

IN THE CIRCUIT COURT FOR ANNE ARUNDEL COUNTY

PETITION OF HISTORIC ANNAPOLIS, INC.

18 Pinkney Street,
Annapolis, MD 21401

Case No.:

FOR JUDICIAL REVIEW OF THE DECISION OF
THE HISTORIC PRESERVATION COMMISSION
OF ANNAPOLIS, MARYLAND

160 Duke of Gloucester
Annapolis, MD 21401

IN THE CASE OF TRAVIS LIGON AND WHITING
TURNER C/O THE CITY DOCK RESILIENCY
PROJECT

HPC-2024-00296

PETITION FOR JUDICIAL REVIEW

Petitioner, Historic Annapolis, Inc., by and through Hartman, Attorneys at Law and C. Edward Hartman, III, its attorneys, pursuant to Maryland Rule 7-201 and Annapolis, Md., Code of Ordinances § 21.56.110, hereby requests judicial review of the decision issued by the Historic Preservation Commission of Annapolis, Maryland on February 27, 2025 in the case of Travis Ligon and Whiting Turner c/o The City Dock Resiliency Project, approving applications HPC-2024-00296. In support, Petitioner states the following:

1. HPC-2024-00296 was initiated by applicants Travis Ligon and Whiting Turner (collectively, “Applicants”), seeking approval from the Historic Preservation Commission (hereinafter “HPC”) for the proposed project at City Dock, 69 Prince George Street, also known as The City Dock Resiliency Project, concerning the Annapolis Historic District. HPC-2024-00296 focuses on the construction of the Maritime Welcome Center (hereinafter referred to as, the “MWC”) and the new Prince George Street Park.

2. Historic Annapolis, Inc. is a 501c3 dedicated to preservation of the Annapolis' Historic District.
3. Petitioner has further standing because it appeared and offered sworn testimony and exhibits at the public hearings regarding this application. Additionally, directors and officers of Historic Annapolis, Inc. are residents of Annapolis who also testified at the meeting and would be directly impacted by the approval of these applications.
4. HPC-2024-00296 pertains to proposed changes within Annapolis' Historic District. To preserve the Historic District, the Annapolis Code requires approval for any changes in order to determine whether the changes would affect the historic significance of the site or structure. The approval of HPC-2024-00296 has resulted in various violations of the Annapolis Code, as well as other rules and guidelines that bind the HPC.

STANDARD: NEW STRUCTURE V. ADDITION

5. HPC-2024-00296 focuses on the application for an addition to the Burtis House, a historic building located in the Historic District. The addition proposed in the application is the Maritime Welcome Center.
6. To approve an addition structure, the HPC needs to follow the strict standard of review noted in the Annapolis City Code § 21.25.060 stating, “[t]he Commission shall be strict in its judgement of plans for landmarks, sites or structures determined by research to be of historic, cultural, archaeological, or architectural significance.” It is known that the site of the City Dock project and the Burtis House are of historic, cultural, archaeological and architectural significance.
7. Additionally, the HPC is subject to the requirements of the Annapolis Historic District Design Manual. Section B.6 of the Annapolis Historic District Design Manual, regarding

“Size and Massing of Additions”, states “[a]dditions **shall be designed to be subordinate** to the main part of the building in terms of massing, height, scale and detail. **Additions which compete with or obliterate an original structure will not be approved.** The historic building should retain its original massing and visual characteristics. Additions that compete in size with original buildings are strongly discouraged.” *Design Manual Section B.6.*

8. The proposed MWC would compete with and obliterate the Burtis House, going as far as limiting its view from various vantage points, which results in a direct violation of Section B.6 of the Annapolis Historic District Design Manual.
9. In approving HPC-2024-00296, the HPC failed to consider these applicable rules. Instead, the HPC decided to name the MWC a new structure, in order to apply a more lenient standard for approval. The pretense of identifying the MWC as a new structure was used to get a more lenient standard and avoid the requirements of B.6 of the Annapolis Historic District Design Manual. By doing so, the HPC has violated the Annapolis Code, as well as other relevant guidelines, such as the Annapolis Historic District Design Manual. These actions are an abuse of power by the HPC.
10. In its decision, the HPC asserts that the MWC is a new structure, as opposed to an addition; however, the project application states that “[t]he Maritime Welcome Center (MWC) will be an addition to the Burtis House[.]” The Maryland Historical Trust easement application is incorporated hereto and referenced herein, as **Exhibit A**. On numerous occasions the application identifies the MWC as an “addition” and not as a new structure. *See Exhibit A, pp. 1 ¶ 3, pp. 3 ¶ 3-4, pp. 4 ¶ 1.*

11. The MWC is also identified as an addition in the Maryland Historical Trust's letter regarding the Burtis House project, stating that approval was requested "to construct **an addition to the Burtis House.**" (Emphasis added). The letter from the Maryland Historical Trust is incorporated hereto and referenced herein, as **Exhibit B**. The letter further grants conceptual approval "to construct an addition to the Burtis House." *Id.* The letter refers to the structure as an addition seven times and refers to the structure's connection to the Burtis House another time. *Id.*
12. Additionally, the plan and specifications submitted by applicants in the HPC Public Hearing Application refers to the MWC as an addition to the Burtis House numerous times. Samples from the hearing application, which refer to the MWC as an addition, are incorporated hereto and referenced herein, as **Exhibit C**; the complete hearing application will be part of the record submitted by the HPC.
13. The presentation presented by applicants also refers to the MWC as an addition to the Burtis House. The presentation slide is incorporated hereto and referenced herein, as **Exhibit D**.
14. At a previous hearing on this matter held on October 3, 2024, the MWC was again referred to as an addition.
15. Annapolis City Code § 21.72 defines "addition" as "construction that increases the size of a structure." The MWC is much larger than the Burtis House, nearly twice its size.
16. Additionally, the MWC is a structure that is connected and attached to the Burtis House. The project requires that the Burtis House remove its existing addition to add the new MWC. Along with this, the MWC is to share the same parcel and address as the Burtis House.

17. The comments of the Commissioners who approved HPC-2024-000296 contradict their approval. One Commissioner references her concern that the MWC is an addition and not a separate structure yet still approves the application under the incorrect standard.
18. As the HPC applied the incorrect, lenient standard of review of a new structure instead of the strict standard required for an addition, its approval of HPC-2024-00296 violates various rules, regulations, and guidelines; therefore, the decision should be reversed.

SETBACKS

19. In addition to applying the incorrect standard of review for the MWC application, the HPC wrongly approved the application by failing to adhere to the guidelines and rules governing setbacks.
20. Section B.6 of the Annapolis Historic District Design Manual indicates that “[i]f the addition is large relative to the existing building, it should be designed with setbacks, offsets, hyphens, change of materials, or mediating architectural details **relating to the original structure**. The addition of projecting bays, oriel windows, or other incompatible additions should be avoided.” *Historic District Design Manual Section B.6*. (Emphasis added). Application HPC-2024-00296 directly conflicts with this guideline, as the proposed MWC structure protrudes beyond the plane of the Burtis House facing Spa Creek, thus breaking the prevailing setback and in essence becoming a protruding bay which the guidelines define as incompatible for an addition.
21. Section B.10 of the Annapolis Historic District Design Manual, governing setbacks, states that “[t]he **prevailing setback line at the street should be preserved**. The pattern of setbacks surrounding a specific site may be considered as well.” (Emphasis added). HPC-2024-00296 did not preserve the setbacks. The setbacks of the proposed MWC do not align

with the existing buildings on Dock Street and surpass the existing sidewalk. The proposed MWC's setback line on Dock Street violates B.10 of the Annapolis Historic District Design Manual. The Commissioners provided no reasoning supported by any rule, guideline, or regulation that would support such a decision.

PUBLIC COMMENTS

22. The HPC failed to review all public comments made in regard to this application.

23. The City's website states that "the public [has] the option to provide comments in writing through an online form. These comments will be entered into the public record and will be available to members of the Department, Boards, and Commissions, as well as the public. Public comments may be submitted via the online form prior to noon the day of a meeting."

24. The HA has access to public comments and identified public comments that, upon information and belief, were made by members of the public prior to the deadline that were not included.

25. A member of the public testified at the hearing that there was no public access to the numerous public comments submitted regarding HPC-2024-00296.

26. This lack of conformance with accepted practice denies the public meaningful participation in the application process.

ARBITRARY AND CAPRICIOUS

27. The HPC's approval of HPC-2024-00296 was arbitrary and capricious.

28. At the conclusion of public testimony, the Commissioners offered comments as to why they were approving the project, none of which were backed by any applicable rules. The

Commissioners' reasoning does not support an approval; rather, their comments contradict their approval of HPC-2024-00296.

29. As previously mentioned, one Commissioner referenced her concern that the MWC is an addition and not a separate structure; yet, that Commissioner still voted to approve the application under the incorrect standard.
30. A second Commissioner states that her decision to approve is solely due to wanting to move the project forward, a statement lacking support in any applicable rules. This second Commissioner voted to approve HPC-2024-00296 without discussing any of the various arguments or testimony in the record.
31. A third Commissioner voted to approve the application as a new structure, a standard that, as discussed above, is incorrect. Additionally, this Commissioner stated that it was okay to stretch the boundaries. This Commissioner's comments were not based on or supported by any applicable rules.
32. A fourth Commissioner vote to approve also raises concerns. This Commissioner's reason for approving HPC-2024-00296 is that the City can be treated differently than other property owners in the district. Different standards cannot be applied to the City versus other applicants; all applicants are subject to the same standards.
33. The reasoning behind the Commissioners' approval of HPC-2024-00296 is not supported by applicable rules, regulations, or guidelines. All reasons given by the Commissioners are arbitrary; therefore, the approval of HPC-2024-00296 should be reversed.

VIOLATIONS OF THE HPC RULES OF PROCEDURE

34. The HPC is subject to its own Rules of Procedure (hereinafter referred to as, "ROP"). By approving HPC-2024-00296 the HPC violated its own Rules of Procedure.

35. In addition to the HPC's ungrounded justifications for supporting HPC-2024-00296, in approving HPC-2024-00296 in the above-mentioned method, the HPC violates ROP 5.6.
36. ROP 5.6 requires a five-step procedure to deliberate prior to approving an application such as HPC-2024-00296. ROP 5.6 states:

The chair shall close public testimony and the Commission shall enter into deliberations. During deliberations, the Commission shall give consideration to:

- (a) the historic, cultural, archaeological, or architectural significance of the landmark, site, or structure and its relationship to the historic, cultural, archaeological, or architectural significance of the surrounding area;
- (b) the relationship of the exterior architectural features of a landmark, site, or structure to the remainder of the landmark, site or structure and to the surrounding area;
- (c) the general compatibility of proposed exterior design, scale, proportion, arrangement;
- (d) compliance with The Secretary of the Interior's Standards for the Rehabilitation and Treatment of Historic Properties and consistent with the intent and principles of the Annapolis Historic District Design Manual (most recent edition) which is more commonly known as the "HPC Design Guidelines";
- (e) any observations made during site visits;

(f) any other factors including aesthetic factors which the Commission deems to be pertinent in accordance with City code section 21.56.060.D.

37. The HPC failed to follow the five-step procedure listed in ROP 5.6. In failing to follow the procedure lineated in ROP 5.6 the HPC improperly approved HPC-2024-00296; therefore, the HPC's decision must be reversed.

CONCLUSION

38. Petitioner was aggrieved by the HPC's decisions, which rejected its position and provided no relief on the issues it raised. As such, Petitioner is entitled to seek review of the HPC's decision and order pursuant to Annapolis City Code § 21.56.110.

Respectfully submitted,

HARTMAN, Attorneys at Law

Date: March 17, 2025

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Attorney for Petitioner Historic Annapolis, Inc.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of March, 2025, I served a copy of the foregoing
Petition for Judicial Review by electronic filing to:

The Historic Preservation Commission
160 Duke of Gloucester
Annapolis, MD 21401

D. Michael Lyles
City Attorney
Office of Law
160 Duke of Gloucester
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Maryland

DEPARTMENT OF PLANNING

MARYLAND HISTORICAL TRUST

Historic Preservation Easement Program Change/Alteration Request Application

*This form is intended to be used by Maryland Historical Trust (MHT) Easement Property Owners and/or the Authorized Project Contact to initiate review of projects which require approval of the Director of the MHT as per the Deed of Easement. All **Change/Alteration Request Applications** must be submitted electronically (by email) along with pertinent supplemental information. Easement Program staff will evaluate the application for completeness and may require additional information to facilitate review by the Easement Committee and Director. The application review period (as specified by each Deed of Easement) will not commence until Easement Program staff has deemed the application to be complete.*

Return the **Change/Alteration Request Application**, and other information to:
Historic Preservation Easement Program
Maryland Historical Trust, 100 Community Place, Crownsville, MD 21032
mht.easements@maryland.gov

Easement Property Information

Name of Easement Property:	Burtis House		
Alternative Name:			
Address of Property:	69 Prince George St.		
	Annapolis, Md 21401	County:	Anne Arundel
Maryland Inventory of History Places # (if known):	AA-1152		
(for more information visit http://mht.maryland.gov/research_survey.shtml)			
Scope of Easement:	<input checked="" type="checkbox"/> Exterior	Is the scope of work located inside an easement boundary?	<input checked="" type="radio"/> Yes <input type="radio"/> No
What does the Easement protect? (Check all the apply)	<input type="checkbox"/> Interior		
	<input type="checkbox"/> Archaeology		

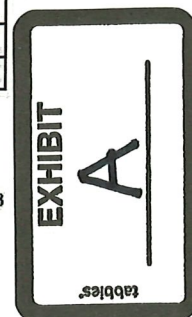
* For a copy of the easement document, please contact Kathy Monday (410) 697-9575 / kathy.Monday@maryland.gov

Property Owner Information

Name of Current Property Owner:	City of Annapolis		
Address of Property Owner:	160 Duke of Gloucester St		
(If different than property address)	Annapoli, MD 21401	Purchase Date:	03/2022
Work/Home Telephone:	410-263-7997	Fax:	
Mobile Telephone:		Email:	

If application is completed by someone other than owner (only complete if applicable):

Name of Authorized Project Contact:	Eileen Fogarty and Kim Dalleader		
Relationship to Owner:	Project Manager and Historic Preservation Consultant		
Address of Authorized Project Contact:			
Daytime Telephone:		Fax:	
Mobile Telephone:		Email:	



Project Funding Information:

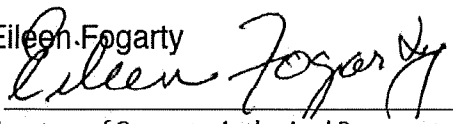
<p>Is this project being funded by any of the following sources?</p> <p><i>Please check all that apply:</i></p>	<input type="checkbox"/> MHT Capital Grant (FY _____)
	<input type="checkbox"/> MHT Loan
	<input type="checkbox"/> MHAA Capital Grant (FY _____)
	<input type="checkbox"/> AAHPP Grant (FY _____)
	<input type="checkbox"/> Historic Tax Credits (<input type="radio"/> Residential / <input type="radio"/> Commercial)
	<input type="checkbox"/> Bond Bill (Chapter _____ / Year _____)
	<input type="checkbox"/> Other State/Federal Funding _____
	<input checked="" type="checkbox"/> Other Funding <u>City Bonds</u>

Please check that you have included the following information as part of your complete application:

<p><i>Required:</i></p> <p><input checked="" type="checkbox"/> Change/Alteration Request Application</p> <p><input checked="" type="checkbox"/> Detailed Work Description</p> <p><input type="checkbox"/> Printed Photographs & CD; properly labeled/identified</p>	<p><i>As Necessary (Recommended):</i></p> <p><input checked="" type="checkbox"/> Site Plan/Drawings/Plans (dated _____)</p> <p><input type="checkbox"/> Product Information/Specifications</p> <p><input type="checkbox"/> Other _____</p>
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The Easement Property Owner and/or the Authorized Proposal Contact is encouraged to keep a duplicated copy of all application information sent to the MHT, including photos and plans, as the MHT staff may need to discuss the application with the applicant prior to submission to the Easement Committee.

Eileen Fogarty


Signature of Owner or Authorized Representative

June 26, 2024

Date

MHT EASEMENT APPLICATION DESCRIPTION OF WORK

Property name Burtis House

Property address 69 Prince George Street, Annapolis MD

1. Introduction

The proposed redevelopment of the Annapolis City Dock to create a resilient and public green park, is an excellent opportunity to make improvements to the Burtis House that will protect it from flooding, provide public access, and create programmable interior functions that will bring the mothballed resource back in to use.

The industriousness of Annapolis City Dock has changed mightily over the last one hundred years as it has evolved from a thriving port to a waterfront primarily supporting pleasure boating. The Burtis House, once tucked alongside larger seafood industry buildings, has been abandoned and mothballed for up for over twenty years.

The Maritime Welcome Center (MWC) will be an addition to the Burtis House, and along with the new green public park, will provide equitable access to the water's edge and water activities to the public (both locals and visitors). With the façade of the Burtis House facing Prince George Street, the MWC and all alterations to the historic resources will be concentrated at the rear, with a design and form inspired by the seafood processing buildings that once surrounded it.

2. Site (Late 20th Century)

Existing: The Burtis House is the last remaining nineteenth century waterman's house on the Annapolis City Dock. The two-story, wood-frame building is sited at the end of Prince George Street, where it meets Spa Creek. The building directly fronts Prince George Street. To the southeast, four concrete steps lead up to the brick dock that wraps around the US Naval Academy. The southeast portion of the site has a contemporary black metal fence with a gravel side yard. The rear of the site has an overgrown rear yard with a wood picket fence, multiple utility poles and two trees. Beyond the fence line, but still within the property boundary is a concrete sidewalk and asphalt Dock Street parking lot. The northwest portion of the site is narrow with a concrete path leading to a side door at the non-contributing addition and a gravel pathway.

Under a previous easement application, approved by MHT, the Burtis House will be raised to elevation 8'6" to bring the building out of the flood zone, though that work is not part of the application, and has not yet been executed, the first floor will be at that elevation when work begins.

Proposed: The orientation of Burtis House and its relationship with Prince George Street will be maintained, though the drivable portion of the street will now be closed off at the adjacent building (Latitude 38), aside from emergency vehicles. Prince George Street Park will be at elevation 6'6" and paved in brick to match the current dock. North of the Burtis House, steps will lead up to the 8'6" elevation that Burtis House will be located at, so the house and its site are at the same level. An ADA accessible ramp will be installed at the northwest side of Burtis to provide universal access from Prince George Street. The park will have an entry plaza with low 24-30" plantings directly in front of the Burtis porch. Evergreen trees, 36-42" in height, will obscure the US Naval Academy fence with perennial or annuals in a planting bed/seat wall. A decked seating platform will be located to the southeast with a focal tree for shade. Moving towards the water a stair and stacked seating (which are part of the seawall

MHT EASEMENT APPLICATION DESCRIPTION OF WORK

Property name Burtis House

Property address 69 Prince George Street, Annapolis MD

itself) will lead to the lower portion of the dock which will remain brick. An ADA ramp will provide universal access along the US Naval Academy fence, again screened with evergreens.

At the southeast elevation, a ramp and pathway will lead to the new outdoor space and stairs to the second level deck of the MWC. The former utilitarian area will now house a kayak launch with storage and low plantings. The dock at the water will remain as wood. The southeast elevation of the MWC will lead directly to the wood docks at Spa Creek, and to the southwest and northwest, to the newly proposed City Dock Park. The northeast portion of the site will get new brick pathways and the ADA ramp leading up to Prince George Street Park. The extant gravel lot directly adjacent to Burtis House will be paved in brick and will allow for emergency vehicles to access Dock Street Park.

3. Overall Building (19th Cent; Various alterations)

Existing: The Burtis House is a two story, wood frame structure covered in vinyl siding. The northeast facing façade is five bays wide with a central porch and entrance. The roof is a low-pitch, metal standing-seam, gabled roof with a simple wood cornice and half-round gutters. Window openings hold historic, two-over-two wood sash windows. The main entrance is a six-panel wood door, topped by a single-lite transom. The porch has a pressed red, metal roof with half-round gutters, three spindle wood posts and simple wood railing. The porch is entered on either end by two concrete steps.

The first floor of the southeast elevation is obscured by non-contributing side addition, vinyl siding and one-over-one vinyl windows. The second floor holds two windows openings in an irregular pattern. The window to the east is historic, with a two-over-two wood sash window. The window to the west is non historic, added some time in the mid twentieth century. It is a paired window with one-over-one vinyl windows.

The rear, southwest elevation, also has an irregular fenestration pattern interrupted by a non-contributing, two-story rear addition. The historic fenestration pattern, based on historic photographs showing the second floor, was three evenly spaced window bays (though the third (southern) bay on the first floor does not currently have a window). Windows on the first floor are historic two-over-two, wood sash windows; windows on the second floor are six-over-six wood sash windows.

The non-contributing rear addition holds a small, fixed window on the second floor, and paired, one-over-one vinyl windows on the first floor. The southwest elevation has no fenestration. The northwest elevation holds a door and six-over-six wood sash window on the first floor and a small, fixed window on the second floor. The rear addition also has a brick chimney.

The northwest elevation of Burtis holds one window opening on the first floor at the west end. It holds a six-over-six wood sash window.

Proposed: The scope of this project is limited to the removal of the rear non-contributing addition to provide for the connection to the new MWC. Much of the full restoration of the façade, southeast, and northwest elevations of Burtis will occur under another easement application. It is anticipated that scope would include the removal of the non-contributing side addition and restoration of the first-floor

MHT EASEMENT APPLICATION

DESCRIPTION OF WORK

Property name Burtis House

Property address 69 Prince George Street, Annapolis MD

elevation, restoration of the roof, porch, and replacement of the vinyl siding. Also under that scope would be the restoration of the historic two-over-two wood sash windows.

Under this scope the rear addition will be removed and siding to match the larger restation will be installed. Largely, the rear elevation will be restored and uncovered, visible through the clear glass hyphen connection to the MWC. The hyphen will be two stories tall and will cover the two southern bays of Burtis on the first floor and the central bay at the second floor. The northern bay will retain its windows on each story and will remain unobscured. On the first floor, the middle bay will be retained, and the two-over-two wood sash window restored in a future project. A door will be added in the third bay for ADA access from the first floor of the MWC to the first floor of Burtis, which will be at a slightly higher elevation (a difference of 1'6" with the ground floor of Burtis at 8'6" and the ground floor of the MWC at 7'0") in order for the second floors to be at the same elevation. At the second story, a new door will be inserted between the two northern bays to provide universal access to the second story of Burtis. The middle bay will be retained and a new two-over-two wood sash window will replace the extant six-over-six window to match the other remaining historic windows (future project). The southern bay will be converted to a door leading to the second-floor deck of the MWC. This allows for a second means of egress to the second floor of Burtis House, allowing the building to be occupied and meet modern day building code.

The hyphen will be attached as lightly as possible and would be removable; however, if the buildings are not connected, Burtis House would not be occupiable in terms of ADA access or egress. The internal stair will wrap away from Burtis and the second-floor access will be with a bridge, meaning a majority of the hyphen will be an open, double height space. This will allow an unobstructed view of the rear of Burtis from the inside of the hyphen. The new construction only touches Burtis at its exterior walls, ceiling, and the limited bridge at the second floor, which will also be the location of MEP access for Burtis.

4. Exterior: New Construction (N/A)

Existing: N/A

Proposed: The longitudinal axis of the MWC will parallel the ridge line of Burtis; with a steeper pitch for contrast and clear differentiation between the historic structure and proposed addition. Because the program of the MWC includes multiple interior uses, the proposed design consists of two shed roof components. This will bring an appearance of two structures behind Burtis, rather than one larger mass, and is more akin to the variety of the nineteenth century structures that once existed on that site. Shorter architectural element that we refer to as hyphens, separates the sheds from the Burtis House and from each other.

The three dimensional and vertical design character of the MWC addition is influenced by the structures that once surrounded it. Based on the Sanborn maps we know all of the structures at that portion of City Dock were traditional wood frame structures. For that and other reasons, the MWC is proposed to be wood frame, with exposed wood trusses on the interior. The exterior will be rebutted and rejointed oversized cedar shakes on the roof and walls which reduces the visual scale of the gabled forms. The non-glazed portions of the gable ends and hyphens are clad in vertically oriented

MHT EASEMENT APPLICATION DESCRIPTION OF WORK

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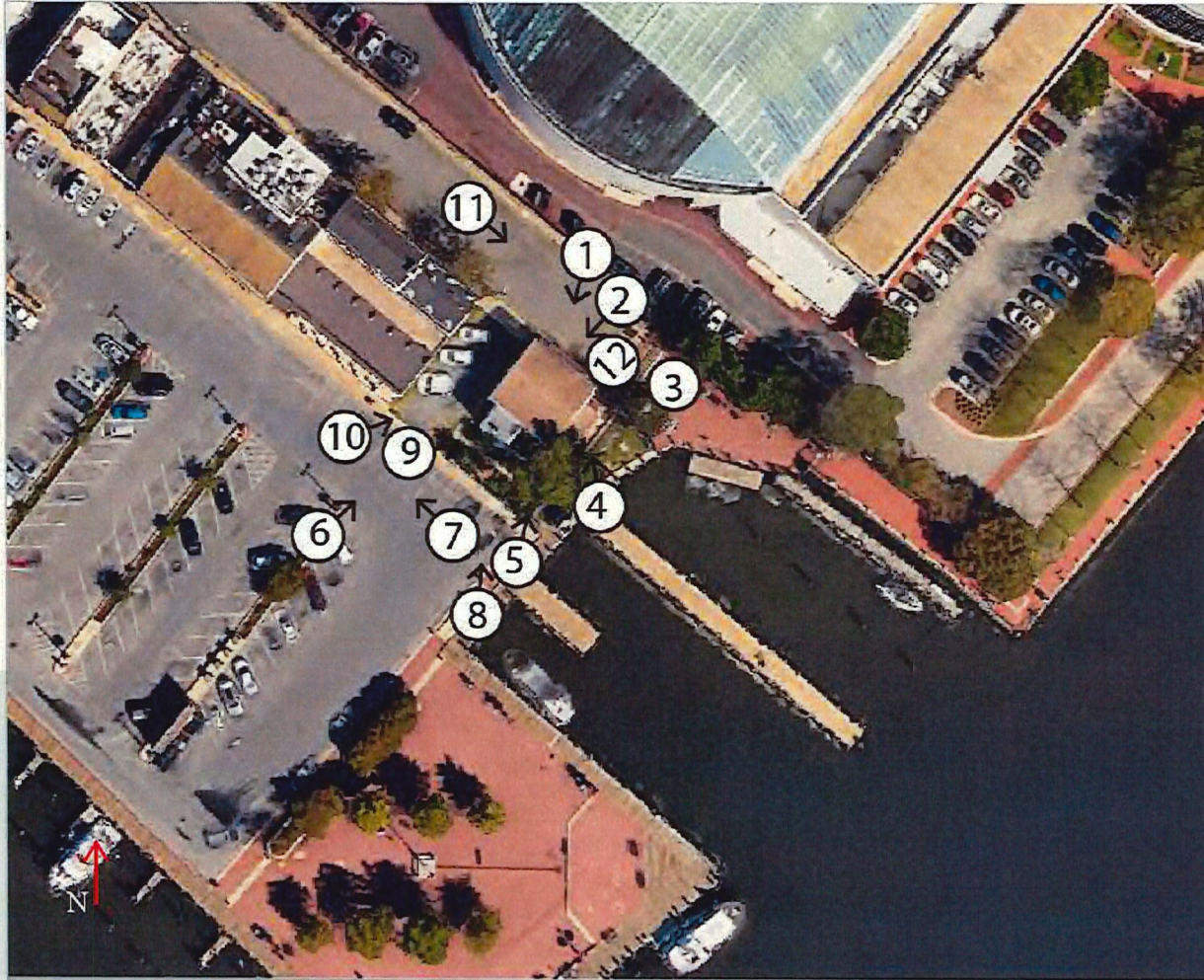
thermally modified wood which harkens back to the material and format of siding visible on the former outbuilding located on the site, visible on page 10. The punched openings for windows and doors around the building have a metal trim to contrast against the wood of the façade and to provide a clean termination for façade materials at the openings.

The massing of the new shed forms creates an architectural dialogue between Burtis and the new structure. The use of two such forms limit the width of each to eighteen feet, and each mass is separated by the nine-foot wide “hyphen”, breaking down the masses. The connecting hyphen between Burtis House and the MWC addition is 26'-4" at its highest point then slopes southeast at 1/4": 12" for drainage. This allows for approximately 12" of relief between the connecting hyphen roof and cornice of the Burtis House, as well as 7'-10" between the hyphen roof and continuous second floor level of +18'-6". Per IBC section 1207.2, we must maintain an internal ceiling height of no less than 7'-6" for the occupiable egress on the second floor, leaving only 4" for the thickness of the connecting hyphen ceiling. The desire to not break the cornice line of Burtis, maintain the existing window surrounds on the rear, southwest Burtis elevation, and modern building code necessitates a thin roof condition. The inclusion of a full-length steel framed glass skylight presents a solution to the issues noted above and has the added benefit of reinforcing the separation between new and old with a delicate, cohesive method of attachment. The height of the new structure will be 28'-9" high measured to the ridge, which is 3'-5" higher than the newly raised ridge line of Burtis House. The height to the cornice line (where the sloped roof begins) is proposed at 21'-6", which is 1'-2" higher than the newly raised cornice line of the Burtis House. Both heights are within the limits established by the Annapolis Historic District Design Manual for new structures in District One (22' to the cornice and 32' to the ridge).

5. Exterior: MEP Systems (N/A)

Existing: Burtis House has been abandoned and mothballed for many years. None of the current systems are up-date or meet code.

Proposed: Exterior components of mechanical systems will be installed on the flat roof of the hyphen that separates the two gable forms of the MWC. HVAC will be supplied to the MWC and the Burtis House using mini split system units which would only require refrigerant runs from the hyphen roof into the Burtis House. These refrigerant line-sets will be concealed in vertical construction down to the underside of the second-floor deck and would then transition horizontally through the connector hyphen into the Burtis House. This transition would be located most likely inside of a furred-out area underneath of the second floor stair landing that is already being used as a means to move building visitors from the new stairwell into Burtis House to avoid additional impact on the Burtis House due to mechanical equipment.



MHT Easement

EXTERIOR PHOTO KEY

69 Prince George Street
Annapolis, MD

Image Courtesy of Google, Inc. | Prepared by EHT Traceries 2024 | Diagram is not to scale

MHT EASEMENT APPLICATION DESCRIPTION OF WORK

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Figure 1: Facade, looking SW on Prince George Street. (Tracerics, 2024)

MHT EASEMENT APPLICATION DESCRIPTION OF WORK

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Property address 69 Prince George Street Annapolis, MD



Figure 2: Detail of facade, looking SW. (EHT Tracieres, 2024)

MHT EASEMENT APPLICATION
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Property name Burtis House

Property address 69 Prince George Street Annapolis, MD



Figure 3: Facade and southeast elevation with non-contributing side addition, looking northwest. (EHT Tracerics, 2024)

MHT EASEMENT APPLICATION
DESCRIPTION OF WORK

Property name Burtis House

Property address 69 Prince George Street Annapolis, MD



Figure 4: Southeast elevation and non-contributing side addition, looking northwest. (EHT Tracerics, 2024)

MHT EASEMENT APPLICATION
DESCRIPTION OF WORK

Property name Burtis House

Property address 69 Prince George Street Annapolis, MD



Figure 5: Rear (southwest elevation) with non-contributing rear addition, looking northeast. (EHT Tracerics, 2024)

MHT EASEMENT APPLICATION DESCRIPTION OF WORK

Property name Burtis House

Property address 69 Prince George Street Annapolis, MD



Figure 6: Rear site, looking northeast. (EHT Tracerics, 2024)

MHT EASEMENT APPLICATION DESCRIPTION OF WORK

Property name Burtis House

Property address 69 Prince George Street Annapolis, MD



Figure 7: Rear site and location of new addition, looking north. (EHT Tracerics, 2024)

MHT EASEMENT APPLICATION
DESCRIPTION OF WORK

Property name Burtis House

Property address 69 Prince George Street Annapolis, MD



Figure 8: Rear elevation with non-contributing addition., looking north. (EHT Tracerics, 2024)

MHT EASEMENT APPLICATION
DESCRIPTION OF WORK

Property name Burtis House

Property address 69 Prince George Street Annapolis, MD



Figure 9: Rear non-contributing addition, looking east. (EHT Tracerics, 2024)

**MHT EASEMENT APPLICATION
DESCRIPTION OF WORK**

Property name Burtis House

Property address 69 Prince George Street Annapolis, MD



Figure 10: Rear non-contributing addition and northwest elevation, looking east. (EHT Tracerics, 2024)

MHT EASEMENT APPLICATION DESCRIPTION OF WORK

Property name Burtis House

Property address 69 Prince George Street Annapolis, MD



Figure 11: Prince George Street, looking southeast. (Google, 2024)

MHT EASEMENT APPLICATION DESCRIPTION OF WORK

Property name Burtis House

Property address 69 Prince George Street Annapolis, MD



Figure 12: End of Prince George Street, looking southeast. (Google, 2024)

Wes Moore, Governor
Aruna Miller, Lt. Governor



Rebecca L. Flora, AICP, LEED ND / BD+C, Secretary
Elizabeth Hughes, MHT Director and
State Historic Preservation Officer

Maryland DEPARTMENT OF PLANNING MARYLAND HISTORICAL TRUST

August 1, 2024

Eileen Fogarty and Kim Daileader
c/o City of Annapolis
160 Duke of Gloucester Street
Annapolis, Maryland 21401

Re: Burtis House, Anne Arundel County - Change/Alteration
Maryland Historical Trust Preservation Easement

Dear Ms. Fogarty and Ms. Daileader:

The Maryland Historical Trust (MHT) is in receipt of your application, received on June 26, 2024, requesting approval to construct an addition to the Burtis House. MHT's Easement Committee (Committee) reviewed the information on July 9, 2024.

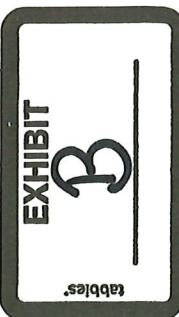
Based on the review and recommendation of the Committee, I grant conceptual approval of the request to construct an addition to the Burtis House. The Committee appreciated the City and their architect and consultants following the guidance previously provided by MHT. By following the guidance, placement of the connection to the Burtis House on the rear façade instead of the side façade balances the amount of change to the site by allowing the front and side elevations to remain more historically accurate. The connection point and design of the new addition allow the two to appear visually separate.

The Easement Committee provides the following guidance to guide you in your submittal to MHT for final approval as stipulated by the terms of the Easement:

- The committee recognizes that the height of the addition is sensitive, particularly its height relative to the height of the Burtis House at multiple levels, and that the need to place and screen rooftop equipment is also a factor in the design. We recognize that as the project moves into construction documents, the height of the addition will be a design challenge. If feasible, we encourage you to look for opportunities to reduce the height of the addition for inclusion in your submission for final approval.
- Final construction drawings must be submitted to MHT for final review and approval prior to undertaking the project.
- As you know, Preservation Maryland applied to MHT to undertake Phase I/Phase II archeological investigations at the Burtis House. We have approved their request to undertake Phase I/Phase II archeological investigations as a requirement of the ground disturbing work taking place at the Burtis House.

Maryland Historical Trust • 100 Community Place • Crownsville • Maryland • 21032

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- The conditions for the archeological investigations are as follows: The archeological investigations must be conducted by a qualified archeologist of an area sufficient to include any and all potential archeological impacts that might result from the proposed activities. The proposal for the Phase I/Phase II investigation must be submitted for review and approval prior to any work being undertaken. A report meeting the requirements of the *Standards and Guidelines for Archeological Investigations in Maryland* (Shaffer and Cole, 1994, https://mht.maryland.gov/Documents/archaeology/Archeology_standards_investigations.pdf) must be submitted to MHT for review upon the conclusion of the investigation. If any significant features are discovered, additional archeological investigations may be required.
- This requirement for archeological investigations applies to the projects on the site as a whole and must be undertaken in advance of all ground disturbing undertakings. If Preservation Maryland's archeological investigations do not cover the full project area, or if they do not undertake the archeological investigations for any reason, the City of Annapolis must complete the archeological investigations prior to the projects being undertaken.
- Additional information on what is underneath the two additions being removed shall be provided once they have been removed. Information provided should include window and door openings and materials.

This work is consistent with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*, specifically *General Rehabilitation Standards 1, 2, 5, 8, 9, and 10*.

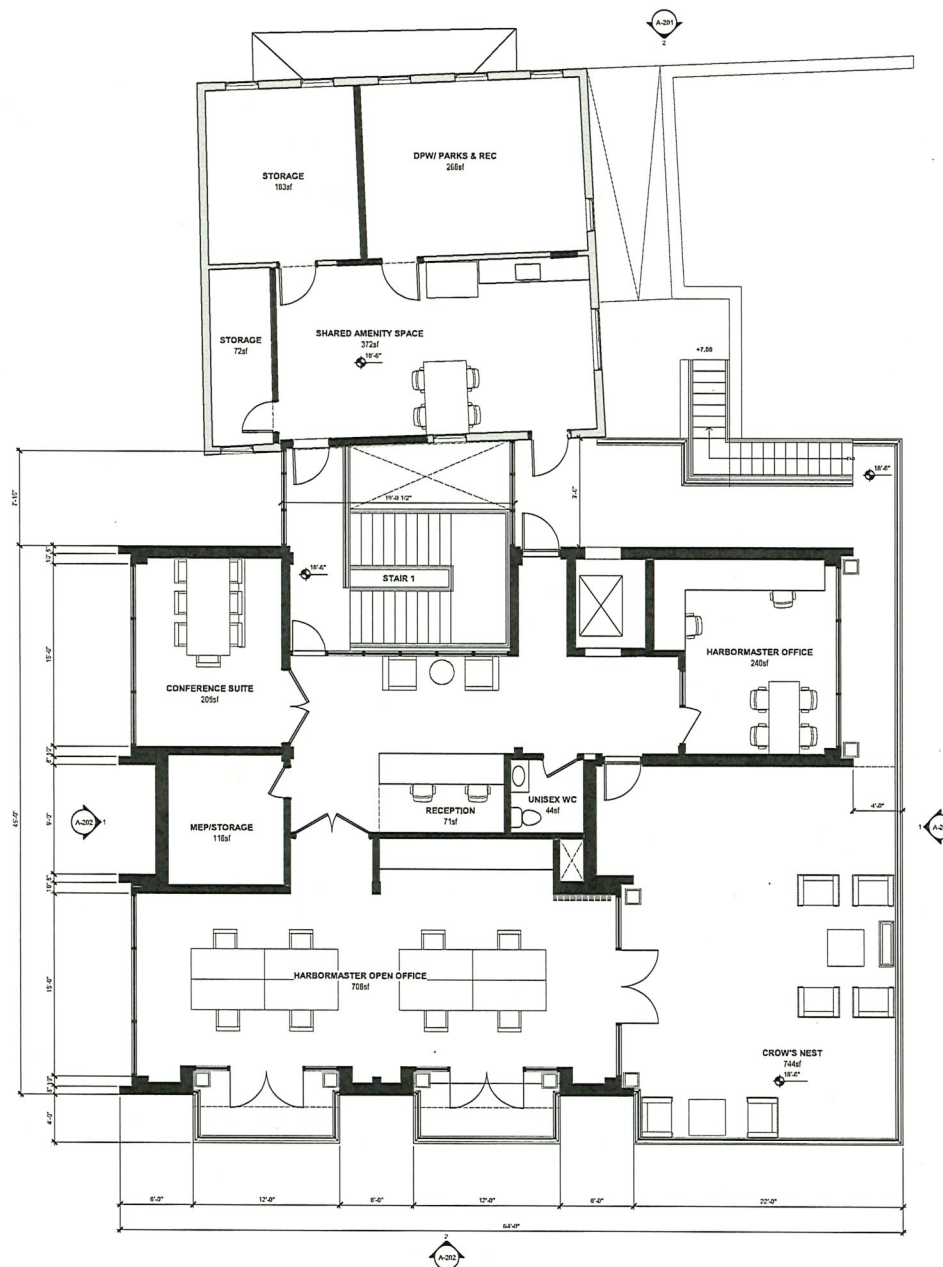
This approval is valid for a period of six months from the date of this letter. Should you require additional time to complete the project, make any changes to the scope of work as approved, or have any questions regarding this letter, please contact MHT Easement Staff via email at mht.easements@maryland.gov.

Sincerely,



Elizabeth Hughes
Director
Maryland Historical Trust

EH/CN



GENERAL NOTES

1. BURTS HOUSE & ACCOMPANYING MARITIME WELCOME CENTER ADDITION IS FULLY ACCESSIBLE & COMPLIES WITH COMAR 09.02.53
2. MNC ADDITION COMPLIES WITH ANNAPOLIS HISTORIC DISTRICT HEIGHT ORDINANCE 21.56.170
3. BUILDING & ACCOMPANYING ADDITION TO BE FULLY SPRINKLERED
4. BALCONY SHALL SERVE AS ACCESS TO EXTERIOR STAIR FOR SECOND MEANS OF EGRESS FOR THE SECOND FLOOR OF THE BURTS HOUSE & MNC ADDITION PER (2021) IRC 1027.6



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Notes

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Northrup, 1998b).

Makana Dike

Marian Rytka
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PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THE DOCUMENTS WERE PREPARED BY ME, AND THAT I AM A duly LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF CALIFORNIA. EXPIRATION DATE: 12/31/2016

CONCEPTUAL PROGRESS PLANS

DATE:
OCTOBER 2024

SHEET TITLE

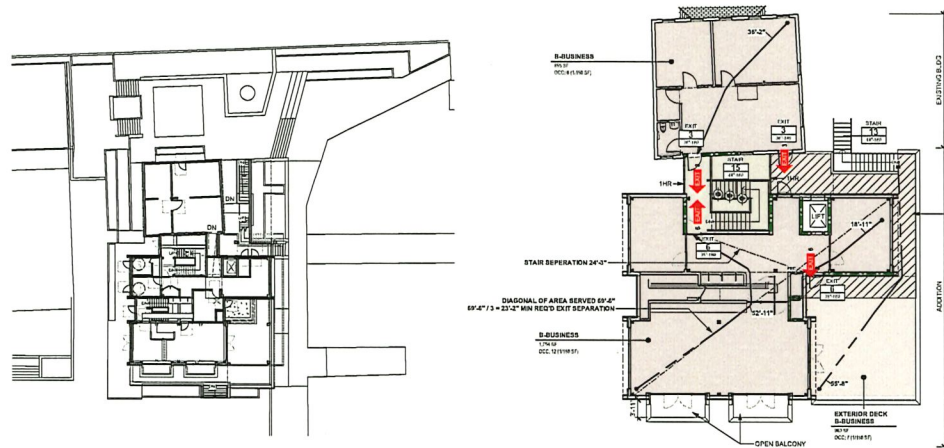
SECOND FLOOR PLAN

SHEET NUMBER

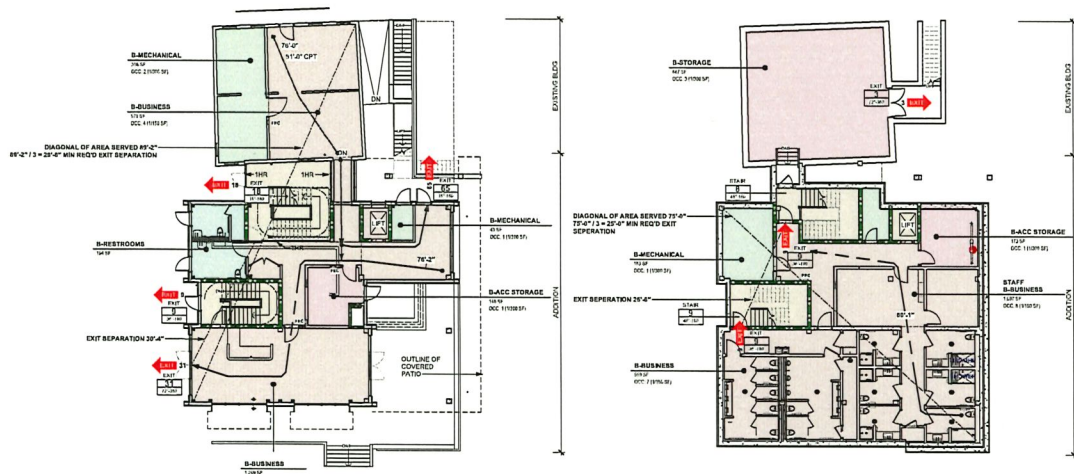
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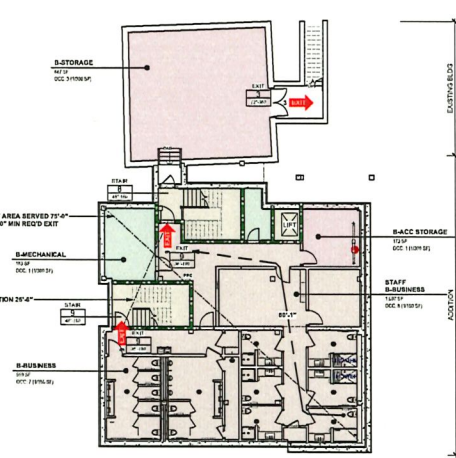
4 SITE PLAN



3 SECOND FLOOR LIFE SAFETY PLAN



2 FIRST FLOOR LIFE SAFETY PLAN



1 BASEMENT LIFE SAFETY PLAN

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OCCUPANT LOAD				
Use	Function	Area	Load Factor	Occupants
BASEMENT				
0	FILE STORAGE*	173 SF	200 SF/F	1
0	REPAIRS	2,006 SF	100 SF/F	15
0	UTILIZATION	667 SF	0	0
0	STORAGE	252 SF	200 SF/F	1
0	STORAGE*	3,647 SF	200 SF/F	21
GROUND FLOOR				
0	ACC. STORAGE	146 SF	200 SF/F	1
0	REPAIRS	2,465 SF	100 SF/F	19
0	UTILIZATION	154 SF	0	0
0	MECHANICAL	259 SF	200 SF/F	1
0	REPAIRS	154 SF	100 SF/F	1
0	STORAGE	3,961 SF	200 SF/F	17
SECOND FLOOR				
0	REPAIRS	3,832 SF	100 SF/F	25
0	UTILIZATION	123 SF	0	0
0	STORAGE	3,115 SF	200 SF/F	16

* 0 USE PER SECTION 311.1.1

A map showing the location of the study area. A North arrow points upwards. Below it, a scale bar indicates distances of 0, 6.4, 12.8, and 21 km. The word 'PROJECT' is written below the scale bar.

Project #: 22-401

WSP

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1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

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PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, AND THAT I AM A QUALIFIED

PERMIT SET
DATE 2025-01-31
SHEET TITLE

CODE SUMMARY,
DIAGRAMS, AND SITE PLAN

SHEET NUMBER: G-101



MARITIME WELCOME CENTER

The image is an aerial photograph of a waterfront development project. It shows a large, rectangular building with a dark roof, labeled 'MARITIME WELCOME CENTER', and a smaller, square building with a lighter roof, labeled 'BURTIS HOUSE'. The buildings are situated on a red brick-paved area. To the left of the buildings is a green lawn with some trees. To the right is a body of water with several white boats docked. The sky is blue with some clouds. The overall scene is a conceptual rendering of the proposed development.

- **CONSTRUCT 4,571 SF BUILDING TO REPLACE 3,100 SF EXISTING HARBORMASTER CENTER**
- **VOLUMETRIC CONCEPT ALLOWS NEW CONSTRUCTION TO BE SUBORDINATE TO EXISTING STRUCTURE**
- **CONNECTION TO AND ACCESSIBILITY FOR BURTIS HOUSE TO ACTIVATE THE HISTORIC RESOURCE**
- **ADDITION IS MADE TO REAR OF BURTIS HOUSE**