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# SAVE OUR BLOCK

***“WE ARE YOU.  
YOU ARE US.”***

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**MAY 29, 2022  
SPECIAL EDITION**





BRANDON M. SCOTT  
MAYOR  
100 Holliday Street, Room 250  
Baltimore, Maryland 21202

January 25, 2022

Dear Members of Poppleton Now,

Thank you for continued engagement with my administration and taking the time to walk the neighborhood with Deputy Mayor for Community & Economic Development Ted Carter and Commissioner of the Department of Housing & Community Development (DHCD) Alice Kennedy back in December.

As we move into this new year, I am committed to a reset in regards to the redevelopment of Poppleton. Deputy Mayor Carter will convene a community meeting to bring together all the community organizations representing Poppleton, La Cité, and all relevant city agencies, including, but not limited to, DHCD, Department of Planning (DOP) and the Housing Authority of Baltimore City (HABC) within the next month. As your mayor, I am committed to doing everything that I can to advance the redevelopment of Poppleton, and to do so in a truly collaborative, community-led, and transparent process.

Please see my response to the four questions from your letter sent on December 14, 2021.

1. DHCD is currently in negotiations with La Cité regarding the removal of the Eaddy's home from the LDDA. Although the City cannot unilaterally make changes to the LDDA, we are working with the developer to pursue this amendment.
2. As you note, within the LDDA the Sarah Ann homes have always been slated to be restored and offered for homeownership. My position has not changed, and the Sarah Ann homes will be renovated for homeownership. I have directed DHCD to work with DOP and CHAP around creating a local historic designation for the Sarah Ann homes.
3. DHCD will work with the community to identify public green spaces in the Poppleton neighborhood.
4. Regarding homeownership, amendments to the LDDA removed specific numbers related to homeownership. I have directed DHCD to work with the developer to fulfill the original vision of providing homeownership opportunities

to help stabilize the neighborhood and address community concerns regarding the re-concentration of poverty in the neighborhood.

Thank you for your continued advocacy for Poppleton and commitment to equitably moving Baltimore forward. I look forward to working in partnership as we revitalize Poppleton.

Regards,

Brandon M. Scott  
Mayor  
Baltimore City

CC:  
CAO Chris Shorter  
Deputy Mayor Ted Carter, Community & Economic Development  
COS Michael Huber  
Commissioner Alice Kennedy, DHCD  
Director Chris Ryer, DOP  
President and CEO Janet Abrahams, HABC  
Director Scott Davis, MON  
City Solicitor Jim Shea  
Senior Advisor Marvin James  
Acting Deputy Commissioner Kate Edwards, DHCD  
Ondoria Harmon, MON  
Terrence Jennings, CED



**AMST 380/680 Fall 2021 students:** Maria Morte Costea, Sophia Shaikh, Karla Press-Porter, Emily Chetelat, Brian Tregoning, and Eduardo Orellana with photographer Shae McCoy and Prof. King

During Spring 2022, students in **AMST 380/680: Community in America** continued work on the A Place Called Poppleton project. Students updated the **Save Our Block zine** and worked with Poppleton residents to document, analyze, preserve, and raise awareness about the stories of the Poppleton neighborhood and the movements to preserve a historic block and reopen an important recreation center.

**AMST 380/680 Spring 2022 students:** Clarence Snuggs, Jessica Burstrem, Thomas Tchaou, Jacob Daley, Rami Tadros, Karen Hayes-Karn, Michael Ayi, Jordan Ehart, Jordan Johnson, Kaleb Levery, Ceci McElroy, Malcolm Ostrander, Alexander Viado, Jessica Wood, Larissa Kuonen

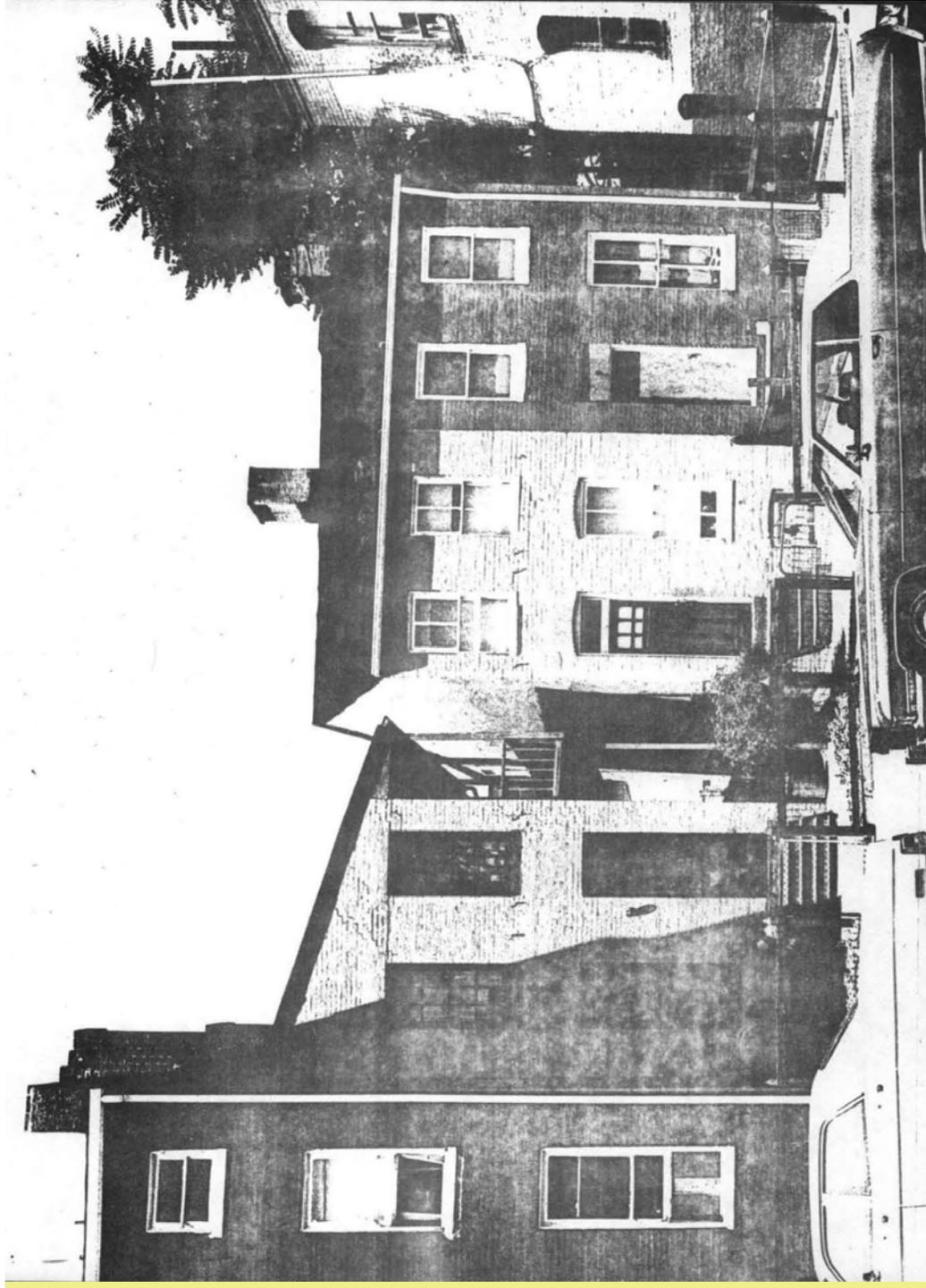


WE DEDICATE OUR ZINE TO ANGELA BANKS,  
SONIA EADDY, AND ALL THE BLACK FAMILIES  
IN BALTIMORE FIGHTING AGAINST THE ABUSE  
OF EMINENT DOMAIN TO TAKE THE HOMES  
OF BLACK FAMILIES FOR DEVELOPMENT  
PROJECTS THAT DO NOT SERVE THEM.

Poppleton is not just a community. It is a home. We've raised our children here. Everybody has become one big home. Now we are asking you for your support. ***Because we are you and you are us.*** Because one day you are going to be in this situation. And we are gonna be supporting you. So come out and support us. Thank you.

—Angela Banks, displaced from 1132 Saratoga Street, 2018  
Sarah Ann Street Five-Minute History, Baltimore Heritage, July 2021

We want to thank the people who took time to talk with us from Poppleton and Dean Krimmel from Creative Museum Services for research assistance on the CHAP Local Historic District



**1910:** Baltimore passed the nation's first residential segregation ordinance

**1930:** "Slum clearance," people's homes are taken for development of public housing

**1940:** Poe Homes opened as the first public housing complex (298 units) in Baltimore City

**1958:** The Lexington Terrace public housing high-rise apartments (667 units) opened

**1960-1975:** The Highway to Nowhere cuts off Poppleton north of Franklin-Mulberry

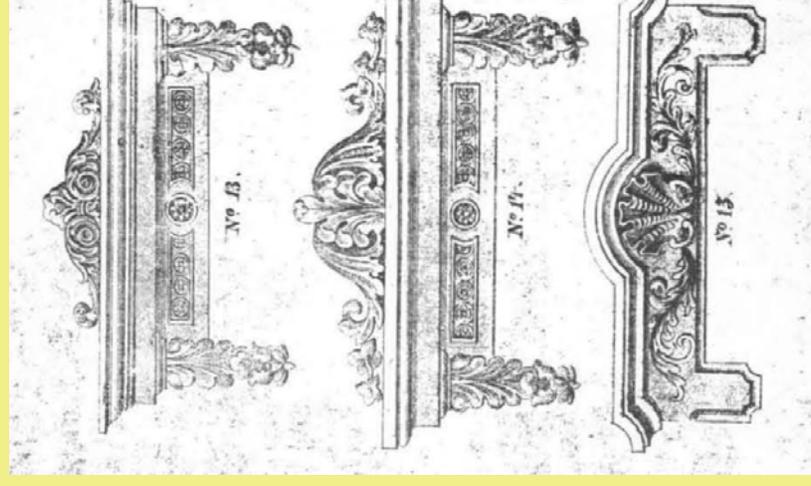
**1970s:** Federal Government tears down homes for the Greater Model Park and Recreation Center (1975-1996)

**1975:** Poppleton Urban Renewal Area created + Phoebe Stanton's Poppleton Study

**1982:** MLK Jr. boulevard expressway opens cutting Poppleton off from downtown

**1995:** Poppleton becomes part of Baltimore's Empowerment Zone \$100M federal program

**2004:** Groundbreaking for the UMD BioPark (university crosses expressway)



**2004:** City plans to use eminent domain to clear & redevelop 14 acres in Poppleton

**2005:** La Cité (Poppleton I LLC) is awarded the right to develop the parcel

**2006:** Land Disposition and Development Agreement is signed by City and Developer + Memorandum of Understanding for preservation of historic properties

**2007 - 2012:** La Cité Project stalled // City clears land using eminent domain

**2012:** City cancels development deal with La Cité

**2013:** La Cité sues and wins back right to redevelop Poppleton

**2015:** La Cité is given a \$58M Tax increment financing (TIF), a public financing method that is used as a subsidy for redevelopment, infrastructure, and other community-improvement

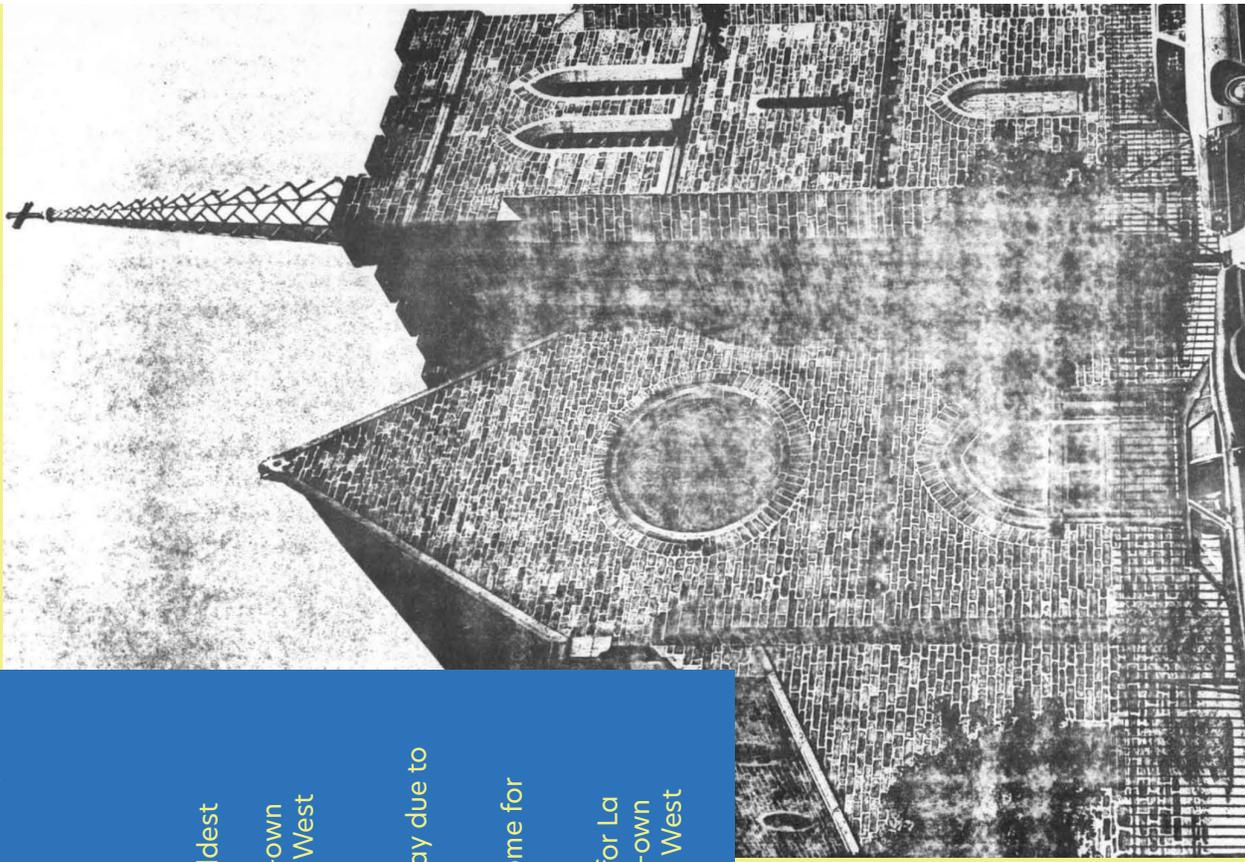
**2017:** Groundbreaking for La Cité Center West apartments

**2018:** Transform Poe - The Housing Authority of Baltimore City (HABC) will redevelop the City's oldest public housing complex  
Cité development + developer announces Black-own grocery store Market Gourmet coming to Center West

**2019:** Center West apartments open after a delay due to water damage & mold

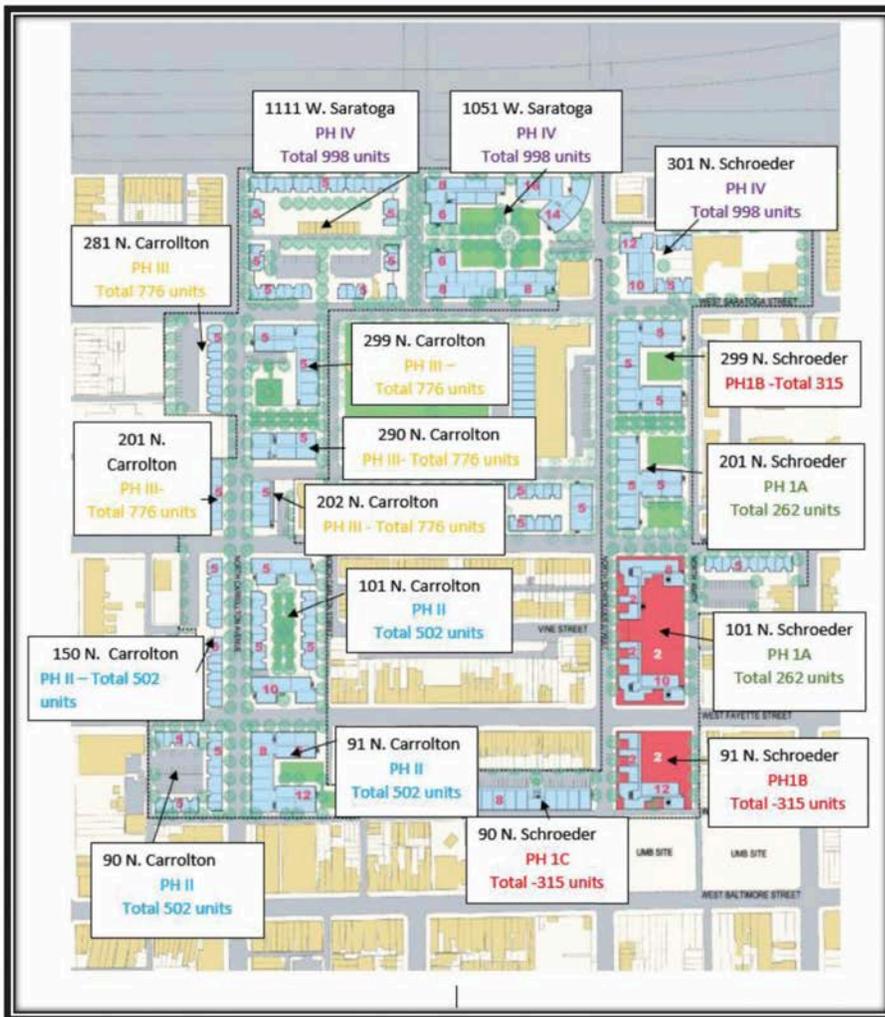
**2020:** City seeks condemnation of the Eaddy home for La Cité development

**2021:** Sarah Ann street residents are relocated for La Cité development + developer announces Black-own grocery store Market Gourmet coming to Center West



**La Cite Development – Poppleton Development LLC**

**PSH IV**



11/13/17

# DEVELOPMENT WITH DISPLACEMENT?

**Baltimore City has been using eminent domain to take Black families' homes in Poppleton since 2004. Eminent domain is a legal power of the government to take private property for a public use.**

The City of Baltimore's Poppleton urban renewal plan from 1975 became a redevelopment plan in 2004 where the City planned to give 526 parcels (14 acres) in Poppleton to a developer, La Cite Development. The City had to acquire 169 privately-owned parcels by eminent domain and 134 of those properties were occupied-with people, with Black families.

In 2020 and 2021, as the research for this class was underway, homeowners and long-time tenants in the block surrounding the "preserved" and historic Sarah Ann Street alley homes received condemnation notices-meaning the City can take the families' homes using eminent domain.

# AUGUST 2004

Sonia Eaddy works with her neighbors to petition to Save Our Block

August 5, 2004

To the Baltimore City Council:

This is a formal petition to have the 300 block of Carrollton Avenue restored to its originality. We would like to restore our block where approximately five (5) homes were torn down. We all agree that the homes on this block should not be apartments, but family homes, preferably homeownership. We have a beautiful tree lined two story westside and three story eastside block. The foundations of the homes are in excellent condition and the fronts are unique with their variations of bricks and form stone. So if we could preserve this piece of West Baltimore's history we would be ever so grateful to you. Thank you in advance for your cooperation.

The Homeowners and Residents of the 300 block of North Carrollton Avenue (between Mulberry and Saratoga Streets).

P.S.

Signatures and addresses of Petitioners attached.

## Save Our Block



**18 years later, the work continues to save this block.**

# JULY 10, 2021:

Save Our Block Rally in Sarah Ann Street Park



Sonia Eaddy & Maryland State Senator Antonio L. Hayes



Block residents in July 2021

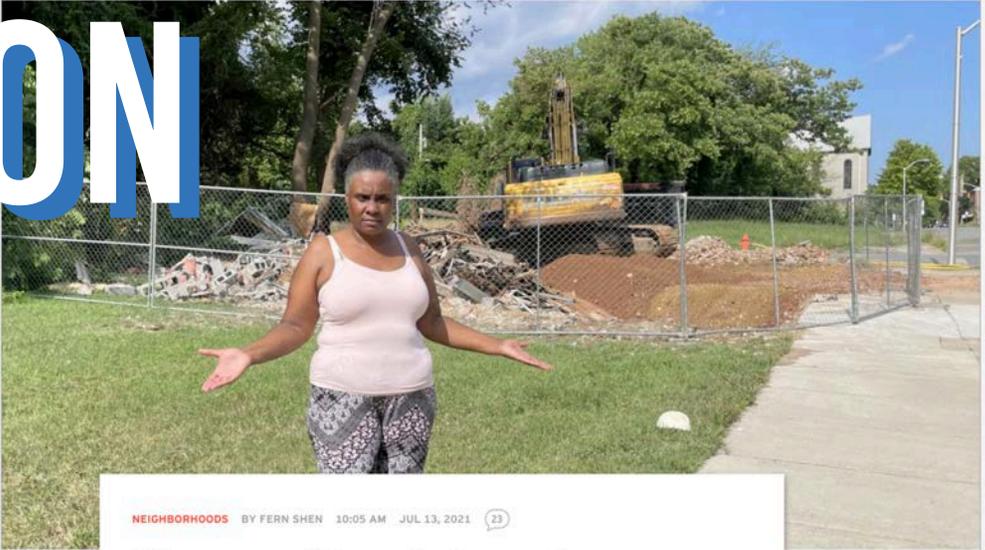


# BROKEN PRESERVATION PROMISES

The Boss Kelly Row of homes were supposed to be preserved, rehabilitated, and offered for homeownership according to the 2004 development deal... BUT just 48 hours after our Save Our Block rally the homes were **demolished** by Baltimore City on July 12, 2021

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MONDAY, MAY 9TH, 2022



NEIGHBORHOODS BY FERN SHEN 10:05 AM JUL 13, 2021 23

## City razes historic house in Poppleton two days after Save Our Block rally

*Residents believe they are being targeted for speaking out against widespread demolition and displacement. Mayor Scott finally responds, saying his acting housing commissioner will “engage area residents and the developer in dialogue.”*

Above: Sonia Eaddy stands in front of the historic house on her block in West Baltimore moments after a city contractor knocked it down. (Fern Shen)

f t



# THE MCFADDEN HOME



Parsha McFadden



“ I’ve been here in Poppleton since I was five. My dad moved in here, he bought a house for us to stay in. So we wouldn’t have to move from place to place because when he was little, he always had to move from house to house and he said, if he ever had children, that he would make sure he paid off the house for us to stay in. So we wouldn’t have to move from place to place. And he did it so, he did just that.

On being relocated from her home for development...

It’s kind of hard. Cause I’ve been here for so long and I was hoping to pass it down to the grandchildren. Yeah. My daughter loves home where she is staying... That’s a special place for us, cause we all... the grandkids had ideas of making part of the house into a studio so they could make their music. Yeah. I mean my father’s purpose of him paying for the house, so we going to be there and don’t have to struggle and starting all over and a paying mortgage on a house and stuff. ”

— *Parsha McFadden*

“ I just pray in the future that it won’t be a repeat of moving neighbors out of their community, when they work so hard to build right there. Now they have to keep starting over. We got the pandemic, we got people losing their jobs. It’s kind of hard to... You got single parents. Do things planning on they look out for everybody, not just pushing people out because they want a certain area to build certain things. Make it new with the people in it. ”

— *Parsha McFadden*



# SAVE OUR BLOCK, PRESERVE OUR BLOCK

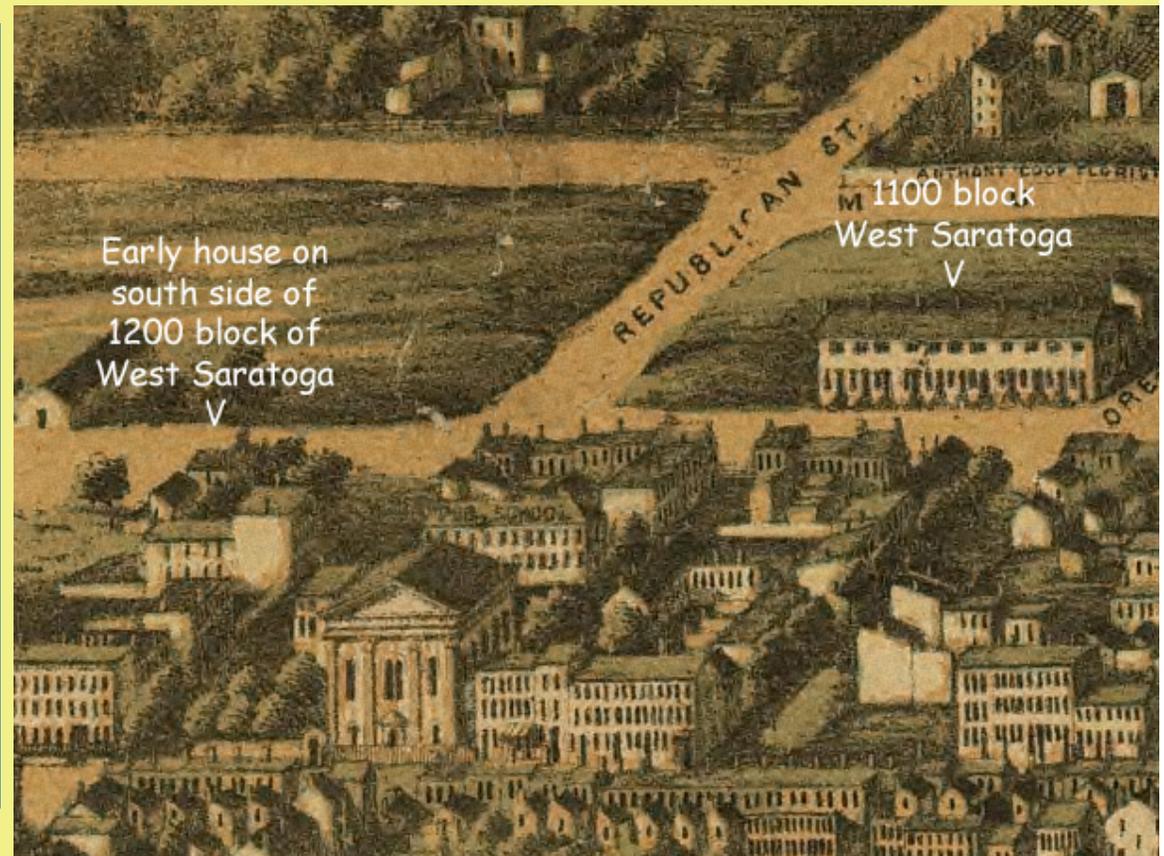
## BLOCK 155 CHAP LOCAL HISTORIC DISTRICT:

319 AND 321 N. CARROLLTON AVE. AND 1122 - 1102 SARAH ANN ST.

### What Is a CHAP Local Historic District Designation ?

The Commission for Historical and Architectural Preservation (CHAP) works with historic neighborhoods to pursue local historic district designation. Designation helps to protect and celebrate a neighborhood's rich history. It also provides an effective and transparent design review process that preserves the neighborhood's historic character.

The boundaries for Block 155 are Carrollton / Mulberry / Arlington / Saratoga and includes the 1100 block of Sarah Ann Street and the Eaddy home at 319 N. Carrollton Avenue.





# WHAT ARE WE PRESERVING?

## PEOPLE'S HOMES

**Buildings only matter because of the people who built, inhabited, and gave them meaning. People make buildings homes.** *That is what has been going on here on this block for over 150 years.*

Baltimore was home to the largest free-Black population of any city in the U.S. from 1810 - 1860. The Sarah Ann Street homes were built in 1870 (when this alley was called Harmony Lane) and these were always homes for working-class Black Baltimoreans... for over 150 years.

This row of homes represents an important history, made even more significant because these houses and the residents who built, inhabited, and gave them meaning survived through slum clearance, urban renewal, racist redlining, destructive road construction and disinvestment. #BlackNeighborhoodsMatter



# BLACK HISTORY & HOMEOWNERSHIP IN OLD POPPLETON





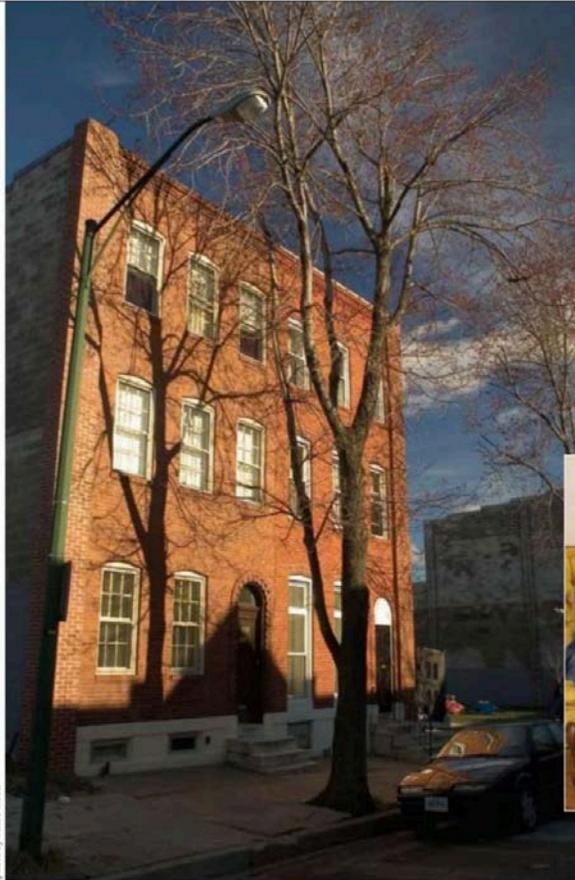
“ WHAT WE ARE LOSING IS AFFORDABLE HOUSING... WE ARE MISSING SOMETHING BY NOT TAKING AN OPPORTUNITY TO LOOK INTO HISTORICAL HOUSES WITH THIS RICH HISTORY AND FUNCTION THAT IS JUST AS NEEDED TODAY AS IT WAS WHEN THEY WERE BUILT. ”

—JOHNS HOPKINS, BALTIMORE HERITAGE

# Picking Poppleton

A SWEEPING URBAN RENEWAL PLAN STRIVES TO REMAKE WEST BALTIMORE

BY ELIZABETH A. EVITTS  
PHOTOGRAPHY BY PAUL BURK AND MITRO HOOD



Left: Sonia and Curtis Eaddy's home in Poppleton  
Above: The Eaddy family (from left): Curtis, Sonia, Mykel, Malika, Brian, Curtis Jr., Cullen (holding Blue, the dog), Munira, and Djae

Meanwhile, Metroventures, a Baltimore-based development company, has had surprising success with their new Camden Crossing project in the neighboring Washington Village Empowerment Zone. The neo-traditional market-rate houses developed on an 8-acre brownfield site sold out in 30 days at prices higher than expected. The average went for \$250,000, and 65% of the new homeowners are transplants from D.C. suburbs. "Baltimore is becoming an alternative to Washington, D.C.," says Suzanne Graham, Metroventure's vice president. "We looked at communities in Alexandria, Virginia, for example, and produced something of quality that would attract a 35-to-45 professional market. With the competition, you have to build what people want to buy."

What the market wants, many say, are amenities not available in existing city houses. Consultant Rachel Edds is a former Baltimore City planner who worked with the community to consider how a housing plan could fit into its

The urban renewal amendment for Poppleton, which did not officially pass the City Council until November 2004, says the clearance will happen to create "substantial affordable housing" while "promoting historic and architectural preservation." Of the 526 properties to be acquired for clearance, the City estimates that roughly 134 are occupied. Some forty houses are owner-occupied while ninety-six are rental properties. (The City says it will work with any displaced homeowners who want to relocate back into the neighborhood.)

The language of the two documents has clear discrepancies about the purpose for taking and clearing the Poppleton properties. Austin says that the balance between affordable versus market-rate housing in the new development has yet to be decided. A city housing official involved in the project, who wished to remain anonymous, stated that sections of the renewal amendment language were incorrect and must have been left over from prior amendment proposals.



The Sarah Ann Alley houses in Poppleton, designated an "endangered building type" in Baltimore, are slated for destruction.



The Poppleton redevelopment site. Blocks outlined in red are slated for demolition.

— *Urbanite Magazine, May 2005*

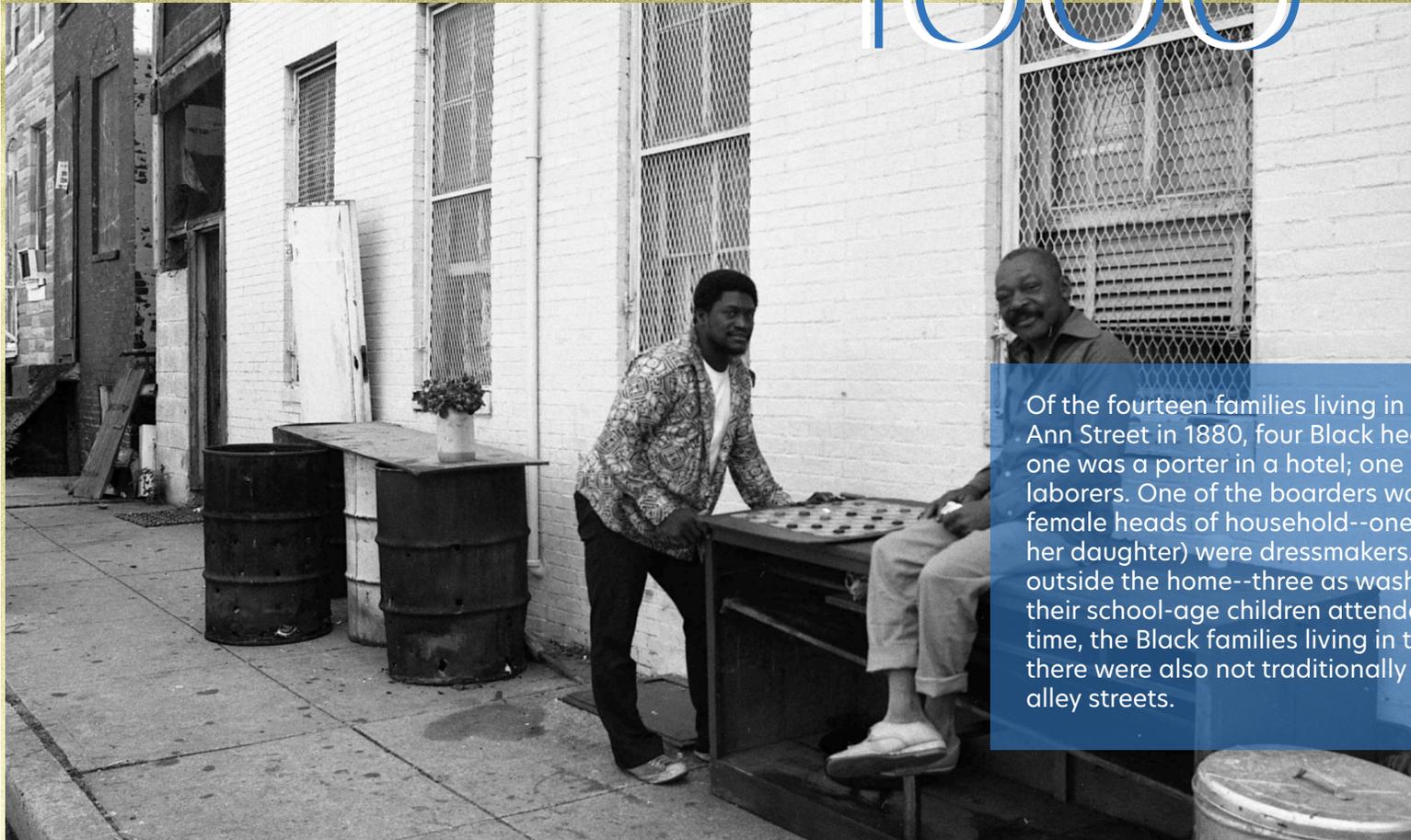
This group of houses, beginning at 319 N. Carrollton Avenue and ending at 1102 Sarah Ann Street, includes both traditional Baltimore row and alley houses and represents the under-documented Black history of homeownership in Poppleton that spans three centuries.

Due to various acts of demolition for a long-delayed development project dating back to 2004, this block is one of the few remaining contiguous groupings of homes of diverse type and character in solid condition in Poppleton. The Sarah Ann Street alley houses provided affordable housing for Black Baltimore residents in the period right after the Civil War, while the larger three-story Italianate rowhouse on 319 N. Carrollton Avenue, which has been owned by two distantly related Black families since 1928, demonstrates the perseverance and upward mobility of Black homeowners in the early 20th century.

The Sarah Ann Street alley houses were listed as homes that were to be preserved and rehabilitated for homeownership from the beginning of the development agreement; instead, their residents were evicted.

**WE URGE THE PRESERVATION OF THESE HOMES WITH THE PEOPLE IN THEM.**

# BLACK PEOPLE LIVED HERE, 1880



Of the fourteen families living in the twelve houses at 1102-24 Sarah Ann Street in 1880, four Black heads-of-household drove coal carts; one was a porter in a hotel; one worked in a brickyard; and five were laborers. One of the boarders was a waiter in a hotel. There were two female heads of household--one kept house, while the other (and her daughter) were dressmakers. Of the ten wives listed, four worked outside the home--three as washerwomen and one in service. All of their school-age children attended school. By the standards of the time, the Black families living in this block were reasonably well off; there were also not traditionally many Black residents of Baltimore alley streets.

# PAST PEOPLE OF POPPLETON: STRONG BLACK WOMEN HOMEOWNERS

**Court okeys \$25,000 will of woman who lived in rags**  
*Afro-American (1893-1988); Oct 6, 1956; ProQuest Historical Newspapers: The Baltimore Afro-American*  
pg. 18

## Court okeys \$25,000 will of woman who lived in rags

**BALTIMORE**  
The second of two bizarre desires of the late Mrs. Luberta Williams, aged recluse who died here, neared fulfillment, this week when the first administration account was passed by Orphans Court.

The Mayor of Baltimore City and the City Council seemed likely to receive more than \$25,000 to be used for indigent patients in City Hospitals.

The first, that she be buried in a new white satin dress, new white shoes and gloves and a fancy white casket, had been carried out upon her death.

That she had the burial place of her desire and the kind of marker for her grave had been seen to by Mrs. Williams before her death.

IN A first administration account, filed this week in Orphans Court, the executors, J. Nicholas Shriver, Jr. and the Mercantile Safe Deposit and Trust Company, listed a gross estimate of \$26,001.25.

Only debt listed was a funeral bill to the Holland Funeral Home of \$685.50.

WITH THE exception of the run-down barn-like house in the 1700 block of McCulloh St. in which Mrs. Williams lived in one room and a built on shed, the estate was in cash and gill-edge stock and bonds.

\$8,335.75 was in the securities which included 147 shares of Baltimore Gas and Electric, 20 shares of General Public Utilities, four shares New York State Electric and Gas Corp., 20 share Pennsylvania Water and Power and 10 shares First National Bank.

\$14,012.76 was on deposit in three city banks.

Three neighbors, who cared for her during her last illness filed claims for services, but the executors have rejected

Mrs. Williams had, neighbors said, promised to remember them in her will. When the will was probated it showed that she had left a \$50 insurance benefit to four: Mrs. Maggie J. Wise, Mrs. Marie Walker, Allen Taylor and the late Nelson Burrell.

Seeking reimbursement for services were Mrs. Martha Frazier, Mrs. Walker and Mrs. Wise. They asked for \$2,937.25, \$11,586.25 and \$1,492.50, respectively.

MRS. WILLIAMS was a familiar figure on the streets of Baltimore. Usually wearing pants, sweaters and a battered hat, she was often seen dragging along a load of tools, including equipment for paper hanging.

There was little thought that she owned more than the meager rent that the rooms in the McCulloh Street house brought in rental.

Persons close to Mrs. Williams now recall that she often took on the repairing of run-down properties, doing all the work from repairing the roofs to papering the walls. They now deduct that she accumulated her money through buying the houses, fixing them up and then selling them.

The acquisition of money was the only thing that Mrs. Williams was close-mouthed about. She had been married and was the mother of a daughter, Josephine, who died some years before her.

What happened to Mr. Williams she never said, the neighbors disclosed. That he is also dead was discovered in a search for him after her death. She is listed as a widow.

She was also mum on her age. Neighbors say she always avoided discussing how old she was.

The desire to be a beautifully dressed corpse and be bur-

though she lived in squalor and without sufficient clothes for comfort, did not, however, run away with her sense of thrift.

Her will also directed that her funeral, including flowers and limousine, cost not more than \$1000.

She allotted \$140 for a vault, having already purchased a lot in the Saints Rest area of Mt. Auburn Cemetery and placed a headstone there.

ABOUT 10 persons attended the funeral services held last November in the Holland Funeral Home. There were two floral designs. But the satin dress, white accessories and burial coach were according to specification.

The part of the will that disposed of the cash said:

"All the rest I give absolutely to the Mayor and City Council to be expended at Baltimore City Hospitals for care of indigent patients".

MRS. EVA M. BURRELL, widow of Nelson Burrell, who died a year ago, and who was one of the four to whom she jointly willed proceeds from a \$50 policy with the Macedonian Immediate Relief Society, told the AFRO, this week.

My husband and she belonged to the Macedonian Relief. That was an organization something like the Elks. Each officer was to get \$10. She should have left a portion of her money to her own group.

"If you had seen her you wouldn't have thought she had a penny. She lived in that great big barn. She owned the house and rented out rooms.

"My husband said she had lots of money, but he didn't know how much she had. She went to church now and then".

The house, Orphan Court records show, has been sold to Stanley L. Abrahams. It

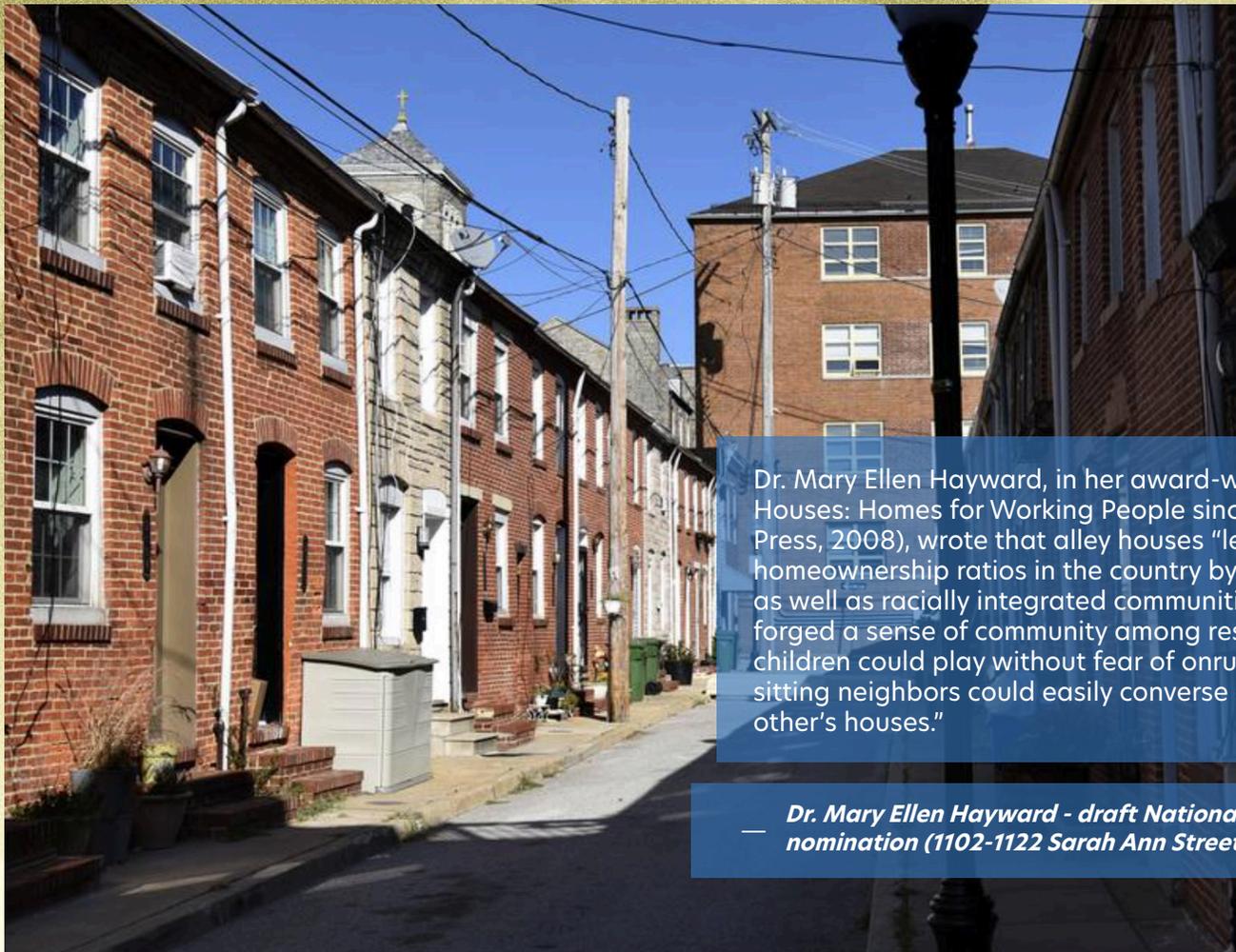
On January 18, 1873, Catharine (or Kate) Kennedy, a Black woman, laundress, and cook, purchased 1102 Sarah Ann (old #120 Harmony Lane) until selling it in 1886.

City directory listings indicate that Kennedy lived at 1124 (with some gaps) with other people, presumably her tenants. Those people were almost exclusively Black, and included men and women who worked as laundresses, porters, hostlers, barbers, and laborers.

Luberta Williams (1879-1956) was 26 years old in May 1905 when she paid \$300 for 1124 Sarah Ann. Recently widowed and the mother of a six-year-old, the North Carolina native had been a tenant there for a few years. She owned the property until 1928, mortgaging it some 16 times. Williams may have used it as collateral for other real estate ventures in an era when Black Americans had little access to capital.

By the time of her death in 1956, Luberta Williams was characterized in an Afro article as a colorful and eccentric recluse who had somehow amassed an estate worth \$26,000, of which all but \$1,000 she left to care for the indigent of Baltimore City.

# THE SIGNIFICANCE OF ALLEY HOMES



Dr. Mary Ellen Hayward, in her award-winning book *Baltimore's Alley Houses: Homes for Working People since the 1780s* (Johns Hopkins Press, 2008), wrote that alley houses "led to one of the largest homeownership ratios in the country by the late nineteenth century" as well as racially integrated communities. Alley house neighborhoods forged a sense of community among residents, as a place "where children could play without fear of onrushing traffic and where stoop-sitting neighbors could easily converse as well as look after each other's houses."

*Dr. Mary Ellen Hayward - draft National Register of Historic Places nomination (1102-1122 Sarah Ann Street), March 4, 2014*

# SAVE THE EADDY HOUSE:

## 319 N. CARROLLTON AVE.

For the past 94 years, since 1928, 319 N. Carrollton has been home to two Black families, the Sewells and the Waugh/Eaddys. As such, 319 N. Carrollton Avenue speaks volumes about the little-known and under-documented history of Black homeownership in Baltimore. From the Sarah Ann Street alley houses to the grander three-story homes on N. Carrollton, we have a strong and significant example of Black homeownership that spans three centuries.

The three-story Italianate style home at 319 N. Carrollton Avenue was built in 1871 and is 150 years old. Carrollton Ave was originally named Republican St. The name change occurred by 1874. The earliest street address was 84 N. Republican (then Carrollton). It was renamed 319 in 1889 when Baltimore's modern ordinal house numbering system was adopted.

For more than half of its lifetime, this classic Italianate-influenced Baltimore rowhouse has been owned by two African American families—for the past 30 years the Eaddys. Built in 1871 by local carpenter George Mallonee, 319 N. Carrollton was part of a group of eight rowhouses erected on the half-block stretching from Sarah Ann to Mulberry streets.

The Eaddy home was built in 1871 when N. Carrollton Ave. was called Republican St., and its first owner was J. Thomas Scharf (1843-1898) noted historian, author, lawyer, politician who was also a Confederate soldier and sailor who fought for slavery (showing the tensions of 19th century West Baltimore). After Scharf, the house changed hands often until a new pattern of stability emerged in 1882. Since then, 319 N. Carrollton has been owned by only four families (some of whom rented it out at various times). The first two were white and the next two Black.

Donald "China" Waugh purchased the home in 1992. He still lives in Poppleton just around the corner. He was one of the early arabbers at the Carlton Street stable. He is featured in Roland Freeman's iconic book *The Arabbers of Baltimore* (1989) and the film *We Are Arabbers* (2004) among other research on Baltimore arabbers. The Waugh family purchased the home to build generational wealth.

Curtis Eaddy Sr. is a small business owner and a minister and Sonia Eaddy is a dedicated community volunteer, mother, and grandmother. The Eaddys raised their five children and now host their many grandchildren in their rowhouse, which has been meticulously restored and maintains its historical integrity. After a 2012 fire, the Eaddy family built and restored their home with City permits and want to stay and continue the work to build a better future for Poppleton and West Baltimore.



**Eddy house & Family in Poppleton**





**Together this uninterrupted row of houses represent 150 years of Black homeownership in West Baltimore** – a testament to the spirit of this City and its residents – and should be honored and preserved. preserved. **We must preserve buildings with the people in them.**

**Preserving this block means** we honor this history by letting the Eaddy family stay in the beautiful home they have owned for almost 30 years.

**Preserving this block means** rehabilitating the Sarah Ann Street alley houses for homeowners, and that past residents have the first Right of Return.



## DEVELOPER SPEAKS...



**Asked the status of his company's plan, Arias had only this to say:**

"We've been working with the city for years [since 2004]. We're focused on getting into construction sometime next year."

ARTICLE BY FERN SHEN— READ THE WHOLE STORY AT BALTIMORE BREW.COM

**Regarding the City's current negotiations to remove the Eaddy family home, which they have owned since 1992, from the development plan and stop the displacement of Black legacy residents in Poppleton:**

The developer confirmed that "there have been discussions," but added, "Her property's not historic. She may have done some rehab on it, but it's not historic, from what I see."

**The EADDY home was built in 1871 and is historic. But that is not the only reason why La Cite must not destroy it. It is unethical for the City to use controversial eminent domain laws to forcibly take the property from the Eaddys so that outside developers can demolish it for a long-delayed and undisclosed redevelopment project.**

"Losing my home is like a death to me. Eminent Domain law is violent," Sonia Eaddy has said.

**The City knows it's wrong to take Black families' homes and has asked the developer to negotiate. But the developer's response to local outrage after the March 10 Poppleton Community Meeting was:**

"It's not their neighborhood, it's our neighborhood," La Cité's Arias said. "There's a lot we've added and contributed, and it seems to me that people, rather than say thank you, it's always people complaining."

**Tell La Cité that the Eaddys should remain in their home! Tell them Baltimore Deserves Development Without Displacement!**

**ASK THEM "WHOSE NEIGHBORHOOD?"  
TELL THEM, "OUR NEIGHBORHOOD."**

Call at (212) 616-6811 or write [TEAM@LACITEDEVELOPMENT.COM](mailto:TEAM@LACITEDEVELOPMENT.COM)  
Sign the petition at <https://actionnetwork.org/letters/chap>  
Avra & Cirro at CenterWest 101 N Schroeder St, Baltimore, MD 21223

# IAN ARIAS OF LA CITE DEVELOPMENT TOLD A REPORTER AFTER A MARCH 10, 2022 CITY MEETING IN POPPLETON:

## "IT'S NOT THEIR NEIGHBORHOOD. IT'S OUR NEIGHBORHOOD."



**ON APRIL 12, 2022, CHAP COMMISSIONERS  
VOTED TO INCLUDE THE EADDY HOMES AND THE  
SARAH ANN STREET ALLEY HOUSES IN THE LOCAL  
HISTORIC DISTRICT MAP.**



BRANDON M. SCOTT  
Mayor



CHRIS RYER  
Director

April 21, 2022

Sonia Eaddy, President of the Poppleton Now Neighborhood Organization  
[soniaeaddy@gmail.com](mailto:soniaeaddy@gmail.com); and  
Dr. Nicole King  
[nking@umbc.edu](mailto:nking@umbc.edu)

**Subject: Sarah Ann Street Historic District – Designation Hearing I**

Dear Ms. Eaddy and Dr. King:

The Commission for Historical and Architectural Preservation held its April 12, 2022, Commission hearing and heard the item, Sarah Ann Street Historic District – Designation Hearing I. At this hearing the Commission considered if the historic district designation was ready for formal consideration by CHAP, which would be heard at a subsequent CHAP hearing. Staff presented a district with boundaries that only included 1102-1124 Sarah Ann Street. It did not include 319 and 321 N. Carrollton Street. Staff also stated that the designation would be in opposition to the land disposition agreement signed by the City and the Poppleton developer. At the hearing, the Commission also heard testimony from 11 members of the public that urged the commission to consider including 319 and 321 N. Carrollton Street in the historic district. The Commission also received 168 emails requesting that the Commission consider including the N. Carrollton Street properties.

The public testimony and letters all argued that the N. Carrollton Street properties represent African American historic home ownership patterns in Baltimore City. They also stated that these houses have been in African American ownership for more than 90 years, a rare achievement in contradiction to the history of racist housing practices in Baltimore City. The testimony also stated that historic designation does not preclude a future approval of demolition – it only gives CHAP the authority to review and approve or deny demolition; however, consideration of any demolition would occur at a future hearing of the CHAP Commission.

With this information, the Commission voted on a motion made by Laura Penza and seconded by Councilman John Bullock (seven members present, six members in support, and one member abstained) to remand the designation back to staff and asked that staff revise the boundaries to include 319 and 321 N. Carrollton Street within the proposed Sarah Ann Street Historic District boundaries. The following next steps for the designation are:

- May 10, 2022 CHAP hearing- Designation Hearing I will be heard with revised boundaries to include the N. Carrollton Street properties.

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- July 12, 2022 CHAP hearing- Designation Hearing II formal consideration of Sarah Ann Street historic District will be heard.
- If CHAP approves of the designation, a full and proper report and draft ordinance will be submitted to City Council, which will then be introduced into City Council.
- Prior to a council committee hearing, the Planning Commission will hold a hearing on the designation and their report will be submitted to the committee.

Please note that the dates of subsequent hearings may change based on extenuating circumstances.

If you have any questions, please contact Mr. Eric Holcomb, Executive Director, at 410-371-5667.

Sincerely,

Eric Holcomb  
Executive Director

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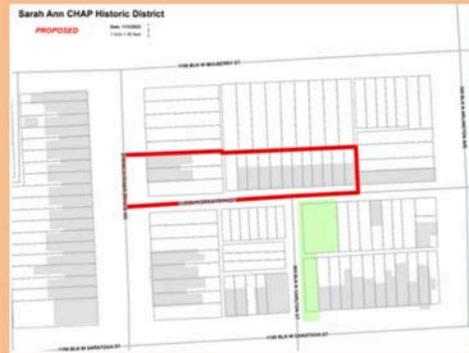
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# SAVE OUR BLOCK! KEEP THE FIGHT ALIVE!

We are fighting to preserve both the Eddy and Sarah Ann Street historic properties in Poppleton. We are fighting for community-led development without displacement and for the preservation of Black neighborhoods and Black history in Baltimore.



baltimoresun.com  
Baltimore family wins rare — though small — victory in fight to protect...  
The Eddy family won a rare — though small — victory in their decadeslong fight to protect their West Baltimore home from ...



CHAP received 168 letters before the April 12 meeting and we were able to get the Commission to put the Eddy properties on N. Carrollton Ave. back in the local historic district map. We need to **SHOW STRONGER SUPPORT** to make sure this row of historic homes is preserved.

## But then... another delay until Tuesday, July 12, 2022

However, we feel that things will move forward and we will be successful at keeping the Eddy and Sarah Ann Street houses in the Local CHAP District boundaries... and we will **SAVE OUR BLOCK** & achieve equity and community-led development in Poppleton.

## Please write a letter of support to CHAP and City Officials:

[https://actionnetwork.org/letters/chap\\_july12](https://actionnetwork.org/letters/chap_july12)

Or Email [Eric.Holcomb@baltimorecity.gov](mailto:Eric.Holcomb@baltimorecity.gov) directly or mail letters to CHAP attn: Eric Holcomb- 417 East Fayettee Street, 8th floor - Baltimore, MD 21202





**HELP US FIGHT FOR DEVELOPMENT WITHOUT DISPLACEMENT**

**SAVE OUR BLOCK  
BLACK NEIGHBORHOODS MATTER**

[Baltimoretraces.umbc.edu/poppleton](https://baltimoretraces.umbc.edu/poppleton)

**Facebook:** A Place Called Poppleton @organizepoppleton

**Twitter:** @organizepopple1

**Instagram:** organizepoppleton

**Please sign our petition:**

<https://www.change.org/p/baltimore-city-council-save-our-block-in-poppleton-baltimore>

**For more information on A Place Called Poppleton contact Prof. Nicole King [nking@umbc.edu](mailto:nking@umbc.edu)**

**“LOSING MY HOME IS LIKE A DEATH TO ME.  
EMINENT DOMAIN LAW IS VIOLENT.”**

**—SONIA EADDY, 2021**

