


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

DATE:

July 7, 2017

**TO**

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

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, 4<sup>th</sup> 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



*Catherine E. Pugh  
Mayor*

## PLANNING COMMISSION

*Wilbur E. "Bill" Cunningham, Chairman*

### STAFF REPORT



*Thomas J. Stosur  
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 20<sup>th</sup> 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.

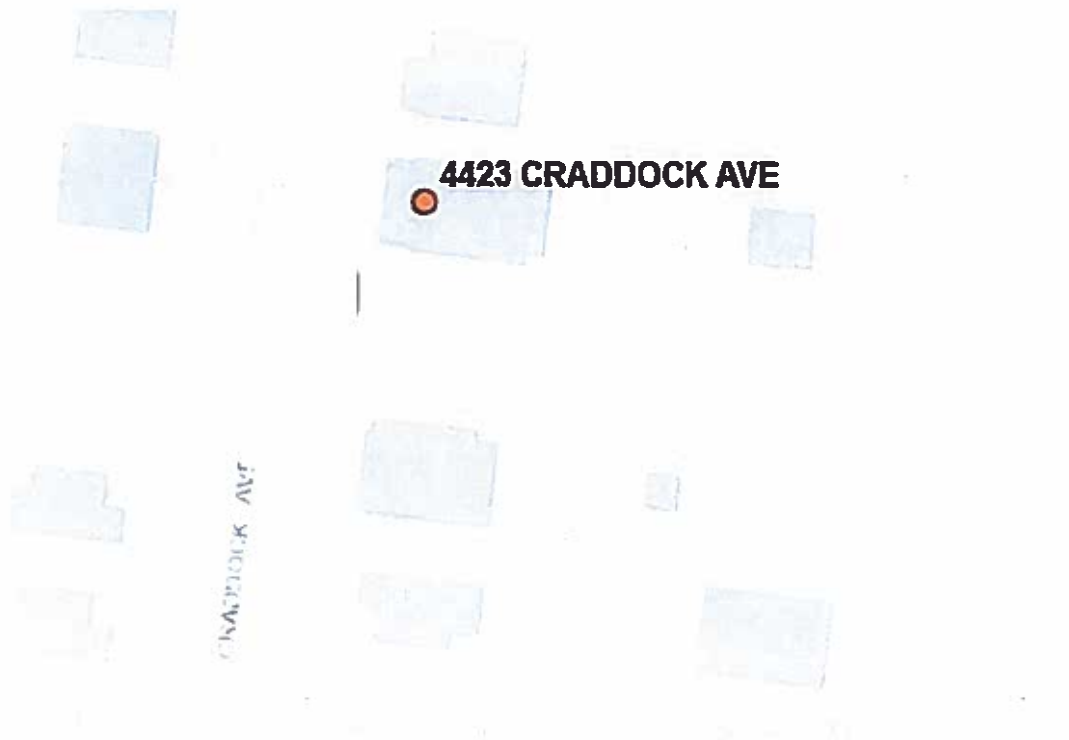


**Thomas J. Stosur**  
Director

## 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*