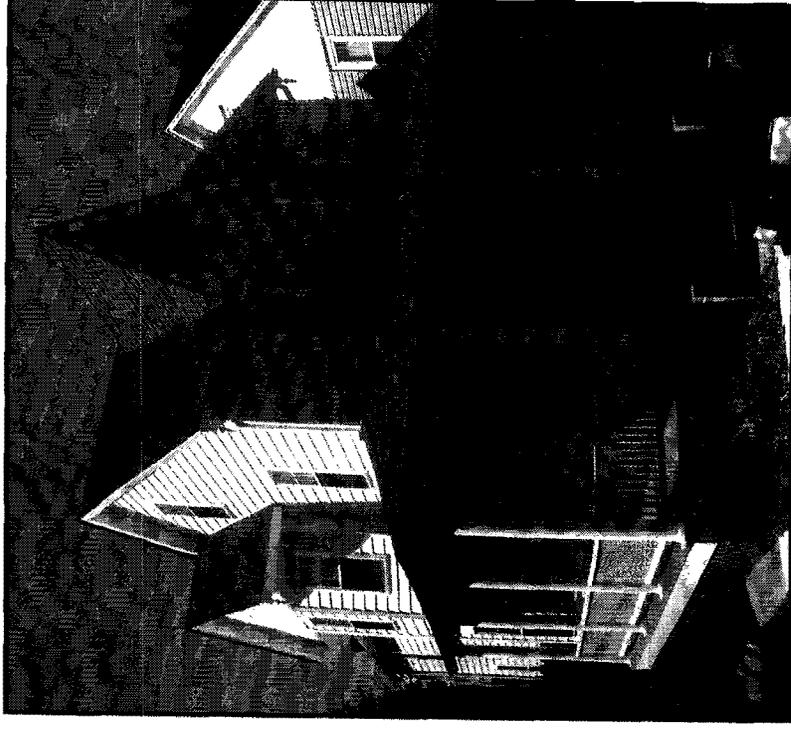
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P.804	P.805	P.806	P.807	P.808	P.809	P.810	P.811	P.812	P.813	P.814	P.815	P.816	P.817	P.818	P.819	P.820	P.821	P.822	P.823	P.824	P.825	P.826	P.827	P.828	P.829	P.830	P.831	P.832	P.833	P.834	P.835	P.836	P.837	P.838	P.839	P.840	P.841	P.842	P.843	P.844	P.845	P.846	P.847	P.848	P.849	P.850	P.851	P.852	P.853	P.854	P.855	P.856	P.857	P.858	P.859	P.860	P.861	P.862	P.863	P.864	P.865	P.866	P.867	P.868	P.869	P.870	P.871	P.872	P.873	P.874	P.875	P.876	P.877	P.878	P.879	P.880	P.881	P.882	P.883	P.884	P.885	P.886	P.887	P.888	P.889	P.890	P.891	P.892	P.893	P.894	P.895	P.896	P.897	P.898	P.899	P.900	P.901	P.902	P.903	P.904	P.905	P.906	P.907	P.908	P.909	P.910	P.911	P.912	P.913	P.914	P.915	P.916	P.917	P.918	P.919	P.920	P.921	P.922	P.923	P.924	P.925	P.926	P.927	P.928	P.929	P.930	P.931	P.932	P.933	P.934	P.935	P.936	P.937	P.938	P.939	P.940	P.941	P.942	P.943	P.944	P.945	P.946	P.947	P.948	P.949	P.950	P.951	P.952	P.953	P.954	P.955	P.956	P.957	P.958	P.959	P.960	P.961	P.962	P.963	P.964	P.965	P.966	P.967	P.968	P.969	P.970	P.971	P.972	P.973	P.974	P.975	P.976	P.977	P.978	P.979	P.980	P.981	P.982	P.983	P.984	P.985	P.986	P.987	P.988	P.989	P.990	P.991	P.992	P.993	P.994	P.995	P.996	P.997	P.998	P.999	P.1000

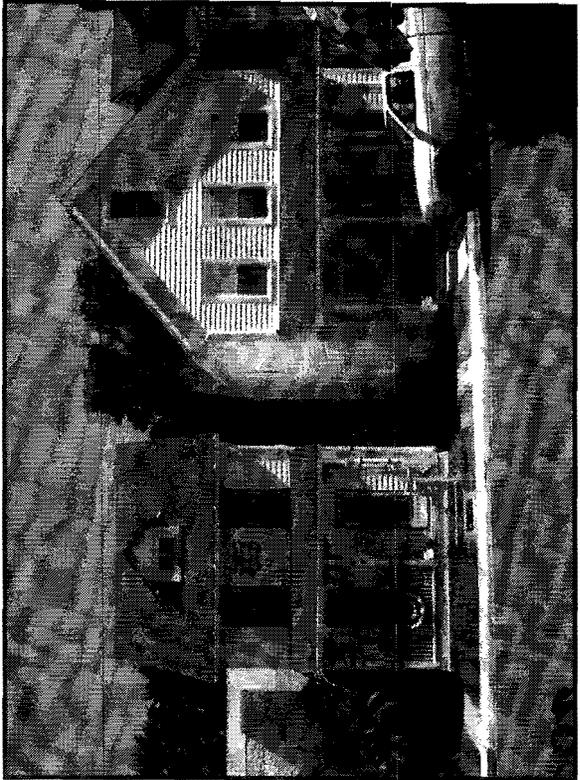
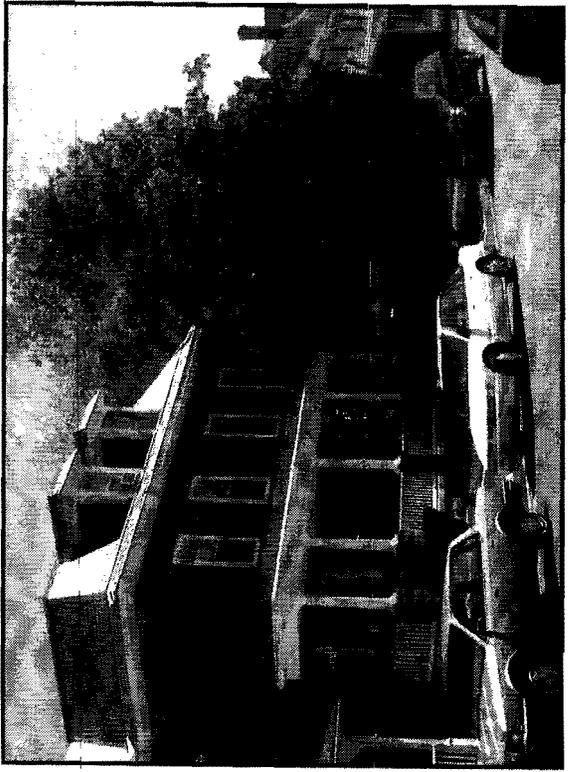
ENCLOSURE 4

P.806



P.804	P.805	P.806	P.807	P.808
P.809	P.810	P.811	P.1820	
P.2501				

ENCLOSURE 5



ENCLOSURE 6

Digiondomenico, Ray

From: Simmons, Onawa N
Sent: Friday, February 13, 2009 8:36 AM
To: Digiondomenico, Ray; Iber, Robert G; Jackson, Yvette B; Sotirchos, Susanne A
Subject: FW: St John's Commons Public Meeting

Our first comment

Onawa N. Simmons
Project Manager
Baltimore Multifamily Hub
10 S. Howard Street, 5th Floor
Baltimore, Maryland 21201
(410) 209-6629
onawa.n.simmons@hud.gov

From: sawhdg@comcast.net [mailto:sawhdg@comcast.net]
Sent: Friday, February 13, 2009 3:25 AM
To: Simmons, Onawa N
Subject: St John's Commons Public Meeting

Stephen A Wergin
608 Green Street
Havre de Grace, Md 21078
443-242-5999

Ms. Simmons,

I do not support the purposed St John's Commons public housing project. I and many of my neighbors have participated in many meetings. The initial zoning hearing when the proposal was first made public. Two zoning appeals board meetings. The first meeting resulting in a refusal of the project due to requested zoning variances. Two public hearings held by St John's requesting community input. A second zoning appeals board hearing with a change made to the building height taking off a floor. Prior to the hearing the community requested a postponement because our attorney was not available. The request was denied. The meeting continued and The board granted the five variances and approved the project. The decision is now under appeal in Harford county Circuit Court. I and my neighbors have dedicated many hours and several thousands of dollars attorneys fees to show our opposition.

I would like to offer you a tour of the neighborhood prior to the meeting scheduled Tuesday, February 17 2009. The purposed building will be near my home. I only want to give you the perspective of the neighborhood to answer any questions you may have of the community.

I believe the project will have a negative impact on the community.

- (1) The height, scale and design will not complement surrounding properties.
- (2) The project requires two historical buildings be removed.

(3) The project will increase congestion in the area. Parking and traffic flow problems already exist.

(4) Property values of homes near the site may be impacted.

(5) Storm water management is an issue. Will to removal of impervious land impact surrounding properties?

(6) Home owners of the 600 block of Green Street will not have any back yard privacy.

(7) The building will block the view of St. Patrick's Church steeple for 600 block Green Street.

Ms. Simmons, I hope we have an opportunity to discuss the above concerns.

Regards,

Stephen A Wergin

Digiondomenico, Ray

From: Simmons, Onawa N
Sent: Tuesday, February 17, 2009 8:13 AM
To: Digiondomenico, Ray; Iber, Robert G; Sotirchos, Susanne A
Cc: Jackson, Yvette B
Subject: FW: St. Johns Commons

Another comment

*Onawa N. Simmons
Project Manager
Baltimore Multifamily Hub
10 S. Howard Street, 5th Floor
Baltimore, Maryland 21201
(410) 209-6629
onawa.n.simmons@hud.gov*

From: Donna Barker [mailto:donnalynn48@verizon.net]
Sent: Monday, February 16, 2009 8:40 PM
To: Simmons, Onawa N
Subject: St. Johns Commons

To Whom It May Concern,

As lifelong residents of Havre de Grace, we are concerned about the size and architectural design St. Johns Commons.

We feel the building does not blend with the architecture of the historic town of Havre de Grace.

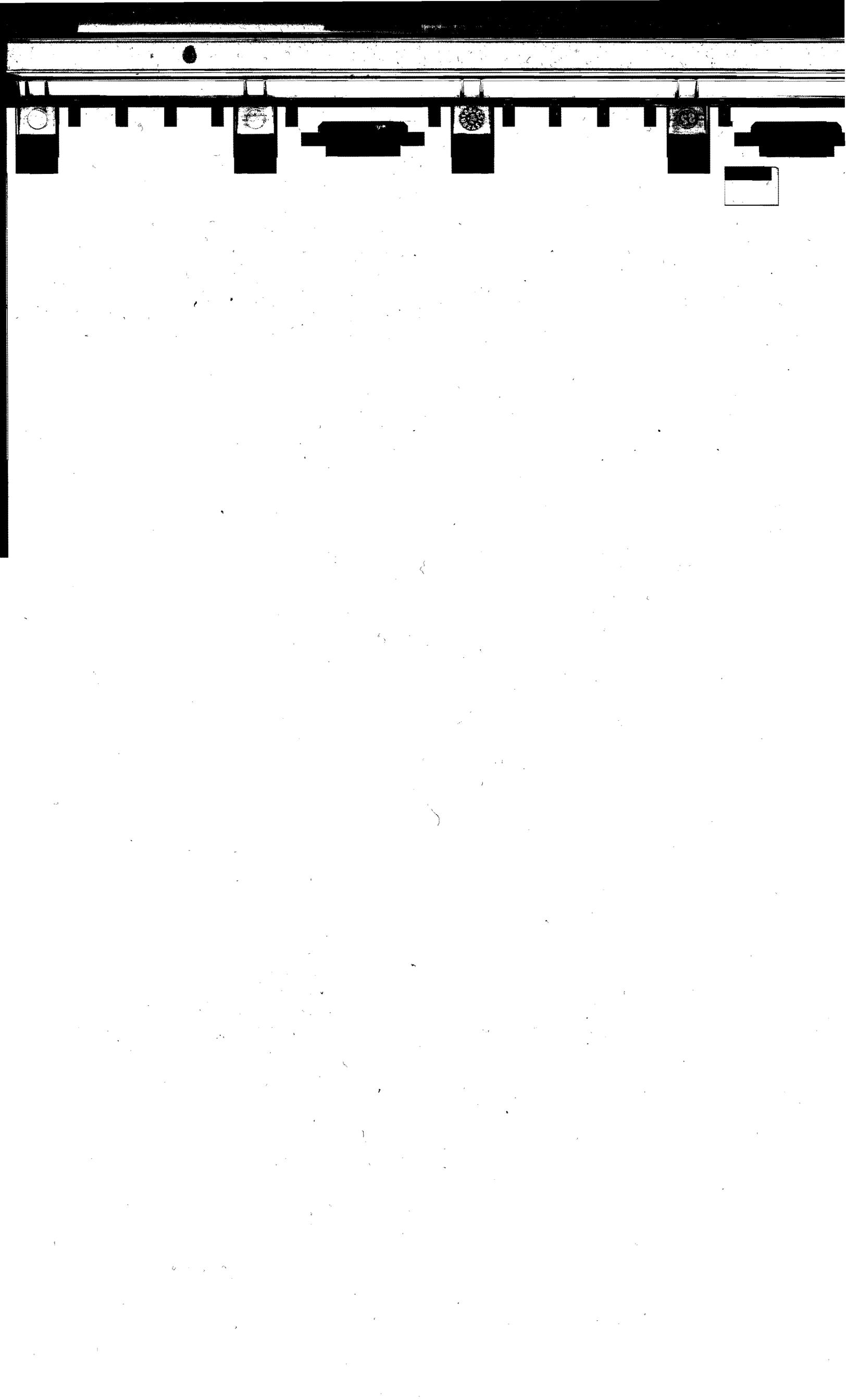
The building is huge and will be visible to a large segment of the town and, for these reasons, it is undesirable.

Also, we are concerned about the lack of green space, not only from an aesthetic standpoint, but concern that the tenants will not have the therapeutic value of green space.

This all sums up to our belief that this building does not fit in the town and plans for it should be modified.

Thank you for your time and concern,

Donna & William Barker
506 Fountain St.
Havre de Grace, MD



115 South Union Avenue
Havre de Grace, MD
February 24, 2009

Mr. Ray DiGiandomenico, HUD
City Crescent Building, 5th Floor
F10 South Howard Street
Baltimore, MD 21201-2505

Dear Mr. DiGiandomenico,

Re: St John's Commons
Havre de Grace, MD.

Remaining convinced there will be no impact on the historic nature of the site in question, I would like to point out that when Marion Morton did the site designation survey back in the 1980s for the Maryland Historical Trust, not one house in the vicinity of the Stokes and Green Street addresses was rated an A for historic value. I realize these designations are no longer used but, at that time, they were. Ms. Morton's study was of great help to those of us in the local Historic Preservation Commission.

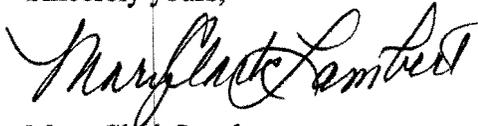
I served as secretary on the original commission for the City of Havre de Grace for the seven years of its existence until it was disbanded by a new mayor. When the commission was revived, I then served on it for five years, two as chairman and two as secretary. During my tenure as chair, our main goal was to educate the public to Havre de Grace's history, and we made two videos doing just that and a Walking Tour video and CDs. They have proved to be popular items, overwhelmingly accepted by the public.

In closing, I would like to cite Article 66B section 8.10, page 57 under **Circumstances for Approval Despite Findings**: "If a site or structure is considered to be valuable for its historic, archeological significance, a historic district commission or historic preservation commission may approve proposed construction, reconstruction, alteration, moving, or demolition, despite the fact that the changes come within the provisions of Section 8.09 of this subtitle, if:

- (1) the site or structure is a deterrent to a major improvement program which will be of substantial benefit to the local jurisdiction; or
- (2) the retention of the site or structure would: (i) cause undue financial hardship to the owner; or (ii) not be in the best interests of a majority of persons in the community". .

Our community needs more elderly housing of the quality as presented to you and the other HUD representatives.

Sincerely yours,



Mary Clark Lambert

Digiondomenico, Ray

From: Bridgett Lyons [breelyons@gmail.com]
Sent: Sunday, March 01, 2009 11:23 PM
To: Simmons, Onawa N
Cc: Digiondomenico, Ray
Subject: St. John's Commons Project, HdG, MD Section 106
Attachments: Parking design.pdf; Centennial lane.pdf; Homes.pdf

Ms. Simmons,

I attended the February 17, 2009 Public Meeting held in Havre de Grace, Md for the proposed St. John's Section 202 Development. After attending the meeting and listening to the presenters I still have concerns about the negative impacts the project will have on the Havre de Grace historic district. St. John's selected the site knowing the site was located within the footprint of the historic district; it would be reasonable to assume that knowing this the project would have been designed in such a manner as to have little to no adverse impacts to the historic district.

Construction of the building will require the demolition of two historic structures. The size of the proposed building is not in keeping with the scale of the historic homes it will share the block nor is the proposed building in scale with other historic buildings in the area. The proposed building will overshadow the homes it would share the block with (see attachment labeled Homes). At a height of 40+ feet the proposed building will be visible from the downtown area, and other areas within the historic district. The width of the building will extend approximately a full block (from Stokes to Centennial) – during the February meeting the designer of the building was not able to produce an example of a historic building in the area that is as tall and as wide as the proposed building. As a resident of Havre de Grace I can not think of a historic structure that is of similar height and width of the proposed building.

During Richard Wagner's presentation at the February 17 meeting, he listed three reasons Havre de Grace was designated as a historic district; the residences, the streets, and commerce. As previously stated the proposed building is not in keeping with the scale and character of the residential buildings it will share a block with or the residences located on surrounding streets as well as other historic buildings in town.

During discussion of the streets Mr. Wagner stated the grid pattern and mixture of large and small streets that make the streets of Havre de Grace unique and an element and part of the historic character. The plans for St. John's require that the parking lot be placed in the back of the building and ingress/egress to the parking lot will not be possible from Pennington Avenue (see attachment labeled Parking design). Representatives from St John's stated that cars leaving the parking lot on Centennial Lane will only be allowed to turn left since half of Centennial will be one-way (toward the south) and the other part will be two-way. Centennial is a narrow lane (see attachment labeled Centennial Lane). Design plans require that Centennial Lane be widened to accommodate larger and emergency vehicles. This would seem to be an alteration to another historic resource or degradation of yet another historic element. I would also like to note that the only way to enter the parking lot would be to travel south on Stokes St, a one-way street towards Pennington Avenue. As you are aware the houses in the area pre-date automobiles and traffic congestion is a frequent occurrence. The planned parking configuration illustrates that the footprint of the proposed building is too large, since ingress/egress to the parking lot is not possible from Pennington Avenue, most likely the widest street within the historic district. Also due to the large building footprint there will be reduced building set-backs and minimal green space. This is another negative to the proposed design.

Commerce (such as fisheries) was the third reason the area was designated historic. Currently the site is a commercial entity, it is a site that some would say is an eyesore but it is not visible from blocks away and does not overshadow homes in the area. The proposed building will be the fifth senior apartment building within the historic district – the other buildings are: St John Tower, the Graw, the Cornerhouse and Lafayette Square. The current senior apartment buildings are not located on such a small site or back to more than six historic houses.

I want to be clear that I am not opposed to affordable senior housing. However, I am opposed to the size and scale of the proposed building and concerned about the negative impacts the building will have on the

historic district. The applicant knowingly selected a site within the historic district and should provide a design that would not have negative impacts to the character or fabric of the historic district. If the applicant chooses not to change the building to alleviate the negative impacts to the area, I believe another site, outside the historic district, should be selected. We are rapidly losing the historic character of areas, something that should be preserved for current and future generations.

I appreciate the opportunity to express my views on the proposed project and hope you take them into consideration during the Section 106 process.

Bridgett Lyons
Havre de Grace, MD

Speaker's Comments from 2/17/09 Public Meeting

HAS TMS Considered the Benefits of the project?

WAS St Johns sent copies of letters & emails from the Community?

Comments

SUE BARTOLI - Beneficial for Seniors, Add Charm, WOULD LIKE to SEE Project in nearby.

Ellen Eltgroth - Primarily interested in historic fabric of Haue de Steene. Scale of project will have affect on city. Scale & Setback. Footprint is only a reduction of height. Will not be enough area to plant trees to match tallness of the Building. Not a good site & should consider alternative sites.

Building is large in scale in comparison to other houses around. ~~Because~~ Because the surrounding houses are small the Building does not fit. Residents will not want to sit in a porch facing south (sun). Porch is too large not comparable to other porches in the Building also has a combination of Building material. Building material does not match other building materials in Haue de Steene. The porch is too close to street on Pennington - 2 1/2 feet below grade.

Alice Schott - Green Street resident & City is considering widening Central Lane. Wants to extend the old with the new. Wants a Building to fit with the

Neighborhood. This Building will be huge and overpower
the neighborhood, visitor of the church. TRAFFIC
ISSUES.

MITCH - Setbacks have been approved by the
city. Centennial law will be widening. ~~various~~ Required
by the fire department of the city. Most of the
houses end directly @ the street.

Scott Rose - more reasonable accommodations as
appropriate considering residents w/ disabilities.

Testimony of Richard Wagner

February 17, 2009

HUD Public Hearing, Section 202 Housing, North Stokes Street

Thank you for allowing me to say a few words today in support of the proposed elderly housing to be developed by St John's Commons. I have previously provided expert testimony in this case on the lack of architectural integrity and historical importance of the properties known as 210 and 212 North Stokes Street. I have also prepared and submitted to your office my expert opinion on the need to consult with Native Americans in this undertaking. Tonight I will confine my remarks to two issues: the question of compatibility as defined by the Secretary of the Interior's Standards, and the questions of views from adjoining private properties.

The Secretary of the Interior's Standards for Rehabilitation were created in 1976 to serve as a guide to the National Park Service, State Historic Preservation Offices, local historic preservation commissions and owners and developers of properties listed individually, or located within historic districts. In this case the Standards apply to the new infill building proposed for the corner of North Stokes Street and Pennington Avenue. Nine of the ten Standards apply to the rehabilitation of existing buildings, while only one, Number Nine, applies to new construction. It states:

"New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."

The key phrase in this case is the instruction that "new work shall be differentiate from the old and shall be compatible with the massing, size, scale, and architectural features" of the existing environment. Compatibility is based on an understanding of the character-defining elements of existing buildings, structures, landscapes, streetscapes and other historically and architecturally contributing features of a district. Typically, this understanding is gained through an analysis of how basic design principles, such as a building's massing, proportions, scale, setbacks, orientation, roof shapes, materials, colors and details are used in contributing buildings within the entire historic district, as well as in buildings in the immediate vicinity of a site. In the case of a property such as 210 - 212 North Stokes Street, which is on the edge of the Havre de Grace Historic District, a designer should also take into account the designs of buildings outside the district so that the new building may serve as a visual bridge between the two.

Compatibility does not mean exact duplication of existing buildings in the size, shape, materials or other distinguishing features of the new structure. Rather, it is generally accepted that a new building or structure should be seen as a product of its own time. Designing a new, somewhat larger building within an established historic district, or on its edge, presents unique challenges to the design architects. However, the mere fact that the new building is larger in size than those in its immediate vicinity within the historic district does not necessarily mean that it is incompatible.

Another important aspect of this case is the question of which, if any, views of the proposed new structure should be considered. Case law for decades has supported the rights of local governments to consider the visual aspects of an environment as part of its police powers. For preservation, this has allowed more than 3500 communities to enact historic district legislation similar to that enacted

in Havre de Grace in 1994 when the Havre de Grace Appearance and Preservation Commission was created. However, the city's ordinance creating the Commission, in common with almost all similar ordinances in the country, allows the appearance of an existing or new building *from a public right-of-way only* to be considered. However, case law does not support controlling the view across a private from an adjoining private property unless a separate *view easement* has been established. As far as I am able to determine, no view easements have been established in Havre de Grace.

Again, thank you for the opportunity to speak.

Submitted along with this Testimony:

Testimony of Richard Wagner, Ph.D., AIA, August 28, 2008
Letter to Ray Digiondomenico, December 12, 2008

Testimony of Richard Wagner, Ph.D, AIA
Principal

210 – 212 North Stokes Street
Havre de Grace
August 28, 2008
Board of Appeals Hearing

The Havre de Grace Historic District was nominated to the National Register in November 1980 by the Harford County Department of Planning. The district was officially listed in 1982.

The National Register was created by the National Historic Preservation Act 1966 to assist in preserving architecturally and historically important buildings, landscapes and places throughout the country. Starting with a handful of landmarks such as Washington's Mount Vernon and Jefferson's Monticello, the National Register has grown to include over 200,000 listings, involving over 1 million properties ranging from Mesa Verde to an early McDonald's hamburger stand.

Criteria for Evaluation of Properties for listing in the National Register

The National Register uses a standard set of criteria to determine if a building, district, or neighborhood is worthy of being listed. To be considered a property must exhibit:

The *quality of significance* in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that *possess integrity of location, design, setting, materials, workmanship, feeling, and association*, (emphasis added) and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded or may be likely to yield, information important in prehistory or history

Additionally, to be listed in the National Register a "period of significance" of the resource must be defined. That is, when was it associated with the criteria for listing? For example Monticello was initially constructed in 1772, and modified a number of times by Jefferson until 1825 when he passed away. Subsequently it was owned by various individuals, most notably the Levi family and as a house, stable, silkworm factory, and party house by students from UVA until being purchased in

1923 by the Thomas Jefferson Foundation. Thus even though the building has existed for over 230 years, its "period of significance" is the 50 years it was associated with Jefferson.

Integrity of Properties to be listed in the National Register

To be listed in the National Register, a property must also possess "*integrity of location, design, setting, materials, workmanship, feeling, and association.*" In other words, a building that has been moved, or one whose context has been drastically altered does not possess integrity of location; one that has been severely altered no longer possess integrity of design; and so forth. Possessing integrity is an important concept, particularly when nominating a district that has buildings, which, because of their age or alterations over time, do not contribute to the "quality of significance" of that district. For example, think of an historic residential district made up of 19th century homes that has a some 1960s ranch style houses. Those houses would be considered non-contributing to the character of the district and thus could typically be altered, or even demolished without concern for compromising the integrity of the district as a whole. In other cases, buildings, which may have contributed to the district at the time of its nomination to the National Register, have been subsequently altered so that they no longer possess the necessary degree of "integrity" and thus no longer contribute to that district's significance.

Individual listing vs. listing as contributing to an historic district

Properties may be listed individually in the National Register, or as part of an historic district, or part of a thematic nomination. An example of an individual listing is Mount Felix or Mount Pleasant here in Havre de Grace.

A thematic nomination usually includes a series of buildings, typically within a single political jurisdiction, such as a city or a county, that are similar in use and/or appearance. For example in Baltimore, there has been some discussion of a thematic nomination for the two-dozen or so remaining fire stations built throughout the city in the wake of the 1904 Great Fire of Baltimore.

Historic Districts can include residential neighborhoods, commercial districts, college campuses, industrial areas, and other definable areas, which are nominated to the National Register to capture the overall impression of that area during a specific period of time. Here in Havre de Grace, the Historic District includes both residential and commercial, with its period of significance defined from the 1700's to 1930.

David H. Gleason Associates' engagement by St. John's Towers

Last spring I was asked to evaluate the historic significance and integrity of 210 and 212 North Stokes Street by the applicant. I understood that they wished to remove the buildings to construct an elderly housing facility. Prior to taking the assignment, I made it clear to the applicant that upon looking at the properties and doing background research, I may very well find that they possess the necessary significance and integrity and should *not* be demolished. St. John's Towers understood and accepted that my assessment would be based on my years of experience and may lead to a conclusion that was contrary to their wishes.

Briefly, my review process consisted of obtaining and examining in detail the National Register nomination for the district, a driving and walking tour of the entire district, discussion with town planner about district, research in local library on history of area, as well as examining other relevant documents such as the city's Comprehensive Plan. In addition I spent considerable time examining both buildings, looking particularly at the changes that have occurred to them over time.

Havre de Grace Historic District

Before discussing the buildings themselves, it is important to note that the Havre de Grace Historic District “consists of approximately 1,100 properties, of which nearly 800 contribute to the historic and cultural significance of the city”¹. Thus nearly 300, a quarter of the total do *not contribute* to its architectural or historical significance. Some are much later than the period of significance, such as the 1950 and 1990 houses across the street from 210 – 212 North Stokes. Others, such as the subject properties, have been so altered over time they do not contribute to the district’s quality of significance. This lack of integrity may well have contributed to the statement in the preservation section of the City’s Comprehensive Plan that west of Freedom Lane, Pennington Avenue contains “few historic buildings” and “offers the opportunity for some appropriate redevelopment and visual enhancement”².

According to the National Register nomination, the Havre de Grace National Historic District is significant for the following categories:

- Architecture
- Community Planning
- Commerce

It defines the “period of significance” very broadly as the 18th, 19th and early 20th centuries (up to 1930, fifty years prior to the date of the nomination).

Under **Architecture**, the nomination focuses primarily on the town’s 19th century residential architecture, including “Gothic Revival, Italianate, Mansard, Queen Anne, and Eclectic Classicism”, mentioning some of the town’s best known examples such as the McCombs House at 120 S. Union St., the James Hopper House at 605 Ontario Street, and the Seneca Mansion at 200 North Union. The nomination also mentions the importance of Havre de Grace’s so called “alley houses” the community’s more modest housing stock often inhabited by African Americans.

Under **Community Planning** the nomination focuses on the development of a traditional street grid with alternating narrow alleys and wide streets. It also notes that the location of the town was influenced by the confluence of the Susquehanna River and the Chesapeake Bay, and that during the 18th and 19th century, Havre de Grace was an important transportation and transshipment center.

Under **Commerce** the nomination focuses on industries associated with the waterfront – shipping, canning, ice storage, as well as the docks, hotels, and later bridges associated with transfer of goods and passengers north and south along the old Post Road.

210 North Stokes Street

The earliest reference found to 210 N. Stokes Street is the 1889 Sanborn Fire Insurance Co Map, which shows a one story with shingle roof.³ It was used as the Salvation Army Barracks. By 1894, the building had tripled in length, with a one-story metal roof addition at the rear. The use had also changed to a “manufacturer of drawers”, i.e. a cabinet-maker, an industry *not* associated with the Commerce cited in the National Register nomination. In 1910, the building had a metal roof, which would have drastically changed its appearance from its earlier shingle roof. The building appears to

¹ Havre de Grace Comprehensive Plan, page 9-1

² Ibid page 9-10

³ Sanborn Map symbols include an outline of the building, number in one corner indicating the number of stories, and roof materials - ° tin or metal roof, ● for composition roof, and x for shingle roof

have been vacant for a number of years (Sanborn Maps 1910, 1930). It is important to note that at some point between 1930 (the end of the district's period of significance) and 1964, more than half the building was demolished and a small one story shed roof building was added to the rear. In the 1970s a one-story brick side addition was added, which was enlarged a decade later.

There does not appear to be any original fabric left on the interior. In fact, a portion of the building's floor was lower approximately three feet to accommodate an ice skating rink that was once housed within. Thus even the original volume of the space has been altered.

Given this evidence, I concluded that 210 N. Stokes Street does not meet the threshold criteria of retaining *integrity of design, materials, workmanship, feeling, and association* to warrant being considered a contributing building to the Havre de Grace Historic District. Further, since research has not discovered any association with an historical figure or event; or that it contributed to the broad history (Commerce) of the community as defined in the National Register nomination; nor does it possess "characteristics of a type, period, or method of construction"; or is it the work of a master craftsman or architect; and the site has been so disturbed through constant use it is unlikely to yield archeological evidence, the building does not meet the criteria as a contributing building.

212 North Stokes Street

The single-family house located at 212 North Stokes can clearly be seen in the 1889 Sanborn Map as a 2 story, L-shaped house. It's overall shape and configuration suggests that it dates from the mid 19th century and originally consisted of only the front portion, with end chimneys – a typically vernacular house of the time. It would have had clapboard siding, and a central hall. The 1894 Sanborn notes that the rear consists of two one-story additions, possibly overlooked in the earlier map. One can trace the changes to the building over time particularly at the rear of the property and the various shaped and configured front porches associated with the building. It was not until the 1990s that the current owner added the two-story porch.

The house has also undergone a number of other changes. At some point the roof was either removed or burned (the current roof pitch is too shallow for a building constructed in the mid – 19th century) and the end chimneys removed. The exterior is covered with asbestos shingles, popular in the 1930s – 50s, after the period of significance. A second front entry door was added to provide access to the second floor, presumably when it was converted from a single family to a multi family dwelling. Historic research has failed to find any evidence that the building was associated with an historical figure or event.

Given the evidence, I also concluded that 212 North Stokes Street does not qualify as contributing structures to the National Register Historic District for the same reasons as 210 North Stokes Street.

DAVID H. GLEASON ASSOCIATES INC. ARCHITECTS

December 12, 2008

Ray Digiondomenico
HUD Appraiser
Department of Housing and Urban Development
City Crescent Building
5th Floor
10 S. Howard Street
Baltimore, MD 21201

RE: 210 – 212 North Stokes Street, Havre de Grace, Maryland

Dear Mr. Digiondomenico:

As requested, I have thoroughly investigated the possibility that Native American Tribes may have inhabited the area currently known as Havre de Grace Maryland. The State of Maryland has no federal or state officially recognized Tribes.¹ None of the eight unofficial tribes in Maryland (Accohannock Indian tribe, Inc., Assateague Peoples Tribe, Cedarville Band of Piscataway Indians, Nause-Waiwash Band of Indians, Inc, Piscataway Conoy Confederacy and Su-Tribes, Inc., Piscataway Indian nation, Inc., Pocomoke Indian Tribe, Inc. and Youghioghey River Band of Shawnee Indians, Inc.) lay claim to the area nor historically inhabited the southwest confluence of the Susquehanna River and the Chesapeake Bay.² There are also no federal or state recognized tribes in either Pennsylvania or Delaware.³

The Susquehanna Tribe (also know as Susquehannocks or Sasquesahanock) was an Iroquoian-speaking tribe who lived along the Susquehanna in Pennsylvania and Maryland. The Susquehanna Indians are mentioned in John Smith's *The True Travels, Adventures and Observations of Capitan John Smith V1: In Europe, Asia, Africa and America* as living "two days journey higher than our barges could pass for rocks", that is north of the lower Susquehanna River falls, but not in the area of Havre de Grace.⁴ This is reinforced by Smith's map of 1612 entitled *Virginia*, that shows an Indian village on the east bank of the Susquehanna River in southern Pennsylvania, as well as others villages along other tributaries to the Bay, but none in the area of present day Havre de Grace.⁵ Eventually the Susquehanna Indians "fell victim to new diseases brought by European settlers, and to attacks by Marylanders and by the Iroquois, which destroyed them as a nation by 1675. A few descendants were among the Conestoga Indians who were massacred in 1763 in Lancaster County."⁶ In addition, no archeological reports listed in the National Archeological Data Base make reference to Native American artifacts in the Havre de Grace area.

¹ Department of Interior, Bureau of Indian Affairs.

² Maryland Commission on Indian Affairs. It should be noted that the member of the Commission from Harford County is the only Commissioner who does not claim affiliation with one of the unofficial tribes in Maryland.

³ http://www.aaanativearts.com/tribes-by-states/pennsylvania_tribes.htm

⁴ Note made at Roberts Island, August 2, 1608 by Capitan John Smith

⁵ See enclosed copy of Smith's map.

⁶ http://www.aaanativearts.com/tribes-by-states/pennsylvania_tribes.htm

Ray Digiondomenico
December 12, 2008
Page 2

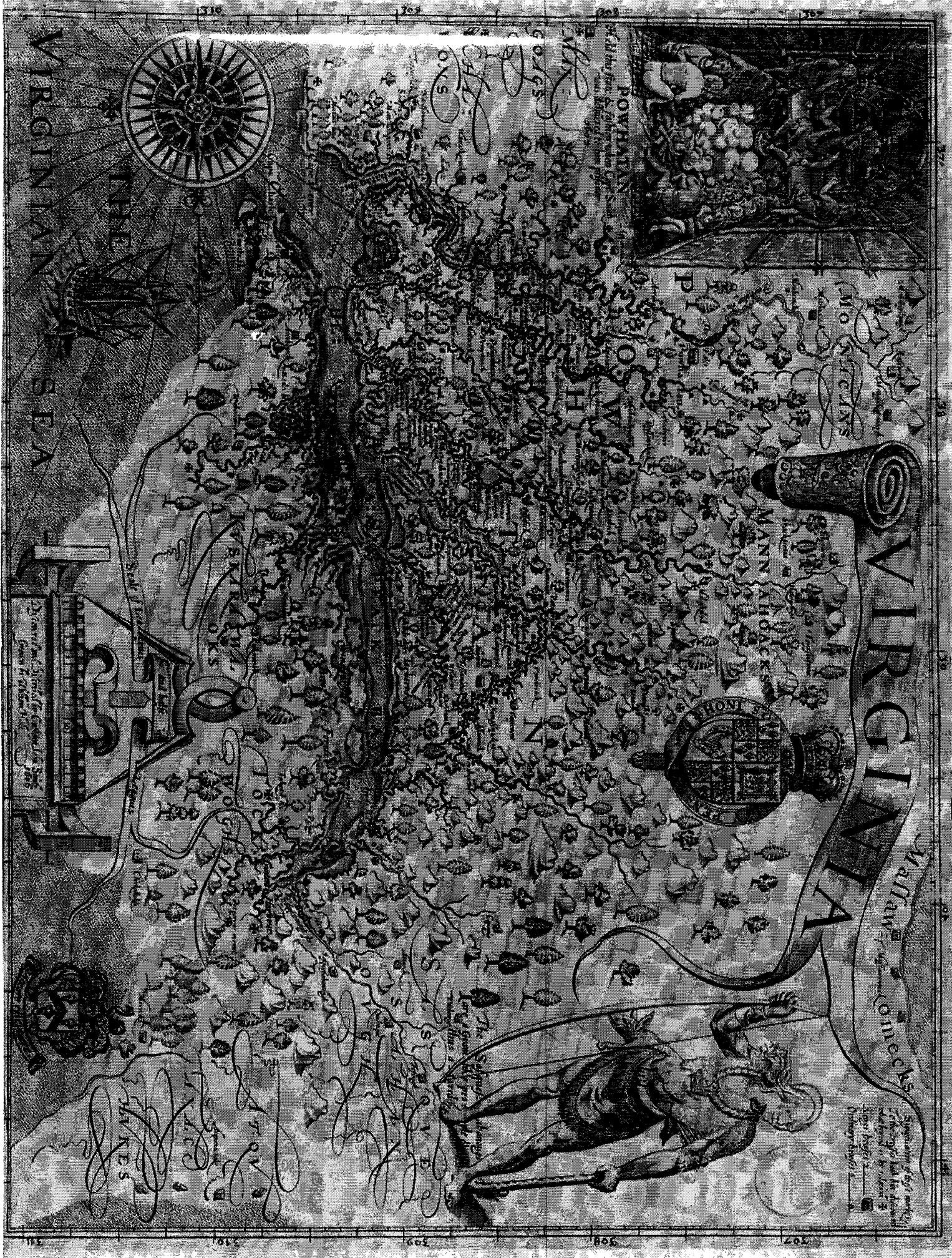
It is my professional opinion that no Native American Tribes have been or are currently associated with the subject property or Havre de Grace. If you have any questions, please feel free to contact me.

Sincerely,
DAVID H. GLEASON ASSOCIATES, INC.

Richard Wagner, AIA
Principal

Enclosure

Cc: Sharon McGlothlin, St. John's Towers
Steve Joy, Housing Investment Associates, Inc.
Albert J A Young, Brown, Brown & Young

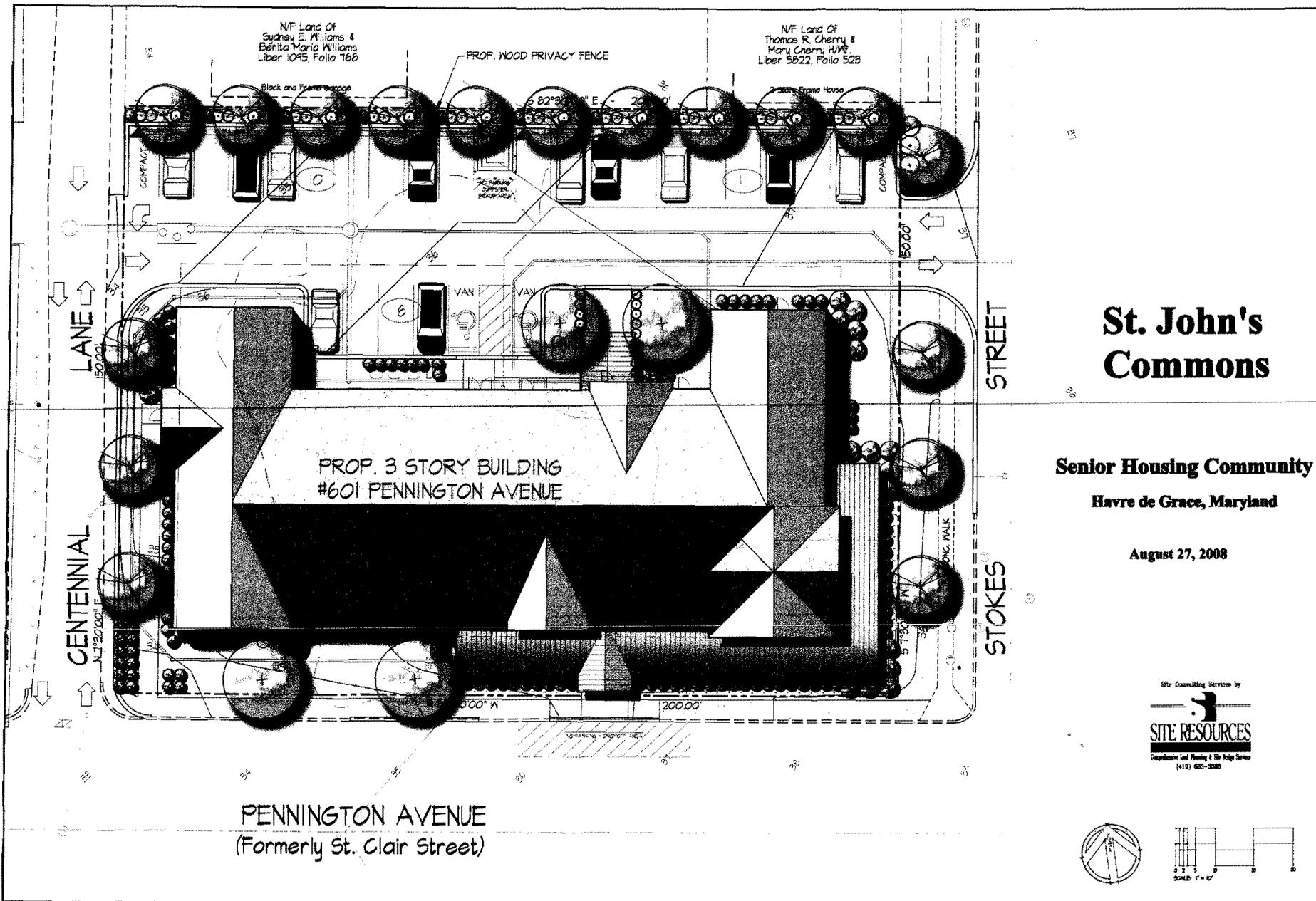


VIRGINIAN SEA

VIRGINIA

Supremacy of this country
The Virginia Company of London
The Virginia Company of London
The Virginia Company of London

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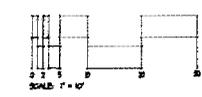
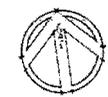


St. John's Commons

Senior Housing Community
Havre de Grace, Maryland

August 27, 2008

Site Consulting Services by



Context Site Plan

Friday
February 6
2009

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Car & Truck Market Magazine, Boone, IA
Nesselroad Chevrolet in Brooklyn, Iowa, population 1500, sold a late model 3/4 ton Chevy 4x4 to a couple from Amboy, Illinois. The couple used the AdQuest service with a 500 mile radius search from their zip code. Thanks to AdQuest the seller increased exposure of the vehicle by placing the ad with Car & Truck Market in Boone, IA, a member publication of AdQuest Classifieds. The buyers were able to locate a specific vehicle that they might otherwise not have found without the AdQuest Classifieds service.

1 Ads Found (Page 1)

Search 50 miles from Havre de Grace, MD

Ads having all of the keywords: HUD, city hall, meeting, input



PUBLIC MEETING February 17, 2009 5:30 p.m. 7:30 p.m.

City Hall Council Chambers The United States Department of Housing and Urban Development is seeking your **input** on a proposed housing development in the City of Havre de Grace. St. Johns Church is proposing to develop a 40 unit, Section 202 Housing for the Elderly development located on N. Stokes Street. At the **meeting** we will provide an overview of HUD's Section 202 Housing for the Elderly program and provide facts related to the proposed project. We will accept comments from local residents and interested parties. We are asking that all participants have their comments written prior to the **meeting**. All comments will be collected by the HUD staff at the close of the **meeting**. The public **meeting** is scheduled for Tuesday, February 17, 2009 in **City Hall Council Chambers** (711 Pennington Ave, Havre de Grace, Maryland 21078) at 5:30 p.m. In case of inclement weather, the public **meeting** will take place on Tuesday, February 24, 2009. For additional information, contact Onawa Simmons, Project Manager, HUD at (410) 209-6629 or email at onawa.n.simmons@hud.gov. The hall is accessible. If you are unable to attend the **meeting**, you may mail your written comments to: Onawa Simmons U.S. Dept of Housing and Urban Development City Crescent Building 5th Floor 10 South Howard Street Baltimore, Maryland 21201

Highlight this ad! Date Posted: 02/05/2009

Source: The Aegis

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SAINT JOHN'S COMMONS SENIOR HOUSING

Marks, Thomas Architects strives for contextual compatibility in all of our designs. Features which contribute to the contextual appropriateness of the Saint John's Commons project within the Havre de Grace Historic District have been incorporated into the building design since our original proposal. The design elements were derived from a detailed study of the context and architecture prevalent in the immediate area of the site as well as throughout the Historic District including:

- Steeply sloping gabled roof forms with prominent cross gables.
- Raised cross gable element at the corner consistent with towers, turrets or steeples of other buildings on significant corner lots.
- Residential scale exemplified by single hung, one over one windows located singly or in pairs.
- Brick and painted clapboard siding.
- Decorative painted trim boards and paneling, painted fish-scale siding, and other restrained decorative elements.
- Shingled roofs.
- Large wrap-around porch with painted railing and metal roof.
- Building and porch setbacks from sidewalk consistent with those of surrounding properties.

In response to concerns expressed by neighbors on adjoining properties, the original design was modified as follows:

- The project was reduced from four to three stories (54' to 44' at the main roof ridge) eliminating 14 living units.
- Shrubs originally proposed for planting along the privacy fence have been supplemented by 11 new large trees, which will provide additional visual screening from the properties to the north.
- Eight foot tall wood privacy fence between the proposed parking lot and neighboring lots to the north.
- The Design Team has proposed that the City convert Centennial Lane to one-way traffic south only from Green Street to the project parking lot entrance. Right turns onto Centennial Lane from the parking lot will be prohibited, thus minimizing any traffic impact on Green Street.
- The Design Team has suggested that ten additional angled parking spaces could be added at the south side of Pennington Avenue across from the proposed building entrance to help alleviate concerns regarding the project's impact on the available parking in the area.

Minimization Plan

R:\Projects\072411HUD Itemized List 23March09w RW comments.doc

WWW.MARKS-THOMAS.COM 1414 KEY HIGHWAY, 2ND FLOOR, BALTIMORE, MD, 21202 PHONE: 410-526-4330

**St. John's Commons, Inc.
505 Congress Ave.
Havre de Grace, MD 21078**

Phone (410) 939-5040

Fax (410) 939-6156

March 25, 2009

Mr. Ray Digiondomenico, Project Manager
U.S. Dept. of Housing & Urban Dev.
Baltimore Multifamily Program Center
10 S. Howard St., Fifth Floor
Baltimore, MD 21201

Re: St. John's Commons, Project No. 052-EE058

Dear Mr. Digiondomenico:

This letter is in reference to our proposed project, St. John's Commons and the Section 106 Process in which we are currently involved.

In order to avoid, minimize or mitigate adverse effects on the Historic District in which the project will be constructed, we propose to perform the following:

- Provide archival documentation containing a history of and quality photographs of, the existing buildings. Copies of the information will be placed in the Havre de Grace Public Library as well as in the new building once it is completed.
- Interpretive signage containing a photo screen of the existing buildings and text as approved by MHT will be placed on the exterior of the new building. In addition, we will place a number of framed photographs of the existing buildings inside the new building once it is completed.
- In an effort to support other preservation efforts in the district, we offer Mrs. Gay Lynn Price, a Vestry member of St. John's Episcopal Church, the Sponsor. Mrs. Price is also a member of the Havre de Grace Historic Preservation Commission. Mrs. Price will serve as a liaison between both entities, enabling both to work together for a common goal.

Please contact me if you need anything further.

Sincerely,

Sharon L. McGlothlin
Executive Director

Mitigation Plan



St. John's Commons

HUD Public Meeting

February 17, 2009

Architect's Narrative

Proposed Site (Figure 1,2):

- Prominent corner site in a mixed-use area – transitional site between historic residential community and civic/ institutional buildings
- Havre de Grace master plan envisions Pennington as a major artery serving as gateway to the historic district
- Pennington already features the Police Station, City Hall and several large schools and churches but also suffers from many vacant and underutilized lots as well as smaller buildings inappropriately scaled to the width and significance of the Avenue (Figure 6).

Architectural Precedents (Figure 3):

- Victorian architecture
- Steeply sloping gabled roofs
- Prominent corners marked by towers, raised gables, turrets, steeples
- Prominent buildings in masonry (stone/brick)
- Wood lap siding, wood trim, fish scale siding at gables
- Porches, wrap around prominent corners

Proposed Elevations (Figure 4,5):

- Three story with steep gable roof
- Turns corner with raised gable section
- Large wrap around porch at grade
- Brick base
- Fiber-cement lap siding and trim
- Fish scale siding at gables
- Residential single hung windows – single and paired

Streetscapes (Figure 6):

- Illustrates mixed used nature of site
- Variety of size and scale of buildings
- Gaps from vacant or underused lots.
- Larger buildings at corners, corner porches
- Primary façade of St. Johns (front) faces south on Pennington – addresses large open space of parking lot across the street
- Raised corner section and wrap around porch transitions to Stokes Street at side elevation

Perspective (Figure 8,9):

- Truer representation of how the building will be perceived from the street.
- Roof ridge is not perceived – eave line seen as top of building
- SJC eave line consistent with other prominent buildings on the block
- Architectural elements work to reduce perceived scale of the building

- Texture of roof shingles reduces scale of roof in a way that metal roofing would not.
- Texture of brick and masonry details (rowlocks, protruded soldier bands) will reduce overall scale
- Lap siding and trim brings down scale and is accepted as historically appropriate
- Large porch imparts human scale at ground level
- Residential single hung windows bring human scale to the façade
- Articulation of façade with gabled bays break down mass into individually perceived sections continuing the rhythm of existing houses along Pennington

Additional Attachments:

- Figure 7 Site Plan:** Shows situation on lot with proposed parking, traffic flow and landscaping.
- Figure 10-13 Shadow Study:** Computer generated shadows at maximum (Dec 21) and minimum (Jun 20) times of the year. Study indicates that most of the building's shadow will fall within the property line on the parking area.
- Figure 14 Site Lighting:** Computer generated diagram indicating the light produced by four building mounted fixtures. Footcandle values of 0 north of property fence shows effectiveness of fence in blocking light from neighboring properties while maintaining sufficient light levels for resident's parking. No pole mounted lights are proposed.

Summary:

The proposed Saint John's Commons Senior Housing facility has been designed with the character of the Havre de Grace historic district in mind. Although a prominent building among existing structures, it is still residential in character and is consistent with the vision for Pennington Avenue established by the City's comprehensive master plan. Architectural treatments work to minimize the scale of the building to achieve an appropriate transition between the neighboring historic residential district and the developing civic corridor.



ST. JOHN'S COMMONS
Senior Housing
Horseshoe Creek, Maryland

SITE
AERIAL

Figure 1



SITE APPROACH FROM WEST ON PENNINGTON



SITE APPROACH FROM EAST ON PENNINGTON



SITE APPROACH FROM NORTH ON STOKES STREET



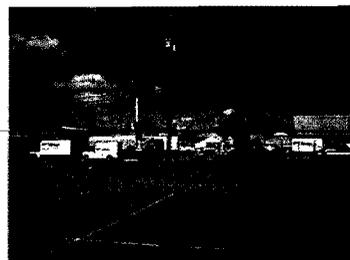
VIEW NORTH OF SITE FROM STOKES STREET



VIEW NORTHWEST OF SITE FROM PENNINGTON



VIEW WEST/ NORTHWEST OF SITE FROM PENNINGTON



VIEW OF SITE FROM SAINT PATRICK HALL



SITE BOUNDARY AT CENTENNIAL LANE



SAINT PATRICK HALL ACROSS PENNINGTON



SITE ENTRY AT PENNINGTON



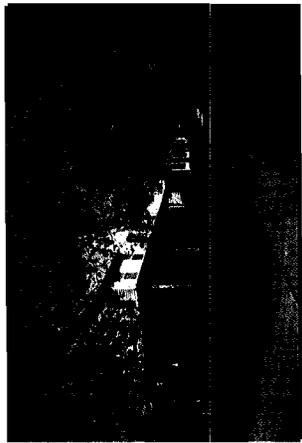
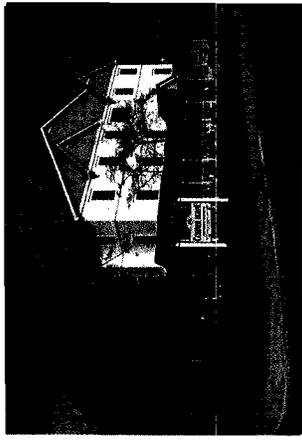
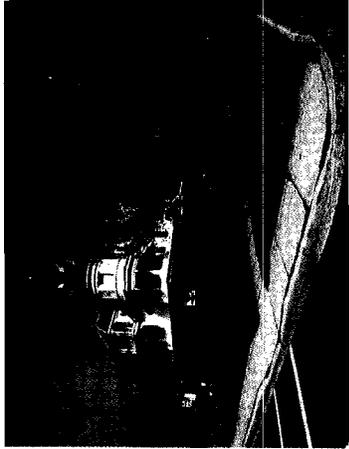
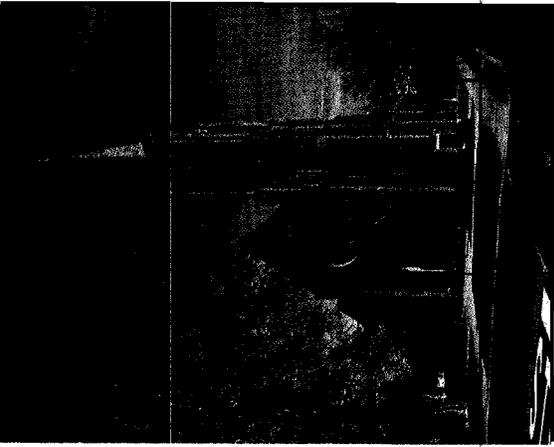
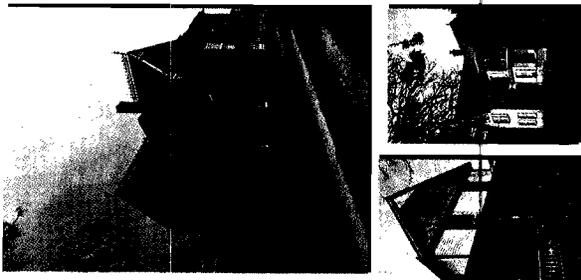
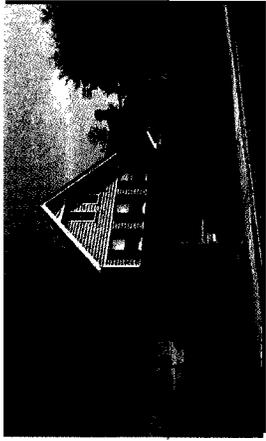
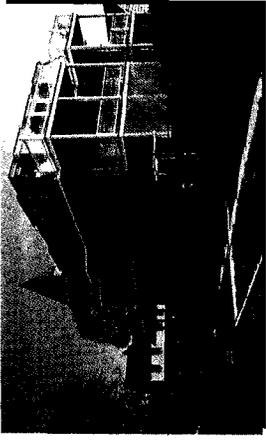
PROPERTIES ACROSS FROM SITE ON STOKES



ST. JOHN'S COMMONS
Senior Housing
Hovee de Grace, Maryland

PROPOSED
SITE

Figure 2

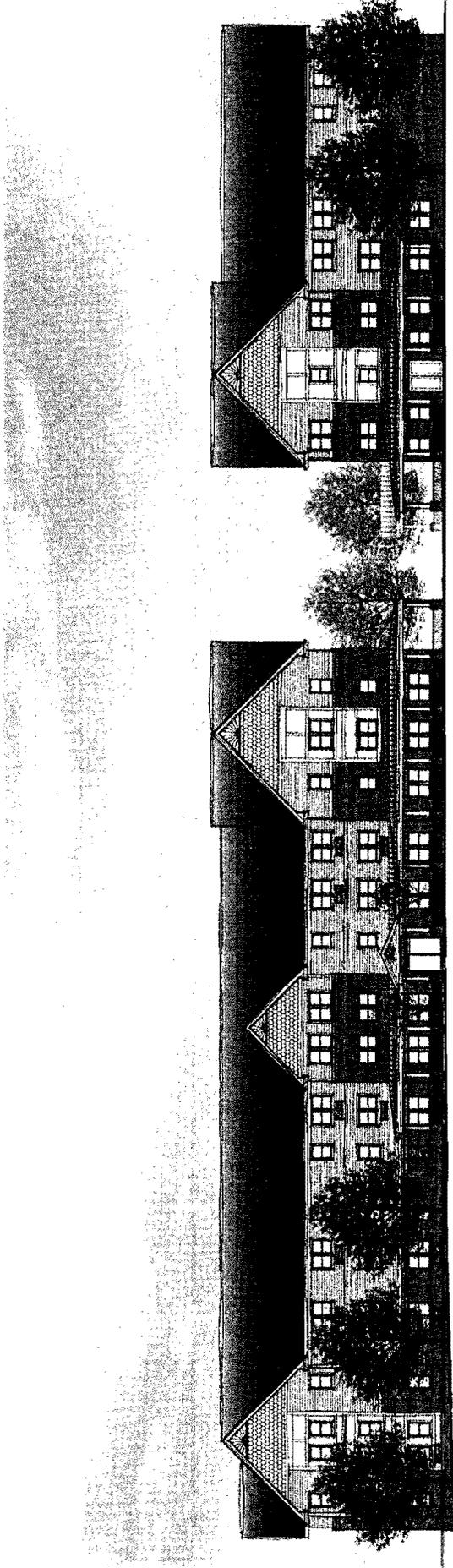


ST. JOHN'S COMMONS
Architect: [unreadable]
[unreadable]

LOCAL ARCHITECTURAL PRECEDENTS

Figure 3





South Elevation

Scale 1/8"=1'-0"

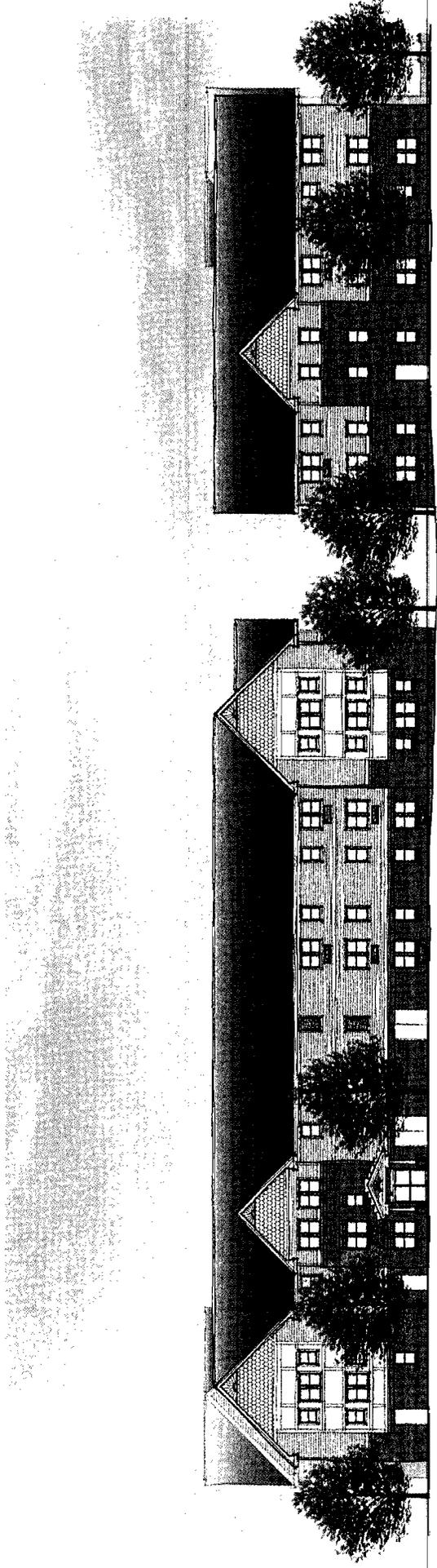
East Elevation

Scale 1/8"=1'-0"

St. John's Commons
Harve de Grace, Maryland

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Figure 4



North Elevation

Scale 1/8"=1'-0"

West Elevation

Scale 1/8"=1'-0"

St. John's Commons

August 2003

CLARK HERTZBERG LLP

Figure 5

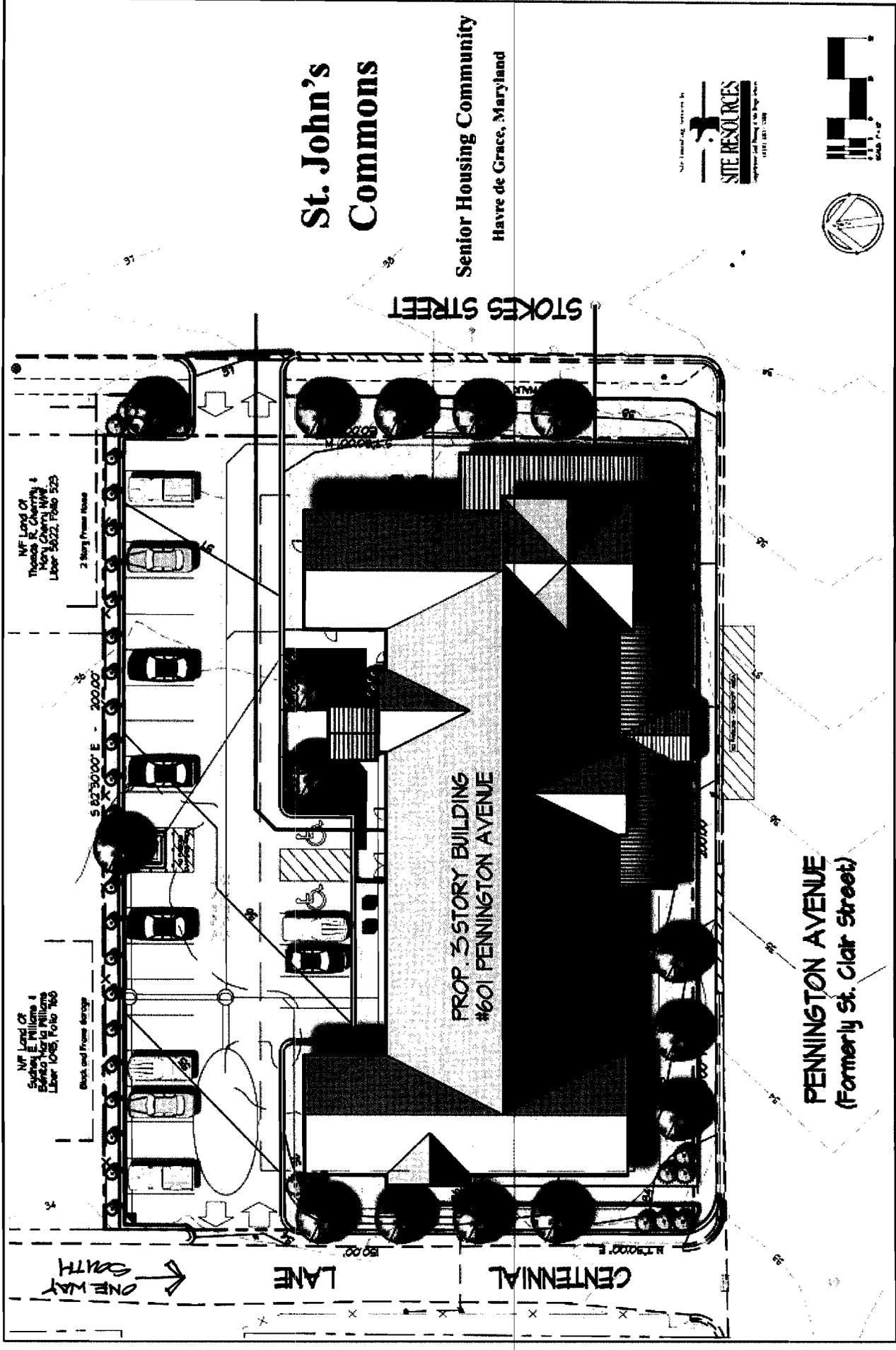
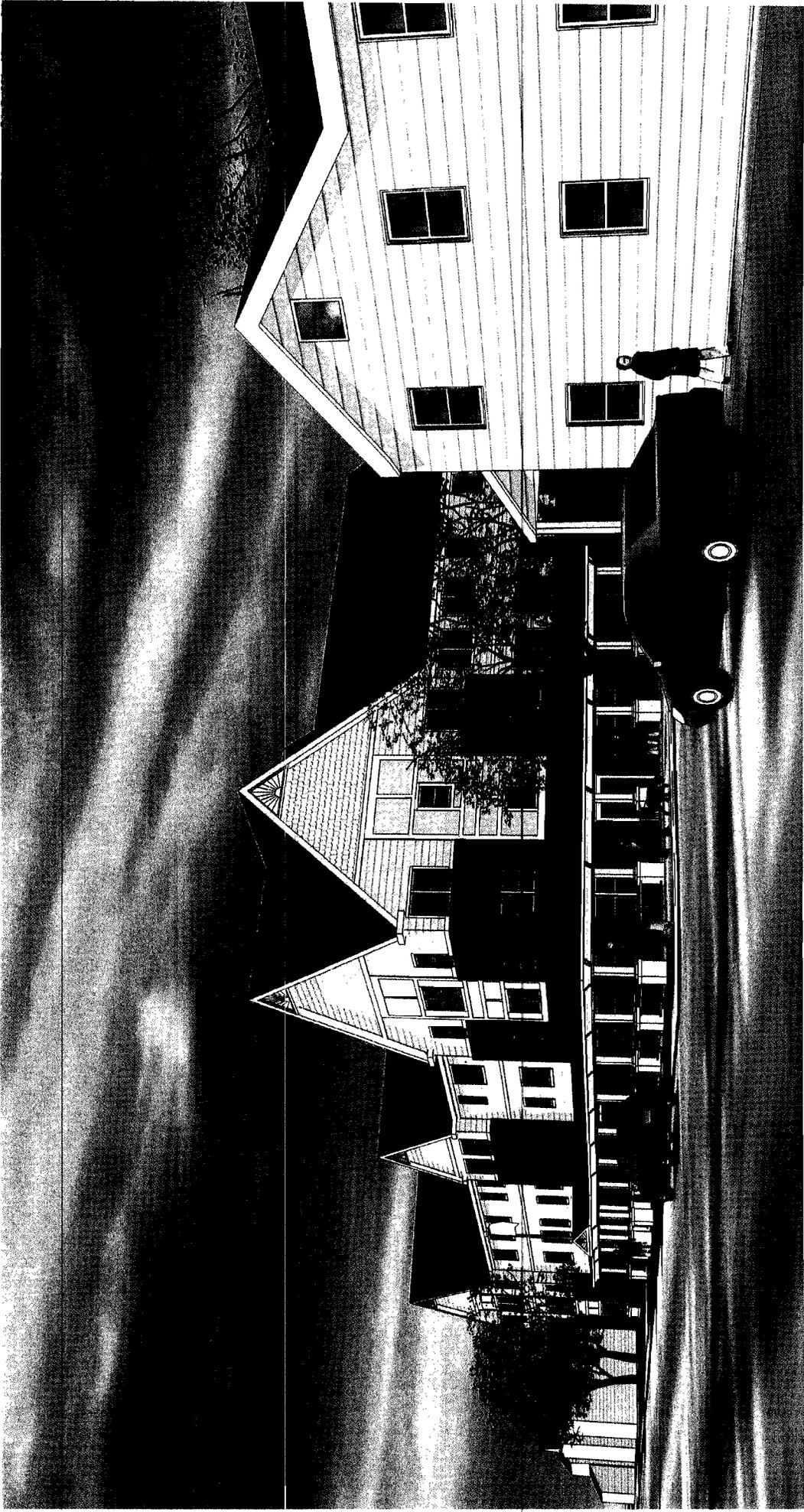


Figure 7



ST. JOHN'S COMMONS
Senior Housing
North of West, Maryland



PERSPECTIVE VIEW
WEST FROM
PENNINGTON

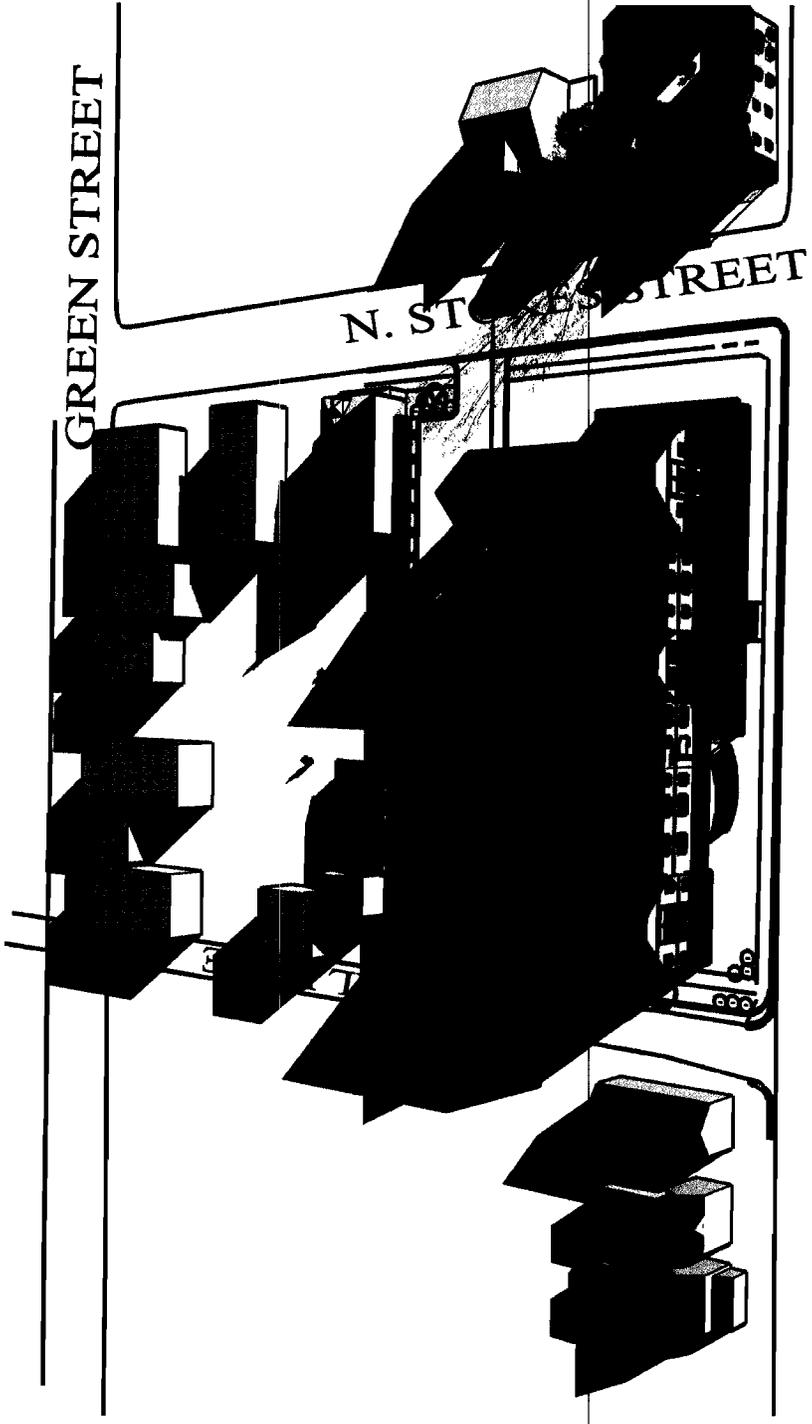
Figure 8



ST. JOHN'S COMMONS
Senior Housing
North of Green Street

PERSPECTIVE VIEW
FROM
GREEN STREET LOTS

Figure 9

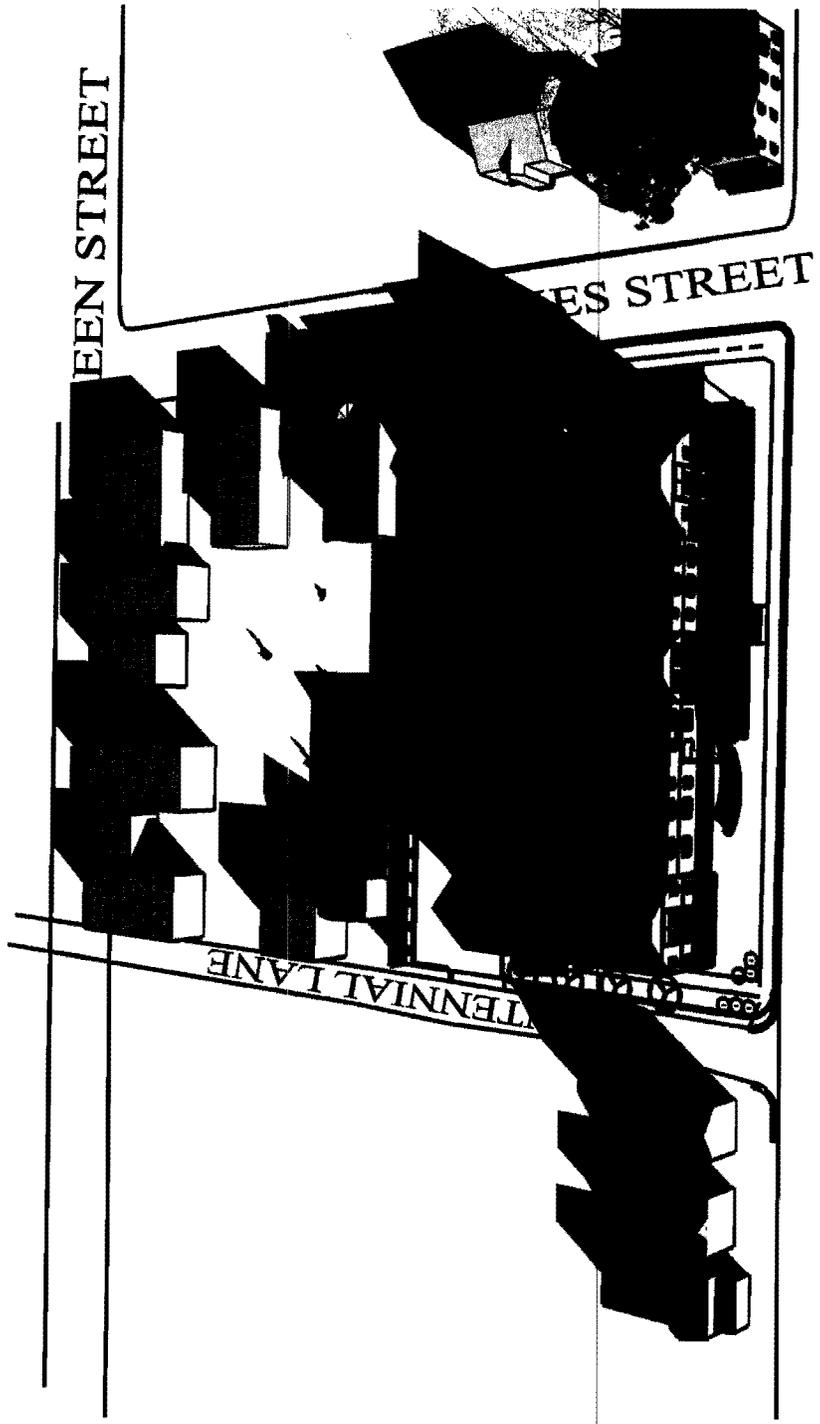


PENNINGTON AVENUE



Saint John's Commons - Shadow Study

MARKS THOMAS ARCHITECTS

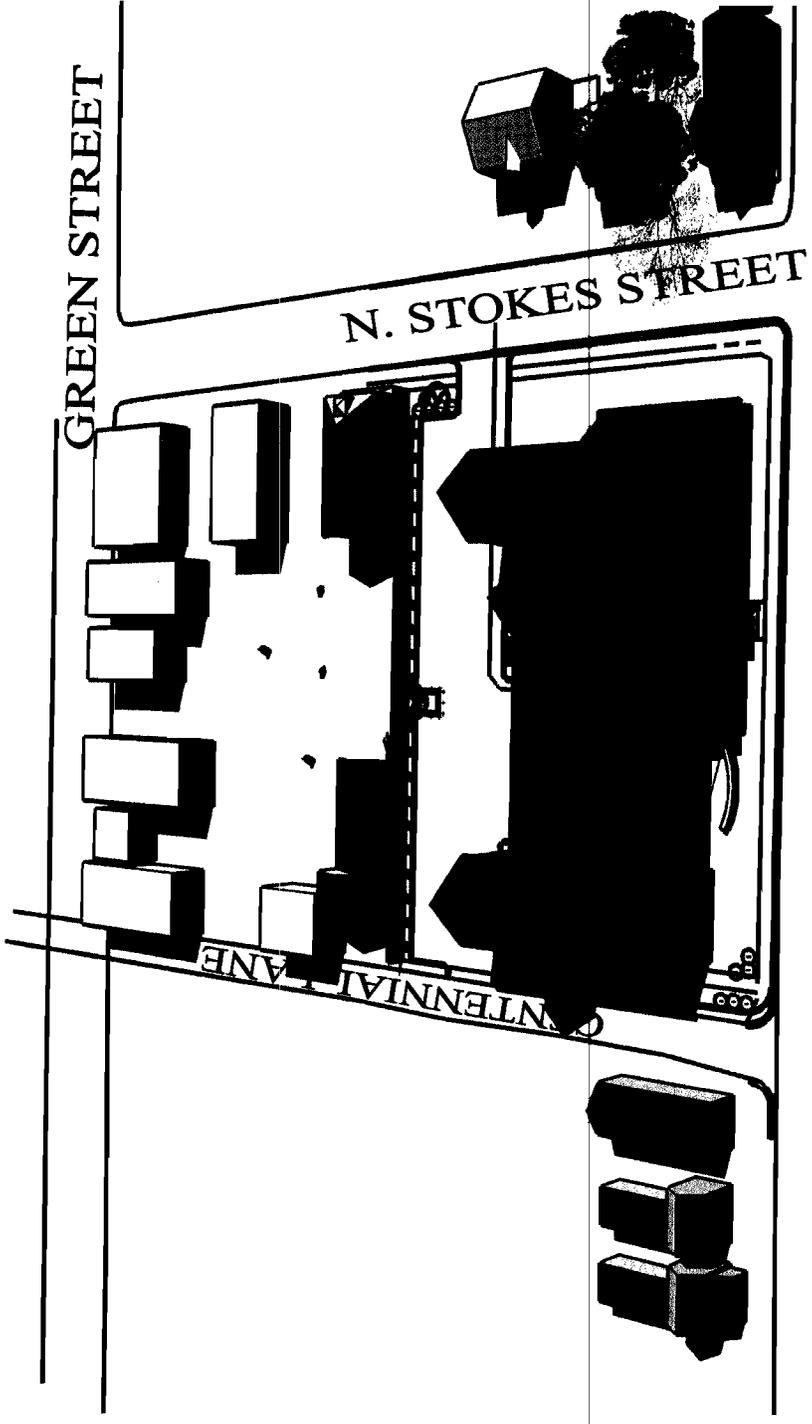


PENNINGTON AVENUE



Saint John's Commons - Shadow Study

MARKS THOMAS ARCHITECTS



GREEN STREET

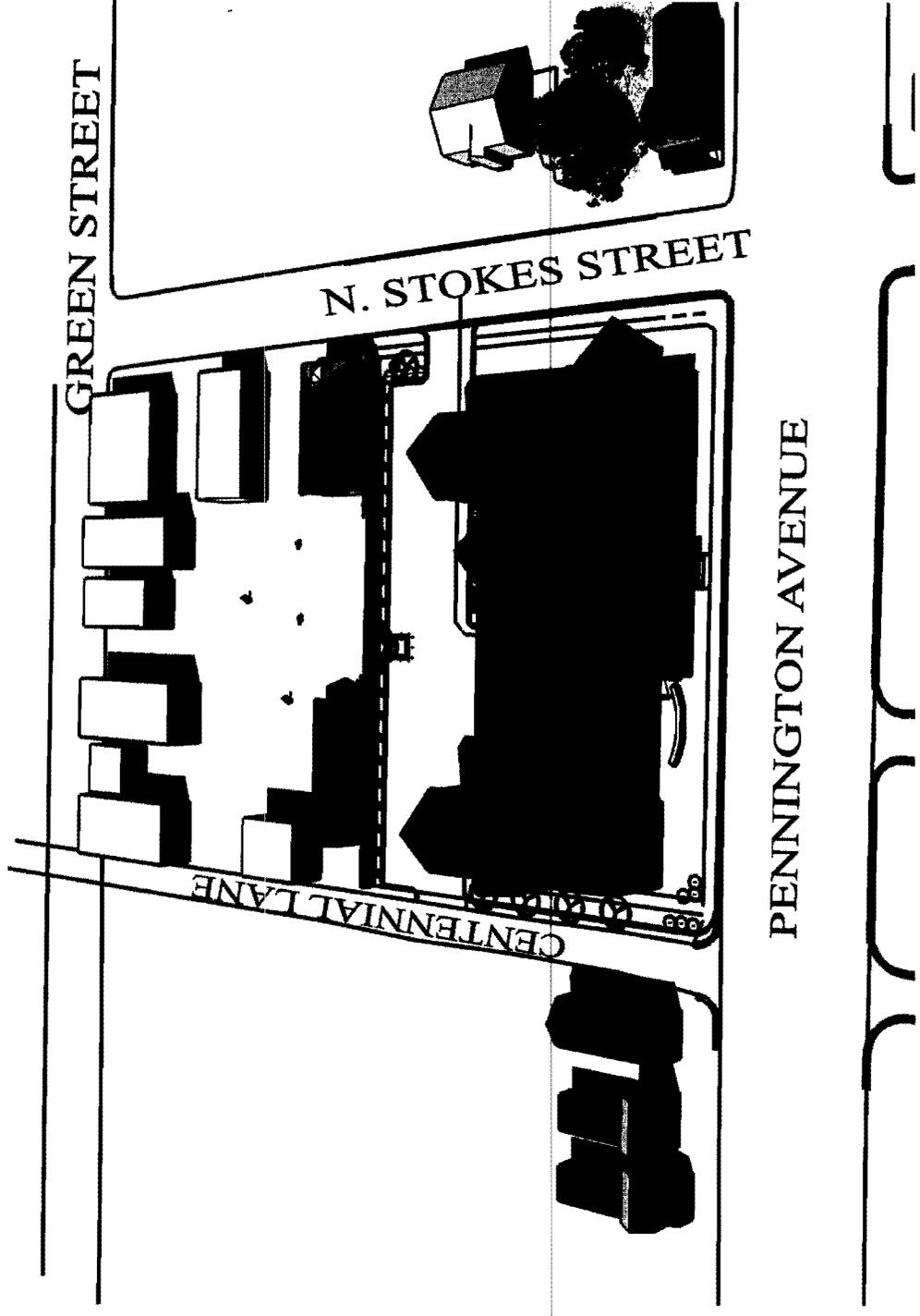
N. STOKES STREET

CENTENNIAL LANE

PENNINGTON AVENUE

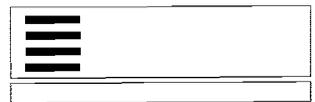
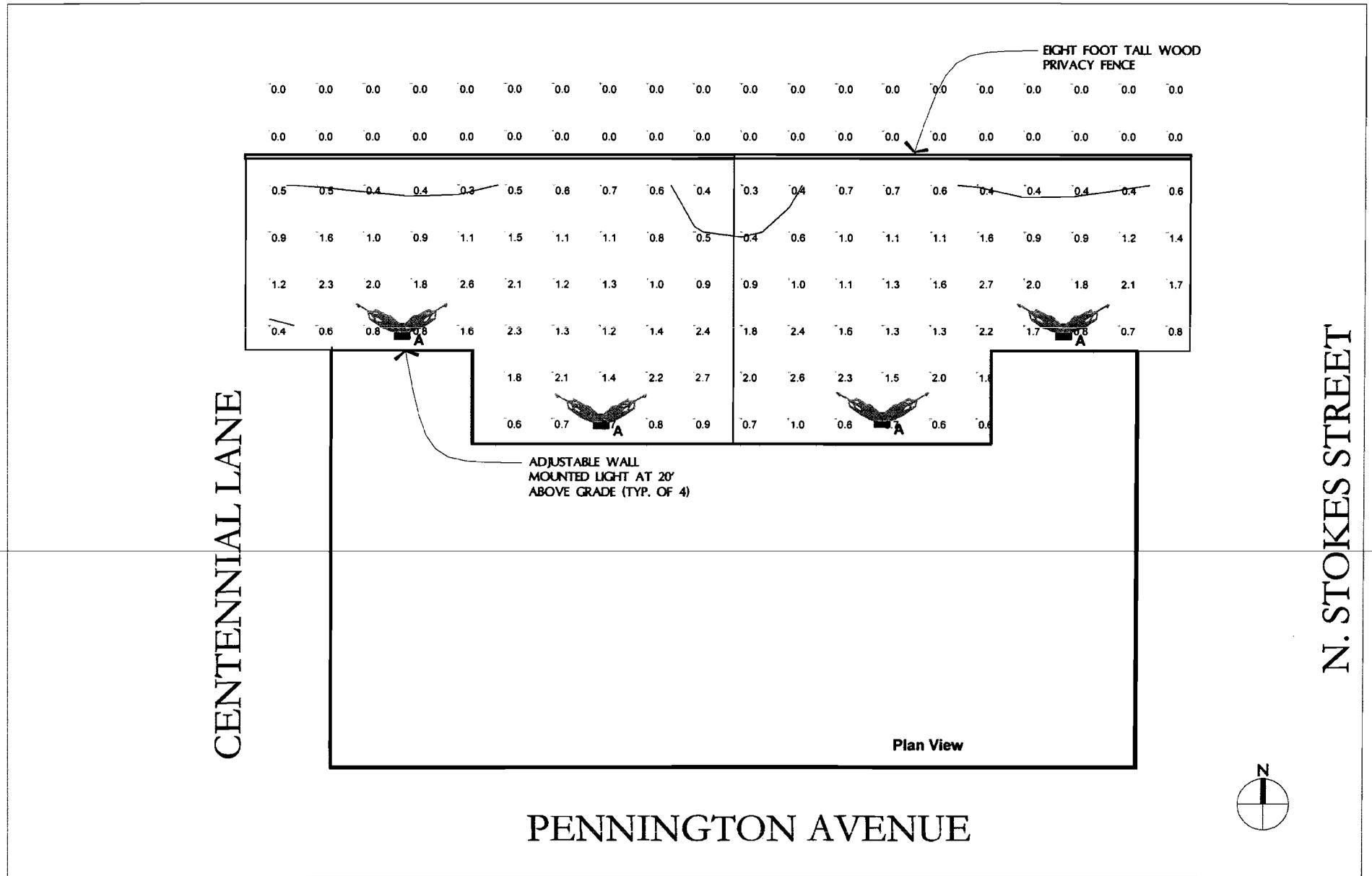
Saint John's Commons - Shadow Study

MARKS THOMAS ARCHITECTS



Saint John's Commons - Shadow Study

MARKS, THOMAS ARCHITECTS



ST. JOHN'S COMMONS
 Senior Housing
 Home of Grace, Maryland

SITE LIGHTING DISTRIBUTION DIAGRAM

Figure 14