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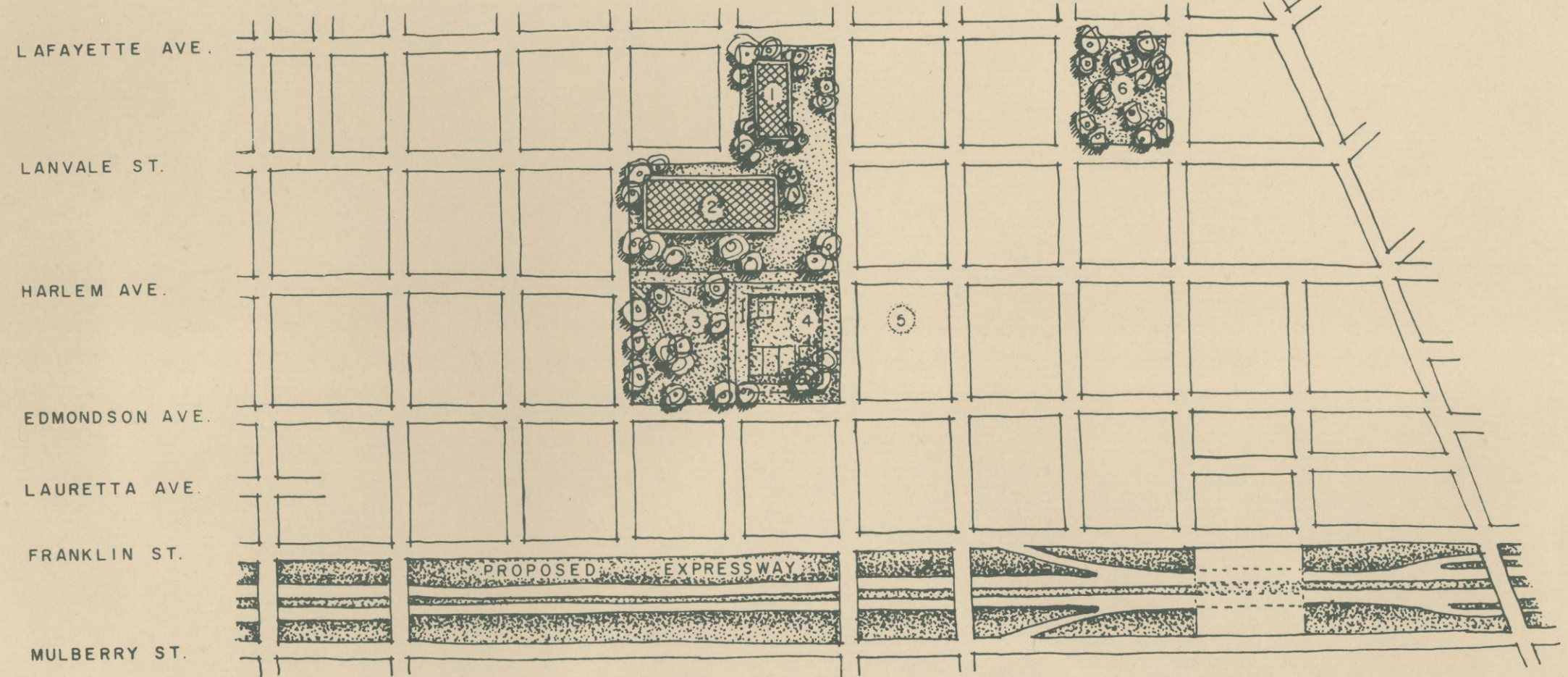
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URBAN RENEWAL IN HARLEM PARK

MONROE ST.
 MC KEAN AVE.
 FULTON AVE.
 MOUNT ST.
 GILMOR ST.
 STRICKER ST.
 CALHOUN ST.
 CAREY ST.
 CARROLLTON AVE.
 ARLINGTON AVE.
 FREMONT AVE.

LEGEND
 1. ELEM. SCHOOL
 2. JR. HGH. SCHOOL
 3. HARLEM SQUARE
 4. PLAYGROUND
 5. BLOCK 314
 6. LAFAYETTE SQUARE



INTRODUCTION

The Harlem Park Neighborhood, the 200-acre area bounded by Lafayette Avenue, Mulberry Street, Fremont Avenue, and Monroe Street, has been selected as Baltimore's first area to be restored through the process of rehabilitation. During the past few years, the Harlem Park Neighborhood Council, composed of residents, their clubs, churches and other organizations, has been working together with the staff of the Baltimore Urban Renewal and Housing Agency to develop a Renewal Plan for this neighborhood. The plan is summarized in the pages that follow, and a copy of the plan itself, is available to anyone who wishes to review it.

The Plan calls for rehabilitation of old homes that are still solid and well worth preserving; the clearance of block interiors to permit more open space and to eliminate unsafe and unsightly buildings; improved municipal services for the sanitation and protection of the area; the addition of such important community facilities as new schools, playgrounds, and recreation areas. The Plan rests on a sound base of legal requirements, but it can be brought to life, given substance, meaning, and enduring value only through the voluntary efforts of property owners and residents.

The Plan is now completed and has met with the approval of the Harlem Park Neighborhood Council, the Commission of the Baltimore Urban Renewal and Housing Agency, and the Baltimore City Planning Commission. At the present time, it is being reviewed by the Federal Government, which has already set aside the funds for carrying it out. It is hoped that the Plan will receive the approval of the Federal Government and the Baltimore City Council in the near future. Local and Federal funds will then be made available, and Baltimore will be on the way to making this Plan a reality.

The map on the opposite page shows the Harlem Park Neighborhood, including the school site, the demonstration block, and the proposed East-West Expressway (discussed on pages 13 and

REHABILITATION OBJECTIVES

Most of the buildings in the Harlem Park Neighborhood will remain. The rehabilitation of these buildings will follow the objectives of the total urban renewal program, which are aimed at offering the up-to-date, comfortable living which every family should be enjoying today. Generally, these objectives are the health, safety, morals, and general welfare of the citizens of Baltimore, including the protection of property values. They depend for their achievement upon the fulfillment of the following specific conditions as set forth in the Harlem Park Urban Renewal Plan:

Each dwelling to have a minimum of 240 square feet of space--150 for the first occupant and 90 for each additional occupant.

For every sleeping room a minimum of 70 square feet. For those in use by two or more persons, at least 50 square feet for each adult and 35 for each child under 12.

For basement dwellings adequate window space above ground level; such dwellings to be free from dampness.

Adequate and properly functioning heating facilities in each dwelling.

Adequate and properly functioning plumbing facilities, in each dwelling, including tub or shower, lavatory basin, water closet, and kitchen sink.

Sufficient electrical outlets in each room to provide adequate electric service.

Adequate kitchen area for cooking facilities and dry and refrigerated food storage space in each dwelling.

Adequate facilities for the disposal of garbage and rubbish.

Each yard and home to be free of rubbish, litter and those conditions which cause rat and insect infestation.

Elimination of fire hazards.

Safe exits from each dwelling.

REHABILITATION AND CONSERVATION PROGRAM



Safely constructed and properly maintained porches, outside and inside stairways and railings.

Properly lighted public stairways and halls in homes where there are apartments.

Elimination of dilapidated, decayed, insanitary, damaged or vermin infested buildings, which create a hazard to the health or safety of the occupants or the general public.

Maintenance of each structure in a state of good repair.

All walls, ceilings, woodwork, doors and windows kept clean and free of flaking and peeling paint.

All exterior wood surfaces protected from decay by paint or protective coating.

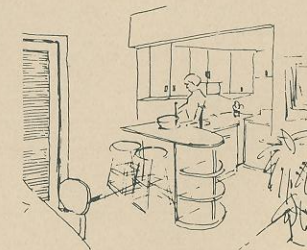
All fences kept in repair.

All rainspouts in proper working condition, so that the dwelling is free from dampness.

Outdoor public areas and facilities so maintained that they present a good appearance at all times.

Planting of trees and shrubs along public streets to form an attractive setting for adjacent buildings and areas.

Landscaping of individual properties so that they present a desirable appearance.



REHABILITATION METHODS

The Baltimore Urban Renewal and Housing Agency, together with various City Departments will work with owners and tenants of both residential and commercial properties to achieve the Plan's rehabilitation objectives. Described below are the methods which the Plan provides for bringing about the rehabilitation of the buildings in the Harlem Park Neighborhood.

In order to insure that each home is improved up to a basic level of comfort, safety, and appearance, the Baltimore City Codes relating to housing (Hygiene of Housing, Health, Zoning, Building, Electrical, and Fire Prevention) plus five additional standards will be enforced as minimum requirements for rehabilitation. These additional standards are:

Every structure containing three or more units must be provided with a heating system capable of maintaining a temperature of at least 70 degrees in the most used rooms and hallways when the outside temperature is zero, and at least 55 degrees in all other portions of the building.

Every habitable room shall be provided with at least two separate duplex electrical outlets, and at least three if the perimeter of the room exceeds 50 feet.

Basement rooms occupied as habitable rooms shall provide adequate window space above ground level for light and ventilation.

All work performed in compliance with the Plan and the Baltimore City Code shall be done in a workmanlike manner and according to accepted standards of the building trade.

Every structure shall be maintained in good repair and kept properly painted both inside and out. All lead base paint shall be removed from interior surfaces before repainting.

If a property owner is notified that certain improvements are required, and a year passes without such improvements being made, the Baltimore Urban Renewal and Housing Agency may purchase and resell the property to someone who will undertake the necessary rehabilitation.

LEGAL PROVISIONS



Inasmuch as the rehabilitation objectives of the Plan go far beyond the strict requirements of the law, many of them will depend for their fulfillment upon the voluntary cooperation of property owners and residents. This is the heart and core of the rehabilitation aspects of the Plan, without which the beauty, comfort and pleasant living of a renewed neighborhood cannot be achieved.

The public improvements will provide the setting necessary to give significance and permanence to the property owner's individual investment. As a direct result of such improvements as new school and recreation facilities, landscaping, clearance where necessary, and improved municipal services, it is anticipated that the market value of each home will be greatly enhanced.

Some homes are in excellent condition and will need little or no repair. However, for those property owners whose homes require improvement, a number of free services will be made available by the Baltimore Urban Renewal and Housing Agency.

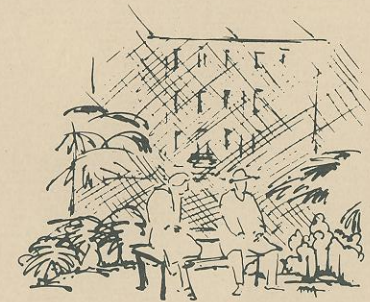
Specialists with experience in construction, architecture and interior decorating will be on hand to suggest the best ways to make structural changes and improve room layout. From time to time, these specialists will be available for follow-up visits to help residents and owners to be sure that the job is progressing satisfactorily. At the request of the property owner, advisors will be available to review contracts for home improvements before they are signed in order to do everything possible to protect him against unscrupulous operators.

There will also be financial advisors to discuss with the owner the best methods for financing home improvements and to assist him in obtaining the necessary funds. Since each family's situation is different, these discussions will be conducted on an individual family

VOLUNTARY COOPERATION

SERVICES TO PROPERTY OWNERS

After the Harlem Park Plan has been approved by the Federal Urban Renewal Administration and the City Council, the Housing and Home Finance Agency will certify this area as being eligible for FHA mortgage insurance. This special kind of insurance, authorized by Section 220 of the National Housing Act, is available only to property owners in a certified urban renewal area for improvement of their homes. This insurance program should encourage local lending institutions to consider making long-term mortgages on property in this area at reasonable interest rates.



A neighborhood which is overcrowded by either too many buildings or too many families cannot become a good neighborhood until these conditions are corrected. Both these negative conditions now exist in the Harlem Park Neighborhood, but will be greatly improved when the buildings which are marked for clearance are purchased and torn down.

The map on page 8 shows the properties which will be purchased from their owners and demolished. In general, these buildings are small structures which were built many years ago on very small lots along the narrow streets running through the interiors of most of the blocks. The sketch on page 12 illustrates the "open space" or "breathing space" which will result when these buildings are removed.

Besides creating much needed permanent open space, clearance will eliminate dilapidated dwellings, some of which are lacking in important facilities such as tubs or showers, adequate cooking equipment and heating systems. Clearance will also eliminate some businesses destructive to a residential neighborhood that exist in some of these structures - junk yards, automobile repair shops, car laundries, coal and wood yards, and other similar enterprises.

Overcrowded land conditions and dilapidated, obsolete buildings also characterize the rear yards of many of the large homes which will remain. A number of these buildings are abandoned carriage houses or deteriorated garages which are too small to house the modern automobile. In order to create an adequate amount of open space in each block and to correct overcrowded conditions, portions of some of these yards will be acquired and cleared so that they may become a part of the interior open space. The amount of area purchased will be kept to a minimum. In almost every instance, at least a 30-foot rear yard will remain for the use of the property owner.

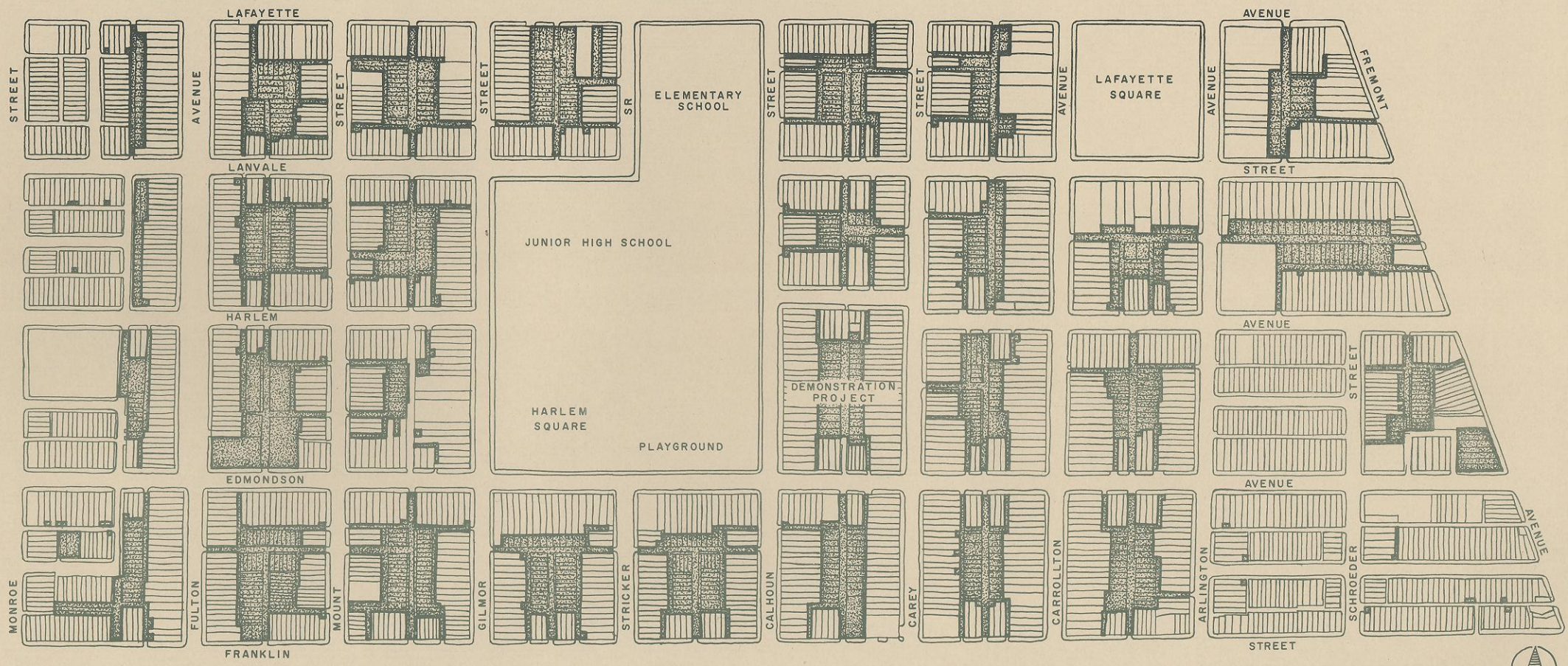
CLEARANCE

INTERIOR BLOCK CLEARANCE

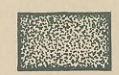


REAR YARD CLEARANCE

BLOCK CLEARANCE



CLEARANCE AREA



MARCH 30, 1959



The boundaries of clearance areas for each block have been carefully selected. The criteria used as a yardstick to guide the planners in deciding what areas to include in clearance would apply to any residential area. These criteria include:

The need to provide adequate open space and alleviate overcrowding of land and buildings.

The need to eliminate dilapidated, deserted and abandoned structures which are a fire, health and accident hazard to children and adults alike.

The need to eliminate abandoned and dilapidated structures, which provide a space for loitering, rowdyism and possible delinquent acts.

The need to eliminate foundation walls, bricks, jagged rocks and other debris remaining from demolished buildings.

The need to create neater fence lines in order to do away with narrow passageways and irregular corners in which garbage and refuse readily collect.

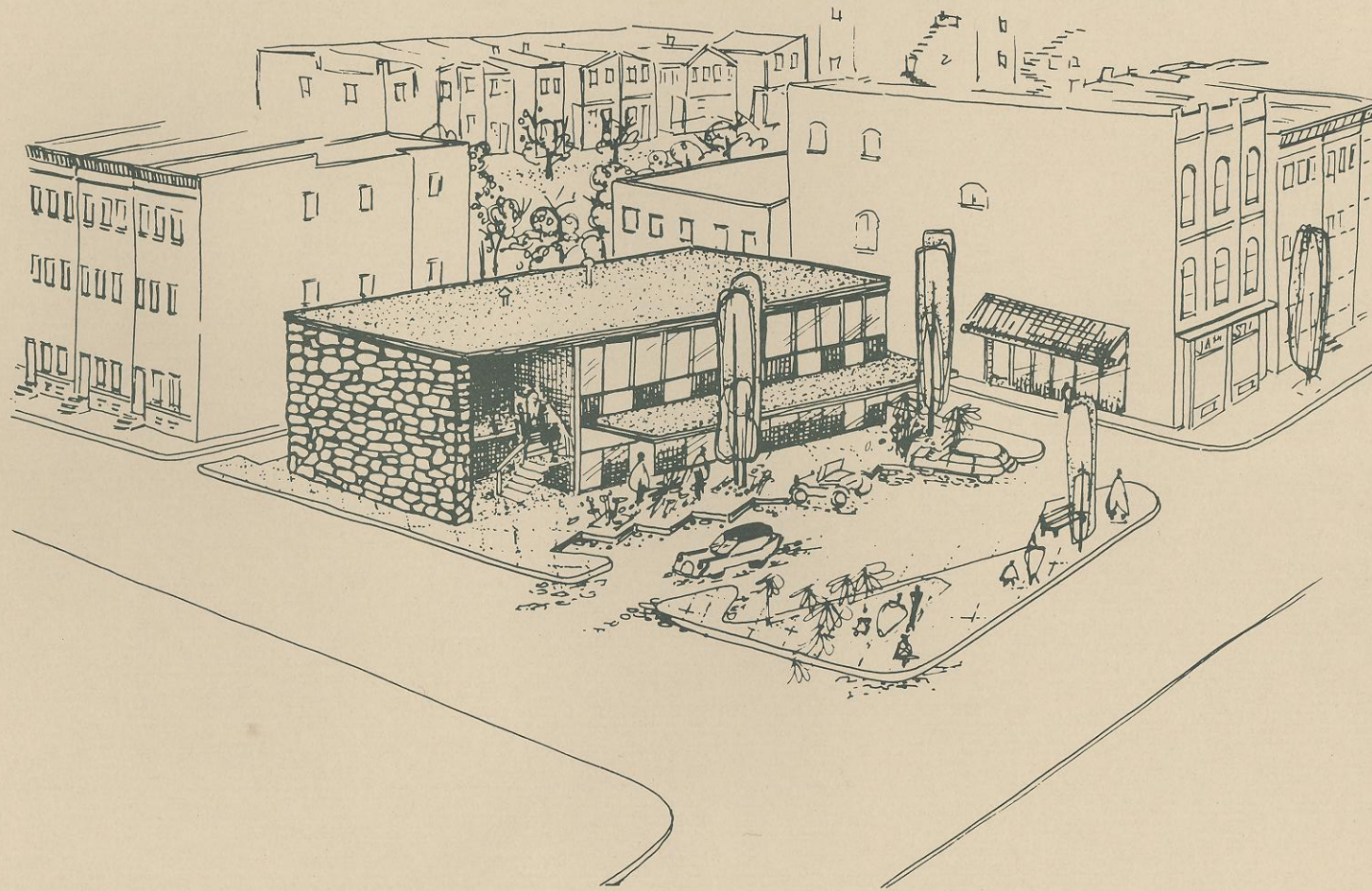
The need to provide for better circulation of air, more sunlight, and visual openness for more efficient police protection.

The need to provide pleasant and attractive surroundings.

As can be seen on the map on page 10, small areas on the corners of two blocks are scheduled for clearance to make way for structures which will improve the residential character of the neighborhood. One section, located in the 1700 block of Edmondson Avenue, now occupied by the Chesapeake Rug Company, will be the site of additional residential buildings. The other section, located on the corner of Fremont and Edmondson Avenue, will be used for a small neighborhood shopping area.

ADDITIONAL CLEARANCE AREAS

PERSPECTIVE OF COMMERCIAL CORNER



Interior block clearance areas will be publicly owned, and developed by the City. While each interior block space must remain open and substantially free of structures, according to the requirements of the plan, funds are available for any of a number of development possibilities: paved areas for active recreation, play equipment, walkways, improved lighting, landscaping, benches, small shelters, and service roads.

The development program for each interior open area will be determined on a block-by-block basis. Harlem Park residents and property owners will have the opportunity to work closely with the planners and community organization advisors in developing detailed plans for each interior block area. For example, within some blocks, special facilities for small children may be desirable, while in other blocks, grass, trees and walkways may be all that is desired.

The City will provide the lighting, sanitation, fire-police protection, and other services for these interior areas.

In addition, the City will be ready to assume initial responsibility for the supervision and maintenance of these areas. It is expected, however, that neighborhood residents and the non-resident owners will ultimately take on the responsibility for maintenance and supervision, and they will be assisted toward this objective.

In blocks where this objective cannot be achieved, the Baltimore Urban Renewal and Housing Agency will reconsider the plans for these areas. Equipment and facilities will be removed, the surface will be paved, and everything possible done to reduce maintenance to an absolute minimum.

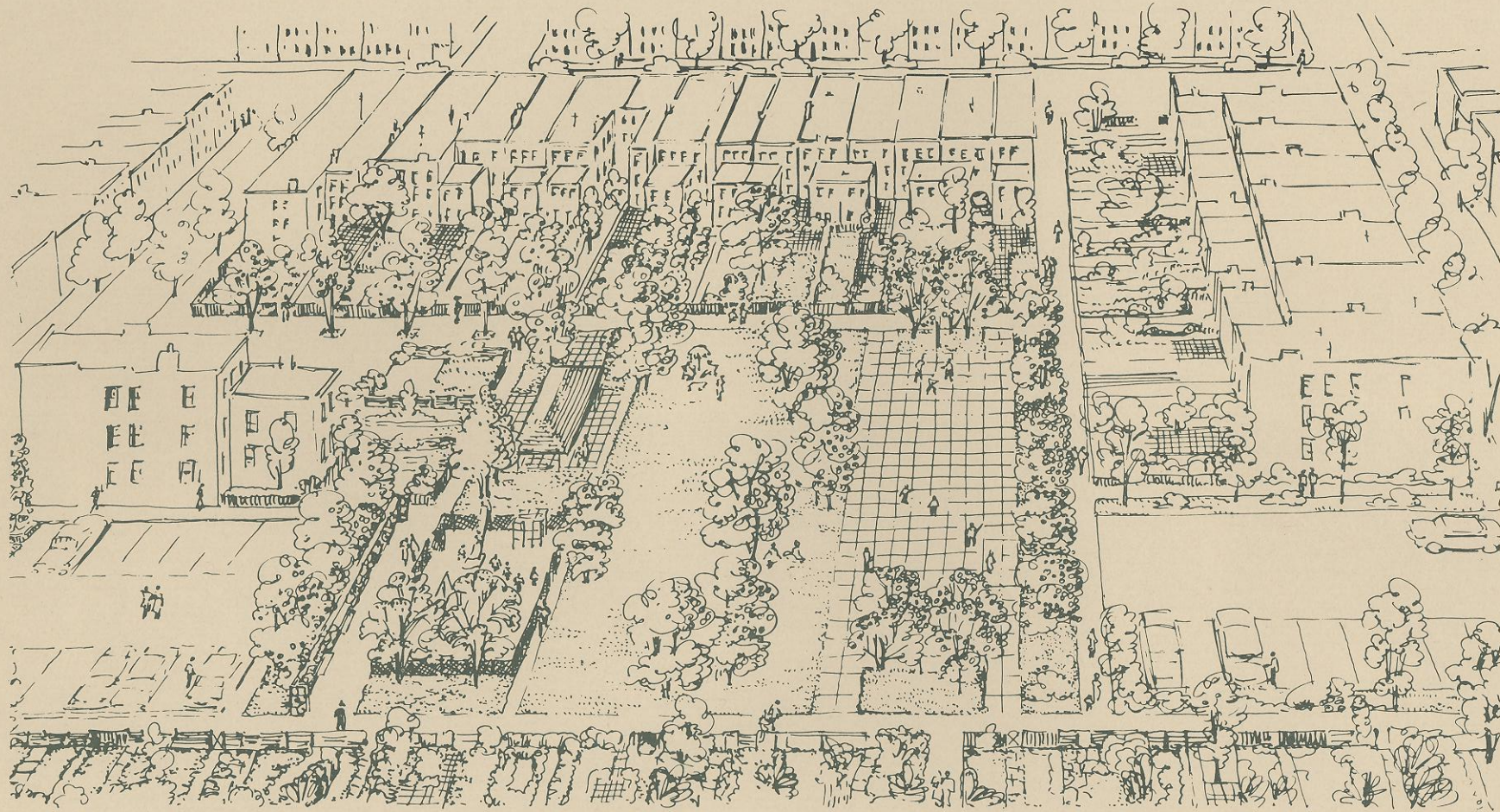
INTERIOR BLOCK OPEN AREAS

DEVELOPMENT

MAINTENANCE



POSSIBLE DESIGN FOR INTERIOR OPEN SPACE

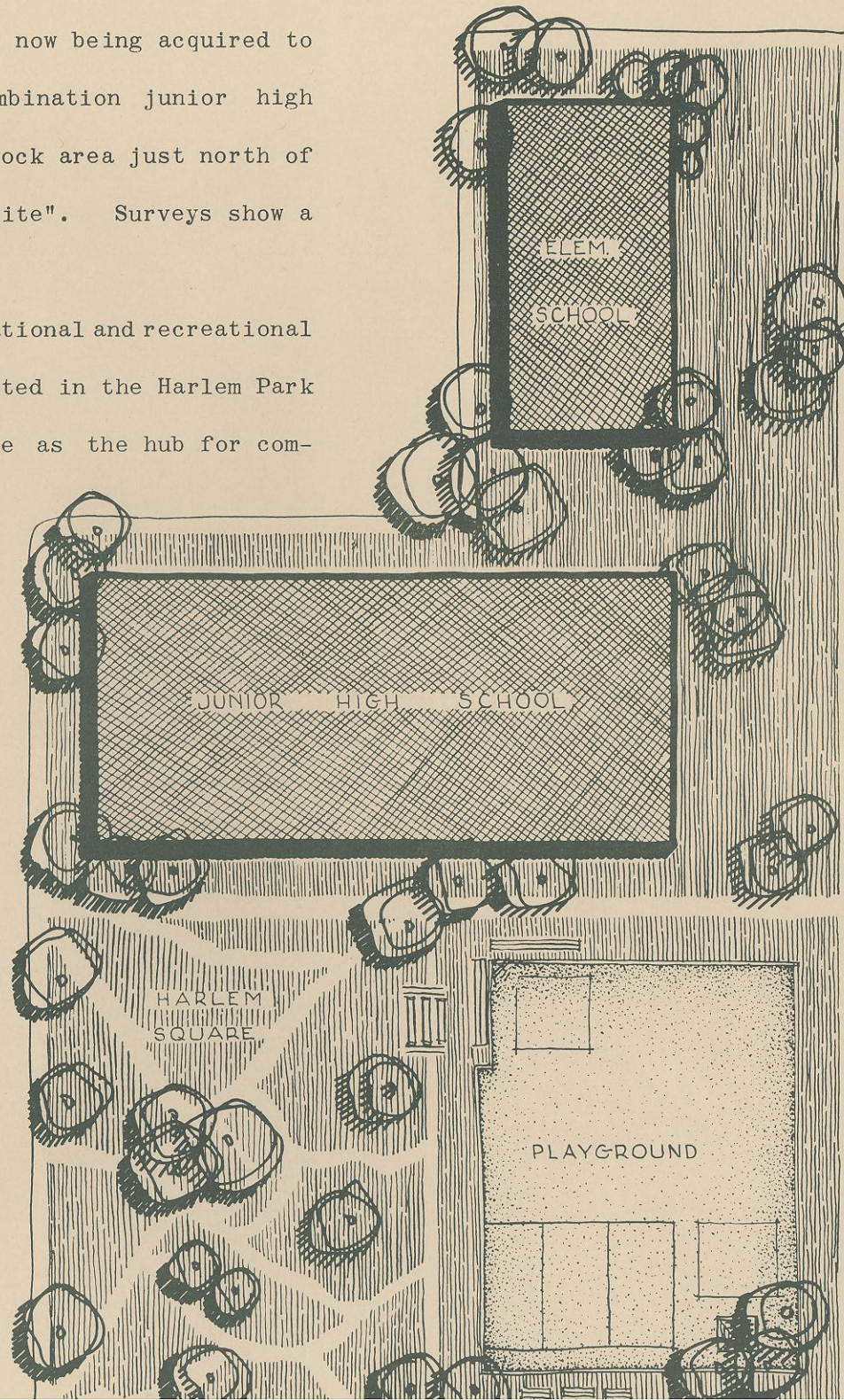


SCHOOL PROJECT

Plans are advancing and property is now being acquired to build an elementary school and a combination junior high school-community center in the three-block area just north of Harlem Square, known as the "school site". Surveys show a critical need for these new schools.

It is intended that these combined educational and recreational facilities be not only centrally located in the Harlem Park Neighborhood, but that they also serve as the hub for community interests and activities.

As can be seen in the sketch on this page the elementary school will be located in the northern section of the school site near Lafayette Avenue. This completely equipped elementary school will house 800 to 900 children and will consist of 24 classrooms, 2 kindergartens, a library, a cafeteria, gymnasium, auditorium, administration area and health suite. The modern facilities in this school make possible a number of advantages to the children attending; hot noon-day meals in a well equipped cafeteria, a full physical education program for the elementary

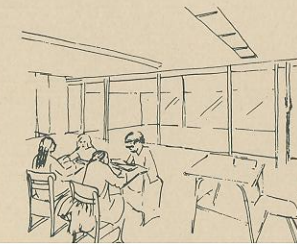


ELEMENTARY SCHOOL

The combination junior high school-community center which will be built in the two blocks just north of Harlem Square is unique for two reasons.

One is that this school will be designed in accordance with the concept of a "school within a school" because educators feel that it is desirable to divide a large student body into smaller units for more effective learning. This means it will be made up of four small "schools" each designed to serve about 500 pupils of the seventh, eighth and ninth grades. Total enrollment will be approximately 2000. Each of the small "schools" will have an assistant principal, counselling personnel and instructional facilities. The central unit, to be shared by all the "schools", will contain the music rooms, library, gymnasium, auditorium, administrative offices, cafeteria, kitchen and heating plant.

The other unique element is that school and community recreation center are combined. Included in the community center section of the building will be a multi-purpose room, club rooms, small kitchen, snack bar and arts and crafts rooms. The building is designed in such a way that the auditorium and gymnasium will be used by both the school and the center. The Department of Education will supervise the activities of the junior high school, and the Department of Recreation will supervise the activities of the community center. Through this new kind of arrangement--the school and community center combined--facilities will be available to neighborhood groups and individuals to participate in many kinds of recreational, educational and leisure time activities. The interest and participation of the residents--both children and adults--will determine the scope and type of activities, programs and services.



PLAYGROUND

The eastern half of Harlem Square will be developed and equipped by the Department of Education for a modern playground. During school hours these facilities will be used solely by the students attending the school under the supervision of the Department of Education. After school hours, on weekends, holidays and during the summer, the playground will be available for neighborhood use.

The western half of Harlem Square will remain a place for quiet recreation and will be beautified with additional landscaping.



Information on the most effective and economical methods of rehabilitation will be available to property owners, as a result of work now being carried on in the Demonstration Block, located just east of Harlem Square. This demonstration is one of a number of demonstrations of urban renewal methods and techniques currently being carried on throughout the country. While this block is located in the Harlem Park Neighborhood, the findings are important to Baltimore's total urban renewal program, and the results are being eagerly awaited by the entire country.

DEMONSTRATION BLOCK

The City Planning Commission has located the route of the East-West Expressway in the blocks between Franklin and Mulberry Streets on the master plan map of the highways of Baltimore. However, only preliminary planning has gone forward on this project, and actual construction is still a long way off.

EXPRESSWAY

RELOCATION SERVICES

It is the legal obligation of the Baltimore Urban Renewal and Housing Agency to assist families and individuals who must move from clearance areas to find accommodations which are safe and habitable. With the exception of those living on the school site, it is hoped that a minimum number of families will have to change their residence.

A relocation office at 1315 West Lafayette Avenue, or at another convenient location, will have a qualified staff to help families find new homes. All persons who have to move will be made aware of the relocation program by public meetings, door-to-door interviews, informational booklets and newspaper articles.

The relocation of families will be considered on an individual basis in order to assist a family to find comfortable housing, within its means and requirements. A payment for moving expenses is available to each eligible family being relocated. Priority for public housing will be given to families displaced by City clearance activities, provided they are otherwise eligible for admission and desire public housing.

It is important that all families who will be required to move contact the Relocation Office before doing so. Those families who move before negotiations are begun for the purchase by the City of property in a designated area in which they are living will not be eligible for relocation payments.

Businesses and institutions may be eligible for limited reimbursement to cover moving expenses and, under certain circumstances, actual loss to personal property. Claim forms for payments, as well as information regarding these reimbursements, can be obtained at the Relocation Office.

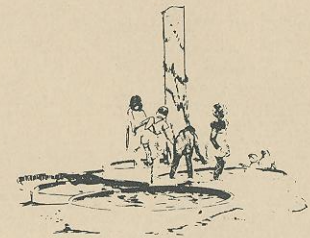
In order to be eligible for relocation payment under this program, a business or institution must be occupying the premises within a designated area at the time negotiations are begun to purchase the property by the City.

The renewal of the Harlem Park Neighborhood can be accomplished only by the combined and coordinated efforts of many people working together toward well-established goals. Resident and non-resident property owners, tenants, the Baltimore Urban Renewal and Housing Agency and other City departments, will all have an important part to play in the success of the urban renewal program.

As we have previously indicated, many public improvements will be made by the City which will greatly increase the desirability of the neighborhood and the property value of each home. Included among these improvements will be the new schools, community center, and playfield; the planting of trees along the streets; improved landscaping of Lafayette Square and the western half of Harlem Square; the elimination of unsightly and deteriorated buildings; clearance of block interiors; improvement of such municipal services as street lighting, garbage and trash collection, police protection.

The Harlem Park Plan will not come to a halt with the rehabilitation of structures and the provision of attractive open areas. Urban renewal is a continuing and on-going process. Enforcement of the housing codes and the five additional requirements to which we have made previous reference, will be carried on to protect the areas from even the beginnings of blight. In conjunction with physical rehabilitation of the neighborhood, every effort will be made by the Neighborhood Council and public and private agencies to meet the social and human needs of the community. But the greatest responsibility will rest on the residents and property owners of Harlem Park, who must remain vigilant and alert, so that their neighborhood continues to be a pleasant, attractive, and comfortable place in which to live.

THE NEW HARLEM PARK



COMMISSION

BALTIMORE URBAN RENEWAL AND HOUSING AGENCY

Walter Sondheim, Jr.

Chairman

Albert Keidel, Jr.

Vice-Chairman

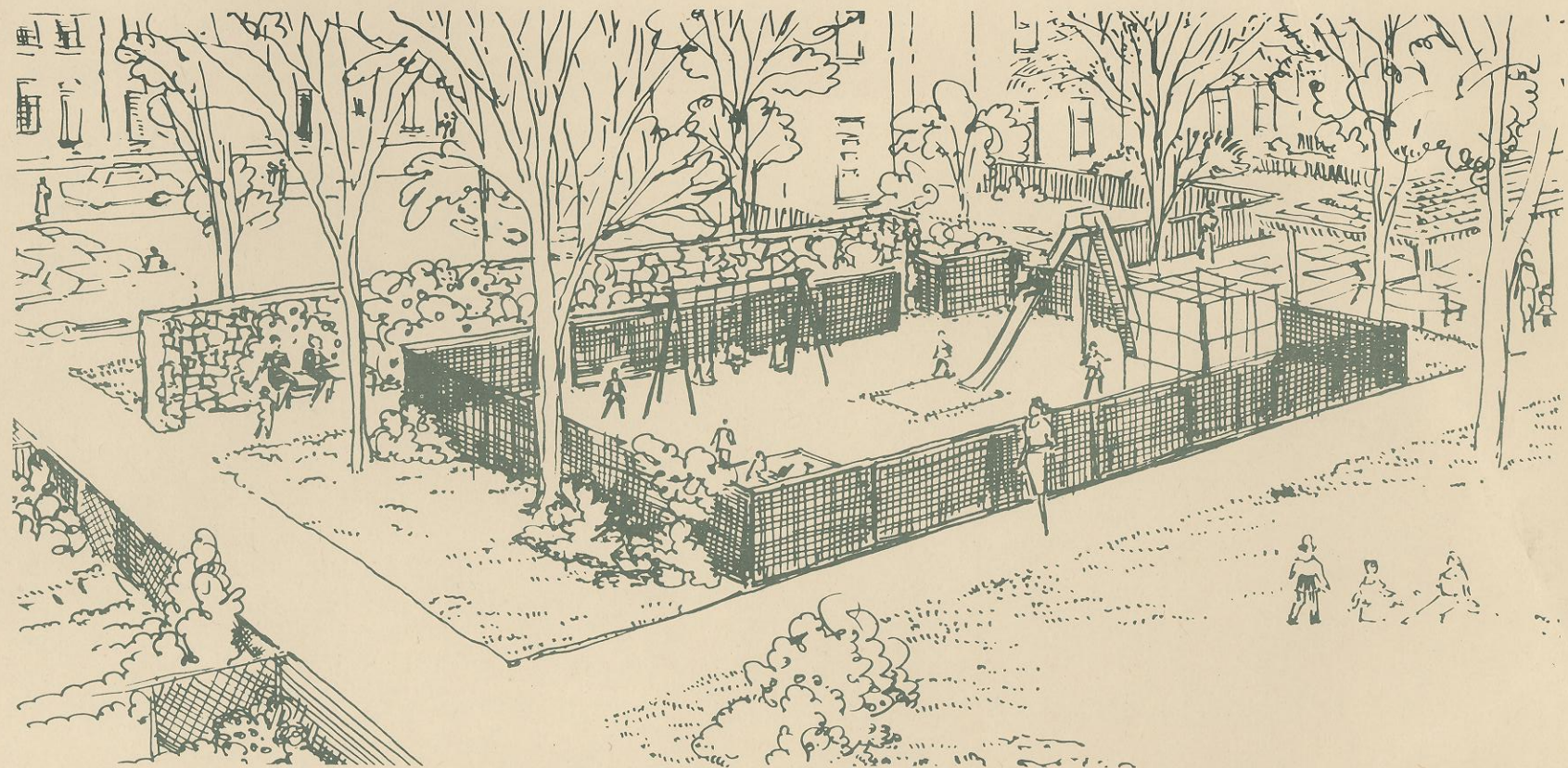
Mrs. Lena King Lee

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Director



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