

CAPSULE SUMMARY

B-5239

Ehmling Family Row Houses

1539-1545 Homestead Street

Baltimore, Maryland

ca. 1896; ca. 1922

Private

The wood-framed row houses located at 1539-1545 Homestead Street represent the suburbanization of Homestead and an influx of middle-class Baltimoreans to the city's periphery in the second half of the nineteenth century. Constructed as rental properties circa 1896, the dwellings signify the neighborhood's increased desirability following infrastructure improvements completed after Baltimore City's annexation of the region in 1888. The buildings are distinct as the only wood-framed row houses in the area and one of the few Victorian-era dwellings remaining intact in the Homestead neighborhood. Collectively, the residences represent a shift in the neighborhood's building construction from suburban freestanding dwellings to the more urban row house form. The dwellings directly contrast with the surrounding twentieth-century brick row house infill, creating a juxtaposition of two development periods.

The buildings are attached, two-story, three-bay row houses located on the south side of Homestead Street. The house at 1545 Homestead Street occupies the easternmost lot and the house at 1539 Homestead Street sits on the westernmost lot. Constructed in the fourth-quarter of the nineteenth century, the buildings are not evident on the G.M. Hopkins' 1876 *City Atlas of Baltimore and Environs*, but are shown on the G.W. Bromley and Co.'s 1896 *Atlas of the City of Baltimore Maryland*. These wood-frame dwellings were constructed by a single developer as row houses, utilizing the same form and design. The dwellings have been altered with replacement materials, particularly at window and door openings, but each retains its original form and fenestration pattern, and the grouping remains visually distinct on Homestead Street. Although the houses feature little applied ornamentation, their form speaks to a minimal interpretation of the Gothic Revival style. The side-gabled roof of each house is pierced by a centered, narrow cross gable, the wall surface of the façade extending into the open gable. The tympanum of each cross gable is pierced by a small, peak-head louvered vent. The cross gable and pointed arch shape of the vents are simple details that represent the Gothic Revival-style influence.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. B-5239

1. Name of Property (indicate preferred name)

historic Ehmling Family Row Houses

other

2. Location

street and number 1539, 1541, 1543, 1545 Homestead Street not for publication

city, town Baltimore vicinity

county

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

Name MFG Properties, LLC (1539 Homestead Street)

street and number 1502 Joh Street, #140 telephone

city, town Baltimore state MD zip code 21227-0000

4. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore City Courthouse liber 13052 folio 226

city, town Baltimore tax map 9 tax parcel 007 tax ID number 09164108007

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	<input type="checkbox"/> landscape	Contributing	Noncontributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	<input type="checkbox"/> recreation/culture	<u>4</u>	<u>1</u> buildings
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/> religion	<input type="checkbox"/>	<input type="checkbox"/> sites
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic	<input type="checkbox"/> social	<input type="checkbox"/>	<input type="checkbox"/> structures
<input type="checkbox"/> object		<input type="checkbox"/> education	<input type="checkbox"/> transportation	<input type="checkbox"/>	<input type="checkbox"/> objects
		<input type="checkbox"/> funerary	<input type="checkbox"/> work in progress	<u>4</u>	<u>1</u> Total
		<input type="checkbox"/> government	<input type="checkbox"/> unknown		
		<input type="checkbox"/> health care	<input checked="" type="checkbox"/> vacant/not in use		
		<input type="checkbox"/> industry	<input type="checkbox"/> other:		
				Number of Contributing Resources previously listed in the Inventory	
				<u>0</u>	

7. Description

Inventory No. B-5239

Condition

excellent deteriorated
 good ruins
 fair altered

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

The buildings at 1545, 1543, 1541 and 1539 Homestead Street are attached, two-story, three-bay row houses located on the south side of Homestead Street. The house at 1545 Homestead Street occupies the easternmost lot and the house at 1539 Homestead Street sits on the westernmost lot. Constructed in the fourth-quarter of the nineteenth century, the buildings are not evident on the G.M. Hopkins' 1876 *City Atlas of Baltimore and Environs*, but are shown on the G.W. Bromley and Co.'s 1896 *Atlas of the City of Baltimore Maryland*. These wood-frame dwellings were constructed by a single developer as row houses, utilizing the same form and design. The dwellings have been altered with replacement materials, particularly at window and door openings, but each retains its original form and fenestration pattern, and the grouping remains visually distinct on Homestead Street. Although the houses feature little applied ornamentation, their form speaks to a minimal interpretation of the Gothic Revival style. The side-gabled roof of each house is pierced by a centered, narrow cross gable, the wall surface of the façade extending into the open gable. The tympanum of each cross gable is pierced by a small, peak-head louvered vent. The cross gable and pointed arch shape of the vents are simple details that represent the Gothic Revival-style influence.

Sanborn Fire Insurance Maps show that the row houses have retained their forms from the early twentieth century through the present. The 1901-1902 *Sanborn* maps document each two-story dwelling with a one-story, full-width porch at the façade, as they stand today. The rear (south) elevations of the dwellings have also retained their essential form, as shown on the 1901-1902, 1926-1928 and 1914-1951 maps. A one-story projection extends from the rear of 1545 Homestead Street, and a two-story projection projects from the rear of 1539 Homestead Street, as shown on historic maps. The historic *Sanborn* maps show one-story porches once projected from the rear elevations of the projections; these porches are no longer extant. A shared one-story, two-bay, front-gabled projection extends from the rear elevations of 1543 and 1541 Homestead Street. It is documented on the *Sanborn* maps, which also shows a one-story porch on the rear of each bay. The extant shed roof porch at 1541 Homestead Street may be original but has been greatly altered by the application of replacement materials. A prominent, one-story, front-gabled addition has replaced the original porch at 1543 Homestead Street.

Setting

The properties at 1545, 1543, 1541 and 1539 Homestead Street are located on the south side of Homestead Street, with the houses set back approximately 20 feet from the public concrete sidewalk. The building at 1545 Homestead Street occupies the easternmost lot and sits immediately adjacent to the house at 1547 Homestead Street to its east. Running west, the row houses at 1543 and 1541 Homestead Street occupy the middle lots. The dwelling at 1539 Homestead Street is located in the westernmost lot. It is bordered on the west elevation by a narrow concrete alley that provides access to the rear of the properties. The houses are set on level, grassy lots that are sparsely planted with shrubbery at the front yards, with mature trees shading the back yards. From the concrete sidewalk, each of the dwellings is accessed via a short concrete walkway.

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The front and back yards of 1543 and 1541 Homestead Street are enclosed with a metal chain link fence; a chain link fence borders the west side of the back yard at 1539 Homestead Street where it meets the concrete alley. A concrete patio has been paved immediately to the rear of 1539 Homestead Street. A one-story, one-bay metal shed, constructed circa 1980, is located in the rear yard of 1541 Homestead Street. Capped by a corrugated metal roof, the shed is pierced by double-leaf wood board doors at its façade (west elevation). A public concrete alley forms the southernmost border of the properties.

Exterior

The façade (north elevation) of each two-story row house is three bays wide and marked by a one-story, full-width porch sheltering the first-story openings. Set on a brick foundation, the wood-frame dwellings are capped by side-gabled roofs of asphalt shingles that are accented with slightly overhanging eaves and raking wood boards. The roof of 1545 Homestead Street is covered in standing-seam metal. Each roofline is pierced by a narrow cross gable. In addition to their identical design and forms, the row houses also share several structural elements. Two interior stretcher-bond brick chimneys with metal caps rise at the shared wall between 1539-1541 and 1543-1545 Homestead Street, one set to the front of the houses and the other to the rear. An identical central interior chimney pierces the ridgeline of the front-gabled projection to the rear of 1541-1543 Homestead Street.

1545 Homestead Street

The row house at 1545 Homestead Street has been faced with wavy asbestos shingles. Its façade (north elevation) is three bays wide with the main entry located in the easternmost end bay. The single-leaf entry holds a paneled vinyl door, surmounted by a single-light transom that has been replaced with plywood. The western bays hold 1/1 vinyl windows set in vinyl surrounds, each topped by a single-light fixed vinyl-framed transom. The first story is sheltered beneath a one-story, full-width porch. Set on a brick pier foundation, the porch is capped by an asphalt shed roof supported by square wood posts. Plywood boards have been attached to the supports in place of a balustrade. The second story of the house is fenestrated with three 1/1 vinyl windows set in vinyl-clad surrounds. The upper gable end of the cross gable holds a peak-head louvered wood vent.

The rear elevation has a one-story projection that extends from the east side. Set on a solid brick foundation, the projection is set beneath a metal shed roof. Plastic wrapping material has been tacked to each of its elevations, obscuring most details from view and protecting the structure. A single-leaf entry with a flush wood door marks the west bay of its rear elevation. A 1/1 vinyl window is located on its west elevation. The

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second story of the main block remains visible above the projection. It is clad in wood weatherboard siding and holds two 1/1 vinyl windows.

1543 Homestead Street

The row house at 1543 Homestead Street was reclad in vinyl siding. A single-leaf main entry is located in the westernmost end bay of the three-bay façade (north elevation). It holds a paneled wood door with lights, protected by a wrought-iron security door. The entry is capped by a single-light fixed wood transom. The window openings on the façade have 1/1 vinyl windows set in vinyl-clad surrounds. The upper gable end is marked by a peak-head louvered wood vent. The first story is sheltered beneath a one-story, full-width porch. Set on a solid concrete foundation, the porch sits beneath a flat roof that is shared with 1541 Homestead Street to the west. The roof is finished with a vinyl-clad cornice and is supported by square vinyl posts. Vinyl siding forms the balustrade.

The rear elevation is marked by the prominent one-story, front-gabled projection that is shared with 1541 Homestead Street. The projection was reclad in vinyl siding. Its rear elevation is marked by a large one-story, front-gabled addition. This addition replaced a one-story porch that was visible on the 1951 *Sanborn Fire Insurance* map. Set on a solid, parged concrete foundation, the addition is clad in vinyl siding. A single-leaf entry marks its eastern end bay. The entry holds a flush wood door protected by a vinyl storm door and is approached by a set of metal steps with open risers. The western bay holds a tripartite vinyl window composed of a single-light fixed window at the center flanked by single-light sliding windows. The second story of the main block, visible above the addition, has two 1/1 vinyl windows.

1541 Homestead Street

The building at 1541 Homestead Street is a wood-frame structure now veneered in vinyl siding. The dwelling's three-bay façade (north elevation) mirrors that of 1543 Homestead Street, which is located directly to its east. The single-leaf main entry, holding a paneled wood door with lights (ca. 1950), is located in the easternmost end bay of the façade. It is surmounted by a single-light fixed metal transom. The window openings hold 1/1 vinyl windows set in vinyl-clad surrounds. The upper gable end of the cross gable is marked by a triangular louvered metal vent that has replaced the original peak-head vent visible at the other dwellings. A one-story, full-width porch shelters the first-story openings. Set on a solid concrete foundation, the porch is capped beneath a flat roof accented by a vinyl cornice that it shares with 1543 Homestead Street to the east. The porch is supported by square vinyl posts and is enclosed with a balustrade of vinyl siding.

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The rear elevation is marked by the prominent one-story, front-gabled projection that is shared with 1543 Homestead Street. The projection has been reclad in vinyl siding. Its west elevation holds a 1/1 vinyl window set in a vinyl surround. The rear elevation is marked by a one-story enclosed porch. Set beneath a shed roof of asphalt shingles, the porch is now enclosed with vinyl siding. A single-leaf entry fronted by a storm door is located in the west bay. A paired, single-light metal sliding window is located in its east bay. A set of concrete steps and landing provide access to the porch. The main block of the house is visible at the western end bay of the first story and at the two-bay-wide second story. Each bay holds a 1/1 vinyl window.

1539 Homestead Street

The single-family dwelling at 1539 Homestead Street has been reclad in vinyl siding on its first story and has wavy asbestos shingles on its second story; this same cladding treatment covers the west (side) and rear (south) elevation. An interior stretcher-bond brick chimney with a corbelled cap rises at the rear slope of the roof. The building's façade is three bays wide, with a single-leaf main entry located in the easternmost end bay. Plywood boards have been placed over the first-story openings, which are not visible. A single-light fixed vinyl transom surmounts the door opening. The second story has 1/1 vinyl windows set in vinyl surrounds.

The west elevation has no fenestration. The rear elevation is marked by a prominent two-story, two-bay-wide projection at the eastern end. The visible westernmost bay of the main block holds 1/1 vinyl-sash windows set in vinyl surrounds. A bulkhead door extends from the foundation level; it has been covered with a plywood board. Set on a solid brick foundation, the two-story projection is clad in wavy asbestos shingles and is capped by a shed roof of asphalt shingles. It appears on *Sanborn* maps from 1901-1902, 1926-1928 and 1914-1951 and appears to be original to the dwelling. Its two-bay-deep west elevation holds two 1/1 vinyl windows set in vinyl surrounds on the first story. The east elevation is not visible from the public right-of-way. The rear elevation of the projection holds a single-leaf entry in the western bay. Set in a wood surround, the entry opening has been covered from the exterior by plywood, obscuring the door. It is approached by a set of wood steps with open risers and horizontal wood balusters. The remaining bays hold 1/1 vinyl-sash windows set in vinyl surrounds. The first-story window is covered by plywood board.

Integrity

The wood-frame row houses at 1539-1545 Homestead Street were constructed as speculative housing in the late nineteenth century, prior to the rapid development of the area with masonry row houses. Unlike the many row houses of the early twentieth century that were dressed in revival ornamentation that honored the classical style, these four modest dwellings were stylistically influenced by the Gothic Revival style, an

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architectural expression that was fashionable from the mid- to late nineteenth century in Baltimore. The houses are set along a platted street, in anticipation of suburbanization and present the row house form that came to later dominate urbanized areas of the city, including the surrounding lots and blocks of the Homestead neighborhood. Therefore, the row houses collectively have integrity of location and setting. Integrity of design, materials, and workmanship has been greatly compromised, as each building has been substantially altered by the application of modern non-historic materials and the construction of additions. Moreover, historic elements such as windows and doors, cladding materials, molded surrounds and sills, and porch balustrades have been removed or fully obscured. The form of each dwelling, topped by a steeply pitched gable on the façade, has been maintained. Additionally, as originally design, each building retains a full-width front porch, although the materials and workmanship of the porches have been drastically altered. Rear additions have been added to the buildings. This is a common alteration to row house design and does not as directly effect the integrity of design. It can, however, impact the integrity of material and workmanship as modern cladding is applied to obscure infill and blend additions with the original main blocks. The row houses collectively express their speculative nature, speaking to the work of a single developer. Further, the use of wood framing and Gothic Revival-style elements documents the buildings' construction prior to the many masonry row houses that dominate the neighborhood now. Therefore, the row houses retain sufficient integrity of feeling and 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 ca. 1896; ca. 1922 **Architect/Builder** Unknown

Construction dates ca. 1896

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 row houses located at 1539-1545 Homestead Street represent the suburbanization of Homestead and an influx of middle-class Baltimoreans to the city's periphery in the second half of the nineteenth century. Constructed as rental properties circa 1896, the dwellings signify the neighborhood's increased desirability following infrastructure improvements completed after Baltimore City's annexation of the region in 1888. The Gothic Revival-inspired buildings are distinct as the only wood-framed row houses in the area and one of the few Victorian-era dwellings remaining intact in the Homestead neighborhood. Collectively, the residences represent a shift in the neighborhood's building construction from suburban freestanding dwellings to the more urban row house form. The dwellings directly contrast with the surrounding twentieth-century brick row house infill, creating a 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.¹ 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 the two tracts and remained there until his death in 1774.² 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.³

¹ 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.

² J.H.P., 327.

³ J.H.P., 327.

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The tracts, however, were resurveyed into a single 160-acre parcel called Gorsuch's Regulation and jointly patented by the two sons in 1759.⁴ The Gorsuch heirs continued to own the property and the estate, named Homestead, until 1852 when Robert Gorsuch, Jr. subdivided the ancestral land.⁵

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.⁶ 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.⁷

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.

Homestead Village struggled to grow due to poor financial planning and a lack of reliable transportation to Baltimore City.⁸ An omnibus (urban stage coach), however, offered limited access to the neighborhood.⁹ In

⁴ J.H.P., 327.

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

⁶ 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).

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

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

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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."¹⁰ The continued development of the streetcar coupled with affordable and improved transportation increased the desirability of the village.¹¹ Homestead remained the only suburban community laid out in northeast Baltimore in the nineteenth century.¹²

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 1888.¹³ 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.¹⁴ 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 construction boom in the first-quarter of the twentieth century¹⁵. The neighborhood's desirability was further increased when the city purchased Clifton Park, located directly east of Homestead.¹⁶ As evident on *Sanborn*

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

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

¹¹ 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, PA: Louis H. Everts, 1881), 890.

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

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

¹⁴ 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.

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

¹⁶ Olson, 217.

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Fire Insurance Maps, in order to maximize profitability, large lot owners and developers filled the neighborhood with brick row houses.¹⁷ 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 four row houses located at 1539, 1541, 1543, and 1545 Homestead Street are historically associated with lots 995, 994, 993 and 992, respectively, as recorded on the plat titled "Plan of the Building Lots of the Homestead," submitted by proprietors Robert Gorsuch, John Fox, John W. Van Hook, and Edward B. Jackson in 1852.¹⁸ The row houses were respectively addressed as 312, 310, 308 and 306 Jefferson Street from the time of their construction into the twentieth century.

Following the subdivision of the property by these proprietors, the partnership of Fox, Van Hook and Jackson was dissolved, and numerous parcels including lots 995, 994, 993, and 992 were transferred to Jackson, who carried on the real estate business on his own.¹⁹ Following the death of Jackson, Ann Williamson Jackson, his wife, and John Scott Carswell were appointed executors of his estate, as per his will. On October 7, 1854, Carswell, Jackson and Sophia C. Read deeded several parcels including lots 995, 994, 993 and 992 to August Ehmling (alternatively spelled as Ahmling). The property would remain in the hands of the Ehmling family well into the twentieth century, and it is likely under their ownership that the four row houses were constructed.

The row houses at 1539, 1541, 1543, and 1545 Homestead Street are first clearly recorded on the *Atlas of the City of Baltimore Maryland*, published by G.W. Bromley and Co. in 1896. They are not visible on the 1876 *City Atlas of Baltimore and Environs* by G.M. Hopkins, although light shading visible on the document may indicate some type of construction was taking place at the time of the map surveying. The first documentation that August Ehmling lived on the street comes earlier, through a classified ad placed in the October 3, 1868 edition

¹⁷ 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.

¹⁸ In the late nineteenth and early twentieth centuries, the dwelling was associated with the address 404 and 406 Jefferson Street. The 1914 *Sanborn Fire Insurance* maps recorded the address and 1465 and 1467 Jefferson Street. By 1928, *Sanborn Fire Insurance* maps recorded the address as 1445 and 1447 Homestead Street.

¹⁹ *The Baltimore Sun*, "Dissolution of Partnership," February 22, 1854, <http://www.proquest.com>; *Land Records of Baltimore County*, "John Fox and John Van Hook to Edward Jackson," Liber HMF 7, Folio 252, <http://www.mdlandrec.net> (accessed June 01, 2012).

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of the *Baltimore Sun*. Within, Ehmling puts out a reward for his lost "light red cow with large horns" that wandered away the previous week, and notes his address as "Jefferson Street in Homestead Village."²⁰ The 1900 U.S. Census recorded Ehmling as living at 316 Homestead Street, which was located on a separate property to the west of 1539 (312) Homestead Street. It is possible that as the patriarch of the family, Ehmling built his own home at an earlier date, and that the four row houses were constructed at a later date.

Little information has been located on the Ehmling family in the last quarter of the twentieth century, but August Ehmling appears again in the 1886 *City Directory* for Baltimore, listed as a tailor in Homestead, along with his sons, August Jr. and Henry, who also worked as tailors. The 1900 U.S. Census provides the first documentation of life in the row houses, recording August's sons as living in two of the houses. Henry Ehmling was recorded at 1543 (308) Homestead Street, acting as the head-of-house and renting the property, which was technically owned by his father. Henry, born in May 1859, was the son of August and Louisa Ehmling. Working as a tailor with his father, Henry had been married for 18 years to his wife, Mary, at the time of the census. Mary Ehmling was born in August 1860 and was a housewife. The couple had several children, all living at home at the time: Charles A., born August 1883, clerk; Alexander, born August 1883, clerk; Irene L., born March 1885, housework; Joseph A., born April 1891, in school; and Roland M., born August 1894, in school. August's other son, John A. Ehmling, was recorded at 1545 (306) Homestead Street. John was recorded as owner of the house, as he had purchased the property from his father on October 1, 1894.²¹ Born January 1856, John worked as a tailor and had been married for 18 years to his wife, Katherine, at the time of the census. The couple had several children living them: Milton, born November 1884, candy maker; Edward, born June 1885, clerk; Walter, born July 1886, plumber; George, born July 1889, in school; Albert, born November 1893, in school; and Katherine, born December 1895.

The remaining two houses were rented by August Ehmling to unrelated families. Joseph Sauerwald was noted at 1539 (312) Homestead Street, as head-of-house, renting the property. Born in 1840 in Maryland, Joseph worked as a laborer and had been married to his wife Rosie, for 23 years. Rosie was born in May 1853 in Maryland, and is listed in the census as a housewife. The house was also full of the couple's many children: Mary T., born May 1878, a millinery; John P., born May 1881, a clerk; Pine E., born March 1885, a clerk; August, born April 1887, a paper hanger; Agnes B., born April 1889, in school; Lewis B., born 1891, in school; William T., born November 1894; and Robert B., born October 1897. Living at 1541 (310) Homestead Street was Peter T. Lanahan, a clerk. Lanahan was born in February 1872 in Pennsylvania, and had been married for 2

²⁰ *The Baltimore Sun*, "Classified Advertisement," October 3, 1868, <http://www.proquest.com>.

²¹ Baltimore City Land Records, "August and Louisa Ehmling to John A. Ehmling," Liber JB 1523, Folio 120, <http://www.mdlandrec.net> (accessed June 01, 2012).

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Ehmling Family Row Houses
Continuation Sheet

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years to his wife, Katie, who was born in December 1873 in Maryland. The couple had one daughter, Julia D., born in January 1900.

It is interesting to note that the 1900 census also records August Ehmling as living on the same street as the row houses, in a wood-frame house that is no longer extant. At that time, he was the owner and the head of his household. The census notes that he was born in April 1823, and emigrated to the U.S. in 1850 from Germany. August was a tailor by trade, a profession that he shared with his sons, who were listed as tailors in the 1900 U.S. Census and in the 1903 *City Directory* of Baltimore. Ehmling was married to Louisa, born August 1824 in Germany. In addition to John A. and Henry, the couple had several daughters: Lillian, born June 1846, and Bertha, born September 1850, both working as vest makers. August died March 15, 1907, predeceased by his wife Louisa, and the funeral is recorded as taking place at his home at what was then 316 Jefferson Street. It appears that the property passed out of the Ehmling family hands after this.²²

Henry and John A. Ehmling would remain in their houses on Homestead Street through the first quarter of the twentieth century. The 1910 U.S. Census records Henry as still living at 1543 Homestead Street. The document is not fully legible, but notes that he was working in a clothing shop. His brother, Henry, remains at 1545 Homestead Street, living with his wife Katherine, and several of their children. He was again noted as tailor. In 1914, the Baltimore *City Directory* recorded Henry and John A. as tailors living at 1545 Homestead Street, with John's sons Albert, George and Walter living at the house as well. Albert was recorded as a bookkeeper, George as a confectioner, and Walter as a printer. The 1920 U.S. Census documents John Ehmling at 1545 Homestead Street, living with his wife, Katherine, and their children, Milton, Walter, Albert, and Catherine. For the first time, John was not listed as a tailor, and was now noted as a laborer for the Street Railway Company. Henry Ehmling remained next door at 1543 Homestead Street, listed as the head-of-house. Recorded as also living at the property is William McNamara, with wife Edith, and children Naomi, Anita and William. He was recorded as working at a steam railway.

The houses at 1539 and 1541 Homestead Street remained in the hands of the Ehmling family, but continued to be used as rental properties. The 1910 census records William H. Bacon, a 29-year-old clerk living with his wife and daughter, at 1539 Homestead Street. The census record is faded and not fully legible, but it appears that a man with the last name of "Hartleb" was residing at 1541 Homestead Street, with a wife and several children. He was noted as a cabinet maker. In 1920, George Graeb was recorded as renting 1541 Homestead Street. At 34 years of age, George was living with his wife, Elizabeth E., and his mother-in-law. He worked as a wheelwright. Living at 1539 Homestead Street in 1920 was George J. Stielper. Married to Mary, Stielper was recorded as a stableman at a brewery.

²² *The Baltimore Sun*, "Obituary," March 16, 1907, <http://www.proquest.com>.

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The last records of the Ehmling family on Homestead Street come in 1920 and 1922. On December 4, 1920, John's wife Catherine passed away. Her obituary was recorded in the *Baltimore Sun*, which noted that the funeral was to take place at the family home at 1545 Jefferson Street.²³ The final record of the family on this street was documented in the 1922 *City Directory*, which showed Henry, John A., Albert, Milton and Walter as living in the house at 1545 Jefferson Street. Henry was listed as a laborer, John as a tailor, Albert as a clerk, and Walter as an electrotyper. On July 5, 1922, John Ehmling, widower, transferred the house at 1545 Jefferson Street to Charles and Cecelia Bevans.²⁴ On November 1, 1922, Henry Ehmling, widower, sold the property at 1543 Jefferson Street to William T. and Edith F. McNamara, who according to census records, had been living at the house since at least 1920.²⁵ The brothers had sold the other two row houses several years prior. On July 7, 1919, John A. Ehmling had transferred the house at 1539 Homestead Street to Lewis A. and Carrie M. Shaffner.²⁶ On that same day, the property at 1541 Homestead Street was sold to Jesse M. and Hannah F. Hill.

The 1930 U.S. Census recorded the new face of this portion of Homestead Street, with the Ehmling family no longer in residence. Lewis Shaffner, age 36, and his wife, Carrie, age 35, were recorded at 1539 Homestead Street. Lewis was noted as a clerk at a steel works, and the couple lived with their children: Joseph G. (11), George J. (8), and Carolyn M. (6). It appears that 1541 Homestead Street was rented by the Hills, as a Charles Heintz [?] was recorded as living in the row house. He was 33 years old, an automobile mechanic from Maryland. Charles lived with his wife Rose M., age 29, and children Myrtle L. (age 8) and Charles M. (age 6). At 1543, William McNamara was recorded as living with his wife, Edith P. and working as a conductor at a steam railroad. The couple's children included Naomi, working as a tailor at a factory, and also Anita P., William T., Edward G., Donald J., Gordon C., Gilbert F., and Eleanor M. Finally, Anna F. McGinnis was recorded as the renter of 1545 Homestead Street. Widowed, Anna was 59 years old, with several children living at her house: Thomas R., a salesman; Margaret R., an operator at a shoe factory; and Joseph F., no profession.

From this period onward, the houses generally remained as rental properties. The Schaffners owned 1539 Homestead Street until March 21, 1951, when it was transferred to Elwood E. Price and Anna R. Price, who

²³ *The Baltimore Sun*, "Obituary," December 7, 1920, <http://www.proquest.com>.

²⁴ Baltimore City Land Records, "John A. Ehmling to Charles and Cecelia Bevans," Liber SCL 3879, Folio 132, <http://www.mdlandrec.net> (accessed June 1, 2012).

²⁵ Baltimore City Land Records, "Henry Ehmling to William T. McNamara," Liber SCL 3927, Folio 461, <http://www.mdlandrec.net> (accessed June 1, 2012).

²⁶ Baltimore City Land Records, "John A. Ehmling to Catherine Shaffner," Liber SCL 3400, Folio 13, <http://www.mdlandrec.net> (accessed June 1, 2012).

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acquired a mortgage through the Madison and Bradford Streets Permanent Building Association. The property at 1541 Homestead Street was sold from Jesse and Hannah Hill to George F. and Dora Dorsey in 1927, passing through several hands until it was sold to William and Edith McNamara in 1934. It appears that the McNamaras utilized the row houses at 1541 and 1543 Homestead Street as rental properties through the mid-twentieth century. They owned 1541 Homestead Street until 1975, when the house was sold to Thomas Whitfield. The row house at 1543 Homestead Street remained in their possession until 1977, when following the death of Whitfield, the property was transferred to Paul and Florence Garcia. The house at 1545 Homestead Street remained in the Bevans family until 1958, when it was sold to the Kalco Corporation.²⁷ From the mid-twentieth century onward, the properties have had shorter periods of ownership, presumably also characterized by shorter term leases. As a result, the buildings have suffered. Today, the property at 1541 Homestead Street remains in good condition, the result of its long term ownership under the Whitfield family into the present.

²⁷ Baltimore City Land Records, "Edna H. Bevans, widow, to The Kalco Corporation," Liber JFC 373, Folio 344, <http://www.mdlandrec.net> (accessed June 1, 2012).

9. Major Bibliographical References

Inventory No. B-5239

Baltimore City and Baltimore County Land Records.
Historic Baltimore *Sun* articles, accessed through genealogybank.com.
Sanborn Fire Insurance Maps, 1901-1902, 1914-1915, 1928-1936, 1951.
G.M. Hopkins, *City Atlas of Baltimore and Environs*, 1876.
G.W. Bromley and Co. *Atlas of the City of Baltimore Maryland*, 1896.

10. Geographical Data

Acreage of surveyed property	<u>.23</u>	
Acreage of historical setting	<u>.23</u>	
Quadrangle name	<u>Baltimore East</u>	Quadrangle scale: <u>1:24,000</u>

Verbal boundary description and justification

The properties at 1539, 1541, 1543 and 1545 Homestead Street are associated with historic lot numbers 995, 994, 993 and 992, respectively, as recorded on the plat titled "Plan of the Building Lots of the Homestead," submitted by proprietors Robert Gorsuch, John Fox, John W. Van Hook, and Edward B. Jackson in 1852. The row houses were respectively addressed as 312, 310, 308 and 306 Jefferson Street into the beginning of the twentieth century. The row houses have been historically associated with these lots since their construction ca. 1896.

11. Form Prepared by

name/title	Robyn Chrabasz, Historic Preservation Officer		
organization	EHT Tracerics, Inc. for Baltimore City DHCD	date	June 12, 2012
street & number	417 E. Fayette Street, Suite 301	telephone	443-984-1871
city or town	Baltimore	state	MD

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

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CHAIN OF TITLE FOR 1539 HOMESTEAD STREET

July 15, 1856	Indenture/Deed: William B. Perine, Trustee of the Court of Baltimore, to Robert Gorsuch. Land Records of Baltimore County Liber HMF 16 Folio 84
April 6, 1860	Robert Gorsuch to Mary Jane McAllister. Land Records of Baltimore County Liber GHC 29, Folio 39
June 18, 1863	Mary Jane McAllister to Charles Nathaniel Myer. Land Records of Baltimore County Liber GHC 38 Folio 127
November 16, 1864	Charles Nathaniel Myers to Lewis Seldner. Land Records of Baltimore County Liber JHL 43, Folio 103
July 8, 1870	Lewis and Eva Seldner to August Ehmling. Land Records of Baltimore County Liber EHA 67 Folio 428
October 20, 1908	Bertha A. and George P. Crate, Henry Ehmling widower, John A and Catherine Ehmling to Albert E and Lottie Weber. Baltimore City Land Records Liber SCL 2457, Folio 123
October 20, 1908	Albert E. Weber and Lottie O. Weber to Bertha A. Crate, Henry Ehmling and John A. Ehmling Baltimore City Superior Court Liber SCL 2457, Folio 122
July 7, 1919	John A. and Catherine Ehmling to Lewis A. and Carrie M. Shaffner Baltimore City Superior Court Liber SCL 3400, Folio 13
March 21, 1951	Lewis A. and Carrie M. Shaffner to Anton C. Seitz. Baltimore City Land Records Liber MLP 8391, Folio 476

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- March 21, 1951 Mortgage: Between Elwood E. and Anna R. Price, and the Madison and Bradford Streets Permanent Building Association of Baltimore City.
Baltimore City Land Records
Liber MLP 8391, Folio 482
- March 12, 1958 Elwood E. and Anna R. Price to the A and R Corporation.
Baltimore City Land Records
Liber JFC 319, Folio 592
- October 14, 1980 Assignment of Leasehold: Gateshead Construction Co., Inc. (formerly A and R Corporation, then Sidlar Enterprises, Inc.) to B&T Properties.
Baltimore City Land Records
Liber 3966, Folio 114
- October 14, 1980 Deed of Trust: Grantor B&T Properties, Norman I. Tucker, Elaine Tucker, Steven and Susan Berman (Borrowers) and Jack W. Stoloff and Harvey Nusbaum (trustee) and the Beneficiary (Fairfax Savings & Loan (Lender), for 30 parcels including 1539 Homestead.
Baltimore City Land Records
Liber 3966, Folio 121
- December 12, 1985 Modification, Extension and Estoppel Agreement: Between Fairfax Savings Association (Lender), Jack W. Stoloff and Alan Fink (substituted for Harvey Nusbaum) (Trustees), and B&T Properties, Norman I. Tucker and Elaine Tucker, and Steven Berman and Susan Berman (Borrowers).
- January 13, 1991 Mortgage: By B&T Properties Limited Partnership, B&T Properties, Steven L. and Susan M. Berman with Hopkins Federal Savings Bank.
Baltimore City Land Records
Liber 3099, Folio 375
- June 11, 1992 Release: From Mortgage dated October 14, 1980 between Lender Fairfax Savings & Loan and Borrowers B&T Properties, Norman I. Tucker, Elaine Tucker, Steven and Susan Berman
Baltimore City Land Records
Liber 3233, Folio 188
- November 6, 1995 Release of Mortgage: Between Hopkins Federal Savings Bank (Grantor), holder of mortgage from B&T Properties Limited Partnership, B&T Properties, Steven L. and Susan M. Berman (Grantees), dated January 31, 1991.
Baltimore City Land Records
Liber 5185, Folio 93
-

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- October 26, 1995 Deed of Assignment: B&T Properties and Hawthorne Carpenter and Sandra A. Carpenter.
Baltimore City Land Records
Liber 5394, Folio 447
- October 26, 1995 Mortgage: Between Hawthorne and Sandra A. Carpenter, first part Mortgagor, and B&T Properties, second part Mortgagee.
Baltimore City Land Records
Liber 5394, Folio 452
- October 26, 1995 Assignment of Mortgage: B&T Properties granted to Baltimore Homestead, Inc. all right to mortgage made by Hawthorne and Sandra A. Carpenter to B&T Properties.
Baltimore City Land Records
Liber 5394, Folio 457
- January 28, 1997 Short Release: From B&T Properties Limited Partnership, Steven L. Berman and Susan Berman mortgagors to Hopkins Federal Savings Bank.
Baltimore City Land Records
Liber SEB 6123, Folio 150
- April 29, 1998 Denise Rush Nader, Trustee, to Holding Pile Residential, LLC.
Baltimore City Land Records
Liber 7287, Folio 322
- January 13, 1998 Agreement of Sale: Holding Pile Residential LLC sell to Delores Robinson.
Baltimore City Land Records
Liber 8297, Folio 225
- January 13, 1998 Assignment: Between Holding Pile Residential, LLC and Delores Robinson.
Baltimore City Land Records
Liber 8297, Folio 230
- January 13, 1998 Mortgage: Delores Robinson, Mortgagor, and Holding Pile Residential, LLC, Mortgagee.
Baltimore City Land Records
Liber 8297, Folio 236
- June 17, 1998 Mortgage: Grantor Delores Robinson ("Borrower"), Trustee Dennis Danielczyk, Beneficiary is Metropolis Federal Funding, Inc ("Lender").
Baltimore City Land Records
Liber 8297, Folio 242
-

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June 12, 1998 Release of Mortgage: By Holding Pile Residential, LLC, holder of a mortgage from Delores Robinson dated January 13, 1998.
Baltimore City Land Records
Liber FMC 9048, Folio 209

October 1, 1999 Assignment of Deed of Trust: EquiCredit Corporation of Maryland to Delores Robinson
Baltimore City Land Records
Liber 8892, Folio 358

March 6, 2000 Howard N. Bierman, Jacob Geesing and Kenya D. McRae, Substitute Trustees, to U.S. Bank National Association.
Baltimore City Land Records
Liber 393, Folio 259

May 18, 2004 U.S. Bank National Association to Marco Montillo
Baltimore City Land Records
Liber 5456, Folio 221

January 31, 2005 Marco Montillo to Redbrick Baltimore I, LLC
Baltimore City Land Records
Liber FMC 6357, Folio 1314

July 13, 2005 Indemnity Deed of Trust, Security Agreement and Assignment of Contracts, Leases and Rents: Redbrick Baltimore I, LLC, and Martha Foulon-Tonat and Richard D. Corrigan, trustees, for the benefit of Eagle Bank.
Baltimore City Land Records
Liber FMC 13052, Folio 226

November 4, 2010 Redbrick Baltimore I, LLC to MFG Properties, LLC
Baltimore City Land Records
Liber FMC 13052, Folio 226

April 11, 2011 Partial Release: Indemnity Deed of Trust, dated July 13, 2005 has been fully paid and discharged.
Baltimore City Land Records
Liber 13424, Folio 77

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Continuation Sheet

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

Name Rose Whitfield

street and number 1541 Homestead Street

telephone

city, town Baltimore

state MD

zip code 21218-4933

4. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore City Courthouse

liber 3626 folio 526

city, town Baltimore

tax map 9

tax parcel 008

tax ID number 09164108008

CHAIN OF TITLE FOR 1541 HOMESTEAD STREET

- October 6, 1852 Deed: From Joseph Walker, Sheriff of Baltimore County, to Ann W. Jackson and John Scott Carswell.
- October 14, 1852 Robert Gorsuch to John Fox, John W. Van Hook and Edward B. Jackson.
Land Records of Baltimore County
Liber HMF 3, Folio 190
- February 1, 1854 John and Harriet Fox and John W. and Emma Van Hook to Edward B. Jackson.
Land Records of Baltimore County.
Liber HMF 7, Folio 252
- April 18, 1854 Ann Williamson Jackson and John Scott Carswell appointed Trustees and Executors of the Estate of Edward B. Jackson per the Will of Edward B. Jackson.
Baltimore County Register of Wills
Liber JSR 1, Folio 139
- December 24, 1855 Mortgage: From Matthew Baird and John McCullough to Ann W. Jackson and John S. Carswell.
Land Records of Baltimore County
Liber HMF 6, Folio 287
- February 8, 1859 Mortgage: From John Fox and others to Robert Gorsuch.
Land Records of Baltimore County
Liber HMF 2, Folio 83
- February 28, 1859 Mortgage Assignment: by deed from Robert Gorsuch to Sophia C. Read

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	Land Records of Baltimore County Liber GHC 11, Folio 335
February 18, 1863	Mortgage Covenant: Assigned by Robert Gorsuch to Sophia C. Read is extended until October 14, 1867. Land Records of Baltimore County JHL Liber 37, Folio 267
October 7, 1865	Sophia C. Read and Trustees to August Ahmeling (including lots recorded as Plat No. 992, 993, 994, 995, 996). Baltimore County land Records Liber JHL 46, 404
July 8, 1870	Lewis and Eva Seldner to August Ehmling. (Lots 997 and 998 in "Homestead"). Land Records of Baltimore County Liber EHA 67, Folio 428
October 20, 1908	Albert E. Weber and Lottie O. Weber to Bertha A. Crate, Henry Ehmling, and John A. Ehmling. (Lots 994, 995, 996, 997, 998, and 625½ in "Homestead" conveyed separately in two previous deeds). Baltimore City Land Records Liber SCL 2457, Folio 122
July 7, 1919	John A. Ehmling and Catherine Ehmling, Bertha A. Crate and George P. Crate, and Henry Ehmling to Jesse M. Hill and Hannah F. Hill. Baltimore City Land Records Liber SCL 3400, Folio 605
January 27, 1927	Jesse M. Hill and Hannah F. Hill to George F. Dorsey and Dora Dorsey. Baltimore City Land Records Liber SCL 4690, Folio 65
September 26, 1934	The Metropolitan Savings Bank v. George F. Dorsey and Dora Dorsey. Albert F. Whelple appointed Trustee. Circuit Court of Baltimore City
December 21, 1934	Albert F. Whelple (Trustee) to Elmer N. Hoffman. Baltimore City Land Records Liber SCL 5497, Folio 493
December 21, 1934	Elmer N. Hoffman, unmarried, to William T. McNamara and Edith F. McNamara, his wife.

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Baltimore City Land Records
Liber SCL 5497, Folio 494

October 16, 1945 Lease: Lease was demised and leased by William T. McNamara and Edith P. McNamara his wife, to Christina Caprarsola, for the term of the ninety-nine years, and for annual rent of ninety dollars.
Baltimore City Land Records
Liber MLP No. 6812, Folio 209

December 15, 1948 William T. McNamara and Edith P. McNamara, his wife, to Catherine B. Bregel, widow, subject to the term of years aforesaid. The said Catherine Bregel, having died on or about February 22, 1951, title to said property became vested in Howard C. Bregel, her son and only heir-at-law.
Baltimore City Land Records
Liber MLP 7657, Folio 90

November 10, 1954 Howard C. and Edith E. Bregel to William T. McNamara and Edith P. McNamara.
Baltimore City Land Records
Liber MLP 9639, Folio 191

November 10, 1954 Isabelle C. Becker to William T. and Edith P. McNamara.
Baltimore City Land Records
Liber MLP 9639, Folio 187

February 25, 1975 William T. McNamara to Thomas Whitfield.
Baltimore City Land Records
Liber RHB 310, Folio 13

May 31, 1978 Thomas Whitfield to Thomas and Rose E. Whitfield, if they die then to daughter Edna Mae Norton.
Baltimore City Land Records
Liber RHB 3626, Folio 526

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Ehmling Family Row Houses
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3. Owner of Property (give names and mailing addresses of all owners)

Name Arthur Campbell
street and number 1543 Homestead Street telephone
city, town Baltimore state MD zip code 21218-4933

4. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore City Courthouse liber 3982 folio 500
city, town Baltimore tax map 9 tax parcel 009 tax ID number 09164108009

CHAIN OF TITLE FOR 1543 HOMESTEAD STREET

- October 6, 1852 Deed: From Joseph Walker, Sheriff of Baltimore County, to Ann W. Jackson and John Scott Carswell.
Land Records of Baltimore County
- October 14, 1852 Robert Gorsuch to John Fox, John W. Van Hook and Edward B. Jackson.
Land Records of Baltimore County
Liber HMF 3, Folio 190
- February 1, 1854 John Fox and Harriet Fox his wife, and John W. and Emma Van Hook to Edward B. Jackson.
Land Records of Baltimore County.
Liber HMF 7, Folio 252
- April 18, 1854 Ann Williamson Jackson and John Scott Carswell appointed Trustees and Executors of the Estate of Edward B. Jackson per the Will of Edward B. Jackson.
Baltimore County Register of Wills
Liber JSR 1, Folio 139
- December 24, 1855 Mortgage: From Matthew Baird and John McCullough to Ann W. Jackson and John S. Carswell.
Land Records of Baltimore County
Liber HMF 6, Folio 287
- February 8, 1859 Mortgage: From John Fox and others to Robert Gorsuch.
Land Records of Baltimore County
Liber HMF 2, Folio 83

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February 28, 1859	Mortgage Assignment: by deed from Robert Gorsuch to Sophia C. Read Land Records of Baltimore County Liber GHC 11, Folio 335
February 18, 1863	Mortgage Covenant: Assigned by Robert Gorsuch to Sophia C. Read is extended until October 14, 1867. Land Records of Baltimore County JHL Liber 37, Folio 267
October 7, 1865	Sophia C. Read and Trustees to August Ahmling (including lots recorded as Plat No. 992, 993, 994, 995, 996). Baltimore County Land Records Liber JHL 46, 404
October 1, 1894	From August Ahmling (or Ehmling) and Louisa Ahmling (or Ehmling) his wife to Henry Ehmling (Lot 993). Baltimore City Land Records Liber JB 1523, Folio 121
November 1, 1922	From Henry Ehmling widower, to William T. McNamara and Edith F. McNamara his wife. Baltimore City Land Records Liber SCL 3927, Folio 461
October 24, 1977	From Frank Clary and Shirley T. Clary, Personal Representatives of the Estate of William Thomas McNamara, deceased, to Paul and Florence Garcia Baltimore City Land Records Liber RHB 3541, Folio 46
August 30, 1991	Between Florence Garcia of the first part, Florence Garcia of the second part, and Arthur Campbell of the third part. Conveyed to Florence Garcia for a term of life and the remainder of interest to Arthur Campbell, her brother. Baltimore City Land Records Liber SEB 2951, Folio 399
February 21, 2003	Florence Garcia to Arthur Campbell and to his son, Joseph Alexander Campbell, a remainder interest. Baltimore City Land Records Liber FMC 3982, Folio 500

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Ehmling Family Row Houses
Continuation Sheet

Number 9 Page 10

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

Name North Star Realty Management, Inc.
street and number 920 South Conkling Street telephone
city, town Baltimore state MD zip code 21224-0000

4. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore City Courthouse liber 13789 folio 482
city, town Baltimore tax map 9 tax parcel 010 tax ID number 09164108010

CHAIN OF TITLE FOR 1545 HOMESTEAD STREET

October 6, 1852 Deed: From Joseph Walker, Sheriff of Baltimore County, to Ann W. Jackson and John Scott Carswell.
Land Records of Baltimore County

October 14, 1852 Robert Gorsuch to John Fox, John W. Van Hook and Edward B. Jackson.
Land Records of Baltimore County
Liber HMF 3, Folio 190

February 1, 1854 John Fox and Harriet Fox his wife, and John W. and Emma Van Hook, to Edward B. Jackson.
Land Records of Baltimore County.
Liber HMF 7, Folio 252

April 18, 1854 Ann Williamson Jackson and John Scott Carswell appointed Trustees and Executors of the Estate of Edward B. Jackson per the Will of Edward B. Jackson.
Baltimore County Register of Wills
Liber JSR 1, Folio 139

December 24, 1855 Mortgage: From Matthew Baird and John McCullough to Ann W. Jackson and John S. Carswell.
Land Records of Baltimore County
Liber HMF 6, Folio 287

February 8, 1859 Mortgage: From John Fox and others to Robert Gorsuch.
Land Records of Baltimore County
Liber HMF 2, Folio 83

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Ehmling Family Row Houses Continuation Sheet

Number 9 Page 11

- February 28, 1859 Mortgage Assignment: by deed from Robert Gorsuch to Sophia C. Read
Land Records of Baltimore County
Liber GHC 11, Folio 335
- February 18, 1863 Mortgage Covenant: Assigned by Robert Gorsuch to Sophia C. Read is
extended until October 14, 1867.
Land Records of Baltimore County
JHL Liber 37, Folio 267
- October 7, 1865 Sophia C. Read and Ann Williamson Jackson and John Scott Carswell
(Trustees) to August Ehmling.
Baltimore County Land Records
Liber JHL 46, Folio 404
- October 1, 1894 August Ahmling (or Ehmling) and Louisa Ahmling (or Ehmling) to John A.
Ehmling.
Baltimore City Land Records
Liber JB 1523, Folio 120
- July 5, 1922 John A. Ehmling, widower, to Charles and Cecilia Bevans.
Baltimore City Land Records
SCL 3879, Folio 132
- June 3, 1949 Charles P. Bevans and Edna H. Bevans, his wife, to Clayton W. Bordley, Inc.
Cecelia Bevans deceased August 15, 1947, property became vested in Charles
Bevans who married Edna H. Bevans.
Baltimore City Land Records
Liber MLP 7788, Folio 585
- June 3, 1949 Clayton W. Bordley, Inc. to Charles P. Evans, and Edna H. Bevans, his wife.
Baltimore City Land Records
Liber MLP 7788, Folio 587
- January 28, 1958 Edna H. Bevans (Charles P. Bevans deceased January 16, 1958) to Claire M.
Hemmeter, her daughter, reserving unto herself a life estate with powers.
Baltimore City Land Records
JFC Liber 293, Folio 185
- May 31, 1958 Edna H. Bevans, widow, to The Kalco Corporation.
Baltimore City Land Records
JFC Liber 373, Folio 344

Maryland Historical Trust

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Ehmling Family Row Houses
Continuation Sheet

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- June 5, 1959 Lease: Lot demised and leased by Kalco Corporation to Straw Man, Inc., for term of ninety-nine years.
Baltimore City Land Records
Liber JFC 373, Folio 347
- March 1, 1963 Mortgage: Between Sidlar Enterprises, Inc., Kalco Corporation, Sebago Corporation and Sidney Poland and Iris Poland, his wife, and Lawrence W. Goldfarb, Guarantors, and the Uptown Federal Savings and Loan Association.
Baltimore City Land Records
Liber JFC 1446, Folio 508
- February 24, 1967 Sidlar Enterprises, Inc., to Alvin and Patricia Lavenstein.
Baltimore City Land Records
Liber JFC 2240, Folio 259
- August 10, 1970 Alvin and Patricia Lavenstein to Willie L. and Magaline Cobb
Baltimore City Land Records
Liber 2736, Folio 590
- May 21, 1973 Henrietta Weinberg to Clara K. Cohen.
Baltimore City Land Records
Liber 3030, Folio 419
- September 18, 1979 Assignment of Mortgage: United Federal Savings and Loan Association (formerly known as Uptown Federal Savings and Loan Association) assigns Michael Kalis a Mortgage between Sidlar Enterprises, Inc., Kalco Corporation, Sebago Corporation and Sidney Poland and Iris Poland, his wife, and Lawrence W. Goldfarb, Mortgagors, and Uptown Federal Savings and Loan Association (now known as United Federal Savings and Loan Association), as Mortgagee.
Baltimore City Land Records
Liber 3846, Folio 600
- September 25, 1979 Willie L. and Magaline Cobb to Edmondale Properties, Inc., several properties including 1545 Homestead Street.
Baltimore City Land Records
Liber WA 3914, Folio 879
- April 22, 1980 Release of Mortgage: From Michael Kalis to Sidlar Enterprises, Inc., Kalco Corporation, and Sebago Corporation.
Baltimore City Land Records
Liber WA 3914, Folio 878

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May 29, 1980	Assignment: Between Edmondale Properties, Inc. to Lee Shpritz. Baltimore City Land Records Liber WA 3914, Folio 884
June 4, 1980	Mortgage: Between Lee Shpritz, Mortgagor, and The Northwestern Loan Company, Mortgagee. Baltimore City Land Records Liber WA 3916, Folio 822
September 27, 1980	Deed of Trust: Grantor, Peter J. Calderon and Steven Wallenstein (Borrower) and Alleck A. Resnick and Howard L. Perlow (Trustee) and Baltimore Savings and Loan Association (Lender). Baltimore City Land Records Liber WA 3958, Folio 731
September 27, 1980	Assignment of Leasehold: Between Lee M. Shpritz and/to Peter J. Calderon and Steven Wallenstein. Baltimore City Land Records Liber WA 3958, Folio 725
October 1, 1980	Short Release of Deed: From Lee Shpritz (Mortgagor) to Northwestern Loan Company (Mortgagee). Baltimore City Land Records WA 3958, Folio 724
November 18, 1985	Assignment of Mortgage: Peter J. Calderon and Steven Wallenstein, to Lee M. Shpritz. Baltimore City Land Records Liber SEB 0743, Folio 57
November 18, 1985	Second Mortgage: Lee Shpritz, Mortgagor, and Peter J. Calderon, Eduardo Andres Hernandorena, and Steven Wallenstein, Mortgagee. For properties including 1545 Homestead Street. Baltimore City Land Records Liber SEB 0812, Folio 123
November 18, 1985	Purchase Money Mortgage: Lee M. Shpritz, Mortgagor, and Regal Savings and Loan Association, Mortgagee. For properties including 1545 Homestead Street. Baltimore City Land Records Liber SEB 0743, Folio 65

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November 27, 1985	Deed of Release: Alleck A. Resnick and Howard L. Perlow, trustees, acting under powers granted to them by Deed of Trust from Peter J. Calderon and Steven Wallenstein grant to Peter J. Calderon and Steven Wallenstein, properties including 1545 Homestead Street. Baltimore City Land Records Liber SEB 0859, Folio 91
March 6, 1986	Mortgage: From Lee M. Shpritz to Peter J. Calderon, Eduardo Andres Henandorena, and Steven Wallenstein Baltimore City Land Records Liber SEB 812, Folio 129
June 4, 1993	Land Installment Contract: From Lee Shpritz (Licensed Realtor) to Cedric Mitchell and Linda Mitchell. Baltimore City Land Records Liber SEB 5009, Folio 16
July 20, 1994	Short Release of Mortgage: Lee M. Shpritz to Regal Savings Bank F.S.B. Baltimore City Land Records Liber SEB 743, Folio 65
August 3, 1995	Release of Mortgage: By Peter J. Calderon, Eduardo Andres Herandorena and Steven Wallenstein (Lender) grant and release to Lee Shpritz. For several properties including 1545 Homestead. Baltimore City Land Records Liber 5036, Folio 8
April 3, 1998	Lee Shpritz to Lebert Campbell and Ngeri S. Greene. Baltimore City Land Records Liber 7289, Folio 7
June 17, 1998	Release: by Lee Shpritz, of Lebert Campbell and Ngeri Greene, of Land Installment Contract. Baltimore City Land Records Liber 8124, Folio 134
March 8, 2006	Deed of Ground Rent: From Clara K. Cohen to Ashland, LLC. Baltimore City Land Records Liber 7626, Folio 475
October 10, 2007	John H. Mitnick, Trustee of Lee M. Shpritz, to North Star Realty Management, Inc.

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Ehmling Family Row Houses
Continuation Sheet

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Baltimore City Land Records
Liber 10077, Folio 608

February 19, 2008

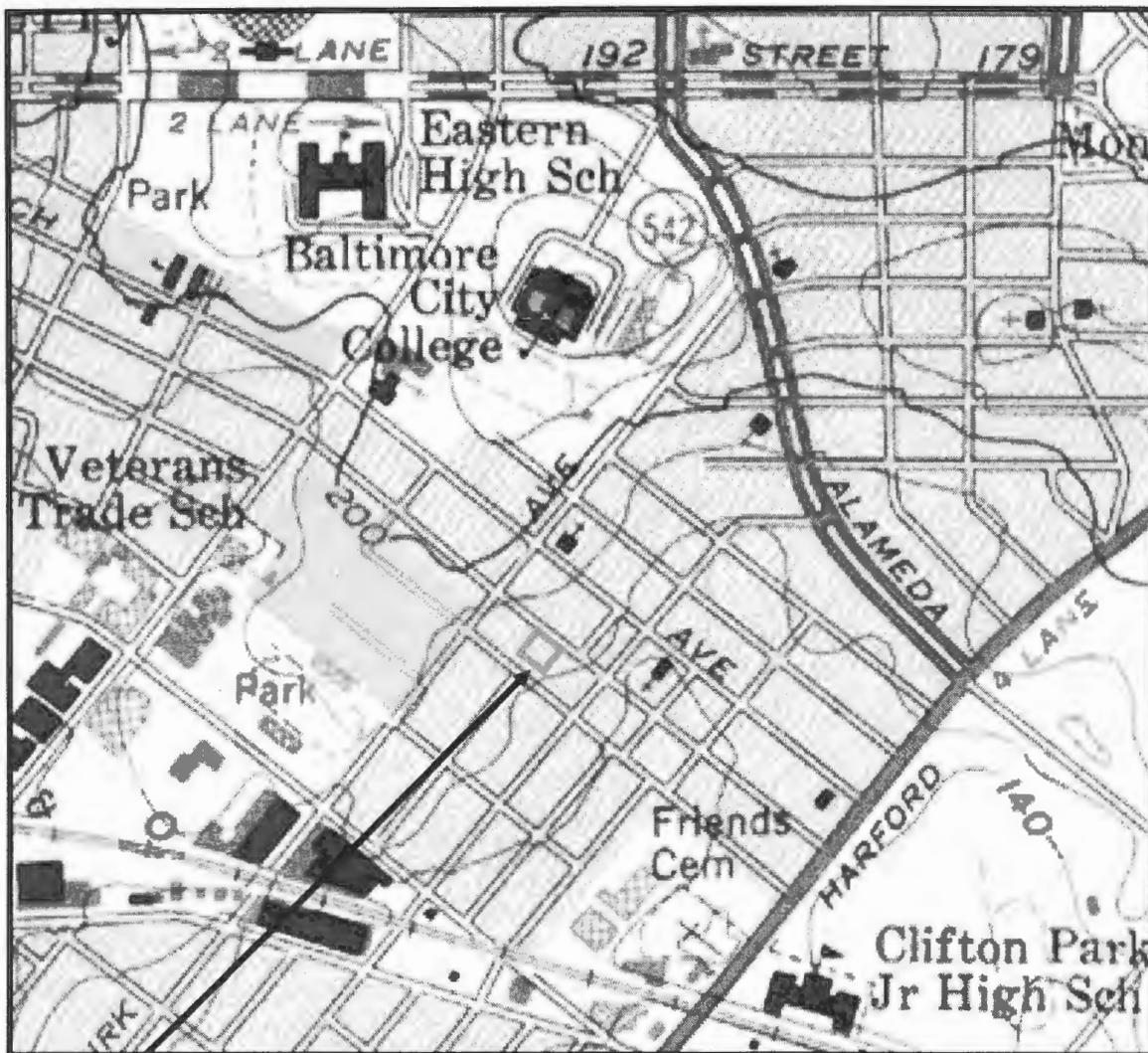
From North Star Realty Management to Dominic Alford and Carl B. Woodward, Jr.

Baltimore City Land Records
Liber FMC 10438, Folio 729

February 25, 2011

From Dominic Alford and Carl B. Woodward, Jr. to North Star Realty Management, Inc.

Baltimore City Land Records
Liber FMC 13789, Folio 482



1539, 1541, 1543, 1545 Homestead Street
Baltimore, MD
City of Baltimore
Baltimore East, USGS Topographic Map, 1953, Revised 1974
EHT Tracerics, Inc., 2012

Coldstream Homestead Montebello

KIRK AVE

TYLER ST

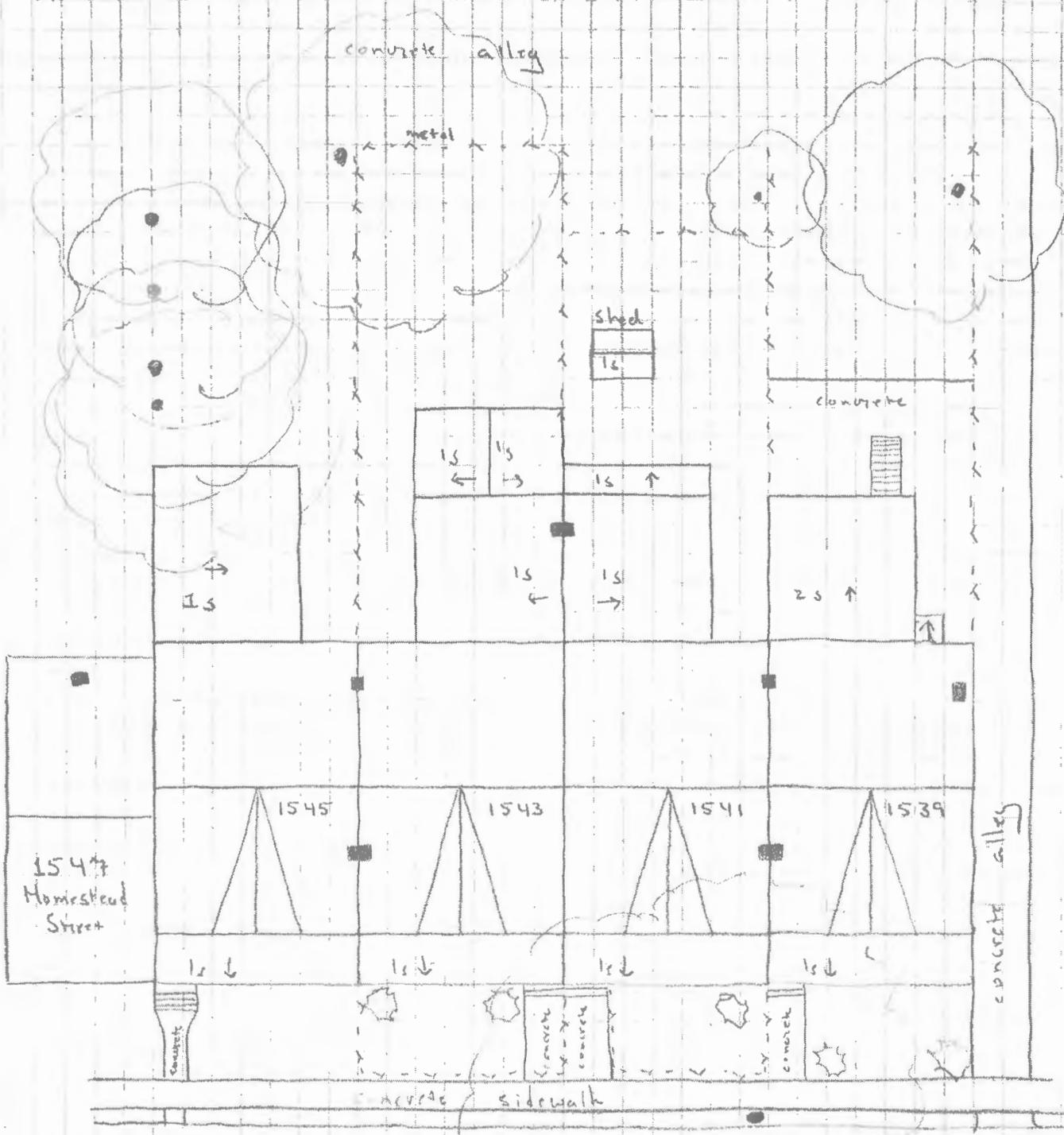
MONTPELIER ST

Adams
Park



Ehmling Family Row Houses
B-5239
1539-1545 Homestead Street
Coldstream Homestead Montebello, Baltimore City
Map Courtesy of Baltimore City GIS
Prepared by EHT Tracerics, 2012





Date 5/8/2012

Not to Scale

I.D. # B-5239

Name/Address 1539, 1541, 1543, 1545 Homestead Street

**Ehmling Family Row Houses
B-5239**

Photographer: EHT Tracerics

Date: May 10, 2012

1.	1539-1545 Homestead Street	B-5239_2012-05-10_01.tif	Facades, looking southeast
2.	1539-1545 Homestead Street	B-5239_2012-05-10_02.tif	1539 Homestead Street, Façade, looking southwest
3.	1539-1545 Homestead Street	B-5239_2012-05-10_03.tif	1541 Homestead Street, Façade, looking west
4.	1539-1545 Homestead Street	B-5239_2012-05-10_04.tif	1543 Homestead Street, Façade, looking southwest
5.	1539-1545 Homestead Street	B-5239_2012-05-10_05.tif	1545 Homestead Street, Façade, looking southwest
6.	1539-1545 Homestead Street	B-5239_2012-05-10_06.tif	South (rear) elevations, looking north
	1539-1545 Homestead Street	B-5239_2012-05-10_07.tif	South (rear) elevations, looking north

4/28/14

PHOTOS 1-3

WERE SUBMITTED/
ACCESSIONED



B-5239

EHMLING FAMILY ROWHOUSES

1539-1545 HOMESTEAD STREET

BALTIMORE CITY, MD

EHT TRACERIES

5/2012

MDSHPO

FACADES, LOOKING WEST

* 1 OF 3



B-5239

EHMLING FAMILY ROWHOUSES

1539-1545 HOMESTEAD STREET

BALTIMORE CITY, MD

EHT TRACERIES

5/2012

MD SHPO

FACADES, LOOKING SOUTHEAST

* 2 OF 3



B-5239

EHMUN 6 FAMILY ROWHOUSES

1639-1645 HOMESTEAD STREET

BALTIMORE CITY, MD

EHT TRACERIES

5/2012

MDSHP0

SOUTH (REAR) ELEVATIONS, LOOKING NORTH

*30F3