

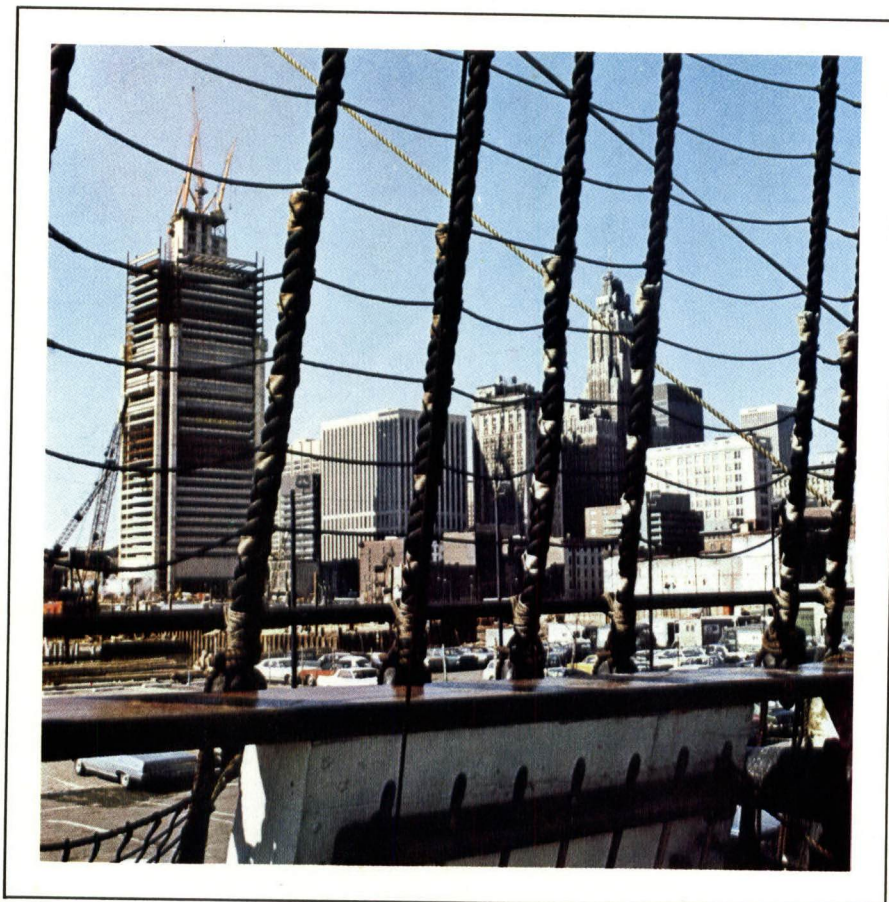


Amoco

seasons

June-July, 1972

One More Relative
Baltimore's New Look
Planned Heat



At the season when many homeowners are making vacation plans, we focus on Baltimore, Maryland, a city where much of America's early history was written. For children, history comes alive with the opportunity to walk and explore where it all actually happened. But even if visiting historical sites isn't your idea of a vacation, you'll find Baltimore a fun place to spend time. The story beginning on Page 4 lists many of the interesting facts about this unusual city, and the variety of attractions for every member of the family.

Speaking of family, "One More Relative" beginning on Page 8, can be an absorbing activity for anyone, at any time of the year. And, if your ancestors migrated in an east to west pattern, as did so many pioneers, you might find that tracing the family tree in combination with vacation plans, can be an interesting and rewarding experience.

Have a happy summer.

Sincerely,



H. J. Anderson
Publisher

Amoco

seasons

Contents June-July 1972

Baltimore's New Look for a Grand Old Lady	4
One More Relative	8
Planned Heat	13
On the House	15

Staff

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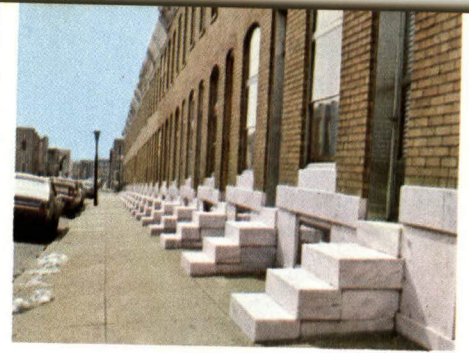
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About the cover: Framed by rigging of the United State's oldest warship, the U.S. Frigate Constellation, the first stages of Baltimore's \$450 million dollar Inner Harbor Plan take shape.

Row housing, each unit with its own white marble steps, is a trademark of the city, and lifestyle of Baltimore's working class. Old Otterbein United Methodist Church built in 1795, is considered the "Mother Church of American Methodism."



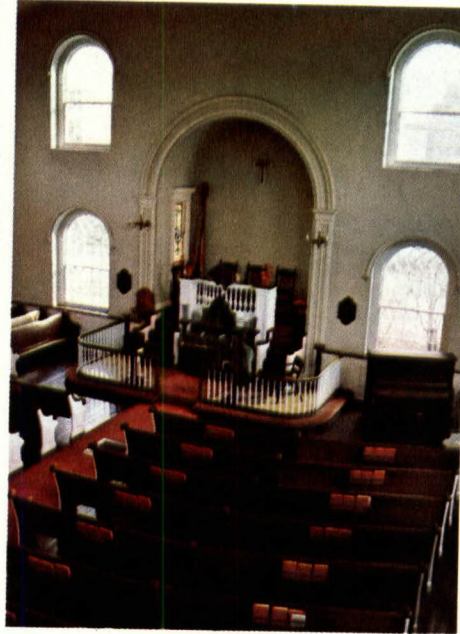
A focal point for tourism, the area is home of the frigate *Constellation*, first warship of the U.S. Navy, which will be permanently berthed at the new Constellation Dock this summer. An oyster-dredging skipjack, one of the nation's last working sailboats, will also be docked there. The Maryland Academy of Sciences plans a Science Center and planetarium, and there will be a public wharf for excursion boats, sightseeing vessels, ferries and visiting private watercraft.

But, although the name of the game is renewal, Baltimoreans will not forsake their historic legacies, as has happened in so many cities, under the guise of progress. Landmarks in and adjacent to the harbor area will be preserved. Under the second stage of the program called Inner Harbor West embracing another 68 acres, landmarks such as the Otterbein Church, built in 1785 and the oldest church in the city, will be restored as an historic attraction.

There will also be a model urban neighborhood providing high and low-rise housing for moderate and middle-income families, office buildings, commercial facilities, and a new Federal Courthouse.

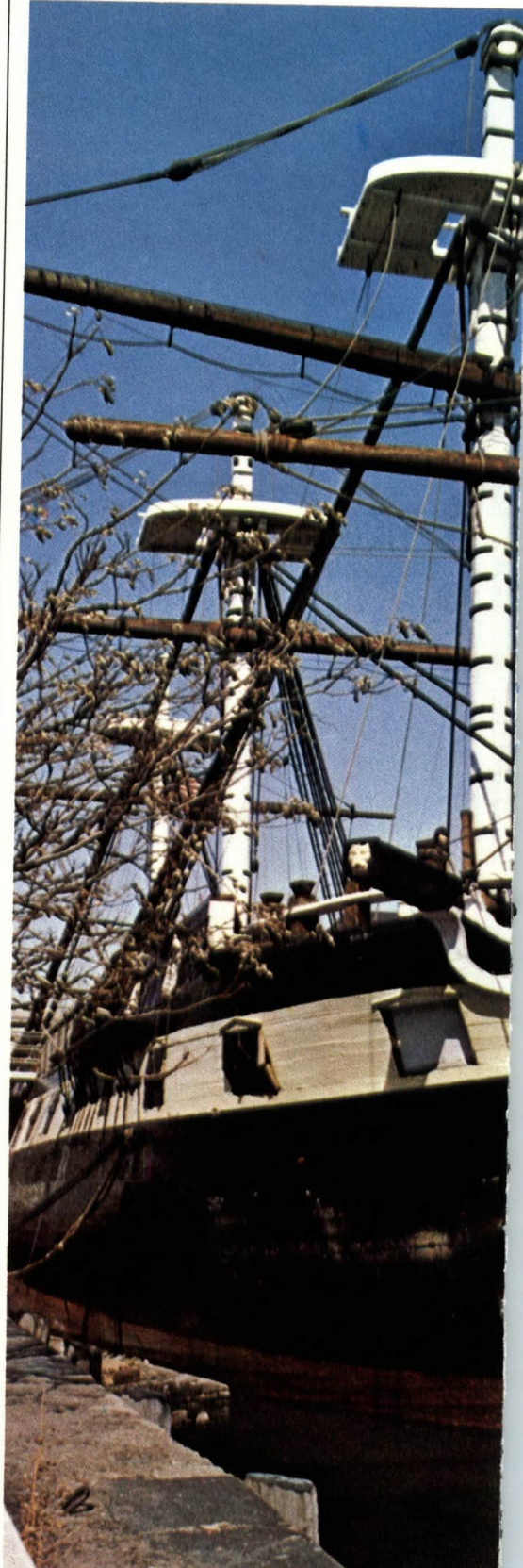
In still another stage, planning is underway for a Harbor Campus for the Community College of Baltimore and for Inner Harbor East, where more high-rise apartments will emerge on concrete piers from the harbor itself. Significant older buildings will be preserved, however, blending turn-of-the-century buildings with the new and modern.

"Land of pleasant living" is a phrase often applied to the



Baltimore area because of its friendly people, temperate climate, relative low cost-of-living, stable employment and, above all, its location on Chesapeake Bay and proximity to recreation areas. Perhaps the city is best known for its monuments, home ownership and marble steps, the latter referring to Baltimore's miles of row houses, legendary trademarks of the community.

Built nearly a century ago by a hard working, frugal, ethnically varied population, which to this day is the backbone labor force of a heavily industrialized city, row houses were the answer to comfortable, but modest cost housing. Each unit, unless it is on a corner, shares common side walls with its neighbors, and a common roof. Technically, occupants own only the front and back walls, and the land beneath the buildings may be owned by a second party who can create a ground rent under long term lease arrangements.



Baltimore's New Look for a Grand Old Lady

Over the years Baltimore has languished as an anomalous backwater, a large but relatively *unknown* city half way up (or down) the eastern seaboard. Geographically, Baltimore is the city you pass through between Philadelphia and Washington, D.C. Historically, this 243-year-old city with a metro area population of more than 2 million people, figured prominently in America's War of Independence, and again in the War of 1812. Yet, for generations she's been one of the best kept "secrets" on the East Coast.

Who, except for school children assigned to research the city's history, associate it with Charles Carroll, a signer of the Declaration of Independence, Fort McHenry where Francis Scott Key penned the Star-Spangled Banner, or noted literary greats such as Edgar Allan Poe, H. L. Mencken and F. Scott Fitzgerald? Or Johns Hopkins University? Or Babe Ruth who must have shattered many a row house window in his rise to big league baseball?

For all of her languor and lack of identity, today Baltimore is in metamorphosis. What has emerged

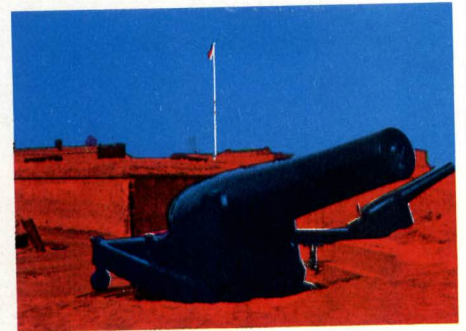


A blend of the old, the new, the historic: (Top) Architectural model of the Inner Harbor Plan; (Right) Cannon emplacement at nearby Ft. McHenry where Key wrote the Star Spangled Banner; (Below) Downtown street scene where horse drawn salvage wagons still mingle with modern traffic.



to date is the renaissance of a great city. It is a viable example and credit to a citizenry who refuses to let it wither as the *city in-between* Philadelphia and the nation's capital.

Revitalization of downtown Baltimore began in 1959 with development of the Charles Center urban renewal project. Now virtually complete, the unified complex of office buildings, apartments, hotels and theatre facilities, plazas, pedestrian walkways, underground garages and retail shops, the 33-acre project cost \$177 million dollars. Located in the heart of downtown with a commanding view of the harbor area, this development represents the first phase of a 30-year master plan to pump new economic, cultural and social opportunities into an



area fallen into disrepair through the ravages of time.

The second phase of Baltimore's rejuvenation is the Inner Harbor Program, which involves renewal of 240 acres surrounding the harbor basin where the city originated back in 1729. The area is considered the city's most valuable natural asset.

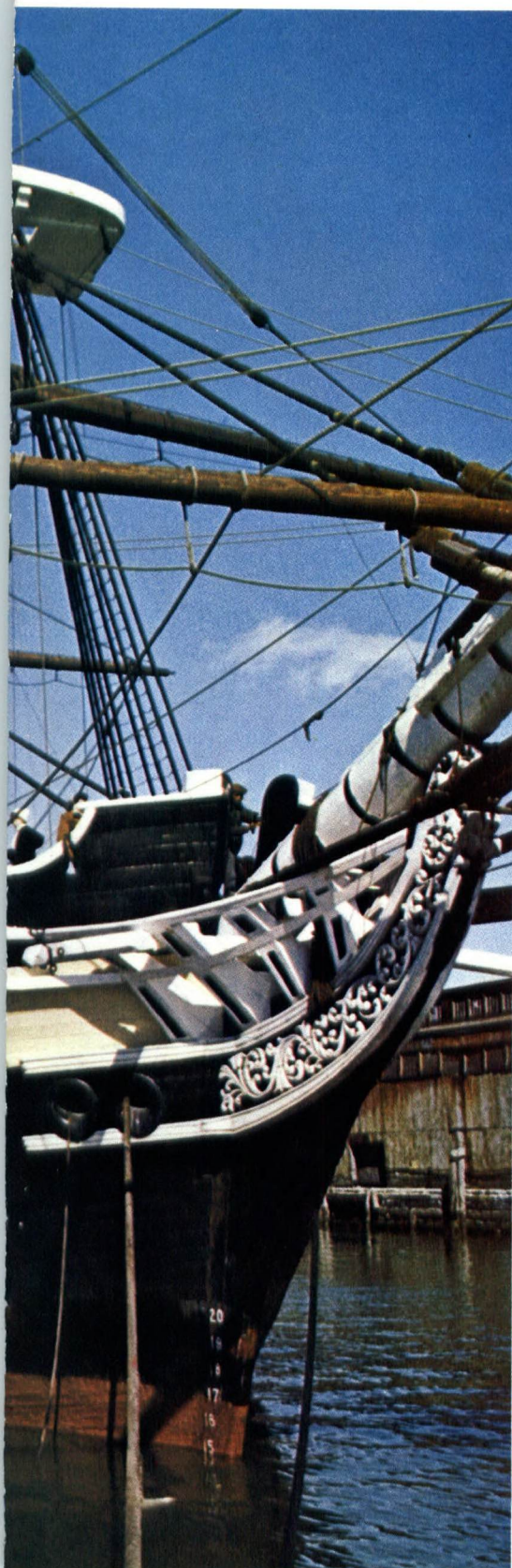
Plans call for massive development to replace obsolete old loft buildings and warehouses. Commercial and residential structures, parks, shops, restaurants, theatres, educational and tourist attractions will transform Baltimore's busy port area (fourth largest in the U.S.A. in foreign tonnage) into a dramatic gateway to downtown.

Along two broad boulevards, Pratt and Light streets, the Inner Harbor area will be lined with major office buildings, hotels, apartments and parking facilities. Already, national firms representing the Who's Who of American business, have broken ground on the heels of the wrecker's ball.

Between the boulevards and the water's edge will be parks,

Many a New York
stage show has made its
off-Broadway debut
at Baltimore's
Morris A. Mechanic Theatre.





Row housing is a way of life with working class Baltimoreans—the carpenters, machinists, shipwrights and laborers who keep the wheels of industry turning. Nestled shoulder to shoulder on miles of treeless blocks, the houses are nonetheless a source of pride to their owners. It is not uncommon for natives to be born, reared and die without having ever known another abode.

Although the honest brick facades of some Baltimore row houses have been modernized with imitation stone, the white marble steps at each entrance are considered sacrosanct. Polishing and scrubbing during fair weather is a daily ritual.

A center of heavy industry, Baltimore has a diversification of manufacturing and commercial interests. Giant employers such as Bethlehem Steel, General Motors, Westinghouse, Western Electric and Kennecott Copper are but a few of its tenants. It is also the birthplace of American Oil Company which markets in the East, South, and far West under the Amoco banner, and in the Midwest and Rocky Mountain regions under the Standard Oil label. Founded by an immigrant, Louis Blaustein, who delivered oil by horse drawn tank wagon to heat and light Baltimore homes, a modern building bearing his name and housing regional offices of American Oil Company, now stands on the periphery of the Charles Center complex.

Baltimore is also home base for many large financial and insurance operations and the seat of one institution in which every American has a stake—the U.S. Social Security Administration. The City's pride also includes the 1971 Super Bowl champs, the

Baltimore Colts, football team, the American League baseball champion Orioles, Bullets basketball, and Clipper ice hockey teams. A full schedule of horseracing is climaxed by the famous Preakness and arduous Maryland Hunt Cup. There's lacrosse, too, a sport popularized by Baltimore fans.

Cultural pursuits are represented by an excellent symphony and opera, the Morris A. Mechanic Theatre (recognized as a testing ground for new Broadway shows), museums, art galleries, and one of the finest public libraries in the country.

Gastronomically speaking, the "city is worth a trip for food alone," to quote Craig Claiborne of the New York Times. "There are few cities in America . . . worth visiting because of their restaurants. They would include San Francisco, New Orleans, Cincinnati, New York and Chicago. And Baltimore, where good food, particularly good seafood, is of great importance."

Baltimore's menu of tourist attractions offers a full bill of fare, not the least of which is its famed *Block*—a cluster of burlesque houses, bars and peep shows concentrated on East Baltimore Street. A favorite diversion for venturesome travelers, servicemen and foreign seamen in quest of a good time portside, the *Block* may succumb to the wrecker's ball. But even if renewal does disrupt its nearly round the clock revelry, it will surely be temporary. For, this little island of action and fun is as much a part of Baltimore as oysters and crabcakes, and the *city inbetween* would never be the same without it.



May 19
10 am

WHP

RF

THEODORE R. MCKELDIN
MAYOR

May 11, 1966

MEMORANDUM

TO: Members of the Inner Harbor Steering Committee
FROM: Richard D. Andrews, Administrative Assistant
SUBJECT: Agenda for Meeting, Thursday, May 19, 1966

Waese lists 12 items
recommended 3
Kornvendant
Commund + w/ history
Law Zolkin
\$10,000 included in model
in 3-4 months
sub-committee
P.D.
C.C.H.M.
U.R.
May 19 1966

1. Status of Project I. Mr. Miller and Mr. Millspaugh.
2. Effect of expressway on inner harbor plans. Resolution
3. Floating restaurant in inner harbor. Promoters want priority for future only in case this type facility is apart of the final plan.
4. Effect of the "Paquin Plan" for secondary schools on inner harbor proposals. Planning Commit to the Board, Reich + Paquin before taking position - NOT exclude high school idea but definitely appeal community
5. Inner Harbor Bond Issue and meeting with City Council. College + Bd. of Ed. headquarters is appropriate use as plan called for -
to be stepped up in early Fall
106 talks to date
24 locations for model

vbb

Don Shafer - better talk to Council if you expect any cooperation -

Copies to:

- | | | |
|-----------------|---------------|----------------|
| Mayor McKeldin | Mr. Reich | Mr. Werner |
| Mr. D'Alesandro | ✓ Mr. Boucher | Mr. Miller |
| Mr. Feinblatt | Mr. Ewald | Mr. Millspaugh |
| Mr. Steiner | Mr. Wallace | Mr. Darling |
| Mr. Moyer | Mr. Hopkins | Judge Allen |
| Mr. Barton | Mr. Tawney | Mr. Andrews |

next mtg 13th
14th June
~~21st June~~

Bill Potts.

20 August 1965

^{Ran}
CHRIST LUTHERN CHURCH PROJECT -- Inner Harbor

1. Housing For Aged

Number of Units = 240
Average Size of Unit = 450 Sq.Ft.
Tower Size = 80' x 80'
No. of Dwelling Floors = 20

1 Floor (6400 Sq.Ft.) suggested for dining
Kitchen, and Lounge, T.V. Room, etc.

2. Neighborhood House = 12,000 Sq.Ft. Gross

3 Club Rooms (for elementary, junior, senior high
school age children, and young marrieds) =
750 Sq.Ft. each

2 Club/Hobby Rooms for aged = 750 Sq.Ft. each

1 Multi-purpose Hall (to accommodate 300 seats) = 3,000 Sq.Ft.

Administrative Office, Store, Toilets, etc.

3. Nursing Home = 25,000 Sq.Ft. Gross

150 Inpatient Beds
3 Dayrooms (T.V., cards, etc.)
Diagnostic Facilities
Common Dining Room, with its ancilliary facilities
2 Nurses Stations
Public Waiting room, administrative office, toilets, etc.

Outpatient Facilities = The inpatient diagnostic
facilities will be used. A waiting room
(250 Sq.Ft.) will however be provided for
outpatients.

4. Gymnasium and Pool. Existing facilities available elsewhere
would suffice for immediate needs. The project is, however,
planned to accommodate these at a later date.

Gymnasium 15,000 Sq.Ft.
Pool (5-lane) 6,000 Sq.Ft.

General Notes

- a. In order to ascertain the number of club rooms required, it was assumed that 25% of population (i.e. 250) of ages up to 18 years (1000)total) in the immediate area will avail of the program. Furthermore, no exclusive rooms are envisaged for young adults -- they will use above-mentioned facilities. One of these rooms will be fitted as a workshop.
- b. Areas required for air conditioning, and other mechanical equipment are not included in the areas mentioned under items 1-4 above. These will largely be below ground or in the penthouse.
- c. Unit size for the housing for aged is based upon experience in Massachusetts. See Journal of American Institute of Architects, May 1960, pages 63-72.
- d. Overall area required for Nursing Home based upon existing studies. See House and Home, April 1963.

References

1. Journal of the American Institute of Architects, May 1960
2. House and Home, April 1963
3. Architectural Record, December 1962, p. 123-124
4. Progressive Architecture, March 1961, p.144-152.

Potts

September 21, 1965

Rev. L. L. Brown
3646 Coolidge Avenue
Baltimore, Maryland

Dear Rev. Brown:

Confirming our telephone conversation today, Mr. William H. Potts, Jr. will be happy to speak at your meeting at 12:00 Noon at the Mt. Royal Hotel to the Uptown Baltimore Lions Club on December 1st.

Enclosed for your information is Mr. Pott's biographical information and a copy of the Inner Harbor & City Hall Plaza Report.

We understand you will be able to provide a screen for Mr. Potts to use in conjunction with his talk.

Sincerely,

M. Lou Beaver (Mrs.)

MLB/lb

enclosures

289-DITION
EXCELERASE
FOX RIVER

Notes on Charles Center Project

Bill - Here are my
notes for JTH's speech -
Sorry they aren't very
helpful -
One of these days, I'll do
a decent, compact
outline.
x x x
Bqf

1958 Charles Center plan presented to the public by business community.

1959 Charles Center plan adopted by City Council and Charles Center Management Office established to execute project in accordance with 10-year timetable.

6 years later we are still on schedule. More than 60% of the projected \$100,000 is either completed, under construction, or on the architects' drawing boards.

Three buildings completed in
past two years. (One Charles Center
(Hamburgers
(Vermont Federal

Five facilities will be completed within the year 1966:

- Charles Center Theatre
- Underground parking garage - Area 14
- Federal office building
- Sun Life Insurance Company home office
- Addition to Gas and Electric Company building

The following construction will start in 1966:

- Apartment towers
- Area 12 office building
- Area 6 garage
- Hotel

Three lots to be sold:

- Area 3 office building
- Area 16B office building
- Area 5 office building

Notes on Inner Harbor - Municipal Center Project

At Mayor's inaugural - May 1963 - he proposed redevelopment and rehabilitation of Inner Harbor and Municipal Center.

- 1) Inner Harbor is today in condition of decline.
- 2) Baltimore City government in desperate need of additional office space.
- 3) Baltimore has necessary public and private leadership.

Planning Council and Greater Baltimore Committee engaged to prepare preliminary plans and cost estimates.

\$85,000

Greater Baltimore Committee and Committee for Downtown	\$25,000 each
City	\$35,000

Plans presented to Mayor and public - September 1964.

\$260 million total investment (public and private)

30 year period

128 acres

How different from Charles Center.

- 1) Planning done on a more generalized basis - it does not spell out detailed controls on use of each piece of land
 - more detailed planning needs to be done before execution.
- 2) Because of size, it must be considered a long-range plan - to be developed in stages.

Such a proposal subject to changes.

Steering Committee appointed to review feasibility of plan preliminary report issued June 1965.

representatives: Mayor

BURHA chairman

Planning Commission chairman

Park Board chairman

Greater Baltimore Committee executive director

Committee for Downtown executive director

BURHA director

Planning Commission director

Park Board director

David A. Wallace consultant

- 1) Basic concepts of plan found sound.
- 2) First project area selected - centering around Pratt and Light Streets.

Reasons for Feasibility of Housing and Office Space

- 1) Household income to rise from \$6,000 to \$15,000 in next 25 years.
- 2) Population to rise from 1.9 to 2.8 million in Baltimore metropolitan region.

Project I will include

- international trade center (Maryland Port Authority)
- apartment and office buildings
- science center (Maryland Academy of Sciences)
- marina and motel-boatel
- recreational area
- public parks
- Pratt Street - tree lined boulevard

Cost to City - between \$10 - \$15 million

- 1) deliberately weighted heavily with public investment so that favorable climate may be established for
- 2) property tax yield expected to double.

Project Boundaries

Lombard Street - north

Charles and Light Streets - west

Hughes Street and Key Highway - south

Gay Street - harbor and Battery Avenue - east.

All structures to be demolished except

News-American Building at Pratt and Commerce Streets.

Area primarily a general wholesaling and commercial area now.

Marketability study for entire project over period 1964-1965 done by Mort Hoffman.

Marina

between 200-300 ships-*boats*

fuel dock

restaurant

boat sales

ships supply store

private club

servicing facilities

adequate parking

restaurant
night clubs
coffee shops.

Motel - Boatel
200-300 rooms

Status of Present Structures

- 242 structures in Project I area
- of these only 20% are standard

Bond issues will be required

- 1) pay for site of Science Center
- 2) cost of parks and athletic field
- 3) cost of paving and street widenings

Present taxes on <u>whole</u> ^{I.H.} project	\$1,100,000
Estimated taxes on completed project	2,800,000
	<hr/>
Net:	\$1,700,000
Present taxes received from Project I	\$ 280,000
Estimated taxes received from Project I completed	\$500,000 - \$700,000

Municipal Center

- landscaped mall along Holliday/Commerce Street from Lexington Street to Pratt Street.
- on east side of mall - Municipal Court Building \$2.5 million
- Department of Public Welfare Building - on south side of mall \$3.5 million
- Police Headquarters Building \$7.5 million
- Education Administration Building \$6.5 million

CURRENT ACHIEVEMENTS AND STATUS
OF
BALTIMORE'S URBAN RENEWAL PROGRAM

PREPARED FOR MEMBERS OF THE BALTIMORE CITY COUNCIL

BALTIMORE URBAN RENEWAL AND HOUSING AGENCY

May 17, 1965

NUMBER AND STATUS OF PROJECTS

Baltimore has 19 urban renewal projects of which 16 lie within the Harlem Park, Mount Royal-Fremont, and Downtown urban renewal study areas. In the fourth and most recently named urban renewal area, Gay Street, studies looking toward the designation of a first project are in progress.

Eleven of the projects are in execution:

Harlem Park II
Demonstration Block

Mount Royal Plaza
Madison-Park South
Madison-Park North

Charles Center
Shot Tower Industrial Park
Camden Industrial Park
University of Maryland II
University of Maryland III

Broadway Extension

One project is under review by the Urban Renewal Administration and execution awaits Federal approval:

Mount Vernon I

Two projects are in planning:

Mount Vernon II
Inner Harbor

Five projects are completed:

Harlem Park I
Mount Royal-Fremont Project II
University of Maryland I
Waverly
Broadway

TYPES OF PROJECTS

The varied nature of these projects, a distinguishing feature of the Baltimore program, reflects the varied needs within the City.

The need for attractive, in-town neighborhoods is recognized by the

designation of seven projects for predominantly residential use (Waverly, Harlem Park II, Demonstration Block, Madison-Park South, Madison-Park North, Mount Vernon I, Mount Vernon II). It is anticipated that the first project in Gay Street will be a predominantly residential one too. Some housing is or will be a part of Mount Royal Plaza, Charles Center, University of Maryland II, Broadway, and the Inner Harbor.

The needs of a once-declining downtown are being met by the revitalizing influence of Charles Center. The Inner Harbor project will continue the process.

The need of industry for increased space and modern conveniences is reflected in the 87-acre Camden Industrial Park.

The need of two of Baltimore's institutions--the Johns Hopkins Medical Institution and the University of Maryland--to expand their downtown facilities has been met through the financial advantages offered by the urban renewal program.

The need of government for adequate space--local, State, and Federal--is being provided through the urban renewal program. In addition to office space, this includes schools and other community facilities.

PROGRESS IN LAND DISPOSITION

There has been a steady acceleration in the selling or leasing of cleared land over the past few years. 1964 year-end figures showed that of 252.9 acres to be acquired in 14 projects, 215.8 acres had been acquired. All but 20.2 acres had been sold, leased or committed by last December 31. (121.1 acres sold or leased to private developers; private developers selected for 38.8 more acres; and 35.7 acres retained for public use).

Of the 57.3 acres remaining to be acquired at the end of 1964, 21.1 acres were earmarked for public use and the other 36.2 acres are to be disposed of to private developers.

It is worthy of note that since the first of the year, land has been sold to the Parks Sausage Company and the Gas & Electric Company in Camden Industrial Park, to the Mid-City Development Corporation in Madison-Park North, and to Reuben Kramer in Madison-Park South.

CONSTRUCTION ACTIVITY

At the present time, construction activity is especially brisk. During 1964 there were ground-breakings for at least seven sizeable developments: Bolton Place in Mount Royal Plaza, Bolton Hill Plaza in Madison-Park South, the underground parking garage and the theater building in Charles Center, the Capital Wholesale Grocery Company's plant in Camden Industrial Park, the Law School in University of Maryland II, and the Combined Facility Building to serve the Lexington Terrace public housing project.

Construction was completed last year on the Food and Drug Administration Building in Mount Royal Plaza, the Vermont Federal Savings and Loan Association Building in Charles Center, and the University of Maryland's outdoor recreation and parking facilities in the University's Project I.

In summary, completed, in progress, or committed are: six industrial plants, seven office buildings, two luxury apartment developments, a theater, a hotel, an underground parking garage, 97 town houses, two neighborhood shopping centers, and 239 apartments for middle-income families.

TAX REVENUE INCREASES

The significance of the approximately \$138,180,000 investment in land purchase and construction to date by both public and private sources is considerable. In the 14 projects either completed or underway, the clearance portions were assessed before renewal at \$40,644,270 and yielded \$1,682,672 in taxes (based on 1964 tax rate of \$4.14 per \$100 of assessed value). After renewal the assessment will amount to \$102,989,502 with a tax yield of \$4,263,764.

In other words, tax revenues will be 2½ times after renewal what they were before. Ultimate public and private investment in projects completed or underway is expected to exceed \$225,000,000.

As an example of increased assessments, the first three completed structures in Charles Center show the following before and after assessments on the particular sites with improvements:

	<u>Before</u>	<u>After</u>
One Charles Center	\$1,430,440	\$5,008,900
Hamburgers	547,586	936,880
Vermont Federal	200,134	953,500

The estimated yearly tax revenue increase from the 14 urban renewal projects will be \$2,581,000. The repayment time for the expenditures made is 13 years.

REHABILITATION ADVANCES

With program emphasis in recent years being placed upon rehabilitation of existing property with selective clearance, as opposed to an early emphasis on clearance and redevelopment, the progress in neighborhood rehabilitation has been outstanding. Of the 2,417 properties scheduled for rehabilitation in Harlem

Park and Madison-Park South, approximately 2,050 have met renewal plan standards. Practically all of the others are in process. Of the 513 structures in Madison-Park North, where rehabilitation started officially last October, about one-third have undergone initial rehabilitation reviews.

During 1964, some 400 houses in Harlem Park were added to the 1,350 properties that had already complied with the standards so that 1,750 (88%) of the 1,993 properties to be rehabilitated in Harlem Park II were completed as of December 31.

RELOCATION SERVICES

Since 1951, close to 9,000 households (through 1964) were relocated as a consequence of renewal and housing activities. Since 1954, detailed records on housing conditions have been maintained. Of the four-fifths of the displaced families whose addresses are known, 86.2% moved into standard housing.

Over the past six years, BURHA's Relocation Service has found new homes for an average of 800 to 1,000 families a year.

As for displaced businesses, much thought and consideration has been given to their problems throughout BURHA's entire history. One result has been its policy of granting priorities to displaced businesses to move back into renewed areas before a public offering is made of the cleared land.

The best example of this to date is the group of twelve displaced businesses in Madison-Park North who recently executed a disposition agreement for a development parcel within that project along North Avenue.

While it is true that most businesses which relocate take on increased expenditures, including increased rent, Baltimore's experience has been that these expenditures are directly related to expansion and an opportunity for increased growth and potential.

CONDEMNATION PROCEEDINGS

The power of eminent domain has been exercised infrequently. Of 5,314 properties acquired through March 31, 1965, only 504 (9.48%) were settled in condemnation proceedings. Among these, a large percentage were friendly suits to clear titles. Also, in many instances a number of properties involved belonged to a single individual; so, considerably fewer than 504 owners have been involved over the last 13 years.

LOW AND MIDDLE-INCOME HOUSING SUPPLY

In Baltimore, the emphasis with regard to the housing aspect of urban renewal has been very definitely in the direction of low and middle-income families. The only completed new residential construction, to date, for high-income groups is Sutton Place in Mount Royal Plaza. It contains 300 units.

In the early years of the program 321 moderate rental apartments were completed in Waverly and 211 in Broadway. Today, 207 units are being constructed in Madison-Park South under the 221-d-3 program for middle-income families, and 286 units for the elderly are to be built in the project for elderly persons of modest income.

These two developments totaling 486 units compare to 425 that will be built in the project for higher income groups (75 town houses and a 350-unit apartment).

Also, approximately 1,700 additional units of public housing will be added to the existing supply of 10,280 in which displaced, eligible persons will have top priority.

FOUR SIGNIFICANT TRENDS

Baltimore's program of urban renewal is one of considerable local and national significance. Of the many activities in which the Baltimore Urban Renewal and Housing Agency is engaged, four avenues of outstanding progress are clearly defined: Disposition of acquired and cleared land, priority consideration to small businesses displaced by clearance, new housing for moderate income families, and definite signs of a return to in-town living.

#####

FACT SHEET
ON
BALTIMORE'S INNER HARBOR-MUNICIPAL CENTER REDEVELOPMENT PROJECT

Baltimore has a port famous the world over. Yet the historical center of port activity--the Inner Harbor--is a scene of blight and neglect. Where once proud clipper ships berthed alongside bustling wharves, and where throbbed the heart of local commercial life, it is today a derelict area, of no further commercial use to the City.

A bold new plan has been developed to erase from Baltimore's face the presently derelict and shoddy character of the Inner Harbor. This plan, known as the Inner Harbor-Municipal Center Redevelopment Project, is fast becoming a reality.

Developed by the Greater Baltimore Committee, the Committee for Downtown and the Baltimore City Planning Department - the same fine team that created Baltimore's successful Charles Center - the plan is more comprehensive, and of a dual nature--as its title suggests. A wide range of development is planned to restore vitality to the most potentially valuable sector of Downtown. Over the next 20 to 30 years, Baltimoreans who never dreamed of such a future for their City will see rise around the Inner Harbor an exciting complex of structures serving the entire community. Included will be significant office space, housing, a marina, commercial recreation (restaurants, night clubs, coffee shops, theatres, and aquarama) a boatel-motel, retail and service establishments, parks, and public institutions (community college, science center and maritime museum). Each of these developments is termed both feasible and necessary by all available authorities.

The second part of this plan concerns a proposed new Municipal Center.

Lining present-day Holiday Street from the new Port Authority Building to old (but restored) City Hall will be Police Headquarters, Municipal Court, Municipal Offices, Board of Education Building, Department of Welfare Building, Municipal Employees Credit Union, Central Records Storage, Central Auditorium, Junior College, and parking of approximately 2000 spaces. At last the functions of City government are to be housed in one principal location, rather than continue to expand out wastefully over the City.

While providing for a substantial amount of public, non-tax paying redevelopment, this \$260,000,000 plan would replace buildings which now return to the City approximately \$1 million per year in taxes with properties returning \$2,800,000 per year -- a net increase of \$1,800,000 annually to the City. The City will thus be able to amortize its investment of \$50 million within 30 years. Clearly the sound economics of the Plan afford Baltimore with a unique opportunity.

Following the pattern of Charles Center, the facilities planned for the Inner Harbor and Municipal Center are designed to meet the needs and demands of a growing population and an expanding economy.

Questions concerning the Project should be directed to:

THE GREATER BALTIMORE COMMITTEE
314 One Charles Center
Baltimore, Maryland 21201

Telephone: 727-2820

No Fed aid to start

City enabling leg - U.R. plan - March 1959

~~In Feb 1960, City~~

Later in '59 Congress passed leg. allowing
commercial projects

~~In Feb 1960~~ asked for Fed assistance

June 1959 - CCMO opened
Jeff Miller
operation →

Costs - \$100,000,000 + project

Gross costs - 40,000,000

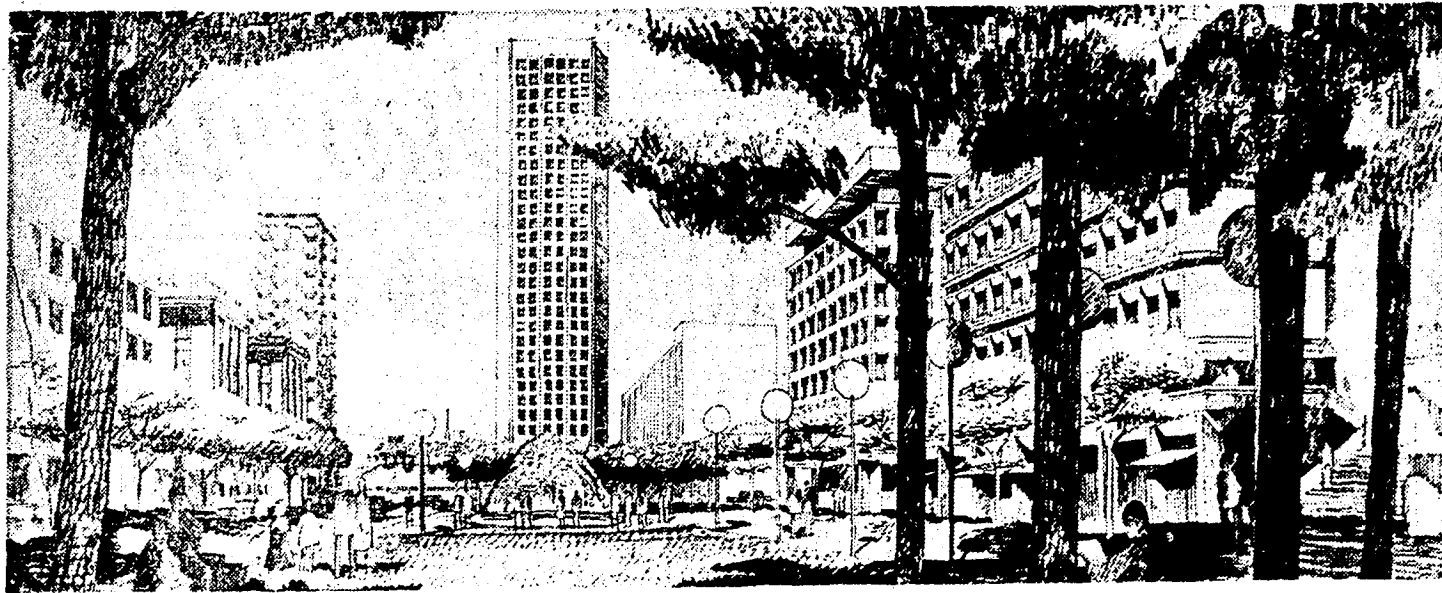
Fed gov \$ 23,000,000

Lease Sales 10-11

City 8-10

Before reder City taxes, \$530,000

already passed \$2,000,000



The projected \$8,000,000 to \$10,000,000 Maryland Port Authority Building rises 28 stories in this artist's rendering of a portion of Project 1 urban renewal area in Inner Harbor. A high-rise apartment building is at left in southerly view showing wide mall, promenades, fountain, shops.

Harbor Project Being Refined

By JACK LEWIS

A 25-TO-30 floor Maryland Port Authority office building costing up to \$10,000,000 and a \$6,000,000 Maryland Academy of Sciences building likely will be among first facilities built in the 75-acre Inner Harbor urban renewal sector.

Also among the first facilities will be a costly church complex which will include a 22-story apartment building for senior citizens.

The water toward the shoreward edge of Pier 2, most of which would be razed along with Pier 1.

D.C. Developers Investing

By JACK LEWIS

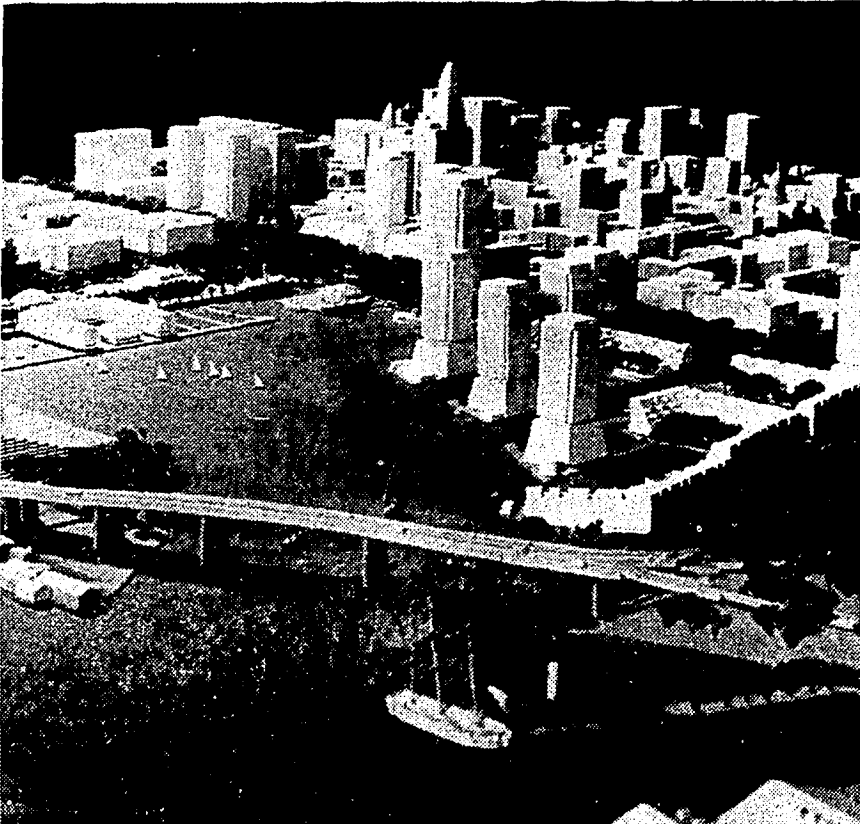
WASHINGTON developers have invested about \$40,000,000 in both high-rise and garden apartments in Baltimore.

Land cost differential is a major reason along with this point: Apartment living had long since become a way of life in the nation's capital, with some of Federal workers forming a transient group that moved from project to project based on dislikes, "moving up," enticing offerings and so on.

builders who were ready to meet the demand. They stayed typically with mass-produced row houses.

Other Reasons Mr. Carr detailed other reasons for the influx of Washington developers into the Baltimore market.

First, here are a few examples of developments created: The St. Paul, by the Donohoe Construction Company, Inc., Washington, a 40-story apartment-office building under construction, \$6,000,000; Balmoral Apartments by Maurice Berk, of Washington, a \$10,000,000 complex of apartments; Enchanted Hills and Hillcrest Apartments by Ted Washington, Inc., of Washington, a total of 694 dwelling units, about \$7,000,000.



An artist's conception of Inner Harbor marina with boate, Academy of Sciences Port Authority and apartment buildings.

Financing Of Project

JAMES C. ROUSE & COMPANY, INC., has announced the completion of permanent financing for the Loyola Apartments by the Washington-based firm of Sankin & Parks, Inc., to be constructed at the southwest corner of Green Spring Avenue and Cold Spring Lane.

bridges at several entrances to the 206 air-conditioned apartments. The 8-acre project will include a swimming pool and bathhouse and offer units with all utilities included in the rent.

Model Apartments Will Be Closed Tomorrow

In Observation Of MEMORIAL DAY

- Warren Park, Hazel Crest, Jamestowne, Horizon House, Village of Purnell

FOX CHAPEL PLANNED ESTATES

by Laird, Rock & Small, Inc.

WESTERLEE (N. Rolling Rd. off Rt. 40 W.) 5 NEW MODELS Now Open

Custom Built Homes. Quality construction on 1/2 acre lot and up.

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Decorated Models Open Daily from 11 a.m. Closed Memorial Day

HAMPTON GARDENS

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3 & 4 Bedroom Homes 7 models to choose from From \$21,990 + \$240 G.R.

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with EVERY 1 Year Lease GLENVIEW APARTMENTS

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WARREN PARK

135 SLADE AVE. PIKESVILLE 2 BEDROOM APARTMENT

THE WYNNEWOOD

100 W. COLDSRING LANE For people desiring the very finest in apartment living.

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NEW Garden Apartments Overlooking Acres of Parkland

MONTEREY

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FINAL SECTION Now Selling Out!

Hurry... still time to enjoy EXTRA living space at NO EXTRA COST!

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THE CARLYLE

500 West University Pkwy. Brand New Apartments At Sensational Low, Low Prices

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Pimlico Rd. N. of Cross Country Blvd. 1 & 2 bedrooms with individual air conditioning and heat, dishwasher.

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WESTERN PARK APARTMENTS

Pimlico Rd. N. of Cross Country Blvd. 1 & 2 bedrooms with individual air conditioning and heat, dishwasher.

THE VALLEY VIEW APARTMENTS

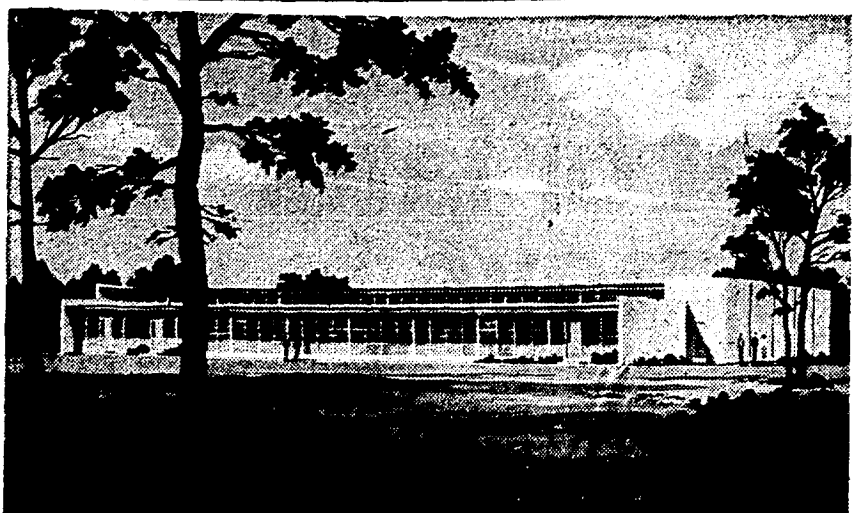
"Quiet, Unruffled" 7736 Greenview Terr., off 7800 Blk. York Rd. 1 Bedroom Deluxe Apartments

SPECTACULAR OFFER

The most spectacular offer... for the first time anywhere... You can't afford to miss it...

RUXTON TOWERS APARTMENTS

N. Charles St. At Belfway 828-6700



Early fall completion is scheduled on the Worcester County Vocational Center at Snow Hill. It will accommodate six trades.

The \$321,700 center is being built on the Worcester County High School grounds. Designer is firm of J. Prentiss Browne.

D. C. Developers Investing

600 a 12,600-square-foot site at Howard and West Baltimore streets, paying a record \$111 a square-foot for the site.

Mr. Wolman said: "I liked what was going on in downtown Baltimore, particularly in the Charles Center area and decided to look around for something. There is definitely an upturn in the market in Baltimore and I think it's going to

Continued from Page 1

be a good place to do business." So far, Mr. Wolman has not announced what kind of a facility he would like to construct on the property.

Pleasant Place To Live

Richard J. Donohoe, president of Donohoe Construction, commented on his decision to construct another development in Baltimore.

"We are now particularly im-

pressed with our location for the high-rise structure to be known as the St. Paul at St. Paul and Saratoga streets close to the all-new Charles Center area. The continuing plans for Charles Center and Baltimore harbor development will make the downtown area a pleasant place in which to live."

Mr. Donohoe also cited Baltimore's "favorable" land cost to building ratio as another reason.

Mr. Carr said that Washington area land is "several hundred dollars higher" per apartment dwelling unit than in Baltimore.

Natural barriers, such as topography of land and waterways tend to channel growth more narrowly in Washington, causing the higher land cost, whereas in Baltimore there has been a general growth in all directions, opening up new land to development at costs to assure adequate return on investments, Mr. Carr said.

He observed that much of Washington investment capital has gone into the luxury apartment market—a market that is receiving slower acceptance because of rental charges, threatening the developer not "armed" to weather up to a three-year period before 100 per cent occupancy is ordinarily achieved in such projects.

Baltimore's building code was said by Mr. Carr to be "tougher" than the Washington code, resulting in some developers "losing some money they thought they might be saving."

Green Area

One of four uses of the \$12,000,000 in renewal funds to be sought in November's vote would be for development of a total of 220 feet of green area on both sides of Pratt street between Light street and the Jones Falls expressway.

Remaining funds represent the city's share in acquisition, clearance and preparation of sites for private development, creation of park and recreation areas on the harbor's west shore and creation of 8 acres in athletic fields for use by Southern High School students and one other expenditure. It is the \$2,000,000 cost of land the city will donate toward the Academy of Sciences building. That building is likely to go into the construction phase quickly. The State is donating \$2,000,000 toward it and the remaining \$2,000,000 is being raised by public subscription.

The Inner Harbor project has drawn support from the Christ Lutheran Church at Charles and Hill streets. The church, in cooperation with the city and through its Greater Christ Church Committee, proposes to construct four major buildings at the Inner Harbor area's extreme south side.

Besides the 22-story apartment building for senior citizens, they include what the church calls an "elegant" non-profit nursing home of up to 200 beds, plus a neighborhood center and complete recreational building. It would have a gymnasium and swimming pool.

Wildwoods Models To Open

SAMPLE homes in Wildwoods, a \$11,000,000 community of single-family houses in the 9800-block of Liberty road, Randallstown, will open to public inspection next Sunday. The first section consisting of 74 homes is expected to be ready for occupancy in fall.

The subdivision consists of a 177-acre wooded tract in which 450 ranch, split-colonial, split-level and Colonial two-story houses are to be constructed by Woodlands Associates. Its principals are Jack Morrow, Robert Morrow and Lawrence Ruben.

Price range is \$17,490 to \$21,490 plus ground rent. Donald E. Grempler Realty, Inc., Towson, has been named sales agent.

The split-colonial, at \$21,490, was described as being "unique for its unprecedented roominess," containing 2,190 square feet of living area, including more than a 12-by-18-foot center foyer.

The split-colonial's 18-by-12-foot living room is raised four steps from the foyer to "return elegance to formal entertainment," the builders said. There is a 15-by-11-foot dining room, 16-by-11-foot kitchen and 20-by-12-foot paneled family room off the kitchen. A 17-by-12-foot master bedroom and three other ones are on one level. There are 2½ baths. An attached garage, 17-by-8-foot terrace and basement storage area are included.

Other Samples

Other samples include a three-bedroom ranch house with two baths, which has more than 1,400-square-feet of living area; price \$17,490; a second rancher with 7½ rooms within more than 1,600 square feet of living area, price \$19,490.

Also to be seen are traditional split-level with three and four bedrooms, 2 to 2½ baths, \$18,490 and \$19,490, and traditional two-story house with more than 2,125 square feet of living area. It has 2½ baths.

The two-story, four-bedroom house has off a foyer an 18-by-13-foot family room, 18-by-13-foot living room, 12-foot 6 inch-by-8-foot dinette with sliding glass doors to 16-foot dining deck.

SALESMAN OF THE WEEK



MAE D. TALBOTT
Russell T. Baker & Co.'s Salesman of the Week is Mrs. Mae D. Talbott who has been with us for 15 years, during which time her volume of sales has always been in the million dollar range. Her place of leadership is well established, not only here, but in her church and community. She is a member of Grace Methodist Church, where she serves on the Official Board; is a teacher in the adult department; President of the Shadow Club and Chairman of the Good Literature Committee for whom she reviews a book each month. A consistent leader in sales of the Central Office, she has already enjoyed the prize winning role of top place in the entire organization twice this year as well as many previous months and years. This capable girl still finds time to do a lot of globe trotting with her husband and bring back most interesting slides and souvenirs from distant parts of the world. She and her husband live at 304 Cedarcroft Road in Cedarcroft.
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TOTAL ELECTRIC LIVING
1-2-3 BEDROOMS
All Attendant Parking
3 Levels of Underground Parking Space

Three Grandview Models

GRANDVIEW, a new community of rancher, split-level and two-story homes in the Pikesville area, is open.

Home buyers have a choice of three basic models at Grandview. The Granada, a three-bedroom, two-bath rancher, features a center hall that provides easy access to the kitchen, full basement and the bedroom wing. It is priced at \$19,100, plus ground.

A four-bedroom, split-level model, the Galaxy, is also being built. This features a center hall, family-sized kitchen and

clubroom. There are two full baths in the bedroom wing. The Galaxy is priced at \$20,750, plus ground.

The Gramarcy model is a two-story, colonial home with a double-door entrance leading to a large foyer. There is a formal living room and dining room. There is a large, eat-in kitchen and a first-floor family room and powder room. The upper story contains three bedrooms and two baths. The Gramarcy is priced at \$21,750, plus ground.

Grandview, a project of the

Amberly Construction Company, is on Streamwood drive, off Old Court road, between Reisters-town and Liberty roads.

Use Sash

Even though windows are weather-stripped, cold panes can set up a current of cool air which will move through the room. Storm sash will minimize this.

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This spacious split foyer features L.R., D.R., Kit., 4 Bed's, family rm., 2-car garage. Situated on 1/2 acre tree studied lot. Call Mr. McAvoy, WA. 2-2528.



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"We can build this home complete" \$12,495

The Pasadena shown here is just one of over 500 plans of various priced homes from which you can choose to suit your special needs and qualifications. Distinguished by a Colonial porch (with protected front entrance), this ranch style provides unusual flexibility in floor-plan arrangement. In either case, there are 3 bedrooms, choice of ceramic tile bath, your glamorous kitchen has appliances by WESTINGHOUSE. Full basement, brick front as shown; handsome appointments will cheer you up. In addition to these many styles you can also have your own ideas or plans brought to fulfillment by KING MANOR HOMES OF MARYLAND.

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4½ miles south of Glen Burnie on Ritchie Highway near Earleigh Heights Volunteer Fire Dept.



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ANNE ARUNDEL COUNTY'S FINEST COMPLETELY PLANNED COMMUNITY. Acknowledged by Anne Arundel County officials to be the kind of community they'd like to see more of, Southgate is the ever-growing result of years of careful planning. It is a community of substance and quality, with wonderful open spaces and a number of recreational "vacation" areas featuring basketball, tennis and other facilities. All city utilities are here—including sanitary sewer and water. Future plans include a shopping center, service stores and office buildings.

A REPUTABLE, EXPERIENCED BUILDER
Crown Realty Developments, the builders of Southgate, is a prominent name in the homebuilding industry. Builders now for over a quarter century, Crown Realty has created and built several communities and shopping centers. Homes with value and quality have long been Crown Realty's hallmark. See Southgate and you'll agree.

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Near • the new North Arundel Hospital • minutes from Harundale Mall • Hutzler's Southdale • Montgomery Ward of Glen Burnie Mall and • E. J.

DIRECTIONS:
From Beltway: Take Exit #4, Glen Burnie By-Pass to Route #177 (Mountain Road Freeway) to Oakwood Rd. Exit and follow signs to Southgate.
From Ritchie Highway: (Md. Rt. #2), go south past Dept. of Motor Vehicles. Bear right to Crain Hwy., through Glen Burnie. Follow signs to Southgate.
From Fort Meade & N.S.A.: Go north on Md. Rt. #3 to Crain Hwy., then east on Crain Hwy. Follow signs to Southgate.

Korvette. Just minutes, too, from • Oakwood Elementary School • Quarterfield Jr. & Sr. High School and Holy Trinity • Churches, theaters and entertainment are near-by as well as • Friendship Airport • Westinghouse • Kennecott Refining Corp. • The Martin Marietta Company • Lisky Aluminum • National Plastics Products Co. • Alco Gravel • International Electronics • Chesapeake Instrument Corp. • N.A.S.A. • Fort Meade • N.S.A. And — Just 18 minutes from Baltimore • 15 minutes from Annapolis • 35 minutes to Washington.

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