

AA-950  
Bay Ridge  
Annapolis Quad  
Private

Residential development  
started 1922

Bay Ridge is significant as an example of an early 20<sup>th</sup> century planned summer colony and reflects national and regional trends in recreation, community development and architecture.

Bay Ridge was created in 1879 as a 150 acre resort and amusement park. Known as the "Queen resort of the Chesapeake" the Bay Ridge venture was continually plagued by financial problems and closed in 1915 following a disastrous fire.

About 1922 the Bay Ridge Realty Company purchased the defunct amusement park and adjacent land, which they subdivided for development as a "desirable and high class" summer resort community.

Bay Ridge contains a significant collection of bungalow and summer cottage style architecture and retains its historic plan.

# Maryland Historical Trust State Historic Sites Inventory Form

Survey No. AA-950

Magi No.

DOE  yes  no

## 1. Name (indicate preferred name)

historic Bay Ridge on the Chesapeake

and/or common Bay Ridge (preferred)

## 2. Location

street & number Terminus of Bay Ridge Avenue  not for publicationcity, town Annapolis  vicinity of congressional district

state Maryland county Anne Arundel

## 3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> community

## 4. Owner of Property (give names and mailing addresses of all owners)

name various (contact Bay Ridge Beach, Inc.)

street &amp; number 2 Herndon Avenue telephone no.: 410-267-6363

city, town Annapolis state and zip code: Maryland 21403

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Anne Arundel County Courthouse liber various

street &amp; number Franklin Street folio various

city, town Annapolis state Maryland

## 6. Representation in Existing Historical Surveys

title

 federal  state  county  local

depository for survey records

city, town state

# 7. Description

Survey No. AA-950

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date of move _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

Bay Ridge is a small, residential development situated on the Chesapeake Bay in Anne Arundel County, Maryland. Occupying 347 acres, Bay Ridge is located three miles southeast of Annapolis at the end of the Annapolis Neck Peninsula. The community is laid out according to a 1922 plat, whose modified grid maximizes the number of available waterfront and waterview lots. Approximately three miles of sand beach rim the peninsula's perimeter, periodically interrupted by protective bulkheads and jetties. The peninsula is mostly flat, with exception of the comparatively steep east end. Interior areas, especially near Lake Ogleton and Black Walnut Lake, feature heavy stands of mature trees.

During the course of the past century, Bay Ridge has transformed from a Victorian-era beach resort to a residential summer community in the first half of the 20th century, to a year-round suburban neighborhood in the post-World War II period. Only the dwelling at 11 Barry Avenue survives from the resort era. Despite modern infill and alteration to historic structures, Bay Ridge maintains much of its summer colony character. Many buildings date from the period between 1922 and the Great Depression.

Bay Ridge architecture is characterized by its fine collection of vernacular bungalows and cottages. An attention to mass, scale, and setback relative to lot size convey a sense of space and rhythm to the neighborhood. Inspired by the *Arts and Crafts Movement*, bungalow and cottage-style architecture enjoyed national popularity and were built in urban as well as rural settings. Period architectural theory held that a home should be "at once practical and aesthetic." Early Bay Ridge architecture follows this dictum. The bungalows feature sloping or low-pitch roofs, overhanging eaves, expansive porches and large numbers of windows - characteristics well-suited to a beach environment. (1) At Bay Ridge, good examples of this style include 43 and 49 Bay Drive; 52 and 54 River Drive; 3 Eastlake Avenue; and 5 Decatur Avenue.

The next most common early-20th century building type found at Bay Ridge is the American Four Square. Good examples of this bungalow contemporary include 63 and 65 Bay Drive. More grandiose structures are located on the waterfront. The large Spanish Colonial Revival dwellings numbered 17 and 33 Bay Drive, built c. 1924 and c. 1929 respectively, are among Bay Ridge's most pretentious early buildings. Their tile roofs, parapets, and arched colonnades sharply contrast with the extreme simplicity of structures such as 2 Eastlake Avenue.

Bay Ridge features buildings from all ends of the architectural spectrum, including elaborate architectural designs and vernacular interpretations by local builders. Most historic buildings convey a distinctly bourgeois feeling. By the standards of the day, the typical Bay Ridge dwelling was spacious and well appointed, but generally devoid of ostentation. Compared with Anne Arundel County's more affluent summer communities such as Gibson Island, and lesser degree Sherwood Forest, Bay Ridge presents itself as a more solidly middle class residential community.

This survey examined approximately 320 dwellings within the community of Bay Ridge. Of that number 121 were determined to be contributing resources. Please refer to the attached continuation sheet for a location map of these properties.

# 8. Significance

Survey No. AA-950

Period	Areas of Significance----Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify) (recreation)

## Specific dates

## Builder/Architect

Check: Applicable Criteria:  A  B  C  D  
 and/or  
 Applicable Exception:  A  B  C  D  E  F  G  
 Level of Significance:  national  state  local

Prepare both a summary paragraph of significance and a general statement of history and support.

Bay Ridge is important as an example of an early 20th century, planned summer community and reflects national and regional trends in recreation, community development and architecture. The best written history of Bay Ridge is *Bay Ridge on the Chesapeake: An Illustrated History*, by Jane W. McWilliams and Carol C. Patterson, and published by Brighton Editions in 1986. Unless otherwise noted, the following historic overview is an extraction or summary of information contained in that volume.

Bay Ridge is significant as an example of an early-20th century residential summer colony and resort community. Vacation- and recreation-oriented communities proliferated in Maryland and throughout the country in the late-19th and early-20th century. Bay Ridge is significant for its plan and architecture, both of which are representative of national and local trends in recreation and community development in the chronological/development periods: Industrial and Urban Dominance (1870-1930) and Modern Period (1930-Present).

Bay Ridge and other resort communities emerged as a result of the general increase in prosperity and leisure time brought on by the Industrial Revolution and advances in scientific farming methods. Summer resorts are but one product of the same socio-economic conditions that spawned chautauquas; religious retreats and camp meetings; artist colonies; and medicinal and therapeutic spas.

Intense industrial development followed the Civil War. This prolonged era of economic expansion produced a large middle class with money and time to spend. Well established transportation networks of railroads and steamship made travel available to more people than ever before. The general prosperity and mobility of American society was unprecedented. Not everyone shared in the wealth and economic and social advancement came at a cost.

Industrialization led to increased urbanization, which further exacerbated marginal urban conditions. Those who had the means wanted to get away from the crowding and pollution, even if only for a short while. Disposable income and an improved transportation system made this possible and forever changed the American landscape. It is in this context that the resort at Bay Ridge came into being.

Originally known as Tolley Point Farm, Bay Ridge began its transformation from farm to resort in the third quarter of the 19th century. In 1879, Annapolis businessman James Vansant began a piece-meal acquisition of Tolley Point property, with the financial support of the *Baltimore & Ohio Railroad*, developed a 150-acre resort and amusement park. Accessible by the *Bay Ridge and Annapolis Railroad* and steamships from Baltimore, daily visitors came by the thousand during the summer season. Newspapers heralded Bay Ridge as the "Queen Resort of the Chesapeake," but it was continually plagued by financial problems. The resort closed in 1915 following a fire that destroyed the hotel and much of the park. The only surviving building associated with the Victorian resort is 11 Barry Avenue, formally a caretaker's dwelling.

**8.1 Summary of significance / general statement of history / support continued**

Several redevelopment attempts failed before 1922. In that year, new investors operating under the name Bay Ridge Realty Company, re-surveyed and platted the former amusement park and adjoining acreage for residential development as a summer community. The new undertaking involved the subdivision of 387 acres. Investors aimed to create a "desirable" and "high class residential section" and used deed restrictions, building requirements and architectural review to achieve this end. Principal investors included Thomas Rollins Bond, who was also involved with the development of the summer community at Gibson Island.

According to McWilliams, most early Bay Ridge residents were from Washington, D.C. This represents a change over the resort era when a high percentage of visitors came from Baltimore. The Bay Ridge summer colony was a modest success. The attached 1930 Sanborn fire insurance map shows about 70 houses. Bay Drive and Lake Drive were well established, though many less desirable interior lots remained vacant. Cushing and Lawrence Avenues were almost totally undeveloped.

According to practice, families would take up residence during the summer season. Men traveled back to their jobs in the city, if necessary, and returned at week's end. A number of families brought servants or nursemaids. Bay Ridge was a true summer community, rather than a residential club like Sherwood Forest and Gibson Island. Summer pleasures of swimming, sailing, and sport were enjoyed, but recreation was not formally structured as at Sherwood Forest and Gibson Island, where golf, sailing, and tennis pros provided instruction and organized competition.

Lot sales proceeded steadily into the 1930s, but the Depression impacted developers' visions. A proposed hotel on Bay Drive was abandoned and its site subdivided in 1931. These lots remained unsold for years. In addition, the construction of impressive waterfront homes declined and gave way to more modest construction on smaller interior lots.

By World War II, Bay Ridge was becoming a year-round community. This trend also is true of other traditionally summer communities in the area and also occurred at Gibson Island, Sherwood Forest, Tolchester, North Beach and Chesapeake Beach during this period. Better roads and thus improved automobile access supported this trend. Interviews with Gibson Island residents offer additional insight on this transition. According to Sally Symington Henderson, during the Great Depression many families could no longer maintain two houses. Some forfeited their summer home, while for others, retrenchment necessitated relinquishing the primary residence in favor of the more economical summer house.

This transition brought significant architectural changes as houses constructed for part-time summer habitation were reworked to meet the demands of full-time occupation. By 1960, Bay Ridge was a suburban community. Only a handful of its 375 homes were maintained for summer living. Today Bay Ridge residents strive to maintain the physical integrity and the distinctive historic quality of their community in the face of modernization and development pressure.

## 9. Major Bibliographical References

Survey No AA-950

McWilliams, Jane W. and Carol Cushard Patterson, *Bay Ridge on the Chesapeake - An Illustrated History*, 1986; Brighton Editions, Annapolis, Md.

C. J. Rifkind, *A Field Guide to American Architecture*, Penguin Books, New York, 1980

## 10. Geographical Data

Acreage of nominated property 347 acres

Quadrangle name Annapolis

Quadrangle scale 1: 24,000

UTM References Do NOT complete UTM references

A	<input type="text"/>	<input type="text"/>	<input type="text"/>	B	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<input type="text"/>	<input type="text"/>	<input type="text"/>	D	<input type="text"/>	<input type="text"/>	<input type="text"/>
E	<input type="text"/>	<input type="text"/>	<input type="text"/>	F	<input type="text"/>	<input type="text"/>	<input type="text"/>
G	<input type="text"/>	<input type="text"/>	<input type="text"/>	H	<input type="text"/>	<input type="text"/>	<input type="text"/>

### Verbal boundary description and justification

Anne Arundel County Tax Map 57, blocks 3, 4, 9, 10, 15, and 16  
Parcels 1 - 30

all states and counties for properties overlapping state or county boundaries

state	code	county	code
state	code	county	code

## 11. Form Prepared by

name/title	<u>Sherri Marsh</u>		
organization	<u>Anne Arundel County Historic Sites Survey</u>	date	<u>May 1998</u>
street & number	<u>2664 Riva Road</u>	telephone	<u>(410) 268-6099</u>
city or town	<u>Annapolis</u>	state	<u>MD</u>

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust  
DHCP/DHCD  
100 Community Place  
Crownsville, MD 21032-2023  
410-514-7600



AA-950 Bay Ridge  
The pavillion and hotel shown  
here were destroyed by fire  
in 1915.

**AA-950**  
**Bay Ridge**  
**Annapolis, Maryland**

**1879 and 1922**

**MARYLAND COMPREHENSIVE STATE HISTORIC PRESERVATION PLAN DATA**

Geographic Organization: Western Shore

Chronological/Development Period(s): Industrial/Urban Dominance (1870-1930)  
Modern Period (1930-present)

Prehistoric/Historic Period Theme(s): Architecture

Resource Type:

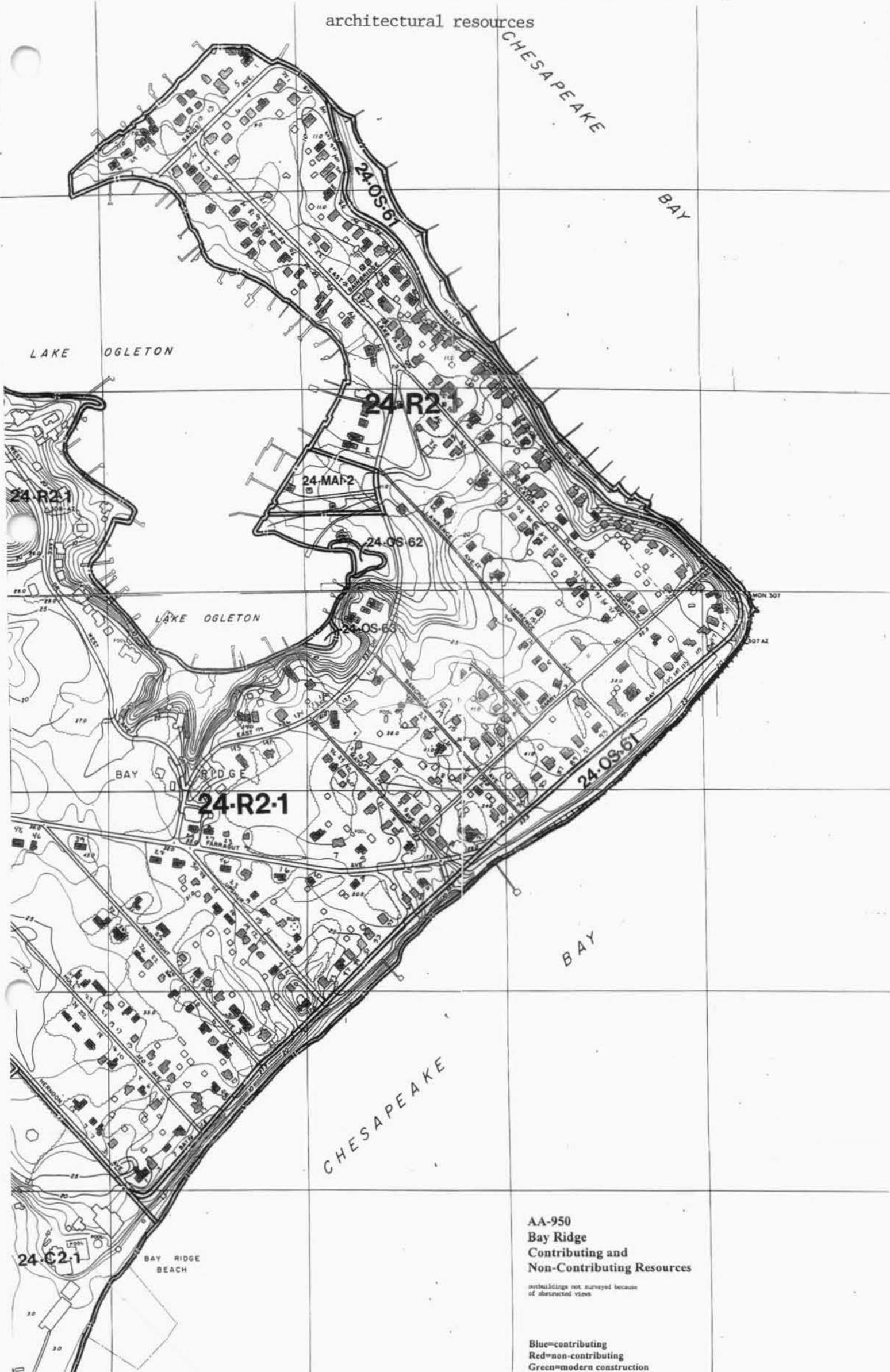
Category Type: district

Historic Environment: suburban

Historic Function(s) and Use(s): residential community

Known Design Source: none

AA-950 Continuation Sheet: Map showing contributing and non-contributing architectural resources



AA-950  
Bay Ridge  
Contributing and  
Non-Contributing Resources

outbuildings not surveyed because  
of obstructed views

Blue=contributing  
Red=non-contributing  
Green=modern construction

1930 Sanborn Fire Insurance Map. Building numbers indicate current addresses of historic buildings identified in this survey.



AA-950 (Bay Ridge)

APR. 1930  
ANNAPOLIS  
MD.

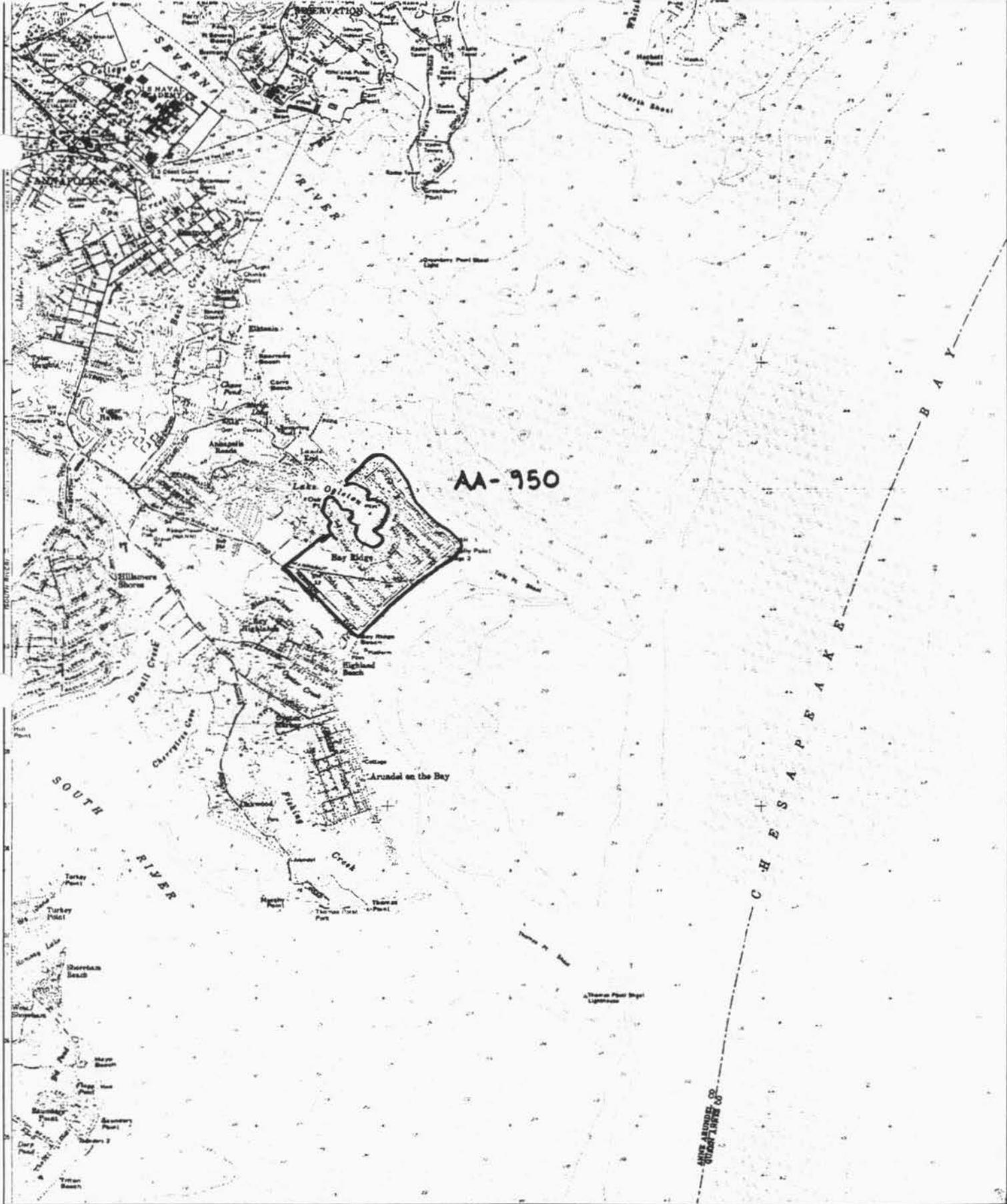
BAY RIDGE  
Located 9 Miles S. of P.

BAY RIDGE INN  
OPEN SUMMER ONLY  
From Plans

Chesapeake

Bay

Chesapeake Bay.



U.S.G.S. map, Annapolis Quad (scale 1 inch = 4,000 ft)  
AA-950 Bay Ridge, Annapolis, Maryland



AA 950

Bay Ridge

Anne Arundel Co., Maryland

Photo by Sherri Marsh, 1997

Negative at Maryland SHPO

17 Bay Drive (looking NW)

photo 1 of 16



AA 950

Bay Ridge

Anne Arundel Co., Maryland

Photo by Sherri Marsh, 1997

Negative at Maryland SHPO

31 Bay Drive (looking NW)

photo 2 of 16



AA 950

Bay Ridge

Anne Arundel Co, Maryland

Photo by Sherril Marsh, 1987

Negative at Maryland SHPD

43 Bay Drive (looking NW)

Photo 3 of 16



AA 950

Bay Ridge

Anne Arundel Co., Maryland

Photo by Sherri Mausk, 1997

Negative at Maryland SHPO

49 Bay Drive (looking NW)

photo 4 of 16



AA-950

Bay Ridge

Anne Arundel Co., Maryland

Photo by Sherri Marsh, 1997

Negative at Maryland SHPO

63 + 65 Bay Drive (view NW)

photo 5 of 16



AA 950

Bay Ridge

Anne Arundel Co., Maryland

Photo by Sherri Marsh, 1997

Negative at Maryland SHPO

125 Bay Drive (view NW)

photo 6 of 16



AA 950

Bay Ridge

Anne Arundel Co, Maryland

Photo by Sherri Marsh, 1987

Negative at Maryland SHPO

2 River Drive (view sw)

photo 7 of 16



AA 950

Bay Ridge

Anne Arundel Co., Maryland

Photo by Sherri Mauck, 1997

Negative at Maryland SHPo

14 River Drive (View NW)

photo 8916



AA 950

Bay Ridge

Anne Arundel Co, Maryland

Photo by Sherri Marsh, 1997

Negative at Maryland SHPO

34 + 36 River Drive (view SW)

photo 9916



AA 950

Bay Ridge

Anne Arundel Co, Maryland

Photo by Sherri Marsh, 1987

Negative at Maryland SHPO

52+ 54 River Drive (View SW)

photo 10 & 16



AA-950

Bay Ridge

Anne Arundel Co., Maryland

Photo by Sherri Marsh, 1997

Negative at Maryland SHPO

2 Eastlake (view sw)

photo 11 of 16



AA-950

Bay Ridge

Anne Arundel Co., Maryland

Photo by Sherri Marsh, 1997

Negative at Maryland SHPO

3 Eastlake (view NE)

photo 12 of 16



AA-950

Bay Ridge

Anne Arundel Co, Maryland

Photo by Sherri Hersh, 1997

Negative at Maryland SHPO

5 Decatur Drive

photo 13 of 16



AA 950

Bay Ridge

Anne Arundel Co, Maryland

Photo by Sherri Marsh, 1997

Negative at Maryland SHPO

11 Barry Avenue - only surviving Bldg from Resort  
(View NW)

photo 14 of 16



AA 950

Bay Ridge

Anne Arundel Co., Maryland

Photo by Sheri Marsh, 1997

Negative at Maryland SHPD

Bay Ridge Inn (adjacent to district)

photo 15 of 16



AA 950

Bay Ridge

Anne Arundel Co., Maryland

Photo by Shemi Marsh, 1987.

Negative at Maryland SHPO

Environmental shot - camera facing NW

photo 16 of 16