

Bill Kardash:

[00:00](#)

Good morning everyone, I'm Bill Kardash, Chairman of the board of trustees for Historic Annapolis. I want to welcome you and thank you for joining us today for this important announcement about the importance of city dock to the historic fabric of our city and in larger measure the prominence of historic preservation as a reflection of not just our past, but our future as well. We have a brief program that I think you will find both interesting and hopefully thought provoking. There'll be a few speakers to highlight our announcement. In the interest of time. We won't have a formal question and answer period, but if those in the media can stay a bit longer, feel free to contact and direct questions to our speakers. Before we begin, I want to thank Jane and Pete Chambliss for making their garden available for this event. Few people are more committed to the future of preservation in Annapolis and City Dock than Jane and Pete. I also want to recognize members of Historic Annapolis, board of trustees, many of whom are here this morning along with our dedicated staff who as usual carry the ball and make this all happen. I also, I also want to recognize a few local political leaders who are here today, Mayor Gavin Buckley, State Senator John Astle, County Executive Steve Schuh, Alderwoman Elly Tierney, and I noticed former Mayor Ellen Moyer came in. Now I'd like to introduce Mr Tom Mayes, Vice President and General Council for the National Trust for Historic Preservation who has an important announcement to share with us.

Tom Mayes:

[02:09](#)

Thank you, Bill. Good morning. I'm honored to be here and thanks to everyone for coming, especially Senator John Astle, Mayor Buckley, Alderwoman Elly Tierney, County Executive Steve Schuh, members of Historic Annapolis. Thank you. Can you all hear me? Members of Historic Annapolis and Preservation Maryland and all distinguished guests. I don't need to tell anyone here about the importance of the place where we stand today. Only about a year ago. I was here speaking about why old places matter and this is an old place that matters. Annapolis City Dock isn't just the heart of this historic colonial city. Residents come to connect with the waters of the Chesapeake Bay. It is one of the state's premier heritage tourism destinations, drawing visitors from around the world who are attracted to its connections to our history and unique charm, centuries after its creation. City Dock still contributes to Annapolis' economic vitality in large part thanks to the reasonable and carefully enforced historic district guidelines that are protected. It's irreplaceable buildings and unparalleled views which are now threatened. We at the National Trust for Historic Preservation stand with you in working to protect this cherished place. That's why on behalf of everyone at the

National Trust, I'm here to announce Annapolis City Dock as one of America's 11 most endangered historic places for 2018.

New Speaker:

[03:59](#)

For more than 30 years now. Our 11 most list has called attention to the hundreds of threatened and irreplaceable historic treasures across the country and worked to galvanize communities to help defend them through the list. We encourage people to get involved and get active through preservation organizations, social media, however they can and not let today's historic treasure be tomorrow's regret. We are proud to say that in the 31 year history of the 11 most list, fewer than five percent of all the sites that had been listed have been lost. And this year, along with other iconic American places like Denver's Larimer square, historic Route 66, George Washington's Mount Vernon and the many hurricane damage resources of Puerto Rico and the US Virgin Islands. We are honored to join with all of you here to protect what is one of the most intact and authentic colonial towns in the nation. Annapolis deserves redevelopment that embraces the remarkable heritage of this community and provides for compatible growth within the framework of existing preservation guidelines. Since its listing as a national historic landmark district in 1965 generations have worked to protect City Dock. This place, its history and its surrounding views belong to all Americans today. We at the National Trust are here to answer the call with you and keep this historic place thriving for generations to come. Thank you, and now I'll turn it over to Robert.

Robert Clark:

[05:58](#)

Okay, good morning. Thank you for being here. Our partners at Preservation Maryland, the Ward One Residents Association, our elected officials--current and former, we're grateful for everybody being here this morning. Historic Annapolis agrees with the National Trust that the Annapolis City Dock is threatened. Acquisition any proposal to upzone City Dock to mixed use in endangers a key part of what makes Annapolis special and it should be rejected. We cannot underestimate longterm implications, change to our historic district, the heart of our city. How do you define downtown Annapolis? Is it the people, the buildings, the connection to the water, maritime community, state government, United States Naval Academy? These are all elements of the rich tapestry that we all enjoy. The reason I'm here and the same for many of you, we want to see any new legislation affecting this area to protect and enhance Annapolis tapestry rather than threaten it. MX is not the right path.

New Speaker:

[07:07](#)

Removal of critical height and bulk restrictions, decades preserved authentic human scale setting that equals the Annapolis experience. Overscale development at the water's edge allowed by this change threatens to sever that critical connection between the water and the city. View sheds could be lost. New development allowed under this zoning change could stress fragile foundations and historic masonry, endangering our historic fabric. Historic Annapolis is not opposed to redevelopment, but we reject an ordinance and a proposal that is a direct in direct odds with historic preservation. Historic preservation is about looking forward not backwards. It's about managing change while preserving our historic character in the Annapolis sense of place. Historic preservation is a catalyst for economic development and heritage tourism. Over the course of the past 50 years, numerous Annapolitans have invested in the care of keeping protection of this unique place. As a result of these efforts. Annapolis is one of the state's premier heritage tourist destinations, drawing visitors from around the globe to the city's, charm, and history providing the city with economic vitality.

New Speaker:

[08:23](#)

Lastly, historic preservation is about embracing our history and architecture, and these must serve as a framework for any new developments. One of the goals of Historic Annapolis is to serve the best interest of our community and protecting the city's historic character. Over the next several weeks, we look forward to working with the city, the Urban Land Institute, and other partners to craft solutions that do indeed serve the community's best interest, which is why invite the public to seriously weigh in. We're seeking substantive public input and support. The best plan will be a cognizant(?) vision of the reimagined City Dock that protects viewsheds, respects environmental concerns, and presents a context sensitive design that maintains our historic character and residents' quality of life. All of these goals can be achieved within the existing zoning framework. Let's work together to get it right. I would now like to invite Nick Redding, Executive Director of Preservation, Maryland to share a few words. Thank you.

Nick Redding:

[09:30](#)

Well, it's a pleasure to be here with everyone today. Um, and thank you to our colleagues at the National Trust for Historic Preservation and Historic Annapolis as well as those elected officials here with us today joining us in opposition to the proposed rezoning of this place. The National Trust and Historic Annapolis both have terrific track records of working to restore and protect places that truly matter, and we've been working right alongside them since our founding back in 1931 and that's

what we're here to talk about today. Protecting a place which truly matters. Not just to Annapolitans, but from our statewide perspective to Marylanders from Oakland to Ocean City and to countless Americans and travelers from across the globe. Few words in Maryland history or geography like Annapolis conjure up as much history, drama, uh, and culture as, as Annapolis from the Naval Academy to the capital where George Washington made not only American history, but truly world history.

New Speaker: [10:33](#)

Annapolis has been at the very center of this experiment and American democracy since its earliest days. And at the center of Annapolis' story is it's water. Water is central from everything that has or will happen to this community from trade to merchants to architecture. And today's threat of sea level rise. Water drives this place. It's the water that makes Annapolis, and in my mind, the water that brings us here today. Changing zoning to meet passing political desires is no way to treat this historic place and could permanently alter the community's connection to the water. But it's not just about history, heritage or connections to water. Upending. Fifty years of good and decent planning could permanently impair the heritage tourism economy, which makes Annapolis the envy of so many historic communities. I travel all across the state and people constantly try and compare themselves to Annapolis. How can we be more like that?

New Speaker: [11:28](#)

How can we get heritage tourists here? And they do that because heritage tourists spend more and stay longer than any other category of traveler. And changing that district which supports that economy, by removing height and bulk restrictions and implementing MX zoning is a way of driving away these critical tourists. Annapolis, the state of Maryland and the people of the United States deserve much better than what we're being presented with. And for those reasons and many more, I'm so pleased to stand here on behalf of Preservation, Maryland to voice our concern and to offer our steadfast support to identify thoughtful redevelopment plans which embrace this sense of place which defines Annapolis without destroying the essence of what makes this community so unique. The future of Annapolis' history, depends on what we do here today. And so I'm encouraging, along with Robert at Historic Annapolis, for the public to get engaged, to make your voice heard, to be a part of a transparent and public process. I'm also encouraging folks to visit [presmd.org/annapolis](http://presmd.org/annapolis) where you can sign a petition calling on the city to reject this proposal. Whether you be an Annapolitan, whether you be a Marylander or whether you be someone who loves Annapolis. Because we

can find a new path forward which both respects Annapolis' history and provides for a bright and prosperous future. With that, I'd like to introduce one of our elected officials that's joined us here today. Senator John Astle.

John Astle: [13:04](#) Good morning everyone. On this beautiful day. I called for this. Otherwise it would have been raining. I may have a little different perspective because I live here right up the street. When I came to Annapolis, I was really attracted to the idea that this is a historic town and I wanted to live in a historic home. So we bought a home right on Fleet Street that was built in 1784 and I really enjoyed the 47 years that we've owned that home. But I'm concerned about the future of this neighborhood because I, I live here and I can, I'm going to continue to live here until they carry me out. Um, as it's been noted that this proposal to repeal the height and bulk restrictions and making them more subjective and a opening, I believe the city too expensive and time consuming litigation if this were to be carried through. Um, this a relaxing of those standards would allow for rooftop bars, dining, extended operating hours til 2:00 AM.

New Speaker: [14:04](#) Two am license issue for those of us that live downtown has been an issue for the 47 years that I've lived here. Um, I know firsthand how the proximity to water carries sound. I mean, we can hear when they have concerts on the dock down here, uh, the music and the crowd noise carries up the streets and can, can be problematic for the residents. Um, and I'm also concerned that this kind of development would have a negative impact on property values. I mean you know, it's all about the money in the end. And, um, I would hope that the value of my property, is going to be something that I can leave to my kids and it's worthwhile. Um, the proposal also eliminates the application of historic preservation requirements on both sides. Ego Alley, and I think these, these restrictions have been in place for over 40 years now.

New Speaker: [14:56](#) And have maintained a look and feel the historic district, honor the historic architecture in the sense that defines our town. And I think that the historic preservation commission is critical to maintaining that look and feel of our community. Now, let me just touch on the proposed idea of the hotel. And before I say anything on that prepared notes, let me just tell you, I've lived here long enough that I remember when the Calvert House was being developed. Everybody wanted to see to Calvert House done into something really nice. And in the process, there were a lot of promises made by the developer and and by the city that there were not going to be a lot of truck traffic, a lot of

deliveries that the kitchen was going to be at the Maryland Inn the kitchen in the Calvert House was merely a warming kitchen. And so the food to be prepared at the Maryland Inn and carried over to Calvert House. And what's happened? The developers dead. The place is under new ownership and no one remembers the promises that were made when that work was being done. But we live with it in the neighborhood. Every day when the garbage trucks come to take the garbage and it's an uphill grade and they got to squeeze and compress that garbage. And out comes that filthy water that is warmed by the sun and makes that neighborhood a pretty foul place to be. And I'm just concerned about promises made and promises kept. Um, if the MX zoning, were not in place, they could still do a redevelopment of the City Dock. MX just opens it up and makes it a, I guess more profitable for the developer. The other thing that I'm hearing and uh, and I'd like to make sure that this is not really done, is it part of the deal would require the city to barter city property to the developer.

New Speaker:

[16:37](#)

Well, I think it's a tragedy and atrocity to take city land and give it to a developer for private purposes. I mean, that's not what we pay taxes to protect our lands about. So uh, that would, uh, that would concern me. And the idea of an underground garage. You ever tried this street in the summer when the traffic is... and the little street down here in the summer when the traffic... or the one out here in the summer when traffic. I mean, it would just be unbelievable and you're not going to keep pedestrians off. And that's, I think the biggest problem is keeping the pedestrian out of the crosswalks long enough to let the traffic go by. So, with, with that. Um, I'm here as a citizen. I think all of you know, I'm not running again, so it's the first election day in 36 years that I'm free. I'm here as a citizen, as a resident downtown. And thank you all for your attendance.

Steve Schuh:

[17:46](#)

Good morning, I'm County Executive Steve Schuh. What a beautiful Anne Arundel County day. It's a pleasure to be here with you for this important announcement. I'm here today because the futures of Annapolis, and Anne Arundel County are inextricably intertwined. Annapolis is at the very heart of our wonderful county, steeped in glorious reminders of Maryland's and America's past and pulsating with the music, the culinary delights, the performing arts, commerce, and tourism of today. Anne Arundel County cannot be fully successful and vibrant without a fully successful and vibrant city of Annapolis. The recent city election gave my friend, Mayor Gavin Buckley, a strong mandate for change and for charting the future course of Annapolis. You'll be hearing from the mayor in just a couple minutes. It is not for county government or me to determine

that future course. That responsibility lies squarely with the Mayor and the city council. We all recognize that change must come.

New Speaker: [18:49](#) We all agree that City Dock, one of the most spectacular places in the United States should not be a parking lot. Right? We all get that. City voters, city voters have made it clear that they want a new vision for City Dock, but as city leaders chart that future course, let us all remember that history need not be an impediment to moving forward, Any new vision for the future of Annapolis and City Dock should embrace our 400 years of history, not erase it. Being on the list of 11 most endangered in the United States does not mean change cannot happen or should not happen. It means we have to get it right. We in county government stand ready to assist our city partners in any way we can to chart a brighter future for the great city of Annapolis. Thank you. And God bless.

New Speaker: [19:51](#) Uh, I believe it's now Elly Tierney's turn at the microphone. Thank you.

Elly Tierney: [20:00](#) Thank you. Steve. Can you hear me as I screwed up the microphone here? I can just hold it. Hello.

New Speaker: [20:17](#) Thank you for giving me the opportunity to share my thoughts today to our shared values and I say shared as far as Democrats, Republicans, young and old. And to your credit we didn't crease this dialogue and we validated it. As most of you know, uh, we have a drafted ordinance that is nothing more than enabling legislation to support a proposed project on City Dock property. Residents in the adjacent conservation district and elsewhere understand some of the implications. The closer they were, it was more quality of life issue. The further away it was mixed, mostly the visual implication. I've been steadfast on my opposition. And as with much in Annapolis, history is our textbook. Our history has proven that development unleashed purely by one sided economics resulted in a calamity. For example, downtown in the sixties was left with abandoned gas stations. Dozens of vacant storefronts and historic homes compartmentalized into low rent apartment units.

New Speaker: [21:29](#) [INAUDIBLE], for zoning ordinance with teeth came all the way down from the Secretary of the Interior to protect Annapolis' architectural scale and waterfront views. And it resulted in our designation and landmark status. Over 50 years later, we are celebrating that and the city of Annapolis initiated a cultural landscape survey in deference to this milestone. That culminating report will soon be fine, finished and I look forward

to its presentation. It is important as we find ourselves reviewing new zoning simply to enable a tourist focus development to proceed on several property parcels, including city owned. As Ward One Alderwoman, I rely on studies and past efforts reinforced by my background in knowing how to build cognizant of the parameters given. In this case, our parameters are an absolute. Our historic preservation guidelines are non negotiable. These parameters are not only to protect old buildings, but our human scale, which is our uniqueness.

New Speaker: [22:37](#)

I know firsthand how visitors come here from DC, Alexandria, and other destinations to just exhale to digest our sense of place that no one else can offer. As alderwoman, I must remain vigilant in advocating for historic preservation to our administration as protecting its living neighborhoods. It's main street storefronts. It's diverse architecture. And to invest in opportunities to not only wake up these buildings by adaptive reuse and residential influx, but having them as a backdrop for enhancing our public spaces. We have an economic opportunity to invest in green infrastructure with the goal of conserving are irreplaceable and diverse architectural, historical landscape and cultural resources. We will have the opportunity to review the culmination of hard work once the cultural landscape report is finalized this summer. I look forward to working with that as our guiding document and how to sensitively move forward as I believe we can move forward with deserved respect to this canvas we were given. Thank you very much.

New Speaker: [23:51](#)

Yes. Now I'd be honored to introduce our mayor, Gavin Buckley.

Gavin Buckley: [24:05](#)

Alright. Thank you. Um, I want to thank the National Trust for drawing attention to this. A Historic Annapolis. Look, we all want the same thing. We all want a better downtown. In about two months, the yacht club, will go back to its home. We will have another underperforming restaurant in a part of City Dock that we all agree needs some revitalization. What that revitalization is, is up to us. It's up to this group. That's what makes this community great. We can come together. The irony shouldn't be lost on you that we're standing under a billboard next to a chain link fence in front of a couple of Coke machines. And across the road is a restaurant that we had an opportunity to move next to the Fleet Reserve Club and open up the complete sightline of Main Street. We missed that opportunity. So I look forward to working with you as Joe Riley did with his historic preservation commissions in Charleston as the Mayor of Alexandria did, as Kurt Schmoke did with the inner harbor.

New Speaker:

[25:10](#)

We can reimagine City Dock together. We can do better than 200 cars on City Dock and that's what I'm here for. I'm here to find a way that we can do something better than making the best real estate in the city of Annapolis a parking lot. Whether that involves a hotel or not, whether that involves MX zoning or not. I'm not tied to those things. I want to work out with this city, how we can make it more beautiful, more desirable, and have more tourists and more residents want to love this town as we do. So thank you for giving me the opportunity to talk. I'm here to what does this say (looking at sticker) I'm here to preserve Annapolis and thank you so much. Thank you.

Robert Clark:

[25:55](#)

Thank you, Mr Mayor. I want to close with a few final thoughts. We're grateful to our partners that made this event possible. We are determined to protect City Dock. I'm thrilled that the Mayor was able to join us this morning. We urge all of you to go on the Preservation Maryland website, sign the petition. I wish you all a great day and thanks for the great weather.