

Figure 3-1: Building construction by period. Note that the yellow, orange, and red structures compose the majority of the neighborhood and were all built prior to 1900. The base map is the 2008 Baltimore City GIS building and parcel file.

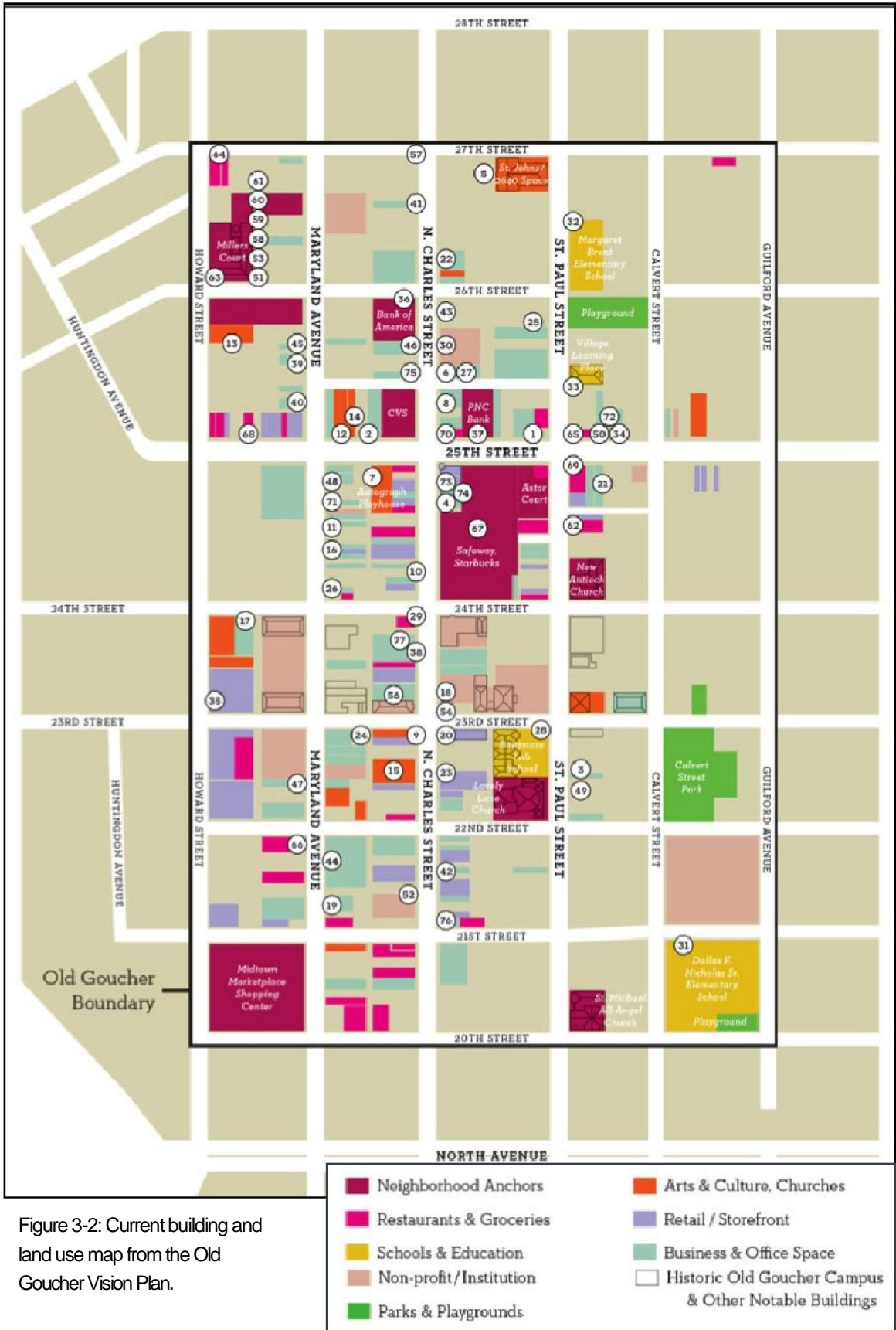


Figure 3-2: Current building and land use map from the Old Goucher Vision Plan.

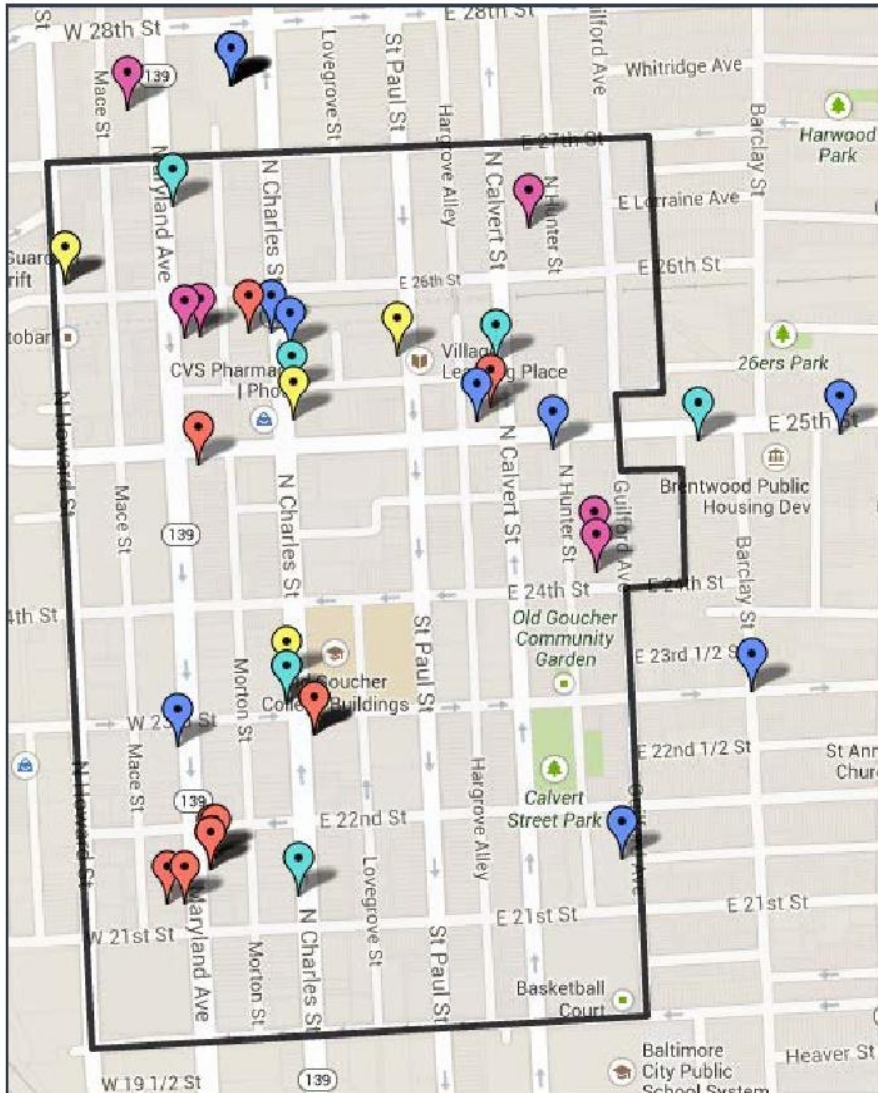


Figure 3-3: A map of social service providers in the Old Goucher neighborhood (Google Map, Created by Phil Lacombe)

Key:

- Red = Substance Use Disorder
- Magenta = Recovery Housing and Residential Counseling
- Yellow = Mental Health
- Teal = Counseling
- Blue = Other social services

total of about 1,450 households. A modest 17% of residential properties are owner-occupied, while 83% are renter-occupied. Out of the owner-occupied houses, 11% are racially white, 5% are African American, and 1% is Asian. Out of the remaining renter-occupied households, 31% are racially white, 43% are African American, and 4% are Asian.⁴ This contributes to a high level of diversity, which could be adversely affected by gentrification if certain development is

Numerous parking and vacant lots are spread throughout the neighborhood consisting of roughly 50% of the neighborhoods property. Many of these are the result of the high number of post-1953 demolitions, without new construction, resulting in holes throughout the historically dense building fabric (Figure 3-4).

According to the 2010 US Census, the neighborhood, as defined by boundaries of the Old Goucher Community Association, currently has a total population of approximately 3,150. Demographically, it is 36% white, 54% African American, 5% Asian, and 7% Hispanic.³ The age breakdown is fairly young with 65% of the neighborhood population being between the ages of 18 and 49. Only 7% of residents are over the age of 65. There are a

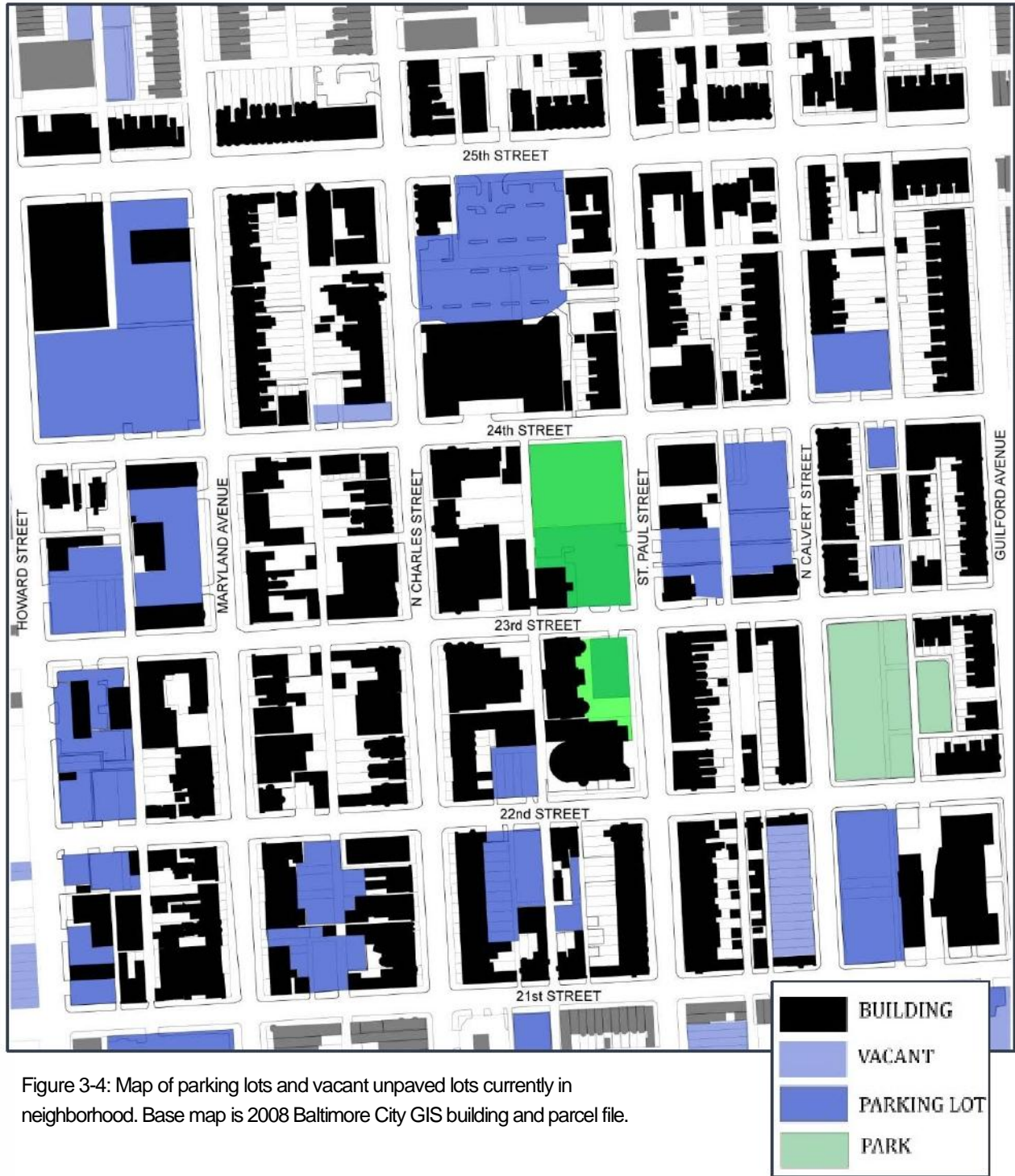


Figure 3-4: Map of parking lots and vacant unpaved lots currently in neighborhood. Base map is 2008 Baltimore City GIS building and parcel file.

introduced into the neighborhood. Each demographic group has different needs and desires that should influence future planning for the neighborhood.

Regulatory and Institutional Framework

Various regulatory and institutional frameworks impact development in the Old Goucher neighborhood. The primary guiding and regulatory systems at play include the current and proposed zoning code, Urban Renewal Plans, and the Barclay-Midway-Old Goucher Small Area Plan. All of these are citywide development policies, which influence much of what can be built and demolished within the neighborhood, as well as the allowable building uses. It is important to take them into account since they show the limitations as well as the opportunities that Old Goucher currently has with regard to the neighborhood's built environment.

Baltimore is currently undergoing the first comprehensive update to the zoning codes since 1971. The current code is out-of-date and reflects the past focus in terms of automobile use, separation of building and land uses, and the preservation focus on Baltimore's heavy manufacturing sector.⁵ It is also very complex, with hundreds of overlay districts, Urban Renewal Plans, and Planned Unit Developments. Figures 3-5 and 3-6 show the current zoning and proposed zoning changes, respectively. As can be seen in Figure 3-5, much of the Old Goucher neighborhood is currently zoned office-residential. This category recognizes and reinforces the unique character of the neighborhood, which, as we have seen, is rooted in its historical development.

Office-residential zoning allows for a variety of professional, business, and government offices to be developed within an area in addition to the uses allowed in a residential zone, which is a unique aspect of the neighborhood. As Figure 3-6 shows, much of the office-residential zoning will be lost under the newly proposed zoning codes. The areas to remain office residential would be located in a few blocks to the south of and along 25th Street. The rest of the neighborhood would be changed to Row House Residential Districts, which is shown in green on the eastern part of the neighborhood. This would allow residential use and compatible uses, such as schools, recreational facilities, and churches. The area around Howard Street would also change from community commercial to heavy commercial. Much of the rest of the neighborhood will stay relatively unchanged by the recently proposed zoning.

The new draft zoning code proposes new tools to help further historic preservation in Baltimore, which would affect Old Goucher and assist in preserving the historic fabric of the neighborhood. These tools include design review standards, which would "ensure compatibility with existing residential neighborhoods by addressing set-back, height, roof form, cornice height, fenestration, front entrances, building materials, and architectural features such as

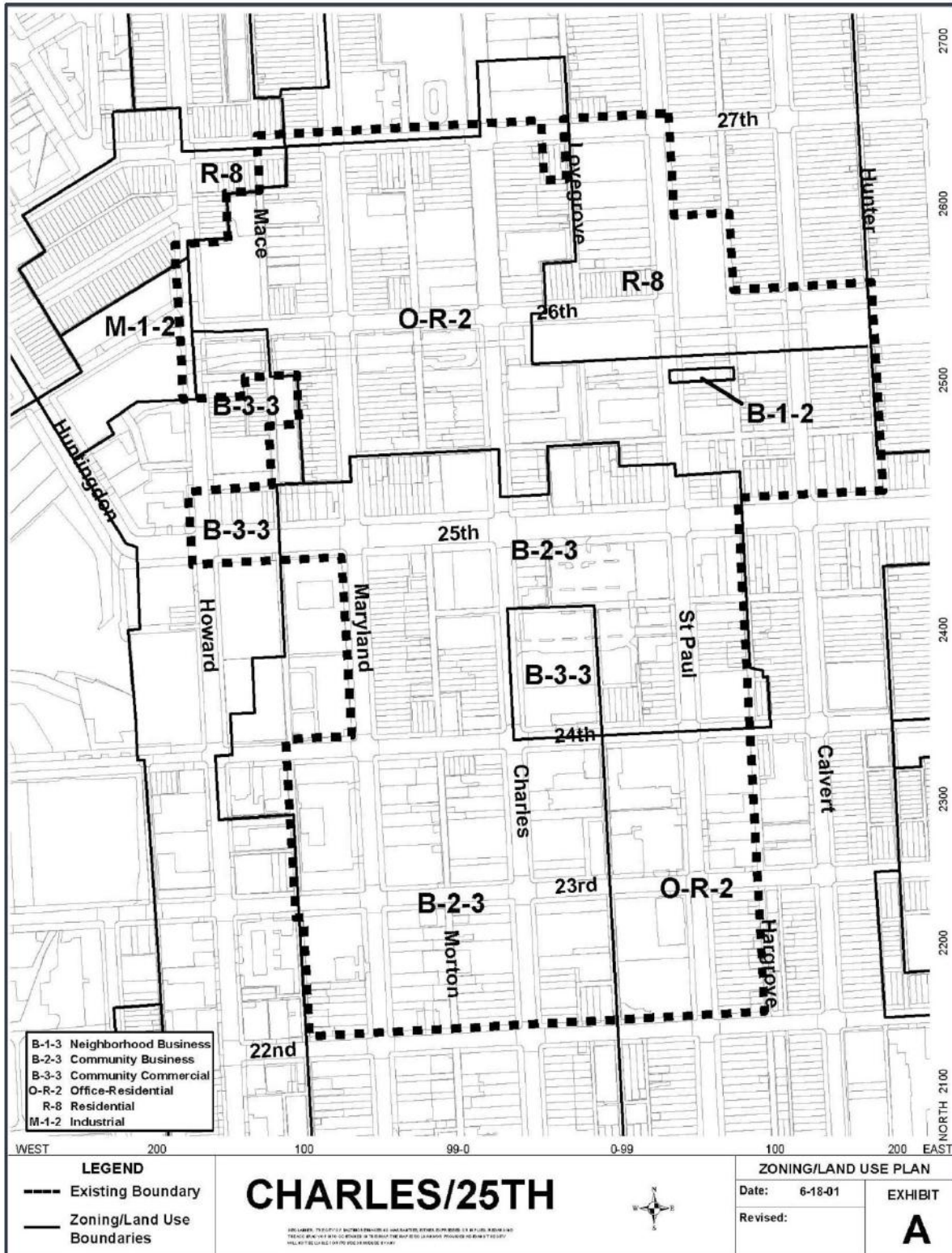


Figure 3-5: Current zoning map of the Old Goucher neighborhood and surrounding area (from the 1971 Zoning/Land Use Plan).

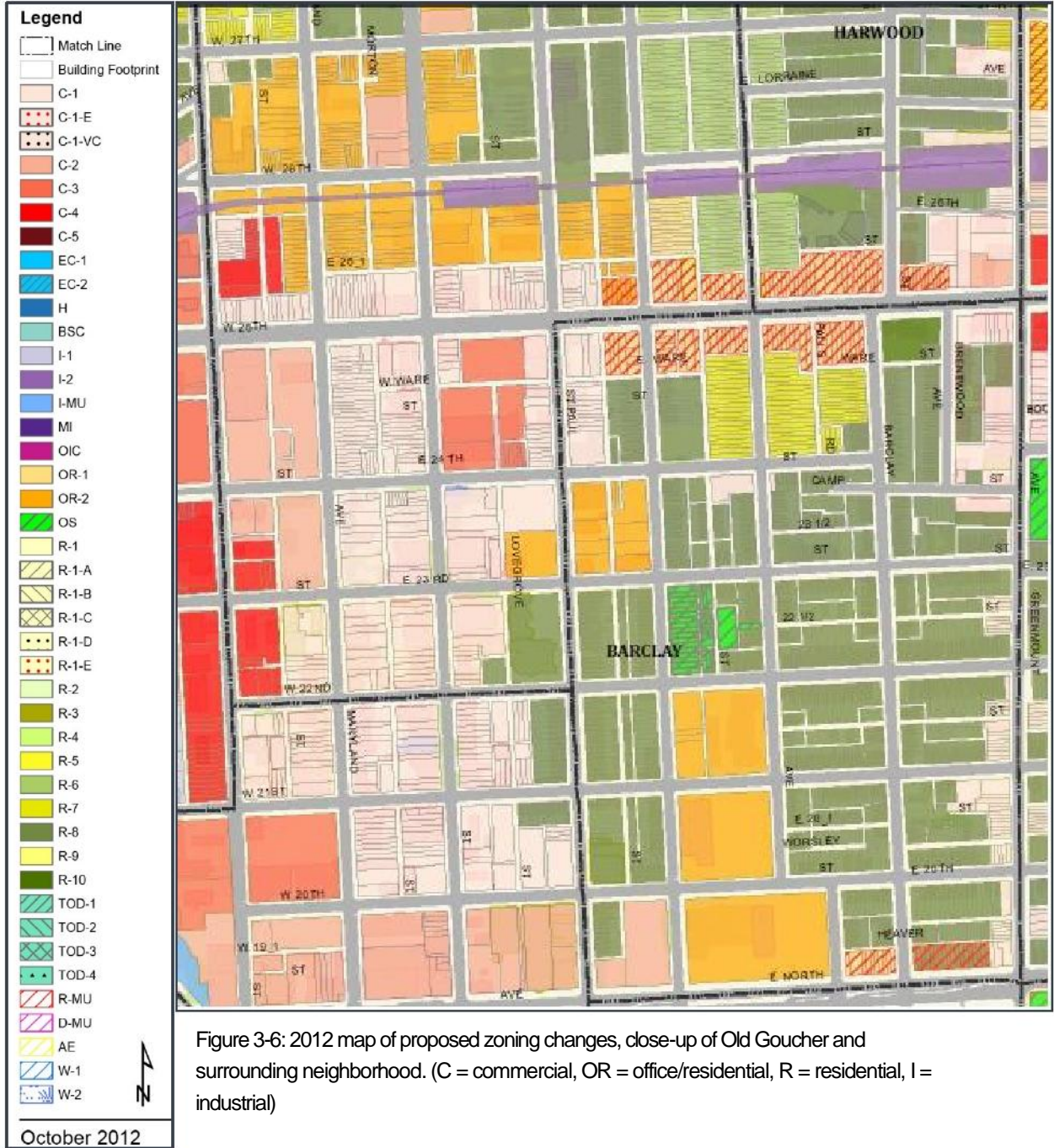


Figure 3-6: 2012 map of proposed zoning changes, close-up of Old Goucher and surrounding neighborhood. (C = commercial, OR = office/residential, R = residential, I = industrial)

porches, bay windows, and steps."⁶ These design reviews would influence new row house developments, additions, row house conversions from single-family to multi-family, and any proposed development over 15,000 square feet.⁷ There will also be design standards for commercial districts. Conversely, however, these proposed zoning changes *may* dissolve the Urban Renewal Plan overlay districts and thus remove the specific historic preservation protections for the neighborhood that are regulated by those plans. In the 1960's, the Urban Renewal Plans were originally created to make recommendations for land use and zoning changes and establish design standards, but they have been more frequently used to update and supplement the zoning code instead. The Urban Renewal Overlay "creates special designations for buildings that are considered particularly historically or architecturally valuable and buildings that are considered important in contributing to the character of the neighborhood."⁸ The plan also sets out a demolition review for both contributing and noncontributing structures, and creates design and maintenance standards for historic structures.⁹

As stated by the Baltimore City Planning Department,

"[While] developing the new code, all the existing urban renewal plans were reviewed, and many patterns of land use and design controls were categorized. Where appropriate, those standards are incorporated into the new city-wide code. This will create more equity across commercial and residential areas without the need for urban renewal overlays."¹⁰

Although the City's website indicates that the Urban Renewal Plans will not be dissolved, discussions with city planners indicate the desire to do away with the overlays in the future. The new zoning code has many of the same provisions as the Urban Renewal Plans and would be enforced by zoning inspectors.¹¹

Some residents in the Old Goucher neighborhood are concerned that existing historic preservation protections will be dissolved along with the urban renewal overlays and therefore strongly advocate for the creation of a local historic district in Old Goucher through the Baltimore Commission for Historical and Architectural Preservation (CHAP). However, there is currently a moratorium on new CHAP districts due to funding limitations, therefore the urban renewal plans will likely remain for the time being as the only regulatory preservation protections available in the neighborhood. Although a local historic district designation is not a possibility at this time, CHAP encourages communities to focus on the designation of landmark buildings and sites in their neighborhoods to individually protecting important community assets.

A master plan for the Old Goucher neighborhood was completed by the Baltimore City Planning Department in 2005 as the Barclay-Midway-Old Goucher Small Area Plan. This plan took a comprehensive look at the challenges and assets of the area and made planning

recommendations aimed primarily at land use. The goal of the plan was to encourage a "mixed income area that had a thriving commercial area, as well as housing options for all whether it is single family, multifamily, home ownership and/or rental."¹² Within this plan, there are certain recommendations for historic preservation that are enforced when existing neighborhood controls are in place. The plan includes the Baltimore City-recommended design guidelines for rehabilitation and infill development, which are more lenient than the Secretary of Interior Standards for Historic Preservation. It is recommended to introduce the design guidelines in a "phased approach" because of concerns by local residents that they would not be able to afford the extra costs that may come from adhering to the guidelines, especially when many of the buildings need assistance in simply meeting code requirements. The recommendations made in the plan that specifically deal with the Old Goucher neighborhood include the use of local, state, and federal tax incentives for redevelopment in the Old Goucher National Register Historic District; exploring the idea of landmark status for individually eligible properties outside of the National Register Historic District; and encouraging residents to use the rehabilitation and infill guidelines.¹³

Community Organization

Over the last decade, the Old Goucher Community Association has been working hard to improve the community surrounding the Old Goucher campus and to gain recognition for the Old Goucher neighborhood as a distinct neighborhood from that of Charles Village. The OGCA and its resident members believe that the neighborhood is a valuable and unique area of Baltimore in its own right, distinct from that of Charles Village and the other surrounding neighborhoods, and that it should be recognized as such.¹⁴

The OGCA and the Old Goucher Business Alliance are presently working on a community-led Vision Plan for the neighborhood with the assistance of the Neighborhood Design Center. The spring 2012 draft of the Vision Plan highlights the history of the neighborhood, as well as the diversity, growth, and potential of the existing neighborhood features.¹⁵ There is a wide range of community support and involvement in this process, and the finished product will be strongly beneficial to neighborhood homeowners, renters, business owners, non-profits, and institutions. OGCA has already begun to implement some of the recommendations made as part of the Vision Plan, such as planting trees along the 2300 block of Maryland Avenue to improve the streetscape in Old Goucher.

The OGCA and the Old Goucher Business Alliance are the neighborhood's primary community organizations. These groups have also partnered with the Barclay, Midway & Old Goucher Coalition, the Charles Village Benefits District, the Charles Village Civic Association, the Greater Homewood Community Corporation, and the Central Baltimore Partnership to help promote development, business, and safety within the neighborhood.

Development Pressures

Today, the Old Goucher neighborhood is at the center of various large-scale redevelopment projects occurring in the surrounding neighborhoods. While the redevelopment tendencies of these projects focus on adaptive reuse and rehabilitation of historic structures, the same care may not be used in future redevelopment proposals within the Old Goucher neighborhood. Although Old Goucher has been recognized for its significance as a designated National Register Historic District there are currently no regulations protecting the building fabric aside from the Urban Renewal Plans discussed in the previous section. The existence of vacant lots makes many areas of the neighborhood a prime candidate for development, especially along the western edge. The following is by no means all-inclusive of the projects that are presently happening in and around the Old Goucher neighborhood, but give a sense of some of the development pressures facing the neighborhood today.

On the neighborhood's western edge, in and around Remington, there have been several recent and ongoing large-scale development projects including a mix of rehabilitation and new construction projects. Many of the projects are adaptively reusing historic buildings and converting them into mixed-use commercial/residential complexes.¹⁶



Figure 3-7: October 31, 2013, developer's plan showing the latest 'pedestrian-friendly' revisions to the 25th Street Station development.

On the western edge of the Old Goucher neighborhood is the site of the 25th Street Station development, which is the proposed site of a new shopping center featuring a suburban-style Walmart. This development is planned to cut into the neighborhood in the 2300 block, east of Maryland Avenue (Figure 3-7). The Baltimore City Council approved the project in 2010 as a Planned Urban Development (PUD), and on October 31, 2013 the City's Urban Design and Architectural Review Panel approved the Walmart redesign. However, the OGCA and the Remington Neighborhood Alliance remain unhappy with the design of the shopping center and have proposed redesigns that better fit the existing neighborhood (Figure 3-8). The Planning Commission has the final say on approving the design of the Walmart and has been holding public hearings to discuss the issues the communities have with the design.¹⁷ Residents call the proposed suburban-style store the "cheap" version, compared to the Walmart being constructed in Northwest D.C. and argue that the street layout is not pedestrian-friendly.¹⁸

On the east side of the Old Goucher neighborhood, Telesis Corporation has been working since 2006 on a major housing redevelopment project which covers portions of the Old Goucher, Barclay, and Midway neighborhoods (Figure 3-9). Bounded roughly by North Avenue, North Calvert Street, 25th Street, and Greenmount Avenue, the project is a public/private effort to revitalize City-owned vacant row houses and lots in the Barclay and Old Goucher neighborhoods.¹⁹ This redevelopment strategy consists of both rehabilitation and infill, and will produce approximately "320 units of mixed-income and mixed-tenure housing."²⁰ These newly

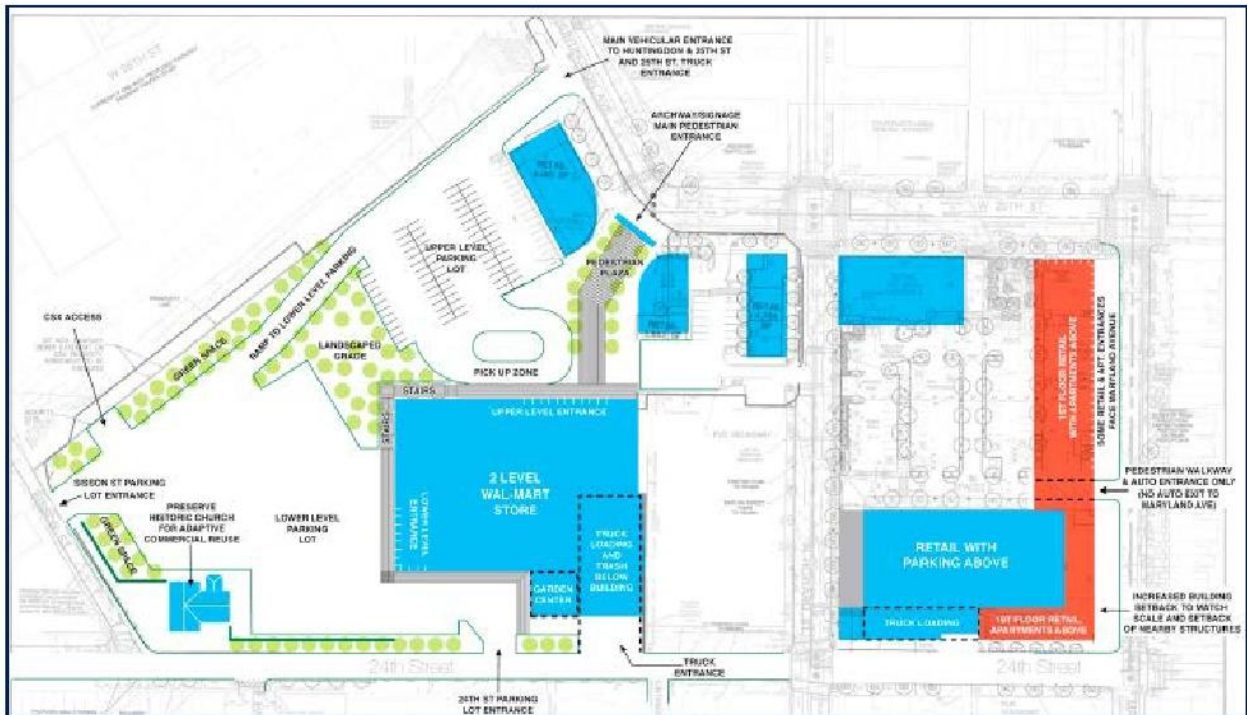


Figure 3-8: October 7, 2013, OGCA sponsored "community-proposed revised design" for 25th Street Station

constructed and rehabbed Telesis row houses are being marketed by YWGC Realty as "North Calvert Green."²¹ The neighborhood organizations were highly involved in this project at every planning phase and have been happy with the mix of historically sensitive infill and rehabilitation.

To the north of the Old Goucher neighborhood is Charles Village and the JHU Homewood Campus. Old Goucher and the area south of 25th Street have been considered by the Charles Village Civic Association to be a part of the Charles Village neighborhood since roughly the 1960s, soon after Goucher College left the area and Charles Village was formed as a neighborhood association. According to Charles Village Civic Association's website, the area south of 25^h street and north of North Avenue is still considered to be within their boundaries.²²

South of North Avenue is the Charles North neighborhood, including Penn Station and parts of the Maryland Institute College of Arts (MICA) campus. Charles North, along with portions of the Barclay and Greenmount West neighborhoods, form the location of the burgeoning Station North Arts & Entertainment District. Station North was the first state-designated arts and entertainment district in Baltimore City in 2002 and is now a "national model" for such districts due to its successes in bringing new residents and businesses into a disinvested part of the city.²³

Although JHU and MICA have had relatively little direct effect on the Old Goucher neighborhood throughout its history, recent academic partnerships between the two institutions suggest there is potential for them to meet in the middle, in the Old Goucher neighborhood. Both institutions have been involved in recent redevelopment projects on and

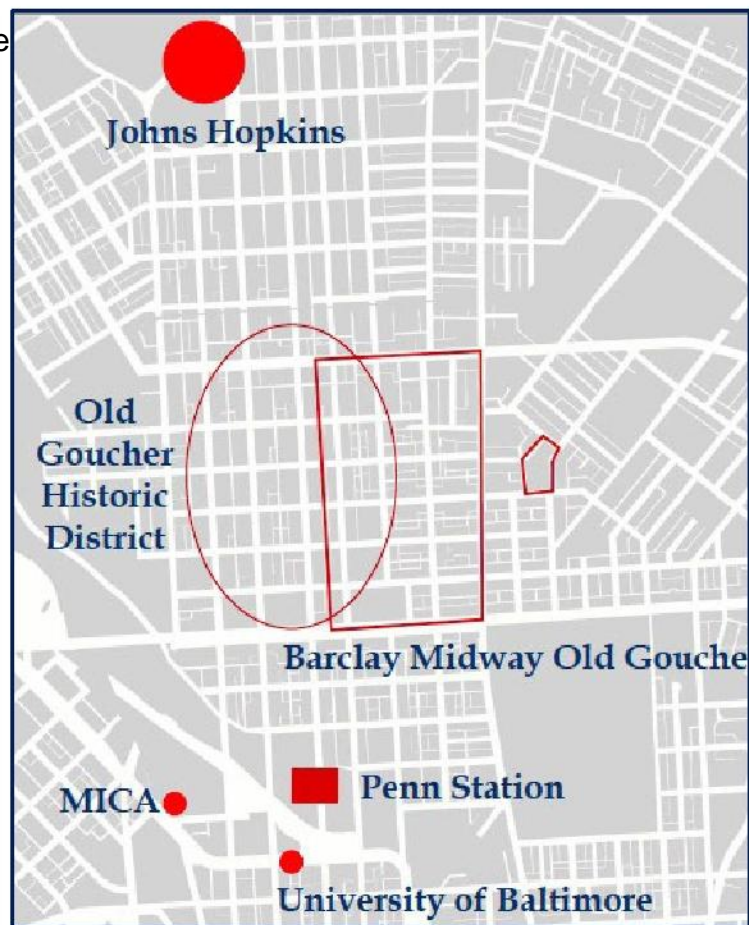


Figure 3-9: Telesis Corporation Map representing the location of the redevelopment project relative to the Old Goucher neighborhood

around North Avenue including the rehabilitation of two large former theaters into workspaces and classrooms.²⁴

Further to the southeast in the Greenmount West neighborhood, Seawall Development Corp. recently completed the redevelopment of the former Crown Cork & Seal Co. machine shop as the Baltimore Design School, a sixth through twelfth grade institution that is "a national first for teaching design in a combined middle and high school. As Baltimore's first new school in many years, it stands for innovation. Accommodated in a 100-year-old structure, it also stands for preservation."²⁵

With the successes of Station North in revitalizing the areas of Charles North, Greenmount West, and North Avenue, discussions are currently underway to expand the district to encompass the entirety of the Old Goucher neighborhood (Figure 3-10). Approval of the expansion will be sought in the spring of 2014, and with the current support of the City and OGCA, approval from the State Arts Council is likely. Artists are already being directed to open spaces in Old Goucher, and the OGCA is moving forward with the promotion of the neighborhood as part of the arts district.²⁶

Public transportation initiatives are underway to improve access to and within the Old Goucher neighborhood. The Purple Route for Baltimore's free Charm City Circulator bus currently runs between the city center and Penn Station. Starting in the fall of 2014, the route will extend north from Penn Station to University Parkway and will include stops on both Charles and St. Paul Streets near North Avenue, 22nd and 25th Streets.²⁷ The Baltimore Regional Rail System Plan, adopted in March 2002, lays out future plans for a central north-south Yellow Line addition to the Baltimore Metro system. The proposed route would extend north from the city center at Charles Center and end in Hunt Valley. The first stop north of Penn Station is proposed for 25th Street. There have also been proposals by the Charles Street Development Corporation to develop a Charles Street Trolley to return the streetcar to Baltimore.²⁸ In addition, the Baltimore City Department of Transportation will begin working on the Downtown Bicycle Network in the spring of 2014. The network will create on-street cycletracks and bike lanes in Central Baltimore, "the major area of the city without any bicycle facilities," and connect them to the existing bike network (Figure 3-11).²⁹ Maryland Avenue will be the key north-south route for this new network, and as a result, the roadway between 29th and Cathedral Streets will be reduced to one lane of vehicle traffic, two lanes of parking, and a two-way cycletrack.³⁰

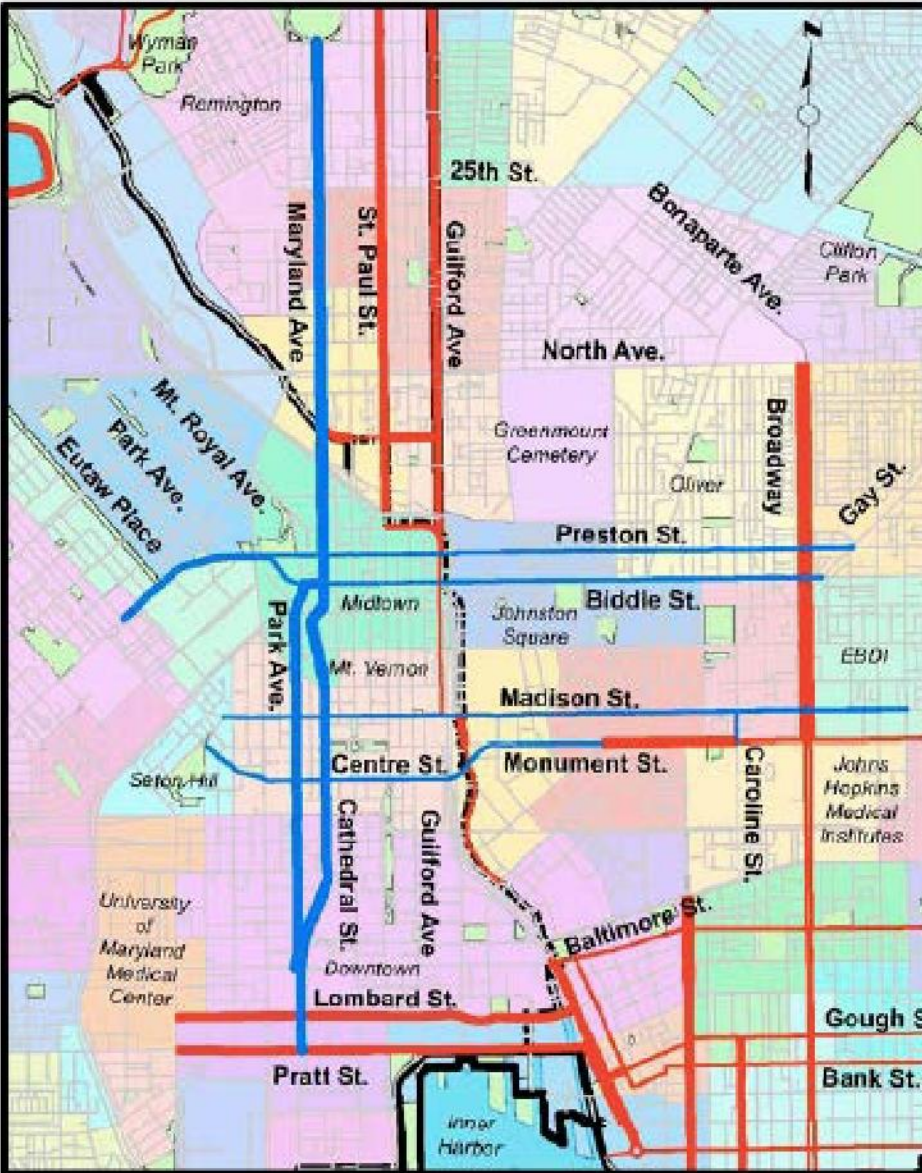


Figure 3-11: Map of proposed additions to the Downtown Bike Network. Blue lines indicate new bike paths and cycletracks; red lines indicate existing paths.

still a relative lack of recognition of the Old Goucher neighborhood within Baltimore City and amongst its residents.³¹ In the following section we will argue that the future of Old Goucher lies in strengthening the historic patterns and characteristics that make the neighborhood unique.

What's next for Old Goucher?

It is clear from this sampling of projects that redevelopment is rapidly progressing around the community, and it is possible that sections of the Old Goucher neighborhood will be claimed by the surrounding neighborhoods. However, if given the proper recognition and protections, the neighborhood could remain a uniquely identifiable node between the surrounding communities.

Although much has been accomplished by the OGCA in the neighborhood in recent years, there is



PART IV

RECOMMENDATIONS

Recommendations

The following recommendations propose various ways of using and promoting the neighborhood's historic identity and high quality adaptable historic buildings and spaces to strengthen the Old Goucher community's identity. These recommendations show that by utilizing the past to strengthen the present the community can create a legacy for the future. Recommendations have been informed by the analysis of the neighborhood's history and present conditions and propose several actions to strengthen the neighborhood's positive qualities for the purpose of reinforcing community identity. Based on this analysis, we have developed a revised statement of significance that supplements and updates the one presented by the National Register. The following prepared revised statement of significance can and should be regarded for any future CHAP landmark nomination.

Revised Statement of Significance

The Old Goucher Neighborhood has been a highly identifiable place in Baltimore since the community's foundation as an early suburban extension of the city in the late 19th century. The neighborhood was established during a time period of rapid expansion, and was particularly attractive to developers due to its central location, just above the city's historic northern boundary of North Avenue. The desirability of the neighborhood, the speed of development, and the patronage of institutions produced a distinct urban design with relatively uniform, yet diverse architectural attributes. To the south, the commercial and transportation hub of North Avenue; to the east, the historic Greenmount/York Road and associated middle income residential Barclay neighborhood; to the west, industry, rail lines, and a highway over the Jones Falls; and to the north, the mixed use corridor of 25th Street and the parallel railroad tunnel beneath 26th Street, reinforce the Old Goucher neighborhood's physical separation from communities surrounding it. These highly legible "edges" or boundaries of the community have evolved particular characters and influences on the neighborhood throughout the area's history.

The neighborhood's high quality built environment is exemplified by the historic node of the former Goucher College campus, which is composed of architecturally significant buildings and open spaces located in the heart of the community. Yet, urbanization sponsored by the neighborhood's strong edges increasingly caused tension with the cloister-like female educational environment of the college. By the middle of the twentieth century, the encroachment of outside pressures greatly influenced the College's decision to move to a more isolated property in the county. Although, Goucher College reacted negatively to Baltimore City's physical expansion, increase in socioeconomic and racial diversity, as well as commercial

and mix use zoning, these are precisely the features that have since evolved to be major community strengths.

Short vs. Long Term Recommendations & The Main Street Approach

While the architecturally significant McKim, Mead and White historic Goucher buildings are acknowledged as cultural assets by the City of Baltimore, much less attention is given to the surrounding historic neighborhood. The following proposed actions have been separated into two phases, short-term and long-term, for the purpose of achieving goals in the most logical manner. This incremental method will allow the Old Goucher Community Association to start with less expensive, quickly implementable objectives and slowly build up their investment of money and social capital in the neighborhood over time to achieve longer term goals. In addition the short-term goals highlight relatively typical heritage preservation and promotion techniques, while the long-term goals build upon the historic strengths particular to the neighborhood.

The short-term recommendations present actions that can be implemented over the next few years to immediately:

- Promote the identity of the Old Goucher Neighborhood
- Help tie the name of the neighborhood to the place itself

The long-term recommendations then continue to build upon the historical legacy of the neighborhood through strengthening the following identified key features of Old Goucher:

- Presence of Local institutions
- Diversity
- Mixed-use building typology
- High quality building stock
- Open green spaces

Both the short and long-term recommendations loosely follow the Main Street Approach that is a successful and widely acknowledged method of urban revitalization.

- Baltimore Main Streets was introduced by the Mayor's Office in 2000 as a new approach to commercial revitalization and is currently run by the Baltimore Development Corporation. The program offers customized support and public resources to designated neighborhood business districts using the Four-Point Approach.
- The Main Street Four-Point Approach, developed by the National Trust for Historic Preservation, is a tool that can be used to integrate the historic identity of the

neighborhood into the current Old Goucher Community Association's Vision Plan. The Four-Point Approach consists of:

1. Organization
2. Promotion
3. Design
4. Economic Restructuring

These four points focus on improving a community's most significant assets. This approach leverages local cultural and architectural heritage to promote businesses, attract investment, and boost pride in the community.

Short-Term Recommendations to Promote Historic Identity

The planned expansion of the Station North Arts and Entertainment District up to 26th Street by the spring of 2014 presents a key opportunity for the Old Goucher community to push for a preservation, design, and arts focus in the area. Various short-term actions can allow the unique heritage of the neighborhood to stand out within the wider Station North Arts District and ensure that the historic character of the neighborhood is retained. The recommendations below present several modest projects to immediately begin fostering a connection with the Station North Arts District expansion, while simultaneously maintaining and reinforcing the Old Goucher neighborhood identity.

Virtual Tour and Walking Tour

- Providing access to heritage through an online virtual tour followed by the creation of a corresponding walking tour will be effective in educating both residents and outsiders to the beauty and history of the neighborhood. Options for this include the creation of a Baltimore Heritage virtual tour web page, printing brochures of a self-guided walking tour with key stopping points, and a docent led group walking tour given by a knowledgeable neighborhood resident. Historic interpretations of the neighborhood for such heritage tour exhibitions may refer to this studio report, which should also be made publicly available online. Seeking public funding for interpretative efforts will both lower out-of-pocket financial expenses and provide critical public relations opportunities. Although applying for grants requires matching money and time, the process of strengthening relationships with local preservation organizations, such as Preservation Maryland and Baltimore National Heritage Area, will only serve to benefit the preservation of the Old Goucher neighborhood in the long run.

Blue Doors

- Painting row house doors various shades of blue can create a distinct sense of community between residents (Figure 4-1). This technique was used in the 1930s on

Goucher College's historic garden gates to create visual cohesion within the city campus. Although painting front doors blue is often, falsely, thought to be an old Amish practice denoting a marriageable daughter, legends have been told that the president of Goucher College did this because he had several "marriageable daughters." In fact, the garden gates were actually painted blue because it was the then president's wife's favorite color. Today, as a unique way of showing pride in their neighborhood, Old Goucher residents can similarly paint their doors shades of blue, and collectively add a visual identifier associated with the area's heritage.



Figure 4-1: Rendering of blue doors on residential buildings in neighborhood. Blue doors could be an identifying characteristic of the Old Goucher neighborhood in Greater Baltimore.

Murals / Public Art

- As a way to reinforce the neighborhood name to visitors and passersby, community members and property owners should partner with local non-profit organizations and artists to install public murals and other visual art pieces to promote the Old Goucher identity. Although public art generally requires city permits, these efforts will be more

easily accepted as part of the recent Station North Arts District expansion. Using images of the iconic Goucher campus buildings or other local scenes in these public art pieces can further enhance the promotion of the neighborhood identity (Figure 4-2).

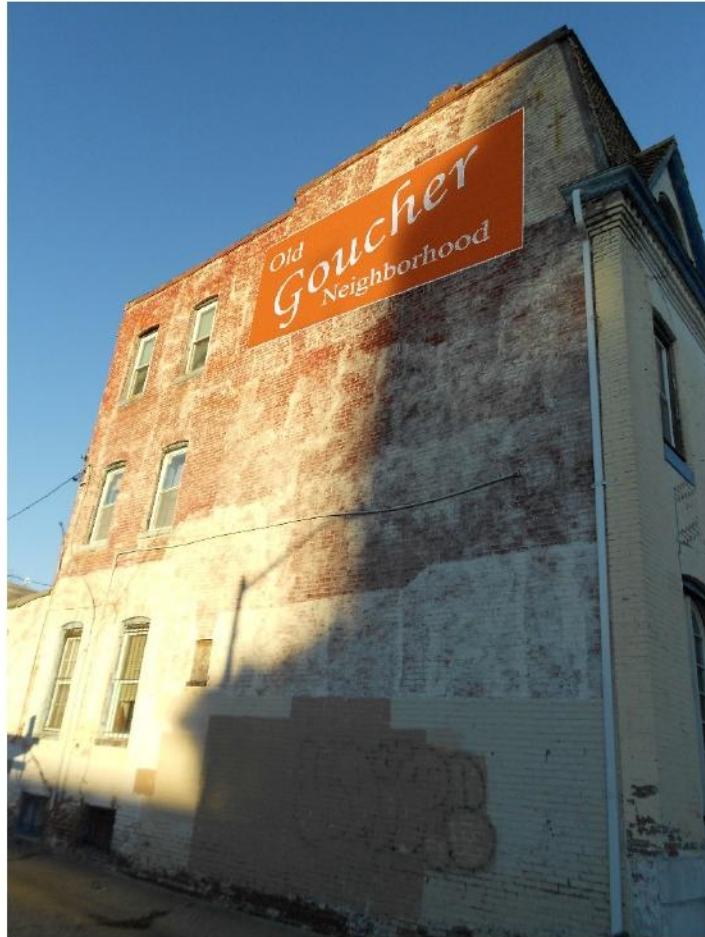


Figure 4-2: Rendering of wall art/mural identifying the Old Goucher neighborhood

Interpretive Signs

- As a method of promoting the unique heritage of the neighborhood along with the walking tour brochure, the development of corresponding historical interpretive signage should be a priority. Signage should be installed near the old college buildings to get people to stop and take an interest in the history of the architecture that surrounds them. Such signage can further act as a physical starting point or key points in the development of the self-guided walking tour.

Long-term Recommendations

The following long-term recommendations build upon the historic strengths of the community and provide suggestions for future planning in line with these strengths. Since its development in the 1880s and throughout its history, the neighborhood has had a strong presence of institutions, social services, diversity, mixed-use building typology, high quality building stock, and open green spaces. Although a few historic strengths of the neighborhood, such as open green space, have diminished over time, many of these assets can be reused and activated to enhance the unique character of the community.

Reclaiming Natural Open Space: "Old Goucher Park"

The creation of a publicly open park through the recovery of the central green space of the historic Goucher campus can restore the heart of this historic district. The claiming of this central public place would connect and organize the neighborhood by providing a venue for public events and recreation. Such green space would also act as an ideal starting location to tell the story of the Old Goucher neighborhood through aforementioned interpretative signage.



Figure 4-3: Location of the proposed "Old Goucher City Park." The vacant lot at corner of 24th and St. Paul Street should be the initial acquisition to reclaim the historic green space as a central public place to unite the community.

After Goucher College left the community, the need for parking increased and most of the historic green spaces were lost. With the loss of green space, the historic Goucher buildings are no longer loosely connected as a campus and so the neighborhood has lost its cohesive identity.

- The initial effort should begin with the acquisition of the large vacant green lot at the corner of St. Paul Street and 24th Street, which is the most essential space required for the park's foundation. (Reference Figures 4-3 and 4-4).
- Green landscaping of the parking lots in front of Lovely Lane Church, Goucher Hall, and Bennett Hall should then be incorporated as part of the proposed Old Goucher Park in combination with the vacant green lot on St. Paul Street and 24th Street.



Figure 4-4 Historic image of the Goucher College campus green space, looking south from Bennett Hall area

Reinforcing the Educational and Institutional Focus

Bring Educational Use Back

- By bringing more educational uses back into the Old Goucher neighborhood, the area can once again become a node sponsored by academic activity and pedestrian presence. By channeling the neighborhood's social energy into educational services, the community will attract more philanthropy and investment from the greater Baltimore community. The following suggestions would continue the legacy of Goucher College by ensuring the reuse of the historic campus buildings for educational purposes, re-creating the educational node in the community, and strengthening the historical education axis of Baltimore by restoring the missing link on the landscape.

Urban Design Center

- The development of an inner city design center through the partnership of local colleges and universities can offer a dynamic urban workspace away from main campuses in which students can participate in valuable collaborative opportunities. Within the Urban Design Center, leasable commercial units can be offered to recent graduates and young professionals as incubation space for start-up design firms. The Center should also create partnerships with the city's technical, vocational, design and craft-oriented high schools, including the recently founded Baltimore Design School of the Station North Arts District, Baltimore School for the Arts, Baltimore Polytechnic Institute, and Carver Vocational Technical High School. The Center would further build on the legacy of the architecture and design firms that were once prevalent in the neighborhood.

University of Maryland, School of Architecture, Planning and Preservation

- The relocation of the current University of Maryland School of Architecture, Planning and Preservation from the College Park campus to Baltimore would allow students the opportunity to use the neighborhood as a source of visual and hands on education. Simultaneously, the students would be giving back to the neighborhood through the use of their unique set of skills. An exemplary case of such programming has been instituted by the Savannah College of Art and Design, and should be used as an organizational model.

University System of Maryland Distance Education Learning Center

- The relocation of the University System of Maryland (USM) Office and the creation of the University of Maryland Distance Education Learning Center would bring students and faculty from all over the USM system into the area and renew the

educational node in the neighborhood. Such a venture should also take full advantage of recent partnerships between Johns Hopkins University and the Maryland Institute College of Art.

Rehabilitation and Preservation Learning Laboratory

- Creating a Learning Laboratory as a place to learn building trades, especially historic preservation skills such as plaster work, masonry, woodwork and roofing. In addition to building trades the learning laboratory could provide training in historic preservation methods of financing, documentation and project management. The Learning Laboratory's programming should be offered to the general adult population as well as to appropriately aged students.

Communiversality

- A community education program, for all ages of students, taught by volunteer teachers in topics ranging from cooking classes to financial planning and art classes to health and wellness.¹ This Communiversality could be a joint venture between several of the universities in the greater Baltimore area. In addition to bringing an education institution back into the neighborhood, this community outreach program would continue the social institution legacy of the neighborhood.

Support Social Services

- Supporting the continued presence of social service institutions in the neighborhood is important, but may be influenced by the community for more positive results. The social institutions of the area have assisted the greater Baltimore community for many generations, and continue to bring people from all over the region to the Old Goucher neighborhood. The legacy of these social institutions is currently seen as challenging, but can be adapted as part of the educational strength of the community. This will require the Old Goucher Community Association and neighborhood residents to work closely with these organizations in achieving the shared goals of the Vision Plan and general grassroots revitalization.

Maintain High Quality and Architecturally Significant Building Stock

As the Old Goucher neighborhood moves into the future, it must provide protection for its historic resources. When the neighborhood was originally developed, the buildings were constructed using high quality building techniques and materials. As the National Register Historic District nomination form says, "the area as a whole provides a living text-book of architectural styles - Queen Anne to Richardsonian Romanesque . . . many of them the finest example in the region."² The following recommendations propose a few widely accepted preservation methods to protect the historic fabric of the neighborhood.

Preservation Education

- Education of local business owners and residents in the practices of preservation and conservation is the first step needed to maintain and preserve the neighborhood. Ensuring residents understand design guidelines is essential to ensuring they are properly followed. The development of a preservation resource page on the Old Goucher Community Association's website could easily direct residents and property owners to educational information concerning maintenance, improvement, and regulation of their historic properties. Additionally, educating the public on the heritage and historic character of the neighborhood is significant and can be accomplished with the creation of various interpretive elements covered in the short-term recommendations, such as walking tours and signage.

Design Guidelines

- Preservation knowledge should be used to rally the community to develop design guidelines and support future designation of a local historic district. Implementing agreed upon design guidelines to maintain, preserve, and enhance the architectural character of the area is essential. Although Old Goucher is currently under the regulatory policies of a Baltimore City Urban Renewal Area Plan, these design and maintenance standards are not well known by property owners until a citation is received. The formation of more specific historic design guidelines should be a joint venture between the resident and business stakeholders of the Old Goucher neighborhood and CHAP. Understanding and building from the current Urban Renewal Area Plan regulations will be the most effective way of starting this process. Much like the current Urban Renewal Area Plan regulations, historic design guidelines provide a set of maintenance standards and inform property owners and residents of the most acceptable changes that can be made to their historic property, as well as guide future sympathetic development relative to the district's historic fabric.

Local Historic District Designation

- Although, there is a recent moratorium on Local Historic District designations through Baltimore City Commission for Historical and Architectural Preservation (CHAP), such a nomination would provide an additional level of regulatory protection for the historic fabric of the neighborhood that is not currently provided by the National Register Historic District designation. In addition to protecting the historic buildings of the Old Goucher neighborhood, the CHAP designation would make property owners eligible for tax credits and other incentives to maintain and restore historic properties.



c. 1910 Aerial View of Graduates Returning from Chapel



PART V

CONCLUSION

Conclusion

The research and analysis conducted for this project answered the initial research question of "where is the Old Goucher neighborhood, and what distinguishes it both historically and contemporarily within the context of greater Baltimore?" The analysis has shown that the Old Goucher neighborhood has always been characterized by strong yet strained edges and that the central community nodes are what defined the neighborhood for many decades.

Historically the neighborhood has been identified and strengthened by: a strong educational and social legacy; an extremely adaptable and high quality building stock; inter-connected green spaces; strong-defining yet strained edges; socio-economic and racial diversity; and a mixture of residential, commercial, and institutional uses.

The additional questions that were asked in the research process were arrived at less through the research and analysis and more through the studio group's own interpretation of the project process and results.

- "Why is the historical identity of a community or neighborhood important and how can we give substance to the historical identity of a place?"

Through this project, the studio group has concluded that the historical identity of a neighborhood is not only important for purposes of establishing significance in a historical context, but also important for understanding present context and potential future strengths. Substance is given to the historical identity of the neighborhood by analyzing not only the physical fabric but also the social and economic fabric of the neighborhood as well as the broader forces of the city. By mapping over time these various fabrics of the neighborhood a visual representation of the historic characteristics are available for quick analysis and provide in themselves conclusions regarding the strengths and weaknesses of the neighborhood and its development.

- "How can understanding the historical identity, development and cultural processes of neighborhoods, better help us to understand the current and potential future conditions of neighborhoods?"

The conclusion from this report is that by better understanding the historical characteristics of a neighborhood we take greater consideration of the fact that neighborhoods and communities are constantly changing, under both internal and external pressures.

Understanding and evaluating the processes of change in a neighborhood over time provide insights into the long-term strengths and weaknesses of an area and can be used to direct future improvements by building on the past.

- "What is the value of incorporating a historical analysis of neighborhoods, such has been done for this report, as a layer into the planning process?"

The conclusion reached from this project, is that by conducting this level of historical analysis the group was able to provide recommendations for future planning which were based on past processes and strengths of the neighborhood. Combining these neighborhood specific recommendations such as reclaiming the historic green spaces and building on the educational and social legacy, with traditional preservation recommendations such as design guidelines and walking tours, creates a multi-layered approach that can be separated and applied to other neighborhoods and communities.

Ultimately, this study has shown that by layering historical analyses into the planning process, we can "imagine and create a different future through a reuse of the past."¹

Notes

Part II: Historical Analysis

¹ Philip D. Curtin, Grace S. Brush, and George W. Fisher, ed., *Discovering the Chesapeake* (Baltimore: Johns Hopkins University Press, 2001), 7.

² Joseph L. Arnold, "Suburban Growth and Municipal Annexation in Baltimore, 1745-1918," *Maryland Historical Magazine* 73, no. 2 (1978): 110.

³ The original Charles Street Bridge of 1854 built as a private connection to a proposed development was lost in the major 1868 flood, and replaced at City expense; Karen Lewand, pg 56

⁴ Emily Emerson Lantz, "Do You Know The Street On Which You Live?" *The Sun* (Baltimore, MD), March 23, 1924.

⁵ Karen Lewand, *North Baltimore: From Estate to Development*, (Baltimore: Baltimore City Department of Planning and the University of Baltimore, 1989), 8; www.Bridgehunter.com/Baltimore, Maryland

⁶ Gary Helton on behalf of the Baltimore Streetcar Museum, *Images of America: Baltimore's Streetcars and Buses* (Arcadia Publishing, 2008), 2-3.

⁷ During this period the east-west streets were named after local landowners and were not renamed to numbered streets until after the 1888 annexation (see Appendix C: Baltimore Infrastructure for more details).

⁸ Lawrence M. Principe and Sheryl H. Bernardo, "Old Goucher College Historic District," *National Register of Historic Places Nomination Form* (Washington, DC: U.S. Department of the Interior, National Park Service, 1994), 16.

⁹ Karen Lewand, 56.

¹⁰ Sherry H. Olson, 217.

¹¹ Total population in 1900 was 60,000 *Ibid*.

¹² Mary Ellen Hayward and Charles Belfoure. *The Baltimore Rowhouse* (New York, NY: Princeton Architectural Press, 1999), 182.

¹³ *ibid*, 182.

¹⁴ Lines that serviced the Old Goucher neighborhood were #11 Guilford Avenue - Bedford Square (1862 - horsecar), #17 St Paul Street (1893), #27 Guilford Avenue (1905) on Maryland, Guilford, and Greenmount Avenues, Charles, St Paul, Calvert, and 25th Streets and #13 North Avenue (1890, the first overhead electric streetcar line in Baltimore).

¹⁵ George F. Nixon, Curator, Baltimore Streetcar Museum, *Condensed History of Public Transportation in Baltimore 1844-1980, Rapid Transit in Baltimore*, 1981, 3.

¹⁶ Lawrence M. Principe and Sheryl H. Bernardo, 17-18.

¹⁷ *Ibid*, 18.

¹⁸ Lawrence M. Principe and Sheryl H. Bernardo, 18.

¹⁹ Lawrence M. Principe and Sheryl H. Bernardo, 17

²⁰ Transform Baltimore, "Zoning History." RewriteBaltimore.org, Accessed November 5, 2013, www.rewritebaltimore.org.

²¹ Malcolm A. Cudlipp, "City of Baltimore Topographical Survey," Within "Atlas of the City of Baltimore, MD - 1897." City of Baltimore, August 1894, JScholarship, <https://jscholarship.library.jhu.edu/handle/1774.2/36509>.

²² W.A. Wansleben, "City of Baltimore Topographical Survey," Within "Atlas of the City of Baltimore, MD - 1897," <https://jscholarship.library.jhu.edu/handle/1774.2/36509>.

²³ Union Park was located between 24th and 25th Street, and Hunter Alley and Barclay: Lawrence M. Principe and Sheryl H. Bernardo, 17.

²⁴ Anna Heubeck Knipp, 10-20.

²⁵ Mt Carmel Baptist Church began in the late 19th century as the smaller Huntingdon Avenue Baptist Church "Insurance Maps of Baltimore Maryland - 1901." Sanborn Fire Insurance Maps, 1867-1970.

²⁶ "History of Oak Street AME Church," Oak Street AME Church, Accessed November 5, 2013, http://www.oakstreetame.org/index_files/Page375.htm

²⁷A small structure on the 21-1/2 Street alley (just east of Guilford Avenue) was labeled on the 1901 Sanborn map as being a "colored chapel." This may have been the original location of the Ebenezer Baptist Church congregation in the neighborhood before they moved to the Guilford Avenue location a few decades later "Ebenezer Baptist Church," *About Ebenezer*, 2006, <http://www.visitebenezer.org/about.html>.

²⁸ Anna Heubeck Knipp and Thomas P. Thaddeus, *The History of Goucher College* (Baltimore: Goucher College, 1938), 4, 10-20.

²⁹ Joan S. Abelson, *The First 100 Years: Goucher College 1885-1985* (Towson, Baltimore, Maryland: Goucher College, 1984), 1-2.

³⁰ Anna Heubeck Knipp, 6-7. *Ibid*, 24-

³¹ 26.

³² Anna Heubeck Knipp, 30-31.

³³ Mary Ellen Hayward, *Baltimore's Alley Houses: Homes for Working People Since the 1780's* (Baltimore: The Johns Hopkins University Press, 2008), 9.

³⁴ United States Census Bureau. "1900 US Federal Census". Ancestry.com

³⁵ John Dorsey and James D. Dilts, *A Guide to Baltimore Architecture* (Centreville, MD: Tidewater Publisher, 1981), 37.

³⁶ The land for the former Union Park was sold to G. Howard White who developed solid rows of houses on the site.: G. Howard White, "Old Union Park to Go: Scene of Baseball Glory to be the Site of Dwelling," *The Baltimore Sun* (Baltimore, MD), Oct. 2, 1905.

³⁷ Lawrence M. Principe and Sheryl H. Bernardo, 14.

³⁸ Throughout the rest of the Old Goucher neighborhood, ten other buildings were demolished. Three of those were electric street car barns or storage and the rest were back or secondary buildings for the row houses

³⁹ Joan S. Abelson, 11.

⁴⁰ *Ibid*, 40.

⁴¹ *Ibid*, 15, 40; Goucher College. 1920. Donnybrook Fair. Baltimore: Donnybrook Board, Woman's College of Baltimore. 80.

⁴² "Churches Adopt Protest: Pastors and Official Members Oppose Armory." *The Baltimore Sun*. October 7, 1914. ProQuest Historical Newspapers: The Baltimore Sun (1837-1988).

⁴³ Mary Ellen Hayward, 235. The largest movement of African Americans into Baltimore would not occur for about another ten years.

⁴⁴ "1910 U.S. Federal Census: Baltimore (Independent City), Maryland, Ward 12." U.S. Census Bureau; National Archives and Records Administration, 1910, Ancestry.com.

⁴⁵ Two-person crews (motormen and conductors) were replaced with single operators. George F. Nixon, 8.

⁴⁶ *American City Lines* (affiliate of *National City Lines* holding company funded by *Firestone Tire*, *Standard Oil of California*, *Phillips Petroleum*, and *General Motors*) acquired 30% of BTC stock; from 1936-50 acquired 100 streetcar systems in 45 cities; *Baltimore's Streetcars*, 85; George F. Nixon, 8.

- ⁴⁷ Line #1 ceased operation in 1948, #8 (3 Nov, 1963 - the last line to remain in service) #10 - 1950, #11 - 1959, #13 - 1954, #17 - 1938, #24 - 1950, #25 - 1949, #29 - 1947, and #30 - 1950. George F. Nixon, 8.
- ⁴⁸ www.Bridgehunter.com, Baltimore, MD.
- ⁴⁹ Joan S. Abelson, 11.
- ⁵⁰ Stone & Spirit
- ⁵¹ "Protect the College." The Baltimore Sun. November 19, 1920. www.proquest.com
- ⁵² Joan S. Abelson, 19.
- ⁵³ Baltimore Sun
- ⁵⁴ Frederic O. Musser
- ⁵⁵ *The First 100 Years*, ?
- ⁵⁶ Transform Baltimore, "Zoning History," RewriteBaltimore.org.
- ⁵⁷ "City of Baltimore Use District Map: Part of the Zoning Ordinance (Ordinance No. 1247, Approved March 30, 1931)," City of Baltimore, 1932, Johns Hopkins University, JScholarship, <https://jscholarship.library.jhu.edu/handle/1774.2/35183>.
- ⁵⁸ "Insurance Maps of Baltimore Maryland - 1928." Sanborn Fire Insurance Maps, 1867-1970. New York, NY: Sanborn Map Company, 1928.
- ⁵⁹ Amy C. Johanson and Melanie Butler, *The Commercial Development of Old Goucher*, Academic: HP 202, n.d. Baltimore City Planning Department; Courtesy: Eric Holcomb.
- ⁶⁰ "Charles Street Woman Victor in Garage War." *The Baltimore Sun*. January 20, 1921. www.proquest.com.
- ⁶¹ "To Consider Zone Change on Tuesday." The Baltimore Sun. September 6, 1924. www.proquest.com.
- ⁶² Antero Pietila, *Not in My Neighborhood: How Bigotry Shaped a Great American City* (Chicago: Ivan R. Dee, 2010), 78.
- ⁶³ Mary Ellen Hayward, 235.
- ⁶⁴ Mary Ellen Hayward, 239.
- ⁶⁵ John Dorsey and James D. Dilts, 43.
- ⁶⁶ MTA bus info...
- ⁶⁷ "Ground Tests Hold Fate of Calvert Houses," The Baltimore Sun (Baltimore, MD), May 22, 1975.
- ⁶⁸ Theodore W. Hendricks, "More Improvements Possible," The Baltimore Sun, (Baltimore, MD), April 30, 1981.
- ⁶⁹ *Ibid.*
- ⁷⁰ Sherry H. Olson, 377.
- ⁷¹ *Ibid.*
- ⁷² *Ibid.*
- ⁷³ *Ibid.*
- ⁷⁴ Grace Darin, "Charles Village Turns Two," The Baltimore Sun (Baltimore, MD), Feb. 16, 1969.
- ⁷⁵ Amy C. Johanson and Melanie Butler.
- ⁷⁶ *Ibid.*
- ⁷⁷ Frederic O. Musser, 73-74. *Ibid.*, 85-
- ⁷⁸ 87.
- ⁷⁹ Transform Baltimore, "Zoning History," RewriteBaltimore.org.

⁸⁰ Antero Pietila, 211.

⁸¹ *Ibid*, 217.

⁸² *Ibid*, 221.

Part III: Present Context

¹ Lawrence M. Principe and Sheryl H. Bernardo, 15.

² "Old Goucher Vision Plan, Draft Spring 2012." 2012.

³ Race and ethnicity percentages do not add up to 100% because of how race/ethnicity is indicated on the census.

⁴ U.S. Federal Census of 2010, Block-level statistics, 20th-27th Street and Howard Street to Guilford Avenue. Provided by Phil Lacombe.

⁵ Transform Baltimore, "Zoning History," *RewriteBaltimore.org*, accessed November 10, 2013, www.rewritebaltimore.org.

⁶ *Ibid*.

⁷ *Ibid*.

⁸ "Urban Renewal Plan: Charles 25th," Department of Housing and Community Development, 2002, p. 14.

⁹ *Ibid*.

¹⁰ Transform Baltimore, "Urban Renewal Plans."

¹¹ Transform Baltimore, "Zoning History."

¹² "Barclay-Midway-Old Goucher Small Area Plan," *Baltimore Department of Planning*, June 2005. *Ibid*.

¹³ The Old Goucher area has been considered a part of the Charles Village neighborhood since it was originally

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chartered in 1945 as the University Heights Improvement Association. In 1969, the Charles Village name was adopted. The area south of 25th Street is still included in Charles Village Civic Association boundaries, but most recognize that this area is very different from the rest of Charles Village to the north: "About: The Charles Village Civic Association," *Charles Village Civic Association*, accessed November 10, 2013. www.charlesvillage.net/gov.

Members of the South Charles Village Community Association decided as early as 2001 that it was "time to step out of the shadow of Charles Village and seek [their] own identity": Bennen Jensen, "Schoolhouse Block: Teacher-Housing Project Moves Forward as South Charles Village Seeks New Growth and Identity," *City Paper* (Baltimore, MD), December 26, 2011, <http://www2.citypaper.com/news/story.asp?id=4787>.

¹⁵ "Old Goucher Vision Plan, Draft Spring 2012," 2012.

¹⁶ Seawall Development Co. worked on the rehabilitation of a former tin can manufacturing plant at 2601 N Howard Street, which was converted into a mixed-use commercial residential complex to provide housing for teachers and office space for non-profits: Kevin Litten, "Remington Residents Warily Eye Seawall," *The Baltimore Business Journal* (Baltimore, MD), June 28, 2013, <http://www.bizjournals.com/baltimore/print-edition/2013/06/28/remington-residents-warily-eye-seawall.html>.

Seawall development Co. also worked on the adaptive reuse of a former tire shop for the Single Carrot Theatre, a nationwide non-profit Young Audiences of Maryland and new restaurant: "You May Have Heard...," *Single Carrot Theatre*, November 12, 2013, <http://singlecarrot.com>, and "About Us: Young Audiences Maryland," *Young Audiences Arts for Learning Maryland*, 2013, <http://yamd.org/about-us/>.

The other main project that Seawall Development Co. is working on is a three-block redevelopment project on Remington Avenue between 27th and 29th Streets, which would create a Main Street like corridor in Remington.

- ¹⁷ Larry Perl, "Approval of Walmart Shopping Center Still in Doubt," *The Sun* (Baltimore, MD), November 5, 2013, <http://www.baltimoresun.com/news/maryland/baltimore-city/north-baltimore/ph-ms-shopping-center-1107-20131105,0,3017217.story>.
- ¹⁸ Fern Shen, "Remington Wal-Mart is chain's "cheap" version, residents say," *Baltimore Brew* (Baltimore, MD), October 8, 2013, <http://www.baltimorebrew.com/2013/10/08/remington-wal-mart-is-chains-cheap-version-residents-says/>.
- ¹⁹ Walaika Haskins, "Barclay/Old Goucher Neighborhood to Get \$85M Makeover," *BmoreMedia* (Baltimore, MD), September 28, 2010, <http://www.bmoremedia.com/innovationnews/barclayoldgouchermakeover092810.aspx>.
- ²⁰ The Barclay, Midway & Old Goucher Coalition is a representative organization for the three neighborhoods and has been closely involved with Telesis throughout the development process. This involvement along with other community residents, neighborhood organizations, local developers, neighborhood social service providers, and city officials" has made the Barclay/Midway/Old Goucher Redevelopment Plan a unique model: Walaika Haskins, "Barclay/Old Goucher Neighborhood to Get \$85M Makeover," and "Barclay/Midway/Old Goucher, Baltimore, MD," *Telesis*, accessed November 10, 2013, <http://www.telesiscorp.com/projects/Barclay.htm>.
- ²¹ "North Calvert Green: Historic Charm, Timeless Value," *North Calvert Green*, accessed November 10, 2013, <http://northcalvertgreen.com>.
- ²² "About: The Charles Village Civic Association," *Charles Village Civic Association*, accessed November 10, 2013, www.charlesvillage.net/gov.
- ²³ Billed as "a diverse collection of artist live-work spaces, galleries, [row houses] and business, all just steps away from Penn Station, Mount Vernon, Charles Village, the Maryland Institute College of Art (MICA), the University of Baltimore (UB), and Johns Hopkins University": "About: Station North Arts and Entertainment District," *Station North Arts and Entertainment District*, accessed November 9, 2013, <http://www.stationnorth.org/about/>.
- ²⁴ The joint project will bring together MICA students who learn to make films and Hopkins students who focus on writing screenplays under one roof and it is partly being funded by a \$3 million state historic tax credit: Sarah Meehan, "MICA, Johns Hopkins Film Program Part of \$18M Station North Redevelopment," *The Baltimore Business Journal* (Baltimore, MD), June 3, 2013, www.bizjournals.com/baltimore/news/2013/06/03/mica-johns-hopkins-film-program.html; and Luke Broadwater, "City Sells Land to Parkway Theatre Developer for \$1," *The Sun* (Baltimore, MD), October 9, 2013, http://articles.baltimoresun.com/2013-10-09/news/bs-md-ci-parkway-theatre-20131009_1_parkway-theatre-maryland-film-festival.html.
- ²⁵ Klaus Philippsen, "Architecture Review: Baltimore Design School Oozes Industrial One-Upmanship," *The Baltimore Business Journal* (Baltimore, MD), September 26, 2013, <http://www.bizjournals.com/baltimore/blog/real-estate/2013/09/architecture-review-baltimore-design.html>.
- ²⁶ "September 2013 General Meeting: OGCA," *Old Goucher Community Association*, September 30, 2013, <http://oldgoucher.org/september-2013-general-meeting/>.
- ²⁷ Larry Perl, "City to Expand Circulator Bus Line to North Baltimore," *The Sun* (Baltimore, MD), September 24, 2013, http://articles.baltimoresun.com/2013-09-24/news/ph-ms-circulator-purple-route-0926-20130924_1_purple-route-charm-city-circulator-green-route.
- ²⁸ Recent criticisms that the project is too expensive and that the Circulator is more economical have helped to stall the progress the proposals were making: Gerald Neily, "One Small Street for Streetcars, One Giant Leap for Transit," *Baltimore Brew* (Baltimore, MD), October 24, 2012, <http://www.baltimorebrew.com/2012/10/24/one-small-street-for-streetcars-one-giant-leap-for-transit/>.
- ²⁹ "Bike Baltimore: The Downtown Bicycle Network," *Baltimore City Department of Transportation*.
- ³⁰ "Plan: Maryland Avenue Cycletrack, 29th Street to Cathedral Street," *Baltimore City Department of Transportation*.
- ³¹ A blog author that lived in the Old Goucher community in 2009 wrote a feature on his neighborhood called "South Charles Village/Old Goucher." This shows that even as recently as 2009, not all residents of the

neighborhood were readily identifying it as Old Goucher: Brent Roberts, "Neighborhood Profile- South Charles Village," Wordpress, *Urban Discoveries Living Blog*, August 10, 2009, <http://urbandiscoveriesblog.wordpress.com/2009/04/10/neighborhood-profile-south-charles-village/>.

Part IV: Recommendations

¹ A communiversality is a non-academic, non-credit educational program for children through adults sponsored by a university. Examples of Communesity Programs from across the country - University of Missouri-Kansas City (<http://www.umkc.edu/commu/>) and University of Cincinnati (<http://www.uc.edu/ce/commu.html>)

² Lawrence M. Principe and Sheryl H. Bernardo, 15.

Part V: Conclusion

¹ Michael Frisch, *A Shared Authority: Essays on the Craft and Meaning of Oral and Public History* (Albany, NY: State University of New York Press, Albany, 1990), 16.

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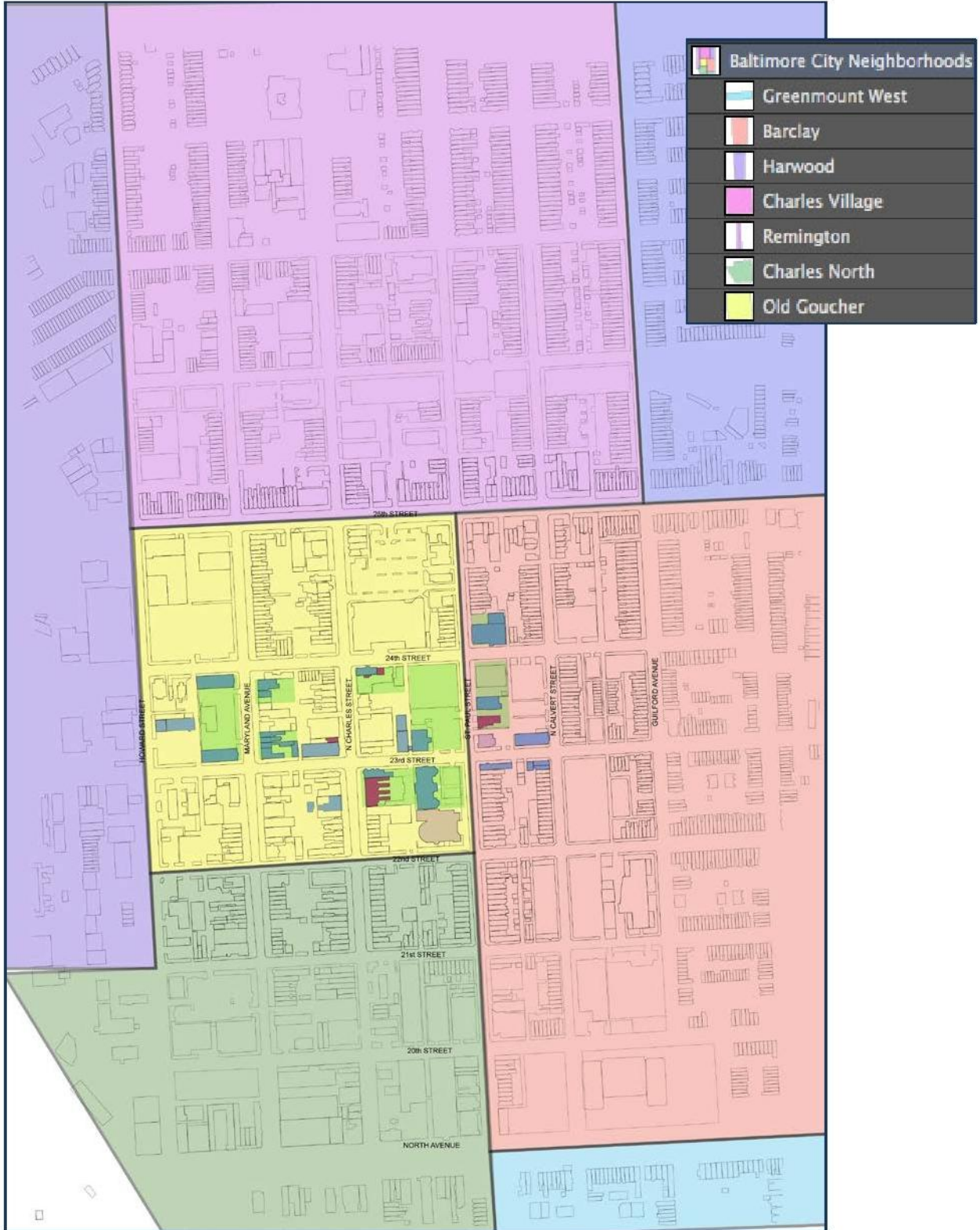
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- 4-1: Rendering created by Amanda E. Moore. 4-2:
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- 4-3: Google Map with overlay created by Amanda E. Moore.
- 4-4: Goucher College Campus Green Space from Baltimore, MD: Goucher College, 2012.
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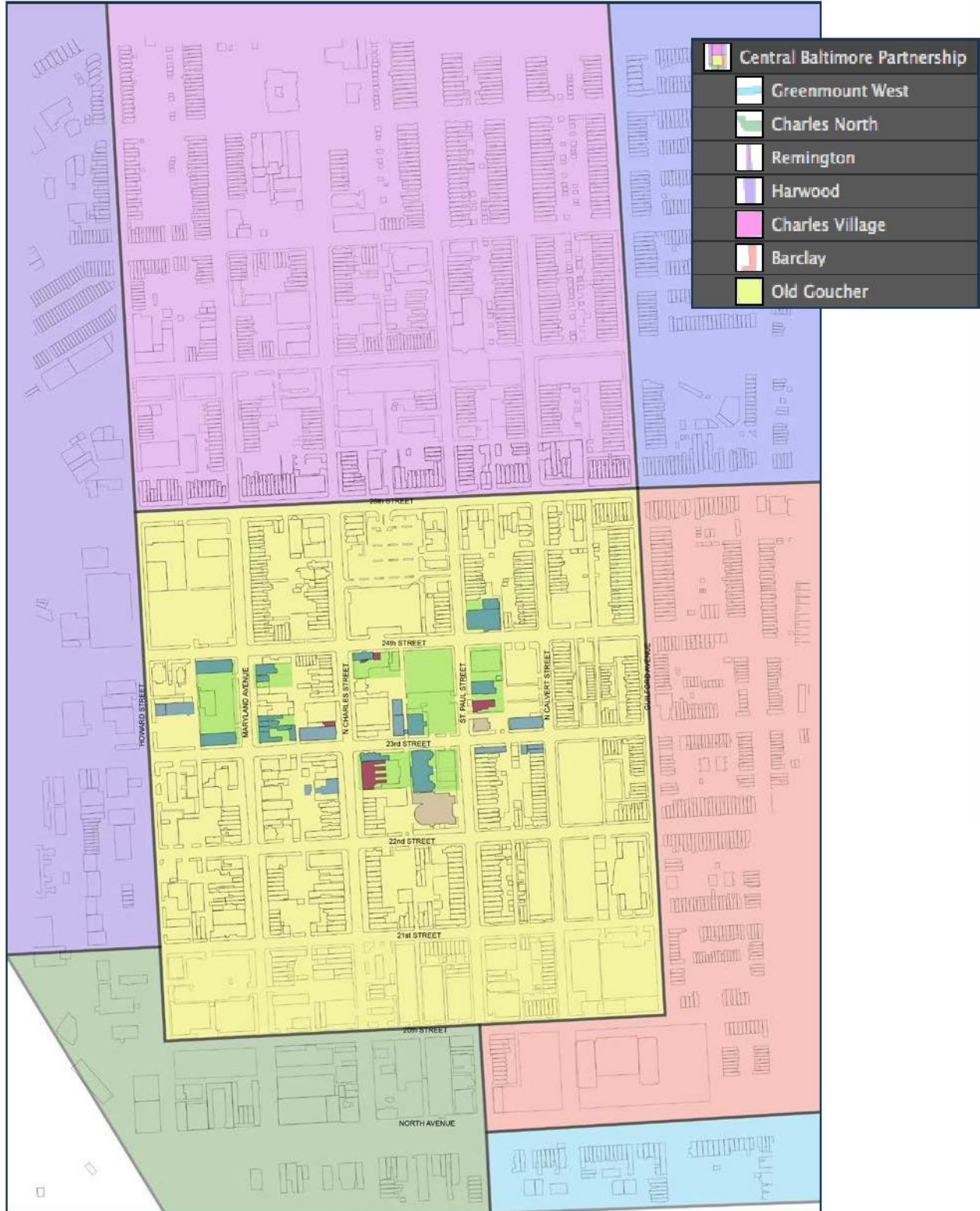


APPENDICES

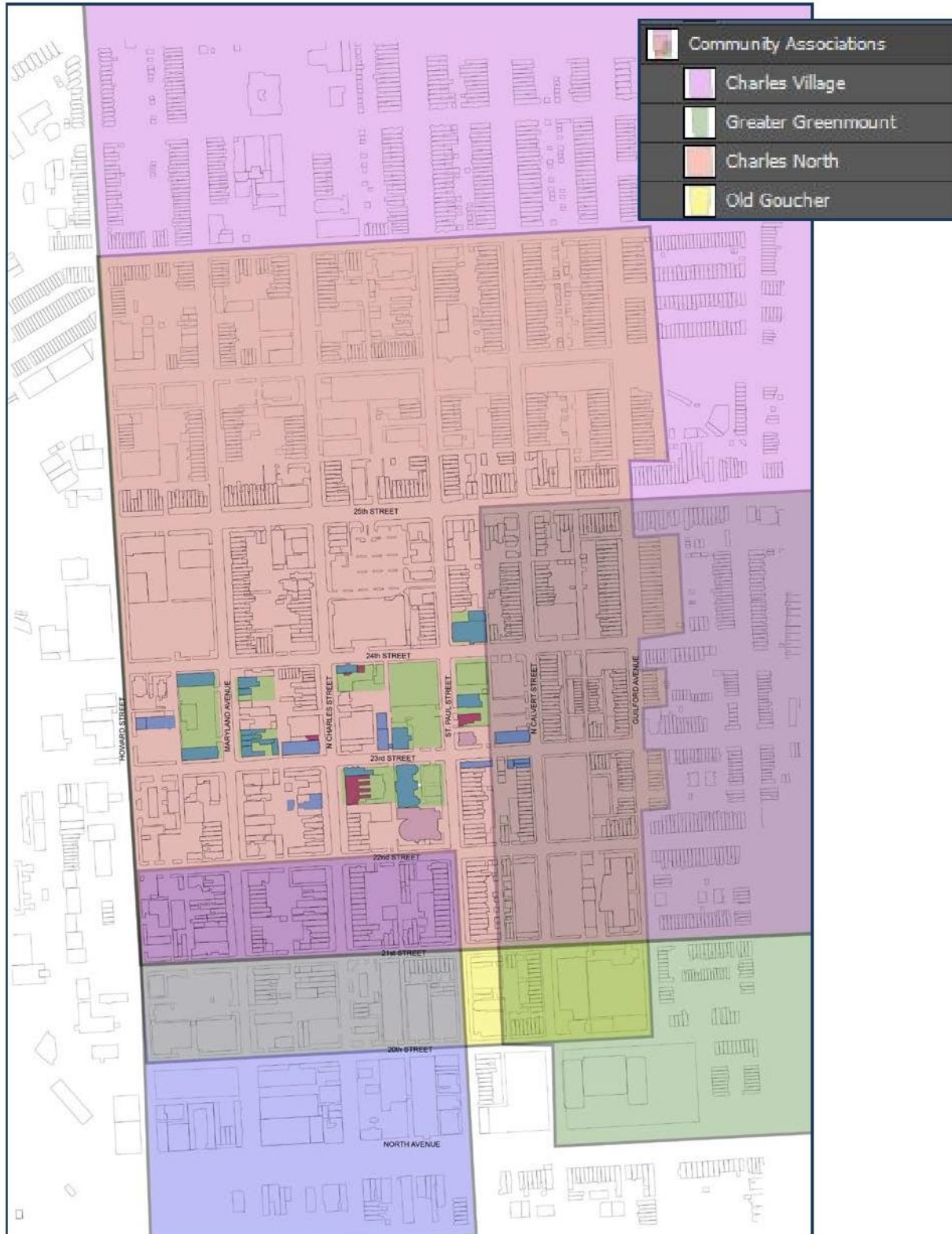
Appendix A: Boundary Analysis



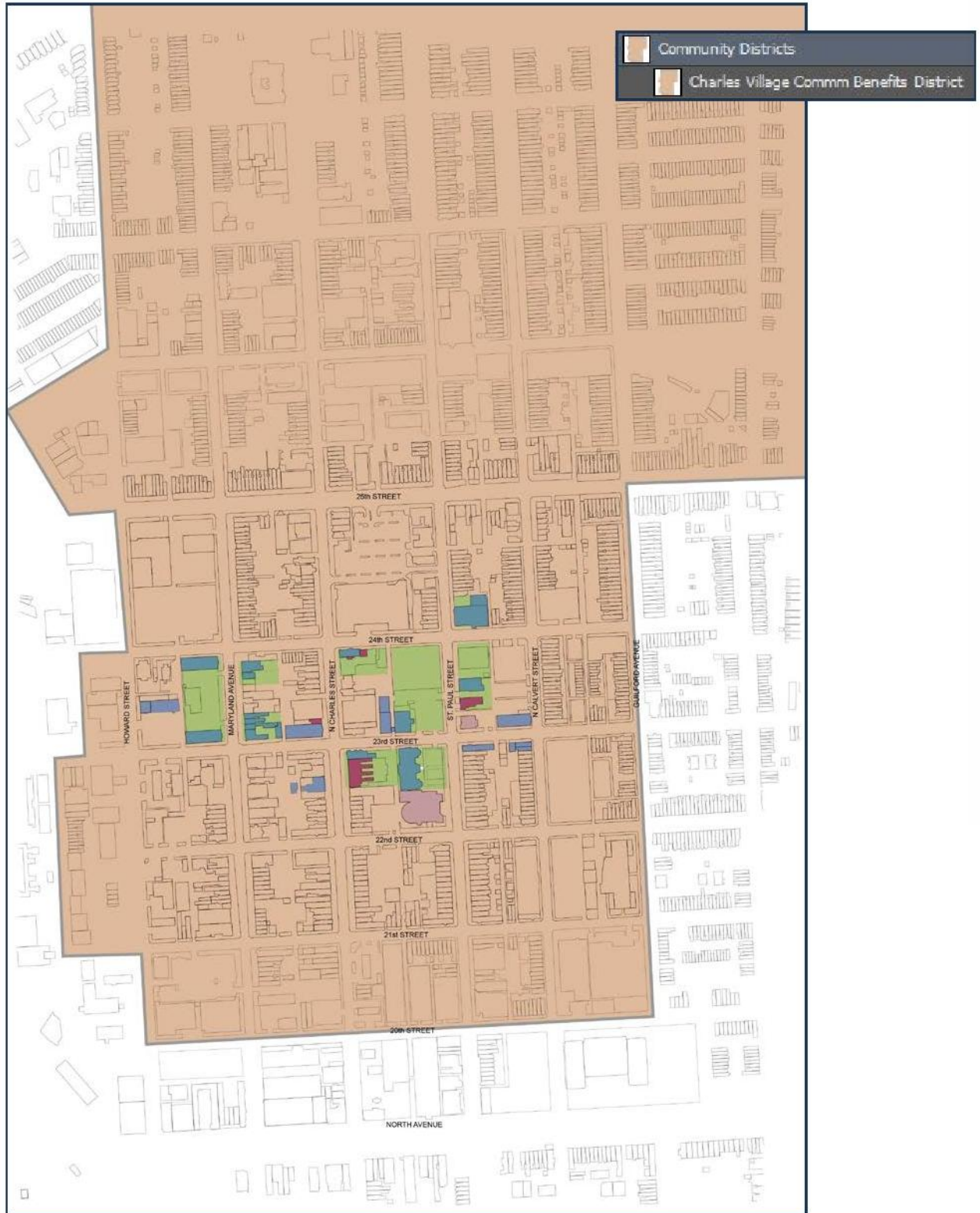
A rendering of the 2010 Baltimore City neighborhood boundaries. The historic Goucher campus is highlighted in the center (<http://cityview.baltimorecity.gov>).



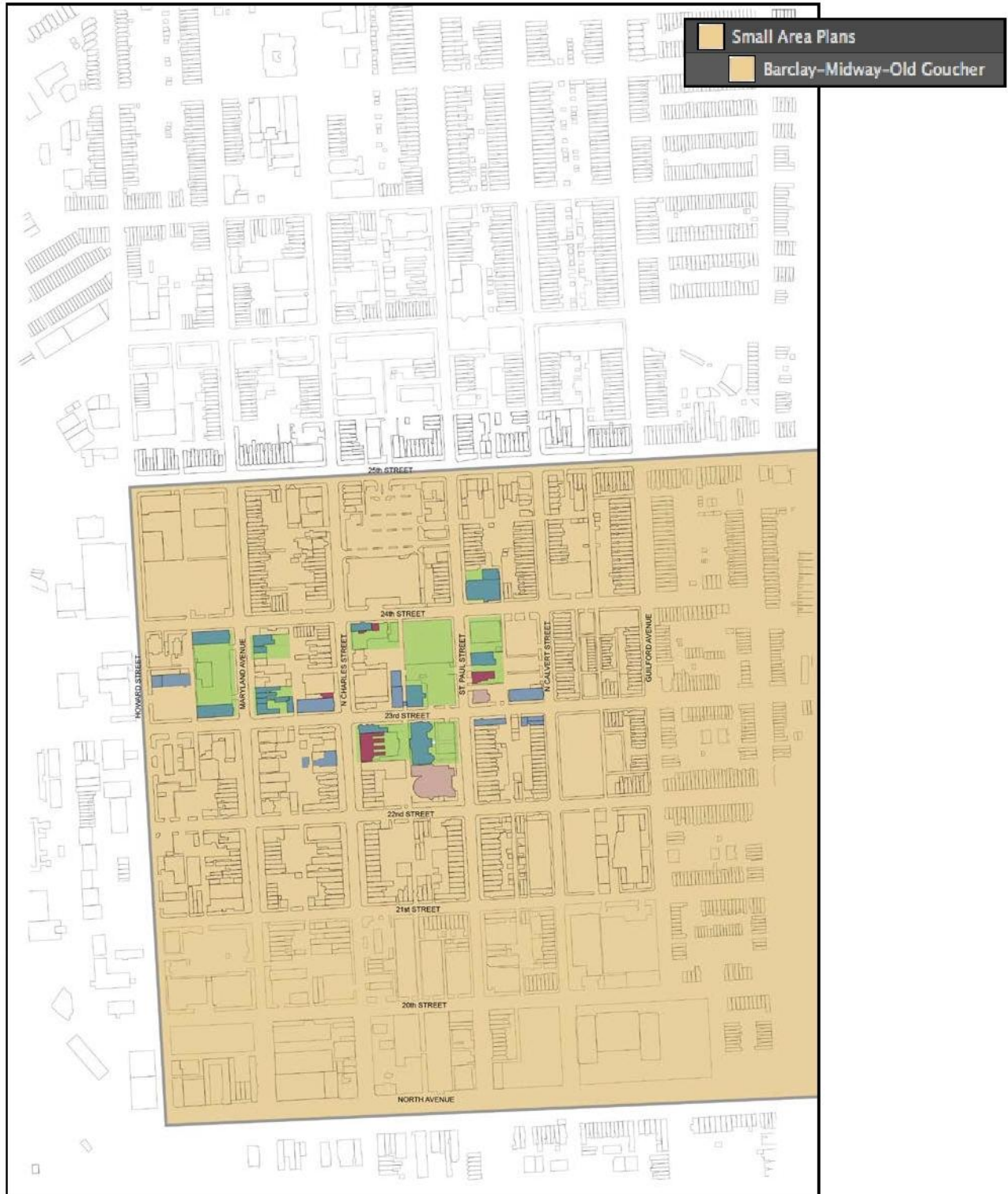
A rendering of the 2013 Central Baltimore Partnership neighborhood boundaries. The historic Goucher campus is highlighted in the center (http://www.centralbaltimore.org/central_baltimore_neighborhoods).



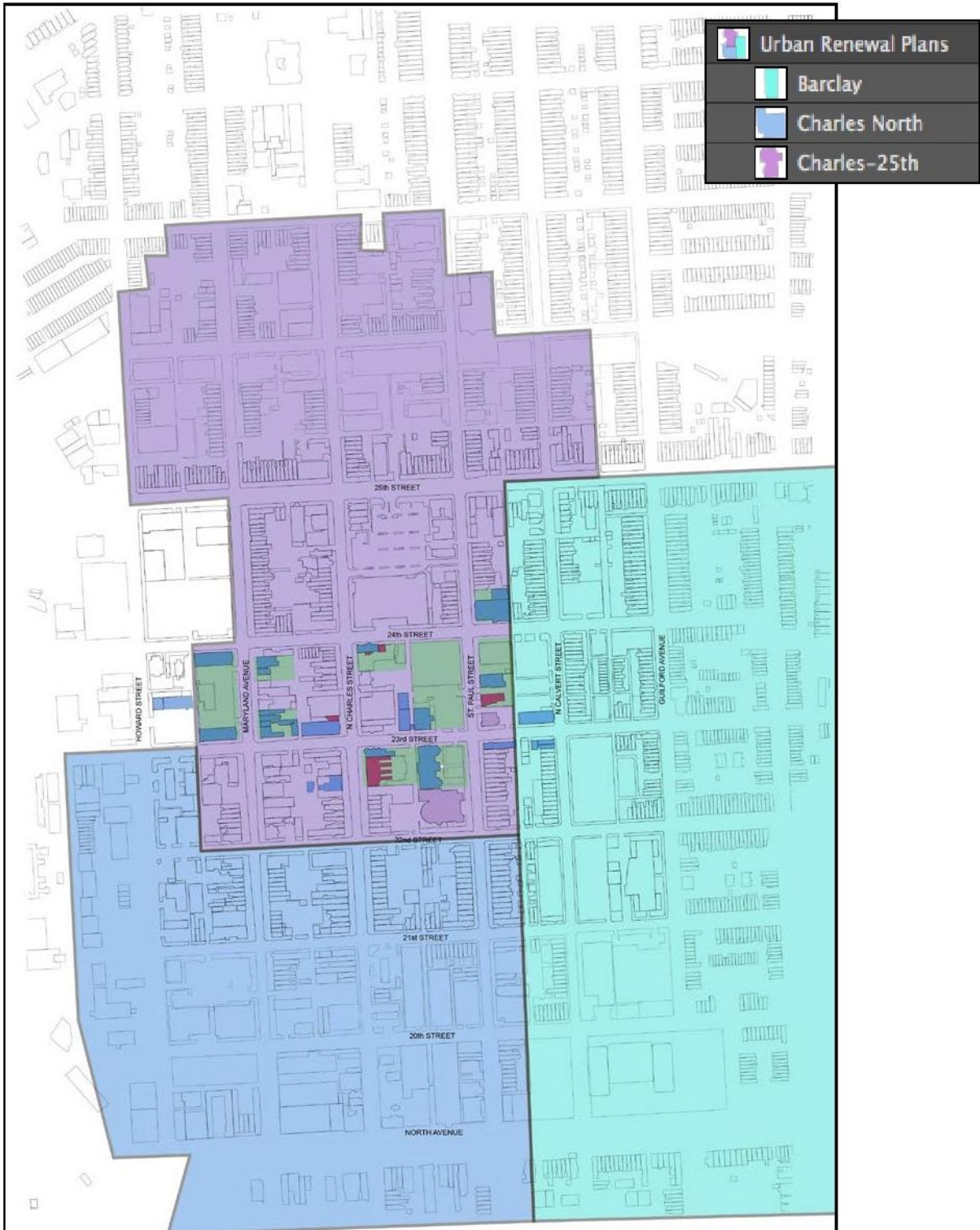
A rendering of the 2013 community association boundaries. The historic Goucher campus is highlighted in the center (<http://charlesvillage.net/about.php>; <http://www.greatergreenmount.org/about>; <http://www.charlesnorth.org/>; <http://oldgoucher.org/about/map/>).



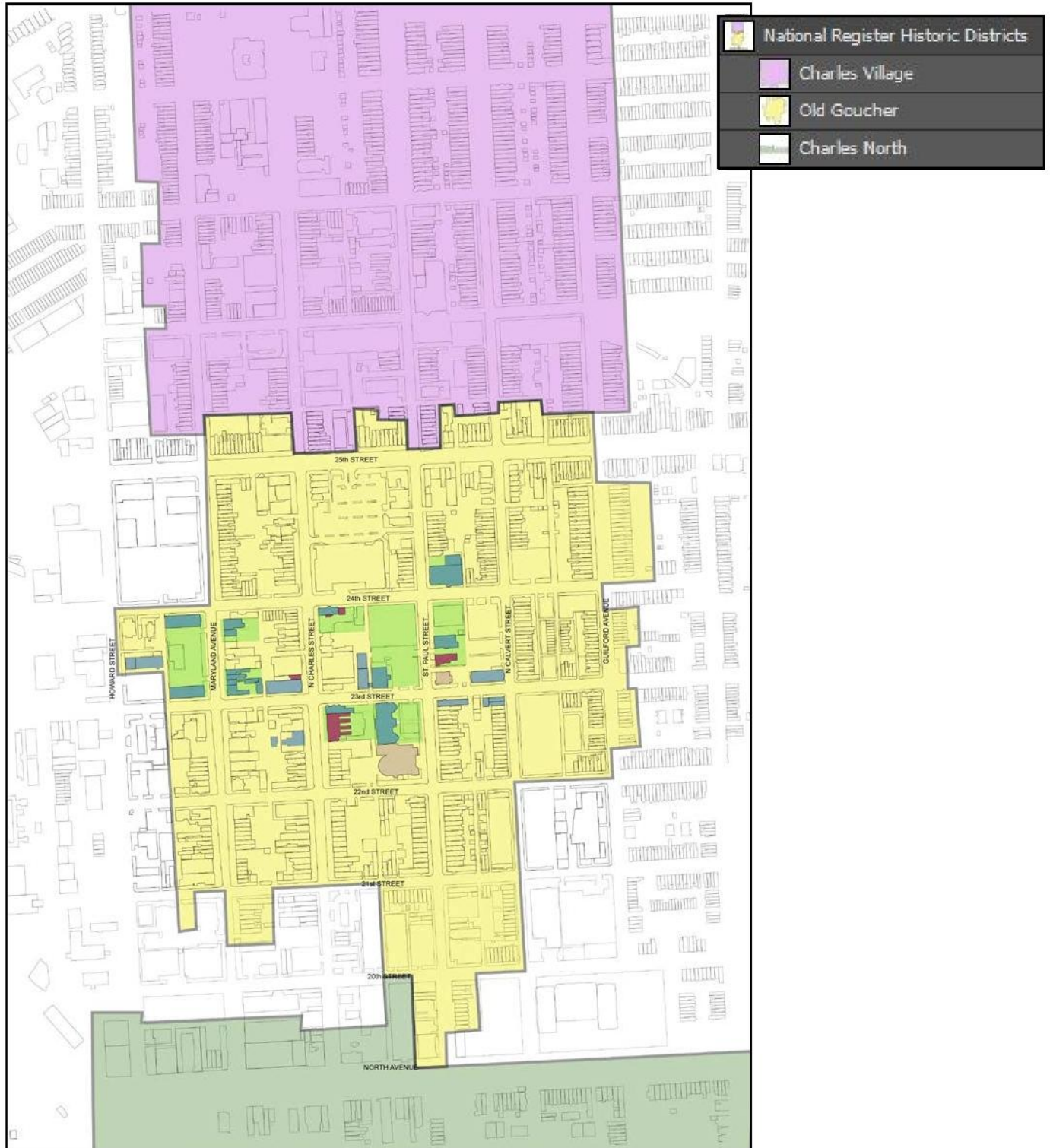
A rendering of the 2013 Charles Village Benefits District boundaries. The historic Goucher campus is highlighted in the center (<http://charlesvillage.org/about/>).



A rendering of the 2005 Small Area Plan boundary. The historic Goucher campus is highlighted in the center (<http://cityview.baltimorecity.gov/>).



A rendering of the Urban Renewal Plan boundaries. The historic Goucher campus is highlighted in the center (<http://cityview.baltimorecity.gov/>).



A rendering of the National Register Historic District boundaries. The historic Goucher campus is highlighted in the center (<http://cityview.baltimorecity.gov/>).

