

## **CAPSULE SUMMARY**

**B-5238**

**Saint Thomas Church Rectory**

**1430 Carswell Street**

**Baltimore, Maryland**

**1888**

**Private**

The Saint Thomas Church Rectory at 1430 Carswell Street was constructed for the first St. Thomas Church. Constructed circa 1888, the former rectory represents early suburbanization of Homestead and an influx of middle-class Baltimoreans to the city's periphery in the second half of the nineteenth century.

The dwelling signifies the neighborhood's development and expanding population following infrastructure improvements completed after Baltimore City's annexation of the region in 1888. The former dwelling remains one of the last remaining Queen Anne-styled buildings in Homestead; it continues to reflect late-nineteenth-century suburban ideals with its wood-framed construction, large lot size despite subdivision, and setback. Continuing to read as a single-family dwelling, the former St. Thomas Church rectory directly contrasts the subsequent twentieth-century brick row house infill, creating a dramatic juxtaposition of two development periods.

The two-and-a-half-story dwelling has an intricate cross-gable plan with a corner tower and multiple hip-roofed ells and additions; a 2010 renovation and additions to the north (rear) elevation have altered the massing of the original form. The stylistic impression of the ornate building is gracefully presented by the flared bell-roofed corner tower, which is pierced by two gable dormers with fixed, four-light peak head windows. Both the corner tower and cross-gabled roof of the main block were re clad in German wood siding and retain their slate shingles. An exterior side chimney pierces the roof on the western slope. A one-story, hipped roof, wrap-around porch is located on the main block's south and west elevations. To the north of the main block is a two-story ell with a hipped roof. The ell is flanked by two rear additions—a one-bay, one-story, hipped roof addition projecting from the ell's east elevation and a three-story, L-shaped addition with a full-width porch to the west of the ell. This addition projects beyond the main block's east elevation and adjoins the apex of the main block's gable roof. The ell and two additions are clad in German wood siding and have asphalt-shingled roofs with overhanging eaves.

# Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. B-5238

## 1. Name of Property (indicate preferred name)

historic Saint Thomas Church Rectory (former)  
 other Homestead Methodist Episcopal Church Rectory (former)

## 2. Location

street and number 1430 Carswell Street \_\_\_ not for publication  
 city, town Baltimore \_\_\_ vicinity  
 county

## 3. Owner of Property (give names and mailing addresses of all owners)

name Stadium School Youth Dreamers Inc.  
 street and number 1300 Gorsuch Avenue telephone  
 city, town Baltimore state MD zip code 21218-3620

## 4. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore City Courthouse liber 06480 folio 819  
 city, town Baltimore tax map 0009 tax parcel 0004 tax ID number 09174139B004

## 5. Primary Location of Additional Data

- Contributing Resource in National Register District
- Contributing Resource in Local Historic District
- Determined Eligible for the National Register/Maryland Register
- Determined Ineligible for the National Register/Maryland Register
- Recorded by HABS/HAER
- Historic Structure Report or Research Report at MHT
- Other: \_\_\_\_\_

## 6. Classification

Category	Ownership	Current Function	Resource Count
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	Contributing Noncontributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	<input type="checkbox"/> landscape
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input checked="" type="checkbox"/> recreation/culture
<input type="checkbox"/> site		<input type="checkbox"/> domestic	<input type="checkbox"/> religion
<input type="checkbox"/> object		<input type="checkbox"/> education	<input type="checkbox"/> social
		<input type="checkbox"/> funerary	<input type="checkbox"/> transportation
		<input type="checkbox"/> government	<input type="checkbox"/> work in progress
		<input type="checkbox"/> health care	<input type="checkbox"/> unknown
		<input type="checkbox"/> industry	<input type="checkbox"/> vacant/not in use
			<input type="checkbox"/> other:
			Contributing 1 Noncontributing 1
			buildings 1 sites
			structures
			objects
			Total 1 1
			<b>Number of Contributing Resources previously listed in the Inventory</b>
			0

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## 7. Description

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### Condition

excellent       deteriorated  
 good             ruins  
 fair               altered

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Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

The two-and-a-half-story Queen Anne-style dwelling at 1430 Carswell Street, constructed circa 1888, was located on the site of the first St. Thomas Church. Designed to serve as the church's rectory, the current building has an intricate cross-gable plan with a corner tower and multiple hip-roofed ells and additions; a 2010 renovation and additions to the north (rear) elevation have altered the massing of the original form, but this is largely relegated to the rear of the structure. The stylistic impression of the ornate building is gracefully presented by the flared bell-roofed corner tower, which is pierced by two gable dormers with fixed, four-light peak head windows. Both the corner tower and cross-gabled roof of the main block were reclad in German wood siding and retain their slate shingles. An exterior side chimney pierces the roof on the western slope. A one-story, hipped roof, wrap-around porch is located on the main block's south and west elevations. To the north of the main block is a two-story ell with a hipped roof. The ell is flanked by two rear additions—a one-bay, one-story, hipped roof addition projecting from the ell's east elevation and a three-story, L-shaped addition with a full-width porch to the west of the ell. This addition projects beyond the main block's east elevation and adjoins the apex of the main block's gable roof. The ell and two additions are clad in German wood siding and have asphalt-shingled roofs with overhanging eaves.

The *Sanborn Fire Insurance Maps* document few of the substantial changes that have occurred to the dwelling, as most happened in 2010 as part of a significant restoration project. The 1901-1902 maps show a two-story dwelling and ell with wood shingle roofs. The south (façade) and north (rear) elevations have one-story, full-width porches with slate or metal roofs. By 1936, the wood shingle roofs on the main block and ell were replaced with slate shingles. The 1951 map shows as one-story, concrete block garage located on the northeast corner of the property that was accessed from an alley off Kirk Street. Before the 2010 renovation, the one-story porch on the north elevation was enclosed and the concrete block garage was in ruins. At that time, the owners renovated the uninhabitable dwelling and demolished the enclosed rear one-story porch. Other alterations include the construction of a wrap-around porch on the south and west elevations, the one-story addition to the east of the ell, and the three-story addition to the west of the ell. The dwelling's siding and windows were replaced in-kind; however, a number of the gable ends were reclad in shingle siding, emulating typical Queen Anne-style architecture. Historic photographs prior to the renovations support the extensive work undertaken and the building's present state of sufficient integrity.

### Setting

The building, located on the north side of Carswell Street, has a suburban setback of approximately 35 feet. The landscaped property is edged by a wood picket fence to the south, and a wood privacy fence and split-rail fence to the east. The west side of the lot has no property demarcations, adjoining an open park to the west and a parking lot to the north. From the concrete sidewalk, at the center of the wood picket fence, is a concrete stair covered by a wood pergola that was installed during the 2010 renovation. The concrete stair leads to a basket weave brick path that accesses the porch's brick stair, complete with metal handrails and

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balusters. The south side of the porch is lined with small shrubs. The west side of the property has a mature tree set within a manicured lawn. On the north side, a concrete path lined with shrubs on its east side leads to the L-shaped addition's one-story porch. In addition, a small side-gable, wood-framed garden shed was constructed in 2010 towards the northeast corner of the property. The shed has vertical weatherboard siding, an asphalt shingle roof, and double-leaf wood doors on its west elevation.

### Exterior

The imposing dwelling features a cross-gable plan with a corner tower and multiple hipped-roof ell and additions. The cross-gable main block and tower are set on a rubble stone foundation. The foundation of the rear ell and 2010 additions are not evident from the public right-of-way but appear to be poured concrete. The entire building has been reclad in German wood siding with ornate wood shingles in the upper gable ends and around the corner tower. The cross-gabled roof of the main block features slate shingles and the rear ell and additions have asphalt shingles on their roofs.

The five-bay, south elevation (façade) of the dwelling is accessed via a full-width, hipped roof, wrap-around porch. The wood-framed porch has a solid concrete foundation, the result of the renovation, and is supported by eight chamfered wood posts with cyma reversa wood capitals. The south and west elevations of the porch have square balusters and a wood molded railing; the west elevation is at grade and therefore does not have a balustrade. The porch has a cyma recta cornice and an asphalt-shingled roof. On the west elevation, the porch extends to terminate against the new L-shaped addition.

The south elevation of the former rectory consists of the large corner tower located in the western end bay and the front gable main block. On the first story, the corner tower has three 2/2 windows with narrow edged wood surrounds and a narrow continuous wood sill. The half-octagonal tower is symmetrically finished on the second story, each opening holding 2/2 windows with a narrow continuous sill that reads like a string course. Above the windows, the tower has a cyma recta molded belt course that marks the transition to the upper story, which is clad in octagonal wood shingles. The first story of the main block holds the entry opening, which is set slightly asymmetrical to the repeating fenestration pattern of the building. The single-leaf paneled wood door contains a large square light and a rectangular transom set within a wide wood surround. A 2/2 window is set adjacent to the entry opening on its east side. The second story, above the porch, features squared-butt wood shingles that transitions into two courses of octagonal shingles before terminating at a cornice composed of cyma recta, fascia, bead and reel, fascia, cavetto, and cyma recta moldings. At the center of the gable block is a 2/2 window with a square-edged wood surround and a narrow wood sill. The upper gable end features a paired four-light casement window; the window trim and surround matches those of the

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second story. The window is protected by a small projecting hipped roof. Square-butt wood shingles clad the lower three courses and octagonal wood shingles clad the upper half of the gable end.

The east elevation consists of two bays—the clipped cross gable main block to the south and the two-story, hipped roof ell, which is partially obscured by a one-story, hipped-roof addition to the north. On the first story, the main block and one-story addition each have one 2/2 window. On the second story, the main block has two 2/2 windows and the exposed second story of the ell has a single 2/2 window. The clipped upper gable end has octagonal wood shingles and three banded four-light casement windows. The windows have molded wood sills and are set within a wood surround.

The north elevation (rear) contains three bays—the one-story addition to the east, the center two-story ell, and the three-story L-shaped addition with a one-story, asphalt-shingled, hipped roof porch to the west. The wood-frame porch, extending the width of the L-shaped addition, has a solid concrete foundation and floor, and is supported by three chamfered posts with cyma reversa wood capitals.

On the north elevation's first story, the eastern addition has no fenestration. The centrally located ell contains a single paired four-light casement window with wood surrounds. The L-shaped addition has a wide single-leaf metal door with a small rectangular light. The second story contains two 2/2 windows, one located at the center of the ell and the other on the eastern extent of the L-shaped addition. The third story of the L-shaped addition contains two bays marked by a 2/2 window on the eastern end and a ribbon of three stepped, single-light fixed window on the western end. All the windows have square-edged wood surrounds.

The west elevation contains three bays, including the remaining exposed section of the ell addition, the L-shaped addition, and the main block with the one-story hipped roof porch. The ell addition, partially obscured by the one-story porch, has no fenestration on either the first or second stories. The L-shaped addition contains two 2/2 windows asymmetrically set between each story, thus illuminating the stair on the interior of the dwelling. The windows on the addition have square-edged wood surrounds. On the first and second stories of the main block, 2/2 windows flank an exterior-side brick chimney. The upper gable end slopes slightly to the west and is supported by wood brackets. Clad in square-butt and octagonal wood shingles, the upper gable end is pierced by four-light, fixed, peak-head windows that flank either side of the chimney. All the windows have squared-edged wood surrounds and narrow wood sills. Above the cross gable roof, the L-shaped addition connects to the apex of the gable; its third-story window contains a paired four-light casement window.

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### Interior

EHT Tracerics attempted to contact the owners of St. Thomas Church Rectory (presently the Youth Dreamers) in order to conduct an interior survey of the building, but had no success. On August 21, 2013, Tracerics tried to access the interior of the building, but the building was unattended and closed. Of note, the interior of the rectory serves as a youth center and was completely renovated in the late 2000s.

### Integrity

The building at 1430 Carswell Street was erected as a single-family dwelling, which was to serve as a rectory for the nearby church. Stylistically, the building is indicative of its period of construction, presenting the massing, form, design, fenestration, and materials of the Queen Anne style fashionable in the late nineteenth century. The circa 1888 wood-frame house predates the substantial numbers of masonry row houses that dominated the neighborhood after the turn of the twentieth century, thereby representing a slow but important period of residential neighborhood development in the suburbs of Baltimore. Although the surrounding area has densely developed with attached single-family dwellings more common to urban living, the former rectory retains its large lot and suburban context. Therefore, the house has sufficient integrity of location and setting. Greatly deteriorated, the former rectory was substantially renovated and enlarged in 2010. Architectural elements indicative of the Queen Anne style and the late nineteenth century were restored. This included removal of a metal-post porch that extended only the full width of the façade and construction of the chamfered post wrap-around porch; removal of the aluminum siding and recladding with German wood siding and ornamental shingles; and removal of the vinyl sash windows and installation of wood sash windows. The restoration has provided sufficient integrity of design and workmanship, although the materials are mostly modern replacements mimicking historic elements. The massing and design have been affected by the large rear addition; however, this addition clearly reads as an appendage, being blockier than the more flowing Queen Anne form. The materials, such as the poured concrete foundation, and fenestration pattern also suggest it is an addition. The restoration of the house has thus provided sufficient integrity of feeling. While the building no longer serves as a rectory, it continues to read as a single-family dwelling. Currently, it is used as a youth center and no longer owned by a religious institution; therefore it has limited integrity of association.

## 8. Significance

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Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input checked="" type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____

**Specific dates** 1888 **Architect/Builder** Unknown

**Construction dates** 1888; 2010

Evaluation for:

National Register  Maryland Register  not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

### Statement of Significance

The wood-framed dwelling located at 1430 Carswell Street was constructed as a rectory for the first St. Thomas Church. Constructed circa 1888, the former rectory represents early suburbanization of Homestead and an influx of middle-class Baltimoreans to the city's periphery in the second half of the nineteenth century. The dwelling signifies the neighborhood's development and expanding population following infrastructure improvements completed after Baltimore City's annexation of the region in 1888. With the relocation of St. Thomas Church in 1928, the parsonage was used by the Homestead Methodist Episcopal Church, which was located at 1500 Gorsuch Avenue. The building was subsequently abandoned by the church and remained vacant for more than twenty years before it was rehabilitated by Penza Bailey Architects for the Stadium School Youth Dreamers. The former dwelling remains one of the last remaining Queen Anne-styled buildings in Homestead; it continues to reflect late-nineteenth-century suburban ideals with its wood-framed construction, large lot size despite subdivision, and setback. Continuing to read as a single-family dwelling, the former St. Thomas Church rectory directly contrasts the subsequent twentieth-century brick row house infill, creating a dramatic juxtaposition of two development periods.

### Historic Context -- Homestead

Many of Baltimore's wealthy merchants established their plantations in proximity to Harford and Belair Roads. In 1731, Thomas Gorsuch purchased and patented two land patents in Baltimore County called Ensor's Choice and Loveless's Addition, respectively.<sup>1</sup> Each consisting of 100 acres of land, the patents adjoined one another and were sited near present-day Clifton Park and Hillen Road. Thomas established his plantation dwelling on

<sup>1</sup> Baltimore County Court Land Records, "John Ensor to Thomas Gorsuch," Liber IS L, Folio 145, <http://www.mdlandrec.net> (accessed June 12, 2012); J.H. P., "The Gorsuch and Lovelace Families (Continued)," *The Virginia Magazine of History and Biography*, 26 no. 2 (April 1918): 326.

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the two tracts and remained there until his death in 1774.<sup>2</sup> On February 14, 1752, he gifted the property to Thomas and John Gorsuch, his sons. Thomas acquired Loveless's Addition and John received Ensor's Choice.<sup>3</sup> The tracts, however, were resurveyed into a single 160-acre parcel called Gorsuch's Regulation and jointly patented by the two sons in 1759.<sup>4</sup> The Gorsuch heirs continued to own the property and the estate, named Homestead, until 1852 when Robert Gorsuch, Jr. subdivided the ancestral land.<sup>5</sup>

Robert Gorsuch and his syndicate including John Fox, Edward Jackson, and John W. Van Hook desired to establish Baltimore's first middle-class suburban neighborhood. Named "Homestead" in honor of the old family estate, the subdivision was one-and-three-quarter miles from Baltimore City's courthouse and a quarter-mile north of the city's limits. The plat consisted of over 1000, 16x90 foot lots, fronting 50 foot streets and 20 foot alleys.<sup>6</sup> An advertisement in the 1853-1854 *Matchett's City Directory* stated:

The situation is one of the most beautiful, most healthy, and most convenient of access in the neighborhood of Baltimore, being immediately contiguous to Clifton Park and Darley Hall, the splendid residences of Johns Hopkins and Dr. Tropue on the East; to the estates of the late W, Tiffany, Gibson, Taylor, and Tine on the North; to Edward Patterson's and Frisby's on the South, and Huntingdon Village on the West.

A number of Cottages and Country Seats have already been erected, and many other improvements are in contemplation. A beautiful Protestant Episcopal Church is now erected, to which a School House is attached. The proprietors have also in contemplation, by presiding sites for churches, the accommodation of other religious denominations, and making sure other conveniences as a respectable suburban population may require.<sup>7</sup>

The proximity to grand county estates lent weight to promoting the location's rural characteristics, open spaces, ambiance, and prestige. Particularly, since Gorsuch and his syndicate laid the village out in an urban grid-like pattern.

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<sup>2</sup> J.H.P., 327.

<sup>3</sup> J.H.P., 327.

<sup>4</sup> J.H.P., 327.

<sup>5</sup> J.H.P., "The Gorsuch and Lovelace Families," *The Virginia Magazine of History and Biography*, 26 no. 4 (October 1918): 424.

<sup>6</sup> Baltimore County Circuit Court, "Plan of the Buildings Lots of the Homestead," Plat Book JWS 2, Folio 88, Maryland State Archives, MSA C2136, <http://www.plato.mdarchives.state.md.us> (accessed June 12, 2012); Baltimore City Circuit Court, "Plan of the Building Lots of the Homestead," Plat Book RHB, Folio 2412, Maryland State Archives, MSA 2828-5046, <http://www.plato.mdarchives.state.md.us> (accessed June 12, 2012).

<sup>7</sup> Richard J. Matchett, *Matchett's Baltimore Director for 1853-4* (Baltimore: Richard J. Matchett, 1853), 18-19.

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Homestead Village struggled to grow due to poor financial planning and a lack of reliable transportation to Baltimore City.<sup>8</sup> An omnibus (urban stage coach), however, offered limited access to the neighborhood.<sup>9</sup> In 1870, the Baltimore and the Halls Spring Passenger Railway was incorporated and constructed a horse-drawn line "from the City Hall and North street, via Fayette, Aisquith and Madison streets and Central avenue to Harford road, where connection was made with another car for Homestead and Halls Springs."<sup>10</sup> The continued development of the streetcar coupled with affordable and improved transportation increased the desirability of the village.<sup>11</sup> Homestead remained the only suburban community laid out in northeast Baltimore in the nineteenth century.<sup>12</sup>

As early as 1799, Baltimore City had outlawed wood-frame dwellings within city limits to minimize the devastation of potential fires. Homestead, however, was located in Baltimore County's more rural setting that was not annexed by Baltimore City until 1888.<sup>13</sup> As a result, while brick construction dominated Baltimore City's landscape, wood-frame dwellings were a viable possibility within the suburban community. Additionally, frame buildings with wood siding characterized cottages and suburban dwellings of the period. Victorian-era architectural influences in the village included Gothic Revival, Italianate, Second Empire, and Queen Anne styles. Wilson Thompson's 1889 *Plats of the Twenty First and Twenty Second Wards of Baltimore City* documented more wood-frame houses within the northern section of the community than brick.<sup>14</sup> The area contained approximately 62 wood-frame dwellings and 50 masonry dwellings or stores, many set on multiple lots.

The 1888 annexation of Homestead and the surrounding region into Baltimore City altered its land value. The tax structure for land located within the annexation stimulated development and investment leading to a

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<sup>8</sup> William Stump, "Man in the Street: Gorsuch," *The Baltimore Sun*, May 27, 1951, <http://www.proquest.com>.

<sup>9</sup> *The Baltimore Sun*, "Classified Advertisement," March 29, 1854, <http://www.proquest.com>.

<sup>10</sup> Clayton Colman Hall, *Baltimore: Its History and Its People* (New York: Lewis Historical Publishing Company, 1912), 548.

<sup>11</sup> For more information, G.M. Hopkins, *City Atlas of Baltimore Maryland and Environs* (Philadelphia: F. Bourquin, 1876), 64, <http://www.baltimorecityhistory.net>; Winfield W. Thompson, C.E., *Plats of the Twenty First and Twenty Second Wards of Baltimore City*, <http://www.baltimorecityhistory.net>; John Scharf, *History of Baltimore City and County From the Earliest Period to the Present Day* (Philadelphia: Louis H. Everts, 1881), 890.

<sup>12</sup> Eric L. Holcomb, *The City as Suburb: A History of Northeast Baltimore Since 1660* (Chicago: The Center for American Places, 2008), 95.

<sup>13</sup> Department of Public Works, "Historical Growth Map of City of Baltimore," 1977, <http://www.mdhistory.net> (accessed June 12, 2012).

<sup>14</sup> The map's boundaries were Carswell Street to the north, Homewood Street to the west, Gorsuch Street (north side), and Harford Avenue to the east.

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construction boom in the first-quarter of the twentieth century<sup>15</sup>. The neighborhood's desirability was further increased when the city purchased Clifton Park, located directly east of Homestead.<sup>16</sup> As evident on *Sanborn Fire Insurance Maps*, in order to maximize profitability, large lot owners and developers filled the neighborhood with brick row houses.<sup>17</sup> Today, the remaining wood-frame dwellings recall early suburbanization efforts on the periphery of Baltimore City and Homestead's built environment prior to its annexation.

### Property History

The former rectory at 1430 Carswell Street, originally numbered 1420 Carswell Street, consisted of the corner-lots of Washington and Taylor Streets, now Carswell and Kirk Streets. In 1852, Thomas Atkinson, rector of St. Peters Protestant Episcopal Church, acquired the corner lots, which had been designated by the planners of the subdivision for a religious edifice intended to anchor the newly established suburban community.

St. Peters, a larger well-established church in Baltimore City, had a vigorous mission to establish a church to the immediate north of the city. St. Thomas Chapel, as the smaller independent church was known, first held services in the home of Anne W. Jackson, the wife of Edward Jackson. Edward Jackson was a member of the syndicate who subdivided and platted the Homestead neighborhood. The following year, a Gothic Revival-style church was erected on the acquired corner lots and the first service was held on May 15, 1853.<sup>18</sup> After the church was formally organized, on July 2, 1858, Thomas Atkinson transferred the property to The Vestry and Trustees of St. Thomas Church.<sup>19</sup> Two months later, on August 26, 1858, the Bishop of Maryland consecrated the church.

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<sup>15</sup> For more information regarding the annexation's tax structure, Sherry Olson, *Baltimore: The Building of an American City* (Baltimore: Johns Hopkins University Press, 1997), 219.

<sup>16</sup> Olson, 217.

<sup>17</sup> By 1921, the fire limitation code outlawing brick construction still did not include Homestead; however, the prevalence, affordability, and standardization of brick row house construction within the city led to its use within the neighborhood. For more information, City of Baltimore, *Ordinances and Resolutions of the Mayor and City Council of Baltimore Passed at the Annual Session, 1920-1921* (Baltimore: Kings Brother City Printer, 1921), 303.

<sup>18</sup> "St. Thomas' Church, Homestead," The Episcopal Churches of Maryland Archive. Baltimore, Maryland.

<sup>19</sup> Baltimore County Circuit Court, "Thomas W. Atkinson and wife to The Vestry and Trustees of St. Thomas Church Homestead," Liber GHC 23, Folio 320, <http://www.mdlandrec.net>.

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By 1887, the vestry decided to construct a new church as the existing building failed to accommodate the growing congregation and was in a state of disrepair.<sup>20</sup> The cornerstone of the new church was laid on July 6, 1888. The *Baltimore Sun* article stated:

The new church, which will be a two-story Gothic frame structure, is located on the corner of Washington and Taylor Streets, on the same lot as the old building, which will be torn down and a rectory built in its place.

The new church was finished on November 3, 1888 and the rectory constructed shortly thereafter. The church continued to utilize the fashionable Queen Anne-style building as a parsonage until 1923. Church leaders once again decided to construct a new church, which would this time be located at the corner of The Alameda and East 31<sup>st</sup> Street. Architects J.E. Lafferty and Robert L. Harris designed new stone church with an attached rectory, thereby rendering the 1888 rectory redundant.<sup>21</sup> On January 18, 1925, the first services were held at the third church. In 1929, plans to raze the old church building were documented in the *Baltimore Sun*.<sup>22</sup>

The rectory property passed to Sterling Realty Company, which sold the dwelling to the Homestead Methodist Episcopal Church on November 29, 1929. The Homestead Church maintained a religious building one block south at 1500 Gorsuch Avenue, on the northeast corner of Gorsuch Avenue and Kirk Street. The Queen Anne-style building was purchased intentionally for use as their parsonage, which is supported in an article in the *Baltimore Sun* noting the home of the Reverend Karl Newell:

The Rev. Karl G. Newell and Mrs. Newell with two of their children, Polly and John Newell, of 1430 Carswell Street, expect to leave Wednesday aboard the Queen Elizabeth.... The Rev. Mr. Newell is pastor of Homestead Methodist Church.<sup>23</sup>

The Homestead Methodist Church made minor changes to the building, such as enclosing the first-story porch on the rear elevation.

Not all of the property was directly conveyed to Homestead Methodist Church. On December 4, 1929, Edward Petzold received the adjacent lot from the Welsh Construction Company; the sale did not include the rectory.

<sup>20</sup> "St. Thomas' Church, Homestead," The Episcopal Churches of Maryland Archive. Baltimore, Maryland.

<sup>21</sup> *The Baltimore Sun*, "Real Estate Deals And Building News: Bids Asked For Construction Of Parish House," March 1, 1924, <http://www.proquest.com>.

<sup>22</sup> *The Baltimore Sun*, "Real Estate Deals And Building News: Old St. Thomas P.E. Church, At Homestead," June 12, 1929, <http://www.proquest.com>.

<sup>23</sup> *The Baltimore Sun*, "Social Notes," April 15, 1956, <http://www.proquest.com>.

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St. Thomas Church Rectory  
Continuation Sheet

Number 8 Page 6

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Edward and Pearl R. Petzold owned a dwelling at 905 Frederick Avenue in Baltimore City, where they operated a confectionary. There is no evidence of any improvements to their Homestead lot, which may have been purchased for investment purposes. Pearl R. Petzold willed the unimproved property to Homestead Methodist Church on November 7, 1947, once again uniting the subdivided lot.

The Homestead United Methodist Church agreed to sell its former parsonage in 2005 to the Youth Dreamers for \$12,500. The building had been vacant for more than twenty years. Photographs taken prior to the building's renovation show the abandoned dwelling with major deterioration and damage.<sup>24</sup> With the assistance of Laura Penza of Penza Bailey Architects, the organization renovated the rectory, transforming it into a youth center. The renovation entailed demolition of an enclosed rear porch on the north elevation reconstruction of a wrap-around porch on the west elevation, and addition of a one-story, hipped structure on the east elevation and a three-story, L-shaped, hipped structure on the northwest corner. New wood windows replicating the historic sash were installed and the German wood siding and ornamental shingles were replaced. The building, although appearing as a single-family dwelling, is used as a youth center for community residents.

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<sup>24</sup> Sara Neufeld, "Hard Birth for Dream of City Youth Center; Students: Youngsters are Upset and Surprised When their Planned Facility Meets Neighborhood Opposition," *The Baltimore Sun*, August 21, 2005, <http://www.proquest.com>.

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## 9. Major Bibliographical References

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Inventory No. B-5238

Baltimore City Archives and Enoch Pratt Library Map Collections.

*The Baltimore Sun.*

Holcomb, Eric. *The City as a Suburb: A Prehistory of Northeast Baltimore Since 1660*. Chicago: The Center for American Places at Columbia College Chicago, 2008.

"St. Thomas' Church, Homestead," The Episcopal Churches of Maryland Archive. Baltimore, Maryland.

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## 10. Geographical Data

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Acreage of surveyed property           .137            
Acreage of historical setting           .31            
Quadrangle name           Baltimore East                Quadrangle scale:   1:24,000          

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### Verbal boundary description and justification

The dwelling at 1430 Carswell Street, historically known as 1420 Carswell Street, is sited near the northwestern corner of Carswell Street and Kirk Avenue. The property is bound on the north by a parking lot, on the east by residences, on the south by Carswell Street and on the west by a manicured lawn associated with Baltimore City College. It is located in Ward 09, Section 17, Block 4139B, Lot 004 of Baltimore City. Although no longer owned by St. Thomas Church or used as a rectory, the dwelling has historically been associated with the lot since its construction in 1888. The expanded historical acreage accounts for the site of the original St. Thomas Church (it was razed in 1929 and the land subdivided) to the east.

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## 11. Form Prepared by

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name/title	Robyn Chrabascz, Historic Preservation Officer		
organization	EHT Tracerics, Inc. for Baltimore City DHCD	date	September 25, 2013
street & number	417 E. Fayette Street, Suite 301	telephone	443-984-1871
city or town	Baltimore	state	MD

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The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to:                   Maryland Historical Trust  
Maryland Department of Planning  
100 Community Place  
Crownsville, MD 21032-2023  
410-514-7600

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

Inventory No. B-5238

St. Thomas Church Rectory  
**Continuation Sheet**

Number 9 Page 1

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**CHAIN OF TITLE**

August 2, 1852	John Fox and others to Thomas Atkinson Rector Baltimore County Circuit Court Liber 2, Folio 446
July 22, 1858	Thomas W. Atkinson and wife to The Vestry and Trustees of St. Thomas Church Homestead Baltimore County Circuit Court Liber GHC 23, Folio 320
July 19, 1929	Vestry of St. Thomas Church Homestead to City Real Estate Company Superior Court Liber SCL 5027, Folio 110
October 29, 1929	Lease: The Welsh Construction Company to The Sterling Realty Company of Baltimore City. Ninety-nine year lease. Land Records of Baltimore City Liber SCL 5063, Folio 405
November 29, 1929	The leasehold interest in the property conveyed by The Sterling Realty Company of Baltimore City to Homestead Methodist Episcopal Church. Land Records of Baltimore City Liber SCL 5069, Folio 269
December 4, 1929	The Welsh Construction Company to Edward Petzold. Land Records of Baltimore City Liber SCL 5071, Folio 161
July 30, 1941	Last Will and Testament of Edward Petzold devised and bequeathed all property to his wife, Pearl R. Petzold. Land Records of Baltimore City Liber JHB 209, Folio 554
November 7, 1947	Pearl R. Petzold to Homestead Methodist Episcopal Church. Land Records of Baltimore City Liber MLP 7271, Folio 550
May 2, 2005	Homestead Methodist Episcopal Church to The Stadium School Youth Dreamers, Inc. Land Records of Baltimore City Liber FMC 6480, Folio 819



**1430 Carswell Street**

Baltimore, MD 21218-3618

City of Baltimore

Baltimore East, USGS Topographic Map, 1953, Revised 1974

EHT Tracerics, Inc., 2012



**Coldstream Homestead Montebello**

Saint Thomas Church Rectory  
B-5238  
1430 Carswell Street  
Coldstream Homestead Montebello, Baltimore City  
Map Courtesy of Baltimore City GIS  
Prepared by EHT Tracerics, 2012



asphalt parking lot

Shed

1s

3s

2s

1s

1s

1s

concrete

sidewalk

Garswell Street



Date 5/8/2012

Not to Scale

I.D. # B-5238

Name/Address 1430 Garswell Street

**Saint Thomas Church Rectory  
B-5238**

Photographer: EHT Tracerics

Date: May 10, 2012

1.	1430 Carswell Street	B-5238_2012-05-10_01.tif	Façade, looking northeast
2.	1430 Carswell Street	B-5238_2012-05-10_02.tif	Façade, looking northwest
3.	1430 Carswell Street	B-5238_2012-05-10_03.tif	West elevation, looking east
4.	1430 Carswell Street	B-5238_2012-05-10_04.tif	North (rear) elevation, looking south



B-5238

SAINT THOMAS CHURCH RECTORY

1430 CARSWELL STREET

BALTIMORE CITY, MD

EHT TRACES

5/2012

MDSHPO

FACADE, LOOKING NORTHEAST

\*1 OF 4



B-5238

SAINT THOMAS CHURCH RECTORY

1430 CARSWELL STREET

BALTIMORE CITY, MD

EHT TRACEMIES

5/2012

MDSHPO

FACADE, LOOKING NORTHWEST

# 2 OF 4



B-5238

SAINT THOMAS CHURCH RECTORY

1430 CARSWELL STREET

BALTIMORE CITY, MD

EHT TRACES

5/2012

MDSHPD

WEST ELEVATION, LOOKING EAST

\* 30F4



B-5238

SAINT THOMAS CHURCH RECTORY

1430 CARSWELL STREET

BALTIMORE CITY, MD

EHT TRACERIES

5/2012

MDSHPO

NORTH (REAR) ELEVATION, LOOKING SOUTH

#4 OF 4