

Addendum to Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. B-5112

Page 1 of 2

Name of Property: Greater Rosemont Historic District

Location: Baltimore City, Maryland

In 2012, the properties located at 2839 and 2841 West Lanvale Street are being demolished due to their vacant, blighted, and unsafe conditions.

The 2800 Block of West Lanvale Street has a unique collection of duplex houses built prior to 1876. At the time of construction, the area was outside the City limits and at least 1.4 miles away from the city. The houses were built in association with the mill village of Calverton.

The duplexes as a whole are gable front four bays wide and two stories high. Each unit is two bays wide and two stories high. Each duplex has a one-story front porch that is topped with a shallow hipped roof across the pair. Typical on the block, Doric porch columns seem to be original (or historic add-ons). Most notable is the crowning spindle on the ridge of the roof and the scroll-sawn pendants decorating the eave, where it is remaining on the block. Historic windows seem to have been six over one.

Interior access to the properties is not available, as the properties have been condemned and, separately, deemed unsafe for firefighter entry.

Context:

The 2800 block of W. Lanvale Street, both north and south sides, have a diminished level of character as an entire block, with vacant lots between the duplexes, and some duplexes significantly altered.

These dwelling units are associated with the Calverton Mill development of the area before its incorporation into the City limits. Now known as the Mosher neighborhood within the City limits, it is surrounded by additional 1920s Keely homes development and other City structures.

The dwellings are also associated with the Calverton Mansion, which was located at what is now 2700 Block of Rayner Avenue. In 2011, the Hebrew Orphan Asylum, which was constructed on the site of the mansion after a fire, was added to the National Register of Historic Places.

Prepared by:

<u>name/title</u>	Robyn Chrabasz, Historic Preservation Officer		
<u>organization</u>	Baltimore City Dept. of Housing & Comm. Dev.	date	May 1, 2012
<u>street & number</u>	417 E. Fayette Street, Suite 313	telephone	443-984-1871
<u>city or town</u>	Baltimore	state	MD

Addendum to Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. B-5112

Page 2 of 2

Name of Property: Greater Rosemont Historic District

Location: Baltimore City, Maryland

MIHP No. 5112

Greater Rosemont Historic District

2839 and 2841 West Lanvale Street

<u>Image File Name</u>	<u>Description of the View</u>
B-5112_2012-03-12_01	Street view of 2839-41 W Lanvale
B-5112_2012-03-12_02	Context view looking southwest of 2839-41 W Lanvale (at left)
B-5112_2012-04-18_03	Street view looking southwest at 2835-41 W Lanvale
B-5112_2012-04-18_04	Street view looking west from 2830 W Lanvale
B-5112_2012-04-18_05	Street view looking northwest at 2832-44 W Lanvale
B-5112_2012-04-18_06	2830-36 W Lanvale
B-5112_2012-04-18_07	Street view looking east from 2839 W Lanvale
B-5112_2012-03-12_08	2839-41 W Lanvale front elevation
B-5112_2012-04-18_09	Detail of 2841 W Lanvale cornice
B-5112_2012-04-18_10	Rear and side elevation of 2839 W Lanvale

Photographers: Saul Stoogenke, Robyn Chrabaszcz

Paper and Ink combination used:

Epson UltraChrome K3 Ink with Epson Photo Paper Glossy

Prepared by:

<u>name/title</u>	Robyn Chrabaszcz, Historic Preservation Officer		
<u>organization</u>	Baltimore City Dept. of Housing & Comm. Dev.	<u>date</u>	May 1, 2012
<u>street & number</u>	417 E. Fayette Street, Suite 313	<u>telephone</u>	443-984-1871
<u>city or town</u>	Baltimore	<u>state</u>	MD

Addendum Photo Log

Maryland Historical Trust

Maryland Inventory of Historic Properties

Inventory No. B-5112

Page 1 of 1

Name of Property: Greater Rosemont Historic District

Location: Baltimore City, Maryland

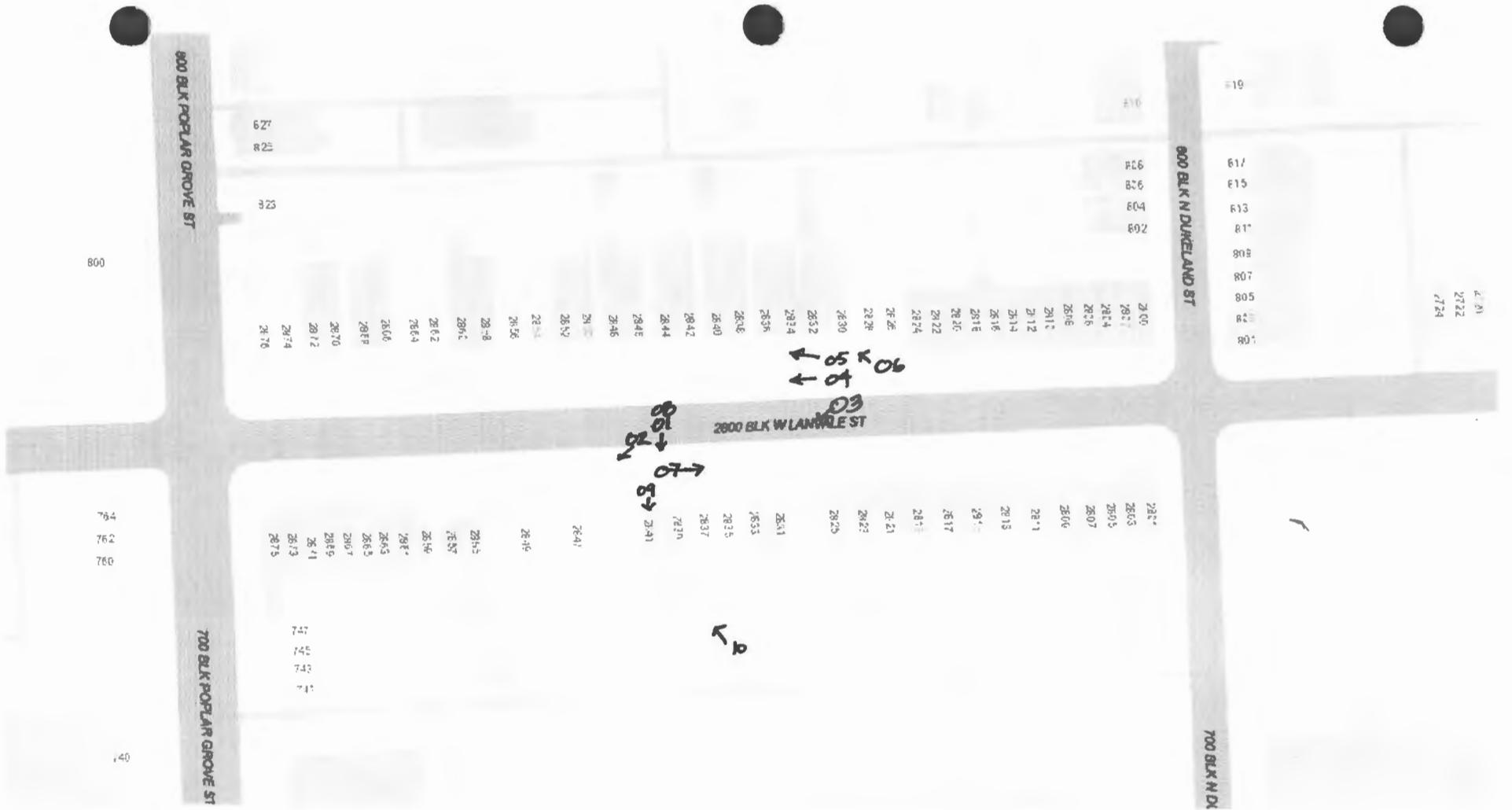
2839 and 2841 West Lanvale Street

<u>Image File Name</u>	<u>Description of the View</u>
B-5112_2012-03-12_01	Street view of 2839-41 W Lanvale
B-5112_2012-03-12_02	Context view looking southwest of 2839-41 W Lanvale (at left)
B-5112_2012-04-18_03	Street view looking southwest at 2835-41 W Lanvale
B-5112_2012-04-18_04	Street view looking west from 2830 W Lanvale
B-5112_2012-04-18_05	Street view looking northwest at 2832-44 W Lanvale
B-5112_2012-04-18_06	2830-36 W Lanvale
B-5112_2012-04-18_07	Street view looking east from 2839 W Lanvale
B-5112_2012-03-12_08	2839-41 W Lanvale front elevation
B-5112_2012-04-18_09	Detail of 2841 W Lanvale cornice
B-5112_2012-04-18_10	Rear and side elevation of 2839 W Lanvale

Photographers: Saul Stoogenke, Robyn Chrabascz

Paper and Ink combination used:

Epson UltraChrome K3 Ink with Epson Photo Paper Glossy



MHP No. 5112
 Addendum Photo Map/Key
 May 14, 2012
 Page 1 of 1
 2800 Block West Lanvale St.
 Baltimore City, MD



B-5112

2839-41 W Lanvale St, Greater Rosemont Historic
District

Baltimore City, MD

Saul Stooogenke

03/12/2012

MD SHPO

Street view of 2839-41 W Lanvale

Photo 1/10



B-5112

2839-41 W Lanvale St, Greater Rosemont Historic
District
Baltimore City, MD

Saul Stoogenke

03/12/2012

MD SHPO

Context View looking SW of 2839-41 W Lanvale (at
left)

Photo 2/10



B-5112

2835-41 W Lanvale St, Greater Rosemont Historic
District

Baltimore City, MD

Robyn Chrabaszcz

04/18/2012

MD SHPO

Street view looking SW at 2835-41 W Lanvale
Photo 3/10



B-5112

2800 Block W Lanvale St, Greater Rosemont Historic
Baltimore City, MD District

Robyn Chrabasz

04/18/2012

MD SHPO

Street view looking west from 2830 W Lanvale
Photo 4/10



B-5112

2800 Block W Lanvale St, Greater Rosemont H.D.

Baltimore City, MD

Robyn Chrabascz

04/18/2012

MD SHPO

Street view looking NW at 2832-44 W Lanvale

Photo 5/10



B-5112

2830-6 W Lanvale St, Greater Rosemont H.D.

Baltimore City, MD

Robyn Chrabascz

04/18/2012

MD SHPO

2830-36 W Lanvale

Photo 6/10



B-5112

2800 Block W Lanvale St, Greater Rosemont H.D.
Baltimore City, MD

Robyn Chrabascz

04/18/2012

MD SHTD

Street view looking east from 2839 W Lanvale
Photo 7/10

B-5112

2839-41 W Lanvale St, Greater Rosemont H.D.
Baltimore City, MD

Saul Stoogenke

03/12/2012

MD SHPO

2839-41 W. Lanvale front elevation

Photo 8/10



B-5112

2841 W Lanvale St, Greater Rosemont Historic
Baltimore City, MD District

Robyn Chrabascz

04/18/2012

MDSHPO

Detail of 2841 W Lanvale Cornice
Photo 9/10



B-5112

2839 W Lanvale St, Greater Rosemont Historic
Baltimore City, MD District

Robyn Chrabašcz

04/18/2012

MD SHPO

Rear and side elevation of 2839 W Lanvale
Photo 10/10

MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM

NR Eligible: yes ___
no ___

Property Name: Greater Rosemont ~~District~~ Historic District Inventory Number: B-5112

Address: Roughly bounded by W. Franklin St., Edmondson Ave, Western MD and PA RR tracks Historic district: yes ___ no

City: Baltimore Zip Code: 21216 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: 2/2/2006

Documentation is presented in: Enoch Pratt Free Library--Maryland Room vertical files; Roderick Ryon, West Baltimore Neighborhoods: Sketches of their History 1840-1960 (1993)

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

Criteria: A ___ B 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 no Name: _____ Date: _____

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

Greater Rosemont is a large mostly residential area lying immediately east of Gwynns Falls and north of W. Franklin St. It is surrounded on three sides by railroad lines formerly belonging to the Western Maryland and Pennsylvania Railroads. The Gwynns Falls Valley runs along the west side as well. St. Peter's Cemetery and several schools occupy several blocks in the middle of the north side of the neighborhood and are not included in the district boundary. Greater Rosemont is made up of several smaller neighborhoods, but the overall area is linked by similar development patterns and housing styles.

The neighborhood contains a vast array of late nineteenth and early twentieth century housing examples, most of which are two stories tall and of average size. A small number of three-story homes are located on primary streets like Edmondson Ave. Italianate-style duplexes and flat or bay front row houses are among the earliest examples. Early suburban-style porch-front homes, some with second-floor bay windows, are also common. Daylighter row houses, which are wider and shallower homes with windows in each room, are present and represent both the earlier porch-front incarnation and the pared-down 1930s-1940s version. The earlier daylighters display characteristics of Colonial Revival, Spanish Revival, and Craftsman styles, and later examples include a small number of Art Deco-styled homes. Most daylighters, in keeping with their semi-suburban character, have

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended Eligibility not recommended ___
Criteria: A ___ B C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G

MHT Comments:

[Signature]
Reviewer, Office of Preservation Services

7/26/06
Date

[Signature]
Reviewer, National Register Program

8/7/06
Date

small yards. Block after block, these houses are often attractively terraced along the gently sloping streets and overall present many striking vistas.

Greater Rosemont has two primary commercial areas; these are located along primary arterial streets. One area is spread along multiple streets near the intersection of W. Franklin St., Edmondson Ave., Poplar Grove St., and Franklinton Rd. Another is located on Edmondson Ave. and Bentalou St., at the east end of the district, adjacent to the railroad bridge over the former Pennsylvania Railroad tracks. Both commercial areas contain a number of two-story attached buildings with first-floor storefronts and residential upper floors. Some individual commercial and industrial buildings are also present in both locations, including the Hauswald Bakery and the C&P Telephone Edmondson Dial Center Building at the Edmondson-Franklin-Poplar Grove intersection. Along the east perimeter of the district, adjacent to the railroad tracks, are several modern industrial buildings, interspersed with a small number of old industrial buildings. The commercial areas overall are somewhat rundown and dominated by industrial businesses and mom-and-pop carryouts. Some parts of the commercial areas have numerous vacant storefronts.

Neighborhood institutions include several schools, the former Lutheran Home and Hospital, the Northwest Baltimore Armory, and a fire station. Many of these are modern and have been excluded from the proposed district boundaries. The fire station, Engine Co. 36, is an attractive, well-preserved single-bay Tudor-style building located near the Edmondson Ave. railroad overpass, and is part of the adjacent commercial area included in the district.

This neighborhood, like much of west Baltimore, was mostly open land with scattered homes, farms and estates, and a few churches and other institutions by the late nineteenth century. The Franklinton Turnpike passed through the area and was the primary route from the city to the Baltimore County mill village of Franklinton. The opening of streetcar lines on Baker St. and other streets spurred the beginnings of urban development of the neighborhood in the late 1890s and early 1900s. Westward expansion of the city and extension of city utilities resulted in rapid residential development of Greater Rosemont as a streetcar suburb after 1910. The housing is solidly middle-class in character and was designed to appeal to city residents seeking affordable "suburban" homes with access to city amenities. Most housing predates World War II, with a smaller number of row homes built later. As seen elsewhere in West Baltimore, the neighborhood was initially populated by whites, but became a majority-black neighborhood by the 1960s. In that decade, a part of Greater Rosemont was threatened by a proposed East-West Expressway, and suffered physical decline after the city acquired nearly 500 houses standing in the targeted corridor between W. Franklin St. and Edmondson Ave. The proposed route was shifted in 1970 to spare the neighborhood, and only a fragment was ever built. Under a massive code-enforcement initiative, the blighted houses were renovated and resold to low- and moderate-income families, helping to stabilize the neighborhood after years of being threatened. Drug trade and crime have continued and parts of the neighborhood remain rundown, but the majority of it appears stable and well-maintained today.

Greater Rosemont is one of a few city neighborhoods that illustrates the rapid speculative development of streetcar suburbs and the evolution of Baltimore row housing from the late Victorian period until the 1950s. Virtually every type of attached dwelling popular during that time period is amply represented, and the overall level of distinctiveness and architectural integrity is quite good. The Greater Rosemont District appears to meet NRHP Criteria A and C, and is recommended eligible.

MARYLAND HISTORICAL TRUST REVIEW	
Eligibility recommended _____	Eligibility not recommended _____
Criteria: ___ A ___ B ___ C ___ D	Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G
MHT Comments:	
_____ Reviewer, Office of Preservation Services	_____ Date
_____ Reviewer, National Register Program	_____ Date



Greater Rosemont District
MIHP #: B-5112

Baltimore West



B-5112

2900 blk. Edmondson Ave, Greater Rosemont District

Baltimore City, MD

Kate Farnham

6/15/2005

02 2005 JUN 15 0317

MD SHPD

View to NW

#1 of 18 015



Fried Chicken

CARRY OUT

THE LONE WEST
PACKAGE STORE

BEAUTY SUPPLY

B-5112

2800 Blk. Edmontan Ave, Greater Rosemont District

Baltimore City, MD

Kate Farnham

6/15/2015

MD SHPO

View to NW - commercial area

#2 of 18



B-5112

Corner of Riggs + N. Warwick, Greater Rosemont District

Baltimore City, MD

Kate Farnham

6/15/2005

MD SHPD

View to NW. Art Deco houses

#3 of 18



B-5112

2400 blk. Laretta Ave, Greater Rosemont District

Baltimore City, MD

Kate Farnham,

6/15/2005

MD SHPO

View to E from N. Warwick Ave

#4 of 18

000

00



ONE WAY

STOP

B-5112

Intersection of Poplar Grove + Bloomingdale, Greater Rosemont District
Baltimore City, MD

Kate Farnham

6/15/2015

MD SHPO

view to S

5 of 18

62



B-5112

1000 Blk. Poplar Grove St, Greater Rosemont District
Baltimore City, MD

Kate Farnham

6/15/2005

MD SHPO

View to N showing early duplexes

#6 of 18

002

61



B-5112

2400 blk Wilafayette, Greater Rosemont District
Baltimore City, MD

Kate Farnham

6/15/2005

MD SHPD

View to W from Whitmore

#7 of 18



B-5112

2900 blk Ellcott Drive - Greater Rosemont District
Baltimore City, MD

Kate Farnham

6/15/2005

MD SHPO

View to NW

#8 of 18



B-5112

Arundel Ave near Longwood, Greater Rosemont District

Baltimore City, MD

Kate Farnham

6/15/2005

MD SHPO

view to E

#9 of 18



B-5112

2400 blk. W. Linnah St., Greater Park + District

Baltimore City, MD

Kate Farnham

6/16/2005

MD SHPO

view to SE

#10 of 18



B-5112

2500 61k Calverton Hts Ave, Greater Rosemont District

Baltimore City, MD

Kate Farnham

6/16/2005

MD SHPO

View to WNW

All of 18

813

95



NO TRUCKS
NO TRUCKS

STOP



B-5112

2400 blk. W. Lafayette St., Greater Rosemont District

Baltimore City, MD

Kate Farnham

6/16/2005

MD SHPO

view to SW

#12 of 18

312

94

MSA



B-5112

600 blk. N. Bentalan St., Greater Rosemont District

Baltimore City, MD

Kate Farnham

6/16/2005

MD SHPO

view to SE

#13 of 18

010

02



B-5112

2140 Edmondson Ave., Greater Rosemont District

Baltimore City, MD

Kate Farnham

6/16/2005

MD SHPO

view to N of industrial warehouse near tracks

#14 of 18



B- 5112

Firehouse, 2249 Edmondson Ave., Greater Rosemont District

Baltimore City, MD

Kate Farnham

6/16/2005

MD SHPO

View to SE

#15 of 18

319

98



PIZZA

Fresh Hot Food And More
POCOPICO
Fried Chicken - Lake Trout - Subs - Pizza

Hot Food Soul Food
HOT FOOD SOUL FOOD
AMERICAN - ITALIAN - CHINESE

KING OF PIZZA

B-5112

Commercial area on Edmondson near overpass, Greater Rosemont District
Baltimore City, MD

Kate Farnham

6/16/2005

MD SHPO

view to SW

#16 of 18

019

101



B-5112

Edmondson Ave. from Franklintown Rd, Greater Rosemont District

Baltimore City, MD

Kate Farnham

6/15/2005

MD SHPJ

view to NE

#17 of 18

631

113



B-5112

600 blk. Franklinton Rd., Greater Rosemont District

Baltimore City, MD

Kate Farnham

6/15/2005

MD SHPO

view to N

#18 of 18

000

000