

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes
no

Property Name: Row houses - 1200-1300 block of East Fort Avenue Inventory Number: B-5189
 Address: 1230-1316 E. Fort Avenue 1200 and 1300 blocks of East Fort Avenue Historic district: yes no
 City: Baltimore Zip Code: 21230-5214 County: Baltimore City
 USGS Quadrangle(s): Baltimore East
 Property Owner: Multiple Tax Account ID Number: multiple
 Tax Map Parcel Number(s): multiple Tax Map Number: 24
 Project: Fort Avenue Bridge Replacement (Project No. TR-11309) Agency: Baltimore City Department of Transportation
 Agency Prepared By: Straughan Environmental Services, Inc.
 Preparer's Name: Sarah Michailof Date Prepared: 7/25/2010

Documentation is presented in: not applicable
 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 no Listed: yes no

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

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

Description of the Properties

The properties consist of eleven row houses on the north side of East Fort Avenue in the Locust Point neighborhood in South Baltimore, Maryland. The row houses are located in two groups; eight row houses (house numbers 1230, 1232, 1234, 1236, 1238, 1240, 1242, and 1244) are located in the 1200 block of East Fort Avenue (depicted as group A in accompanying figures) and four row houses (house numbers 1312, 1314, and 1316) are located in the 1300 block of East Fort Avenue (depicted as group B in accompanying figures) Both blocks of rowhouses are located between Armour and Lowman Streets. The two groups of structures are bisected by railroad tracks which run north to south and are carried under Fort Avenue by bridge BC 8022 (MIHP Number B-4584). This metal girder bridge was constructed in 1920 and has been determined eligible for the National Register of Historic Places.

The row houses are located on the western edge of the Locust Point residential area, which is roughly bounded by Lowman, Decatur, and Haubert Streets to the north and west; Marriott, Cuba, Andre, and Harper Streets to the east; and Fort Avenue to the south. The Locust Point residential area is located midway along the Locust Point peninsula and is surrounded by industrial

MARYLAND HISTORICAL TRUST REVIEW

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MHT Comments: *Not eligible as an isolated group, but may contribute to potential NR district - research is incomplete at this time*

Jim Jenkins
Reviewer, Office of Preservation Services

11/18/10
Date

[Signature]
Reviewer, National Register Program

11/18/10
Date

properties. Some of these properties (including the PQ Company Baltimore Plant across East Fort Avenue) are active industrial sites, and others have been converted to office use, such as the Coca-Cola Company Baltimore Branch Factory which currently (July 2010) houses the headquarters of Philips Seafood Restaurants, Inc.

Each row house is similar in basic form - each is two bays wide and two stories in height and Italianate in style, constructed between 1902 and 1914. The row houses are 13 feet wide and their depths vary. The row houses within the 1200 block of East Fort Avenue appear to be three rooms deep, whereas those in the 1300 block are likely shallower two-room deep units. Each row house appears to have been originally faced in brick, although three row houses (house numbers 1232, 1240, and 1242) are currently veneered in simulated masonry (commonly known as Formstone). Other alterations to the row houses have occurred: all have had their windows replaced, generally with double hung vinyl or aluminum replacement windows. None of the doors appear to be original to the house.

A description of the exterior of each row house is as follows:

1230 East Fort Avenue: This property is a two-story, two-bay wide end unit row house which currently houses Luca's Café, although it was constructed as a dwelling. The front façade has been refaced in brick, which appears to have been applied on top of the original brick surface. The original double hung window on the first floor has been replaced with a smaller sliding window. The front door is plate glass with metal frame. Above the door is a blue dome style fabric awning with the name of the café. Decorative elements include 3 brick string courses, one at the demarcation between the first and second stories, and the other two at the second story level. Each of the windows on the front façade is framed with brick sills and lintels. The cornice at the top of front façade is constructed of corbelled brick. The west elevation indicates the fenestration pattern has changed over time; a door and two windows have been bricked over. The second story sliding windows are replacement windows; it is unclear whether or not they are located in window openings original to the building. This row house has two rear additions, which are differentiated from the original structure because they are constructed of concrete block rather than brick. The additions extend the row house to the full depth of its lot.

1232 East Fort Avenue: This property is a two-story, two-bay wide unit attached on the east and west sides to units on adjacent parcels. The front façade has been refaced in Formstone. The original double hung window on the first story has been replaced with a shorter one. The extra space within the original opening has been filled, although the original sill remains. While all of the row houses on this block originally had transoms above the doors (many, if not all filled with stained glass), the transom at house number 1232 has been filled and covered with white aluminum siding. The cornice is constructed of dark green painted pressed metal finished on either end with curved corbels with a floral motif.

1234 East Fort Avenue: This property is a two-story, two-bay wide unit attached on the east and west sides to units on adjacent parcels. The front façade retains its original brick front, and the windows are framed by concrete sills and lintels. The cornice is constructed of dark reddish brown painted pressed metal finished on either end with corbels containing a floral motif. The stained glass transom above the front door is intact on this row house. The row house retains its original window openings, although the windows have been replaced.

1236 East Fort Avenue: This property is a two-story, two-bay wide unit attached on the east and west sides to units on adjacent parcels. The front façade retains its original brick front, and the windows are framed by concrete sills and lintels. The three replacement windows on the front façade are slightly smaller than the original window openings, and the extra space is framed in white painted wood. Each of the windows is covered by a white aluminum awning. The stained glass transom above the front door is intact. The cornice is constructed of dark reddish brown painted pressed metal finished on either end with curved corbels with a floral motif.

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1238 East Fort Avenue: This property is a two-story, two-bay wide unit attached on the east and west sides to units on adjacent parcels. Like the two previously described row houses, this row house retains its original brick front. The replacement windows fill the entire window opening and are framed by concrete sills and lintels and dark green shutters. The stained glass transom above the front door is intact. The cornice is constructed of dark green pressed metal finished on either end with curved corbels with a floral motif.

1240 and 1242 East Fort Avenue: These row houses are each two-story, two-bay wide unit attached on the east and west sides to units on adjacent parcels. They are very similar in appearance. Each has been clad in Formstone, which covers the original brick surface and original lintels and sills. The replacement windows fill the entire window opening and are framed with Formstone lintels and sills, with the exception of one original concrete sill underneath the first floor window at 1242 East Fort Avenue. The transom at both properties is intact. The transom at house number 1240 retains the stained glass, and the transom at house number 1242 contains clear glass. The cornice on each unit is constructed of white pressed metal finished on either end with curved corbels with a floral motif.

1244 East Fort Avenue: This row house is the eastern end unit for the eight row houses in the 1200 block of East Fort Avenue. Like house number 1230, the front of the row house has been refaced in brick, which appears to have been applied on top of the original brick surface. The upper story windows appear to have retained their original size, but the first story window is placed in a window opening that is smaller than the original. All windows include brick lintels and sills. The cornice at the top of front façade is constructed of corbelled brick. The eastern elevation is adjacent to a side yard and the CSX railroad tracks; it is clad in white vinyl siding. The windows on the eastern elevation include a small sliding window on the 2nd floor and 2 small double hung windows on the first floor. These windows are not original - the row house shared its eastern wall with another row house until approximately 1920 when that row house was razed to construct the railroad tracks and Fort Avenue Bridge (Bridge #BC 8022).

1312 -16 East Fort Avenue: These row houses are two-story and two bay wide units and are very similar in appearance. They retain their original brick facades. The windows retain their original concrete lintels and sills. House number 1312 is the western end unit. The two second story windows retain their original window opening sizes, but the first story window has been replaced with a smaller sliding window. The brickwork has been patched and the exterior wall retains the original lintel. House numbers 1314 and 1316 retain their original window openings on both the first and second stories. The doors on 1312 and 1314 are topped by transoms, and house number 1314 contains stained glass. An air conditioning unit has been placed in the original transom unit of house number 1316. All three houses contain a cornice at the top of the front façade with more decorative elements than the cornices seen in the 1200 block of row houses. The cornices are composed of white pressed metal with dentils. The corbels are wider and more prominent than those seen in the 1200 block and carry an ornamental molded string course across the front façade of all three row houses.

History of the Properties

The first row houses in Locust Point were constructed between 1840 and 1850, but the majority of row houses were constructed between 1900 and 1915 following several decades of immigration and industrial growth on the peninsula (Sheads n.d.). In 1868, the first immigration station opened at B&O Railroad piers 9 and 10, at the northern end of Andre Street. The station remained open until 1914. Many immigrants continued their travels by train or foot to destinations further west or north, but others remained in Locust Point. English and German immigrants were the first to arrive, later followed by Irish, Italian and Eastern European immigrants. An abundance of work encouraged immigrants to stay in Locust Point. Baltimore and other American cities were undergoing intense industrialization, and Locust Point was rapidly becoming a center of manufacturing and maritime trade. Shipbuilding companies, the B&O Railroad, brickyards, fertilizer and chemical factories, and fruit and oyster packers were major

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MHT Comments:	
_____ Reviewer, Office of Preservation Services	_____ Date
_____ Reviewer, National Register Program	_____ Date

employers of immigrants as laborers, stevedores, factory workers, machinists, trackmen, carpenters, clerks, and tailors (Locust Point Survey Committee 1916). In addition to immigrants from other countries, immigrants from rural areas of Maryland, Virginia, and Pennsylvania were also moving to Locust Point to find employment in the growing industries (Hayward 2001).

While row houses had been a popular style of housing for more than a century in Baltimore, mass production of building materials and architectural features in the late nineteenth and early twentieth centuries, coupled with the efficient building and development techniques of row house developers, reduced their cost. These efficiencies allowed the construction of modest two-story rowhouses that were generally affordable to the industrial workers that were streaming into the city. Row house developers such as Edward Gallagher, Frank Novak, John T. Donohue, and Walter Westphal were beginning to construct multiple blocks of row houses. In 1910, these row houses were selling for \$750 to \$1,500 (Hayward 2001).

These developers of large scale row house projects were constructing houses similar to those seen in the 1200 and 1300 blocks on East Fort Avenue: small, flat-fronted brick structures generally two bays wide and 2-3 rooms deep. Many were constructed in the Italianate style with decorative features, just becoming affordable for worker housing, including pressed metal exterior cornices with decorative brackets, concrete trim, and stained glass in the transom above each door.

The row houses on the 1200 and 1300 blocks of East Fort Avenue were constructed in the early twentieth century. The 1902 Sanborn Atlas indicates that nine mid-block row houses were under construction in 1902, and that all of the row houses between Armour and Lowman Streets had been constructed by 1914.

The 1920 and 1930 census records for the 1200 and 1300 blocks of East Fort Avenue indicate that modest row houses were being purchased or rented by workers in local Baltimore industry, particularly those located in Locust Point. The census records also indicate that the residents of the row houses mirrored the trends in immigration occurring during the early twentieth century, and that residents from other states were also moving to urban centers for work. In 1920 and 1930, occupations of male heads of household in the 1200 and 1300 blocks of East Fort Ave included a machine hand at a can factory, carpenters and other workers at the shipyards, a tin shop operator, a streetcar motorman, an iron worker, and a car repairman for the B&O Railroad. In the 1930 census, many households also had male or female boarders, who worked in similar occupations. Many female row house residents (generally wives and daughters of male heads of households) worked as store or office clerks, and telephone operators.

Assessment of the Properties

The eleven row houses within the 1200 and 1300 blocks of East Fort Avenue are considered eligible for the National Register of Historic Places under Criterion A (association with events that have made a significant contribution to the broad patterns of our history) and Criterion C (embodiment of distinctive characteristics of a type, period, or method of construction).

Criterion A: The development of industry and worker's housing in Locust Point relates to the statewide historic context, "Industrial/Urban Dominance A.D. 1870-1930" and the row houses are a significant example of the worker housing being developed to accommodate industrial workers in Baltimore. The period following the Civil War witnessed Maryland's shift from an agricultural economy to one focusing on industry and commerce, and the migration from rural areas and immigration from European nations to American cities. The places of birth for row house residents, as documented in the census data, mirror the trends in immigration and migration documented in Baltimore in the early decades of the twentieth century. Early residents were a mixture of native Marylanders, migrants from nearby states such as Virginia, North Carolina, and Pennsylvania, and first and second generation immigrants from European countries - primarily Germany, Ireland, Poland, and England.

Criterion C: The row houses in the 1200 and 1300 blocks of East Fort Avenue reflect the trend seen in the early twentieth century

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to construct modest row houses for workers in the various industries on Locust Point. Large scale row house developers took advantage of efficiencies in row house construction and the manufacture of architectural details to construct houses in a price range (generally \$750 to \$1,500) that workers could generally afford. Small, flat-fronted Italianate row houses such as those located on the 1200 and 1300 blocks of East Fort Avenue were popular architectural designs. Architectural details such as pressed metal cornices, stained glass, and interior touches such as wallpaper were common and popular architectural features on these otherwise modest structures.

These row houses have been altered over the last several decades, as noted in the architectural descriptions, to meet changing styles and needs, but the modifications aren't severe enough to have compromised the integrity of the properties. National Park Service guidelines note that "to retain historic integrity, a property will always possess several, and usually most, of the aspects [of integrity]." These aspects include location, design, setting, materials, workmanship, feeling, and association (NPS 1990). Alterations such as Formstone cladding and reducing window openings have somewhat compromised integrity of materials and design for these row houses. However, they retain their location within Locust Point, which continues to exist as a primarily working class community amidst active industrial uses.

The row houses retain the most significant elements of their original design, including scale, proportion, organization of space, plan, and form, to continue to be visually interpreted as simple row houses designed for the worker's families. Many of the row houses retain original decorative touches such as the stained glass transom, pressed metal cornices, and concrete sills and lintels.

The row houses retain much of their original setting. Although development has brought many changes to Locust Point including the conversion of industrial facilities to office uses and the development of new townhomes, the setting of the row houses has undergone little change. The construction of the railroad, bisecting the original row of houses between Armour and Lowman Streets, and the construction of the PQ Company Baltimore Plant constitute some of the most significant changes in setting for these properties during their existence, but even these improvements in transportation and industry are in character with the properties' close associations with industry and the railroad.

More than any other aspect of integrity, the row house properties fail to retain integrity of materials, due to the replacement of original windows and doors. However, many retain their brick facades, original window openings with concrete sills and lintels, and the decorative details that were significant in the construction of small worker's row houses in the early twentieth century.

The workmanship of these row houses is seen primarily in the architectural details such as the pressed metal cornices and stained glass, made cheaply and efficiently in new manufacturing processes, that are products of their time. They were the extra touches brought to worker's housing previously available only in much larger and expensive row houses that would have been unaffordable to Locust Point workers.

Because the row houses and the immediate surrounding Locust Point community retain most aspects of location, design, setting, materials, and workmanship, they continue to retain integrity of feeling and association. They continue to convey the aesthetic and historic sense of the time in which they were constructed, when local industry employed most row house residents. Because industry continues to be an important economic force in Locust Point, the row houses continue to retain integrity of association.

REFERENCES

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Dürr, William Theodore. People of the peninsula. Maryland Historical Magazine 77 (1982): 27-35.

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Hayward, Mary Ellen and Charles Belfour. 2001. The Baltimore Rowhouse, "The Artistic Period: 1875-1915" Princeton, NJ: Princeton Architectural Press.

Hopkins, G.M. 1876. City atlas of Baltimore, Maryland and environs. Vol. I, Plate L.

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

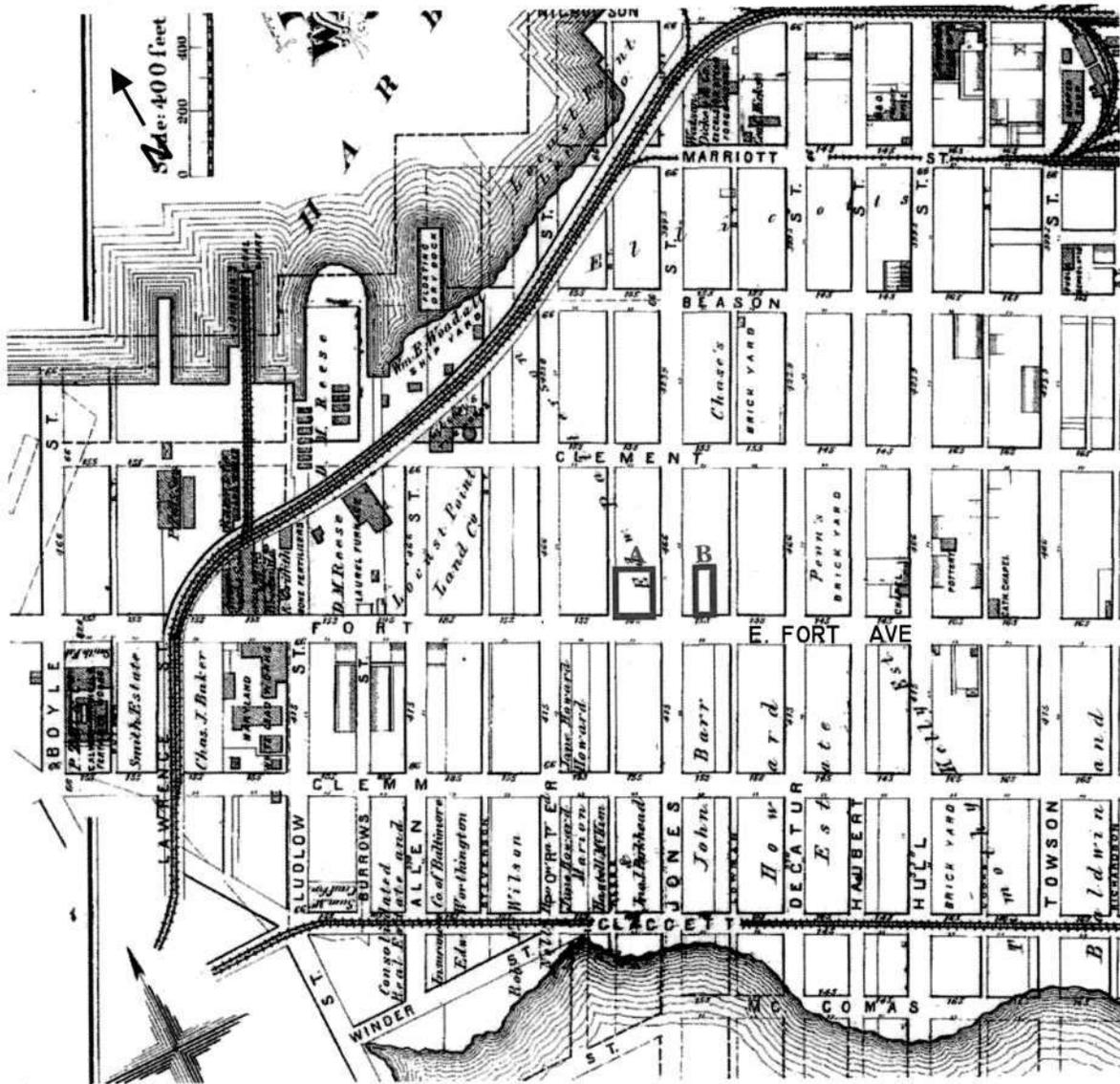
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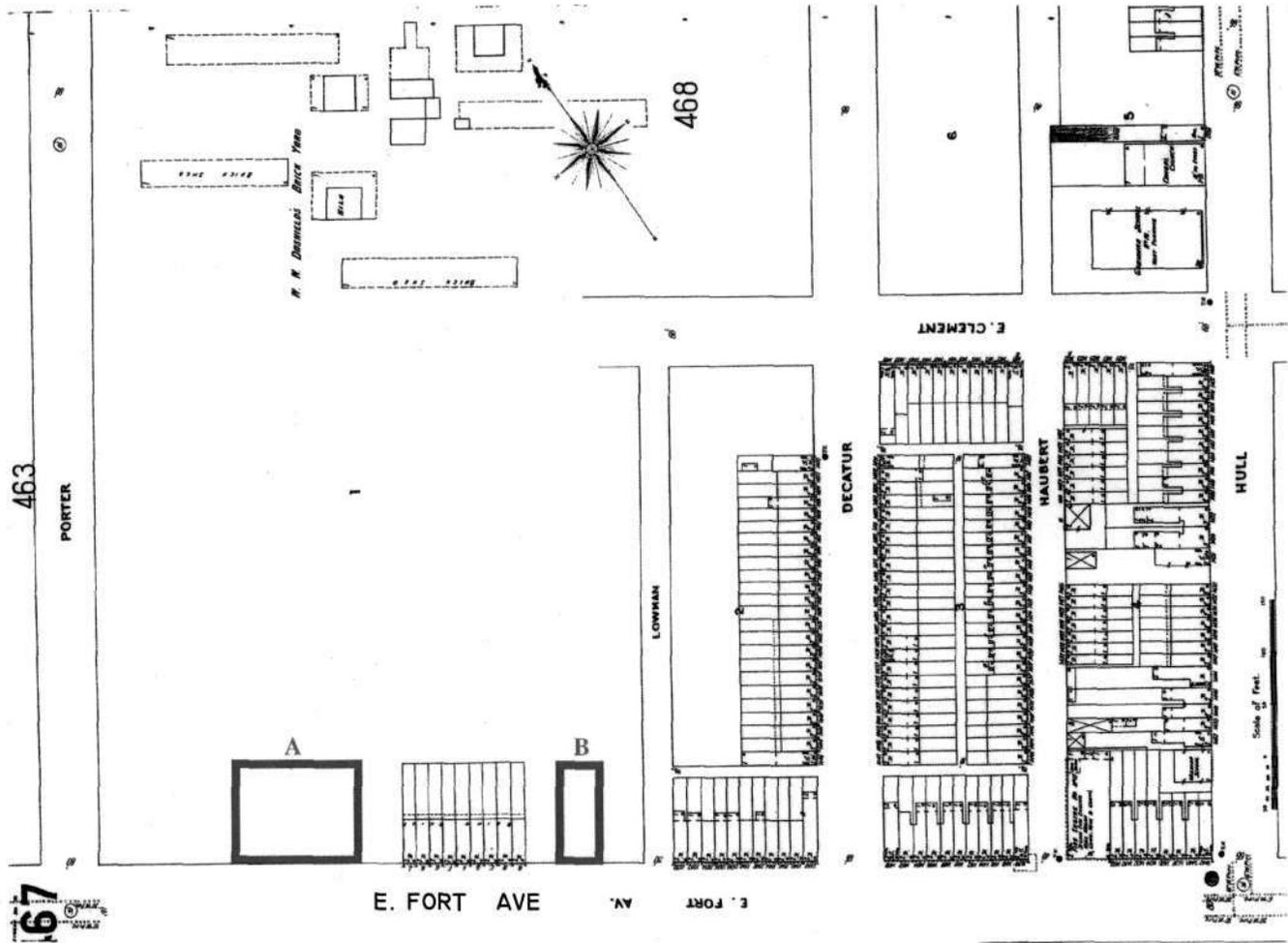
East Fort Avenue Row Houses, Locust Point, Baltimore, Maryland, 1876

Group A: 1230, 1232, 1234, 1236, 1238, 1240, 1242, 1244 E. Fort Ave.

Group B: 1312, 1314, 1316 E. Fort Ave.

Source: G.M. Hopkins , 1876 Atlas of Baltimore City. Part of Ward 17, Vol. 1, Plate 1

Figure I-1



East Fort Avenue Row Houses, Locust Point, Baltimore, Maryland, 1902

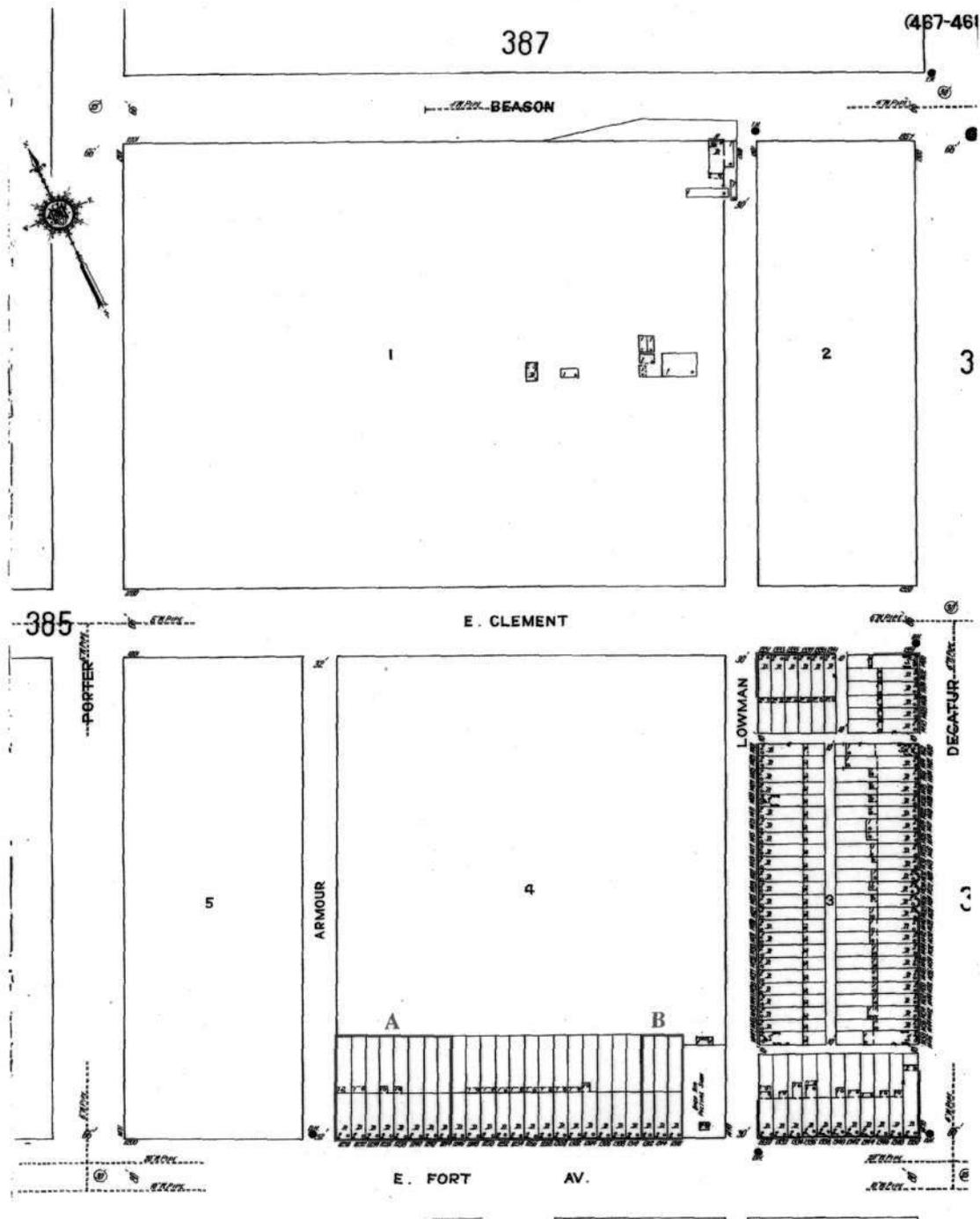
Group A: 1230, 1232, 1234, 1236, 1238, 1240, 1242, 1244 E. Fort Ave.

Group B: 1312, 1314, 1316 E. Fort Ave.

Source: Sanborn Map Company, Fire Insurance Maps 1901-1902

Figure 1-2

B-5189



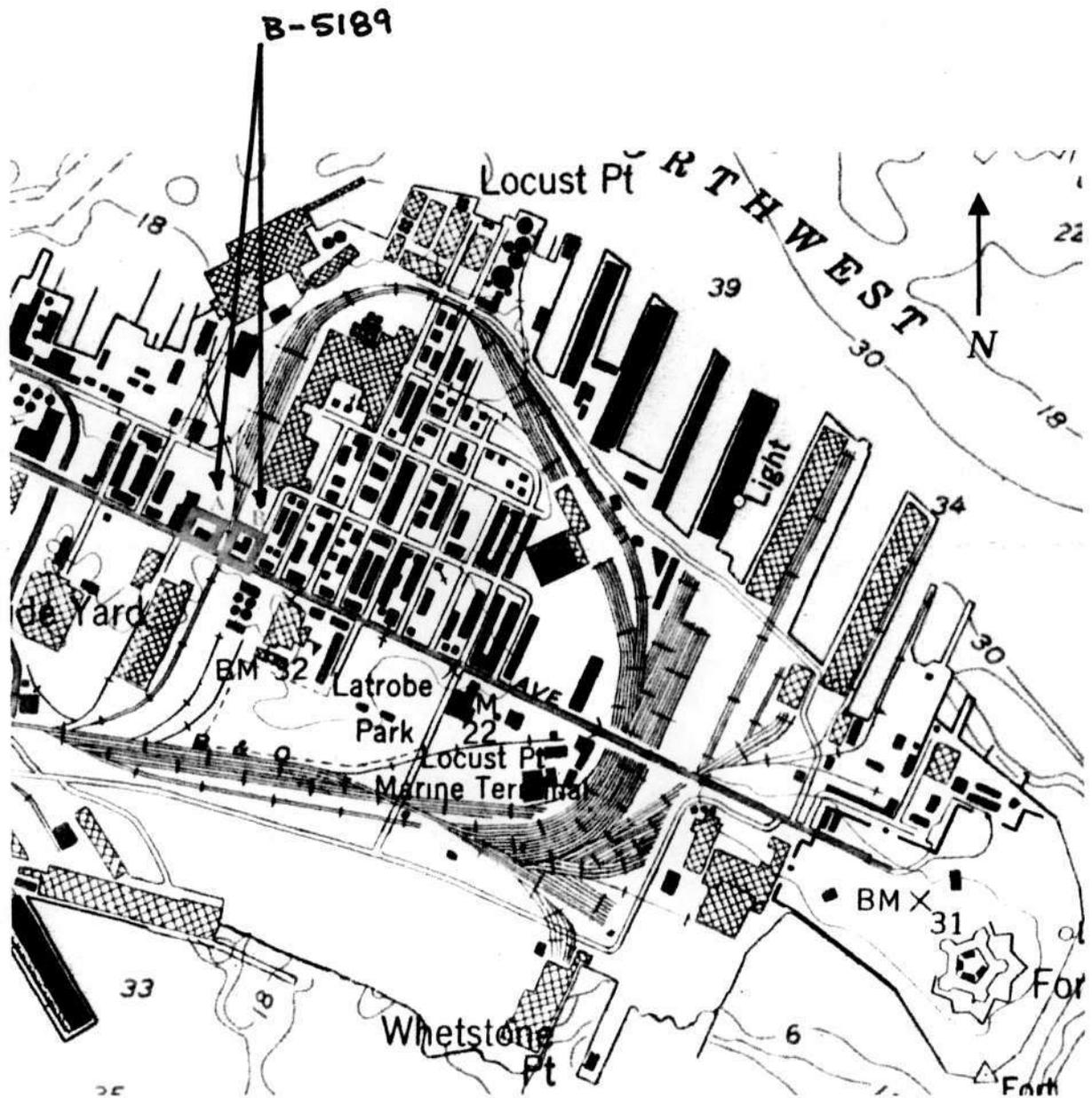
East Fort Avenue Row Houses, Locust Point, Baltimore, Maryland, 1914

Group A: 1230, 1232, 1234, 1236, 1238, 1240, 1242, 1244 E. Fort Ave.

Group B: 1312, 1314, 1316 E. Fort Ave.

Source: Sanborn Map Company, Fire Insurance Maps 1914-1915, map 386

Figure 1-3



East Fort Avenue Row Houses (MIHP B-5189)

Locust Point, Baltimore, Maryland

Group A: 1230, 1232, 1234, 1236, 1238, 1240, 1242, 1244 E. Fort Ave.

Group B: 1312, 1314, 1316 E. Fort Ave.

Source: US Geological Survey, 7.5 Minute Quad Series, Baltimore East, Md., 1974.

Figure 1-4

Digital Photo Log

MIHP No.: B-5189

Property Name: Row houses – 1200-1300 block of East Fort Avenue

County: Baltimore City

Photographer: Jennifer Sale Crane

Date: June 2010

Ink and Paper Combination: Pigment-based HP Vivera 564 ink and HP Premium Plus photo paper

CD/DVD: CD-R Gold, Delkin Archival Gold with Pthalocyanine dye

Image File Name	Description of View
B-5189_2010-06-23_01	Row houses at 1312, 1314, and 1316 East Fort Avenue, south elevation
B-5189_2010-06-23_02	Row houses at 1230, 1232, 1234, 1236, 1238, 1240, 1242, and 1244 East Fort Avenue, south elevation
B-5189_2010-06-23_03	1230, 1232, and 1234 East Fort Avenue, south and west elevations
B-5189_2010-06-23_04	1236, 1238, 1240, 1242, and 1244 East Fort Avenue, south elevation
B-5189_2010-06-23_05	North/rear elevations of row houses in 1200 block of East Fort Avenue



B-5189

Rowhouses, 1200 and 1300 blocks of E. Fort Avenue

Baltimore, Maryland

Jennifer Sale Crane

June 23, 2010

MD SHPO

Rowhouses at 1312, 1314 and 1316 East Fort Ave,
South elevation

#1 of 5, B-5189_2010-06-23_01.tif



B-5189

Rowhouses, 1200 and 1300 blocks of E. Fort Avenue
Baltimore, Maryland

Jennifer Sale Crane

June 23, 2010

MD SHPO

Rowhouses at (L-R) 1230, 1232, 1234, 1236, 1238,
1240, 1242, and 1244 East Fort Ave.,
south elevation

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Luca's Cafe

Luca's Cafe

112

NO

B-5189

Rowhouses, 1200 and 1300 blocks of E. Fort Avenue
Baltimore, Maryland

Jennifer Sale Crane

June 23, 2010

MD SHPO

Rowhouses at (L-R) 1230, 1232, and 1234 E. Fort Ave.,
south and west elevations

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Rowhouses, 1200 and 1300 blocks of E. Fort Avenue

Baltimore, Maryland

Jennifer Sale Crane

June 23, 2010

MD SHPO

Rowhouses at (L-R) 1236, 1238, 1240, 1242, and
1244 E. Fort Ave., south elevation

#4 of 5, B-5189-2010-06-23-04.tif



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Rowhouses, 1200 and 1300 blocks of E. Fort Avenue

Baltimore, Maryland

Jennifer Sale Crane

June 23, 2010

MD SHPO

North/rear elevations of row houses in 1200
block of E. Fort Avenue

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