



*Stephanie Rawlings-Blake*  
Mayor

## PLANNING COMMISSION

*Wilbur E. "Bill" Cunningham, Chairman*

### STAFF REPORT



*Thomas J. Stosur*  
Director

**July 11, 2013**

**REQUEST:** CCB#13-0238 –Landmark Designation -Monumental Lodge No. 3

For the purpose of designating Monumental Lodge No. 3, Improved Benevolent Protective Order of Elks of the World, 1528 Madison Avenue, as a historical Landmark.

**RECOMMENDATION:** Approval

**STAFF:** Ivor A. Quashie

**PETITIONER:** Hon. William Cole, IV

**OWNER:** Order of Elks

#### **SITE/GENERAL AREA**

**Site Conditions:** 1528 Madison Avenue is an owner occupied 3 story building located between McMechen Street and Mosher Street. The building is occupied and constructed of formstone on the façade. The building sits on a lot corner lot that is 45x120. The building's McMechen Street façade has formstone on the ground level and exposed brick on the second and third floors. The building is zoned R-8.

**General Area:** 1528 Madison Avenue is located in the Madison Park neighborhood. It is located at the southwest corner of Madison and McMechen Streets. The building is surrounded by 3 story brick row houses and multifamily apartment buildings.

#### **HISTORY**

There are no previous Planning Commission actions regarding the Monumental Elks Lodge #3.

#### **CONFORMITY TO PLANS**

The proposal is also consistent with the City of Baltimore's Comprehensive Master Plan, specifically: PLAY Goal 1: Strengthen Stewardship of Historical and Cultural Resources; LIVE Objective 4: Protect and Enhance the Preservation of Baltimore's Historic Buildings and Neighborhoods.

#### **ANALYSIS**

This is the second public hearing for this structure as part the Baltimore City Landmark Designation process. The first hearing occurred when CHAP Commission reviewed and recommended approval of Landmark designation for 1528 Madison Avenue on June 11, 2013.

The detailed CHAP staff report, specifying the historical significance of the Elks Lodge, is attached for reference.

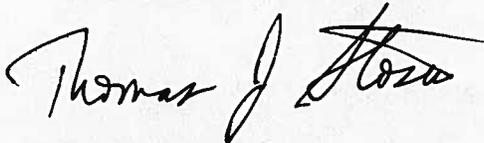
This Landmark Designation has been reviewed by the CHAP Commission and does not impede any planning initiatives.

Established in 1900, Monumental Lodge No. 3 is the oldest fraternal lodge of the Improved Benevolent and Protective Order of Elks of the World in Baltimore, Maryland. This African American fraternal organization was founded in 1897 in Cincinnati, Ohio, based on the Benevolent and Protective Order of the Elks (BPOE), which excluded non-white members. The IBPOEW was a strong political force in the early 20<sup>th</sup> century nationally, empowering African Americans to vote, fighting for African American equality on constitutional grounds, and fostering strong black leaders that furthered this cause in other organizations, such as the NAACP. The political activism of fraternal organizations such as the IBPOEW in the early 20<sup>th</sup> century helped create the foundation of the Civil Right Movement.

The Commission for Historical and Architectural Preservation found that 1528 Elks Lodge meets CHAP Landmark Designation for the following standard:

- B. A Baltimore City Landmark may be a site, structure, landscape, building (or portion thereof), place, work of art, or other object which:
  - 1. Is associated with events that have made significant contributions to the broad patterns of Baltimore history.

Staff has notified of this action 11 District City Councilmember, Hon. William Cole, IV., Elks Landmark Committee, Baltimore Heritage, Baltimore AIA Chapter, Baltimore City Historical Society, Preservation Maryland, Marble Hill Community Association, Inc., Midtown Community Benefits District, Central District Police-Community Relations Council, and ARC Liaison - Upton's Marble Hill



**Thomas J. Stosur**  
**Director**