

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Barclay/East Baltimore-Midway Historic District

other names _____

2. Location

street & number Multiple (bound by Barclay St., E. North Ave., Harford Ave., E. 25th St.) not for publication

city or town Baltimore vicinity

state MD code MD county Baltimore code 510 zip code 21218

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments).

Signature of certifying official/Title Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments).

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby, certify that this property is:

- entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register.
 See continuation sheet.
- Determined not eligible for the National Register.
- removed from the National Register.
- other (explain): _____

Signature of the Keeper

Date of Action

Barclay/East Baltimore-Midway Historic District
Name of Property

Baltimore city, MD
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

Number of Resources within Property
(Do not include previously listed resources in the count)

- private
- public-local
- public-State
- public-Federal
- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
1938	79	buildings
	501	sites
		structures
		objects
1938	580	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

Current Functions
(Enter categories from instructions)

DOMESTIC: single dwelling; multiple dwelling

COMERCE/TRADE: warehouse

EDUCATION: school

INDUSTRY: manufacturing facility; industrial storage

RELIGION: religious facilities

DOMESTIC: single dwelling; multiple dwelling

COMERCE/TRADE: warehouse

INDUSTRY: manufacturing facility; industrial storage

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

LATE 19TH & 20TH C. REVIVALS: Colonial Revival;
Tudor Revival; Renaissance

LATE VICTORIAN: Italianate

foundation Stone, brick

walls Brick, stone

roof Asphalt, membrane

other Wood

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Barclay-East Baltimore-Midway Historic District

Name of Property

Baltimore city, MD

County and State

Section 7 Page 1

Description Summary:

The Barclay/East Baltimore-Midway Historic District is a late nineteenth and early twentieth century streetcar suburb located around two miles north of downtown Baltimore. Early industrial development of the historic district prior to the area's 1888 annexation into the city and a steeply graded stream valley east of Greenmount Avenue, combined to promote an unusually varied mix of industrial and residential development across around 138 acres of land.

The western side of the district has a gentle grade that gradually increased in elevation from the southern boundary at E. North Avenue to the northern boundary at E. 25th Street. The streets in this area follow a gridded pattern that extends to Howard Street on the west and E. 33rd Street on the north. For the eastern side of the district, the grade changes follow the valley of a now buried stream located around where Kirk Avenue is in the present. The streets in this area run from southwest to northeast paralleling Harford Road in a pattern that carries over into the area of the Coldstream Homestead Montebello Historic District and the adjoining Better Waverly neighborhood.

The district includes 1,938 contributing buildings constructed between the late nineteenth and mid twentieth centuries. 79 late twentieth and early twenty-first century buildings are also included (largely a group of infill townhouse development in the Barclay neighborhood known as North Barclay Green). Demolition of rowhouses and industrial buildings has also created 501 vacant lots some of which have been adapted into small community-managed open spaces.

Most buildings in the district are two- or three-story brick rowhouses built between the late 1890s and early 1920s. These rowhouses follow a range of vernacular styles that can be characterized within the broader typology of designs used by Baltimore builders and architects at this time. The district also includes a small number of detached and duplex style houses built between the 1880s and early 1890s that preceded the extension of streetcar lines through the area. The district contains a small number of industrial buildings constructed between the 1920s and 1940s following the substantial completion of the area's residential development. In addition, four major streets within or at the boundary of the district—Greenmount Avenue, E. 25th Street, Harford Road, and E. North Avenue all served as major commercial and retail corridors between the early- and mid-20th century and include many rowhouses with storefronts or other additions designed to support the adaptation of rowhouses for commercial use.

In addition to these residential and industrial buildings, the district includes a historic school. Three local landmarks, Cecil Elementary School, the MUND park, and the Greenmount Recreation Center are all tied to a later period of change in the 1960s and 1970s that is not included in this nomination. The period of significance begins with the earliest residential development in the decade prior to the 1888 annexation and ends in 1950 following the conclusion of the expanded industrial building activity that took place during World War II.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Barclay-East Baltimore-Midway Historic District

Name of Property

Baltimore city, MD

County and State

Section 7 Page 2

General Description:

The following detailed description outlines the residential, commercial, and industrial building types found within the district with references to examples of each type and corresponding photographs.

Building types

Residential building types

Residential building types in the historic district are largely The Baltimore Rowhouse (1999) by Mary Ellen Hayward and Charles Belfoure as a framework. Hayward and Belfoure's typology for Baltimore rowhouses is based on changes in style and floor plan that reflect the aspirations of Baltimore's middle class. Rowhouses within the district largely fall into three types defined by Hayward and Belfoure as the Italianate Period rowhouse, the Artistic Period rowhouse, and the Daylight Period rowhouse. Variations on the Artistic Period type that use a flat front, swell front, or porch front design are also described with examples.

Duplexes and detached cottages

The oldest housing in the district are the duplexes and detached cottages which predate the majority of the rowhouse development. The northwest section of East Baltimore Midway includes a mixture of pre-1888 annexation vernacular housing types and early 20th century rowhouses that embody the evolution of the neighborhood from exurban industrial village to city mixed-use neighborhood through the period of significance.

Walpert, Saint Ann's, Bartlett, Cokesbury, and Gutman Avenues (Blocks 4041, 4041A, 4061, and 4066) all include a mix of vernacular, gable-end and cross-gable, two-story, two-bay, wood-frame, single-family houses and small brick two-story Italianate paired houses built in the 1880s and 1890s. These houses are similar to those found in other areas that developed in the "Belt" during the mid to late 19th century including those in the Waverly Main Street Historic District (NR-1544) and the Hampden Historic District (NR-1397).

Examples of this building type within the district include:

- 608 Bartlett Avenue (c. 1885): A detached frame cottage clad in wooden shingles (**Photo No. 13**)
- 615 Bartlett Avenue (c. 1885): A detached frame cottage with jig-sawn cornice details
- 2413-2415 Greenmount Avenue (c. 1885): A three-story brick duplex with a gable roof and an early 20th century commercial addition on the left side of the building (**Photo No. 22**)

Italianate Period Rowhouse

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Barclay-East Baltimore-Midway Historic District

Name of Property

Baltimore city, MD

County and State

Section 7 Page 3

The Italianate Period rowhouse first appeared in Baltimore beginning in the 1850s. Most examples of this type the district were constructed between 1890 and 1910. The quintessential Italianate Period rowhouse in Baltimore is two- or three-stories tall and two- or three-bays wide with a flat roof features a raised, white marble basement with marble steps leading to the entrance. The pressed brick facade typically has tall, narrow windows and doors with marble sills and lintels. Jig-sawn wood or stamped metal ventilator panels create a frieze band beneath the modillioned cornice supported by scrolled brackets.

Examples of two-story and three-story Italianate Period rowhouses and rowhouse style duplexes in the district include:

- 612-614 Bartlett Avenue (c. 1890): A brick duplex two-story rowhouse with Italianate details (**Photo No. 13**)
- 1230-1244 E North Avenue: Three-bay wide, three-story tall rowhouses with full height first-floor windows. (**Photo No. 2**)
- 727-735 E. 21st Street (c. 1905): Three-bay wide, three-story tall rowhouses with marble lintels and details (**Photo No. 6**)

Artistic Period Rowhouses

Artistic Period rowhouses began to appear in Baltimore in the 1870s and 1880s. While the typical form of a Artistic Period rowhouse is largely identical to an Italianate Period rowhouse, the materials and architectural details are different. Hayward and Belfoure describe this type as a style where the ornamental designs from a multitude of late 19th and early 20th century eclectic styles were applied to new two- and three-story, two- and three-bay rowhouses.

Although Baltimore has many examples of high style, architect designed Artistic Period rowhouses, the examples found within the Barclay/East Baltimore Midway Historic District are more restrained rowhouses for the working and middle classes. These rowhouses within the district are characterized by marble or rock faced stone raised basements, marble steps, Roman brick, iron spot brick, or rock faced stone facades, and molded metal cornices. Most have flat roofs although several blocks of houses along Barclay Street feature Mansard roofs. The examples of this type can be further divided between flat-front, swell-front, and porch-front rowhouses.

Flat front

Flat front Artistic Period rowhouses generally feature wide or paired windows on the first stories. A good example of Flat front rowhouses in the district are found in the 500 block of E. 22nd Street, which are three-story, two-bay, brick rowhouses with rusticated stone basements and lintels. At the first floor, the houses have alternating paired, and picture windows with arched and flat lintels. Additional variety is introduced with facades that step forward and back in pairs, with patterned brick belt courses, and pressed metal modillioned cornices. This block retains some original windows, which are six-over-one on the upper floors and two-over two picture windows.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Barclay-East Baltimore-Midway Historic District

Name of Property

Baltimore city, MD

County and State

Section 7 Page 4

Additional examples of flat fronts:

- 727-735 E. 21st Street (**Photo No. 6**): A group of two-story, two-bay wide rowhouses (some covered with formstone) with alternating flat and peaked roof line.
- 702-712 E. North Avenue (c. 1900 - **Photo No. 1**): Three-bay wide, three-story tall rowhouses with decoratively patterned brick fronts and a mix of flat, jack arch, and arched window openings. Similar houses are found on the 500 block of E. North Avenue.
- 1900 blocks of Aisquith, Hope, and Sherwood Streets
- 2000 and 2200 blocks of Cecil Avenue
- 700 block of E. 22nd Street

Swell front

Swell front Artistic Period rowhouses feature full height, shallow, bowed, or rectangular bay windows. The end unit of a row frequently has a turret with a conical roof. Swell front rows may consist entirely of bow windows or alternate bow and rectangular bay windows. Characteristic of this area, the 1900 block of Oakhill Avenue is lined with two-story, three-bay bow-front rowhouses. The tree-lined block has views of the Cemetery and neighbors have graced the block with planters and vintage chairs, epitomizing Baltimore's stoop-living aesthetic.

Additional examples of swell fronts built in the neighborhood include:

- 1900 blocks of Cecil and Kennedy Avenues; parts of 1900 blocks of Homewood.
- 2000 block of Homewood Avenue
- 1016-1028 E 20th Street (**Photo No. 3**): A group of two-story, three-bay wide rowhouses that include a separate side entrance rowhouse at the end of the group.
- 447-451 E. 22nd Street (**Photo No. 7**): A group of three-story three-bay wide rowhouses that include a mix of swell- and square-fronts including a corner commercial rowhouse with a conical turret and a square-front house that incorporates a third-floor balustrade.
- 538-544 E 22nd Street: (**Photo No. 8**): A group of wide three-story, three-bay rowhouses with rough stone cladding on the first floor and stone courses in line with the second and third-floor window lintels.
- 534-540 E. 23rd Street (**Photo No. 11**): A group of two-story rowhouses with rough stone sills and lintels that include a three-story variation at the end of the group.
- 1901-1909 Barclay Street (**Photo No. 16**): A two-story swell front rowhouse with a light yellow-brown brick font and a pressed metal dentilled cornice
- 2435-2441 Barclay Street (**Photo No. 18**): A group of three-story stone-faced rowhouses with mansard roofs and alternating segmented bay, and rectangular bay windows on the second floor above a large first floor window.

Porch front

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Barclay-East Baltimore-Midway Historic District

Name of Property

Baltimore city, MD

County and State

Section 7 Page 5

Porch front Artistic Period rowhouses feature full width 1-story front porches. Upper stories may have three-sided bay windows. The 2100 block of Homewood is a distinctive block of porch front Artistic Period rowhouses in the neighborhood. This block of Artistic Period rowhomes is a gem of 20th-century rowhouse design. The elegantly angled street and sloping typography create stepped facades. The houses are further distinguished by front gardens, massive porches, bow windows, and orientalist detailing including pagoda-tiled roofs and Moorish cornices.

Additional examples of porch fronts houses include:

- 2000 blocks of Kennedy Avenue and Robb Street and the 600 block of Cokesbury Avenue: Simple two-story rowhouses houses with no bay windows.
- 2139-2149 Homewood Avenue (c. 1905): Ornatly detailed three-story rowhouses with a large porches connected across the row and large bay windows above the porch on the second floor.
- 700 block of E. 23rd Street, 2200 block of Homewood Avenue, 800 block of E. 22nd Street: Two-story rowhouses with porches and a bay window above.

Daylight Period rowhouses

Daylight Period rowhouses emerged in Baltimore in the 1910s. The typical Daylight Period rowhouse is 2 rooms or 1 room plus a hall wide and 2 rooms deep, allowing light directly into every room. Most daylight Period rowhouses also feature full width front porches and small front yards. Blocks of porch-front daylight rowhouses, are located along Gutman and Barlett Avenues at Homeland Avenue. Cecil Avenue is edged with tidy blocks with projecting marble stoops, first floor picture windows and front entries topped with stained glass windows, and pressed metal cornices. This street shows signs of strong block cohesion, with matching handrails and a high degree of integrity. Adjacent, Kennedy Avenue and Robb Street, are home to the porch-front version of this typology, some with second-story bay windows. Greater signs of disinvestment have impacted integrity on these blocks and vacancy and replacement materials are more common.

In addition, a pocket of tiny 1920s rowhouses in the far northeast corner of the district strongly resembles Daylight Period rowhouses with porch fronts and small front yards, built to house working-class class families. The 2300 block of Robb Street is a great example of this type: two-story, two-bay rowhouses are set back with small front and back yards. Each house has a small, raised front porch. The porches are constructed of stone with gable roofs. Each house has a Colonial Revival style pressed metal dentilled cornice. Street trees, planter boxes, postage stamp gardens, street parking, sporting team paraphernalia, and vintage street lights support all-American working class character in this part of the neighborhood, which has low vacancy rates and almost no demolition.

Examples of daylight rowhouses in the area include:

- 700 block of Bartlett Avenue: Two-story rowhouses with brick porches on the north side and stone-faced porches on the south side.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Barclay-East Baltimore-Midway Historic District

Name of Property

Baltimore city, MD

County and State

Section 7 Page 6

- 2300 blocks of Aiken and Aisquith Street, Robb Street, and Garrett Avenue: Two-story rowhouses with dark brown brick fronts and paired porches.
- 1100 block of Darley Avenue
- 1200 and 1300 blocks of Bonaparte Avenue
- 2060-2068 Kennedy Avenue (**Photo No. 28**)

Churches and school buildings

The district includes two historic churches, including a simple, vernacular Methodist mission church and a Romanesque revival Roman Catholic complex that include church, schools, and convent.

Saint Ann's Church (1874) is a Gothic Revival Catholic Church designed by prominent architect Ephraim Francis Baldwin. The church (**Photo No. 20**) is constructed of Jones Falls blue stone, with a polychromatic slate roof, and light-colored stone trim. Its asymmetrical massing, massive corner tower, large rose window, and belt-courses illustrate the Gothic Revival style architecture of the period. Mother Seton Academy and a convent are located next to the Church. The school (**Photo No. 21**) and convent are blocky, early 20th century three-story buildings. The design nods to the church with its stone ashlar façade, belt courses, and crenulated cornice line.

The small, cross-gabled Jerusalem Baptist Church (originally Oxford Methodist Church) at Loch Raven and Cokesbury Avenues was built around the 1880s and reinforces the mill village character in this section of the neighborhood. The building (**Photo No. 23**) is entirely clad in formstone and original materials are not visible, but the form suggests the English Arts & Crafts style.

There are two additional churches located on the 400 block of E. 23rd Street: Saint Matthew's New Life Church (**Photo No. 10**) at 410 E. 23rd Street and Saint Paul Free Will Baptist Church at 406 E. 23rd Street in the Barclay section of the district.

The former Oliver Cromwell Elementary School (**Photo No. 27**) is a large brick Renaissance Revival building located at 2200 Homewood Avenue. It is unusually position on the property relative to other buildings in the neighborhood as a particular exception was made to re-route Homewood Avenue around the property in order for Baltimore City to use the land for the construction of the building in 1903. The building was converted to senior apartments in the 1980s and, more recently, rehabilitated as part of the North Barclay Green development project.

Cecil Elementary and Recreation Center (non-contributing) are located at E. 22nd Street and Cecil Avenue. This school was built in the late 1960s as a part of MUND. The building's mid-century design and modest scale suit the neighborhood and it has a new mural that updates the facade. The large school yard, which connects the school and the rec center.

Commercial Buildings

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Barclay-East Baltimore-Midway Historic District

Name of Property

Baltimore city, MD

County and State

Section 7 Page 7

Commercial buildings in the district fall into four types: corner stores, two-part commercial blocks, one-part commercial blocks, and enframed window walls. Corner stores are distributed throughout residential areas, while other types are concentrated along Greenmount Avenue, 25th Street, Harford Road, and North Avenue. All types but the corner store are defined by Richard Longstreth in *The Buildings of Main Street*. A small number of buildings do not fit into this typology such as the mid-century corner commercial building (Harford Food Mart & Carryout) at 2002 Harford Road (**Photo No. 30**).

Corner Stores

Corner stores are integral to the residential blocks. Stylistically, they are indistinguishable from the rest of the block, but they are recognizable by their corner entrance, which is set at an angle facing the street corner. A column or simple pole supports the roof over the underhung entrance, which is flanked by storefront windows beneath a cornice. A good examples of corner stores is found at the northeast corner of 23rd Street and Greenmount Avenue. This flat-front Artistic-Period corner store has infilled storefront windows, but retains its inset steps and corner entry and column, which has a barber's pole affixed.

Two-Part Commercial Blocks

The two-part commercial block is a common type within the commercial corridors. Most are two stories tall and have one story storefronts consisting of a center entry flanked by display windows beneath a cornice. Most of the second stories are indistinguishable from Italianate and Artistic Period rowhouses. An example of this typology is 2405 Loch Raven Boulevard, which is a paired Italianate two-part commercial block with wood Italianate cornice line on the storefront and capping the building. The building retains its original storefront configuration, although the window openings are covered with plywood. A similar example is found at 2208-2212 Greenmount Avenue (**Photo No. 19**) which includes a rare surviving midcentury commercial sign for "H&B Market Seafood" that operated out of the building.

One-part commercial blocks are one-story tall and consist of a storefront with a high roof or a parapet wall giving the building a more monumental appearance. A good example of this typology is located on the south side the 1200 block of 25th street. Now used as a car repair business, the building retains first floor storefront windows (now infilled) capped by tiled eyebrow overhangs and capped with a parapet wall.

A concentration of one-part as well as enframed window wall commercial types can be found on 25th Street, Midway's northern boundary, which developed as an auto-oriented corridor. Constructed when 25th Street opened in ca. 1925, the street is lined with service stations, sales lots, and repair businesses with a few industries interspersed that were built to take advantage of access to the rail line that ran just north of 26th street. This light industrial character continues south of 25th Street onto Greenmount Avenue and Loch Raven Road. Loch Raven Avenue is home to P. Flanigan & Sons contracting (founded 1885). Their building (non-contributing) is an intact c. 1960s white block building with breeze-block detailing set in a parking lot.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Barclay-East Baltimore-Midway Historic District

Name of Property

Baltimore city, MD

County and State

Section 7 Page 8

The commercial corridors also include late 20th century commercial buildings including drug store, dollar store, and fast-food outlets and service station are all found in the neighborhood and are non-contributing to the district, as is Roberta’s House (928 E. North Avenue), a recently completed grief center.

Industrial Buildings

The rowhouse character of the neighborhood shifts to small-scale manufacturing and warehousing through the middle of the neighborhood, along the historic path of Jenkins Run and towards Harford Road. All of the 19th century industrial buildings were demolished through redevelopment in the early-mid 20th century, with the exception of a few possibly altered remnants along Kirk Avenue, as the waterway was piped through the neighborhood and the land was regraded.

Most of the industrial buildings in the neighborhood are one-part and enframed window wall type commercial manufactories and warehouses built in the period between the World Wars for companies such as Consolidated Tailors, Inc. and the Crown Luggage Co., American Bank Stationery Company (2201 Aisquith Street; **Photo No. 29**), Faultless Nightwear Co., and Mack Truck. The buildings are primarily utilitarian blocks with large window and truck bays, some enlivened at their entries with Art Deco or Modernist concrete or metal detailing. The modest three-story brick factory building at 2315 Homewood Avenue (**Photo No. 26**) is one example that includes the large windows and parapet roof typical of other industrial buildings in the neighborhood. In some cases, oddly-shaped lots have forced variations on these standard forms as the example of 1270 E. 20th Street (**Photo No. 4**) with a roughly trapezoidal plan shows.

Most have infilled window openings or recent windows and doors, although a few retain steel sash.

By the early 1950s, the industrial construction in the neighborhood was complete, adding a few printing companies, hoist repairs and electrical systems repairs, bookbindery, wholesale drug manufacturing, and a delivery transfer station on Curtain Avenue between Kirk Avenue and Aisquith Street, all built around 1950. Most recently, Baltimore City has built a new bus depot on Kirk Avenue, after taking down the old one across the street, and is currently regrading that site.

Integrity

Over the past 50 years, the area of the districted has experienced significant abandonment and demolition but also major redevelopment. Near the southwest corner of the district, a new townhouse and apartment complex known as North Barclay Green was developed by the company Telesis. The development includes well-detailed, contextual new rowhouses on the side streets and mixed-use development on the thoroughfare.

Demolition has had an impact on the overall pattern of the district. The southwestern section of the neighborhood, especially, has a significant amount of vacant land that interrupts the rowhouse blocks, and an area of high-quality recent redevelopment that comprises a substantial area of non-contributing

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Barclay-East Baltimore-Midway Historic District

Name of Property

Baltimore city, MD

County and State

Section 7 Page 9

buildings. Demolition has less impact on integrity than it would in most rowhouse neighborhoods due to the variety of buildings in the blocks that is a primary historic characteristic of the neighborhood.

As is typical of middle-class and working-class housing, alterations are common – evidencing families seeking to economically maintain their homes and landlords undertaking rental conversions. Wood-frame housing is almost universally clad in aluminum or vinyl siding, older brick is frequently painted or faced with formstone, ornamental wood features, such as porches and cornices and fenestration such as windows, doors, and porch features are often recent replacement materials. The house forms and street plans, however, clearly represent their types and significant integrity remains in structural materials. Ornamentation on 20th century types, including stone and brick porches and pressed metal cornices typically remain.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Barclay-East Baltimore-Midway Historic District

Name of Property

Baltimore city, MD

County and State

Section 7 Page 10

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A** Property is associated with events that have made a significant contribution to the broad pattern of our history.
- B** Property associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets)

Area of Significance

(Enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

c. 1875 – c. 1950

Significant Dates

1888

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Nelson C. Showacre ; Charles E. Gerwig;
E.J. Gallagher Realty Company; Highland Home Building Co.

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

Previous documentation on files (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey

- recorded by Historic American Engineering Record

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Barclay-East Baltimore-Midway Historic District

Name of Property

Baltimore city, MD

County and State

Section 8 Page 1

Summary Statement of Significance:

The history and characteristics of the Barclay/East Baltimore Midway area give the district local significance for the National Register of Historic Places Criterion A for the early pattern of development at the urban-suburban boundary represented by the pre-1888 city line and the post-1888 history of residential rowhouse development. The district is also significant under Criterion C as the diversity of rowhouse types from the 1880s through the late 1920s illustrate nearly the full range of rowhouse designs built by local builders and developers from the 1880s through 1920s.

Criterion A

The district is associated with a series of events that have made a significant contribution to the broad pattern of Baltimore's history. First, the early use of the property for tanneries and other industrial land uses along with suburban residential development such as the cottage style duplexes located in the northeastern corner of the district is characteristic of pre-1888 annexation land use patterns. Second, the transition from the pre- to post-annexation development. Development in this and other areas was greatly accelerated by the expansion of the electric streetcar system but simultaneously complicated by conflicts over land use and the work of incorporating the existing development into the growing city.

In Barclay East Baltimore Midway, these latter complications are particularly evident in the street grid. In contrast to the even application of the numbered grid street plan within the Old Goucher College Historic District (B-4504) and the Charles Village/Abell Historic District (B-3736), the East Baltimore Midway district combines grid patterns from three distinct periods of development reflecting the necessary compromises city planners and engineers made in development the Annex during the late 19th and early 20th century. Lastly, the final period of development within the district represented by the 1965 Cecil Elementary Middle/School reflects the redevelopment of aging streetcar suburbs during the mid-20th century.

Overall, the significance characteristics of the district shares some similarities with the Coldstream Homestead Montebello Historic District (B-5145) which includes the larger share of former Montebello estate by E.J. Gallagher Realty Company (who also worked in East Baltimore Midway), the Berea/Biddle Street Historic District (B-5271) which was located immediately at the city boundary during the late nineteenth century (albeit on the city side instead of the county), and the Edmondson Avenue Historic District (B-5187) which was similarly located immediately outside the city's pre-1888 annexation boundary in West Baltimore and developed during the same period.

Criterion C

The district is also reflects the distinctive characteristics of the rowhouse architectural type. This local significance is similar to that of the Berea/Biddle Street Historic District, Baltimore East/South Clifton Park Historic District (B-5145), and other area districts whose period of significance spans the period of

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Barclay-East Baltimore-Midway Historic District

Name of Property

Baltimore city, MD

County and State

Section 8 Page 2

the 1880s through 1920s which saw significant innovation and growth for Baltimore residential architecture.

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Resource History and Historic Context:

Overview

When the development of East Baltimore-Midway and Barclay began in the mid nineteenth century, the area was part of Baltimore County as North Avenue, then known as Boundary Avenue, marked the city's northern boundary. For much of the 19th century, the landscape featured a mix of suburban estates, such as those owned by Andrew Kennedy (who helped to build Saint Ann Catholic Church in 1874) Edward Patterson, Jr. (who inherited a large share of the well-known Montebello estate), and the Sadtler estate, mixed a handful of industrial businesses, such as the Kennedy family. York Road (now Greenmount Avenue) and Harford Avenue had some commercial development which began to increase in the years after the Civil War due to the city's growing population and the creation of new horsecar and rail lines along both of major streets.¹

Following the city's 1888 annexation of the area and expansion of the new electric streetcar system in the 1890s, enterprising property owners and builders, such as N.C. Showacre, began building three- and, later, two-story rowhouses on Greenmount and North Avenue and nearby blocks. Residential development continued through the 1920s with large-scale builders, notably the E.J. Gallagher Realty Company, building homes along the newly opened Bonaparte Avenue into the late 1920s with a handful of blocks filling in around the early 1950s. Industrial development along E. 25th Street and Curtain Avenue took place largely between the 1920s and the 1940s.

Early development before 1888 annexation

Beginning as early as the late 1700s, large landowners began building homes and small industrial ventures in the vicinity of district. Montebello, established by General Samuel Smith in the late 1790s, was among the largest estates in the area during this period. The property's high-style mansion stood near Harford Road with outbuildings, slave quarters, stables, barns, a smokehouse, and an icehouse all located nearby but out of sight from the winding drive that served as the main entrance to the property. After his

¹ Many of the area street names have changed since the 1870s. Changes include Huntingdon Avenue now E. 25th; York Road now Greenmount Avenue; Denmead Street now E. 20th Street; Kennedy's Lane now Homewood Avenue and E. 22nd Street; Jenkin's Lane now Kirk Avenue; and Quaker Road now Loch Raven Road. Typically, this nomination uses contemporary street names unless referencing a quoted source that refers to a property using a prior street name.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Barclay-East Baltimore-Midway Historic District

Name of Property

Baltimore city, MD

County and State

Section 8 Page 3

death in 1839, the property had passed to his daughter Sidney Smith Patterson (1794-1879) and son-in-law Edward Patterson (1789-1865) and other descendants.²

In 1817, the city expanded into Baltimore County with the border set as Boundary Avenue (present day North Avenue) on the southern edge of the district. The city was also tied to the area by a slowly expanding network of turnpike and early transit options. The Baltimore and York-town Turnpike incorporated in 1805 and, after raising \$100,000, the company started construction in 1808 on York Road (present day Greenmount Avenue). In 1844, genteel carriages and farmer's wagons were joined by one of the city's earliest transit services when an omnibus started regular service between Monument Square in downtown Baltimore and the Coldspring Hotel in the suburban community of Govanstown.³

Among the most notable early residents in this period, was William Jenkins (1767-1843) whose family "homestead" was located at York Road and Boundary Avenue. According to a brief biographical profile by local historian Nelson Bolton, in 1812, Jenkins built a large tanning yard on York Road and "introduced improvements in the process of tanning that gave to Baltimore leather a peculiarly high reputation." The property's location in Baltimore County likely made the operation more feasible as it avoided the closer scrutiny and regulation required for this type of industrial operation within Baltimore City. In 1817, Jenkins acquired over twenty acres in the area of what is now Greenmount Avenue and 21st Street adjoining the tannery and built a home, "Oak Hill," where he eventually died in 1843.⁴

An 1845 map of the area shows William Jenkins' home and the home of his son Mark W. Jenkins on the east side of York Road and a third property on the west side of York Road belonging to another son James W. Jenkins.⁵ The family operated tanning yards and may have originally acquired the property to avoid regulations on such businesses within Baltimore City and evidently continued as a family enterprise up until the Civil War.

Jenkins' daughter Mary Ann Jenkins (d. March 18, 1873) married William Kennedy (1801-1873) and inherited Oak Hill from her father. Known as Captain Kennedy, a noted merchant who, by age 21, was already was the "owner of his own vessel sailing for various foreign ports." Kennedy was among earliest supporters of Mount Vernon Cotton Duck Company (established in 1845). Captain Kennedy had two children. His oldest daughter, Mary Josephine Kennedy married the long-time president of the Mount Vernon Cotton Duck Company, Richard Cromwell (1833-1910). His younger daughter, Sallie Prinier Kennedy (d. 1883), married Colonel William Marshall Boone (d. 1879).⁶

By 1854, the area contained around a dozen buildings including a tanning yard on North Avenue, buildings owned by S. Peutz, S. McCabb, N.R. Woodward, William W. Moore all near present day Kirk

² "Edward Patterson (1789-1865)"; "Sidney Smith Patterson (1794-1879)."

³ "Station North."

⁴ "Sgt William Jenkins (1767-1843)."

⁵ Lucas, "Plan of the City of Baltimore, Compiled from Actual Survey."

⁶ "CPT William Kennedy (1801-1873)"; "Mary R. Kennedy Cromwell (1839-1873)"; "Richard Cromwell IV (1833-1910)."

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Barclay-East Baltimore-Midway Historic District

Name of Property

Baltimore city, MD

County and State

Section 8 Page 4

Avenue; a building owned by H. Curtain near Harford Road; and a large residence owned by Edward Patterson near E. 25th Street.⁷

Baltimore’s growing population during and after the U.S. Civil War contributed to new development in the area along York Road (now Greenmount Avenue), Kirk Avenue, and Harford Avenue. In 1858, the Baltimore and Yorktown Turnpike Railway incorporated. The company started laying track in 1863 and the first cars reached of Govanstown on July 16, 1863.⁸ The Hall’s Spring Railway was founded in 1870 as a horsecar line which running from Baltimore City to Hall’s Springs Hotel at the Herring Run (now a city park).

The growing population enabled the Kennedy family to support the founding of Saint Agnes Catholic Church in the early 1870s. The congregation initially worshipped in chapel at Captain Kennedy’s home prior to the completion of the church building in 1874. After Sallie P. Kennedy died nine years later the church received an additional gift of thirteen thousand dollars from Sallie Kennedy “to build transepts and a sanctuary to the church.” Father Bartlett who had responsibility for the church at the time “purchased ground of the Kennedy estate on which he erected a rectory, school and Sisters’ house.” The growing church was eventually consecrated by Cardinal Gibbons in October 1896.

By 1876, the property owners on the west side of Greenmount Avenue included Richard J. Capron (a Virginia native who served as a director of the Baltimore and Hampden Passenger Railway in the 1870s), Lloyd W. Williams (a state’s attorney for Baltimore in the 1850s), the estate of G. T. Sadtler (an early Baltimore optician and jeweler), and Charles E. Dicker.

The east side of Greenmount Avenue included Kennedy Estate and two country houses in the area bound by Greenmount Avenue, Jenkin’s Lane, and Kennedy’s Lane: "Oak Hill" located immediately adjacent to Greenmount and "Retirement" located a short distance to the northeast. The Kennedy Estate also included a large parcel facing E. North Avenue occupied by a “fruit distillery” which may have produced brandy for sale locally or shipment to other areas.

Other nearby properties included large lots on the south side of Curtain Avenue owned by Edward L. Coulson (between Kennedy and Kirk) and John Sherman (between Aisquith and Kennedy). Coulson sold fertilizer which likely explained why he initially acquired property in the area. Other property owners included the estate of John B. Gutman (with property around 24th to 25th Streets); and a lot owned by John W.S. Brady (around E. 25th Street), immediately northwest of the F. Walpert Hair Company. Up until at least 1871, Gutman had worked as a butcher at the market in Fell’s Point and lived on York Road where he likely also kept livestock for his business.⁹

⁷ Brown and Rogerson, “Map of the Vicinity of Baltimore from Actual Surveys.”

⁸ “Station North.”

⁹ *The State Gazette and Merchants and Farmers’ Directory for Maryland and District of Columbia ...*

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Barclay-East Baltimore-Midway Historic District

Name of Property

Baltimore city, MD

County and State

Section 8 Page 5

Cottage building in Oxford

By the 1870s, three small towns had developed in Baltimore County along York Road known as Oxford, Friendship, and Waverly spread out between North Avenue and E. 33rd Street. The early residential development that remains extant along the 600 blocks of Gutman, Bartlett, St. Ann's, and Walpert Avenues are part of the southern edge of Oxford in the 1880s. Oxford took its name from the country estate owned by the Frisby family for most of the 19th century.¹⁰ The estate also included parts of the neighboring town of Friendship which was described as "a pretty, flourishing place" in a contemporary account. The account continue to describe how Friendship and Oxford were both located a region of "steadily increasing elevation from the harbor with dozens of brooks fed by the abundant springs and flowed down from the elevation topped with tasteful and imposing suburban mansions."¹¹

As an example of one of the homes available in the area around this time, one 1883 classified advertisement in the *Sun* described a "Six-Room House for Rent--\$12 per month, on Bartlett Avenue, near St. Ann's Church, York road."¹² More homes went up in the area between the mid-1880s and early 1890s. For example, in August 1886, Augustus D. Clemens, Jr. advertised:

"Beautiful Cottage Lots, 25 by 83 to 10-foot alley for lease at from \$1 to \$1.50 per foot, or for sale at from \$400 to \$600. St. Ann's avenue and Quaker's lane, three squares east of York road."¹³

Outside of the commercial and industrial development on Kirk Avenue the area had few landmarks in the 1870s. Residents or travelers could visit Darley Park, a complex that included a hotel, brewery, and depot for the Harford Hall's Springs Passenger Railway on the east side of Harford Avenue. Holy Cross Cemetery (established in 1863) and the Friends Burying Ground (established in 1713) were both located nearby. Zeno Barnum's estate at the northeast corner of Harford Road and E. North Avenue (immediately outside the proposed district) boasted a grand mansion that later became the Samuel Ready School (now the site of the East side courthouse complex). The Johns Hopkins "University Grounds" (the area later turned over to the city for development as Clifton Park) was located to the north.¹⁴

Development after the 1888 annexation

The city's rapid growth following the Civil War prompted significant interest in the annexation of the developed areas of Baltimore County adjacent to the city's formal boundaries (an area known as the time as the "Belt." An 1874 referendum for County residents living in the annex failed by a large margin. Historian Joseph Arnold attributed the failure to skepticism among middle class residents that the city could deliver on promised public services and fears of tax and rent hikes among lower income industrial

¹⁰ Wilson, *Baltimore's Historic Oakenshawe*, 43.

¹¹ Wilson, 44.

¹² "Classified Ad 54 -- No Title."

¹³ "Classified Ad 28 -- No Title."

¹⁴ Outline of characteristics and ownership based on review of Plate Q, City Atlas of Baltimore Maryland and Environs (1876).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Barclay-East Baltimore-Midway Historic District

Name of Property

Baltimore city, MD

County and State

Section 8 Page 6

workers. It took over a decade of political maneuvering and generous incentives for property owners in the annex to secure another referendum through the state legislature.

By 1888, the city had promised to tax property owners in the Belt at only half the city rate for twelve years and any undeveloped property with less than six houses on paved streets would remain at the current city rate regardless of “how long they remained undeveloped and... how much the county rate increased.” Several property owners in the district, including Richard Capron, George T. Sadtler, and Rev. P.B. Sadtler, were among a group invited by state senator Winfield J. Taylor to attend a hearing in Annapolis in late February 1888 and show their support for the plan.¹⁵ When this plan was put to a vote, the Belt’s Western and Northern districts both voted to join the city. The annexation pushed Baltimore’s northern boundary nearly two miles north bringing the neighborhoods now known as East Baltimore Midway and Barclay into the city.¹⁶

Following the annexation, the city topographical survey, led by Chief Engineer H.T. Douglas (the former Chief Engineer for the Baltimore and Philadelphia Railroad and later the B&O Railroad) started work on a proposal laying out streets for the northern Annex. In 1894, the *Sun* reported on the survey’s recommendations describing the proposed arrangement of York Road and Montebello Avenue and the extension of east-west streets from E. 20th to E. 25th Street from York to Harford Avenue. The developed area east of York Road from Oxford to Waverly described as “one of the knottiest problems” to resolve without costly demolitions. Ultimately, the proposal required the demolition of “the slaughter-houses on Jenkins lane and a few other houses” in that area along with a “number of houses” in the northeastern section of the district.¹⁷ The development of the area east of Greenmount Avenue was further complicated by two large streams: Homestead Run which cut across the Patterson estate near the Belt Line tracks and Jenkin’s Run which passed north of Walpert Avenue and across the F. Walpert Hair Company property then continuing down behind Jenkin’s Lane (now Kirk Avenue) where it likely served as a sewer for the adjoining businesses.

In the area of Barclay and East Baltimore Midway, property owners were motivated to overcome any challenges and quickly began filling the blocks both east and west of Greenmount Avenue with rowhouses. Early developers included experienced real estate dealers such as Charles E. Spalding (who bought up a large share of the former Lloyd Williams estate) and Richard J. Capron (who later played a significant role in the development of Roland Park). Between the mid-1890s and 1910s, Charles Hammond Cromwell bought up most of Richard and Mary Josephine Kennedy Cromwell estate and, through the Cromwell Building Company and Kennedy Land & Improvement Company, developed most of the houses in the area bound by Greenmount Avenue, E. 22nd Street, Kennedy Street and North Avenue.¹⁸

¹⁵ Sun, “THE BELT ANNEXATION.”

¹⁶ Arnold, “Suburban Growth and Municipal Annexation in Baltimore, 1745–1918,” 1745–1918.

¹⁷ “A NEW CITY PLANNED.”

¹⁸ “Charles Hammond Cromwell Sr. (1868-1931).”

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Barclay-East Baltimore-Midway Historic District

Name of Property

Baltimore city, MD

County and State

Section 8 Page 7

Development west of Greenmount Avenue (Sadtler and Williams Estates)

The area of Barclay located on the west side of Greenmount Avenue developed more quickly than the area of East Baltimore-Midway located east of Greenmount Avenue. The property was split between the Sadtler estate (which included the north end of the area along with land later developed as Charles Village), the former Lloyd Williams estate, and a large property owned by real estate investor Richard J. Capron.

For residential development, Barclay had the advantage of easy access to streetcar lines on Saint Paul Street, Greenmount Avenue, and E. 25th Street (then Huntingdon Avenue) and of fewer hills. However, profits were not guaranteed, and several early builders encountered financial challenges amid the recession of the early to mid-1890s. An 1894 advertisement for a trustee's auction testifies to the advantages of the area and the financial challenges of the period:

“These houses have buff brick fronts, with white marble, and bluestone bases and steps. The workmanship and materials used in the construction of said houses are of the best quality and the houses have all the conveniences of three-story houses: the location is unsurpassed, being within a short distance of the York road electric car line, the Huntingdon avenue electric line and the Blue line cable.”¹⁹

Another 1894 advertisement for 332 E. 2nd Street and 2138 N. Barclay Street emphasizes the reduced tax rates in the Annex, writing: “These houses are three-story brick with marble trimmings, eight rooms and bath; all modern improvements; under county taxes.”²⁰ Some builders were unable to complete construction before going out of business as seen in an 1898 trustee sale for a group of unfinished houses on the 400 block of E. 22nd Street.²¹

One of the larger builders in the area of Barclay was Charles E. Spalding who paid \$100,000 in 1895 for “three squares of ground on Twenty-second street, between the York road and Guilford Avenue... improved with an old stone mansion.” The mansion house was the former residence of Lloyd Williams, a former state's attorney and, by 1895, the property was among only a handful of undeveloped blocks west of Greenmount Avenue.²²

One of the final blocks to develop was the area between E. 24th and E. 25th Streets and Barclay and Guilford Avenue where the Union Park baseball ground was located. Located on the Sadtler estate, the park was the home grounds for the Baltimore Orioles baseball team between 1891 and 1899 while playing in the National League. After the construction of a new baseball field known as American League Park around E. 30th Street, the old baseball field fell out of use and was torn down around 1903 and 1904.²³

¹⁹ “Classified Ad 15 -- No Title,” 15.

²⁰ “Classified Ad 12 -- No Title.”

²¹ “UNFINISHED HOUSES SOLD.”

²² “IN THE ANNEX.”

²³ “Union Park (Baltimore).”

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Barclay-East Baltimore-Midway Historic District

Name of Property

Baltimore city, MD

County and State

Section 8 Page 8

The completion of rowhouse development in the area brought other changes as well. In September 1904, Baltimore city announced plans to pave the streets between E. 20th, E. 21st, Barclay, and Calvert Streets—which meant that property owners would be expected to begin paying property taxes at the city rate rather than discounted Annex rate.²⁴ While property owners were expected to appeal the increased rate, the city continued to develop infrastructure in the vicinity with the construction of bridges over the Belt Line tracks at Barclay Street in 1900 and Guilford Avenue in 1914.²⁵

Development east of Greenmount Avenue (Kennedy Estate)

Nelson C. Showacre

One of the earliest and most productive builders working on the west side of Greenmount Avenue was Nelson C. Showacre (often referenced as N.C. Showacre. Active as a builder since at least the 1890s, Cromwell's prior work included ten three-story houses on the west side of Eutaw Place near Whitelock Street built around 1895.²⁶ Showacre apparently experienced the same challenges as other builders following the Panic of 1893 as he declared a \$150,000 liability in 1895.²⁷

A review of block books for the area suggests an early partnership with Nelson C. Showacre and Charles H. Cromwell for the initial subdivision and development of the Kennedy estate. For example, on Block 4024, Charles H. Cromwell began buying up more property from relatives and other owners in the late 1890s. In December 1900, they leased lots at the southeast corner of E. 20th Street and Greenmount Avenue to Nelson C. Showacre. When Cromwell continued to purchase several additional 14- and 15-foot wide lots in the vicinity of Greenmount, North Avenue, and E. 20th Street from the estate of Richard Cromwell and Michael Jenkins, Showacre held the mortgage. In the spring of 1901, records indicate Showacre selling completed houses in the area and acquiring more property at the northwest corner of E. North and Boone Streets.²⁸

Even after Charles H. Cromwell and partners established the Cromwell Building Association in 1902, Showacre continued working in the area. For example, in May 1905, Nelson C. Showacre sold a house on the south side of E. 20th Street near Boone Street to Wade H. Johns with a ground rent of \$90 (up from \$65).²⁹ In July 1906, the *Sun* reported:

“Very shortly operations will begin on the erection of 75 dwellings on the Kennedy estate, in the northern section of the city, by Contractor N.C. Showacre. The dwellings will be built on both

²⁴ “Will Be A Paying Investment.”

²⁵ “Guilford Avenue Bridge”; “Barclay Street Bridge.”

²⁶ *The American Architect and Building News* (James R. Osgood & Company, 1895).

²⁷ *Dun's Review* (R.G. Dun & Company, 1895).

²⁸ Add citation for MSA Block Books.

²⁹ “Real Estate Transaction 1 -- No Title,” May 10, 1905.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Barclay-East Baltimore-Midway Historic District

Name of Property

Baltimore city, MD

County and State

Section 8 Page 9

sides of Kennedy avenue, running north from Twentieth street, and on the west side of Cromwell street.”³⁰

In August 1906, the *Sun* reported that Nelson C. Showacre planned to build 68 two-story brick houses along both sides of Kennedy Avenue north of E. 20th Street:

“Kennedy avenue is the extension of Ensor street, and is one of the most recent street improvements in the northern section. The dwellings will cost \$110,400. Mr. Showacre has made a number of improvements in the locality, only recently building a number of three-story dwellings on Cromwell street. These houses will average about 15 feet front and 55 feet deep while the store building will have a frontage of 18 feet.”³¹

The change to building two-story porch-front houses is notable although it may have reflected Showacre adapting designs to fit the shallower lots that were about half as deep as the larger lots on E. 20th Street and E. North Avenue where Showacre had built scores of flat-fronted three-story houses five years earlier.

Cromwell Building Company

For the first several years of development in the area, Charles H. Cromwell was largely buying and selling property under his own name. That changed in early 1902, when the Cromwell Building Association was formally incorporated with \$2,600,000 in capital stock—the greatest value of any of the building associations, land, or loan companies incorporated in Baltimore from January to July of that year.³² The original incorporating officers included John T. Reed, George E. Pfeiffer, George M. Bucher, Frank W. Pfeiffer, Charles H. Cromwell, Dr. Charles E. Brack, William H. Riley, John L. Burgess, Charles H. Gerwig, Charles H. Colburn, C. Eugene Klein, and William B. Levy. The capital stock was divided into 20,000 shares of \$130 each.³³ While the enterprise was most active in the early 1900s, the company appears to have existed up through at least the mid-1940s.

Despite the stock sales, selling ground rent continued to be an important source of initial capital for rowhouse building in the area. For example, in February 1902, Charles H. Cromwell was selling ground rents for fifteen-foot-wide lots with two-story rowhouses at 2000 and 2012 Kennedy Avenue at \$65 each.³⁴

The new company brought new builders to the area among them Charles H. Gerwig (Mar 9, 1866—May 20, 1929) who was one of the building association’s founding officers. Gerwig worked as a contractor and builder both within the district and in other growing north and west Baltimore neighborhoods (Midtown

³⁰ “HOME FOR NEWSBOYS.”

³¹ “PLANS 68 NEW HOMES.”

³² “CHARTERS FOR SIX MONTHS,” 000.

³³ “American Building Association News,” 84.

³⁴ “LOCAL BRIEFS.”

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Barclay-East Baltimore-Midway Historic District

Name of Property

Baltimore city, MD

County and State

Section 8 Page 10

Edmondson and Auchentrolie Terrace) during this period.³⁵ Charles Gerwig was born in Howard County but, at the time of his death, lived in Baltimore City at 6201 Biltmore Avenue and remains buried at Woodlawn Cemetery.³⁶ One example of his work within East Baltimore Midway is from May 1907, when Gerwig received a permit to build on the 800 block of E. 22nd Street between Homewood and Kirk Avenues (9 two-story houses on the north side and 10 on the south side of the block) at a cost of \$34,200.³⁷

Charles Gerwig often worked in partnership with his brother Jacob F. Gerwig (b. December 1857). Jacob Gerwig was a little-known but prolific local architect. In 1900, Gerwig resided at 2906 Walbrook Avenue and still listed his employment as a builder but, by 1910, he had moved to 1028 North Fulton Avenue and was identified as an architect. He was known as a favorite architect for the Peabody Heights Company and reportedly designed forty bay-window porch front rows in that neighborhood between 1905 and 1919.³⁸

Kennedy Land & Improvement Company

The Cromwell Building Company was one of at least two organizations that Charles H. Cromwell helped form to finance the area’s development during the 1900s and 1910s. On March 13, 1908, Charles H. Cromwell and associates incorporated the Kennedy Land & Improvement Company with \$120,000 in capital stock.³⁹ By 1912, the company began releasing property to the city for the creation of new streets through the area.⁴⁰

By May 1914, work was underway on thirty new two-story houses on the 2200 block of Cecil Avenue (addresses including 2230-58 and 2231-59) designed by architect Stanislaus Russell and built by James B. Yeatman (who had a temporary office at 2016 Cecil Avenue).⁴¹ At the time, Russell lived in northwest Baltimore at 2900 Clifton Avenue and had been a working architect in Baltimore since 1903.⁴² Yeatman’s projects include the nearby Public School No. 32 (1890) on Guilford Avenue, rowhouses in Auchentrolie Terrace, and many other projects.⁴³

³⁵ “Auchentrolie Terrace Historic District (NR-1561),” 2015, https://mht.maryland.gov/secure/Medusa/PDF/NR_PDFs/NR-1561.pdf.

³⁶ “Midtown Edmondson Historic District, National Register of Historic Places, Registration Form (2015 January – Draft) – Baltimore Heritage,” accessed May 24, 2021, https://baltimoreheritage.org/md_baltimorecity_midtownedmondsonhd_nomination-2015-01-draft/.

³⁷ “WILL BUILD WAREHOUSE,” 100.

³⁸ “Midtown Edmondson Historic District, National Register of Historic Places, Registration Form (2015 January – Draft) – Baltimore Heritage.”

³⁹ Information, *Biennial Report of the Bureau of Industrial Statistics and Information of Maryland*, 378.

⁴⁰ “Commissioners for Opening Streets. Releases of Properties. Kennedy Land & Improvement Co. of Baltimore City, Lots A, B, C, D.”

⁴¹ “Baltimore, Md.”

⁴² “Stanislaus Russell (1876-1958).”

⁴³ Pousson, “Public School 32 - 19th Century School Reused as a 21st Century Charter School”; Hayward, “Auchentrolie Terrace Historic District (B-5279/NR-1561).”

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Barclay-East Baltimore-Midway Historic District

Name of Property

Baltimore city, MD

County and State

Section 8 Page 11

By December 1914, the Kennedy Land & Improvement Company had completed 30 houses on the 2200 block of Cecil Avenue and advertised that 16 had already sold with “five more ready for immediate delivery.” Advertisements promised that “we can sell you a home and get you a loan immediately” with “low prices” and “easy terms.”⁴⁴ The following spring, in May 1915, another advertisement for houses on the same block appeared in the *Sun*:

“These Beautiful Houses have six rooms, both gas and electric fixtures, beautiful mantel mirrors in parlor, reception halls, and, in fact, everything that a modern house should have. They have large yards and have beautiful smooth, wide streets. Opportunities to buy at this price this class of a house are rare, so if you want a home in a refined neighborhood on the easiest of terms it will pay you to look into this.”

Interested home buyers could take a tour of 2224 (“open for inspection”) or stop by the office at 734 E. North Avenue and meet with John B. Brown (the “agent on premises”).⁴⁵

Development in the 1910s and 1920s

By 1914, rowhouses lined the blocks on both sides of Greenmount Avenue. Zeno Barnum’s estate at the northeast corner of Harford and North Avenues had been adapted for use as the Samuel Ready School. In addition to Saint Ann’s Catholic Church, and the Oxford Methodist Episcopal Church (now Jerusalem Baptist Church), local religious buildings including St. Stephen’s Church (located at the northeast corner of Guilford and E. 23rd Street within the Old Goucher Historic District), and Ebenezer Baptist Church and St. Matthew’s Memorial M.E. Church on the 400 block of E. 23rd Street.

Other local landmarks present in the area by 1914 included the Home for Incurables (which opened in 1883 at the northeast corner of Guilford Avenue and E. 21st Street—a site currently occupied by offices for the state Division of Parole & Probation), Christ’s Church Orphanage (located at the current site of Dallas F. Nichols Elementary School), and the Baltimore Polytechnic Institute on E. North Avenue (later adapted for use as the Baltimore City Public School System main office building).⁴⁶ Commercial uses for rowhouse buildings were also common throughout the area. For example, 700 E. 23rd Street (B-3945) served as a “a grocery, a meat market, and a confectionery store at different periods in the early to mid-20th century.”⁴⁷

Perhaps, most important for families living in the area was the construction of a new public school for the area in 1903. Located at the northwest corner of E. 22nd Street and Homewood Avenue, School No. 74

⁴⁴ “Display Ad 30 -- No Title.”

⁴⁵ “Classified Ad 13 -- No Title,” May 8, 1915.

⁴⁶ Analysis of 1914 map.

⁴⁷ Janet L. Davis, “MIHP Architectural Survey File: 700 East 23rd Street (B-3945)” (Maryland Historical Trust, 1986), <https://mht.maryland.gov/secure/Medusa/PDF/BaltimoreCity/B-3945.pdf>.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Barclay-East Baltimore-Midway Historic District

Name of Property

Baltimore city, MD

County and State

Section 8 Page 12

was designed by then building inspector Edward H. Preston.⁴⁸ The school was also known as Oliver Cromwell Elementary School—a name clearly influenced by the Cromwell family’s continued significance to the neighborhood. By June 1920, the school’s enrollment totaled 855 students.⁴⁹ These growing civic institutions, however, were also instrumental in promoting and maintaining racial segregation in the area. For example, in 1924, the 300 white residents gathered at the school and organized the Greenmount Protective Association in order to fight the "invasion of white neighborhoods by negro residents."⁵⁰

The area’s growth could also be seen in the growth of Saint Mary’s Church on Greenmount Avenue. Rev. C.F. Thomas had taken over the church on April 10, 1900, after the death of Father Bartlett, and, within a few years, had enlarged both the rectory and school building. By 1914, Catholic population of parish was estimated to be around five thousand people, five hundred children attended the parochial school operated by the Sisters of Notre Dame, and seven hundred children attended the church Sunday school.

However, the large estate of Edward Patterson on the northwestern end of the district remained largely undeveloped. The original plans for the area had been recently revised in 1913, the First Branch of the Baltimore City Council proposed changes to the “arrangement of streets through the old Patterson estate, north of Curtain avenue, east of Taylor street, south of Twenty-fifth street and west of Harford road.” Major Joseph W. Shirley, the Topographical Survey Commission’s chief engineer, explained that the “trustees of the estate wanted to grade the tract, with a view to putting it on the market.” The *Sun* reported that the property “has been lying idle for a long time.”⁵¹

The revision to the street plan evidently allowed development to proceed and nearly all remaining residential development and most of the industrial buildings completed between the late 1910s and late 1920s. By 1926, E. 25th Street had been opened through Harford Road. Kirk Street (now Kirk Avenue) was complete north to the Belt Line. Bonaparte Avenue was open from Harford Road to Aisquith Street and the right-of-way had been cleared for continued development.⁵² Two developers—the Highland Home Building Company and the E.J. Gallagher Realty Company—are responsible for most of the additional residential development with additional context detailed below.

E.J. Gallagher Realty Company

The E.J. Gallagher Realty Company was incorporated in June 1909 and was most active between the 1910s and the 1940s. While the company is best known for developing the Ednor Gardens neighborhood in northeast Baltimore, their work on Bonaparte Avenue and nearby streets provides an example of how the company’s distinctive Tudor, Norman, and Colonial-style rowhouse designs were adapted to the smaller lots found in East Baltimore Midway.

⁴⁸ “To Consider New Schools.”

⁴⁹ Strayer, *Report of the Survey of the Public School System of Baltimore, Md*, 51.

⁵⁰ “300 City Property Owners At Organization Meeting.”

⁵¹ “RULES FOR PAWNSHOPS.”

⁵² Description based on review of Sheet No. 33 and 34, Aerial Photographic Map Atlas of Baltimore and Metropolitan District of Baltimore County (1926-1927) courtesy Maryland State Archives.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Barclay-East Baltimore-Midway Historic District

Name of Property

Baltimore city, MD

County and State

Section 8 Page 13

The earliest example of their work in the area is found in 1919, when the E.J. Gallagher Realty Company applied for a permit to build 22 two-story house on both sides of the 1000 block of Darley Avenue with an expected cost of \$72,000.⁵³ Construction may have lagged in the early 1920s but, in 1929, the E.J. Gallagher Realty Company advertised an opportunity to tour an "exhibition home" (furnished by Gassinger Brothers) in the 1100 block of Bonaparte Avenue boasting that "A more perfect home cannot be found." The property included: "Hardwood floors, hot-water heat, tiled bath, built-in radio connection, French doors opening onto large front porch with terazo floor."⁵⁴

The block was one of many where the Gallagher Company was building houses that same year. The company had just completed 113 two-story rowhouses at a total cost of \$450,000 in Ednor Gardens and, in East Baltimore Midway, the company had just started on another 24 houses on the same block of Bonaparte and another 10 on the 2000 block of Aisquith Street.⁵⁵

Highland Home Building Company

Another major builder that began building homes in East Baltimore Midway around the mid-1920s was the Highland Home Building Company. Founded by Thomas J. and William L. Donohue, the Highland Home Building Company originally started in the Highlandtown area of East Baltimore. The enterprise may have been a secondary business for the owners as the two along with John T. Donohue and John T. Donohue, Jr. had in 1916 served as incorporating officers for the Northern Transportation Company of Baltimore to build and operate steam ships.⁵⁶

The company built a few variations on porch-front rowhouses on both Bartlett Avenue and Robb Street. In one example, they marketed the homes directly to Catholic Baltimoreans when, in 1926, the Highland Home Building Company placed an advertisement in a Loyola College publication promoting "daylight porch-front homes" on the 700 block of Bartlett Avenue St. Ann's Parish located "only three blocks from Church and School."⁵⁷

In May 1927, the company more broadly advertised "Donohue-Built Daylight Homes" in the *Sun* for \$4500 available on "easy terms" on Robb Street (just "two squares from Clifton Park").⁵⁸ The homes featured: "Six rooms and bath, large stone porches, hardwood floors, -electric lights and gas range, steam heat, laundry in basement, built-in ironing board and cooling closet, automatic hot- water heater, enamel portable kitchen cabinet, clothes drier in rear. Smooth paved streets. Modern in every respect."⁵⁹

⁵³ "Classified Ad 13 -- No Title," April 1, 1919.

⁵⁴ "Classified Ad 2 -- No Title."

⁵⁵ "REAL ESTATE DEALS AND BUILDING NEWS," February 15, 1929, 000.

⁵⁶ "Shipyard Changes and Improvements," 170.

⁵⁷ Loyola College, *Evergreen Chatter*, 46.

⁵⁸ The advertisement references the 2400 block of Robb Street which does not exist so it is believed to be a reference to the 2300 block of Robb Street instead.

⁵⁹ "Classified Ad 20 -- No Title."

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Barclay-East Baltimore-Midway Historic District

Name of Property

Baltimore city, MD

County and State

Section 8 Page 14

Additional advertisements for homes on the block appear in February 1928, noting the “stone porches” and “modern improvements.”⁶⁰

Industrial development from the 1920s to the 1940s

The East Baltimore Midway area located east of Greenmount Avenue also saw significant industrial development during the early 20th century particularly between the 1920s and 1940s. Several factors contributed to this pattern—starting with the concentration of industry in this area of the Belt prior to the 1888 annexation and for decades afterward. For example, as late as 1906, Jenkin's Lane had at least two slaughterhouses: one owned by Christian Kurler and another owned by Charles A. Heinze.⁶¹ The opening of the Belt Line in 1894 by the B&O Railroad also played a role. For example, in 1948, the Belt Line serviced over a dozen railroad sidings between Greenmount Avenue and Harford Road used by local manufacturers and warehouse buyers.⁶² The properties along Kirk and Curtain Avenues that attracted the most industrial development may also have been the least desirable for building rowhouses given the greater distance from area streetcar lines and the streams that formerly ran through the area.

The opening of E. 25th Street, Curtain Avenue, and Kirk Avenue (then Taylor Avenue) likely helped initiate a second wave of industrial development in the 1920s.⁶³ Around 1923, the Kirk Realty Company (formed by the Samuel Kirk & Son silver company) began work on a new facility at E. 25th Street and Taylor Avenue “for the purpose of handling the wholesale and manufacturing divisions.” Taylor Avenue evidently took on a new name soon after the company’s move to the neighborhood.⁶⁴ In 1927, the J.L. Robinson Construction Company, started work on a four-floor factory on Curtain Avenue between Aisquith Street and Robb Street. The building was designed by consulting engineer Herman F. Doleman for use by the Consolidated Coat Makers, Inc. The business already had space at North and Harford Avenue with 225 workers manufacturing vests. The new building would enable the firm’s expansion into sewing coats and trousers and hiring an additional 900 workers.⁶⁵ That same year, American Bank Stationery moved from their factory at Pratt Street and Guilford Avenue to a new complex at the southeast corner of Aisquith Street and Curtain Avenue.⁶⁶ By 1931, Baltimore City schools had started using a large warehouse at E. 20th Street and Curtain Avenue as a “school store house and repair shop.”⁶⁷ The school system continues to use the building up through the present day.

Factories continued to move into the vicinity although the land immediately north of the Belt Line tracks offered more room than East Baltimore Midway after the 1920s. For example, in 1938, the John Deere

⁶⁰ “Classified Ad 4 -- No Title.”

⁶¹ “JENKINS RUN OVERFLOWS.”

⁶² Baltimore Association of Commerce Industrial Bureau, “Railroad Sidings and Industrial Tracks in Baltimore.”

⁶³ “Aerial Photographic Map Atlas of Baltimore and Metropolitan District of Baltimore County.”

⁶⁴ “Samuel Kirk and Son [REDACTED].”

⁶⁵ “REAL ESTATE DEALS AND BUILDING NEWS,” May 27, 1927.

⁶⁶ Williams, “County Sites Selected By Many Firms.”

⁶⁷ “VALUES EXCESS SCHOOL STOCKS AT BUT \$24,431.”

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Barclay-East Baltimore-Midway Historic District

Name of Property

Baltimore city, MD

County and State

Section 8 Page 15

Plow Company filed plans for a new three-story warehouse at 2524 Kirk Avenue at Exeter Hall Avenue.⁶⁸ Smaller brick industrial buildings in East Baltimore Midway still continued to attract a range of tenants during the 1940s. A shirt manufacturer (Shirtcraft Co., Inc.) rented space at 1220 Curtain Avenue.⁶⁹ The similarly named Raincraft, Inc. (a business offering "experienced single needle operators... well-paying jobs... in modern day-light factory making light cotton garments") occupied 1101 E. 25th Street.⁷⁰

A number of garages and automotive service buildings were also being built at the same time as these new factories and warehouses. For example, In the late 1920s, the United Realty Company, a subsidiary of the United Railways and Electric Company, acquired a lot on Block 2021B and, in 1928, the *Sun* reported that architect William H. Emory was drawing up plans for a large building for bus maintenance and storage expected to cost more than \$250,000.⁷¹ By the mid-1940s, D.S. & D. Motors occupied a Dodge dealership and showroom at 761 E. 25th Street (currently used as part of the Total Health Care Kirk Health Center).

Light industrial and automotive buildings did not always fit easily within a residential area. In March 1929, Walter G. Hammond, Baltimore's Engineer of Buildings denied a permit for a new 10-car garage behind 2021 Kirk Avenue after "an inspection of the neighborhood."⁷² The owner F.J. Schmeltz appealed the decision to the Board of Zoning Appeals but was unsuccessful.⁷³ Hammond's opposition to automotive uses within East Baltimore Midway was short-lived. Less than two months later, Hammond approved a permit for a new filling station and a public garage at the southeast corner of Kirk Avenue and E. 22nd Street (near the current site of Cecil Elementary School).⁷⁴ In October, Hammond approved an addition to a garage on the west side of Kirk Avenue south of E. 22nd Street along with a new garage and warehouse on the north side of E. 25th Street west of Kirk.⁷⁵

Notably, while city regulations prohibited the permitted of filling stations and garages with 300 feet of schools, churches, theaters and "other places of public assemblage", by 1932, the City Council had regularly been asked to pass ordinances allowing businesses to circumvent the rule.⁷⁶

During the years after World War II, many of the factories in the neighborhood began to move away. American Bank Stationery Company relocated to 7501 Pulaski Highway in Baltimore County in 1957.⁷⁷ In 1966, John Deere Company regional sales and distribution center which moved from 2524 Kirk Avenue to Padonia Road also in Baltimore County. In 1979, Samuel Kirk & Son was acquired by The

⁶⁸ "Real Estate Transaction 1 -- No Title," October 21, 1938.

⁶⁹ "Display Ad 56 -- No Title."

⁷⁰ "Classified Ad 6 -- No Title."

⁷¹ Taniguchi, "L & S Welding Company (B-5276)."

⁷² "Permit for Garage Denied."

⁷³ "Board Rejects Building On Health Hazard Grounds."

⁷⁴ "Would Have Council Pass Zone Plan Before Summer."

⁷⁵ "To Manage B. & O. Diners."

⁷⁶ "GAS STATION PLEAS KEEP COUNCIL BUSY."

⁷⁷ Williams, "County Sites Selected By Many Firms."

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Barclay-East Baltimore-Midway Historic District

Name of Property

Baltimore city, MD

County and State

Section 8 Page 16

Stieff Company which moved operations from the Kirk Avenue factory to their existing location in Hampden. Several key industrial sites have also been lost to fire or redevelopment. A 7-11 convenience store occupies the corner where the Kirk silver company was formerly located. The former Delvale Dairies complex at 2030 Harford Road was replaced by a Family Dollar in 1992. More recently, a factory building at the northwest corner of Curtain Avenue and Aisquith Street originally built for Consolidated Coat Makers was wrecked by a severe fire and, within the past couple years, demolished by the city.

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Barclay-East Baltimore-Midway Historic District

Name of Property

Baltimore city, MD

County and State

Section 9 Page 1

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Barclay-East Baltimore-Midway Historic District

Name of Property

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County and State

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Barclay-East Baltimore-Midway Historic District

Name of Property

Baltimore city, MD

County and State

Section 9 Page 3

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Barclay-East Baltimore-Midway Historic District

Name of Property

Baltimore city, MD

County and State

Section 9 Page 4

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Barclay/East Baltimore-Midway Historic District
Name of Property

Baltimore city, MD
County and State

10. Geographical Data

Acreage of Property 138.6 acres

UTM References

(Place additional UTM references on a continuation sheet)

1	1	8	3	6	0	9	6	8	4	3	5	3	3	3	1
	Zone		Easting			Northing									

3	1	8	3	6	2	4	4	4	4	3	5	3	3	0	5
	Zone		Easting			Northing									

2	1	8	3	6	0	9	6	8	4	3	5	2	5	8	4
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

4	1	8	3	6	2	4	4	4	4	3	5	2	5	5	8
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See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet)

11. Form Prepared By

name/title Eli Pousson, Program Coordinator

Organization Neighborhood Design Center date February 28, 2022

street & number 120 W. North Avenue, Suite 306 telephone _____

city or town Baltimore City state MD zip code 21201

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO)

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et. seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Barclay-East Baltimore-Midway Historic District

Name of Property

Baltimore city, MD

County and State

Section 10 Page 1

Verbal Boundary Description:

The district's approximate boundaries include:

- E. North Avenue between Barclay Street and Harford Road
- Harford Road between E. North Avenue and E. 25th Street
- E. 25th Street between Harford Road and Barclay Street
- Barclay Street between E. 25th Street and E. North Avenue

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Boundary Justification:

The proposed boundary of the district includes nearly the entire area of the Barclay neighborhood west of Greenmount and east of Guilford Avenue and the East Baltimore-Midway neighborhood east of Greenmount Avenue. While the neighborhoods are identified separately in the present day, the blocks bordering Greenmount Avenue developed in parallel during an intense post-annexation wave development including several of the same builders and property owners working on both sides of Greenmount Avenue. In East Baltimore Midway, the proposed boundaries also take in the whole of the historic Kennedy estate that forms a large share of the contributing properties within the district.

Properties along the edges of both neighborhoods are excluded for two reasons. First, non-contributing industrial developments on the E. 25th Street edge of the district and non-contributing commercial properties on the Harford Avenue edge of the district are excluded. Second, properties in Barclay that are already included within the expanded Old Goucher Historic District (those rowhouses on the east side of Guilford Avenue between E. 22nd and E. 25th Streets) are excluded. While the district includes a number of non-contributing infill properties at the southwestern corner of the district in the Barclay neighborhood, this boundary allows the inclusion of the extant rowhouses on and below E. 20th Street while maintains a compact shape.

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