

**U.S. Department of Housing and Urban Development
CHESAPEAKE HUB**

Baltimore Multifamily Program Center
10 South Howard Street, 5th Floor
Baltimore, MD 21201



(COPY)

December 8, 2008

Mr. Ron Browning
Havre de Grace Historic Preservation Commission
226 North Union Avenue
Havre de Grace, Maryland 21078

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

Dear Mr. Browning:

In accordance with Section 106 of the National Historic Preservation Act of 1966, and its implementing regulations at 36 CFR Part 800, the Department of Housing & Urban Development is seeking assistance from consulting parties in the matter of a federal undertaking that will potentially affect contributing resources to the Havre de Grace Historic District. The undertaking involves the proposed construction of 40 units of housing for elderly in a three-story structure.

Your organization has been identified as a potential consulting party. We request your help in finding and evaluating alternative plans that may avoid, minimize, or mitigate adverse effects to historic properties. The current proposal would require the demolition of two existing structures that, although altered, are deemed to retain sufficient historic integrity to contribute to the Historic District. In addition, the proposed structure may have adverse impacts to the Area of Potential Effect, which includes the local historic district and view shed.

We are enclosing a package of detailed information about the proposal. We welcome your written comments and suggestions, which we will include in our correspondence with the Maryland Historical Trust and the Advisory Council on Historic Preservation. Please provide your written comments to Mr. Ray Digiondomenico, of our office, by January 9th, 2009. You may contact Mr. Digiondomenico by telephone at 410-209-6523, or by e-mail at ray.digiondomenico@hud.gov.

Thank you!

Sincerely,

Gynette Jackson
for Robert Iber
Director
Baltimore Multifamily Program Center

Enclosures



U.S. Department of Housing and Urban Development

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

**Finding of Adverse Effect
For
St. John's Commons
HUD Section 202, Low Income Housing for the Elderly
Section 106 Review: Project No. 052-EE-058
210-212 N. Stokes Street
Havre de Grace, Harford County, Maryland**

1. A description of the undertaking, specifying the Federal involvement, and its area of potential effects, including photographs, maps, drawings, as necessary;

Through HUD's Section 202 program, the Department will provide a Capital Advance, in an amount to be determined, for the construction of 40 units of low income housing for the elderly in Havre de Grace, Harford County, Maryland. The Department will also provide additional funding, in the form of an annual operating subsidy, for this project upon completion and occupancy. The grant for the project was awarded to St. John's Church, which will manage the elderly facility from their office, one half block away.

Item A (enclosed) contains that portion of the Section 202 grant application, describing the proposed project.

Item B (enclosed) contains information about the area of potential effects, i.e., the Havre de Grace Historic District National Register Nomination form.

Item C (enclosed) contains numbered black and white photographs of 210-212 N. Stokes Street and surrounding properties key to a street map.

Item D (enclosed) contains renderings of the proposed 202 low income elderly project.

2. A description of the steps taken to identify historic properties;

Richard Wagner, at David H. Gleason Associates, Inc. Architects, provided this office the Havre de Grace Historic District National Register Nomination form.

3. A description of the affected historic properties, including information on the characteristics that qualify them for the National Register;

www.hud.gov

espanol.hud.gov

Item B (enclosed) contains the Havre de Grace Historic District National Register Nomination form.

4. A description of the undertaking's effect on historic properties;

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. The proposal involves new construction of a three-story, residential structure, which may pose an issue of incompatibility with the district. Local building code requirements, as well as requirements for parking and recreational spaces, do not leave sufficient room on the site to preserve the two existing structures.

5. an explanation of why the criteria of adverse effect were found applicable or inapplicable, including any conditions or future actions to avoid, minimize or mitigate adverse effects; and

From a listing of the criteria of adverse effects (36 CFR Part 800, Section 800.5[a] [1] and [2]) the demolition of 210 and 212 N. Stokes Street, would be classified as an adverse effect on an historic property. It is anticipated that a Memorandum of Agreement could be developed for this project. While the proposed Stipulations for that Agreement have yet to be worked out, it is anticipated that additional recordation of 210 and 212 N. Stokes Street will be appropriate, as well as affording the Havre de Grace Museum an opportunity to salvage the historical buildings before demolition.

Item F (enclosed) includes the Sponsor's description of its efforts to avoid adverse effects by searching for an alternative site location for its project. Please see the enclosed listing of properties that were considered, and the reasons for rejection of each alternative site.

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 an effort to minimize and mitigate adverse effects caused by incompatibility with the historic district. We invite your comments on the design of the proposed structure in the effort to minimize and mitigate adverse effects.

6. Copies or summaries of any views provided by consulting parties and the public.

Item E (enclosed) contains a letter from Tom Terranova, the project architect, in which he states his opinions concerning the potential effects of the undertaking on neighboring buildings.

Item F (enclosed) contains a letter from Stephen Joy, a consultant for the project sponsors that describes the potential consequences of any attempt to reduce the number of units in the project in order to retain the 2 existing buildings on the site. Tom Terranova, the project architect, mentions conducting an extensive feasible study and schematic design in order to meet the clients' objectives and the HUD requirements.

ITEM A

Description of the Proposed Project from HUD Section 202 Application Documents

The U. S. Department of Housing & Urban Development has reserved funding for construction of a three-story apartment building, to be located at the corner of Stokes Street and Pennington Avenue, in the City of Havre de Grace, Harford County, MD. The building will provide 40, one-bedroom, rental living units. Occupancy will be restricted to low and moderate-income persons, 62 years of age and older. The unmet need in Harford County for housing of this type, especially among persons 75 years of age and older, is significant and well documented.

The proposed site is in the center of Havre de Grace, less than one block away from St. John's Towers, a similar housing facility operated by the same sponsor. The new facility will be named St. John's Commons. The proposed building will provide approximately 30,000 square feet of floor space, with a footprint of 11,662 square feet. This particular site has been chosen because of its close proximity to shopping and services needed by elderly residents, including the Havre de Grace Activity Center, located next to Havre de Grace Middle School. Transportation services will be provided by the Harford County Department of Aging.

The concentration of services and amenities, centrally located in a community with a large demand for senior housing units, makes this site an ideal location for the proposed project. The sponsor, in its search for suitable sites for building its project, was unable to locate any others that offer comparable services and amenities, without zoning or environmental problems. Vacant land with permissive zoning within the City of Havre de Grace is extremely scarce and expensive. No other feasible properties were available. Properties outside the City are available for purchase, but all of the ones so far identified either lack water and sewer connections, or are located in floodplains. These issues would have prohibited their selection for funding by the Department.

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

Phone (410) 939-5040

Fax (410) 939-6156

April 24, 2008

Maryland Historical Trust
100 Community Place
Crownsville, MD 21032

RE: DOE, 210 & 212 North Stokes Street, Havre de Grace, Maryland
(MD20070620-0640)

To Whom It May Concern:

In reference to the above-mentioned property, I wish to provide information regarding our reasoning for choosing this property to purchase, on which to build a 54-unit housing facility for elderly persons of low income.

Upon deciding to proceed with the project, we looked around our city for available properties. The HUD program from which we obtained a grant mandates that the property be located preferably within the city, easily accessible to amenities such as shopping, banking and health care. In Havre de Grace, there is very limited available space. We found just two properties; 210-212 North Stokes Street, and 626 Revolution Street. The Revolution Street site proved to be not feasible as it is also within the Historic District, including two homes that have historic value. In addition, the site we chose is ½ block from our current facility, from where we will provide management. It is also considerably closer to the downtown area, which has many amenities available to our residents. **There are no other existing properties in Havre de Grace available for sale and suitable for our proposed facility.**

The demand for this type of housing is great. The elderly population, as evidenced by the Harford County Consolidated Plan and an independent Market Study, is increasing at a fast pace. As such, there are insufficient affordable housing options in the area that meet the needs of the aging population, illustrated by the long waiting lists for subsidized housing. The Maryland Affordable Housing Trust and Harford County Community Development are actively supporting us in the development of St. John's Commons in an effort to increase housing opportunities for this under-served population.

Thank you for your consideration.

Sincerely,

Sharon L. McGlothlin

Sharon L. McGlothlin
Executive Director

100 St. John Street
Havre de Grace, Maryland 21078
410.939.5055

.....

BCH Real Estate Specialists, Inc.

June 4, 2008

To whom it may concern:

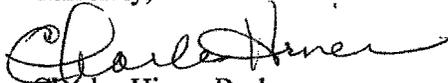
This letter is to address the location known as 200-210-212 N. Stokes Street, Havre de Grace, Maryland 21078 for the building of a senior housing complex.

The property is centrally located in the downtown district of Havre de Grace. It is one block from the existing St. Johns Towers on Congress Ave. The zoning is RB(Residential Business), which is an extremely important element for this project. The location is currently used as a Retail Equipment Rental Store.

Because of the proximity and size of this parcel, seniors will have readily available to them: Sav-A-Lot Grocery Store, Several Churches, Harford Memorial Hospital, Havre de Grace Library, City Hall & Police Station, Downtown Shops and Restaurants. It is very difficult to obtain a property centrally located in the City, as this one is, or as economically feasible to purchase.

In my opinion, there is currently nothing else available or suitable, based on the projects criteria, in the City of Havre de Grace or surrounding area. This would be the best use of the property and a valuable asset for the City of Havre de Grace.

Sincerely,



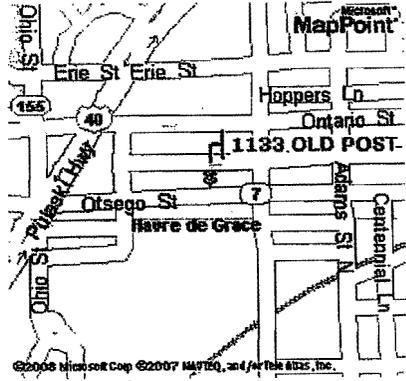
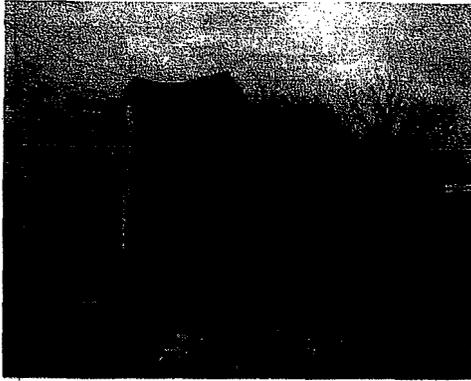
Charles Hiner, Broker
BCH Real Estate Specialists

.....

"Your Hometown Broker"

**LISTINGS OF ALTERNATIVE PROPERTIES IN
HARFORD COUNTY**

1133 OLD POST ROAD HAVRE DE GRACE, MD 21078



Status: ACTIVE

Ownership: Fee Simple, Sale

List Price: \$399,000

Legal Sub:

Old Map/TBM: 000/

Adv. Sub: BLOOMSBURY

Area:

Total Taxes:

Tax Year:

Building Sites:

Lot-SF: 43865

Lot-Acres: 1.01

HOA Fee: /mo pd

Tax ID: HR06012418

Road Frontage: 100

Lot/Block/Suare: /

Libert/Folio: /

Exterior:

Elem School:

Lot Desc:

Middle School:

View Exposure:

High School:

Topograpy:

Present Use: Other

Cooling Fuel:

Heating Fuel: Nat Gas Avail

Water: Public

Sewer/Septic: Public Sewer

Special Permits:

Building Permits: No Building Permits

Development Status: Zoned

Disclosures: None

Water Access:

Water Front:

Water View:

Dock Conveys:

Internet Remarks: One acre level parcel on high-traffic thoroughfare (11,825 cars/day). Zoned commercial/res. Examples of permitted use include: Retail, Bank, Restaurant, Health Care Facility, Amusement Center, Church. 100 Feet of road-front exposure this flag-shaped lot is approximately 333' deep w/a 160' width at the rear of the parcel. Access to city water/sewer. Existing 900 square foot home on the property.

List Date: 17-Mar-2008

Update Date: 17-Mar-2008

DOM-MLS: 68

DOM-Prop: 68

Listing Company: KELLER WILLIAMS AMERICAN PREMIER REALTY LLC

Show Instructions: Call 1st-Lister

Vacation Prop: No

Directions: Route 40 to Revolution Street/Old Post Road/Route 7 (eastbound). Proceed approximately 1 Mile. Property is on the left immediately past Pat's Pizzeria.

RC

No amenities close by.
House on property has historical value.

Courtesy of: Priscilla Forsythe

Home: (410) 939-9132

Office: (410) 939-5055

Cell: (410) 937-7580

Email: priscillaforsythe@com

Company: BCH Real Estate Specialist

Office: (410) 939-5055

Fax: (410) 939-1901

Copyright (c) 2008 Metropolitan Regional Information Systems, Inc.

Information is believed to be accurate, but should not be relied upon without verification.

Accuracy of square footage, lot size and other information is not guaranteed.

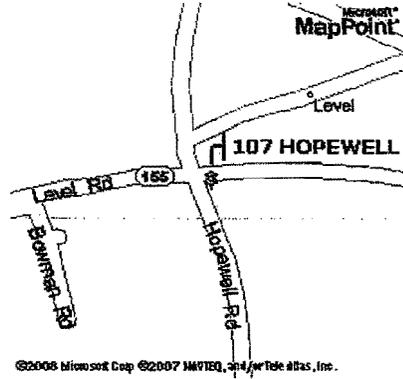
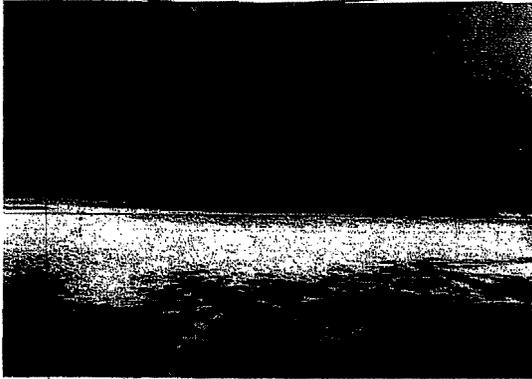


HR6635571
Lot-Land

metropolitan Regional Information Systems, Inc
Customer Synopsis

Page 1 of 1
24-May-2008
9:12 am

107 HOPEWELL RD HAVRE DE GRACE, MD 21078



Status: ACTIVE
Legal Sub: HOPEWELL VILLAGE
Adv. Sub: HOPEWELL VILLAGE
Total Taxes: \$37
Lot-SF: 87991
Tax ID: 1302055341
Lot/Block/Suare: 4&5/
Liber/Folio: /
Exterior:
Lot Desc:
View Exposure:
Topograpy:
Present Use: Other
Heating Fuel: None
Sewer/Septic: None
Special Permits:
Building Permits: Cost to Obtain
Development Status: Plat Recorded
Disclosures: Other

Ownership: Fee Simple, Sale
Tax Year: 2004
Lot-Acres: 2.02

List Price: \$174,900
Old Map/TBM: 19H1/626E2
Area: N/A
Building Sites:
HOA Fee: /mo pd
Road Frontage:
Elem School:
Middle School:
High School:

Cooling Fuel:
Water: None

Water Access: Water Front: Water-View
Dock Conveys:
Internet Remarks: Level lot with easy access to I-95, Lot requires a sand mound septic system. Lot is located behind 109 Hopewell Road.

List Date: 16-Jan-2008 Update Date: 18-Jan-2008 DOM-MLS: 129 DOM-Prop: 129
Listing Company: HARRY HOPKINS COMPANY
Show Instructions: Call Office
Vacation Prop: No
Directions: RT 22 TO RT. 155 RIGHT ON HOPEWELL LOT ON LEFT BEHIND 109 HOPEWELL

R

AG Agricultural, No amenities close by.
No water, sewer.

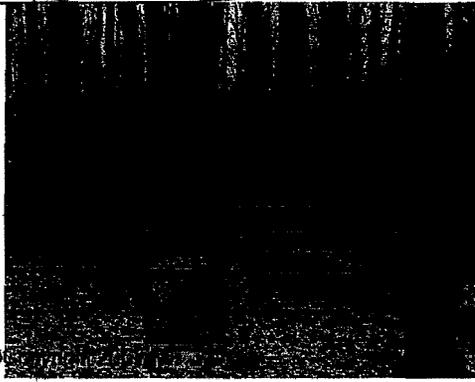
Courtesy of: Priscilla Forsythe
Home: (410) 939-9132 Office: (410) 939-5055
Cell: (410) 937-7580 Email: priscillaforsythe@com
Company: BCH Real Estate Specialist
Office: (410) 939-5055 Fax: (410) 939-1901

Copyright (c) 2008 Metropolitan Regional Information Systems, Inc.
Information is believed to be accurate, but should not be relied upon without verification.
Accuracy of square footage, lot size and other information is not guaranteed.



Lot-Land

CABIN RD ABERDEEN, MD 21001



Status: ACTIVE
Legal Sub: HEMLOCK RIDGE
Adv. Sub: HEMLOCK RIDGE
Total Taxes: \$722
Lot-SF: 175982
Tax ID: 1303132153
Lot/Block/Suare: 9/
Liber/Folio: /
Exterior:
Lot Desc:
View Exposure:
Topograpy:
Present Use: Other
Heating Fuel: None
Sewer/Septic: None
Special Permits:
Building Permits: Impact Fee, No Building Permits
Development Status: Raw Land
Disclosures: Prop Disclaimer
Water Access:
Dock Conveys:

Ownership: Fee Simple, Sale
Tax Year: 2006
Lot-Acres: 4.04

List Price: \$240,000
Old Map/TBM: 18J11/
Area:
Building Sites: 1.00
HOA Fee: /mo pd
Road Frontage:
Elem School:
Middle School:
High School:

Cooling Fuel: None
Water: None

Internet Remarks: Perked & ready to build. Secluded 4.04 acre homesite on wooded lot in established neighborhood. Located between 21001 & 21015 zip code, this property is convenient to Rt. 136, Rt. 543 & I-95. Farmland & government property surround this piece of Harford County. Ready to build, do not wait. Please do not enter property without appointment &/or Realtor present.
List Date: 10-Apr-2007 Update Date: 31-Jan-2008 DOM-MLS: 410 DOM-Prop: 410
Listing Company: BCH REAL ESTATE SPECIALIST
Show Instructions: Call Office
Vacation Prop: Yes Blks to Ocn: Public Rd: No
Directions: I-95 to Rt. 543 exit. Travel North to Rt. 136 and turn right, (North Rt. 136). At James Run Rd. make right. 2nd right off James Run Rd. is Cabin Rd. Make right and follow to dead end. Signs posted.

AG

Agricultural (Rural Area)
No water/sewer.

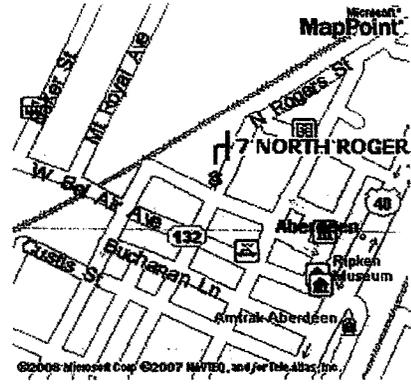
Courtesy of: Priscilla Forsythe
Home: (410) 939-9132 Office: (410) 939-5055
Cell: (410) 937-7580 Email: priscillaforsythe@com
Company: BCH Real Estate Specialist
Office: (410) 939-5055 Fax: (410) 939-1901

Copyright (c) 2008 Metropolitan Regional Information Systems, Inc.
Information is believed to be accurate, but should not be relied upon without verification.
Accuracy of square footage, lot size and other information is not guaranteed.



7 NORTH ROGERS ST N ABERDEEN, MD 21001-0696

No Photo
Available



Status: ACTIVE
Legal Sub:
Adv. Sub: ABERDEEN
Total Taxes: \$1,548
Lot-SF: 117176
Tax ID: 1302079674
Lot/Block/Suare: /
Liber/Folio: /

Ownership: Fee Simple, Sale
Tax Year: 2007
Lot-Acres: 2.69

List Price: \$275,000
Old Map/TBM: 0000/
Area:
Building Sites:
HOA Fee: /no pd
Road Frontage:
Elem School:
Middle School:
High School:

Exterior:
Lot Desc: Flood Plain
View Exposure:
Topography:
Present Use: Commercial, Other
Heating Fuel: None
Sewer/Septic: Public H/U Avail
Special Permits:
Building Permits: Cost to Obtain
Development Status: Prelim Plan Rvw
Disclosures: Other
Water Access:
Dock Conveys:

Cooling Fuel:
Water: Public H/U Avail

Internet Remarks: Check general remarks.
List Date: 01-Apr-2008 Update Date: 01-Apr-2008
Listing Company: NORTHCROSS REALTY
Show Instructions: Show Anytime, Sign on Property
Vacation Prop: No
Directions: From Rt. 40 to W. Belair Ave. right on N. Rodgers 1/4 mile on left.

Water Front: Water View: DOM-MLS: 53 DOM-Prop: 53

b-2

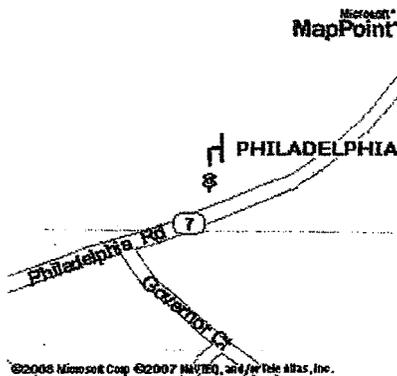
Flood Plain

Courtesy of: Priscilla Forsythe
Home: (410) 939-9132 Office: (410) 939-5055
Cell: (410) 937-7580 Email: priscillaforsthe@com
Company: BCH Real Estate Specialist
Office: (410) 939-5055 Fax: (410) 939-1901

Copyright (c) 2008 Metropolitan Regional Information Systems, Inc.
Information is believed to be accurate, but should not be relied upon without verification.
Accuracy of square footage, lot size and other information is not guaranteed.



PHILADELPHIA RD, ROUTE 7 ABINGDON, MD 21009



Status: ACTIVE
Legal Sub:
Adv. Sub: NONE
Total Taxes: \$1,218
Lot-SF: 174240
Tax ID: 1301038079
Lot/Block/Suare: /
Liber/Folio: /
Exterior:

Ownership: Fee Simple, Sale
Tax Year: 2007
Lot-Acres: 4.00

List Price: \$265,000
Old Map/TBM: HR 24D11/
Area:
Building Sites:
HOA Fee: /no pd
Road Frontage:
Elem School:
Middle School:
High School:

View Exposure:
Topography:
Present Use: Other
Heating Fuel: None
Sewer/Septic: None
Special Permits:

Cooling Fuel:
Water: Public

Building Permits: Cost to Obtain, Impact Fee, Other
Development Status: Raw Land
Disclosures: Expt-disclos/disclaim
Water Access:
Dock Conveys:

Water Front:

Water View:

Internet Remarks: Contact listing agent for information obtained from sources including Harford County, others. Seller makes no guarantee as to status of utility hook-ups if available. NOTE: 3+/- PROPERTY ADJOINS THIS. SEE HR6535289 WHICH HAS ROAD FRONTAGE WOULD THEN TOTAL 7+/- ac. BOTH ZONED R-1. Agents working together on this.

List Date: 22-Jan-2008 Update Date: 07-Feb-2008 DOM-MLS: 123 DOM-Prop: 123

Listing Company: COLDWELL BANKER RESIDENTIAL BROKERAGE
Show Instructions: Call 1st-Lister, No Boundary Mark, Show Anytime, Vacant
Vacation Prop: No

Directions: Rt. 7/Philadelphia Rd. Lane next to Wm. Post Elementary School. Across from business park. Same side of Rt. 7/Phila. Rd. as Autumn Run subdivision. Agent can provide map or can meet you there.

R-1

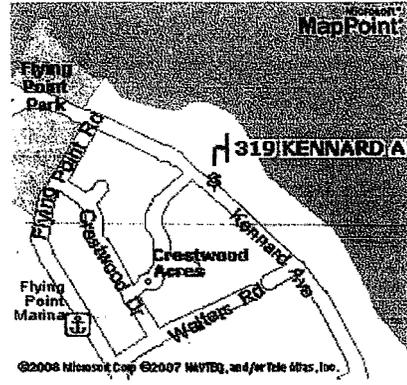
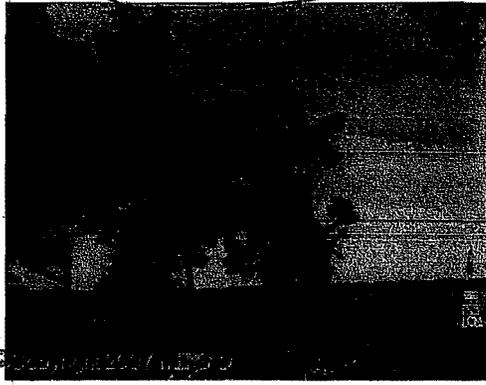
Rural
No water/sewer

Courtesy of: Priscilla Forsythe
Home: (410) 939-9132 Office: (410) 939-5055
Cell: (410) 937-7580 Email: priscillaforsythe@com
Company: BCH Real Estate Specialist
Office: (410) 939-5055 Fax: (410) 939-1901

Copyright (c) 2008 Metropolitan Regional Information Systems, Inc.
Information is believed to be accurate, but should not be relied upon without verification.
Accuracy of square footage, lot size and other information is not guaranteed.



319 KENNARD AVE EDGEWOOD, MD 21040



Status: ACTIVE
Legal Sub:
Adv. Sub: NONE
Total Taxes: \$2,910
Lot-SF: 30000
Tax ID: 1301036033
Lot/Block/Suare: 7-8/
Liber/Eolie: /

Ownership: Fee Simple, Sale
Tax Year: 2007
Lot-Acres: 0.69

List Price: \$399,900
Old Map/TBM: 2413K/
Area:
Building Sites:
HOA Fee: \$0.00/mo pd None
Road Frontage:
Elem School:
Middle School:
High School:

Exterior:
Lot Desc: Water Access, Water Front

View Exposure:

Topograpy:

Present Use: Other

Heating Fuel: None

Sewer/Septic: None

Special Permits:

Building Permits: Unknown

Development Status: Plat Recorded

Disclosures: Expt-disclos/disclaim

Water Access: Yes

Dock Conveys: No

Exposure:

Water Front: Yes

Dock Type: None

#Boats Perm-Power: 2

Cooling Fuel:

Water: None

Water View: Yes

Body of Water: BUSH RIVER

Non Power: 2

Water Frontage: 50

Mean Low Wtr: 4+

Internet Remarks: Bush River - Gorgeous waterfront level lot! Fantastic views! Build your dream home and enjoy life on the water.

List Date: 05-Jun-2007

Update Date: 22-May-2008

DOM-MLS: 352

DOM-Prop: 352

Listing Company: GARCEAU REALTY

Show Instructions: Call Office

Vacation Prop: No

Blks to Ocn: 0

Directions: Route 24 South. Left on Edgewood Road. Left on Willoughby Beach Road. Left on Kennard Avenue.

R-2

Hood Plain

Courtesy of: Priscilla Forsythe
Home: (410) 939-9132 Office: (410) 939-5055
Cell: (410) 937-7580 Email: priscillaforsythe@com
Company: BCH Real Estate Specialist
Office: (410) 939-5055 Fax: (410) 939-1901

Copyright (c) 2008 Metropolitan Regional Information Systems, Inc.
Information is believed to be accurate, but should not be relied upon without verification.
Accuracy of square footage, lot size and other information is not guaranteed.



ITEM B

Information About The Area Of Potential Effects

The area of potential effects is the Havre de Grace Historic District. The period of significance is from 1700, through the early 20th century, when Havre de Grace was an important commercial and transportation center in northeastern Maryland. The areas of significance for the District are primarily residential in character, with some outstanding examples of various architectural styles identified as contributing resources.

NPS-4-360 (11-78)

NR-1617

United States Department of the Interior
 Heritage Conservation and Recreation Service

For NCRS use only
received
date entered

National Register of Historic Places
Inventory-Nomination Form

Havre de Grace Historic District, Harford County
 Continuation sheet Maryland Item number 7 Page 5

(DESCRIPTION, continued)

As John Reps points out in Tidewater Towns Havre de Grace did not "just happen". The present townscape represents an early attitude towards this special maritime site and as well as the recognition of the 19th century American fashion and building technique.

Another aspect of Havre de Grace's vistas that should not be forgotten relates not only to how the water is seen from in town but to the image which the town projects to the river and Bay. Considering that it has a history of three centuries as a river settlement, it is only in very recent times that the waterway has ceased to be the principal transportation route to Havre de Grace.

There is still quite a bit of commercial traffic which passes Havre de Grace and an even greater volume of pleasure boats. The latter traffic is expected to increase with the proposed planned revitalization.

Havre de Grace entered via water is quite different than Havre de Grace and an even greater volume of pleasure boats. The latter traffic is expected to increase with the proposed planned revitalization.

Havre de Grace entered via water is quite different than Havre de Grace entered by the Old Post Road or Route 40. When entering the Susquehanna from the Bay one sees a town facing the water. Her bulkheads meet the water and her piers extend out into it. Her streets, more than twenty of them, come down to the water and allow the boat traveler to look into the town. The facades of so many buildings, not only along the waterfront but along such higher streets as Market Street, make visual contact with river traffic. In fact, on approaching Havre de Grace from the south, one is first greeted by the facades of such landmarks as the Bayou Hotel and the Concord Point Lighthouse which because of the open space around them can both announce the presence of a town and allow one to see into it.

These aforementioned residences exhibit naturally significant styles should not obscure the fact that Havre de Grace is composed of many other types of historic constructions as well. These certainly include the buildings of the commercial sector of Washington Street with their range of shopfront. There is the Seneca Warehouse, St. John Street and Pennington Avenue, which is visual document of the fact that this waterfront community has a thriving past of industrial activity which included shipping, canning gathering and selling ice, the shipping of coal and fishing. It is this activity and such related construction as bulkheads, piers, wharfs and the related sheds and outbuildings which document human activities at a special place where the land meets the water.

More than one era of commercial transportation is indicated by the alignment of the Old Post Road, the canal and lockhouse and the trestles and bridges of the Pennsylvania railroad.

SEE CONTINUATION SHEET #6.

8. Significance

MA-1617

Period	Area of Significance—Check and justify below					
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion		
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science		
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture		
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social		
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> transportation		
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater		
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation		
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)		

Specific dates: Builder/Architect

Statement of Significance (in one paragraph)

SIGNIFICANCE

Havre de Grace is a small town located in northeastern Maryland where the Susquehanna River flows into the Chesapeake Bay. Historically, this town, which was founded in the 18th century has been a major commercial and transportation service center in this section of the state. An early 19th century Post Road to Philadelphia from Baltimore crossed the Susquehanna at this point; the Susquehanna and Tidewater Canal, constructed in the late 1830s, which was part of the canal system serving New York, Pennsylvania, New Jersey, Delaware, and Maryland terminated at Havre de Grace; and the town was serviced by both the Baltimore and Ohio and the Philadelphia, Wilmington, and Baltimore Railroads. The Havre de Grace Historic District consists of most of the town and is significant for the collection of 18th, 19th, and early 20th century buildings which 1) record the development and status of Havre de Grace as an important commercial and transportation center in northeastern Maryland; 2) include several excellent and well-preserved examples of the major stylistic influences that characterize American architecture up to the early 20th century; and, 3) contribute through their juxtaposition and variety of design and materials to several streetscapes that retain the basic environmental qualities associated with life in small urban centers at the turn of the 20th century.

HISTORY AND SUPPORT

When considering style, construction methods and socio-economic roles, the buildings of Havre de Grace are extremely informative. One finds relatively unaltered examples of the Federal Era, Greek Revival, Gothic Revival, Italianate, Queen Anne and others grouped in a single section of the City. These buildings utilize stone, brick and frame in their construction with various combinations of the three. One finds the mansion house and the commercial structures which facilitated the wealth to build it as well as the buildings of the average people who have contributed to the development of this area. In all, there are more than 600 buildings that do, or could, contribute to the district.

That these buildings are components of streetscapes that define blocks and neighborhoods in a townscape produces an area which has natural borders on two sides and a clear separation of date, style and material from modern developments on the North and West. These historical resources are important in light of the recent formation of an Historic Preservation Committee in Havre de Grace as well as an organized attempt at commercial revitalization in the old business district.

SEE CONTINUATION SHEET #7.

Form 100 (11-78)

United States Department of the Interior
Heritage Conservation and Recreation Service

HA-1617

**National Register of Historic Places
Inventory—Nomination Form**

F.H.C. Sites only
received
date entered

Havre de Grace Historic District, Harford County
Continuation sheet Maryland Item number 9 Page 8

MAJOR BIBLIOGRAPHICAL REFERENCES

- Hauducour, C.P., Engineer. Plan of town of Havre de Grace with the additions surveyed and laid out by the author; 1799.
- Havre de Grace Planning Commission, assisted by James C. Bosworth, Jr. Comprehensive Development Plan--City of Havre de Grace, May, 1977
- Morton, Marion, Historic Sites Surveyor. Historical Report on the Southern Terminal of the Susquehanna and Tidewater Canal at Havre de Grace. 123 South Union Avenue, Havre de Grace, Maryland. February 14, 1978.
- Morton, Marion, Historic Sites Surveyor. Maryland Historic Sites Inventory of Havre de Grace, Maryland. Maryland Historical Trust, 21 State Circle Annapolis, Maryland, 21401, June 12, 1977.
- Norris, Septimus, Engineer. Map of Havre de Grace, 1838. Copied by Henry C. Felan Wider, 1883.
- Map, John S. Tidewater Towns. Williamsburg, Va.: The Colonial Williamsburg Foundation, 1972.
- Preston, S.W. History of Harford County, Maryland. Baltimore: Regional Publishing Co. (Reprint of 1910 ed.), 1972.
- Sanborn Map, 1899. Sanborn-Perris Map Co., Ltd. New York, 1899.
- Wright, C. Milton. Our Harford Heritage. Baltimore: French-Bay Printing Co., 1967.



9. Major Bibliographical References

NR-1611

SEE CONTINUATION SHEET #8

10. Geographical Data

Acres of nominated property 334 acres approximately

Quadrangle name Havre de Grace Quadrangle

Quadrangle scale 1:24000

UMT References

A	18	4061200	4378000	B	18	4069200	4377700
	Zone	Easting	Northing		Zone	Easting	Northing
C	18	4067800	4377020	D	18	4064200	4376780
E	18	4060200	4376780	F	18	4058600	4378510
G	18	4056600	4378000	H			

Verbal boundary description and justification

SEE CONTINUATION SHEET #9.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
state	code	county	code

1. Form Prepared By

name/title Paula Low, Planning Assistant, Wayne L. Nield II, Historic Site Surveyor, Darlena Shultz, Assistant

organization Harford County Dept. of Planning date November, 1980

street & number 45 South Main Street telephone (301) 838-6000

city or town Bel Air state Maryland 21014

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

title STATE HISTORIC PRESERVATION OFFICER date

For NCRS use only

I hereby certify that this property is included in the National Register

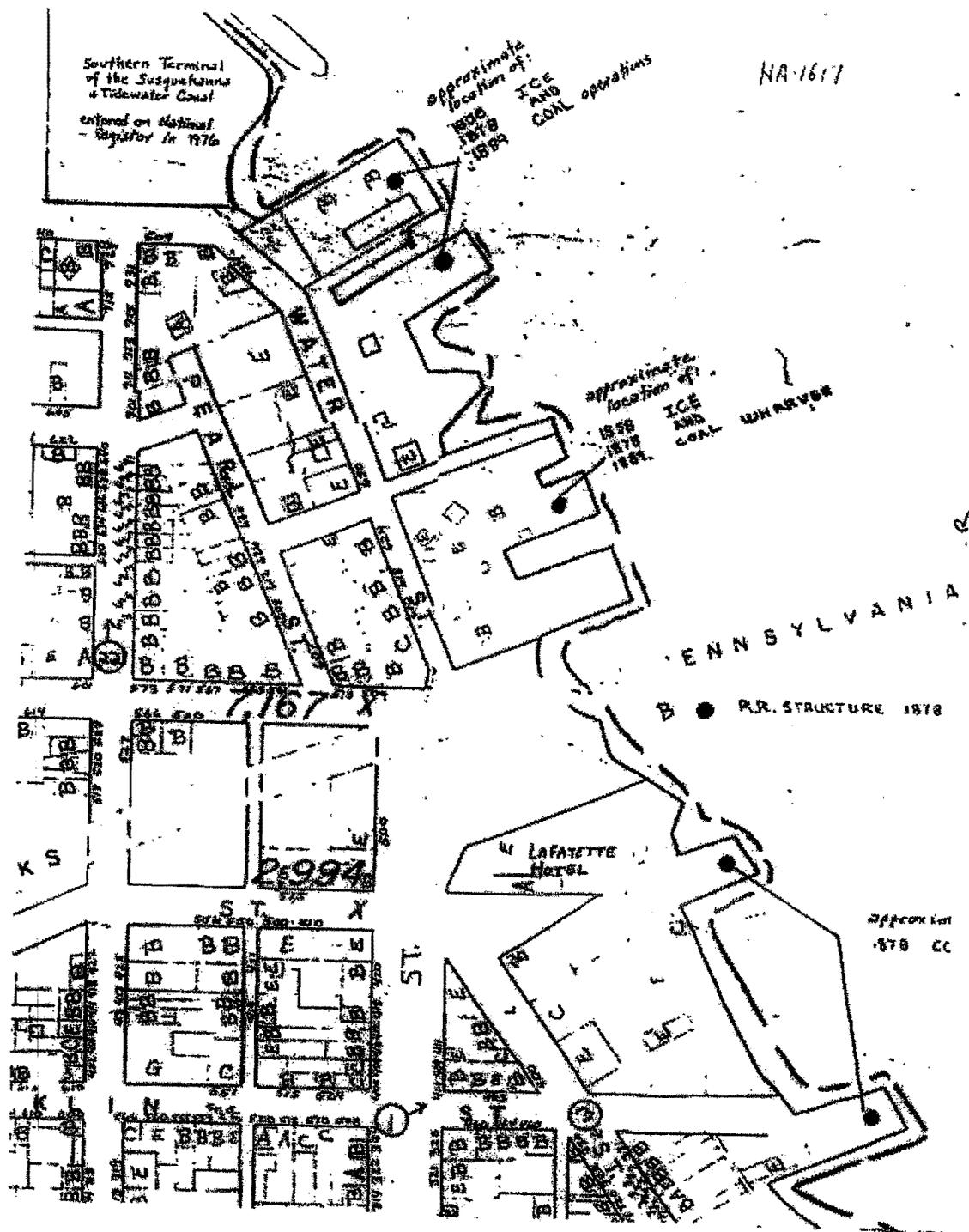
date

Keeper of the National Register

Attest:

date

Chief of Registration



CONTRIBUTING RESOURCE
MARYLAND HISTORICAL TRUST
INTERNAL NR-ELIGIBILITY REVIEW FORM

Property Name: 201 North Adams Street Survey Number: MA-

Property Address: 201 North Adams Street

Project: CDRG Rehabilitation (9202782) Agency: Havre de Grace

Site visit by MHT Staff: no yes Name _____ Date _____

District Name: Havre de Grace Historic District Survey Number: MA-1617

Listed Eligible _____ Comment _____

Criteria: A B C D Considerations: A B C D E F G None

The resource contributes/ does not contribute to the historic significance of this historic district in:

Location Design Setting Materials

Workmanship Feeling Association

Justification for decision: (Use continuation sheet if necessary and attach map)

201 North Adams Street is located within the boundaries of the National Register listed Havre de Grace Historic District. This modest turn-of-the-century frame, vinyl clad residence with front gable and side one-story shed addition is characteristic of the small scale 19th to 20th century frame houses in this Tidewater town and is a contributing building in the district.

Documentation on the property is presented in: Review and Compliance Files

Prepared by: Stanley T. Ruchlewicz (City of Havre de Grace)

J. Allen [Signature] 10/9/92
 Reviewer, Office of Preservation Services Date

NR program concurrence: yes no not applicable

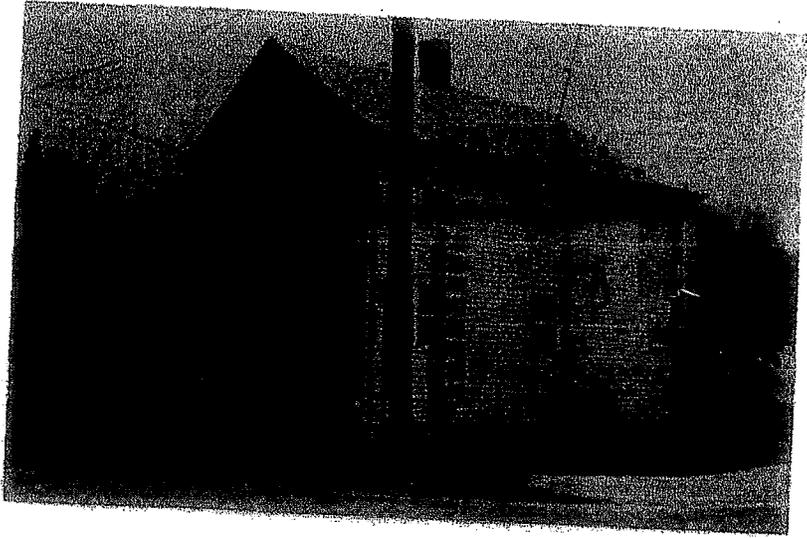
[Signature] 12-21-93
 Reviewer, NR program Date

Case #11-00001 in District
HA-1617

101 North Adams St
Wilmington, DE



Facing South



Facing East/Northeast

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA - HISTORIC CONTEXT

I. Geographic Region:

- Eastern Shore (all Eastern Shore counties, and Cecil)
- Western Shore (Anne Arundel, Calvert, Charles, Prince George's and St. Mary's)
- Piedmont (Baltimore City, Baltimore, Carroll, Frederick, Harford, Howard, Montgomery)
- Western Maryland (Allegany, Garrett and Washington)

II. Chronological/Developmental Periods:

- Paleo-Indian 10000-7500 B.C.
- Early Archaic 7500-6000 B.C.
- Middle Archaic 6000-4000 B.C.
- Late Archaic 4000-2000 B.C.
- Early Woodland 2000-500 B.C.
- Middle Woodland 500 B.C. - A.D. 900
- Late Woodland/Archaic A.D. 900-1600
- Contact and Settlement A.D. 1570-1750
- Rural Agrarian Intensification A.D. 1680-1815
- Agricultural-Industrial Transition A.D. 1815-1870
- Industrial/Urban Dominance A.D. 1870-1930
- Modern Period A.D. 1930-Present
- Unknown Period (prehistoric historic)

III. Prehistoric Period Themes:

- Subsistence
- Settlement
- Political
- Demographic
- Religion
- Technology
- Environmental Adaption

IV. Historic Period Themes:

- Agriculture
- Architecture, Landscape Architecture, and Community Planning
- Economic (Commercial and Industrial)
- Government/Law
- Military
- Religion
- Social/Educational/Cultural
- Transportation

V. Resource Type:

Category: Building

Historic Environment: Village

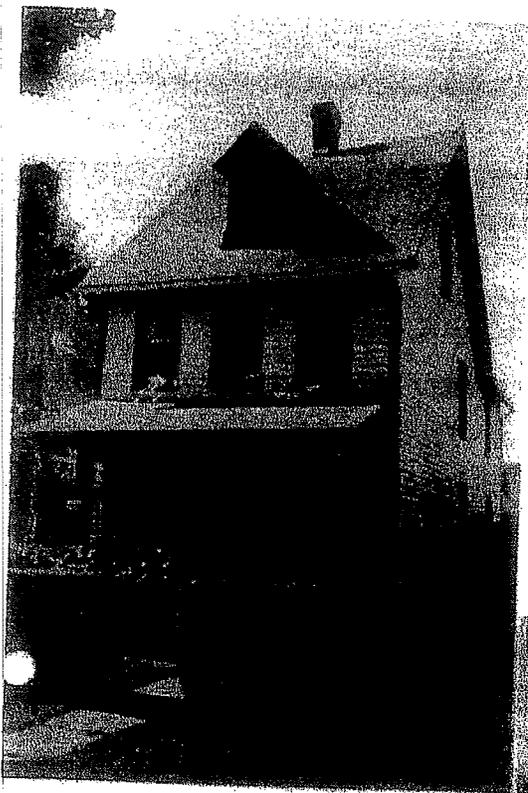
Historic Function(s) and Use(s): House

Known Design Source: None

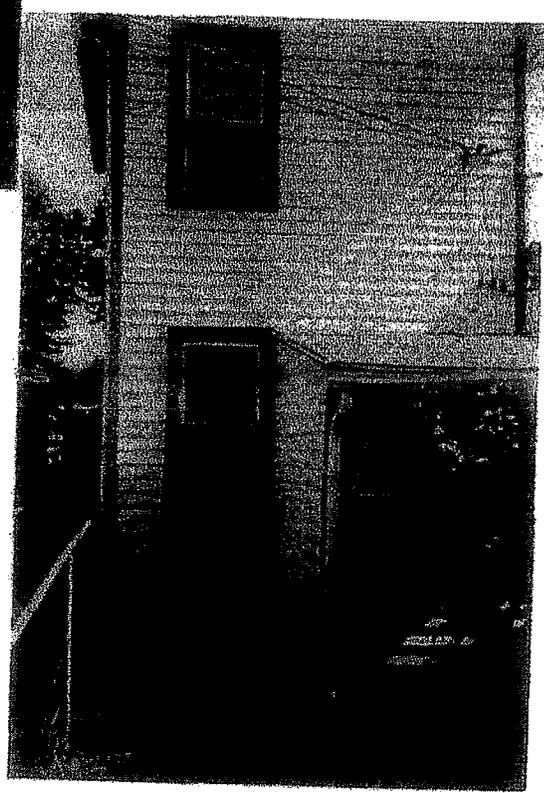
in District HA-1017

REHAB CASE NO. 91-05

600 Longwood Avenue
North Haven



Facing South



Facing North

Survey No. HA

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA - HISTORIC CONTEXT

I. Geographic Region:

- Eastern Shore (all Eastern Shore counties, and Cecil)
- Western Shore (Anne Arundel, Calvert, Charles, Prince George's and St. Mary's)
- Piedmont (Baltimore City, Baltimore, Carroll, Frederick, Harford, Howard, Montgomery)
- Western Maryland (Allegany, Garrett and Washington)

II. Chronological/Developmental Periods:

- Paleo-Indian 10000-7500 B.C.
- Early Archaic 7500-6000 B.C.
- Middle Archaic 6000-4000 B.C.
- Late Archaic 4000-2000 B.C.
- Early Woodland 2000-500 B.C.
- Middle Woodland 500 B.C. - A.D. 900
- Late Woodland/Archaic A.D. 900-1600
- Contact and Settlement A.D. 1570-1750
- Rural Agrarian Intensification A.D. 1680-1815
- Agricultural/Industrial Transition A.D. 1815-1870
- Industrial/Urban Dominance A.D. 1870-1930
- Modern Period A.D. 1930-Present
- Unknown Period (prehistoric historic)

III. Prehistoric Period Themes:

- Subsistence
- Settlement
- Political
- Demographic
- Religion
- Technology
- Environmental Adaption

IV. Historic Period Themes:

- Agriculture
- Architecture, Landscape Architecture, and Community Planning
- Economic (Commercial and Industrial)
- Government/Law
- Military
- Religion
- Social/Educational/Cultural
- Transportation

V. Resource Type:

Category: Structure

Historic Environment: Village

Historic Function(s) and Use(s): House

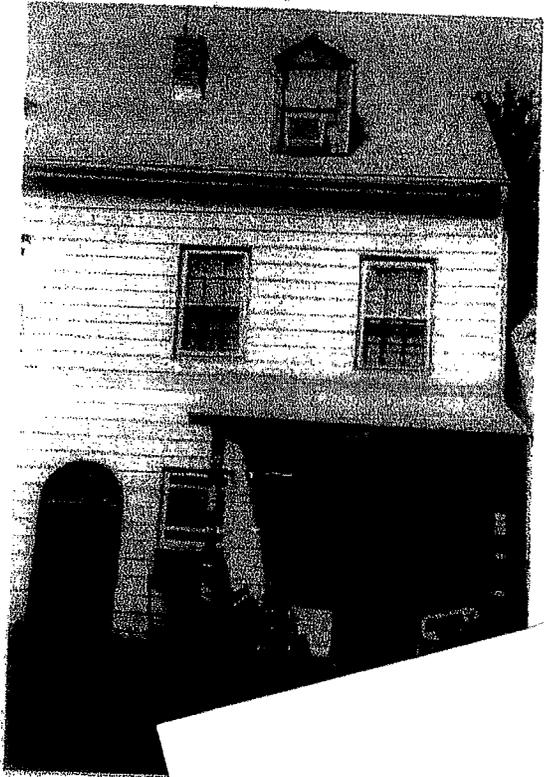
Known Design Source: None

REHAB CASE # 91-06
316 South Trilon Avenue



in District
HA-1617

FACING WEST



http://www.mdihp.net/cfm/dsn_display.cfm?next_image=27

Havre de Grace Historic District
Havre de Grace, Harford County,
HA-1617
Page 28 of 31 available pages
Return to search results

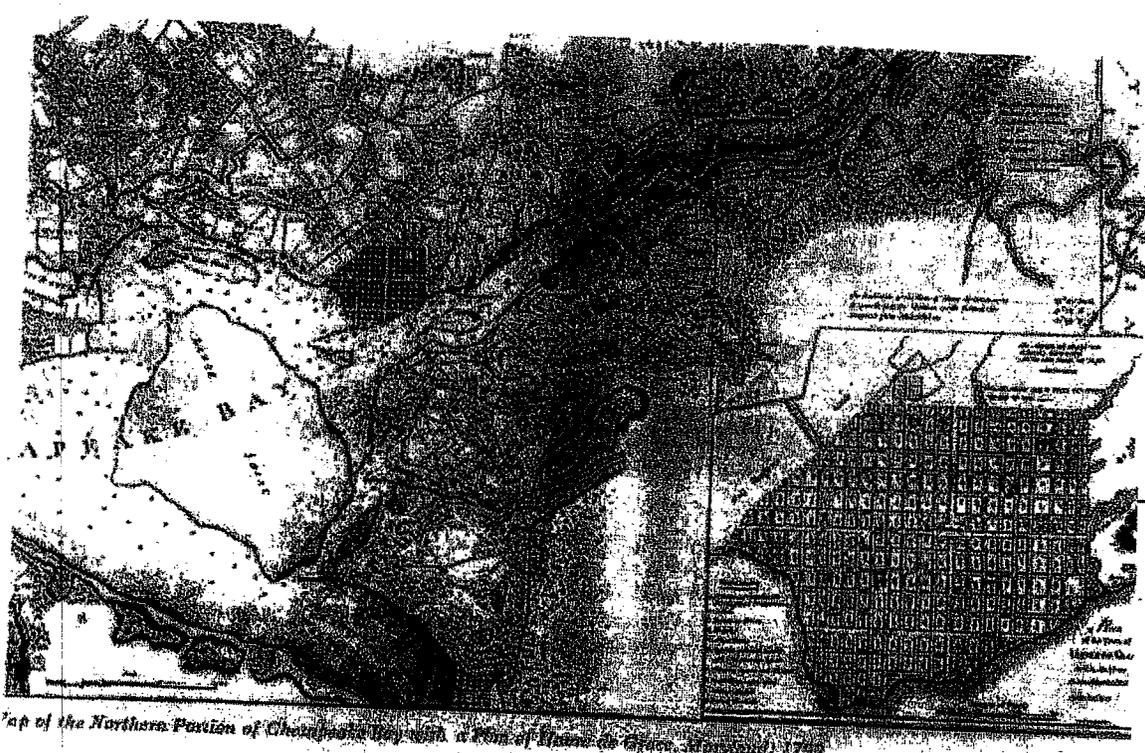
Jump to Page

Go!

<< PREVIOUS NEXT >>

Add Single Image to Print List

Add All Images to Print List



Map of the Northern Portion of Chesapeake Bay with a View of Havre de Grace

HA-1617



Maryland Department of Assessments and Taxation
 HARFORD COUNTY
 Real Property Data Search (2007c)

Go Back
 View Map
 New Search
 GroundRent

Account Identifier: District -06 Account Number - 023290

Owner Information

Owner Name: DOUGHERTY MERRILL R Use: RESIDENTIAL
 DOUGHERTY SUSAN G Principal Residence: NO
 Mailing Address: 208 CARRIAGE CT Deed Reference: 1) / 1423/465
 HAVRE DE GRACE MD 21078-1312 2)

Location & Structure Information

Premises Address Legal Description
 212 N STOKES ST LT 18 30X200
 HAVRE DE GRACE 21078 212 N STOKES STREET
 HAVRE DE GRACE

Map Grid	Parcel Sub	District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
601	811				215	18	1	Plat Ref:

Town HAVRE DE GRACE
 Special Tax Areas Ad Valorem
 Tax Class

Primary Structure Built Enclosed Area Property Land Area County Use
 1930 1,392 SF 6,000.00 SF

Stories Basement Type Exterior
 2 YES STANDARD UNIT ASBESTOS SHINGLE

Value Information

	Base Value	Value Phase-in Assessments		
		As Of	As Of	As Of
		01/01/2007	07/01/2006	07/01/2007
Land	45,000	80,000		
Improvements:	57,910	96,270		
Total:	102,910	176,270	102,910	127,363
Preferential Land:	0	0	0	0

Transfer Information

Seller: JONES ERNEST O & WF Date: 09/02/1987 Price: \$55,000
 Type: IMPROVED ARMS-LENGTH Deed1: / 1423/ 465 Deed2:

Seller: Date: Price:
 Type: Deed1: Deed2:

Seller: Date: Price:
 Type: Deed1: Deed2:

Exemption Information

Partial Exempt Assessments Class 07/01/2006 07/01/2007
 County 000 0 0
 State 000 0 0
 Municipal 000 0 0

Tax Exempt: NO Special Tax Recapture:
 Exempt Class: * NONE *

to List
HA-3



Photo 1



Photo 2

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA HISTORIC CONTEXT

I. Geographic Region:

- Eastern Shore (All Eastern Shore Counties, and Cecil)
- Western Shore (Anne Arundel, Calvert, Charles, Prince George's and St. Mary's)
- Piedmont (Baltimore City, Baltimore, Carroll, Frederick, Harford, Howard, Montgomery)
- Western Maryland (Allegheny, Garrett and Washington)

II. Chronological/Developmental Periods:

- Paleo-Indian 10000-7500 B.C.
- Early Archaic 7500-6000 B.C.
- Middle Archaic 6000-4000 B.C.
- Late Archaic 4000-2000 B.C.
- Early Woodland 2000-500 B.C.
- Middle Woodland 500 B.C. - A.D. 900
- Late Woodland/Archaic A.D. 900-1600
- Contact and Settlement A.D. 1570-1750
- Rural Agrarian Intensification A.D. 1680-1815
- Agricultural-Industrial Transition A.D. 1815-1870
- Industrial/Urban Dominance A.D. 1870-1930
- Modern Period A.D. 1930-Present
- Prehistor. Period Prehistoric Historic

III. Prehistoric Period Themes:

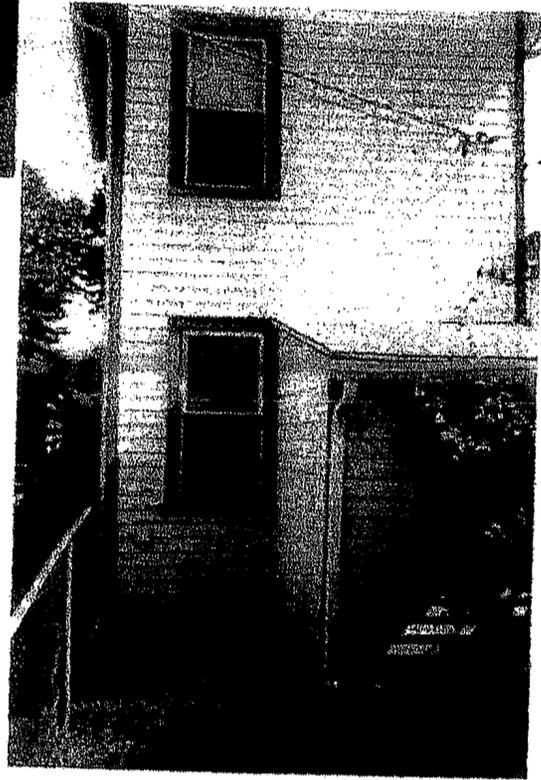
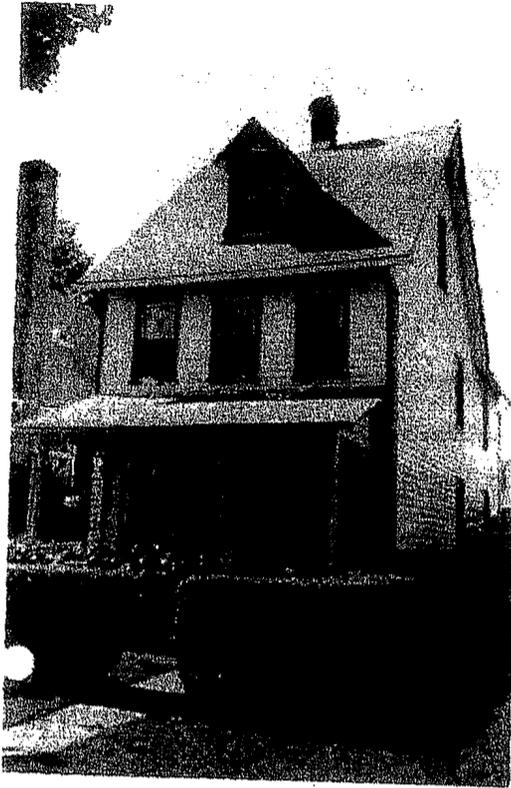
- Subsistence
- Settlement
- Political
- Geographic
- Religion
- Technology
- Environmental Adaptation

IV. Historic Period Themes:

- Agriculture
- Architecture/Landscape Architecture and Community Planning
- Economic/Commercial and Industrial
- Government/Law
- Military
- Religion
- Social/Educational/Cultural
- Transportation

V. Resource Type

- Catagory Building
- Historic Environment Village
- Historic Function(s) and Use(s) House
- Known Design Source None



Survey No. HA

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA - HISTORIC CONTEXT

I. Geographic Region:

- Eastern Shore (All Eastern Shore counties, and Cecil)
- Western Shore (Anne Arundel, Calvert, Charles, Prince George's and St. Mary's)
- Piedmont (Baltimore City, Baltimore, Carroll, Frederick, Harford, Howard, Montgomery)
- Western Maryland (Allegany, Garrett and Washington)

II. Chronological/Developmental Periods:

- Paleo-Indian 10000-7500 B.C.
- Early Archaic 7500-6000 B.C.
- Middle Archaic 6000-4000 B.C.
- Late Archaic 4000-2000 B.C.
- Early Woodland 2000-800 B.C.
- Middle Woodland 800 B.C. - A.D. 900
- Late Woodland and Archaic A.D. 900-1600
- Contact and Settlement A.D. 1570-1750
- Rural Agrarian/Intensification A.D. 1680-1815
- Agricultural/Industrial Transition A.D. 1815-1870
- Industrial/Urban Dominance A.D. 1870-1930
- Modern Period A.D. 1930-Present
- Unknown Period (prehistoric historic)

III. Prehistoric Period Themes:

- Subsistence
- Settlement
- Political
- Demographic
- Religion
- Technology
- Environmental Adaptation

IV. Historic Period Themes:

- Agriculture
- Architecture, Landscape Architecture and Community Planning
- Economic/Commercial and Industrial
- Government/Law
- Military
- Religion
- Social/Educational/Cultural
- Transportation

V. Resource Type:

- Category Architecture
- Historic Environment Village
- Historic Function(s) and Uses House
- Known Design Source None



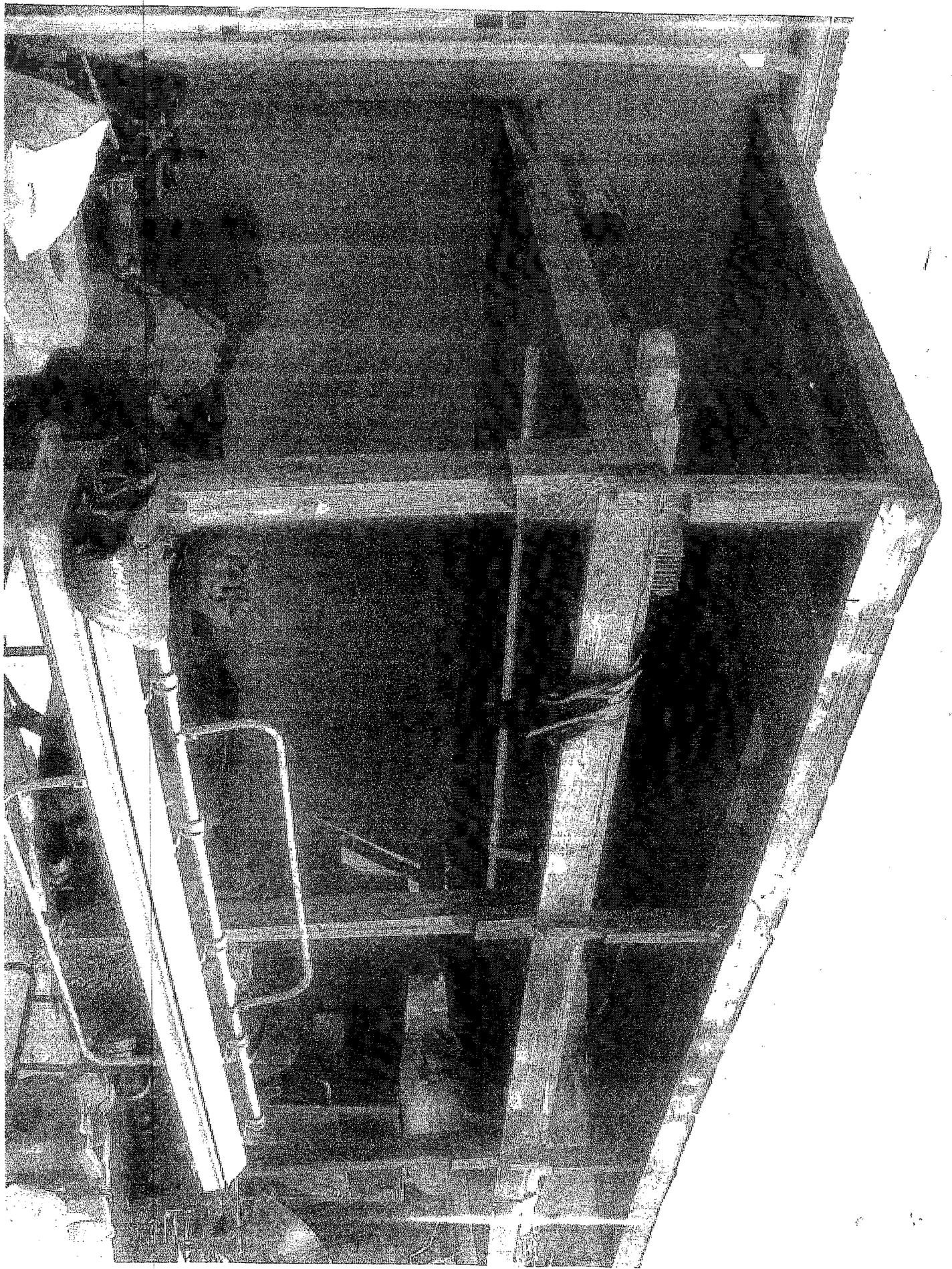
in District
HA-1617



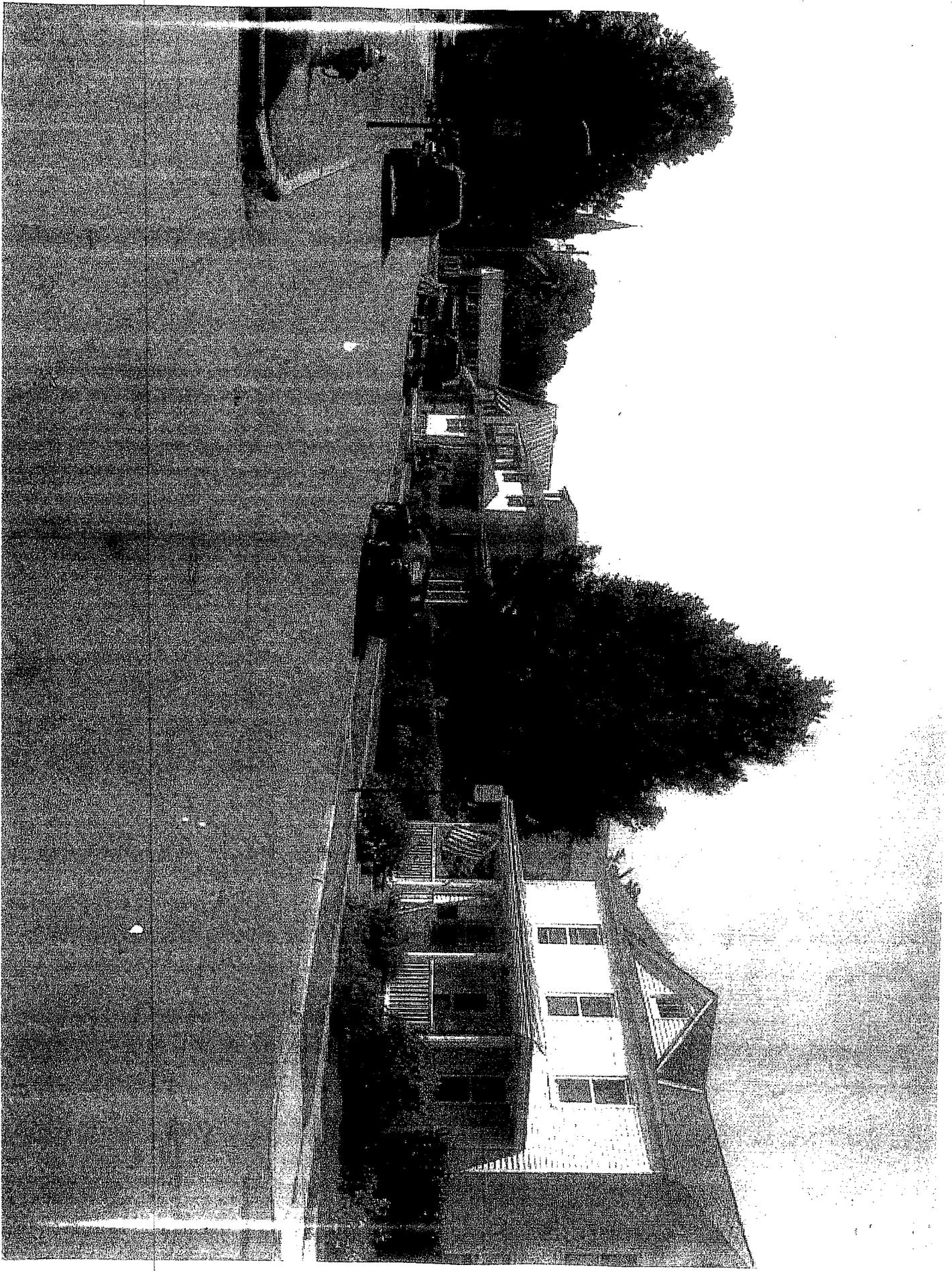
ITEM C

Black and White Photographs & Surrounding Properties Keyed to Street Map.

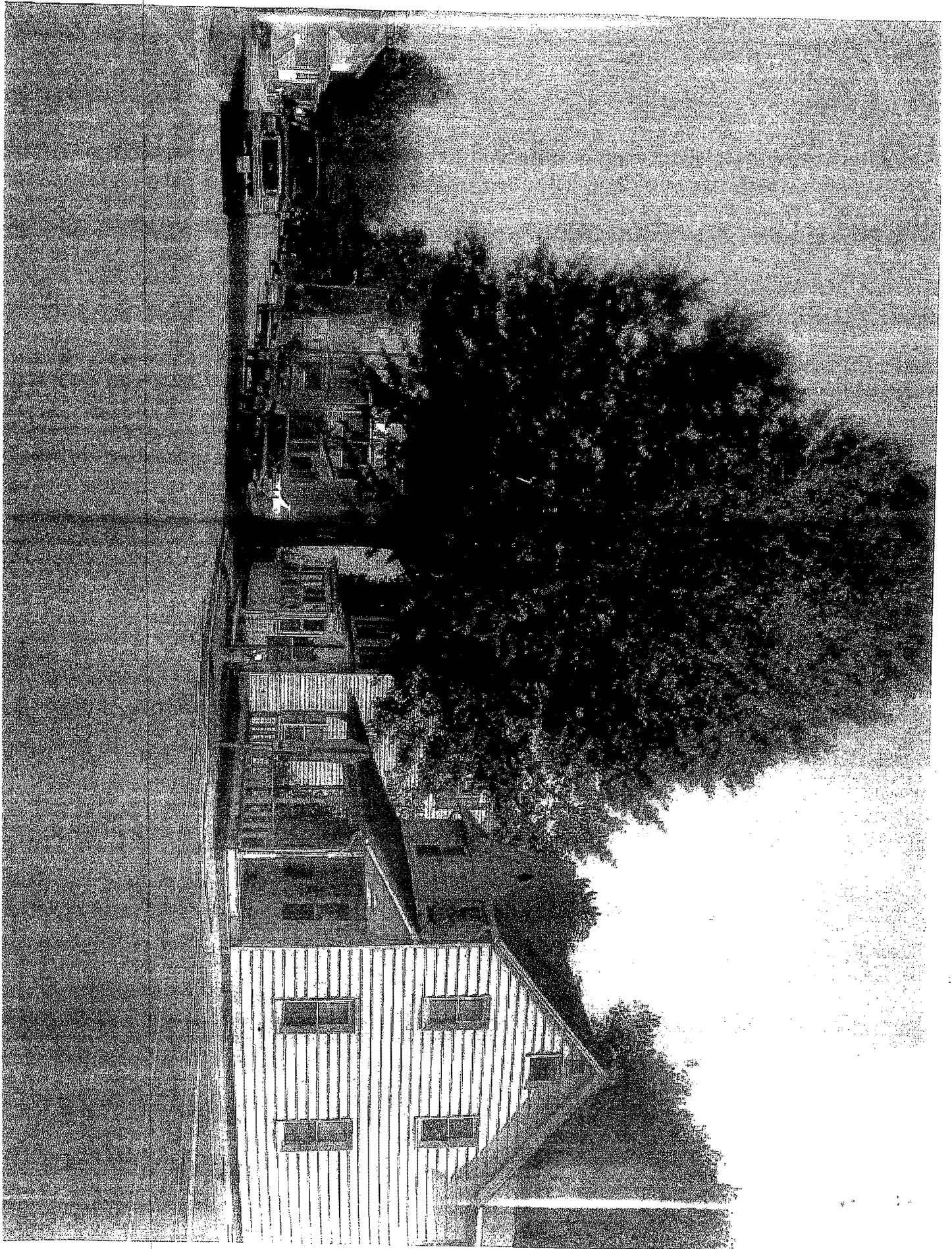


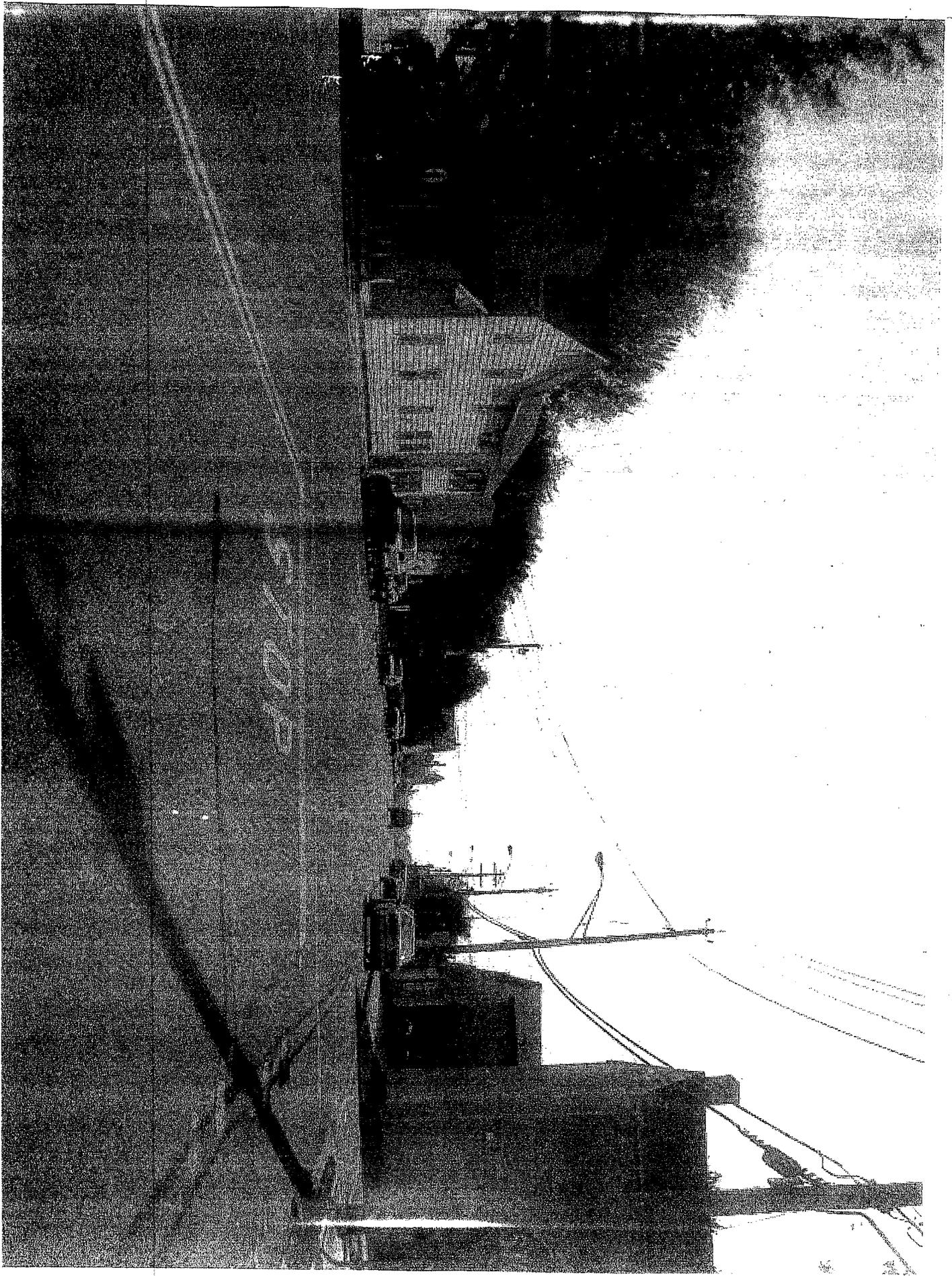








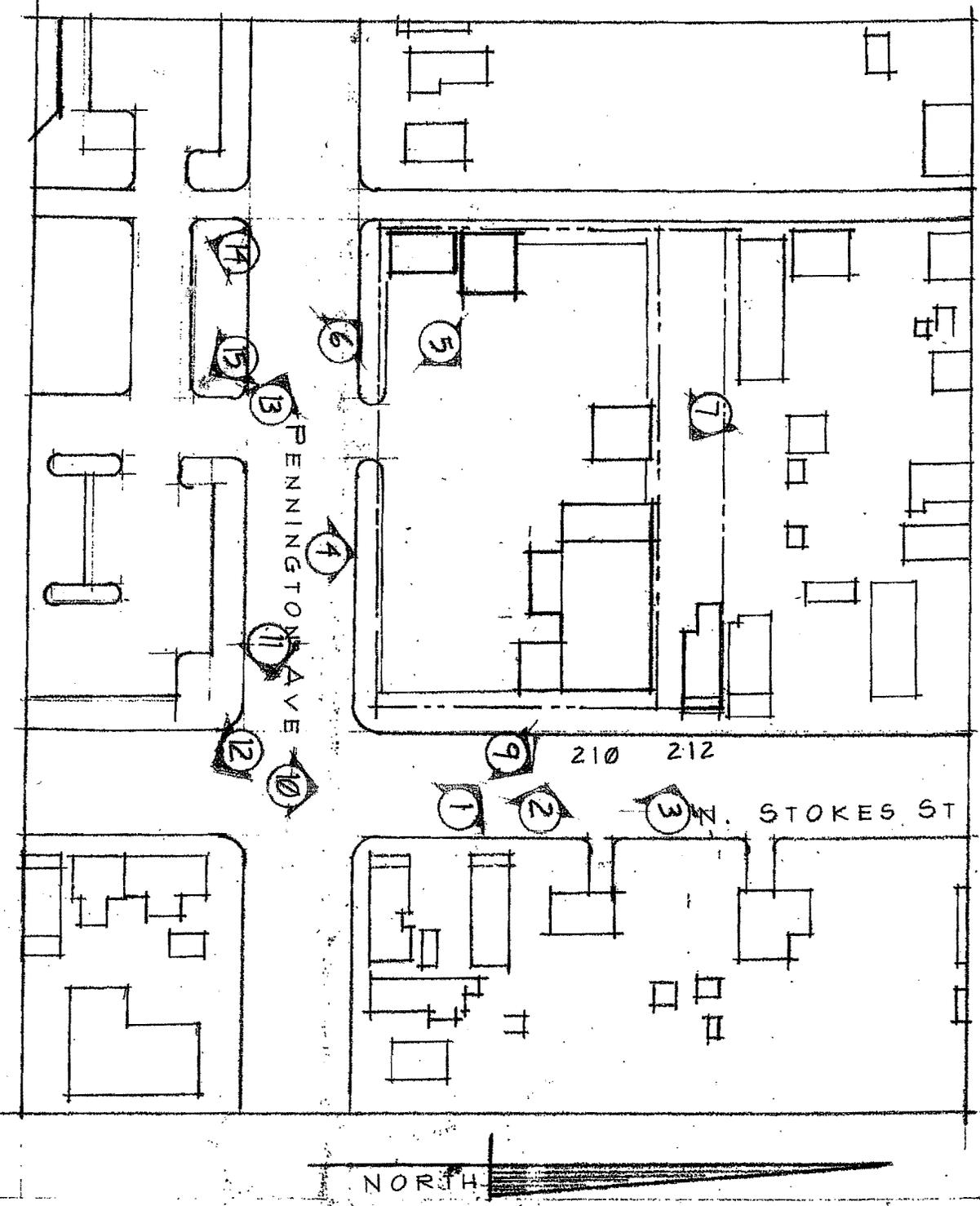






ITEM D

Rendering of Proposed 202 Low Income Elderly Project

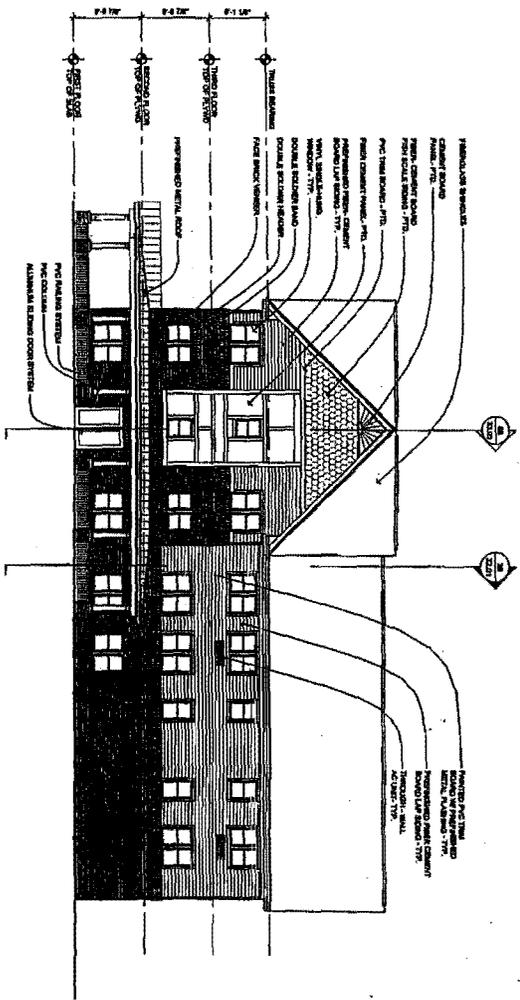


NORTH

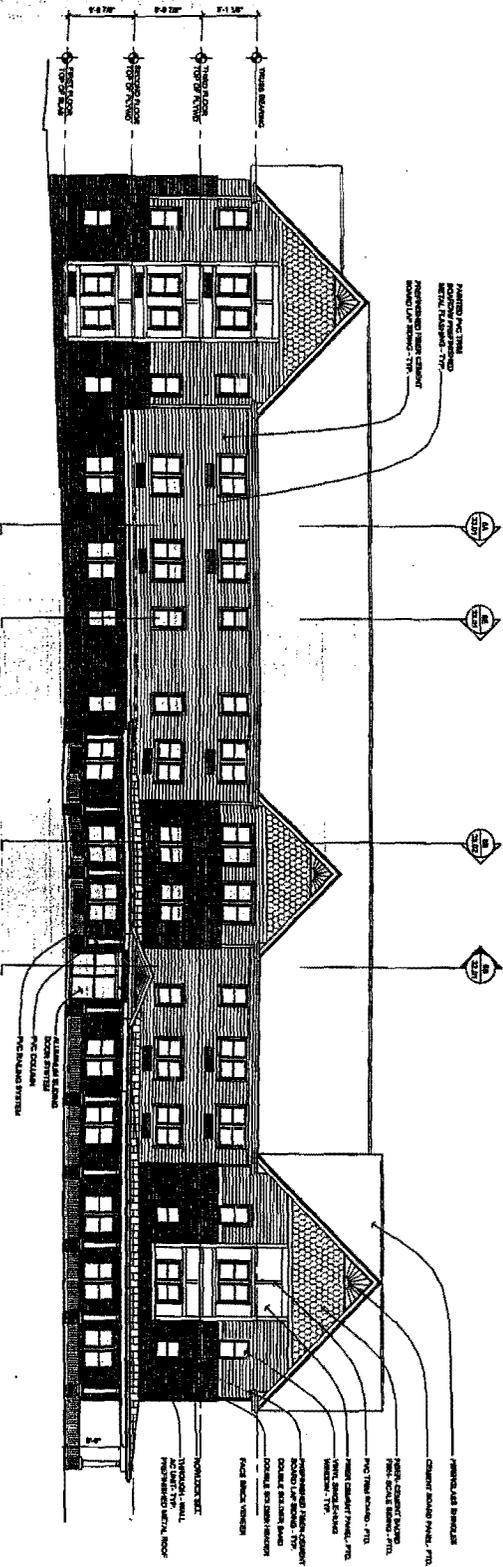
PENNINGTON AVE

N. STOKES ST

210 212



EAST ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"

	<h2 style="margin: 0;">ST. JOHN'S COMMONS</h2> <p style="margin: 0;">Senior Housing Community Howe de Grace, Maryland</p>	<p style="margin: 0;">MARK'S THOMAS ARCHITECTS</p> <p style="font-size: 8px; margin: 0;">1610 WET TRICHWAY, BALTIMORE, MD 21204 PH: (410) 524-4400 FAX: (410) 524-4401</p>	<table border="1" style="margin: 0 auto;"> <tr> <td style="font-size: 8px;">ARCHITECT</td> <td style="font-size: 8px;">OWNER</td> <td style="font-size: 8px;">CONTRACTOR</td> <td style="font-size: 8px;">DATE</td> </tr> <tr> <td style="height: 20px;"> </td> <td style="height: 20px;"> </td> <td style="height: 20px;"> </td> <td style="height: 20px;"> </td> </tr> </table>	ARCHITECT	OWNER	CONTRACTOR	DATE				
ARCHITECT	OWNER	CONTRACTOR	DATE								
<p style="font-size: 8px; margin: 0;">SNOW/WEBB ARCHITECTS</p> <p style="font-size: 8px; margin: 0;">1000 W. BALTIMORE AVENUE BALTIMORE, MD 21201 PH: (410) 524-4400 FAX: (410) 524-4401</p>	<p style="font-size: 8px; margin: 0;">PROJECT NO. 2000-001</p> <p style="font-size: 8px; margin: 0;">DATE: 02/10/00</p> <p style="font-size: 8px; margin: 0;">DRAWN BY: JWB</p> <p style="font-size: 8px; margin: 0;">CHECKED BY: JWB</p> <p style="font-size: 8px; margin: 0;">APPROVED BY: JWB</p>	<p style="font-size: 8px; margin: 0;">3101</p>									

ITEM E

Project Architect's Opinion Regarding the Undertaking's Effect on Historic Properties

--	--	--



MARKS, THOMAS ARCHITECTS

June 2, 2008

Robert H Herbert, Jr.
Environmental officer
HUD Baltimore Field Office
10 South Howard St
5th Floor
Baltimore, MD 21201

RE: St. John's Commons – HUD Section 202 – Housing for the Elderly
200-212 N. Stokes Street
Havre de Grace, MD 21078

Dear Mr. Herbert,

As per our conference call last month, I have compiled the following to describe our position on the design of the site and building for the referenced project.

Marks, Thomas Architects was tasked with organizing a very specific set of building parameters within the confines of a very restrictive site for Saint John's Commons Senior Housing. In order to receive HUD funding, the project must provide for 54 one bedroom living units. The economics of the project mandate wood frame construction. Code allows for a fully sprinklered building of this type to be a maximum of four stories tall which our current plans depict. The site area remaining beyond the building footprint was designed to provide adequate entrance to a rear parking area from both Stokes Street and Centennial Lane as required by the local Fire Department. We are able to provide for a maximum of 27 off street parking spaces including six designated as handicap accessible. The owners are applying for a variance since this is below the minimum number of parking spaces that local zoning requires per residential unit. Based on the intended occupancy, we feel that adequate parking is being proposed. Should the existing structures remain, we would not be able to achieve either the required living units or adequate off street parking thereby rendering the project infeasible.

In ongoing public meetings with the planning commission, the project has received overwhelming support from local officials and the community. Supporters site the need for this type of housing in the community and the vast improvements this project would make to the existing site. The current site, enclosed within a chain link fence, constitutes both a visual detriment to the historic community and a traffic nuisance with the large fleet of rental trucks cued up along Stokes and Pennington. The minimal local opposition to the project is concerned primarily with the building height. Preserving the existing structures by compressing the footprint and increasing the height would therefore obviously meet with even greater local resistance.

In our professional opinion, the proposed building is not out of scale with the neighboring buildings or the historic district. Pennington Avenue has become an important institutional corridor, featuring new schools, churches, a Police Station, and City Hall. Historically, larger buildings have been sited on significant corners such as this. Presently the corners of Stokes Street at both Green and Congress are the sites of churches and taller residential buildings, many with turrets to emphasize their position at the corner. Maps from as recently as 1921 show a 3-story structure located at the corner of Pennington and Stokes. Our project seeks to reestablish this corner. Since our floor to floor heights are almost certainly less than those of the former historic building, actual building heights are likely similar.

R:\Projects\07241\HUD Letter 02Jun08

- 1 -

WWW.MARKS-THOMAS.COM 1410 KEY HIGHWAY, BALTIMORE, MD 21230 PHONE: 410 539 4300 FAX: 410 539 0660

The primary façade of Saint John's Commons faces Pennington Avenue. The large open space directly across the street, the parking lot for Saint Patrick's Church, helps to mitigate the scale of our building. This is essentially a permanent situation since this lot will likely remain as is for the foreseeable future. Likewise, the asymmetrical façade, characteristic of Victorian precedents, features several steeply sloping gables of varying heights to break down the horizontal expanse of the building. The tallest gable occurs at the corner to address the corner in a way similar to the local precedents and transition to the smaller scale façade along the more residential setting of Stokes Street.

Exterior elevations indicate a brick base for durability and ease of maintenance. Upper materials are siding manufactured from prefinished cement fiber board. Siding will primarily be concealed fastener lap siding as is prevalent throughout Havre de Grace. Fish-scale siding and panels with trim will also be used at the gables, typical Victorian treatments common throughout the area.

In keeping with the residential feel of the building, all windows will be single hung residential windows, installed individually or in pairs. The large, wrap-around porch with metal roof is a ubiquitous feature of the City architecture that is also a functional amenity for the residents.

Please let me know if there is anything else I can provide with regards to this matter.

Sincerely,

Tom Terranova
Project Architect

Cc: Gilbert W. Thomas, AIA, NCARB, President
File

ITEM F

Copies of Views and Opinions from Consulting Parties and the Public

--	--	--

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, Sr.
Chairman

HOUSING INVESTMENT ASSOCIATES, INC.

101 CHESTNUT STREET - GAITHERSBURG, MARYLAND, 20877 - 301-948 3128- FAX 301-869-5945

4/24/08

Maryland Historical Trust
100 Community Place
Crownsville, MD 21032

RE: St. John's Church- HUD Section 202-Housing for the Elderly
200-212 N. Stokes Street
Havre de Grace, Maryland
(MD20070620-0640)

Gentlemen:

I am the Housing Consultant for the above referenced housing project.

Please be advised that on October 31 ,2007, the U.S. Department of HUD had agreed to set aside funding for the above referenced housing project , for a total of 54 units for the low income elderly.

If we were to attempt to reduce the number of units in the projects in order to try to retain the 2 existing buildings on the site, not only would the project become economically infeasible, but HUD's agreement to fund the project could become null and void since it would be a material change from the application as originally submitted.

Therefore, we respectfully request that we be allowed to mitigate the adverse effects resulting form our project.

Thank you.

Stephen N. Joy
President



MARKS, THOMAS ARCHITECTS

April 25, 2008

Maryland Historic Trust
100 Community Place
Crownsville, MD 21032

RE: St. John's church – HUD Section 202 – Housing for the Elderly
200-212 N. Stokes Street
Havre de Grace, MD 21078

To Whom it May Concern,

Marks, Thomas Architects has conducted an extensive feasibility study and schematic design for the referenced project and site. To achieve the client's objectives and meet the requirements set forth by HUD, the current design exceeds the buildable limits of the site. The Owner is applying for a zoning variance which will allow the west side of the building to encroach on the side set-back by approximately six feet and the porch structure to encroach on the front and east side set-backs by as much as ten feet. In addition, a variance will be sought to reduce the required off street parking to an amount which can be accommodated by the minimal space available to the north (back) of the proposed building. In our professional opinion, preserving the existing structures in question would render the site unsuitable for this project.

Thank you for your attention to this matter. Please feel free to contact this office if you have any questions or need additional information.

Sincerely,



Tom Peranovs
Project Architect

Cc: Gilbert W. Thomas, AIA, NCARB, President
File

R:\Projects\07241\MHT Letter 25APR08

- 1 -

WWW.MARKS-THOMAS.COM 1410 KEY HIGHWAY, BALTIMORE, MD 21230 PHONE: 410 539 4300 FAX: 410 539 0660

Herbert Jr., Robert H

From: J Sager [JSager@mdp.state.md.us]
Sent: Monday, June 02, 2008 8:41 AM
To: kathleenkeen@comcast.net
Cc: Herbert Jr., Robert H
Subject: RE: St. John's Church, Inc; DUNS # 188549880; Havre de Grace

Kathy:

Thank you for the feedback and support. We haven't heard anything about this proposal in some time. I'll be sure to copy you and Mr. Browning on future correspondence.

- Jonathan

Jonathan Sager
Preservation Officer
Maryland Historical Trust
100 Community Place
Crownsville, MD 21032

410-514-7636 (phone)
410-987-4071 (fax)

-----Original Message-----

From: kathleenkeen@comcast.net [mailto:kathleenkeen@comcast.net]
Sent: Friday, May 30, 2008 2:50 PM
To: R Little
Cc: J Sager
Subject: St. John's Church, Inc; DUNS # 188549880; Havre de Grace

Dear Mr. Little,

I'm writing to you on behalf of the Havre de Grace Historic Preservation Commission regarding the above proposed project to be located in Havre de Grace's National Register Historic District. The Commission has received a copy of your letter dated February 26, 2008 to Stephen N. Joy of the Housing Investment Associates, Inc. We have also received a copy of Richard Wagner's (AIA of David H. Gleason Associates, Inc) letter to Peter Kurtze, dated April 3, 2008.

At issue is the proposed construction of a 4 storey, 54 unit apartment building which would require the demolition of two historic buildings (210 and 212 North Stokes Street).

Our Commission shares your concern about the destruction of two modest historic structures to make room for oversized new construction in our Historic District.

We have, unfortunately, witnessed the demolition of several vernacular houses considered by others to be of no historical significance.

Preservationists

understand that a particular vernacular building may not be unique or associated with important historic events. Its value is in what it shares with others of its kind. These buildings are part of a collection comprising our National Register Historic District. If too many of these buildings are lost, so is the fabric of our historic neighborhoods.

The Havre de Grace Historic Preservation Commission would like to be kept informed about this matter. The Chairman of our Commission is Ron Browning. He can be reached by phone 410-939-6562, or by mail at 226 North Union Ave., Havre de Grace, MD 21078. You may contact me via email if you desire.

Sincerely,

Kathy Keen, member, Havre de Grace Historic Preservation Commission
414 Bourbon Street
Havre de Grace, MD 21078
410-939-0565

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.

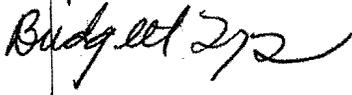
During several meetings and/or presentations conducted to support the proposed St. John's project, we have been struck by the absence of our homes from the renderings, discussions and consideration as to the impact the proposed building will have on our neighborhood especially its historic nature. Drawings 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

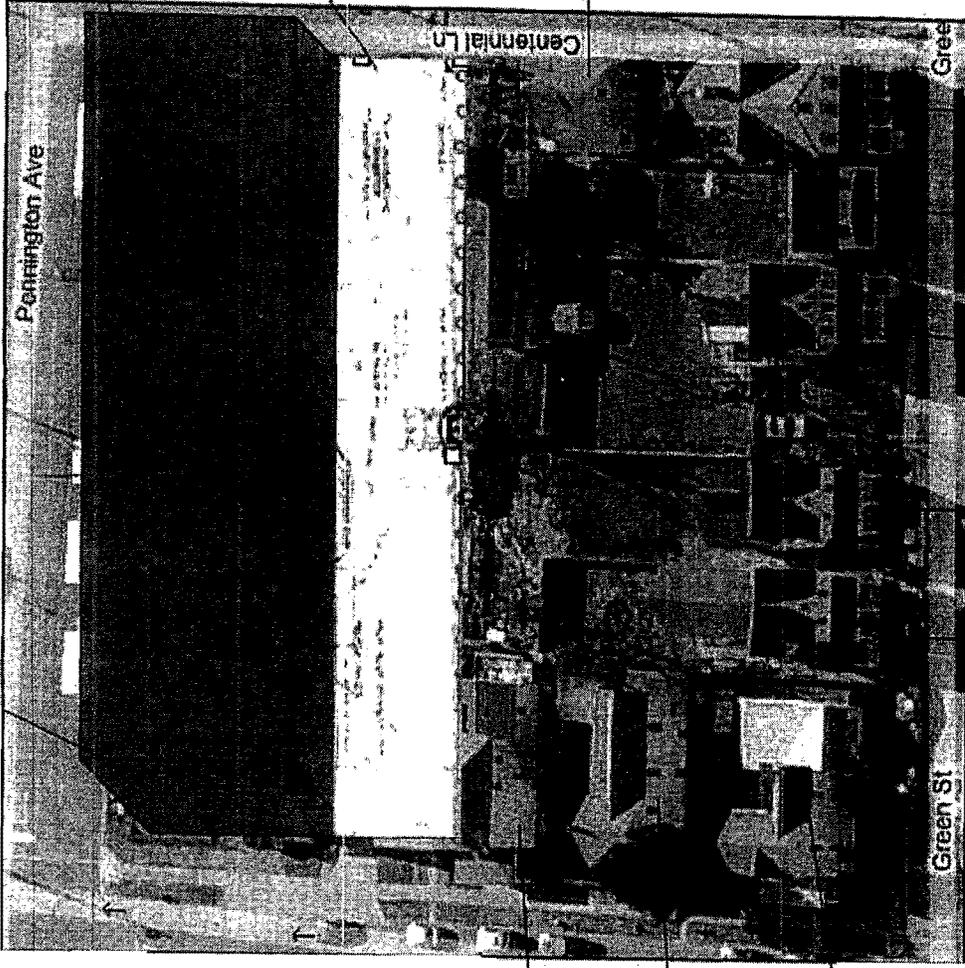
Kathryn Lating
207 Prescott Court
Havre de Grace, MD 21078
410-939-4662

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. 2521



Pennington Ave

P809

P808

P807

Green St

Central Ln

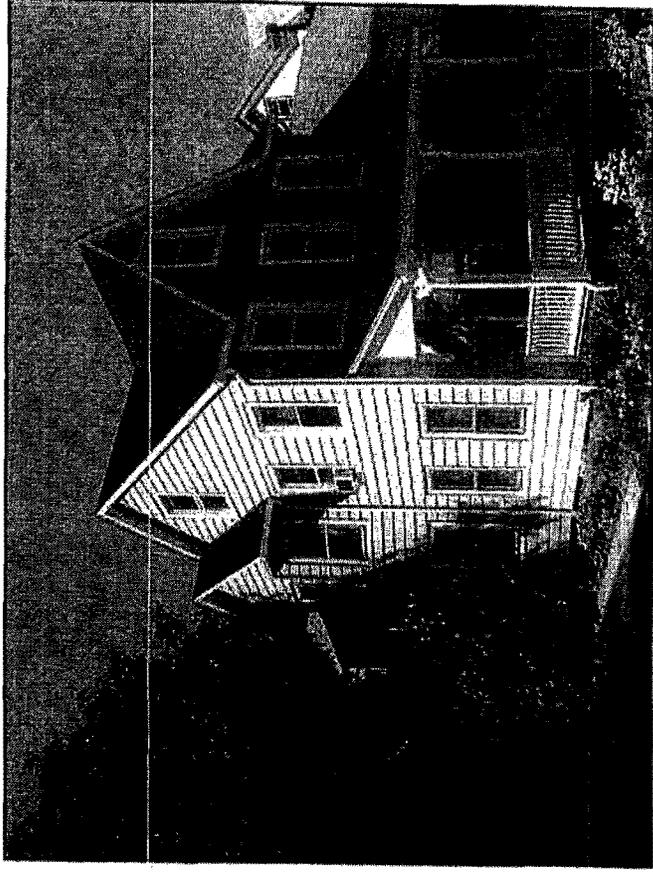
Green

P806 P805 P804 P803 P802

P810

ENCLOSURE 1

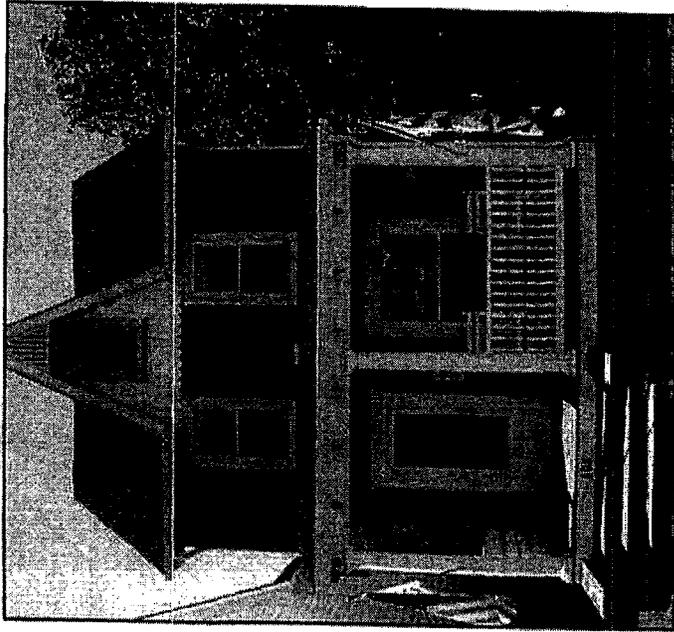
P 804



ENCLOSURE 3

807	808	809			
2.000	2.000	P.810	P.811	P.1820	P.2501
P.804	2.000				
2.000					

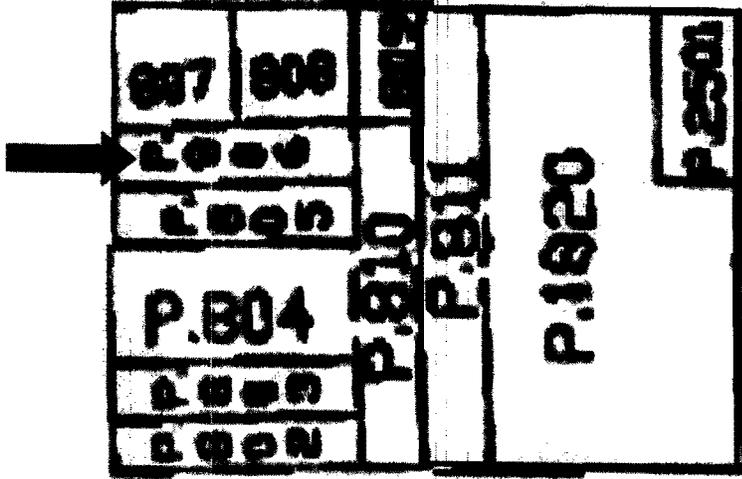
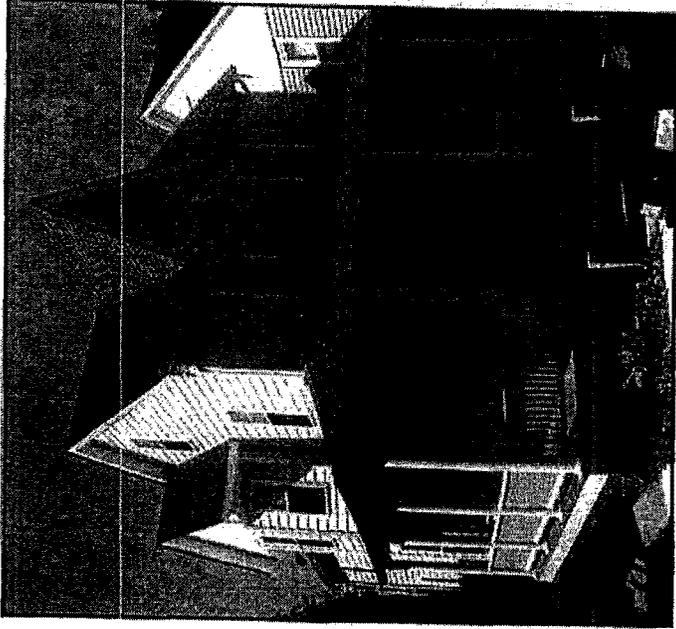
ENCLOSURE 4



P 805

807	808	809			
800	801				
P.804	P.810	P.811	P.1820		P.2501
802					
803					

P 806



ENCLOSURE 5

ENCLOSURE 6

