

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



DEPARTMENT OF LAW

101 City Hall
Baltimore, Maryland 21202

July 10, 2017

The Honorable President and Members
of the Baltimore City Council
Attn: Natawna B. Austin, Executive Secretary
Room 409, City Hall
100 N. Holliday Street
Baltimore, Maryland 21202

Re: City Council Bill 17-0090 – Baltimore City Landmark List: Exteriors—Harry O. Wilson House

Dear President and City Council Members:

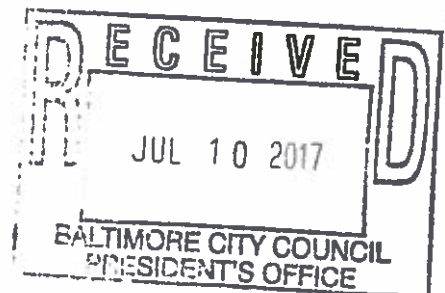
The Law Department has reviewed City Council Bill 17-0090 for form and legal sufficiency. It would designate the Harry O. Wilson House at 4423 Craddock Avenue as an “historical landmark: exterior” by adding Section 17A-44 to Article 6 of the Baltimore City Code.

An ordinance of the Mayor and City Council is required to add a structure to the “Landmark List: Exteriors.” BCC Art. 6, §4-2(1). The City Council must refer the bill for written reports and recommendations to the Commission for Historical and Architectural Preservation (CHAP), the Planning Commission, and any other agency that the Council President designates. BCC Art. 6, §4-5(a). Section 4-6 sets forth the public notice and hearing requirements. If a bill seeks to add a structure to the “Landmark List: Exteriors” and was not initiated by CHAP, the City Council may not take action to add the structure to that list without first referring the action to CHAP for a written report and recommendation. Art. 6, §4-8(b).

The Bill has been referred to CHAP and is on its agenda July 11, 2017. Assuming CHAP reviews the bill and approves the landmark designation and the notice and hearing requirements are satisfied, the Law Department can approve the bill for form and legal sufficiency.

Sincerely,

Elena R. DiPietro
Chief Solicitor



cc: David Ralph, Acting City Solicitor

Fav, pending CHAP approval

Karen Stokes, Director. MOGR
Kyron Banks, Mayor's Legislative Liaison
Jennifer Landis, Assistant Solicitor
Victor Tervalo, Chief Solicitor
Hilary Ruley, Chief Solicitor



HEARING NOTES

Bill: CC 17-0090

Baltimore City Landmark List: Exteriors –Harry O. Wilson House

Committee: Housing and Urban Affairs
Chaired By: Councilmember John Bullock

Hearing Date: July 17, 2017
Time (Beginning): 10:06 AM
Time (Ending): 10:20 AM
Location: Clarence "Du" Burns Chamber
Total Attendance: 19
Committee Members in Attendance:
John Bullock Zeke Cohen
Isaac "Yitzy" Schleifer Ryan Dorsey
Kristerfer Burnett
Bill Henry
Sharon Sneed

Bill Synopsis in the file?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Attendance sheet in the file?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Agency reports read?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Hearing televised or audio-digitally recorded?	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input checked="" type="checkbox"/> n/a
Certification of advertising/posting notices in the file?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Evidence of notification to property owners?	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input checked="" type="checkbox"/> n/a
Final vote taken at this hearing?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Motioned by:	Councilmember Henry		
Seconded by:	Councilmember Schleifer		
Final Vote:	Fav. with Amendments		

Major Speakers
(This is not an attendance record.)

- Lauren Schiszik - CHAP
-
-

Major Issues Discussed

- 1. Chair Bullock convened the Hearing and recognized the assembled parties.
- 2. Councilman Bill Henry (D4th). Testified he sponsored this Bill to show the importance of Harry O. Wilson's contribution to Wilson Park.
- 3. CHAP representatives testified that the subject property is an important symbol of one of the first stable African-American Communities in Baltimore.
- 4. The Bill was Amended and passed on a 7-0 vote

Further Study

Was further study requested?

Yes No

If yes, describe.

Committee Vote:

J. Bullock:..... Yea
 I. Schleifer: Yea
 K. Burnett: Yea
 B. Henry: Yea
 S. Sneed:..... Yea
 Z. Cohen: Yea
 R. Dorsey:..... Yea
 :.....
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Richard G. Krummerich, Committee Staff

Date: July 17, 2017

cc: Bill File
OCS Chrono File



**CITY OF BALTIMORE
CITY COUNCIL HEARING ATT**

Committee: * Housing and Urban Affairs

Date: July 17, 2017

Time: 10 AM

Pla

Subject: * - Ordinance – Baltimore City Landmark List: Exteriors – Harry O. V

PLEASE PRINT

IF YOU WANT TO TESTIFY PLEASE

FIRST NAME	LAST NAME	ST. #	ADDRESS/ORGANIZATION NAME
John	Doe	100	North Charles Street
Amber	D. Smith	4423	Craddock Ave.
Steven	Conway	4423	"
ERIC	Hobbes	417	E. Fayette St th #1
Laura	Schizick	"	"
Mica	Fetz		BDC
Andrew	Vaughn	1423	BMZA

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

BILL SYNOPSIS

Committee: Housing and Urban Affairs

Bill CC 17-0090

Ordinance – Baltimore City Landmark List: Exteriors – Harry O. Wilson House

Sponsor: Councilmember Henry, et al

Introduced: June 19, 2017

Purpose:

For the purpose of designating the Harry O. Wilson House, 4423 Craddock Avenue, as an historical landmark: exterior.

Effective: 30 days after enactment

Hearing Date/Time/Location: July 17, 2017 at 10AM in the Council Chambers

Agency Reports

Department of Law	Favorable
Board of Municipal and Zoning Appeals	Favorable
Planning Commission	Favorable/Amend
Department of Housing and Community Development	No Objection
Baltimore Development Corporation	Favorable
CHAP	Favorable/Comments

Analysis

Current Law

Sections 17A-44 of the Baltimore City Code establish a process for designating structures as Historic Landmarks. Such designation can help protect buildings from demolition and can have favorable tax consequences.

Background

The Harry O. Wilson House is located at 4423 Craddock Avenue in the Wilson Park community of North Baltimore, just south of Cold Spring Lane and west of the Alameda.

Mr. Wilson was born in 1873 and trained as a shoemaker. In 1903 he entered the insurance business and later expanded into banking and real estate. His bank stayed open during the great depression.

Mr. Wilson developed the neighborhood that now bears his name Wilson Park generally bounded by Cold Spring Lane on the North, 43rd Street on the South, York Road on the West, and the Alameda on the East. Wilson Park was one of the few communities in Baltimore that catered to African American Professionals.

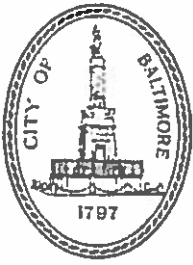
CC 17-0090 designates the Harry O. Wilson House 4423 Craddock Avenue as a historical landmark: exterior.

Additional Information

Fiscal Note: Not Available

Information Source(s): Bill File

Analysis by: Richard G. Krummerich *RK* Direct Inquiries to: 410-396-1266
Analysis Date: 7-13-17



Bernard C. "Jack" Young
President
Baltimore City Council

100 N. Holliday Street, Room 400 • Baltimore, Maryland 21202
410-396-4804 • Fax 410-539-0647
E-Mail councilpresident@baltimorecity.gov

TO: The Honorable Councilmembers
FROM: Bernard C. "Jack" Young, President, Baltimore City Council
DATE: June 29, 2017
RE: Floor Announcement Waiver

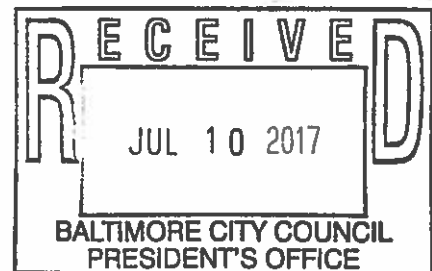
In accordance with City Council Rule 10-4(a), I hereby waive the rule that a hearing may not be held unless it has been announced at a Council Meeting and announce a hearing on City Council bill 17-0090.

The Housing and Urban Affairs Committee will hear City Council 17-0090, Baltimore City Landmark List: Exteriors – Harry O. Wilson House, on Monday, July 17, 2017 at 10:00 AM.

This communication will be followed with a communication from the Executive Secretary placing this hearing on the Public Hearing Schedule.

/kmk

CC: Honorable Catherine Pugh, Mayor
Kim Morton, Chief of Staff
Karen Stokes
Kyron Banks
Carolyn Blakeney
Kara Kunst
Elena DiPietro
Tonia Lee
Avery Aisenstark
Nancy Ray
Larry Greene
Michael Swift
Municipal Telephone Exchange
Reproduction and Printing
City Hall Security



TO: William Henry, Councilmember, District 4
FROM: Natawna B. Austin, Executive Secretary, Baltimore City Council
DATE: July 10, 2017
RE: INSTRUCTIONS FOR ADVERTISING A PUBLIC HEARING FOR
A LANDMARK LIST

The Housing and Urban Affairs Committee has scheduled the following City Council Bill for public hearing:

Bill: City Council Bill No. 17-0090
Date: Monday, July 17, 2017
Time: 10:00 A.M.
Place: Du Burns Council Chambers, 4th floor of City Hall, 100 N. Holliday Street.

At the expense of the applicant, notice of this public hearing:

- 1) must be posted by sign on the property involved, 15 days prior to date of hearing. The sign is to be not less than 4 feet long and 3 feet wide with black lettering 2 inches high on a white back-ground. The sign is to be placed in a conspicuous manner not over 10 feet above the ground; and

Wording for Sign and Newspaper Advertisement

The information that must be advertised and posted appears between the double lines of the attached page; the deadline date is indicated at the top of the page.

Certification of Postings

Certification of the sign posting on the property, in duplicate, must be sent to the Executive Secretary, four (4) days prior to the hearing.

If the required certification is not received as specified above, the public hearing will be cancelled without notice to the applicant.

THE INFORMATION BETWEEN THE DOUBLE LINES (SEE BELOW) MUST BE ADVERTISED, A SIGN MUST BE POSTED ON THE PROPERTIES BY **SUNDAY, JULY 2, 2017**, AS OUTLINED ON THE PREVIOUS PAGE.

BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO. 17-0090

The Housing and Urban Affairs Committee of the Baltimore City Council will meet on Monday, July 17, 2017 at 10:00 A.M., in the Council Chambers, 4th floor, City Hall, 100 N. Holliday Street, to conduct a public hearing on City Council Bill No. 17-0090.

CC 17-0090 ORDINANCE - Baltimore City Landmark List: Exteriors - Harry O. Wilson House -
FOR the purpose of designating the Harry O. Wilson House, 4423 Craddock Avenue, as an historical landmark: exterior.

By adding
Article 6 - Historical and Architectural Preservation
Section(s) 17A-44
Baltimore City Code
(Edition 2000)

NOTE: This bill is subject to amendment by the Baltimore City Council.

John Bullock
Chair

SEND CERTIFICATION OF PUBLICATION TO:

Natawna B. Austin
100 N. Holliday Street
Baltimore, MD 21202
Baltimore City Council
410-396-1697

SEND BILL FOR THIS ADVERTISEMENT TO:

William Henry
Baltimore City Council
100 Holliday Street, 5th Floor, Rm. 551
Baltimore, MD 21202
410-396-4830

**CITY OF BALTIMORE
COUNCIL BILL 17-0090
(First Reader)**

Introduced by: Councilmember Henry, President Young, Councilmembers Cohen, Middleton,
Costello, Scott, Pinkett, Stokes, Dorsey, Burnett, Sneed, Bullock, Clarke, Schleifer, Reisinger
Introduced and read first time: June 19, 2017

Assigned to: Housing and Urban Affairs Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning
Appeals, Planning Commission, Department of Housing and Community Development,
Commission for Historical and Architectural Preservation, Baltimore Development Corporation

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Baltimore City Landmark List: Exteriors –**
3 **Harry O. Wilson House**

4 FOR the purpose of designating the Harry O. Wilson House, 4423 Craddock Avenue, as an
5 historical landmark: exterior.

6 BY adding

7 Article 6 - Historical and Architectural Preservation
8 Section(s) 17A-44
9 Baltimore City Code
10 (Edition 2000)

11 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
12 Laws of Baltimore City read as follows:

13 **Baltimore City Code**

14 **Article 6. Historical and Architectural Preservation**

15 **Subtitle 17A. Landmark List: Exteriors – 2010s**

16 **§ 17A-44. HARRY O. WILSON HOUSE.**

17 **HARRY O. WILSON HOUSE, 4423 CRADDOCK AVENUE.**

18 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the catchlines contained in this Ordinance
19 are not law and may not be considered to have been enacted as a part of this or any prior
20 Ordinance.

21 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
22 after the date it is enacted.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

INTRODUCTORY*
CITY OF BALTIMORE
COUNCIL BILL _____

APPROVED FOR FORM
STYLE, AND TEXTUAL SUFFICIENCY

6-13-17

DEPT. LEGISLATIVE REFERENCE

Introduced by: Councilmember Henry

A BILL ENTITLED

AN ORDINANCE concerning

**Baltimore City Landmark List: Exteriors –
Harry O. Wilson House**

FOR the purpose of designating the Harry O. Wilson House, 4423 Craddock Avenue, as an historical landmark: exterior.

BY adding

Article 6 - Historical and Architectural Preservation
Section(s) 17A-44
Baltimore City Code
(Edition 2000)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the Laws of Baltimore City read as follows:

Baltimore City Code

Article 6. Historical and Architectural Preservation

Subtitle 17A. Landmark List: Exteriors – 2010s

§ 17A-44. HARRY O. WILSON HOUSE.

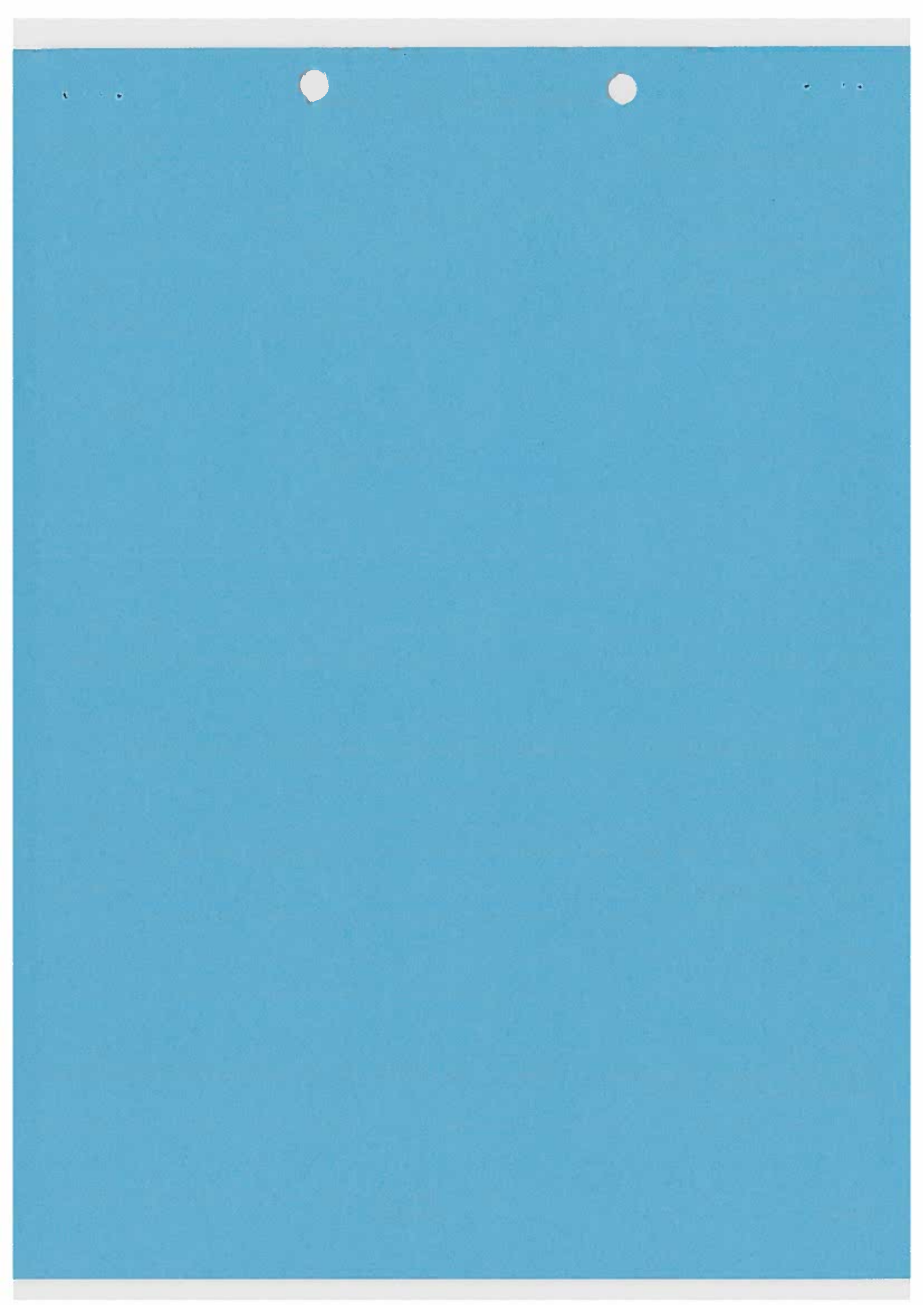
HARRY O. WILSON HOUSE, 4423 CRADDOCK AVENUE.

SECTION 2. AND BE IT FURTHER ORDAINED, That the catchlines contained in this Ordinance are not law and may not be considered to have been enacted as a part of this or any prior Ordinance.

SECTION 3. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th day after the date it is enacted.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

* WARNING: THIS IS AN UNOFFICIAL, INTRODUCTORY COPY OF THE BILL.
THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.



ACTION BY THE CITY COUNCIL

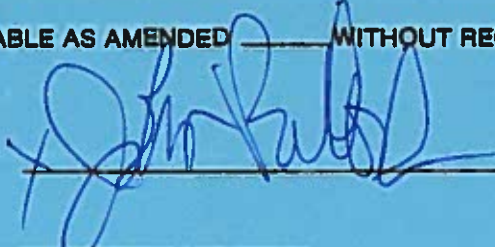
JUN 19 2017
20

FIRST READING (INTRODUCTION) _____ 20 _____

PUBLIC HEARING HELD ON July 17 _____ 20 17

COMMITTEE REPORT AS OF July 17 _____ 20 17

_____ FAVORABLE _____ UNFAVORABLE FAVORABLE AS AMENDED _____ WITHOUT RECOMMENDATION



Chair

COMMITTEE MEMBERS:

COMMITTEE MEMBERS:

SECOND READING: The Council's action being favorable (unfavorable), this City Council bill was (was not) ordered printed for Third Reading on:

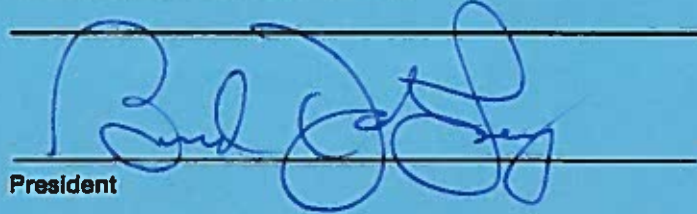
_____ 20 _____
_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING _____ 20 _____
_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

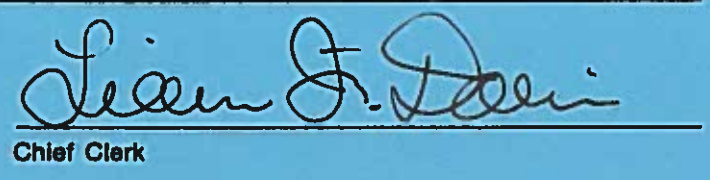
THIRD READING (ENROLLED) _____ 20 _____
_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (RE-ENROLLED) _____ 20 _____



WITHDRAWAL _____ 20 _____
There being no objections to the request for withdrawal, it was so ordered that this City Council Ordinance be withdrawn from the files of the City Council.



President



Chief Clerk

FROM	NAME & TITLE	Eric Holcomb, Executive Director CHAP 	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Commission for Historical and Architectural Preservation 417 East Fayette Street, 8 TH Floor		
	SUBJECT	City Council Bill #17-0090/Baltimore City Landmark List: Exteriors – Harry O. Wilson House		

DATE: July 13, 2017

TO The Honorable President and
Members of the City Council
City Hall, Room 400
100 North Holliday Street

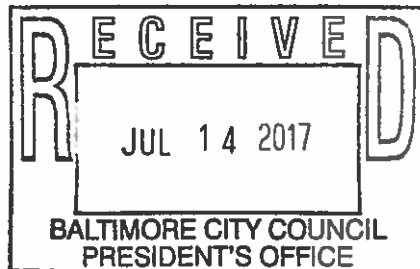
At its regular meeting on July 11, 2017, the Commission for Historical and Architectural Preservation considered City Council Bill 17-0090: Baltimore City Landmark List:
Exteriors – Harry O. Wilson House

In its consideration of this Bill, the Commission for Historical and Architectural Preservation reviewed the attached staff report which recommended approval of the following staff recommendation (12 members being present, 12 in favor):

Staff recommends a finding of approval for listing (or naming the property to the list) of this property on the Baltimore City Landmark List because it meets criteria 1, 2, and 3 of CHAP's criteria for designation. Staff also recommends adding the parcel Block 5191 Lot 009 in the boundaries of this landmark designation to include the side and rear yard that has always served this property. Its omission was an oversight.

If you have any questions, please contact Mr. Eric Holcomb, Executive Director, at 410-396-4866.

CC:
Kyron Banks
Natawna Austin



Fav w/ comments



Stephanie Rawlings-Blake
Mayor

**COMMISSION FOR
HISTORICAL & ARCHITECTURAL
PRESERVATION**

Tom Liebel, Chairman

STAFF REPORT



Thomas J. Stosur
Director

July 11, 2017

REQUEST: City Council Bill 17-0090: Baltimore City Landmark List: Exteriors – Harry O. Wilson House, 4423 Craddock Ave.

RECOMMENDATION: Approval, with addition.

STAFF: Lauren Schiszik

PETITIONER: Councilman Bill Henry

OWNER: Mabel Smith

SUMMARY: Designate this property as Baltimore City Landmark.

SITE/HISTORIC DISTRICT

General Area: The neighborhood of Wilson Park is a suburban neighborhood largely featuring single-family homes that date to the late nineteenth and early twentieth centuries. It is an historic African American suburban enclave developed by Harry O. Wilson in the early 20th century.

Site Conditions/Architectural Description: The property is a two-story bungalow structure built in the early 1920s that sits on a hill on the east side of Craddock Ave, a half-block south from E. Cold Spring Lane. It features a large front porch with a sandstone block foundation. The building is frame on a brick foundation, with siding. There are the remains of a four-car garage in the rear. There is a large side yard.

BACKGROUND

- This designation is being requested by Councilman Henry, with the introduction of City Council Bill 17-0090.

PROPOSAL & APPLICATION OF GUIDELINES

Designate this property as a Baltimore City Landmark.

ANALYSIS

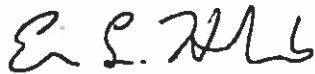
CHAP staff has reviewed the landmark designation report and has determined that the property is eligible for designation as a landmark under Criteria 1, 2, and 3.

This was the home of Harry O. Wilson, African American banker, founder of the Mutual Benefit Society, and real estate developer in the early 20th century. He was one of the wealthiest and most influential men in Baltimore – African American or white – in the early twentieth century. He helped fund the construction of the Southern Hotel, and served on many appointed committees focused on Baltimore business and improvements, where he was often the sole African American. His bank was one of the few in Baltimore that did not close during the Depression. He developed the neighborhood in which this house is located, Wilson Park, beginning in 1917. He created a suburban African American community that achieved so many of the American ideals that were largely inaccessible to African Americans. This house was built for Mr. Wilson, where he and his family entertained African American elite, and from which he even operated an office for his bank and insurance company. He died in this house in 1939, and this is where his funeral was held.

NEIGHBORHOOD COMMENTS

The property is not located within a CHAP district; therefore, comments from an Architectural Review Committee are not applicable.

Staff recommends a finding of approval for listing (or naming the property to the list) of this property on the Baltimore City Landmark List because it meets criteria 1, 2, and 3 of CHAP's criteria for designation. Staff also recommends adding the parcel Block 5191 Lot 009 in the boundaries of this landmark designation to include the side and rear yard that has always served this property. Its omission was an oversight.



**Eric Holcomb
Director**

MAP AND IMAGES



Map 1: Map of the property.



Map 2: Close-up map of the site.




Image 1: Front of house



Image 2: Side of house

Baltimore City Landmark Designation: Harry O. Wilson House, 4423 Craddock Avenue.

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #17-0090: BALTIMORE CITY LANDMARK LIST: EXTERIORS - HARRY O. WILSON HOUSE - 4423 CRADDOCK AVENUE		

DATE:

TO

The Honorable President and
Members of the City Council
City Hall, Room 400
100 North Holliday Street

July 7, 2017

At its regular meeting of July 6, 2017, the Planning Commission considered City Council Bill #17-0090, for the purpose of designating the Harry O. Wilson House located at 4423 Craddock Avenue as a Commission for Historic Architectural Preservation (CHAP) Landmark.

In its consideration of this Bill, the Planning Commission reviewed the staff report recommending approval of the Historic Landmark, with the addition of the parcel to the immediate south (Block 5191, Lot 009) to the designation boundaries. Thus, the Planning Commission recommended amendment and approval of City Council Bill #17-0090, and adopted the following resolution eight members being present (eight in favor).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #17-0090 be amended and passed by the City Council, with the following amendment:

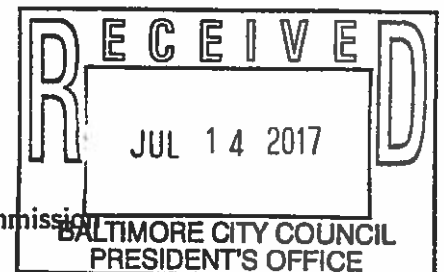
- That on page 1, at the end of line 17, strike the period and add: AND (BLOCK 5191, LOT 9/10).

If you have any questions, please contact Mr. Wolde Ararsa, Division Chief, Land Use and Urban Design Division at 410-396-4488.

TJS/WA

Attachment

cc: Mr. Pete Hammen, Chief Operating Officer
Mr. Jim Smith, Chief of Strategic Alliances
Ms. Karen Stokes, Mayor's Office
Mr. Colin Tarbert, Mayor's Office
Mr. Kyron Banks, Mayor's Office
The Honorable Edward Reisinger, Council Rep. to Planning Commission
The Honorable Bill Henry, 4th Council District
Mr. David Tanner, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Sharon Daboin, DHCD
Mr. Patrick Fleming, DOT
Ms. Elena DiPietro, Law Dept.
Ms. Natawna Austin, Council Services
Mr. Francis Burnszynski, PABC



Fav w/ Amend



*Catherine E. Pugh
Mayor*

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



*Thomas J. Stasur
Director*

July 6, 2017

REQUEST: City Council Bill 17-0090: Baltimore City Landmark List: Exteriors – Harry O. Wilson House, 4423 Craddock Ave.

RECOMMENDATION: Approval with addition.

STAFF: Lauren Schiszik

PETITIONER: Councilman Bill Henry

OWNER: Mabel Smith

SITE/GENERAL AREA

Site Conditions/Architectural Description: The property is a two-story bungalow structure built in the early 1920s that sits on a hill on the east side of Craddock Ave, a half-block south from E. Cold Spring Lane. It features a large front porch with a sandstone block foundation. The building is frame on a brick foundation, with siding. There are the remains of a four-car garage in the rear. There is a large side yard.

General Area: The neighborhood of Wilson Park is a suburban neighborhood largely featuring single-family homes that date to the late nineteenth and early twentieth centuries. It is an historic African American suburban enclave developed by Harry O. Wilson in the early 20th century.

HISTORY

There are no prior Planning actions related to this property. This designation is being requested by Councilman Bill Henry.

This was the home of Harry O. Wilson, African American banker, founder of the Mutual Benefit Society, and real estate developer in the early 20th century. He was one of the wealthiest and influential men in Baltimore – African American or white, in the early-twentieth century. He helped fund the construction of the Southern Hotel, and served on many appointed committees focused on Baltimore business and improvements, where he was often the sole African American. His bank was one of the few in Baltimore that did not close during the Depression. He developed the neighborhood in which this house is located, Wilson Park, beginning in 1917. He created a suburban African American community that achieved so many of the American ideals that were largely inaccessible to African Americans. This house was built for Mr. Wilson, where he and his family entertained African American elite, and from

which he even operated an office for his bank and insurance company. He died in this house in 1939, and is where his funeral was held.

CONFORMITY TO PLANS

There is not a neighborhood Master Plan for this area. Thus, staff applied the 2006 Comprehensive Master Plan.

ANALYSIS

Background: This designation is being considered by the Commission for Historical and Architectural Preservation on July 11, 2017, where this designation will be considered under the landmark designation criteria.

The Planning Commission and its staff apply all relevant Master Plans to proposed historic designations. Reviewing this proposal using the Comprehensive Master Plan, staff finds that this proposed landmark designation meets with planning initiatives. Landmark designation of this church meets LIVE Goal 2: Elevate the Design and Quality of the City's Built Environment through Objective 4: Protect and Enhance the Preservation of Baltimore's Historic Buildings and Neighborhoods, which states that Planning staff will actively pursue historic designation.

Staff recommends that designation include the entirety of the property that was Harry O. Wilson's home, which would add the parcel to the immediate south (Block 5191 Lot 009) to the designation boundaries. This lot has always served as a side yard to the house, and was presumed to be included in the parcel with the address of 4423 Craddock Avenue, and its omission was a technical oversight. It is also owned by Mrs. Smith, the owner of the Harry O. Wilson House, and still functions as her yard and driveway today. Mrs. Smith is amenable to the inclusion of this parcel (Block 5191 Lot 009) in the boundaries of this landmark designation.

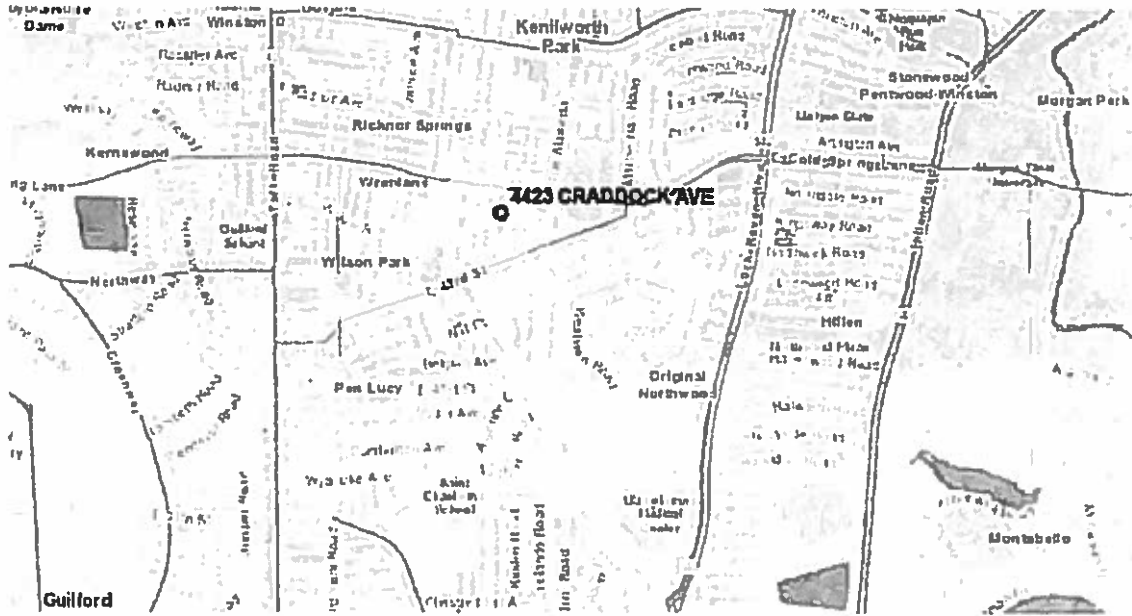
NOTIFICATION

The following community organizations have been notified of this action:
Baltimore AIA, Baltimore Heritage Inc., Baltimore National Heritage Area, Govans Ecumenical Development Corporation, Preservation Maryland, York Road Partnership.

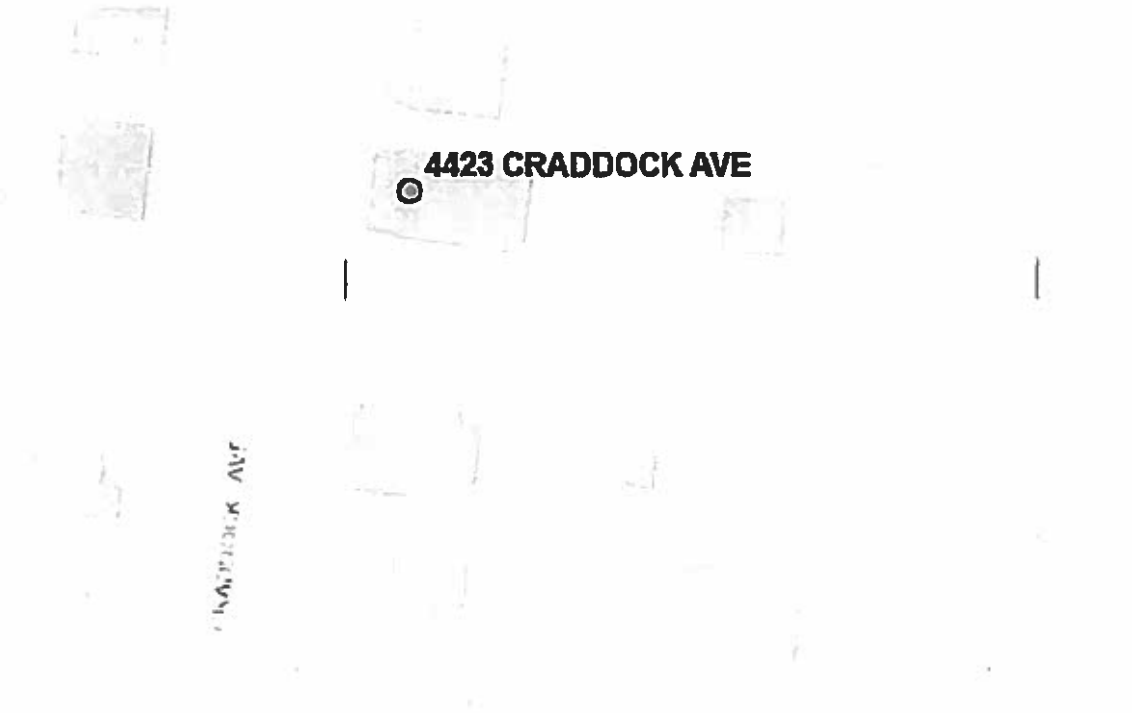


Thomas J. Stosus
Director

MAP AND IMAGES



Map 1: Map of the property.



Map 2: Close-up map of the site.



Image 1: Front of house



Image 2: Side of house

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



**BOARD OF MUNICIPAL AND
ZONING APPEALS**

DAVID C. TANNER, Executive Director
417 E. Fayette Street, Room 1432
Baltimore, Maryland 21202

July 13, 2017

The Honorable President and
Members of the City Council
City Hall
100 N. Holliday Street
Baltimore, MD 21202

Re: City Council Bill No. 17-0090: Baltimore City Landmark List – Exteriors – Harry O.
Wilson House, 4423 Craddock Avenue

Ladies and Gentlemen:

City Council Bill No. 17-0090 has been referred by your Honorable Body to the Board of
Municipal and Zoning Appeals for review and subsequent recommendation.

The purpose of City Council Bill No. 17-0090 is to designate the exterior of the Harry O.
Wilson House located at the real property address known as 4423 Craddock Avenue, as a
historical landmark: exterior.

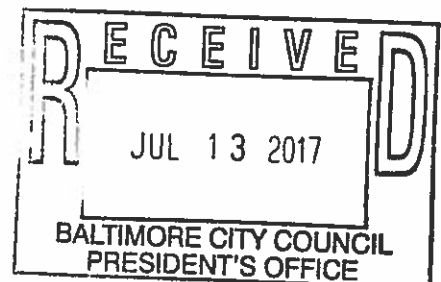
The BMZA has reviewed the proposed legislation and recommends approval of Bill
Number 17-0090.

Sincerely,

David C. Tanner
Executive Director

DCT/rdh

CC: Mr. Pete Hammen, Chief Operating Officer
Mr. Jim Smith, Chief of Strategic Alliances
Ms. Karen Stokes, Mayor's Office
Mr. Colin Tarbert, Mayor's Office
Mr. Kyron Banks, Mayor's Office



MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council
c/o Natawna Austin, Executive Secretary

From: Michael Braverman, Acting Commissioner

Date: July 13, 2017

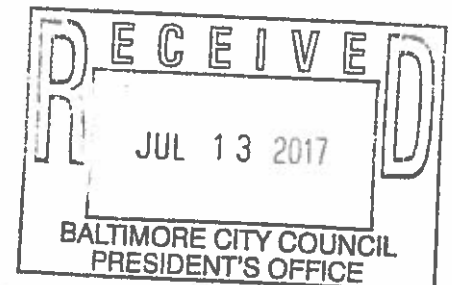
Re: **City Council Bill 17-0090 - Baltimore City Landmark List: Exteriors
Harry O. Wilson House**

The Department of Housing and Community Development (HCD) has reviewed City Council Bill 17-0090, for the purpose of designating the Harry O. Wilson House, 4423 Craddock Avenue, as an historical landmark: exterior.

The Department of Housing and Community Development has no objection to the passage of City Council Bill 17-0090.

MB:sd

cc: Ms. Karen Stokes, *Mayor's Office of Government Relations*
Mr. Kyron Banks, *Mayor's Office of Government Relations*




No objection



MEMORANDUM

TO: Honorable President and Members of the City Council
Attention: Natawna Austin, Executive Secretary

FROM: William H. Cole, President and CEO 

DATE: July 5, 2017

SUBJECT: City Council Bill No. 17-0090
Baltimore City Landmark List: Exteriors – Harry O. Wilson House

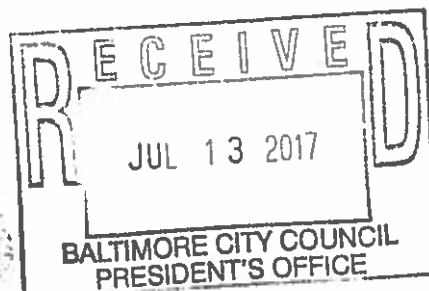
The Baltimore Development Corporation (BDC) has been asked to comment on City Council Bill No. 17-0090, an ordinance for the purpose of designating the Harry O. Wilson House, 4423 Craddock Avenue, as an historical landmark: exterior.

Harry O. Wilson was a prominent businessman, banker and landlord in Baltimore during the early 20th century. At a time when it was challenging for African-Americans to own a home, both because of redlining and because banks refused to lend to them, Mr. Wilson bought 1,000 acres in East Baltimore. There he sold lots and built houses in a neighborhood which he named Wilson Park.

Mr. Wilson designed his personal residence as a large, single-family structure, measuring approximately 2,400 square feet, and he erected multiple outbuildings on the property. Because of the unique design elements and the historical significance of Wilson Park, the Harry O. Wilson House should be landmarked and preserved.

BDC supports the proposed ordinance and is respectfully requesting that Bill No. 17-0090 be given favorable consideration by the City Council.

cc: Kyron Banks



**CITY OF BALTIMORE
COUNCIL BILL 17-0090
(First Reader)**

Introduced by: Councilmember Henry, President Young, Councilmembers Cohen, Middleton,
Costello, Scott, Pinkett, Stokes, Dorsey, Burnett, Sneed, Bullock, Clarke, Schleifer, Reisinger
Introduced and read first time: June 19, 2017

Assigned to: Housing and Urban Affairs Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning
Appeals, Planning Commission, Department of Housing and Community Development,
Commission for Historical and Architectural Preservation, Baltimore Development Corporation

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Baltimore City Landmark List: Exteriors –**
3 **Harry O. Wilson House**

4 FOR the purpose of designating the Harry O. Wilson House, 4423 Craddock Avenue, as an
5 historical landmark: exterior.

6 BY adding

7 Article 6 - Historical and Architectural Preservation
8 Section(s) 17A-44
9 Baltimore City Code
10 (Edition 2000)

11 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
12 Laws of Baltimore City read as follows:

13 **Baltimore City Code**

14 **Article 6. Historical and Architectural Preservation**

15 **Subtitle 17A. Landmark List: Exteriors – 2010s**

16 **§ 17A-44. HARRY O. WILSON HOUSE.**

17 **HARRY O. WILSON HOUSE, 4423 CRADDOCK AVENUE.**

18 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the catchlines contained in this Ordinance
19 are not law and may not be considered to have been enacted as a part of this or any prior
20 Ordinance.

21 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
22 after the date it is enacted.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

INTRODUCTORY*
CITY OF BALTIMORE
COUNCIL BILL 17-0090

APPROVED FOR FORM
STYLE AND TEXTUAL SUFFICIENCY
6-13-17
DEFINITE LEGISLATIVE REFERENCE

Introduced by: Councilmember Henry

A BILL ENTITLED

AN ORDINANCE concerning

**Baltimore City Landmark List: Exteriors –
Harry O. Wilson House**

HCA
Law
BMZA
Planning
COUN
HCD
CHAP
BPC

FOR the purpose of designating the Harry O. Wilson House, 4423 Craddock Avenue, as an historical landmark: exterior.

BY adding

Article 6 - Historical and Architectural Preservation
Section(s) 17A-44
Baltimore City Code
(Edition 2000)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the Laws of Baltimore City read as follows:

Baltimore City Code

Article 6. Historical and Architectural Preservation

Subtitle 17A. Landmark List: Exteriors – 2010s

§ 17A-44. HARRY O. WILSON HOUSE.

HARRY O. WILSON HOUSE, 4423 CRADDOCK AVENUE.

SECTION 2. AND BE IT FURTHER ORDAINED, That the catchlines contained in this Ordinance are not law and may not be considered to have been enacted as a part of this or any prior Ordinance.

SECTION 3. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th day after the date it is enacted.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

* WARNING: THIS IS AN UNOFFICIAL, INTRODUCTORY COPY OF THE BILL.
THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.

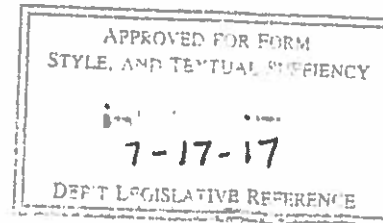
BALTIMORE CITY COUNCIL PUBLIC HEARING ON BILL NO. 17-0090
THE HOLDING AND URBAN DESIGN CONTROL ACT OF THE BALTIMORE
CITY COUNCIL WILL MEET ON MONDAY, JULY 17, 2017 AT 10:00 A.M.
IN THE COUNCIL CHAMBERS, 4TH FLOOR, CITY HALL, 100 N
HOLIDAY STREET, TO CONDUCT A PUBLIC HEARING ON CITY
COUNCIL BILL NO. 17-0090, CG 17-0090 ORDINANCE - BALTIMORE
CITY LANDMARK LIST EXTERIORS - HARRY O. WILSON HOUSE FOR
THE PURPOSE OF DESIGNATING THE HARRY O. WILSON HOUSE,
4423 GRADDOCK AVENUE AS A HISTORICAL LANDMARK, EXTERIOR,
BY ADDING ARTICLE 6 - HISTORICAL AND ARCHITECTURAL
PRESERVATION SECTION(S) 17A-44 BALTIMORE CITY CODE
(EDITION 2000) NOTE THIS BILL IS SUBJECT TO AMENDMENT BY THE
BALTIMORE CITY COUNCIL
- JOHN BULLOCK, CHAIR

NOTICE

NOTICE

RECEIVED
JUL 17 2017
BALTIMORE CITY COUNCIL
PLANNING & ZONING

AMENDMENTS TO COUNCIL BILL 17-0090
(1st Reader Copy)



By: Housing and Urban Affairs Committee

Amendment No. 1

On page 1, in line 4, after "Avenue", insert "and Block 5191, Lot 009"; and, on the same page, in line 17, after "AVENUE", insert "AND BLOCK 5191, LOT 009".

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 17-0090

Introduced by: Councilmember Henry, President Young, Councilmembers Cohen, Middleton,
Costello, Scott, Pinkett, Stokes, Dorsey, Burnett, Sneed, Bullock, Clarke, Schleifer, Reisinger
Introduced and read first time: June 19, 2017
Assigned to: Housing and Urban Affairs Committee
Committee Report: Favorable with amendments
Council action: Adopted
Read second time: July 17, 2017

AN ORDINANCE CONCERNING

**Baltimore City Landmark List: Exteriors –
Harry O. Wilson House**

FOR the purpose of designating the Harry O. Wilson House, 4423 Craddock Avenue and Block
5191, Lot 009, as an historical landmark: exterior.

BY adding

Article 6 - Historical and Architectural Preservation
Section(s) 17A-44
Baltimore City Code
(Edition 2000)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the
Laws of Baltimore City read as follows:

Baltimore City Code

Article 6. Historical and Architectural Preservation

Subtitle 17A. Landmark List: Exteriors – 2010s

§ 17A-44. HARRY O. WILSON HOUSE.

HARRY O. WILSON HOUSE, 4423 CRADDOCK AVENUE AND BLOCK 5191, LOT 009.

SECTION 2. AND BE IT FURTHER ORDAINED, That the catchlines contained in this Ordinance
are not law and may not be considered to have been enacted as a part of this or any prior
Ordinance.

SECTION 3. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th day
after the date it is enacted.

EXPLANATION: CAPITALS indicate matter added to existing law
[Brackets] indicate matter deleted from existing law.
Underlining indicates matter added to the bill by amendment
~~Strike-out~~ indicates matter stricken from the bill by
amendment or deleted from existing law by amendment

Council Bill 17-0090

Certified as duly passed this _____ day of _____, 20__

President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,

this _____ day of _____, 20__

Chief Clerk

Approved this _____ day of _____, 20__

Mayor, Baltimore City