

MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM

NR Eligible: yes ___
no ___

Property Name: Allendale-West Mulberry District- Historic District Inventory Number: B-5111

Address: Bounded by Edmondson Ave., New Cathedral Cem., Caton Ave., Baltimore St., Hilton St. Historic district: X yes ___ no

City: Baltimore Zip Code: 21229 County: Baltimore City

USGS Quadrangle(s): Baltimore West

Property Owner: various Tax Account ID Number: n/a

Tax Map Parcel Number(s): _____ Tax Map Number: _____

Project: Red Line Corridor Transit Study Agency: Mass Transit Administration

Agency Prepared By: John Milner Associates, Inc.

Preparer's Name: Katherine Larson Farnham Date Prepared: 2/1/2006

Documentation is presented in: Enoch Pratt Free Library--Md. Rm. vertical files; MHT DOE for Keelty Daylight Row House Historic District (2004); Roderick Ryon, West Baltimore Neighborhoods (1993); Sandra Smith, Edmondson Village (U. Baltimore Archives, 1998)

Preparer's Eligibility Recommendation: X Eligibility recommended ___ Eligibility not recommended

Criteria: X A ___ B X C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G

Complete if the property is a contributing or non-contributing resource to a NR district/property:

Name of the District/Property: _____

Inventory Number: _____ Eligible: ___ yes Listed: ___ yes

Site visit by MHT Staff ___ yes X no Name: _____ Date: _____

Description of Property and Justification: *(Please attach map and photo)*

The Allendale-West Mulberry District is a neighborhood of two-story early-to-mid-twentieth-century row houses and duplexes. Streets in the neighborhood are on a grid system, though there are some curves and angles to accommodate topography and the angle of New Cathedral Cemetery. The majority of the row houses are of the "daylighter" row house type which arrived in Baltimore shortly before World War II and proliferated afterward, though old-style houses are also present. A variety of architectural styles are represented, including Italianate, Colonial Revival, Tudor Revival, Craftsman, Spanish, Art Deco, and hybrids of these styles. Houses are typically two stories tall, two or three bays wide, and have either a full or partial front porch. Shed and mock-mansard-front roof styles are the most common, and are typically clad in slate or green Spanish tile. Most homes are of all-brick construction, with some examples clad partially in stucco or wood shingles on the front. Porches have a variety of treatments, including flat, hip, shed, and awning roofs and brick, stone, metal or wooden columns and balustrades. Older homes and duplexes are typically 14 feet wide, while later daylighters are 20 feet wide. The majority of houses retain much of their original detail, including windows and porches, though a good number have been altered with vinyl siding and replacement windows, wrought iron porch posts, or other changes.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended X Eligibility not recommended ___

Criteria: X A ___ B X C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G

MHT Comments: *Note boundaries determined by MHT staff - map attached.*

[Signature]
Reviewer, Office of Preservation Services

7/26/00
Date

[Signature]
Reviewer, National Register Program

3/16/07
Date

The neighborhood is almost entirely single-family attached residential dwellings. The area between Allendale St. and Edgewood St. and north of Mulberry St. contains the modern Mary E. Rodman elementary school and the Allendale senior high-rise development, and is excluded from the proposed district. There was limited commercial development on Edmondson Ave. as well, but businesses were typically storefronts in converted homes and there are few specifically commercial buildings. An American Legion Hall and the Thomas Jefferson Democratic Club on Edmondson Ave. were among the few social institutions in the neighborhood. The arrival of the nearby Edmondson Village Shopping Center in 1947 eliminated much of the need for neighborhood businesses elsewhere.

Allendale-West Mulberry, lying just inside the city line, was rural country estates owned by wealthy Baltimoreans until around 1900. Much of the current neighborhood was part of the Allendale estate owned by John Heald, with smaller parts to the east owned by John Marr and Louis Zaiser. Electric streetcar lines began serving this area in the 1890s, and the estates on either side of Edmondson Ave. began to develop into neighborhoods after that point. Rognel Heights (begun 1894) was the first planned subdivision to develop in the area between Gwynns Falls and the present city line. It and some of the earlier subdivisions further out developed, at least initially, with detached homes. Allendale-West Mulberry is nearly all row houses, with some early duplexes as well. Improvements to the Gwynns Falls bridge and extension of municipal services west to that point spurred the first development of Edmondson. Between 1911 and 1914, developers began to build the neighborhood's first homes along Edmondson Avenue, including 14-foot-wide dogleg-plan row houses and duplexes. These houses were intended to seem more suburban than standard row houses, with small front yards and full front porches, but had not yet expanded to their later width.

James Keelty, a prominent developer, put a huge mark on Allendale-Mulberry, Edmondson and other outer-city neighborhoods by building hundreds of suburban-style row houses for streetcar commuters, beginning in 1922. These shallower, 20-foot-wide houses followed the newly introduced "daylighter" floor plan, which emphasized interior light and air and had windows in every room. These houses, which migrated to Baltimore and Washington from Philadelphia, were a significant improvement over the traditional narrow city row house with blind interior rooms. Keelty's daylighter houses boasted such suburban amenities as front and rear yards and porches, full basements, and detached rear-alley garages, and were marketed to middle-class urban workers who wanted an affordable home in these new streetcar suburbs. By the late 1920s, Keelty was building "English style" daylighters near Wildwood Parkway and adding an additional half-story to create more upper floor living space, but the neighborhood standard remained the traditional two-story daylighter with a small front attic. Various architectural styles, including Colonial Revival and Craftsman, were seen in the designs of the houses. The Keelty houses featured a number of high-end details, such as slate roofing, tiled porches, fireplaces, and architectural variations within rows to avoid the cookie-cutter look. Other developers built in the neighborhood as well, but were not as well-known or dominant as Keelty, who kept a real estate office on Edmondson Ave. Construction continued until and after World War II. By the 1940s, the daylighters had been scaled down stylistically to a simple brick dwelling with minimal Colonial Revival or Art Deco detail and often lacking the front porch, though the internal floor plan remained similar. The appeal of the neighborhood increased in 1947, when the Edmondson Village Shopping Center opened nearby, creating a retail district within walking distance.

Allendale-West Mulberry initially was populated by middle-class white residents, who commuted to work downtown by streetcar until 1954, when streetcar service was ended and replaced by city buses and private automobiles. During the 1955-1960 period, the demographics of the neighborhood changed dramatically, as whites left Allendale-Mulberry for more suburban locales and blacks moved into the neighborhood. This phenomenon was triggered partly by federal programs encouraging suburban housing, and partly by white-flight "blockbusting," in which real estate operatives deliberately settled a few black families in desirable all-white neighborhoods to force out whites. They would then buy low from the whites looking to get out, and sell high to blacks looking to move in. Segregation on the general housing market, and the paucity of options available to blacks at the time, further

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Eligibility not recommended _____

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Date

Reviewer, National Register Program

Date

enhanced such tactics. The speculators often rented properties to anyone who could pay the rent, and failed to maintain their holdings or control unruly tenants, creating problems for adjacent homeowners and leading to increased crime. By the late 1960s, the greater Edmondson area, including Allendale-West Mulberry, was predominantly black and has remained a middle-class black neighborhood since that time. Speculation declined after passage of the Fair Housing Act in 1968. Allendale-West Mulberry has seen some decline but appears to be a relatively stable middle-class neighborhood.

The Allendale-West Mulberry District, including the portion determined eligible as part of the Keely Rowhouse District, is a cohesive early streetcar suburb which illustrates the desire of early-twentieth-century homebuilders to combine city and suburban amenities and create the region's first commuter suburbs. The houses demonstrate the evolution of suburban row house styles from the Edwardian period through 1950. Though some homes have been renovated, the overall state of preservation and historic integrity is good. The Allendale-West Mulberry District is recommended eligible for the NRHP.

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MHT Comments:

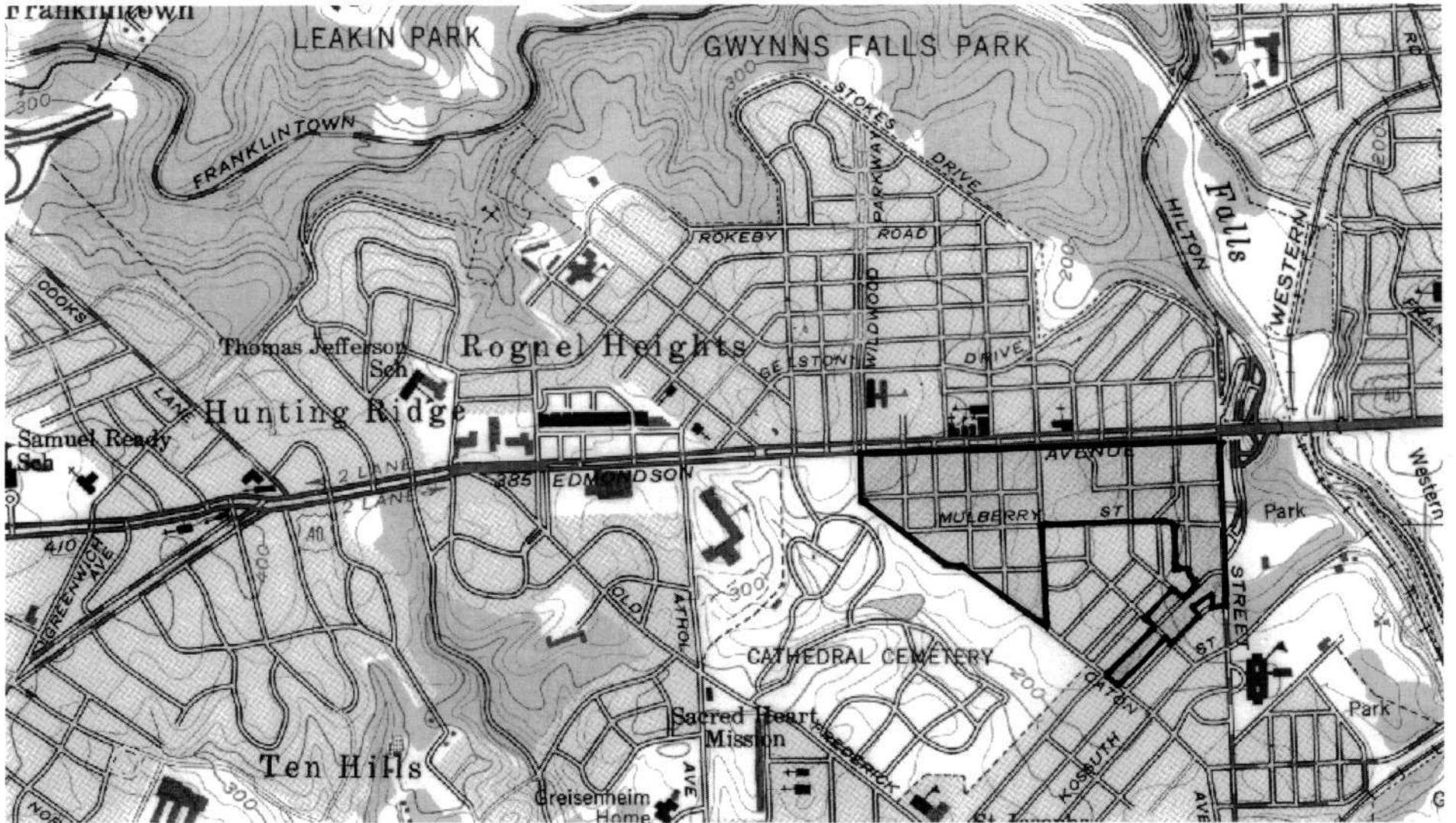
Reviewer, Office of Preservation Services

Date

Reviewer, National Register Program

Date

**Allendale-West Mulberry Historic District
Baltimore City, Maryland
MIHP No. B-5111**



Baltimore West USGS Quadrangle

*MHT recommended boundary of
NR-eligible district*



B-5111

3300 blk Edmonson, Allendale - W. Mulberry District

Baltimore City, MD

Kate Farnham

6/15/2005

MD SHPO

View to S of old duplexes

1 of 6

319

319



B-5111

Corner of Edmuntson + Lyndhurst, Allendale-W. Mulberry District
Baltimore City, MD

Kate Farnham

6/15/2005

MD SHPO

view to SW

#2 of 6



B-5111

Corner of Hillier + W. Mallory, Ardmore-West Hillier District
Baltimore City, MD

Kate Farnham

6/14/2005

MD SHPD

view to SW

#3 of 6

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B-5111

Loudoun Ave., Allendale - W. Mulberry District

Baltimore City, MD

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6/15/2005

MD SHPO

View to N from Franklin

#4 of 6

321

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B-5111

Corner W. Franklin + Denison, Allentown - W. Mulberry District

Baltimore City, MD

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6/15/2005

MD SHPO

View to NW

#5 of 6



B-5111

Corner of Allendale + W. Mulberry, Allendale - W. Mulberry District
Baltimore City, MD

Kate Farnham

6/15/2005

MD SHPO

View to NW. Art Deco houses

#6 of 6

022

001