

**Addendum to  
Maryland Historical Trust  
Maryland Inventory of  
Historic Properties Form**

Inventory No. B-5224

Page 1 of 1

**Name of Property:** Coppin Heights/Easterwood Park Historic District

**Location:** Baltimore City

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The following photographs were taken by Bill Lebowich as mitigation for the demolition of 200 historic properties within the Coppin Heights/Easterwood Park Historic District under an MOA with Coppin University for the construction of a Science and Technology Center.

5/13/14: 159 photographs filed with additional photograph files in library.



ALL ALLEYS ARE OWNED BY CSU  
 A) 11' wide Alley approximately 210' long running East to West. Adjacent to Whitmore Avenue. Directly behind the 2527-2553 Block of North Avenue.

B) 20' wide Alley approximately 565' long running North to South directly behind the 1700-1825 block of Thomas Avenue.

C) 10' wide Alley approximately 392' long running North to South directly behind the 1600-1648 block of Thomas Avenue.

D) 10' wide Alley approximately 90' long running East to West between the 1733 & 1801 block of Thomas Avenue.

E) 10' wide Alley approximately 796' long running North to South directly behind the 1600-1744 block of Warwick Avenue.

F) 5' wide Alley approximately 80' long running East to West between the 1622 & 1628 block of Warwick Avenue.

G) 20' wide Alley approximately 110' feet long running East to West between the 1744 & 1800 block of Warwick Avenue.

H) 10' wide Alley approximately 140' long running North to South directly behind the 1800-1818 block of Warwick Avenue.

I) 15' wide Alley approximately 145' long running East to West directly behind the 2501-2519 block of North Avenue.

J) 5' wide Alley approximately 30' long running East to West directly behind 2523-2525 block of North Avenue.

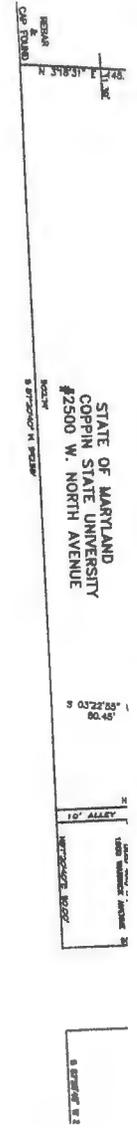
**ROADS**  
 Whitmore Avenue 65' wide approximately 101' long running North to South between the 2553 block of North Avenue and CSU HHSB site.

Thomas Avenue 68' wide approximately 1,065' long running North to South between North Avenue and Baker Street.

Presbury Street 66' wide approximately 100' long running East to West perpendicular to Thomas Avenue.

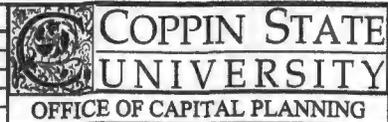
Presbury Street 20' wide approximately 110' long running East to West perpendicular to Warwick Avenue.

Westwood Avenue 40' wide approximately 95' long running East to West perpendicular to Thomas Avenue.



ROADS ALLEYS OWNED BY CSU

DOS APPROVAL	COPPIN APPROVAL	SEAL	REVISION	DATE	ISSUED FOR:	DATE	ISSUED FOR:	DATE	SHEET TITLE:	SHEET NO.
									SITE PLAN	SI
										DATE: 07/01



B-5224

## PHOTO LOG

Coppin Heights/ Easterwood Park Historic District

W. North Ave. (southside) between Whitmore Avenue and Warwick Ave., Thomas Ave. between W. North Ave. and Baker St., Warwick Ave. between W. North Ave. and Baker St., Baker St. between Warwick Ave. and HHSB site, and alley running between HHSB site and rear of Thomas Ave. properties (west side).

Baltimore City, Maryland

Bill Lebovich

November 17, 2011

MD SHPO (digital files)

printed on Epson Premium Photo Paper GLOSSY with Epson Ultrachrome inks

West block

- B-5224\_2011-11-17\_1      looking southwest at entire W. North Ave. row  
 2      corner of Thomas and W. North Avenues, showing  
       2529,2531,2533 W. North Ave.  
 3      detail, cornice of 2529  
 4      2531,2533,2535  
 5      2533,2535,2537  
 6      2535,2537,2539  
 7      2537,2539,2541,2543  
 8      detail, stoops, looking west from 2539  
 9      2539(partial),2541,2543  
 10     2541 (obstructed), 2543,2545,2547(partial)  
 11     2543,2545,2547,2549(partial)  
 12     2545,2547,2549,2551(partial)  
 13     detail, cornices of 2547-2551  
 14     2549,2551,2553  
 15     2551,2553  
 16     detail, first floor corner entablature, 2553  
 17     looking east at Whitmore Ave. side of 2553 and row along  
       W. North Ave  
 18     looking northwest at rear of 2553,2551,2549  
 19     looking east from Whitmore Ave at rear of W. North, on left  
 20     rear of midblock of W. North Ave.  
 21     looking south from W. North Ave. at Thomas Ave.

West Block(continued)

- 22 Thomas Ave side of 2529 W. North Ave. alley, and 1826 Thomas
- 23 looking southwest at length of Thomas Ave., starting at 1826
- 24 1826,1824
- 25 1826(partial),1824(obstructed),1822,1820(partial)
- 26 1824(partial),1822,1820,1818(partial)
- 27 1818,1816
- 28 detail of upper floors and cornice, 1818
- 29 1818,1816,1814(partial)
- 30 1816(partial),1814,1812
- 31 1812,1810,1808(partial)
- 32 1808,1806,1804(partial)
- 33 1804,1802
- 34 1802,1800, and Westwood Ave.(north side)
- 35 Westwood Ave.(south side),1738,1736,1734,1732(partial)
- 36 1738(partial),1736,1734,1732,1730(partial,occupied)
- 37 1732,1730,1728,1726,1724(partial)
- 38 1730 (partial),1728,1726,1724,1722(partial)
- 39 1726,1724,1722,1720(occupied),1718(partial)
- 40 1724 (partial),1722,1720,1718,1716
- 41 1718,1716,1714(occupied),1712(occupied)
- 42 1718(partial),1716,1714,1712,1710(occupied),1708(partial)
- 43 1710,1708(occupied),1706,1704,1702(partial,occupied)
- 44 1706,1704,1702,1700, and Presbury St.
- 45 1700 and Presbury St. (and a few houses north of 1700)
- 46 looking southwest at Presbury St.,1616 and houses south of 1646
- 47 Presbury St. and 1646(former church),1644,1642(partial)
- 48 1644,1642,1640(occupied),1638(partial)
- 49 1642(partial),1640,1638,1636,1634(partial)
- 50 1638(partial),1636,1634,1632,1630
- 51 1630,1628,1626(occupied),1624
- 52 1624(partial),1622,1620,1618,1616
- 53 1618,1616,1614,1612,1610(partial)
- 54 1612,1610(obstructed),1608(obstructed),1606
- 54 1610,1608

West Block (continued)

- 56 1608,1606,1604(occupied),1602(occupied)
- 57 1604,1602,1600,corner of Thomas Ave. and Baker St.
- 58 looking northwest up Thomas Ave., first building at left is 1604
- 59 looking northwest at corner of Thomas Ave. and Baker St.,garages on Baker St.
- 60 stairs from Baker St. to rear lot of 1600 Thomas Ave.
- 61 looking northeast at Baker St. garages, corner of Baker St. and Thomas Ave, and farther east on Baker St.
  
- 62 alley between HHSB site and rear of Thomas Ave., garages,Baker St. side of 1600 Thomas Ave.
- 63 alley,looking east at rear of approximately 1615 Thomas Ave.
- 64 looking northeast at approximately 1621
- 65 looking north from approximately 1625
- 66 detail,showing garage in previous photo
- 67 looking at 1632
- 68 looking east at south side Presbury St.
- 69 looking northeast at Presbury St. and 1700 block
- 70 looking at 1706 and higher numbers
- 71 looking at 1716
- 72 looking at approximately 1728
- 73 looking north towards rear of W. North Ave.
- 74 looking southeast at Westwood Ave. and rear lots
- 75 looking east at Westwood Ave.
- 76 looking northeast at Westwood Ave. and 1800 block
- 77 looking at 1810-1814
- 78 looking at 1836-1810
  
- 79 looking east down alley behind W. North Ave.,1826 Thomas

East Block

- 80 looking northwest from Baker St. at remnants of Esso garage (next to alley) and sign post, and addition and south side of 1601 Thomas Ave. (information supplied by local businessman)
- 81 straight-on view of former gas station and sign post
- 82 looking northwest at rear of 1601
- 83 looking northeast from Baker St. at 1601 Thomas and adjacent north row, showing Baker St. to Warwick Ave.
  
- 84 looking north from Baker St. up Thomas Ave.
- 85 1601, 1603, 1605, 1607(partial)
- 86 1605, 1607, 1609(occupied), 1611, 1613(partial)
- 87 1609, 1611, 1613, 1615, 1617(partial)
- 88 1617(partial), 1619, 1621(occupied)  
1623(occupied), 1625, 1627(partial)
- 89 1625(partial), 1627, 1629, 1631, 1633, 1635(partial)
- 90 1633(partial), 1635, 1637, 1639, 1641, 1643(occupied)
- 91 1643, 1645(obstructed, occupied), 1647, 1649, 1651
- 92 1643(obstructed), 1645, 1647, 1649, 1651, 1653(partial)
- 93 1651, 1653, 1655(occupied), 1657(occupied), 1659,  
1661(occupied)
- 94 1659, 1661(occupied), 1701, 1703, 1705(occupied),  
1707(partial)
- 95 1705, 1707, 1709, 1711, 1713(occupied)
- 96 1709(partial), 1711, 1713, 1715, 1717(occupied),  
1719(occupied, partial)
- 97 1715(partial), 1717, 1791, 1721, 1723, 1725
- 98 1723(partial), 1725, 1727(occupied), 1729,  
1731(occupied?) 1733
- 99 1733(partial), 1801/1803, 1805(side)
- 100 side porch of 1805
- 101 1801/1803, 1805/1807
- 102 1807, 1809/1811(occupied)
- 103 porch of 1811, side of 1813
- 104 1809/1811, 1813/1815, 1817 side
- 105 detail, cornice of 1815
- 106 1815(partial), 1817/1819, rear of W. North Ave. (partial)
- 107 1819(partial), side and rear of 2525 W. North Ave.

## East Block (continued)

- 108 looking south down Thomas Ave, from corner of Thomas Ave. and W. North Ave.
- 109 looking southeast at corner of Thomas and W. North Avenues,2525-2521, and row to east
- 110 straight-on,2525-2521
- 111 looking southwest,2525-2521, side with bow
- 112 2521, front and side
- 113 2521(side),2517-2513,2511(obstructed),2509(obstructed)
- 114 2517-2513,2511(obstructed), 2509(partial)
- 115 2513(partial,obstructed),2511(obstructed),2509,2507(partial)
- 116 2509(partial),2507,2505,2503(partial)
- 117 2503(partial),2501
- 118 2505(partial),2503,2501, looking south down Warwick Ave.
- 119 looking southwest at front and side of 2501
- 120 looking northwest at side and rear lot of 2501 (and rear of houses to west on W. North Ave.)
- 121 south edge of rear lot of 2501,alley,1818-1814 Warwick Ave.
- 122 vacant lot south of 1818-1814
- 123 alley,1744(church)-1740
- 124 vacant lot,between 1740 and 1730
- 125 1730-1724(partial)
- 126 1726(partial)-1718(partial)
- 127 1720(partial)-1712(partial)
- 128 1714(partial),1712,1710(occupied),1708(occupied)
- 129 1708(partial),vacant lot,Presbury St.,side of1660
- 130 Presbury St.,1660-1654(partial)
- 131 1660(partial)-1654
- 132 1654(partial),1652(occupied?),1650,1648,1646(partial)
- 133 1648(partial)-1640(partial)
- 134 1642(partial),1640,1638(occupied),1636
- 135 1638(partial),1636,1634(occupied),1632
- 136 1634-1628(partial)
- 137 1630,1628,1626(occupied),1624(partial)
- 138 row south of 1624, covering 1622-1600
- 139 detail of middle of row in previous photo
- 140 1624(partial),1622-1618

East Block (continued)

- 141 1620,1618,1616(occupied),1614(partial,occupied)
- 142 1616-1610(occupied)
- 143 1612(partial)-1606(occupied)
- 144 1608(partial)-1602
- 145 1604(partial)-1600(occupied)
- 146 looking northwest from corner of Warwick Ave. and Baker St.  
at west side of Warwick Ave. and south (Baker)side of 1600
  
- 147 looking north rear lots of 1600 Warwick Ave. and alley
- 148 from alley looking west at rear of 1605 Thomas Ave.
- 149 from alley looking east at 1608 Warwick Ave.
- 150 from alley looking west at 1615 Thomas
- 151 looking north
- 152 from alley looking east at 1630 Warwick
- 153 from alley looking west at 1633 Thomas
- 154 from alley looking northeast at vacant lot and 1712 Warwick
- 155 from alley looking west at 1711 Thomas
- 156 from intersection of two alleys,looking northeast at east row  
of W. North Ave.
- 157 looking south
- 158 from alley looking west at 1725 Thomas
- 159 from alley looking east at 1730 Warwick

Maryland Historical Trust  
Determination of Eligibility Form

Property Name: Coppin Heights/Easterwood Park Historic District Inventory Number: B-5224  
Address: \_\_\_\_\_ Historic District: \_\_\_\_\_ Yes  No  
City: Baltimore Zip Code: \_\_\_\_\_ County: Baltimore City  
USGS Quadrangle(s): Baltimore West  
Property Owner: \_\_\_\_\_ Tax Account ID Number: \_\_\_\_\_  
Tax Map Parcel Number(s): \_\_\_\_\_ Tax Map Number: \_\_\_\_\_  
Project: Coppin State College Agency: HUD  
Agency Prepared By: \_\_\_\_\_  
Preparer's Name: \_\_\_\_\_ Date Prepared: \_\_\_\_\_

Documentation Is Presented In: March 23 1995, MOA, Coppin State College, Historically Black Colleges and Universities (HBCU) Program for the Coppin Heights Community Revitalization Plan.

MHT Internal NR-Eligibility Review Form- Easterwood Park as expanded Coppin Heights

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  
Visit by MHT Staff: \_\_\_\_\_ Yes \_\_\_\_\_ No Name: \_\_\_\_\_ Date: \_\_\_\_\_

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

This district predominantly consists of rowhouses built in Baltimore's Vernacular Eclectic Rowhouse period dating between 1890-1915.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility Recommended:  Eligibility Not Recommended: \_\_\_\_\_  
Criteria:  A \_\_\_\_\_ B \_\_\_\_\_ C \_\_\_\_\_ D Considerations: \_\_\_\_\_ A \_\_\_\_\_ B \_\_\_\_\_ C \_\_\_\_\_ D \_\_\_\_\_ E \_\_\_\_\_ F \_\_\_\_\_ G

MHT Comments: MHT concurred with CHAP findings of eligibility in letter dated Jan. 4 1995.

\_\_\_\_\_  
Reviewer, Office of Preservation Services

J. Rodney Little

\_\_\_\_\_  
Reviewer, National Register Program

\_\_\_\_\_  
Date

Wednesday, March 1, 1995

\_\_\_\_\_  
Date

INDIVIDUAL PROPERTY/DISTRICT  
 MARYLAND HISTORICAL TRUST  
 INTERNAL NR-ELIGIBILITY REVIEW FORM

Property/District Name: Easterwood Park as expanded, Baltimore Survey  
 Number: \_\_\_\_\_

Project: Coppin Heights Development District Agency: Coppin Heights CDC, Inc.

Site visit by MHT Staff: \_\_\_ no \_\_\_ yes Name \_\_\_\_\_ Date \_\_\_\_\_

Eligibility recommended XXX Eligibility not recommended \_\_\_

Criteria: XXXA \_\_\_B \_\_\_C \_\_\_D Considerations: \_\_\_A \_\_\_B \_\_\_C \_\_\_D \_\_\_E \_\_\_F \_\_\_G \_\_\_None

Justification for decision: (Use continuation sheet if necessary and attach map)

(see attached report)

Documentation on the property/district is presented in: The Commission for Historical And  
 Architectural Preservation

Prepared by: Eric L. Holcomb, Baltimore City CHAP  
 Reviewer, Office of Preservation Services Date

NR program concurrence: \_\_\_ yes \_\_\_ no \_\_\_ not applicable

\_\_\_\_\_  
 Reviewer, NR program

\_\_\_\_\_  
 Date

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA - HISTORIC CONTEXT

I. Geographic Region:

- Eastern Shore (all Eastern Shore counties, and Cecil)
- Western Shore (Anne Arundel, Calvert, Charles, Prince George's and St. Mary's)
- Piedmont (Baltimore City, Baltimore, Carroll, Frederick, Harford, Howard, Montgomery)
- Western Maryland (Allegany, Garrett and Washington)

II. Chronological/Developmental Periods:

- Paleo-Indian 10000-7500 B.C.
- Early Archaic 7500-6000 B.C.
- Middle Archaic 6000-4000 B.C.
- Late Archaic 4000-2000 B.C.
- Early Woodland 2000-500 B.C.
- Middle Woodland 500 B.C. - A.D. 900
- Late Woodland/Archaic A.D. 900-1600
- Contact and Settlement A.D. 1570-1750
- Rural Agrarian Intensification A.D. 1680-1815
- Agricultural-Industrial Transition A.D. 1815-1870
- Industrial/Urban Dominance A.D. 1870-1930
- Modern Period A.D. 1930-Present
- Unknown Period (  prehistoric  historic)

III. Prehistoric Period Themes:

- Subsistence
- Settlement
- Political
- Demographic
- Religion
- Technology
- Environmental Adaptation

IV. Historic Period Themes:

- Agriculture
- Architecture, Landscape Architecture, and Community Planning
- Economic (Commercial and Industrial)
- Government/Law
- Military
- Religion
- Social/Educational/Cultural
- Transportation

V. Resource Type:

Category: Neighborhood, structures

Historic Environment: Baltimore City /Urban

Historic Function(s) and Use(s): Rowhousing Residential and small commercial establishments

Known Design Source: Unknown

## Potential Easterwood Park Historic District

### I. The boundary for the study area is as follows:

North boundary: North Avenue (Including structures on the south side)

East boundary: Appleton Street (structures on east side are included)

South boundary: Presstman Street (structures on south side are included), and the southern boundary of Easterwood Park

West boundary: Railroad tracks directly west of Whitmore Avenue

These boundaries were created from previous windshield surveys combined with further investigation of the area. CHAP has concluded that this area is **eligible** for national register status. Within the study area, two areas have been previously surveyed. In June of 1993, CHAP determined that the area around Easterwood Park (between Bentalou and Warwick Avenues) is eligible for national register status. In 1995, the area directly west of Warwick Avenue held several blocks of contributing resources (formally known as Coppin Heights potential historic district). As CHAP furthered its research, we concluded that an expansion of the boundaries drawn in the 1993 Easterwood survey better illustrates the historical development patterns of the area. The southern and western boundaries were delineated from the old Western MD Railway line. The eastern boundary was drawn from abutting Sandtown Winchester potential historic district. The northern boundary became North Avenue. North Avenue ties the surrounding neighborhoods together, which as a whole illustrate the development of Northwest Baltimore.

### II. Description of the Area Surrounding Easterwood Park.

The Coppin Heights area is bounded by some of Baltimore's most historic Areas. Directly to the east is Sandtown Winchester and Penn North (Surveyed in 1987 by CHAP). On the northeast is Baltimore's first large park, Druid Hill Park. Directly north is the Mondawmin neighborhood and Mondawmin Shopping Center which sits at the focal point of two major arterial roads, Park Heights and Liberty Heights Avenues. To the east lies Hanlon Park which includes Lake Ashburton Reservoir. Directly west is Walbrook East (Surveyed in 1995 by CHAP). To the south of North Avenue and west of the train tracks lie Rosemont neighborhood which historically was part of Walbrook. These areas excluding Mondawmin Mall and (several new buildings of Coppin State College), are rich in historic resources uniquely illustrating the development patterns of Baltimore.

Two extremely historically significant institutions, Douglass High School and Coppin State College, are the pivotal defining institutions in this area. Surrounding these institutions are two story rowhouse neighborhoods. Scattered throughout these neighborhoods are several non historic structures, such as one story warehouses, industrial cylindrical holding tanks, gas stations and newer residential housing. On the Whole, Coppin State College is nestled nicely between quaint (but struggling) historic neighborhoods.

Baltimore City Commission for Historical and Architectural Preservation has completed extensive surveys of the Walbrook, Sandtown-Winchester, and Penn North neighborhoods. The level of documentation is significant enough to list the areas on the National Register of Historic Places. CHAP has also gathered extensive information on the areas of West and Northwest Baltimore. For example, we have conducted research on Ellicott Driveway, Gwynns Falls and Leakin Park corridors, North Avenue, and literally 100s of individual sites. This preliminary research combined with several inhouse windshield surveys conclude that much of the area surrounding the Easterwood Park Study area is eligible for National Register Listing:

1. Sandtown Winchester
2. Walbrook East
3. Greater Rosemont Area
4. Mondawmin Community
5. North Avenue Corridor (which ties all these together).

### **III. General Description of Easterwood Park**

The potential Easterwood National Register Historic District is comprised mostly of two-story rowhouse dwellings built between 1890 and 1914. Defining characteristics include the following, front yards, porchfronts, second story bay windows and defining cornices. Many rows have stained glass windows, and full basements with casement windows. Stylistically Easterwood Park is comprised of Baltimore's vernacular artistic styles. Dr. Mary Ellen Hayward has identified four styles within the "Eclectic Period" of Baltimore 1890-1914: Queen Anne, Swell-front, Philadelphia Porchfront houses and Marble Houses. Easterwood Park is representative of every variation except the marble house (which tends to dominate East Baltimore). Many of the houses in the neighborhood was developed by the Welsh Construction Company creating uniform streets of Philadelphia style rowhouses. The houses fronting North Avenue tend to be three-story wider houses. On the south of the district lies Easterwood Park a welcome open space which was used extensively. In Summation, the Easterwood Park exemplifies the Baltimore architectural styles built in the Baltimore City's Vernacular Eclectic period, 1890-1914.

### **IV. History of Easterwood Park**

In 1889 North Avenue was extended to its current terminus. On May 17, 1890 the North Avenue Railway an electric streetcar began running from Highland Park to Division Street. The extension of North Avenue led the way for real estate speculators most notably Ephraim Macht and the Walbrook Land Corporation to spawn large-scale development. Thus, by 1890, the North Avenue corridor created great development potential which was realized in the early 1900s.

Before the Easterwood Park became physically connected to the City - the expansion of Poppleton's grid - It was a tapestry of country seats for the upper class and middle class truck farms. The Windsor Mill Road, (an early path with its roots in the 17th Century, documented as being used by the Baltimore County Rangers - Marye, William MHS 1931) was the main road through this area. The wealthy estates sat back from the road, but connected to it by a meandering driveway upon which the house would sit on the cul-de sac. Several of the estates

were Maiville and Carlton which were two houses on the estate *Boston Fear*, Frank Yewell which has two houses on the property, Hamilton Easter's *Springfield*, and Thomas Buckler's Estate, *Evergreen*. Closer to Windsor Mill Road and Bloomingdale Turnpikes or directly off an offshoot were smaller working farms such as Buena Vista the property of George Long (Lexington market butcher), Mrs. Walters, the Albert family, Thomas Hughes and Robert Holliday. Together, the wealthy summer homes with smaller working farms that hug public roads created the physical fabric prior to 1890. Meanwhile every year marked the encroaching urban grid as it stretched out from Baltimore. Furthermore, Highland Park (now the Walbrook area) was the first effort in Suburban development for that area. It soon became by 1877 a suburban village of "forty neat cottages" and a hotel, the Highland Park Hotel. This area was tied to the city by a stop on the Western MD Railroad (not Walbrook station), and the Baltimore, Calverton and Powhatan Railroad line which skirted the Easterwood area on its western boundary. Between 1881-1896 the Walbrook Station was built on the Western Maryland Railroad Line. Again, like the extension of North Avenue, this connected the area to the city and spurred development. Some of the earliest row housing in the area surrounded Walbrook Station. By 1920s Walbrook station closed. The rowhouses were developed two blocks east and west of the station. They were two story swellfronts, duplexes and early versions of the porchfront house. The early porch front houses have no front lawn, but have a porchfront and a Queen Anne patterned masonry cornice. These cornices are made of a row of corbelled brickstepped-back brackets. Furthermore, their windows are made of decorative brick segmental arches. Also, a row of alternating swell-front, rectangle-front houses were built during this period. Interesting thing about these rectangle swellfront patterned row, is the alternating window sills. On the units with a rectangular front, the window sills are segmental arches, while on the swell fronts the windows are topped with flat stone arches. Another swell front row has the same corbelled brick bracketed cornice as the early porch front houses. The cornice detailing was carried over from the swell front to the porchfront hybrid rowhouse. Also, during this period side door duplexes were built. These houses have compatible massing as the rowhouses surrounding them, but they have side doors, and side porches with elegant Victorian porch brackets. In conclusion, these houses constructed around the train station were built slightly prior to the furthestmost eastern rows of the Easterwood Park Expanded District. From Pulaski Street to Appleton Street, the rowhouses were built in the swell front style with varying patterns. One row was built with a stone facade, others are bookend with swellfronts. There is the swell-front recatangular-front pattern. Nevertheless, these rowhouses and streets differ significantly from the Sandtown Winchester area, because of the lack of alley housing, which stops (for the most part) at Monroe Street.

Between 1896-1914 (as indicated by the 1896 Bromely and the 1914 Topographical maps) much of Easterwood Park neighborhood was developed by the famed developer Ephraim Macht, owner of the Welsh Construction Company. According to records to date, he was the first Jewish real estate broker in Baltimore. Here, he erected most of the bay window porchfront (Philadelphia) rowhouse. Ephraim Macht built literally thousands of Baltimore's porchfront houses. Here in Easterwood Park he designed them in the Vernacular Queen Anne Style. This group of houses popularized the porchfront on houses of the day, leading the way to the "ultra-modern" daylight houses. Within this time period there were also stripped down Italianate rows, not wide enough to become daylight housing, but holds the significant features of yard, porchfront, full basement and two stories. This period of housing was the last built in Easterwood Park neighborhood

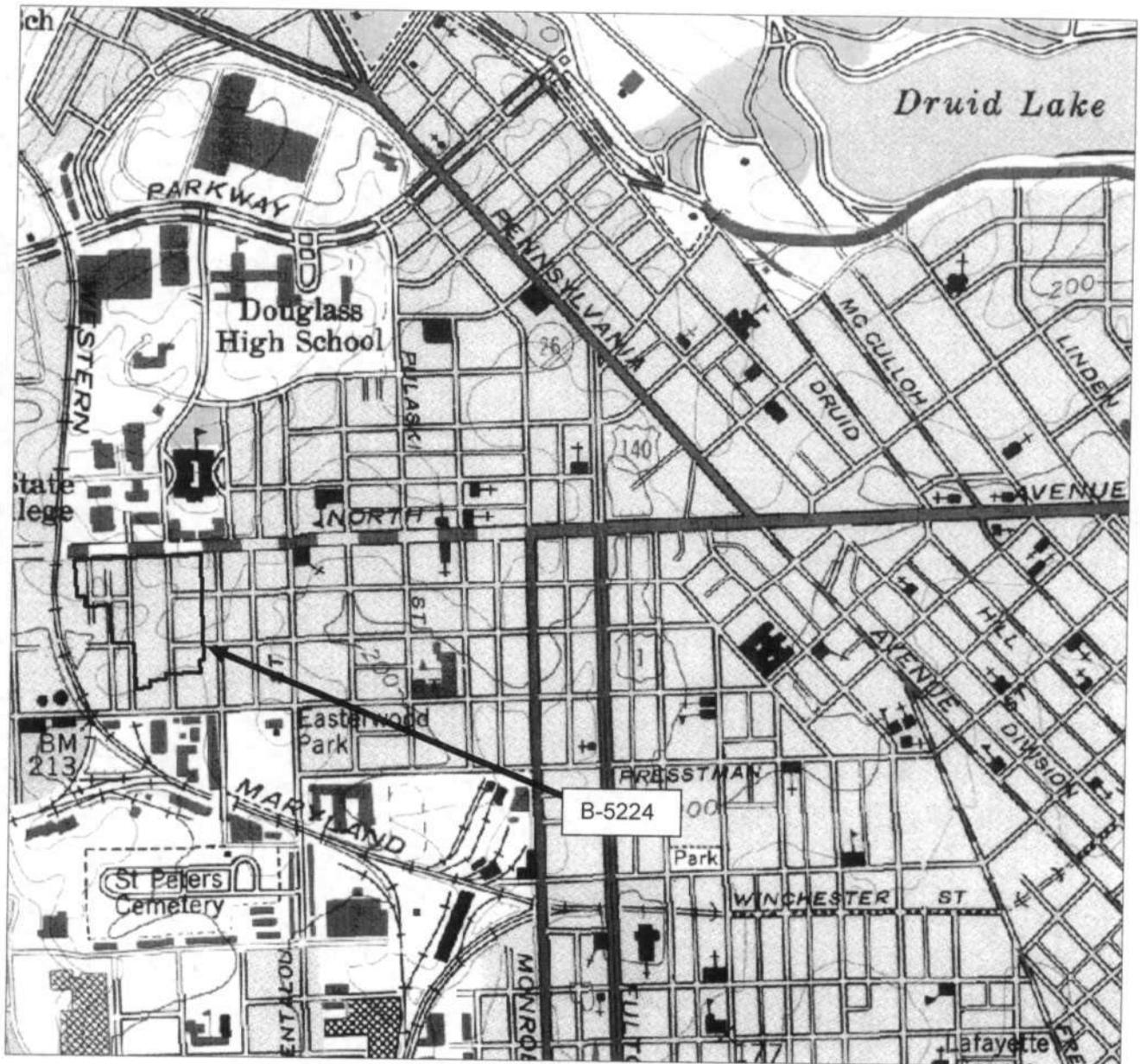
considered as contributing to the neighborhood.

Sometime around 1910 the Northwest Business Association supported turning Hamilton Easter's estate into a Park. Robert Garrett, of the Public Athletic League, bought the track of land and donated it to the City. If the City did not accept this gift in five years, the land was to be sold back to the Walbrook Land Corporation. The City eventually turned it into a park upon which local residents gratefully took advantage of the open space. Many prominent members of Baltimore's past political establishment grew up in the Easterwood neighborhood playing for the Easterwood team of the Public Athletic league. The list is notable from Governor William Donald Schaefer, former Governor Marvin Mandel, former judge Albert Skyler, and former city Comptroller Hyman Pressman. The neighborhood was a solid middle class white community. After WWII the area experienced a large outmigration of white citizens and a large influx of African Americans. In 1950 Coppin State College relocated to its current site and has been an involved and significant neighbor ever since.

Also to note, sometime after 1910 when Easterwood Park was created, the neighborhood began to be known as Easterwood Park. The name most likely came from the well renown woods of Hamilton Easter and his "rare and beautiful grove of old oak trees". Therefore in the deep seated american tradition of naming the street or neighborhood after the trees that were cut down, this park and surrounding area became known as Easterwood Park.

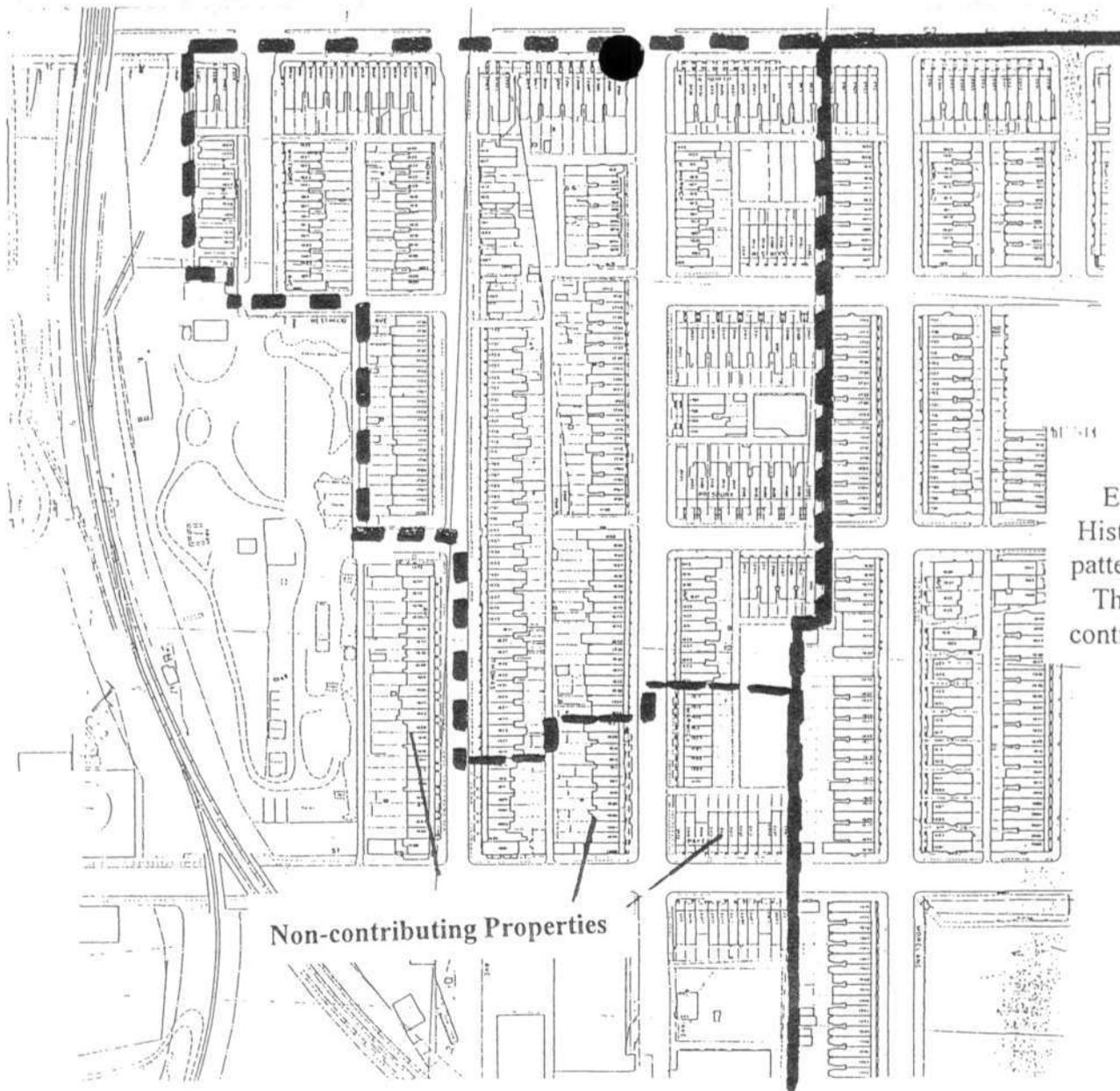
The Potential Easterwood National Register Historic District as expanded is a residential district of mostly two story brick dwellings built during Baltimore's Eclectic rowhouse period 1890-1914. Here the main styles are the Philadelphia porch front with second story bays, brick porches with brick piers, covered with metal roofs, casement windows at the raised basement level, wide window with stained glass transoms on the first floor, and concrete steps. Also, prevalent throughout the area are swell fronts of varying degrees. The architectural features are swell fronts, rectangular fronts and flat fronts creating a variety of patterns. Some are built of stone facades, brick cornices, sheet metal cornices, flat and segmental arches, and eyebrow casement windows in the basement. On North Avenue and scattered scantily throughout the district, Queen Anne style rowhouses are seen. Most of these have turrets, and detailed patterned and decorative masonry. In summation, Easterwood Park Historic District illustrates, the influence of the Eclectic period of Architecture on Baltimore's vernacular and quaint neighborhoods.

B-5224  
Coppin Heights/Easterwood Park Historic District  
Baltimore West Quadrangle



B-5224  
Coppin Heights/Easterwood Park Historic District  
GIS data Courtesy of the City of Baltimore, MOIT/EGIS





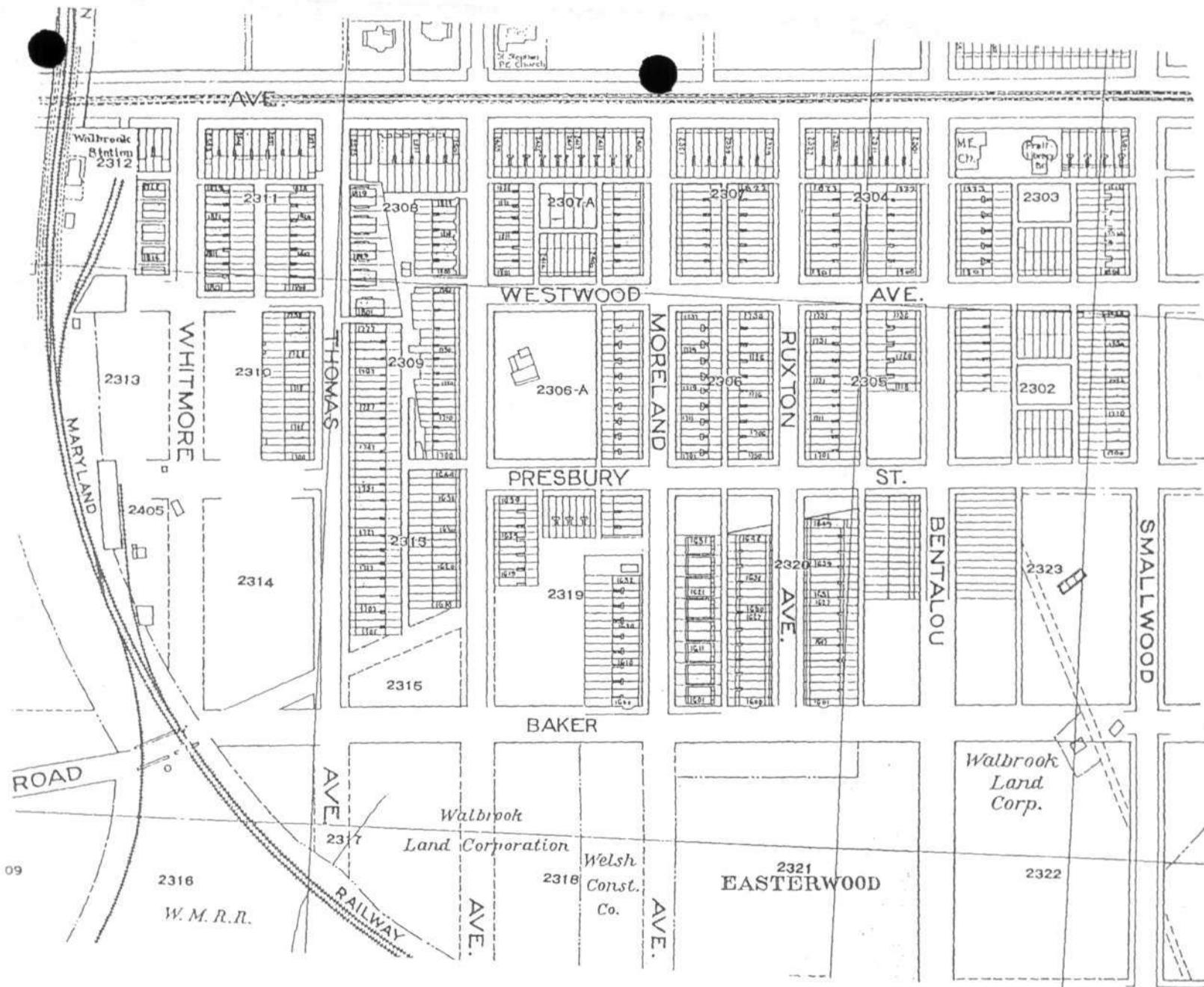
B-5224

Coppin Heights/Easterwood Park  
Historic District

Boundary of the Coppin Heights/  
Easterwood Park Extension Potential  
Historic District follows the develop-  
ment pattern established between 1914 to 1918.  
The rowhouses excluded as being non-  
contributing were built circa 1930 to 1940.

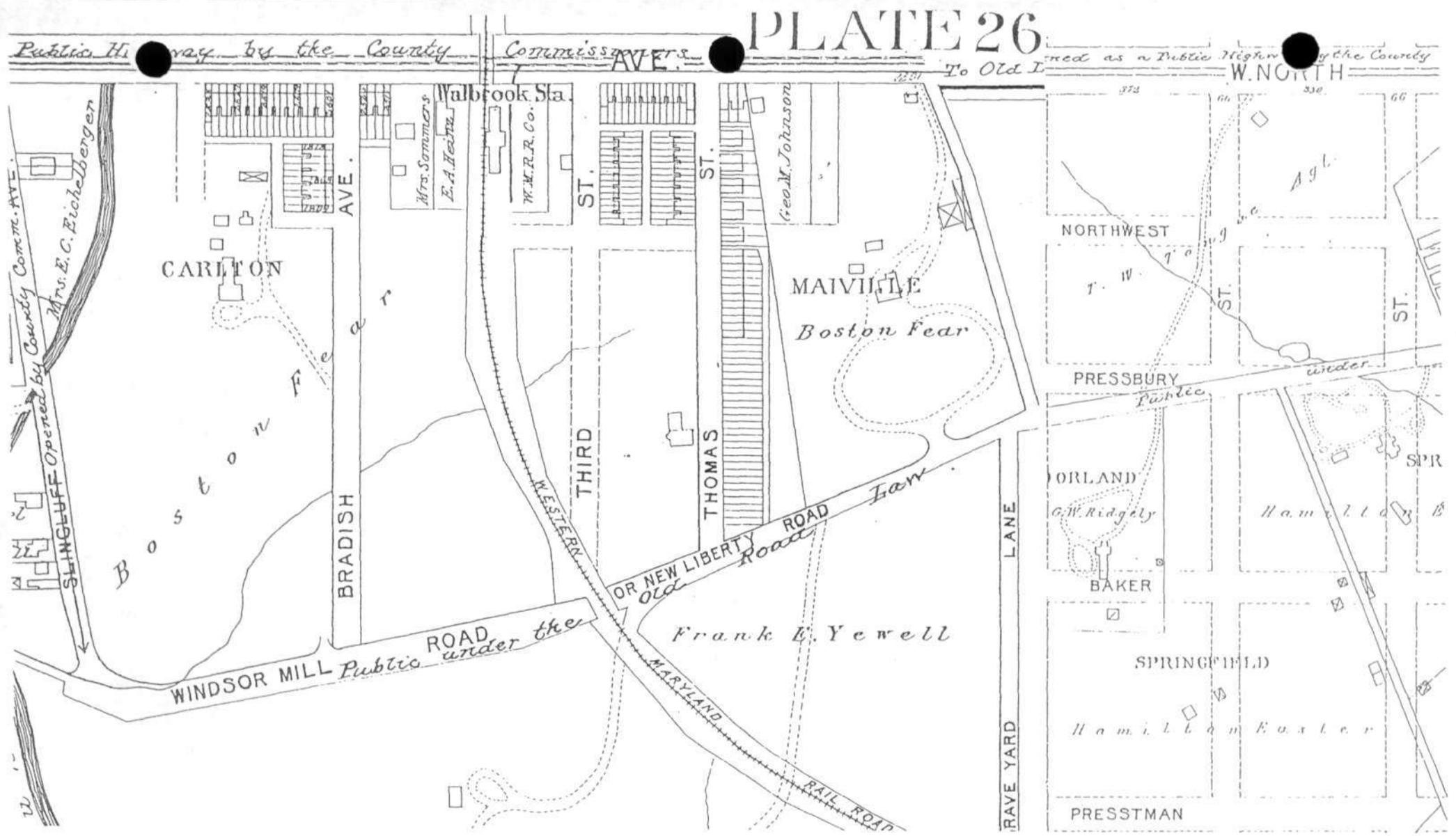
Map of Baltimore City.  
Baltimore City Department of Planning, 1995.

B-5224



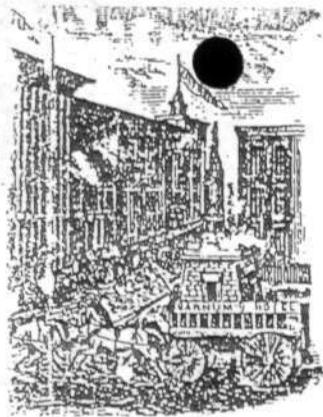
City Map of Baltimore. 1914.

B-5224



Atlas of the City of Baltimore.  
 G.W. Bromley and Company, 1896.

B-5224



Quave.  
Proprietors.

RIGHT, MUDGE & CO.



AND RAG DEALERS,  
Sharp and Lombard Sts.

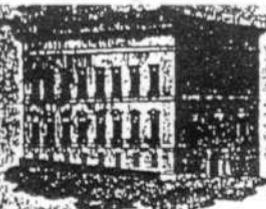


1872 Map of Baltimore. Klemm.

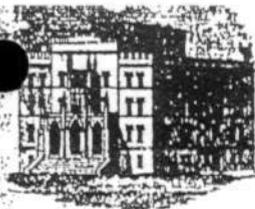
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Company, opened 1828  
of Dett, Labadie, Arch



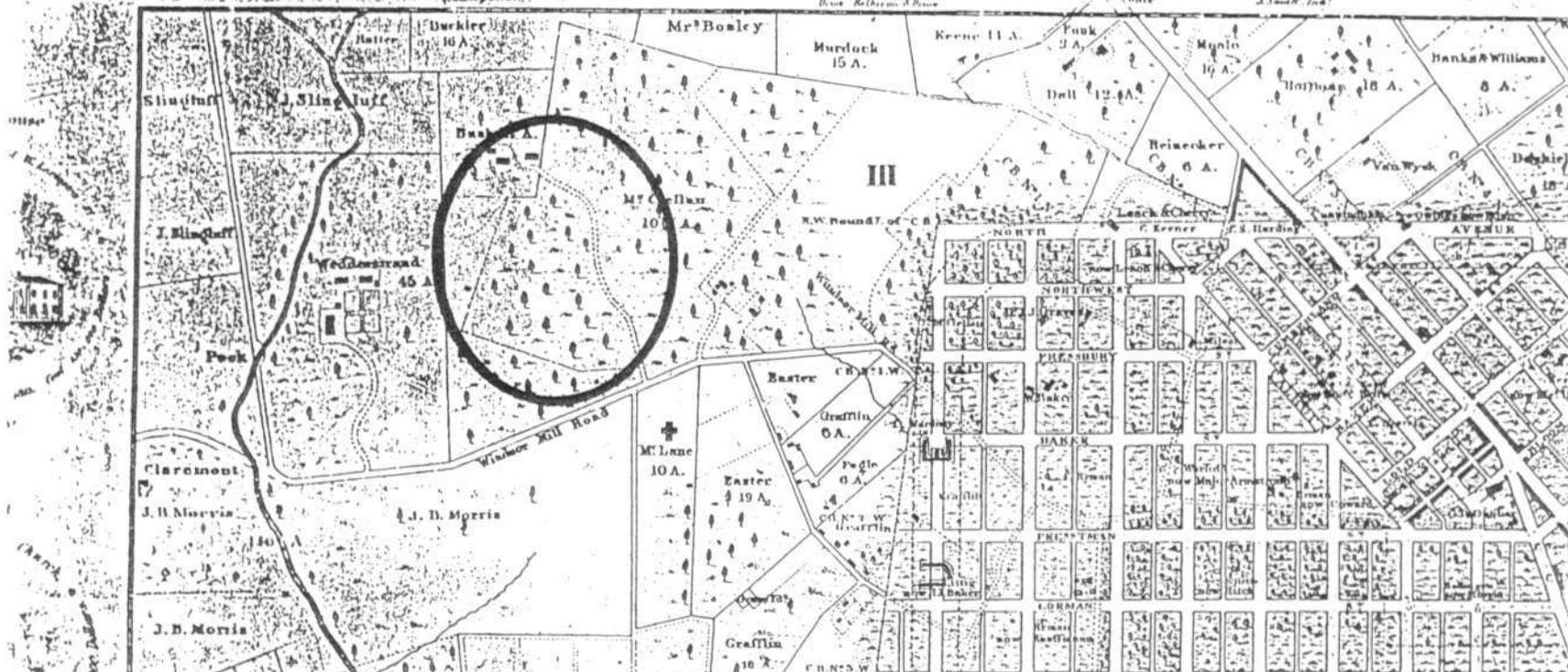
erected for the Historical Soc<sup>y</sup> of Balt<sup>y</sup> & Mercedille  
Library Col<sup>l</sup> Completed for 1834 Cost \$ 25,182



erected for the Humane Impartial Soc<sup>y</sup> in 1831  
Cost \$ 11,000  
Barr, Robinson & Howe



erected for the Soc<sup>y</sup> of Maryland, History and Poetry  
J. Smith, 1841



Map of the City of Baltimore and Baltimore County. Thomas P. Chiffele, 1852.



B-5224



View of swell front brick facades and Late-Italianate rowhouses  
on the 1800 block of Warwick Avenue.



View of two-story high, two bay wide early twentieth century brick rowhouses on the 1700 block of Thomas Avenue.



View of two-story high, two bay wide early-mid twentieth century brick rowhouses on the 1600 block of Warwick Avenue.



View North of the 1700 block of Thomas Avenue.