

City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland
21202

Meeting Agenda - Final

Housing and Urban Affairs Committee

Friday, November 3, 2017

1:50 PM

Du Burns Council Chamber, 4th floor, City Hall

17-0026

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

ITEMS SCHEDULED FOR PUBLIC HEARING

17-0026

Baltimore City Landmark List: Exteriors - Chick Webb Recreation Center
For the purpose of designating the Chick Webb Recreation Center, 623 North Eden Street, as an historical landmark: exterior.

ADJOURNMENT

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: lurry.greene@baltimorecity.gov

BILL SYNOPSIS

Committee: Housing and Urban Affairs

Bill CC 17-0026

Ordinance – Baltimore City Landmark List: Exteriors – Chick Webb Recreation Center

Sponsor: Councilmember Stokes, et al

Introduced: February 27, 2017

Purpose:

For the purpose of designating the Chick Webb Recreation Center, 623 North Eden Street, as an historical landmark: exterior.

Effective: 30 days after enactment

Hearing Date/Time/Location: November 3, 2017 at 1:50 PM in the Council Chambers

Agency Reports

Department of Law	Favorable
Board of Municipal and Zoning Appeals	Favorable
Planning Commission	Favorable/Amend
Baltimore Development Corporation	
Department of Housing and Community Development	Favorable
CHAP	Favorable

Analysis

Current Law

Article 6 Sections 17A-44 of the Baltimore City Code establishes a process for designating structures as historic landmarks. Such designation can help protect a building from demolition and can have favorable tax consequences. The final step in the process is enactment of an ordinance of the Mayor and City Council.

Background

The Chick Webb Memorial Recreation Center is located at the intersection of Monument and Eden Streets in East Baltimore. The Building is named in honor of William Henry "Chick" Webb a famous drummer and bandleader who was from the immediate neighborhood.

The Center was constructed in three stages between 1947 and 1960 from a design by the distinguished Baltimore architect Frederic A. Fletcher.

The Center is of historical significance because it was the first center for African Americans in East Baltimore. It was also a center of activity for the East Baltimore community

CC 17-0026 designates the Chick Webb Recreation Center, 623 North Eden Street, as an historical landmark: exteriors.

Additional Information

Fiscal Note: Not Available

Information Source(s): Bill File

Analysis by: Richard G. Krummerich
Analysis Date: 11-1-17

Direct Inquiries to: 410-396-1266

**CITY OF BALTIMORE
COUNCIL BILL 17-0026
(First Reader)**

Introduced by: Councilmember Stokes, President Young, and All Members

Introduced and read first time: February 27, 2017

Assigned to: Housing and Urban Affairs Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning Appeals, ~~Department~~ ^{Commissioner} of Planning, 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 **Chick Webb Recreation Center**

4 FOR the purpose of designating the Chick Webb Recreation Center, 623 North Eden Street, 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. CHICK WEBB RECREATION CENTER.**

17 **CHICK WEBB RECREATION CENTER, 623 NORTH EDEN STREET.**

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
2-21-17
DEPT LEGISLATIVE REFERENCE

Introduced by: Councilmember Stokes, President Young

A BILL ENTITLED

AN ORDINANCE concerning

**Baltimore City Landmark List: Exteriors –
Chick Webb Recreation Center**

FOR the purpose of designating the Chick Webb Recreation Center, 623 North Eden Street, 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. CHICK WEBB RECREATION CENTER.

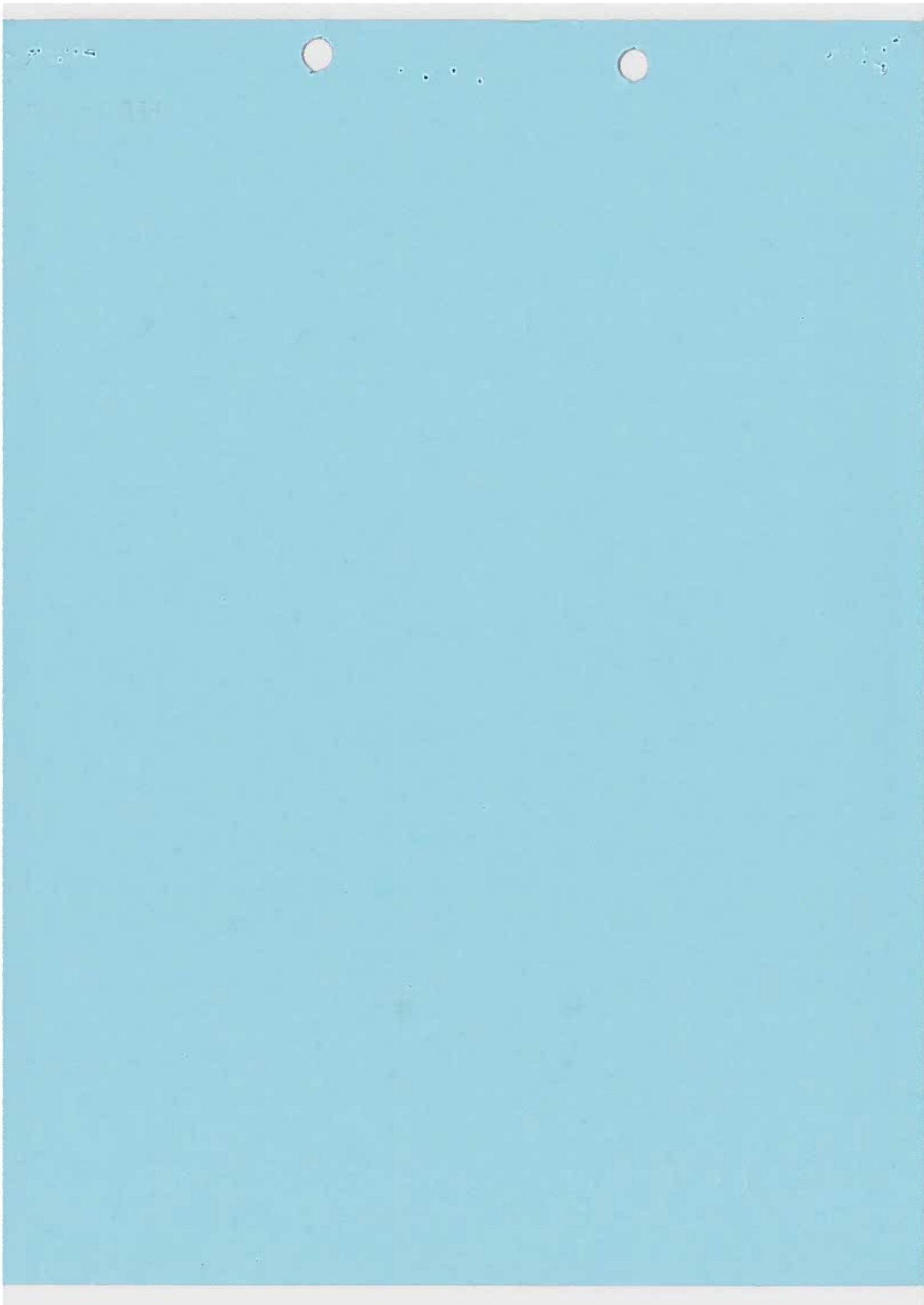
CHICK WEBB RECREATION CENTER, 623 NORTH EDEN STREET.

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.

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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

FEB 27 2017

FIRST READING (INTRODUCTION) _____ 20 _____

PUBLIC HEARING HELD ON _____ 20 _____

COMMITTEE REPORT AS OF _____ 20 _____

_____ FAVORABLE _____ UNFAVORABLE FAVORABLE AS AMENDED _____ WITHOUT RECOMMENDATION

[Handwritten Signature]
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:

NOV 13 2017

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

THIRD READING _____ NOV 13 2017

_____ 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.

[Handwritten Signature]
President

[Handwritten Signature]
Chief Clerk

11-7-17

AMENDMENTS TO COUNCIL BILL 17-0026
(1st Reader Copy)

By: Housing and Urban Affairs Committee

Amendment No. 1

On page 1, in line 3, after “Webb”, insert “**Memorial**”; on the same page, in line 4, after “Webb”, insert “**Memorial**”; on the same page, in line 16, after “**WEBB**”, insert “**MEMORIAL**”; and, on the same page, in line 17, after “**WEBB**”, insert “**MEMORIAL**”.

Amendment No. 2

On page 1, in line 4, after “Center,” insert “**1401 East Monument Street, historically known as**”; and, on the same page, in line 17, after “**CENTER,**” insert “**1401 EAST MONUMENT STREET, HISTORICALLY KNOWN AS**”.


ADOPTED



Baltimore
Development Corporation

MEMORANDUM

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

FROM: William H. Cole, President and CEO 

DATE: March 24, 2017

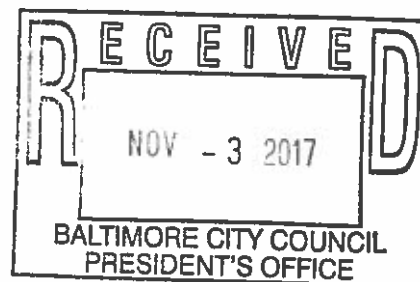
SUBJECT: City Council Bill No. 17-0026
Baltimore City Landmark List: Exteriors – Chick Webb Recreation Center

The Baltimore Development Corporation (BDC) has been asked to comment on City Council Bill No. 17-0026, an ordinance for the purpose of designating the exterior of the Chick Webb Recreation Center, located at 623 North Eden Street, as an historical landmark.

BDC has reviewed the ordinance and respectfully requests that favorable consideration be given to City Council Bill No. 17-0026.

cc: Kyron Banks

F



CITY OF BALTIMORE

CATHERINE E. PUGH,
Mayor



DEPARTMENT OF LAW
ANDRE M. DAVIS, CITY SOLICITOR
100 N. HOLLIDAY STREET
SUITE 101, CITY HALL
BALTIMORE, MD 21202

October 26, 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 17-0026 – Baltimore City Landmark List: Exteriors –
Chick Webb Recreation Center

Dear President and City Council Members:

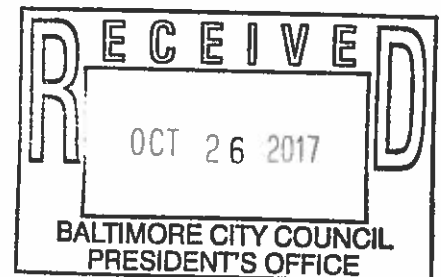
The Law Department has reviewed City Council Bill 17-0026 for form and legal sufficiency. It would designate the Chick Webb Recreation, 623 North Eden Street, as an historical landmark.

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 of Article 6 sets forth the public notice and hearing requirements. Receipt of the CHAP report is a prerequisite to the holding of a hearing on a bill seeking to add a structure to the "Landmark List: Exteriors" when the bill was not initiated by CHAP, as is the case here. BCC, Art. 6, §4-8(b). However, if CHAP does not submit a report within 100 days of the referral, the Council may proceed to set a hearing on the bill without a CHAP report. BCC, Art. 6, §4-8(c).


CHAP has reviewed this bill and has submitted a report approving the landmark designation. The Planning Commission has also provided a favorable report. Assuming the notice and hearing requirements are satisfied, the Law Department approves the bill for form and legal sufficiency.

Sincerely,

Victor K. Tervala
Chief Solicitor



**cc: Andre M. Davis, City Solicitor
Karen Stokes, Director, Mayor's Office of Government Relations
Kyron Banks, Mayor's Legislative Liaison
Elena DiPietro, Chief Solicitor, General Counsel Division
Victor Tervalo, Chief Solicitor
Hilary Ruley, Chief Solicitor
Jennifer Landis, Assistant City Solicitor**

FROM	NAME & TITLE	Eric Holcomb, Executive Director CHAP <i>EH</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Commission for Historical and Architectural Preservation 417 East Fayette Street, 8 th Floor		
	SUBJECT	City Council Bill #17-0026/Baltimore City Landmark List: Exteriors – Chick Webb Recreation Center		

TO

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

DATE: July 13, 2017

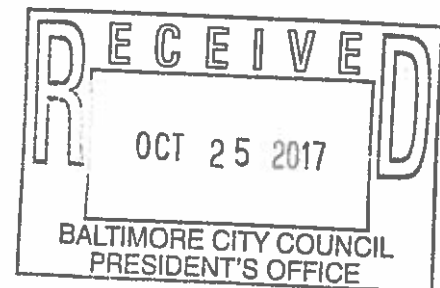
At its regular meeting of July 11, 2017, the Commission for Historical and Architectural Preservation considered City Council Bill 17-0026: Baltimore City Landmark List: Exteriors – Chick Webb Recreation Center.

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 designation 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 "Memorial" to the name, and the address of 1401 E. Monument Street to the designation.

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

CC:
Kyron Banks
Natawna Austin



T



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 17-0026: Baltimore City Landmark List: Exteriors - Chick Webb Recreation Center, 623 North Eden Street

RECOMMENDATION: Approval, with addition.

STAFF: Lauren Schiszik

PETITIONER: Councilman Robert Stokes

OWNER: Mayor and City Council

SUMMARY: Designate this property on the Baltimore City Landmark List.

SITE/HISTORIC DISTRICT

General Area: The Chick Webb Memorial Recreation Center is located in East Baltimore, in the same block as a few significant institutions that served African Americans in segregated Baltimore in the twentieth century, including the Old Dunbar High School, PS 103, a Baltimore City Landmark, the new Dunbar High School, the Health Center, and First Baptist Church, a Baltimore City Landmark. In the surrounding blocks, the Johns Hopkins Hospital Complex is located to the east, Douglass Homes to the south, property that was formerly Somerset Homes to the west, and the Lester Morton Court Apartments to the north.

Site Conditions/Architectural Description: The building is located on the corner of the 1400 block of East Monument Street and the 600 block of N. Eden Street. The building faces N. Eden Street, which was a city street when the recreation center opened, but today is a wide pedestrian boulevard. It was constructed in three stages, all designed by Baltimore architect Frederic A. Fletcher. The first portion, that of the main recreation center, was completed in 1947. This was designed in the Moderne style, with clean lines, strong linear and geometric patterns created by minor projections and recesses on the facade. The swimming pool was constructed in 1949 inside a reused 1919 industrial building, and the multipurpose room was constructed above the swimming pool in 1960. The swimming pool and multipurpose room were part of the original plan for the recreation center, but were later additions due to budget constrictions. These portions of the building are very utilitarian in nature. The parcel as a whole contains almost three quarters of an acre, and includes a playground and ball courts to the north of the recreation center adjacent to E. Monument Street.

BACKGROUND

- This designation is being requested by Councilman Stokes, with the introduction of City Council Bill 17-0026.

PROPOSAL & APPLICATION OF GUIDELINES

Designate this property on the Baltimore City Landmark List.

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 first recreation center and pool built for African Americans in segregated East Baltimore. The impetus and seed money for the construction of this recreation center came from members of the community, who fundraised and advocated for years for a recreation center, purchasing the property for the center with their own money. After its construction, the community stayed involved, advocating and even paying for programming and upgrades to the facility. The recreation center was built to honor William Henry "Chick" Webb, internationally renowned drummer and bandleader from East Baltimore, who, before his untimely death in 1939, had promised to raise money for a community center in his neighborhood so that children would have opportunities that he lacked as a child. After his death, Webb's doctor, Dr. Ralph J. Young, and others determined to complete his dream, beginning a decades-long fundraising and advocacy campaign to build the recreation center, which for almost 70 years has served a critical role in East Baltimore's large African American community as a center for recreation, education, and community. The building itself is designed in the Art Moderne style by Baltimore architect Frederic A. Fletcher, and is an excellent example of the style. This building is significant for its association with Chick Webb, its architecture, and the role that it has played in the history of Baltimore City.

Staff has two recommendations: adding a word to the landmark name, and adding an address. Staff recommends adding "Memorial" to the name, so that it is the "Chick Webb Memorial Recreation Center" so that this matches the name on the building. Staff also recommends that the address of 1401 E. Monument Street be added to the designation. While 623 N. Eden Street is the original and historic address of the recreation center, this portion of N. Eden Street is closed and thus the current valid address for the property is 1401 E. Monument Street.

NEIGHBORHOOD COMMENTS

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

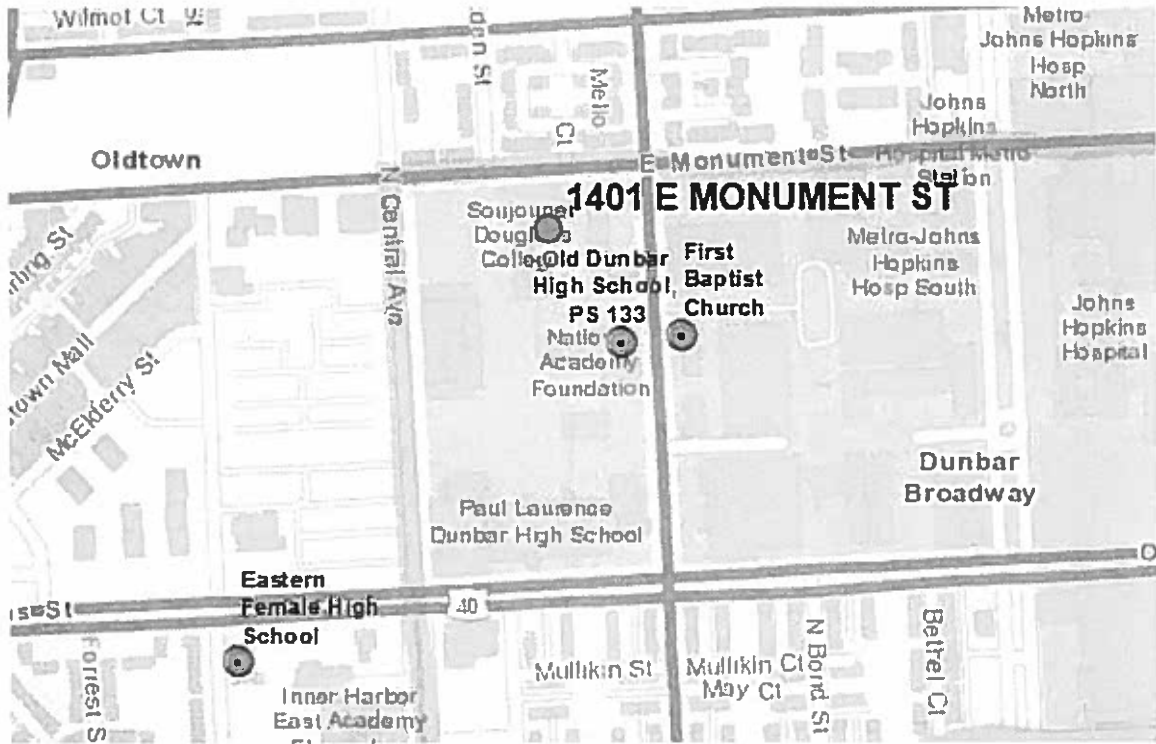
RECOMMENDATION

Staff recommends a finding of approval for designation 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 "Memorial" to the name, and the address of 1401 E. Monument Street to the designation.

E. S. MLL

Eric Holcomb
Director

MAP AND IMAGES



Map 1: Map of the property, also showing nearby landmarks.

Baltimore City Landmark Designation: Chick Webb Recreation Center, 623 North Eden Street.



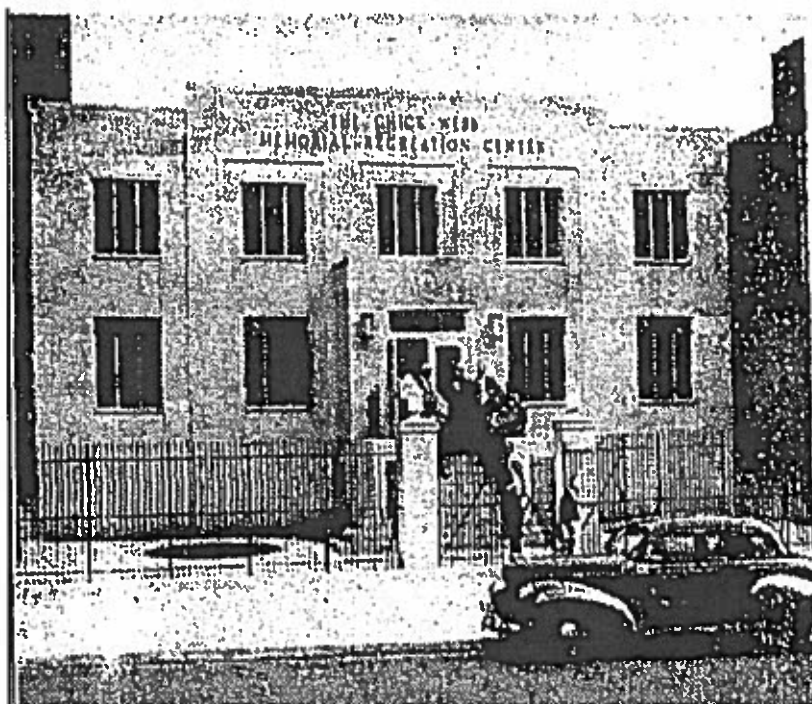
Map 2: Property boundary.



Image 1— Aerial view of site, view from west.



Image 2 – The façade today.



DRUMMER'S MEMORIAL.—City officials pay a visit to the Chick Webb Memorial Recreation Center, developed by the city to honor the memory of the late Negro musician. Located in Eden street, the center will be accepted officially by the city on Friday.

Image 3 – Image of the Rec Center just before it opened in 1947.



Image 4 – Plaque on the interior of building.

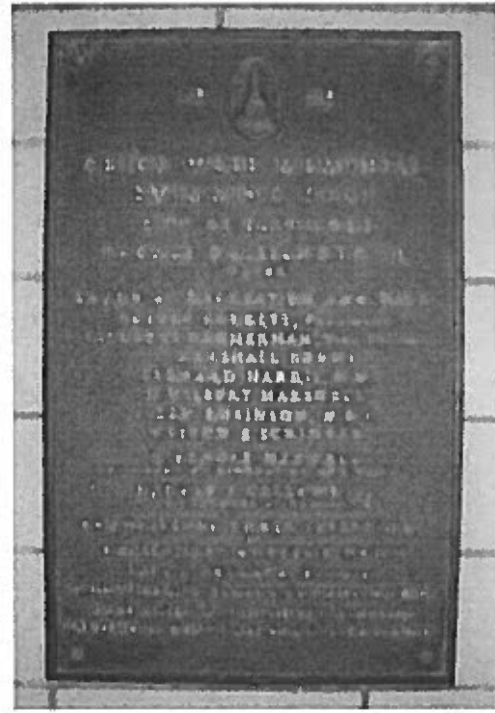



Image 5 – Plaque on the interior near the pool.

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 #17-0026 / CHICK WEBB RECREATION CENTER HISTORIC LANDMARK		

DATE:

TO

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

August 2, 2017

At its regular meeting of July 27, 2017, the Planning Commission considered City Council Bill #17-0026, for the purpose of designating the Chick Webb Recreation Center located at 623 North Eden Street as a Commission for Historic Architectural Preservation (CHAP) Landmark.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report and accepted staff's recommendation. Thus, the Planning Commission recommended amendment and approval of City Council Bill #17-0026 and adopted the following resolution Eight members being present (Eight in favor).

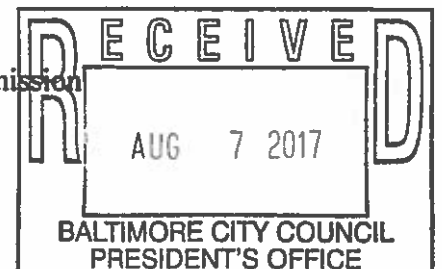
RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #17-0026 be amended and passed by the City Council.

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
Mr. William H. Cole IV, BDC
Mr. David Tanner, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Sharon Daboin, DHCD
Mr. Patrick Fleming, DOT
Ms. Elena DiPietro, Law Dept.
Mr. Francis Burnszynski, PABC
Ms. Natawna Austin, Council Services
The Honorable Robert Stokes, City Councilman



Fav w/Amend



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman



Thomas J. Stosur
Director

STAFF REPORT

July 27, 2017

REQUEST: City Council Bill 17-0026: Baltimore City Landmark List: Exteriors - Chick Webb Recreation Center, 623 North Eden Street

RECOMMENDATION: Amendment and Approval

Amendments are as follows:

- In lines 3, 4, 16 and 17 add the word "Memorial" after the word "Webb". (Final title should read Chick Webb Memorial Recreation Center)
- Lines 4 and 17 add "1401 E. Monument Street, historically known as" after "Center,". (The final should read "... Center, 1401 E. Monument Street, historically known as 623...")

STAFF: Tamara Woods

PETITIONER: City Councilman Robert Stokes

OWNER: Mayor and City Council

SITE/HISTORIC DISTRICT

General Area: The Chick Webb Memorial Recreation Center is located in East Baltimore, in the same block as a few significant institutions that served African Americans in segregated Baltimore in the twentieth century, including the Old Dunbar High School, PS 103, a Baltimore City Landmark, the new Dunbar High School, the Health Center, and First Baptist Church, a Baltimore City Landmark. In the surrounding blocks, the Johns Hopkins Hospital Complex is located to the east, Douglass Homes to the south, property that was formerly Somerset Homes to the west, and the Lester Morton Court Apartments to the north.

Site Conditions/Architectural Description: The building is located on the corner of the 1400 block of East Monument Street and the 600 block of N. Eden Street. The building faces N. Eden Street, which was a city street when the recreation center opened, but today is a wide pedestrian boulevard. It was constructed in three stages, all designed by Baltimore architect Frederic A. Fletcher. The first portion of the main recreation center was completed in 1947. This was designed in the Art Moderne style, with clean lines, strong linear and geometric patterns created by minor projections and recesses on the facade. The swimming pool was constructed in 1949 inside a reused 1919 industrial building, and the multipurpose room was

constructed above the swimming pool in 1960. The swimming pool and multipurpose room were part of the original plan for the recreation center, but were later additions due to budget constrictions. These portions of the building are very utilitarian in nature. The parcel as a whole contains almost three quarters of an acre, and includes a playground and ball courts to the north of the recreation center adjacent to E. Monument Street.

ANALYSIS

The proposed exterior landmark designation of the Chick Webb Memorial Recreation Center in East Baltimore is for the historical significance of the site, but is also included in an active master planning process and proposed new development area for the Oldtown area. City Council Bill #17-0026 was analyzed by CHAP, Land Use and Urban Design, and Comprehensive Planning Staff.

Eligibility for Landmark Designation

This was the first recreation center and pool built for African Americans in segregated East Baltimore. The impetus and seed money for the construction of this recreation center came from members of the community, who fundraised and advocated for years for a recreation center, purchasing the property for the center with their own money.

After its construction, the community stayed involved, advocating and even paying for programming and upgrades to the facility. The recreation center was built to honor William Henry “Chick” Webb, internationally renowned drummer and bandleader from East Baltimore, who, before his untimely death in 1939, had promised to raise money for a community center in his neighborhood so that children would have opportunities that he lacked as a child. After his death, Webb’s doctor, Dr. Ralph J. Young, and others determined to complete his dream, beginning a decades-long fundraising and advocacy campaign to build the recreation center, which for almost 70 years has served a critical role in East Baltimore’s large African American community as a center for recreation, education, and community.

In addition, Ella Fitzgerald, Chick’s protegee who was the “First Lady of Swing” and the leader of his band following his death, paid tribute to Chick every year after his death. In 1948, she did so by entertaining children at a Christmas party at the Chick Webb Memorial Recreation Center. In order to ensure that an unexpected engagement would not prevent her from attending, she booked Baltimore’s Club Astoria for the ten days spanning Christmas and New Year’s Eve so that she would definitely be in town for the party at the Recreation Center.¹

The building itself is designed in the Art Moderne style by Baltimore architect Frederic A. Fletcher, and is an excellent example of the style. This building is significant for its association with Chick Webb, its architecture, and the role that it has played in the history of Baltimore City.

CHAP staff reviewed the landmark designation report and determined that the property is eligible for designation as a landmark under CHAP Criteria 1, 2, and 3. A Baltimore City Landmark may be a site, structure, landscape, building (or portion thereof), place, work of art, or other object:

1. That are associated with events that have made a significant contribution to the broad patterns of Baltimore history;
2. That are associated with the lives of persons significant in Baltimore's past; or
3. That embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Master Plan

On October 6, 2016, the Planning Commission adopted an update addendum to the 2010 Oldtown Redevelopment Plan. The primary reason for this update was to reflect the new direction in implementation. On April 17, 2014, the Baltimore Development Corporation (BDC), on behalf of the Mayor and City Council of Baltimore (The City), and the Housing Authority of Baltimore City (HABC), issued a Joint Request for Proposals (RFP) for a mixed-use development to be located on approximately 16 acres in the Oldtown community. The site included 7.5 acres of City-owned land, as well as 8.7 acres from the former Somerset Homes public housing site owned by HABC.

The selected joint-venture team including The Beatty Development Group, The Commercial Development Group, Mission First Housing Development Corporation, and The Henson Development Co. (The Development Team) was selected to pursue the redevelopment of the lower portion of the Oldtown Mall and the former Somerset Homes site.

As part of the developers' proposed redevelopment, they have expanded the area in which they would like to work. This area is to the east of Central Avenue and south of Orleans Street. Though the proposal is outside of the scope of the RFP, it was reviewed as part of the discussion with UDARP. This is a much later phase of proposed redevelopment and will have many more discussions with the communities and property owners as to the particular redevelopment scenario that would move forward, including any future demolition and street alignments.

The proposed phase east of Central Avenue shows the current location of the Chick Webb Memorial Recreation Center incorporated into a site for new construction. In response to this conceptual plan, members of the Dunbar Alumni Association began discussions about protecting buildings that they felt were of historical significance to the community. In their discussions with the City Councilman, it was decided to move forward with a proposal to landmark the recreation center.

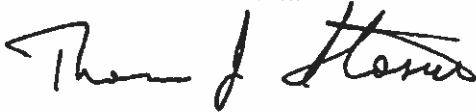
On May 30, 2017 Planning Staff hosted a charrette with stakeholders to explain the City Council Bill and what becoming a landmark means. In addition, staff did an exercise with stakeholders to hear from them regarding support or opposition for the landmark designation of the Chick Webb Memorial Recreational Center, as well as what they would like to see for future recreation and the impact on the proposed redevelopment plan of the developers.

In evaluating the historical significance and the impact on the Oldtown Redevelopment Plan,

staff recommends that the Planning Commission approve the bill with two recommended amendments: 1.) Adding "Memorial" to the name of the landmark designation, so that it is the "Chick Webb Memorial Recreation Center" so that this matches the name on the building, and 2.) That the address of 1401 E. Monument Street be added to the designation. While 623 N. Eden Street is the original and historic address of the recreation center, this portion of N. Eden Street is closed and thus the current valid address for the property is 1401 E. Monument Street. For practical purposes, such as future permitting of improvements, the legal address, not just the historical address, should be contained in the legislation.

Community Notification

Baltimore City Recreation & Parks, Dunbar Alumni Association, Housing Authority of Baltimore City Residents Advisory Board, Baltimore Housing, Baltimore Development Corporation, Baltimore Heritage Inc., Baltimore AIA, Preservation Maryland, Beatty Development, Henson Development Company and City Councilman Robert Stokes have been notified of this action.



Thomas J. Stosur
Director



Image 2 – Baltimore Sun image of the Rec Center in 1947.

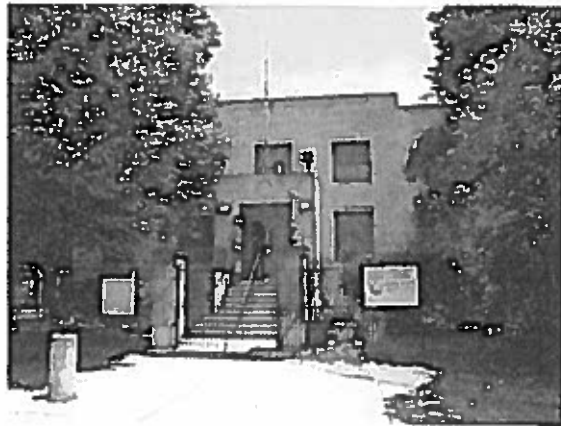


Image 3 – The façade today.



Image 4 – Plaque on the interior of building.



Image 5 – Plaque on the interior near the pool.

“Ella Remembers Chick, Who Made Her a Star” *Afro-American* (1893-1988); Jan 8, 1949; ProQuest Historical Newspapers: The Baltimore Afro-American pg. 7

The Baltimore City Department of
HOUSING & COMMUNITY
DEVELOPMENT

MEMORANDUM

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

From: Michael Braverman, Housing Commissioner 

Date: October 31, 2017

Re: **City Council Bill 17-0026 - Baltimore City Landmark List: Exteriors –Chick Webb
Recreation Center**

The Department of Housing and Community Development (HCD) has reviewed City Council Bill 17-0026, for the purpose of designating the Chick Webb Recreation Center, 623 North Eden Street, as an historical landmark: exterior.

The Chick Webb Memorial Recreation Center is located in East Baltimore and was the first recreation center and pool built for African Americans in segregated East Baltimore. The recreation center is eligible for a Landmark Designation because of its Art Moderne Style architecture, its association with the internationally renowned drummer and bandleader from East Baltimore, Henry “Chick” Webb and the role it has played in the history of Baltimore.

The Department of Housing and Community Development supports the passage of City Council Bill 17-0026.

MB:sd

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



CITY OF BALTIMORE
ORDINANCE _____
Council Bill 17-0026

Introduced by: Councilmember Stokes, President Young, and All Members
Introduced and read first time: February 27, 2017
Assigned to: Housing and Urban Affairs Committee
Committee Report: Favorable with amendments
Council action: Adopted
Read second time: November 13, 2017

AN ORDINANCE CONCERNING

**Baltimore City Landmark List: Exteriors –
Chick Webb Memorial Recreation Center**

FOR the purpose of designating the Chick Webb Memorial Recreation Center, 1401 East Monument Street, historically known as 623 North Eden Street, 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. CHICK WEBB MEMORIAL RECREATION CENTER.

CHICK WEBB MEMORIAL RECREATION CENTER, 1401 EAST MONUMENT STREET,
HISTORICALLY KNOWN AS 623 NORTH EDEN STREET.

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 17-0026

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