

POPPLETON HISTORIC STUDY

B-2633

Block                      Lot                      Address  
 218                              35                              31 S. Arlington.

MAGI #0426335504

Approximate age

1800-1845

1845-1860

1865-1880

1880-1896

1896-on

<u>Rating</u>	<u>Architectural</u>	<u>Condition</u>			
A	Significant-save	good	fair	poor	bad
B	Quality-Indiv./groups-save	good	fair	poor	bad
<u>C</u>	Important to street/groups	good	fair	<u>poor</u>	bad
D	Insignificant/detrimental	good	fair	poor	bad

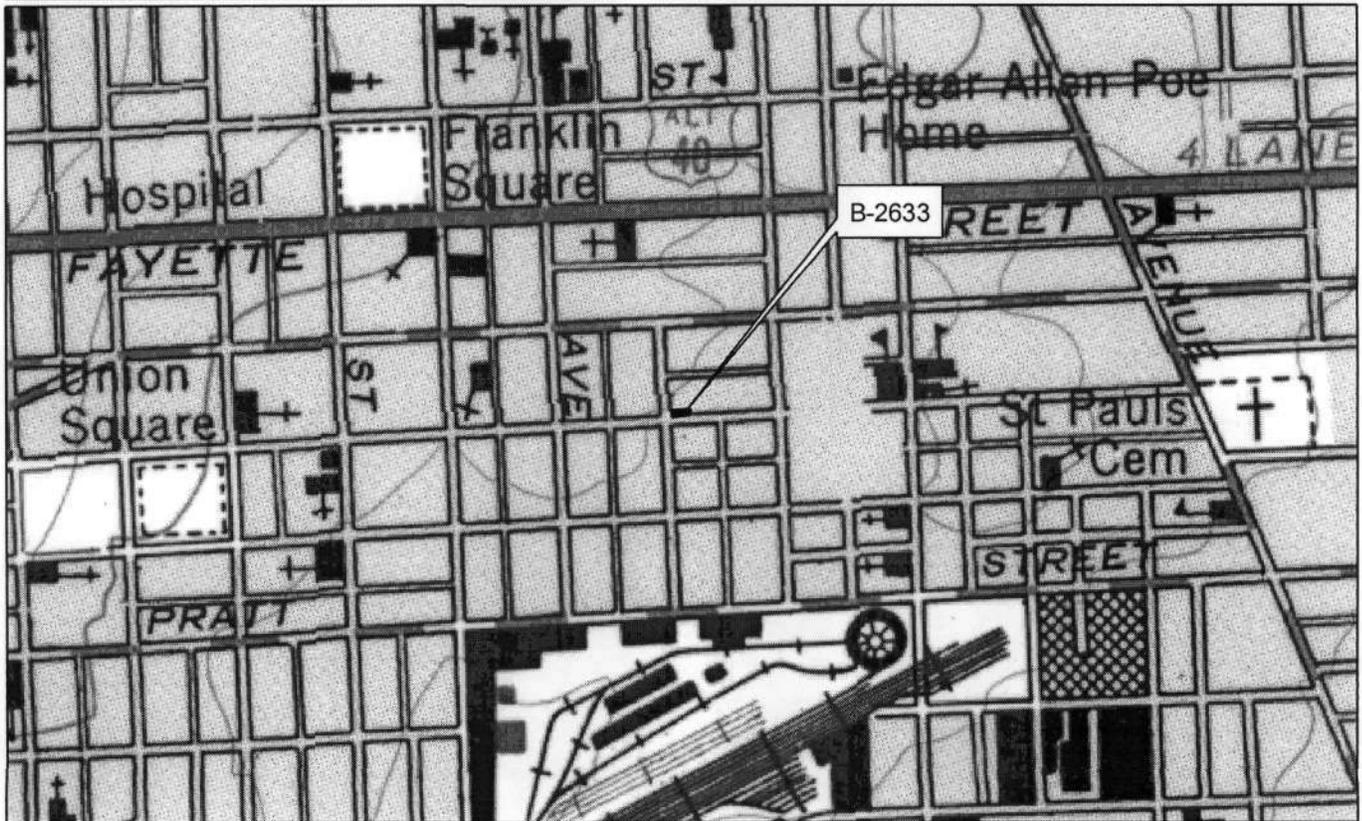
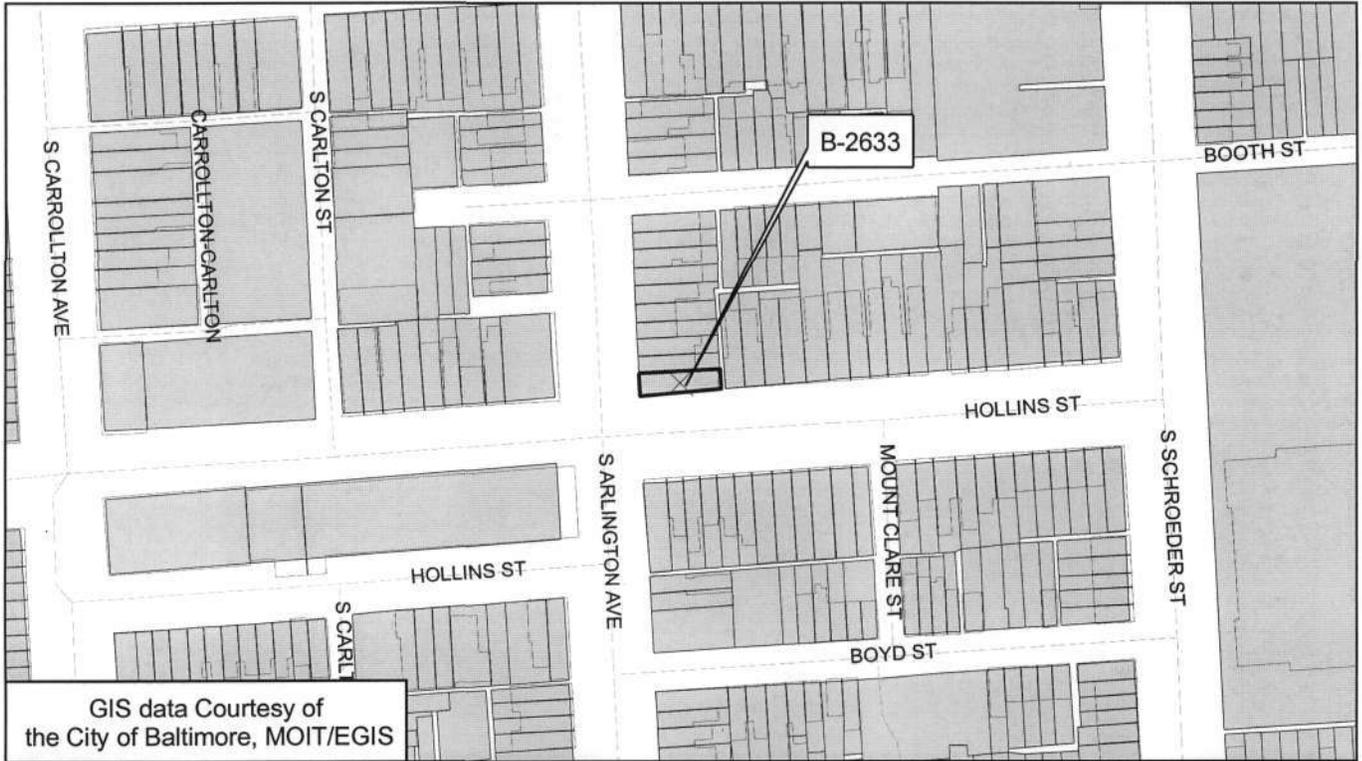
Notable features:

A very nice and amusing building, should be rehabilitated.  
 Three-story flat, cast iron columns on original store front,  
 wood cornice, lintels, nice detail and original door on  
 Hollins Street, 6/6 windows. In bad repair.

Environmental context:

Diagonally opposite the Market; good building for the corner.

B-2633  
31 S. Arlington Avenue  
Block 218 Lot 035  
Baltimore City  
Baltimore West Quad.



HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 1 - EVALUATION OF SIGNIFICANCE

NPS Office Use Only

Project Number:

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Use typewriter or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.

1. Name of property: 31 South Arlington Avenue  
Address of property: 31 South Arlington Avenue  
City Baltimore County \_\_\_\_\_ State Maryland Zip Code 21223  
Name of historic district: Union Square Historic District

National Register district     certified state or local district     potential historic district

2. Check nature of request:

- certification that the building contributes to the significance of the above-named historic district for the purpose of rehabilitation.
- certification that the structure or building and, where appropriate, the land area on which such a structure or building is located contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
- certification that the building does not contribute to the significance of the above-named district.
- preliminary determination for individual listing in the National Register.
- preliminary determination that a building located within a potential historic district contributes to the significance of the district.
- preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Authorized project contact:

Name Harold R. Perry Title Business Developer  
Street 11 South Carrollton Avenue City Baltimore  
State Maryland Zip 21223 Telephone Number (during day): (301)752-8500

4. Owner:

Name Communities Organized to Improve Life-Community Economic Development Corporation  
Street 11 South Carrollton Avenue City Baltimore  
State Maryland Zip 21223 Telephone Number (during day): (301)752-8500

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the above-named property.

→ Owner's Signature Robert Thomas Reitz, President Date March 24, 1986  
→ Social Security Number or Taxpayer Identification Number [REDACTED]

NPS Office Use Only

The National Park Service has reviewed the "Historic Preservation Certification Application - Part 1" for the above-named property and hereby determines that the property:

- contributes to the significance of the above-named district and is a "certified historic structure" for the purpose of rehabilitation.
- contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
- does not contribute to the significance of the above-named district.

Preliminary Determinations:

- appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
- does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
- appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
- appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.
- does not appear to qualify as a certified historic structure.

Date

National Park Service Authorized Signature

National Park Service Office

B-2633

31 S. Arlington Avenue  
Property Name

HISTORIC PRESERVATION  
CERTIFICATION APPLICATION—  
PART 1

NPS Office Use Only

Project Number:

Property Address  
COIL-CEDC  
Owner Name/Social Security or Taxpayer ID Number

5. Description of physical appearance:

SEE ATTACHMENT 1

Date of Construction: Circa 1860 Source of Date: \_\_\_\_\_

Date(s) of Alteration(s): \_\_\_\_\_

Has building been moved?  yes  no. If so, when? \_\_\_\_\_

6. Statement of significance:

SEE ATTACHMENT 2

7. Photographs and maps.

Attach photographs and maps to application.

Continuation sheets attached:  yes  no

ATTACHMENT 15. Description of physical appearance:

EXTERIOR: Located in the Union Square Historic District, 31 South Arlington Avenue is a three-story, flat-roofed, painted brick commercial structure. Built around 1860, it is an example of the Italianate style that was popular in that era. (Photos 1-5).

The building is rectangular in plan, three stories high in front and two stories high in the rear (see floorplan). Standing at the corner of Hollins Street and South Arlington Avenue, across from the Hollins Market, the building is highly visible on two sides.

The brickwork is a smooth running bond with bread and butter mortar joints. Directly underneath the cornice is a brick band four courses high, which projects slightly from the south and west walls (Photo 1). The paint on the bricks is peeling, exposing many of the bricks, and the brickwork is in need of repointing.

The facade (the west elevation, along South Arlington Avenue) consists of two long, narrow window openings on the second floor and two shorter window openings on the third floor (Photo 1). The three story section of the side elevation of the building (the south elevation, along Hollins Street) consists of four window openings on the third floor, four window openings directly underneath these on the second floor, and one window and a door opening on the first floor, towards the back of the three story section. (Photo 4). The two story section of the south elevation has two second story windows, level with those in the front section, and two first floor windows directly underneath. Below the first floor windows are a basement half-window and an opening leading to the basement (Photo 4). The back of the building (the east elevation) has a bricked window and a door on the first story, a window and door on the second story, and one window on the third story (Photo 5). None of the windows to the

openings referenced above remain intact; those openings which are not bricked are boarded.

The exterior features a painted wood cornice with brackets and dentil moulding, and cornices over the windows with a similar motif (Photos 6,7). The cornice extends along both the front and side of a building (west and south elevations), and is in fair condition. The cornices over the second floor front windows have dentils and consoles. Similar cornices on the second story side windows are no longer extant, though the cornice over the south entrance remains, with elongated consoles and no dentil moulding. The third floor window cornices are a simplified version of those on the second floor, with abbreviated consoles and with no dentil moulding. The window sills are all of wood, and are in poor condition.

The front corner entrance and cast-iron, fluted column, though not original, date back to the turn-of-the-century (Photo 8). The original door no longer exists. There is a horizontal window above the door opening (Photo 9). A storefront cornice with dentil moulding extends the length of the west facade, with a large, boarded window opening, and two smaller windows directly above. On the left side of this storefront is a pier with two vertical grooves. There is also a storefront on the south elevation, with a plain cornice, a large window opening, and three small windows above, which can be seen from inside (Photo 12). The storefronts are of wood, and are in fair condition.

INTERIOR: The front room on the first floor is a large open space, with a wood floor, vertical wood planking on the walls, and the same planking on the ceiling (Photos 9-14). On the north wall, the paneling begins about two feet above the floor, with plaster wall below (Photos 10,11). The south wall is plaster, and there is a hole below the window toward the back of the room, where a former owner took a hammer to the wall (Photo 12). The damage includes the exterior brickwork below the window opening. The floor is in very deteriorated

condition. In the back of the room are two doors, the door on the south (right-hand side in Photo 14) leading to the staircase, the door on the north opening into a hall which leads to the back room. There are two steps up to the hall, which has a cement floor and plaster walls (Photo 15). The wall on the right side of the hall curves outward, reflecting the curve of the staircase on the other side. The back room is small, with a cement floor and a cylindrical structure of brick and cement against the left wall (Photo 16). It is conjectured that this structure was used to boil chickens to remove their feathers back when the building was owned by Hollins Poultry. There are several metal cones against the back wall, and there is tile-work on the other two walls. (Photos 16,17).

Access to the upper floors is gained by the spiral staircase. Set in an elliptical stairwell, the stairway curves up to the third floor ( Photos 18-23). The bannister extends as far as the second floor, where it has broken off (Photo 20). The stairwell entrance area has two doors, one which opens on the side elevation; the other, which has been cemented, once led to the back room. Underneath the staircase on the first floor is a small paneled storage cabinet. On the side of each step is a decorative moulding (Photo 21). Moulding runs along the outside of the steps, curving against the plaster wall (Photo 22).

The stairway leads to a window well, and then to a narrow, curving hallway on the second floor, which connects the stairway to the main hallway (Photo 24). The door at this entrance to the hallway is wood with a window. The glass has been broken out. The rear room on the second floor has a small closet, two windows against the south wall, and a door and a window against the east wall, separated by the protruding chimney. The walls are of plaster, and are badly deteriorated (Photo 25). The ceiling slants down toward the rear of the room, and is in very poor condition. The middle room has a curved wall, a small closet, and one window on the south wall (Photos 26,27). The front room features

deeply inset windows on the west and south walls, with original window mouldings, wood panels below the windows, and pockets for the interior shutters, though the shutters themselves no longer exist (Photos 28-30). There is a fireplace between the windows on the south wall, which is missing the original mantel (Photo 29). The north and east walls and the ceiling are plaster, and are in poor condition (Photos 31,32). Where they remain, the doors are wood with two long panels at the top, two small panels below them in the middle, and two medium-sized panels at the bottom (Photos 32,36,37). They are generally in fair to poor condition.

The staircase leads to an open area on the third floor, with windows on the south and east walls (Photo 34). A hallway leads to the middle and the front rooms (Photo 35). The middle room has two windows on the south wall, and a door leading to the front room (Photo 36). The front room has two doors on the east wall, one window and chimney extension on the south wall, and two windows on the west wall (Photos 37-39). The walls are plaster, and in very poor condition, with exposed lath and brick in some areas. The third floor rooms contain no significant architectural detailing.

6. Statement of significance: The building is located in the Union Square Historic District, and is an important element in the Hollins Market commercial area. The elaborate cornice and window ornamentation on both the facade and the side elevation, and the corner entrance link the building with the historic Hollins Market, located diagonally across Hollins Street. The building adjoins an intact row of vernacular Italianate residential and Federal Style rowhouses on South Arlington Avenue (Photo 40), and more substantial residential Italianate rowhouses along Hollins Street (Photos 41,42). 31 South Arlington Avenue, therefore, represents a more elaborate, commercial variation of the prevalent architectural style in the Hollins Market area.

The link with the Hollins Market is clearly seen in the past uses of the building. An excerpt from a narrative history of the Eitemiller family reveals that in 1891, William Herman Eitemiller bought "a tiny store on the northeast corner of Hollins Street and Arlington Avenue," which he operated as a cash grocery (See attachment 3 and Photo). Several years later, Mr. Eitemiller was successful enough to build a larger building across the street (Four story Italianate building in center of Photo 43). Later, the building housed Hollins Poultry, once again providing a connection between the building and the Hollins Market.

The Hollins Market area, particularly the buildings north of the market, appears today much as it did a century ago, with most of the buildings intact, though many are vacant (Photo 44-Rear shed of Hollins Market appears at right. Downtown Baltimore is seen in background). The Hollins Market has been recently refurbished, and once again provides the street with a vibrant market atmosphere. 31 South Arlington Avenue is an important visual element in this nineteenth-century streetscape, unique among its neighbors in the quality of its ornament, but like them in size, scale and style. Its rehabilitation will

continue the restoration of this important commercial area.

1891

EITEMILLER BROTHERS

1938

Irma E. Morris

As the year 1770 was an important year to the Eitemillers in the Palatinate, the year 1891 was equally important to the two sons of Christian Herman Eitemiller, the first Eitemiller to come to America from Minden, Germany.

An opportunity to become a grocery merchant was given to William Herman Eitemiller one day when he visited a friend on Hollins Street. An article written in The Baltimore Sun states in part as follows:

When I was 21 years old, I dropped into a tiny store on the northeast corner of Hollins Street and Arlington Avenue.

I knew the man who kept the store and he and I chatted for awhile. During our talk he said business was terrible. He later said, "Bill, you find me a buyer for this store and I'll sell out tomorrow and give you \$5.00 for your trouble. Just send me a buyer, that's all, as I'm sick of the business."

No capitalists' names occurred to me.

The next day I met a friend to whom I told the story. After joking a bit he seriously suggested that I get together some capital and buy it myself. To make a long story short, I did. That was in 1891 and I opened a cash grocery where my friend's business had been.

Three years later in 1894, I moved across the street to the northwest corner, my present site, and my brother, Christian John Eitemiller, joined me in the business. We grew. We took in a second building in a short time and in 1899 we added another. In 1910 our store occupied the space of three buildings and was four stories high.

Both brothers being previously employed by Rudolph Sommerwerk had saved \$150.00 from their \$3.00 a week salary. Their father loaned them \$300.00 to buy groceries to stock the store. An older brother, Charles, loaned them \$150.00 to buy the first horse and wagon.

In 1898 warehouses were bought at 15 and 17 Carlton St. The livery stable was next to it.

With plenty of room now to store supplies, railroad-car loads of flour, sugar and other products were frequently purchased, stored

and resold at a profit to the wholesale distributors. In the early years only staple groceries were sold in the store so as not to conflict with the businesses of the merchants in the Hollins Market.

The chosen location at the northwest corner of Hollins Street and Arlington Avenue-- opposite the Hollins Market-- proved advantageous, as the market was now a flourishing business place and drew people from all parts of the city for the fresh products brought in by farmers, butchers, etc.

These same buyers found Eitemiller Brothers' store convenient for their grocery needs, and, if groceries were bought at the store, the firm would deliver the fresh products bought at the market for a small fee along with the grocery order.

Saturday, of course, was the busiest day. As many as 32 clerks were hired to take care of the business in the store.

Coffee was roasted and blended. Loose tea sold by weight and blended to individual taste. Spices in little bins sold by the ounce. Flour and sugar often sold by the barrel for winter use.

The hours were long-- 7 A.M. to 6 P.M.; Saturday, 7 A.M. to midnight. Often longer if the deliverymen were detained by bad weather and other reasons. Then the long five-mile ride home by horse and buggy to homes in Catonsville.

Cashing checks for the many employes of the Baltimore and Ohio Railroad's Mt. Clare shops located nearby was another source of business.

When the store was remodelled, a suspended office was installed. To the delight of children, cash cars were sent sailing from the sales counter to the cashier where change was made and the cash cars shot down to waiting customers.

For Christmas in 1898 the employes presented the firm with an oak hand-carved file cabinet. This cabinet was carved by Mr. Helmling, father-in-law of the brothers' sister, Lillian. The interesting feature is a roll front which protects the twelve files. This serves as a security measure with its false front. It was carved to fit their oak rolltop desk and is still in use today.

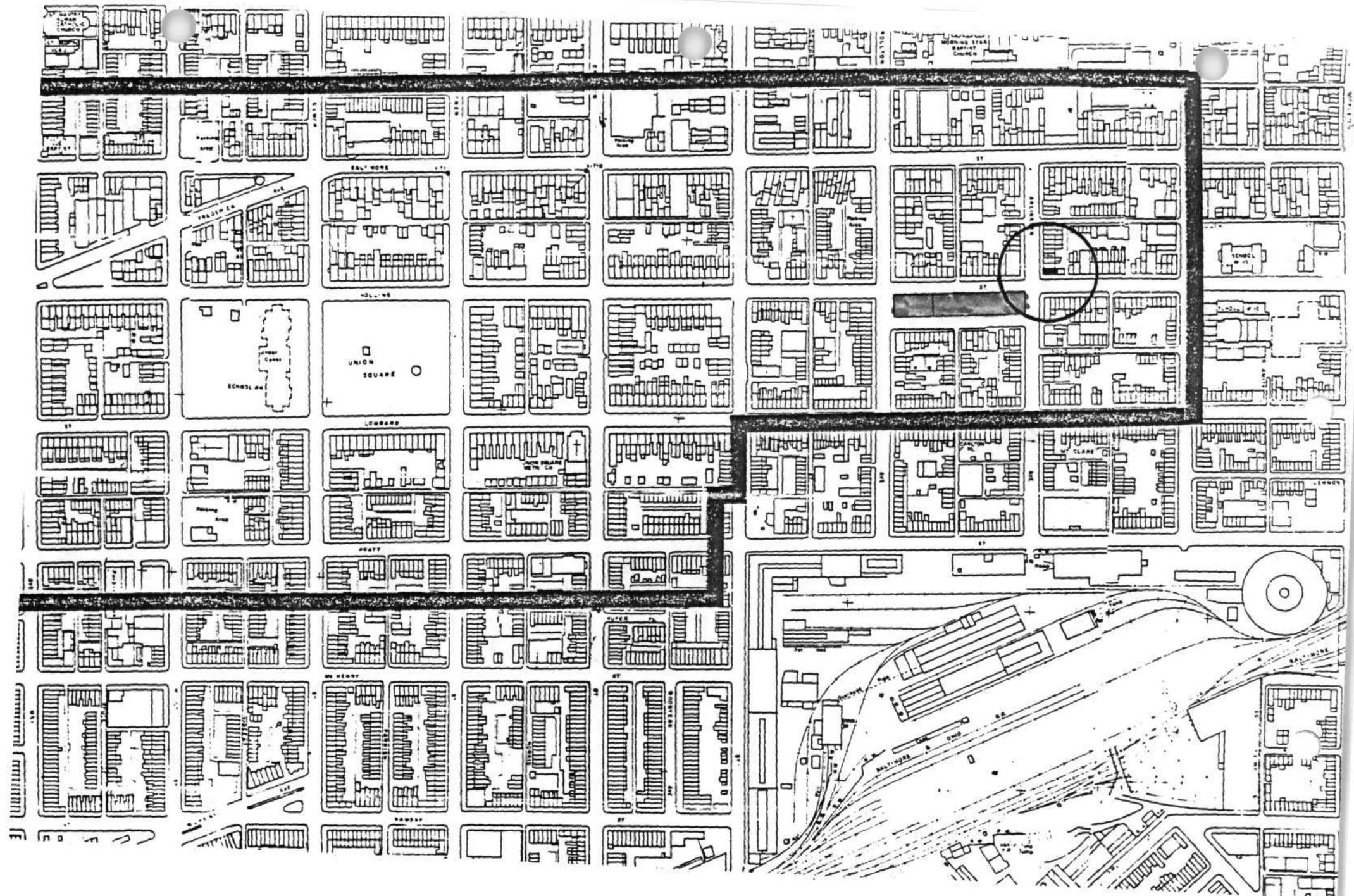
The brothers decided to expand the business to outlying territories. Salesmen were hired to establish grocery routes in various sections of the city and suburbs. Orders were taken and a wagon with three horses abreast-- Prince, Star, and Bertie-- was loaded with grocery orders and delivered to customers in the newly-established routes.

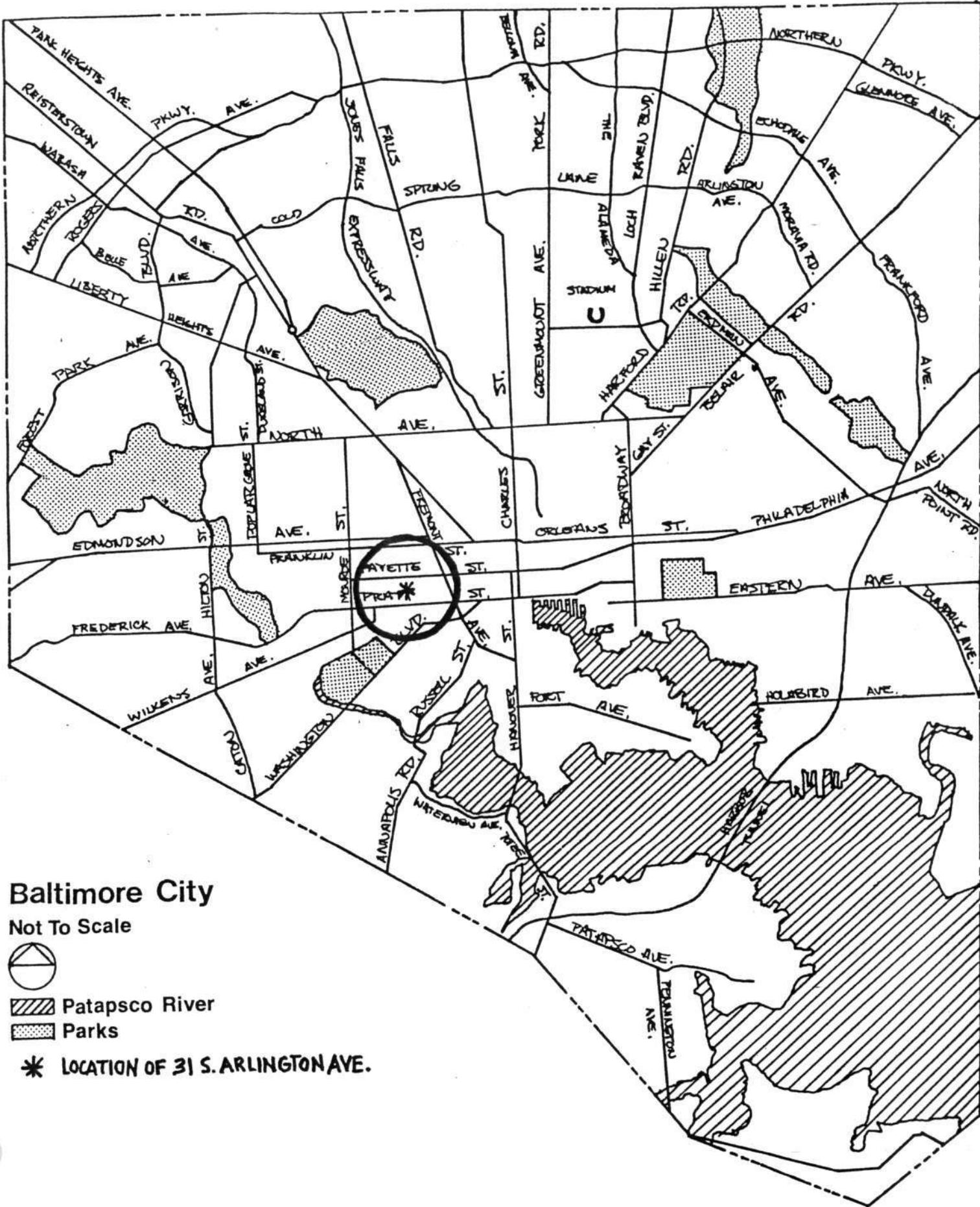
# Union Square Historic District



-  - HOLLINS MARKET
-  - 31 S. ARLINGTON AVE.

0-2633





### Baltimore City

Not To Scale



 Patapsco River

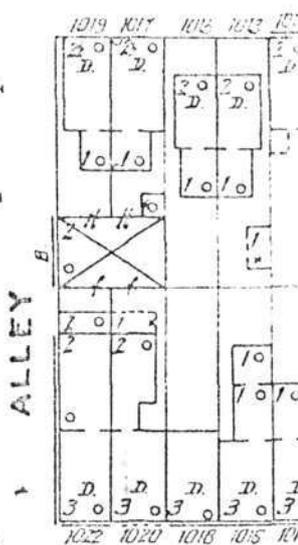
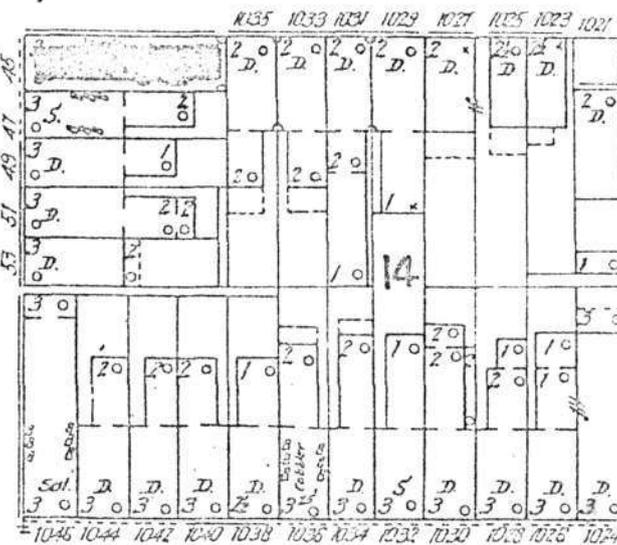
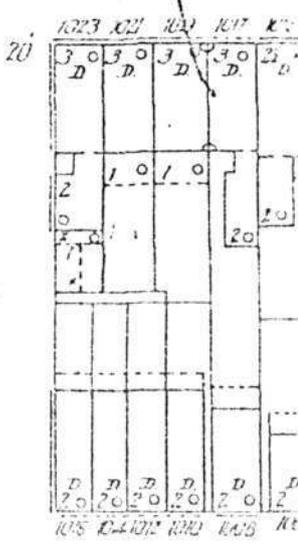
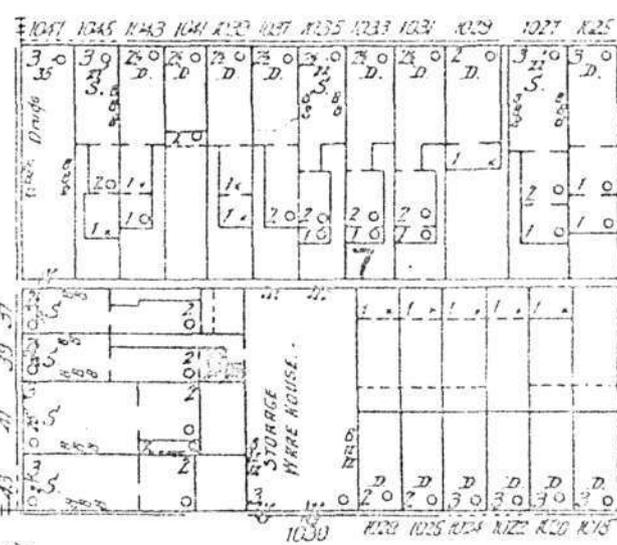
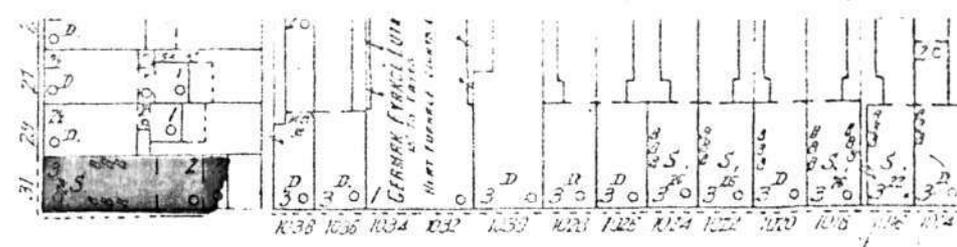
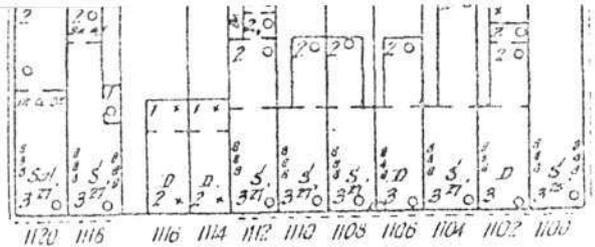
 Parks

\* LOCATION OF 31 S. ARLINGTON AVE.

HOLLINS ST.



B-2633  
 From 1901 Sanborn Map



S. ARLINGTON ST.

6" W PIPE

