

## **CAPSULE SUMMARY**

**B-5244**

**Margaret E. and Henry R. Broaders House**

**1425 Gorsuch Avenue**

**Baltimore, Maryland**

**1852-1876**

**Private**

The Margaret E. and Henry R. Broaders House located at 1425 Gorsuch Avenue 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. Constructed sometime between 1852 and 1876, the dwelling signifies the neighborhood's increased accessibility and desirability following the incorporation and subsequent construction of the Halls Spring Passenger Railway in 1870. The building remains one of the last remaining Gothic Revival-styled residences in Homestead; it continues to reflect nineteenth-century suburban ideals with its wood-framed construction, large lot size, and setback. The dwelling directly contrasts the subsequent twentieth-century brick row house infill, creating a dramatic juxtaposition of two development periods.

The two-story, three-bay, Gothic Revival-inspired dwelling was constructed sometime between 1852 and 1876. The building is not located on the original circa 1852 plat maps for Homestead Village and is shown on the 1876 *City Atlas of Baltimore and Environs*. The symmetrical dwelling with a side-gable roof prominent central cross gable recalls the Gothic Revival style; a wrap-around porch, which is no longer extant, spoke further of the fashionable style. The building has a solid parged foundation, cementitious siding, and an asphalt-shingled roof with a synthetic raking cornice, overhanging eaves, and returns. The roof is pierced by an interior parged brick chimney with a plain cap. Multiple changes to the main block include the removal of the wrap-around porch and addition of a one-story shed to the west elevation and a two-story ell extending from the southwest corner. The ell features a side-gabled hyphen connecting a large hipped roof addition. All additions have the same materials and treatment as the main block.

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## Maryland Inventory of Historic Properties Form

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

historic Margaret E. and Henry R. Broaders House

other

### 2. Location

street and number 1425 Gorsuch Avenue \_\_ not for publication

city, town Baltimore \_\_ vicinity

county

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

name Moyd Loisy

street and number 1425 Gorsuch Avenue telephone

city, town Baltimore state MD zip code 21218-3623

### 4. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore City Courthouse liber 752 folio 267

city, town Baltimore tax map 0009 tax parcel 028 tax ID number 09104111013

### 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	3	2
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/> religion		1
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic	<input type="checkbox"/> social		1
<input type="checkbox"/> object		<input type="checkbox"/> education	<input type="checkbox"/> transportation		1
		<input type="checkbox"/> funerary	<input type="checkbox"/> work in progress	3	3
		<input type="checkbox"/> government	<input type="checkbox"/> unknown		
		<input type="checkbox"/> health care	<input type="checkbox"/> vacant/not in use		
		<input type="checkbox"/> industry	<input type="checkbox"/> other:		
				<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-story, three-bay, Gothic Revival-inspired dwelling at 1425 Gorsuch Avenue was constructed sometime between 1852 and 1876. The building is not located on the original circa 1852 plat maps for Homestead Village and is shown on the 1876 *City Atlas of Baltimore and Environs*. The symmetrical dwelling with a side-gable roof prominent central cross gable recalls the Gothic Revival style; a wrap-around porch, which is no longer extant, spoke further of the fashionable style. The building has a solid parged foundation, cementitious siding, and an asphalt-shingled roof with a synthetic raking cornice, overhanging eaves, and returns. The roof is pierced by an interior parged brick chimney with a plain cap. Multiple changes to the main block include the removal of the wrap-around porch and addition of a one-story shed to the west elevation and a two-story ell extending from the southwest corner. The ell features a side-gabled hyphen connecting a large hipped roof addition. All additions have the same materials and treatment as the main block.

Early maps of the region and *Sanborn Fire Insurance Maps* document alterations to the main block of the house. As shown on the 1876 *City Atlas of Baltimore and Environs*, the dwelling features a side gable main block with a rear ell on its western extent. By the time the 1896 *Atlas of the City of Baltimore Maryland* was published, an addition was constructed on the rear ell that projected from the west elevation. The 1901-1902 *Sanborn Fire Insurance Maps* noted that the two-story side-gabled block had a slate or metal roof, while the ell and rear addition had shingle roofs. Also, the map surveyors documented a one-story wrap-around porch on the north (façade) and west elevations of the main block. The porch featured a slate or metal roof. The stylized porch was a common design feature for Gothic Revival-style dwellings and likely original to the building. In addition, a two-story open porch with a shingle roof was located on the north elevation. The 1928-1936 *Sanborn Fire Insurance Maps* shows the dwelling's slate and shingle roofs were replaced with a composition roof; however, the front porch retained its slate or metal roof. The 1951 *Sanborn Fire Insurance Map* documents the removal of the wrap-around porch on the north elevation; the section on the west elevation remained. Other undocumented alterations include the full removal of the porch and construction of a shed addition on the west elevation, and the partial enclosure of the two-story porch on the south elevation.

### Setting

The dwelling, set back approximately 20 feet from the south side of Gorsuch Avenue and bound by an alley to the south, is sited towards the western extent of a 90'x128' parcel. The property's landscaping consists of mature trees and overgrown lawns. The north and east sides are edged by a high wood privacy fence installed within the last three years; the south side features a chain link fence. The east side of the lot directly adjoins 1435 Gorsuch Avenue. From the concrete sidewalk, a concrete stair with a pipe rail on its eastern side accesses the gate of the privacy fence and concrete path to the dwelling's primary entrance. There are four other visible structures associated with the property. A garden shed is located to the west of the dwelling. To the east of the building, an exposed dog pen is covered by two gable roofs supported by wood posts with

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metal fencing along the north of the property. In the southeast corner, there is a wood-framed, shed roof garden shed with vertical weatherboard siding. There is no fenestration on the south, east, or west elevations. Directly to the east of the shed is a larger board-and-batten wood-frame shed with a partially exposed standing-seam metal roof covered by asphalt shingles. The shed, probably used as a garage, has a double-leaf wood doors opening onto the alley.

### Exterior

On the north elevation (façade), the first story is three bays wide. The central entrance features a 20-light wood door flanked by sunken-panel wood molding. The opening is protected by a one-bay, shallow-pitched gable porch supported by metal posts; this porch is not original, having replaced the wrap-around porch. The eastern and western bays of the façade contain a ribbon of four single-light wood casement windows set on narrow wood sills with square-edged surrounds. The fenestration pattern, as well as the type of sash, suggests the window openings have been altered, probably enlarged. The second story consists of five evenly spaced 2/2 wood windows covered by 1/1 vinyl storm windows with synthetic-clad surrounds. The central window is slightly shorter than its flanking counterparts, indicating it illuminates a bathroom. The north elevation of the shed addition on the west side of the main block has no fenestration.

The west elevation has three bays, consisting of the side-gable main block with one-story shed addition, the gable hyphen, and the hipped addition. The first story of the main block is obscured by the shed addition, which features a ribbon of three single-light, casement windows. The second story of the main block contains two offset windows. The northern opening contains a 2/2 sash covered by a 1/1 vinyl storm window. The southern opening has a narrower 1/1 window that retains its original wood surround and sill; this suggests the original surrounds may be present on the other openings underneath the synthetic-cladding materials. Fenestration on the gable hyphen consists of two 1/1 windows. The rear hipped addition projects approximately 5 feet from the east elevation. The first story contains a single 1/1 vinyl window offset towards the northern extent. The second story has two 1/1 windows with wood surrounds and sills. The recessed porch, located on the southern extent, features a single-leaf entry with a louvered acrylic screen door.

The south elevation is three bays wide, containing the shed addition to the west, the hipped roof rear addition, and portion of the main block. The shed addition has one rectangular window opening; however, the sash has been removed and currently contains an air conditioning unit. The rear addition's two-story recessed (inset) porch is partially enclosed. On the first story, the western section of the porch has been completely removed leaving an open recessed bay; the eastern section has been enclosed featuring a slightly projecting one-story metal shed roof addition. Fenestration on the recessed bay consists of two openings—a 1/1 vinyl

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window with a wood surround and sill to the west and a one-light vinyl slider window with a wide synthetic-clad surround and narrow sill to the east. The projecting shed roof bay has no openings. The second story retains a recessed balcony on the western end; it has a single one-light vinyl slider window with a square-edged wood surround and narrow sill. The porch features a tongue-and-groove wood floor, two square posts, and a spiral metal balustrade. The porch is accessed via a single-leaf door on its western elevation of the enclosed portion. The eastern bay of the second story contains three paired two-light casement windows set directly under the overhanging of the enclosed porch roof.

The south elevation of the main block contains a double-leaf steel cellar door leading to the basement. The first story features two openings. On the eastern extent, a single-leaf wood door with a rectangular light is accessed via wood steps and protected by an asphalt-shingled shed roof. The flanking bay holds a 1/1 window with a square-edged surround and narrow sill. The second story features a 1/1 window.

The east elevation consists of the side-gabled main block and the setback ell addition, the gable hyphen and hipped roof addition, which are on the same plane. The main block has no fenestration or ornamentation. On the six-bay ell and rear addition, the southernmost bay contains a single-leaf paneled wood door with a single light. The framing window opening is covered by vertical wood planks (the condition of the sash is unknown). The elevation continues with a fixed single-light wood window, a single-leaf wood paneled door, and two 1/1 vinyl windows. From the center of the ell's east elevation, an exposed one-story flat roof supported by ornate metal posts covers the patio. The second story features three openings. The southern bay contains a wide single-leaf paneled wood door with two lights. The entry is accessed via an open riser wood stair with half-landing. The door is flanked by electric sconces and the wall surrounding the door has been infilled with vertical wood planks, thereby narrowing the once-wider opening. The subsequent bays consists of a 1/1 vinyl window and a 1/1 window covered by a 1/1 vinyl storm window.

### Integrity

The house at 1425 Gorsuch Avenue, constructed sometime between 1852 and 1876, is representative of the residential building taking place prior to the row house construction that dominated the neighborhood after the turn of the twentieth century. Set on a larger single lot, the house retains sufficient integrity of location and setting, constructed in anticipation of residential growth and development beyond the city's limits. The single-family dwelling, an uncommon example of wood-frame construction in an area known for its brick structures, reflects the stylistic influences of the Gothic Revival style. However, the integrity of design, workmanship, and materials has been greatly affected by alterations and additions. Foremost, the fenestration pattern of the façade has been changed and the windows replaced. Some of the wood surrounds

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are intact and some may be obscured under synthetic cladding. The weatherboard siding has been either removed or fully covered by cementitious siding, a twentieth-century material not commonly found on Gothic Revival-inspired buildings. The wrap-around porch, a stylistic element believed to have been original, was removed. A porch with metal supports and shallow front gable now shelters the main entry of the façade. By 1896, an addition was constructed on the original rear ell. Over fifty years later, a one-story shed was constructed on the west elevation, and the two-story porch on the south elevation was partially enclosed and the first story removed. A wooden stair with half-landing has been added to the rear elevation. The alterations, most significantly the removal of the porch, changes to the fenestration, and recladding of the structure, have compromised the building's 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: _____

<b>Specific dates</b>	1852-1876	<b>Architect/Builder</b>	Unknown
<b>Construction dates</b>	1852-1876		

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 1425 Gorsuch Avenue 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. Constructed sometime between 1852 and 1876, the dwelling signifies the neighborhood's increased accessibility and desirability following the incorporation and subsequent construction of the Halls Spring Passenger Railway in 1870. The building remains one of the last remaining Gothic Revival-styled residences in Homestead; it continues to reflect nineteenth-century suburban ideals with its wood-framed construction, large lot size, and setback. The dwelling 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 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

<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.

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

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

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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.

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

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<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.

<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>.

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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."<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 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

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<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.

<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.

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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 property at 1425 Gorsuch Avenue, originally designated as 418 Gorsuch Avenue, is located on lots 750, 751, 752, and 753 of Homestead. John Fox, John W. Van Hook, and E.B. Jackson subdivided the property, which was originally part of Robert Gorsuch's estate. The adjoining lots were sold to Ann W. Jackson and John S. Carswell; they subsequently sold the unimproved property to William H. Rose in 1856 for \$450.

William H. Rose was born in New York circa 1806. It is unknown whether he resided in Homestead Village or simply purchased the lots for investment purposes. The 1860 United State Census recorded Rose living in Baltimore City with Louisa, his wife, and their three children, Louisa, Ada, and William. Rose's residence was valued at \$11,000, a substantial sum for the period, and he had \$3,000 in personal property. He had acquired his wealth from owning and operating a restaurant. An 1868 advertisement listed the restaurant and dwelling at No. 24 North Gay Street, which was offered for sale due to Rose's "old age and indifferent health."<sup>18</sup> By the recording of the 1870 United States Census, William Rose was no longer listed, likely signifying his death. Louisa Rose was noted as the head of the household; her real estate and personal estate are valued at \$25,000 and \$500. She lived with her children, Ada and William, multiple renters, and servants, totaling 14 residents. The estimated value of the property, along with the size of the household, suggests the house where Louisa Rose and her family lived was not the current structure at 1425 Gorsuch Avenue. The census records, however, she was a resident of District 9 of Baltimore City, where the neighborhood of Homestead is located.<sup>19</sup> In addition, city directories did not list any of the Rose family members as living in Homestead.

Deed research indicates that Margaret E. and Henry R. Broaders acquired the property in 1873 for \$360, too low to include a recently built dwelling especially one the size of the house at 1425 Gorsuch Avenue. By 1875,

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<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> *The Baltimore Sun*, "Classified Ad 9," June 22, 1868, <http://www.proquest.com>.

<sup>19</sup> Ancestry.com, *1870 United States Federal Census* (Provo, Utah: Ancestry.com Operations, 2009), Baltimore District 09.

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the *Woods' Baltimore City Directory* listed Henry Broaders as living in Homestead.<sup>20</sup> Coupled with the notation of the dwelling on the 1876 *City Atlas of Baltimore and Environs*, it is likely that the Gothic Revival-inspired dwelling was constructed by the Broaders, who sold it for \$1,000 in 1884. The Broaders, however, may have not resided at the dwelling, using it instead as income property. A classified advertisement in the *Baltimore Sun* posted by the Broaders listed a residence on Jefferson Street, one street south of Gorsuch Avenue.

FOR RENT OR EXCHANGE FOR CITY PROPERTY – A nice Suburban RESIDENCE, tea rooms, dry cellar, good water; lot 100 by 156 feet; garden, with shade and fruit trees, on Jefferson, near Adams street, Homestead Heights, midway between Waverly and Harford avenue.<sup>21</sup>

In 1877, the *Woods' Baltimore City Directory* listed Broaders as living outside of Homestead, although he still owned 1425 Gorsuch Avenue.<sup>22</sup> The following year, Thomas Cooper, the subsequent owner of the property, moved to Homestead.<sup>23</sup> Cooper may have rented the dwelling prior to purchasing it as the 1880 United States Census documented him residing next to the owners of the adjacent properties.<sup>24</sup> He is known to have lived at that time in Homestead with his wife, Esther Zoe Cooper, and his son, Arthur.<sup>25</sup> In 1884, Lockhart S. and Charlotte Carswell acquired the property from Broaders and immediately transferred it to Esther Zoe Cooper.<sup>26</sup>

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<sup>20</sup> The 1874 *Wood's Baltimore City Directory* lists Henry Broaders at 273 East Biddle Street. In 1875, Broaders is listed as living within Homestead. John W. Woods, *Woods' Baltimore City Directory* (Baltimore: John W. Woods, 1874), 93; John W. Woods, *Woods' Baltimore City Directory* (Baltimore: John W. Woods, 1875), 93.

<sup>21</sup> *The Baltimore Sun*, "Classified Advertisement," July 26, 1876, <http://www.proquest.com>.

<sup>22</sup> John W. Woods, *Woods' Baltimore City Directory* (Baltimore: John W. Woods, 1877), 116.

<sup>23</sup> John W. Woods, *Woods' Baltimore City Directory* (Baltimore: John W. Woods, 1878), 167.

<sup>24</sup> Ancestry.com, *1880 United States Federal Census* (Provo, Utah: Ancestry.com Operations, 2010), Baltimore County, Homestead, District 245.

<sup>25</sup> Ancestry.com, *1880 United States Federal Census* (Provo, Utah: Ancestry.com Operations, 2010), Baltimore County, Homestead, District 245.

<sup>26</sup> Baltimore County, "Lockhart S. and Charlotte Annie Carswell to Esther Zoe Cooper, wife of Thomas N. Cooper," Liber WMI 136, Folio 394.

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Thomas Cooper's profession is listed as a book keeper in numerous historic documents. Esther Zoe Copper, nee Jackson, was the daughter of Edward and Anne W. Jackson, relating her to one of the three individuals who subdivided Homestead.<sup>27</sup> The Coopers retained ownership of the property until 1919, when it was sold to James L. and Margaret M. Countess, nee Shenning.

James and Margaret Countess were married in 1904.<sup>28</sup> The 1920 United State Census noted the Countess family's occupation of the dwelling, which included seven children: Geraldine, James, Edwin, Sylvia, Margaret, Lillian, and William.<sup>29</sup> James Countess worked as a conductor of a steam railroad. In order to supplement the family's income, James and Margaret rented a portion of the dwelling to Jessie and Elizabeth Clements and their daughter, Iona. Clements worked independently as a public chauffer.<sup>30</sup> The 1930 United States Census continued to record James and Margaret Countess as the property owners. The estate was valued at \$10,000. The census also notes that Francis Hoare and his two children, Mary A. Lampman and Francis Hoare Jr. rented a portion of the dwelling for \$30 per month. Francis was likely retired, but Mary and Francis Jr. were employed as a saleswoman and grocery store clerk, respectively. James Countess died in 1939 and left the property to his wife. The 1940 United State Census documented Margaret owning the property, then valued at just \$5,000. She lived with seven members of her family and two families of renters, Carl and Margaret Snyder and Franklin and Margaret Miller. Carl and Margaret Snyder worked at General Motors and a beauty parlor, respectively. Franklin Miller was the secretary and treasurer of a whipped cream company. They each paid \$35 a month for rent.<sup>31</sup>

Margaret Countess remained at the property until her death on February 28, 1974; however, in 1953, she transferred ownership to her daughter, Geraldine Elizabeth Countess. Born in 1905, Geraldine was the first daughter of James and Margaret Countess. Neither the 1930 nor 1940 United State Censuses listed an occupation for Geraldine. She died on January 3, 1971.<sup>32</sup>

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<sup>27</sup> Ancestry.com, *1860 United States Federal Census* (Provo, Utah: Ancestry.com Operations, 2009), Baltimore County, District 9, Lauraville Post Office.

<sup>28</sup> Ancestry.com, *1930 United States Federal Census* (Provo, Utah: Ancestry.com Operations, 2009), Baltimore City, Ward 9, Block No. 151, District 561.

<sup>29</sup> Ancestry.com, *1920 United States Federal Census* (Provo, Utah: Ancestry.com Operations, 2010), Baltimore City, Ward 9, District 138.

<sup>30</sup> Ancestry.com, *1920 United States Federal Census* (Provo, Utah: Ancestry.com Operations, 2010), Baltimore City, Ward 9, District 138.

<sup>31</sup> Ancestry.com, *1940 United States Federal Census* (Provo, Utah: Ancestry.com Operations, 2012), Baltimore City, Ward 9, Block 28, District 211.

<sup>32</sup> *The Baltimore Sun*, "Deaths: Geraldine," January 7, 1971, <http://www.proquest.com>.

**Maryland Historical Trust**  
**Maryland Inventory of**  
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Margaret E. and Henry R. Broaders House  
**Continuation Sheet**

Number 8 Page 7

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After her death, a classified advertisement in the *Baltimore Sun* announced the sale of the property:

REDUCED ...must be sold. Buy this lovely multiple family cottage including four complete apartments with modern kitchens and baths. In A-1 condition. Rent will buy home.<sup>33</sup>

Carl D. Snyder acquired the property and vested interest of the land to Agnes C. Poleski, who died in March 1997. The Poleski family retained ownership until 2000. Robert R. Poleski and Michael J. Poleski, personal representatives of Agnes Poleski, conveyed the property in September 2000 to Lois Y. Moyd.

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<sup>33</sup> *The Baltimore Sun*, "Classified Advertisement," August 11, 1974, <http://www.proquest.com>.

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## 9. Major Bibliographical References

Inventory No. B-5244

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Baltimore City Archives and Enoch Pratt Library Map Collections.

Baltimore City Directories.

*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.

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## 10. Geographical Data

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Acreage of surveyed property	<u>.28</u>		
Acreage of historical setting	<u>.28</u>		
Quadrangle name	<u>Baltimore East</u>	Quadrangle scale:	<u>1:24,000</u>

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### Verbal boundary description and justification

The dwelling at 1425 Gorsuch Avenue, historically known as 418 Gorsuch Avenue, is sited mid-block between Homewood and Kirk Avenues. The building is bound to the north by Gorsuch Avenue, residential dwellings to the east and west, and an alley to the south. It is located in Ward 09, Section 16, Block 4111, Lot 013 of Baltimore City. The building has been associated with this lot since its construction sometime between 1852 and 1876.

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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	June 12, 2012
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**

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Margaret E. and Henry R. Broaders House  
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**CHAIN OF TITLE**

- October 14, 1852 Robert Gorsuch to John Fox and others (including Edward B. Jackson)  
Baltimore County Circuit Court (Land Records)  
Liber HMF 3, Folio 190
- May 28, 1856 Ann W. Jackson and John S. Carswell to William H. Rose. (Lots 750,751,752, and 753)  
Baltimore County Circuit Court (Land Records)  
Liber HMF 15, Folio 462
- September 26, 1873 Louisa N. Rose, et al. (heirs of William H. Rose deceased) to Margaret E. and Henry R. Broaders. (Three Unspecified Lots)  
Land Records of Baltimore County  
Liber EHA 83, Folio 196
- August 1, 1884 Margaret E. and Henry R. Broaders to Lockart S. Carswell. (Lots 750, 751, and 752)  
Land Records of Baltimore County  
Liber WMI 136, Folio 392
- August 1, 1884 Lease: Lockhart S. and Charlotte Annie Carswell to Esther Zoe Cooper, wife of Thomas N. Cooper. (Lots 750, 751, and 752)  
Land Records of Baltimore County  
Liber WMI 136, Folio 394
- November 5, 1884 Lockhart S. and Charlotte Annie Carswell to Esther Zoe Cooper, wife of Thomas N. Cooper. (Lots 750, 751, and 752)  
Land Records of Baltimore County  
Liber WMI 142, Folio 518
- February 15, 1886 Lease: Robert S. and Isabel R. Carswell to Esther Zoe Cooper, wife of Thomas N. Cooper. (Lot 753 and the south-easternmost ½ of Lot 754 for 99 years)  
Land Records of Baltimore County  
Liber JWS 150, Folio 333
- October 17, 1890 Robert S. and Isabel R. Carswell to Esther Zoe Cooper, wife of Thomas N. Cooper. (Lot 753 and the ¼ easternmost half of Lot 754)  
Land Records of Baltimore City  
Liber JB 1315, Folio 235
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- October 5, 1897 Robert S. Carswell and Isabel R. Carswell to Esther Zoe Cooper, wife of Thomas N. Cooper. (Lots 746, 747, 748, and 749)  
Land Records of Baltimore City  
Liber RO 1696, Folio 142
- March 31, 1919 Esther Zoe Cooper to James L. and Margaret M. Countess  
Land Records of Baltimore City  
Liber SCL 3336, Folio 571
- February 27, 1953 Margaret M. Countess, widow, to Margaret V. Anderson.  
Land Records of Baltimore City  
Liber MLP 9085, Folio 339
- February 27, 1953 Margaret V. Anderson to Margaret M. Countess. (Life Estate, with full power to sell and dispose of said property, with remainder to her daughter, Geraldine Elizabeth Countess)  
Land Records of Baltimore City  
Liber MLP 9085, Folio 341
- July 18, 1975 G. Philip Bisson, Jr, appointed Personal Representative of the Estate of Geraldine Elizabeth Countess.  
Orphans Court of Baltimore City
- October 24, 1975 G. Philip Bisson, Jr. (Personal Representative of the Estate of Geraldine Elizabeth Countess) to Carl D. Snyder.  
Land Records of Baltimore City  
Liber RHB 3284, Folio 474
- November 14, 1978 Carl D. Snyder to Carl D. Snyder and Agnes C. Poleski.  
Land Records of Baltimore City  
Liber RHB 3693, Folio 538
- January 30, 1985 Title vested in Agnes C. Poleski following the death of Carl D. Snyder
- June 22, 1998 William L. Hermann appointed Personal Representative of the Estate of Agnes Poleski (deceased March 21, 1997)  
Register of Wills for Baltimore County  
Estate No. 100684

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Margaret E. and Henry R. Broaders House  
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March 22, 2000 William L. Hermann (Personal Representative of the Estate of Agnes Poleski) to Robert R. Poleski and Michael J. Poleski.  
Land Records of Baltimore City  
Liber FMC 290, Folio 224

September 22, 2000 Robert R. Poleski and Michael J. Poleski to Lois Y. Moyd.  
Land Records of Baltimore City  
Liber FMC 752, Folio 267



**1425 Gorsuch Avenue**

Baltimore, MD 21218-3623

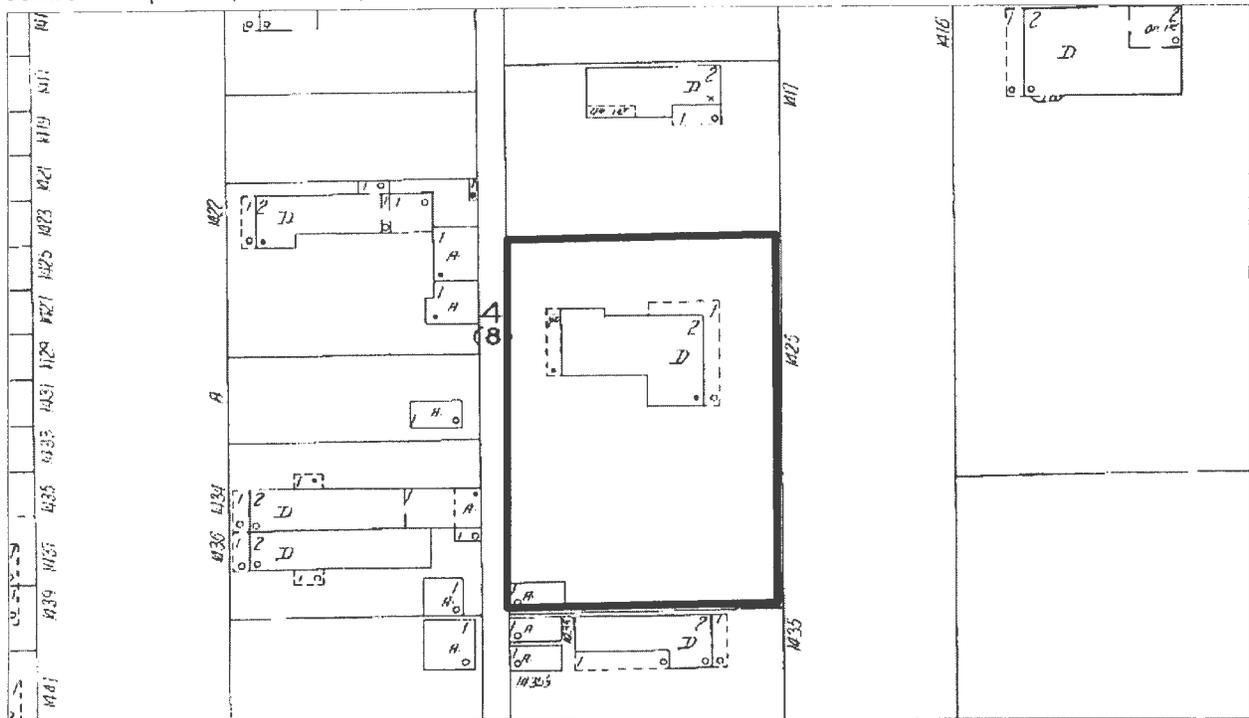
City of Baltimore

Baltimore East, USGS Topographic Map, 1953, Revised 1974

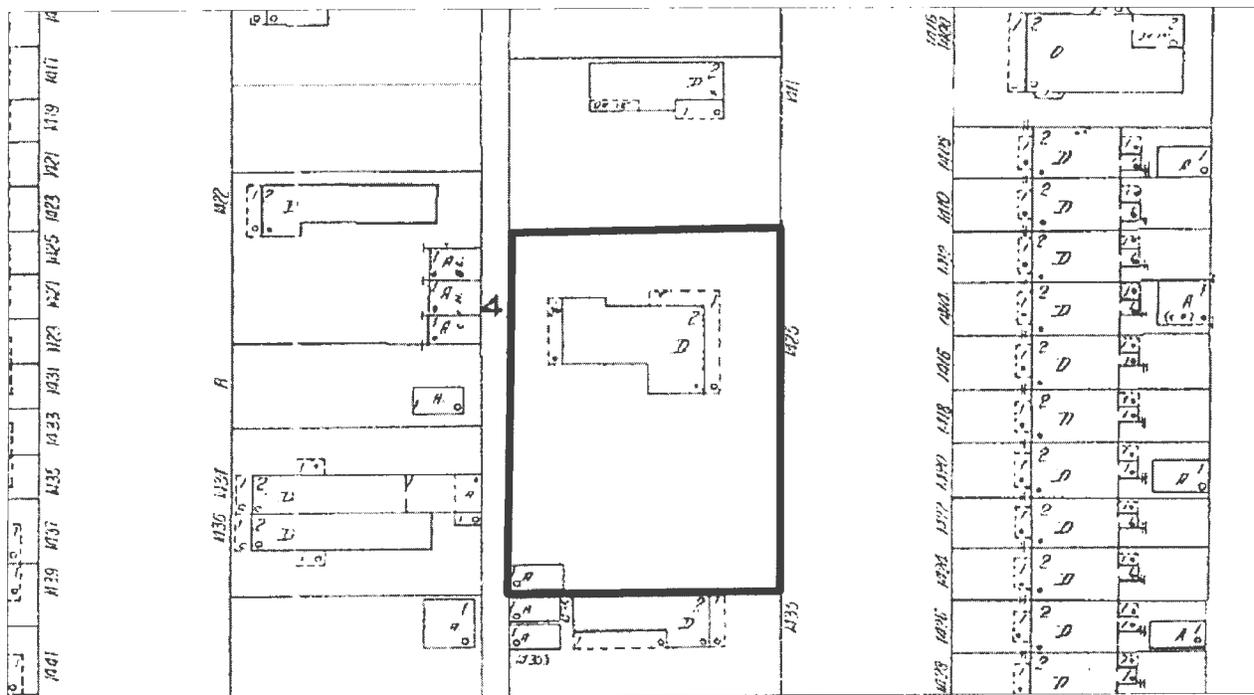
EHT Tracerics, Inc., 2012

B-5244

Margaret E. and Henry R. Broaders House  
1425 Gorsuch Avenue, Baltimore, MD 21218  
Sanborn Map 1928, Volume 7, Sheet 730



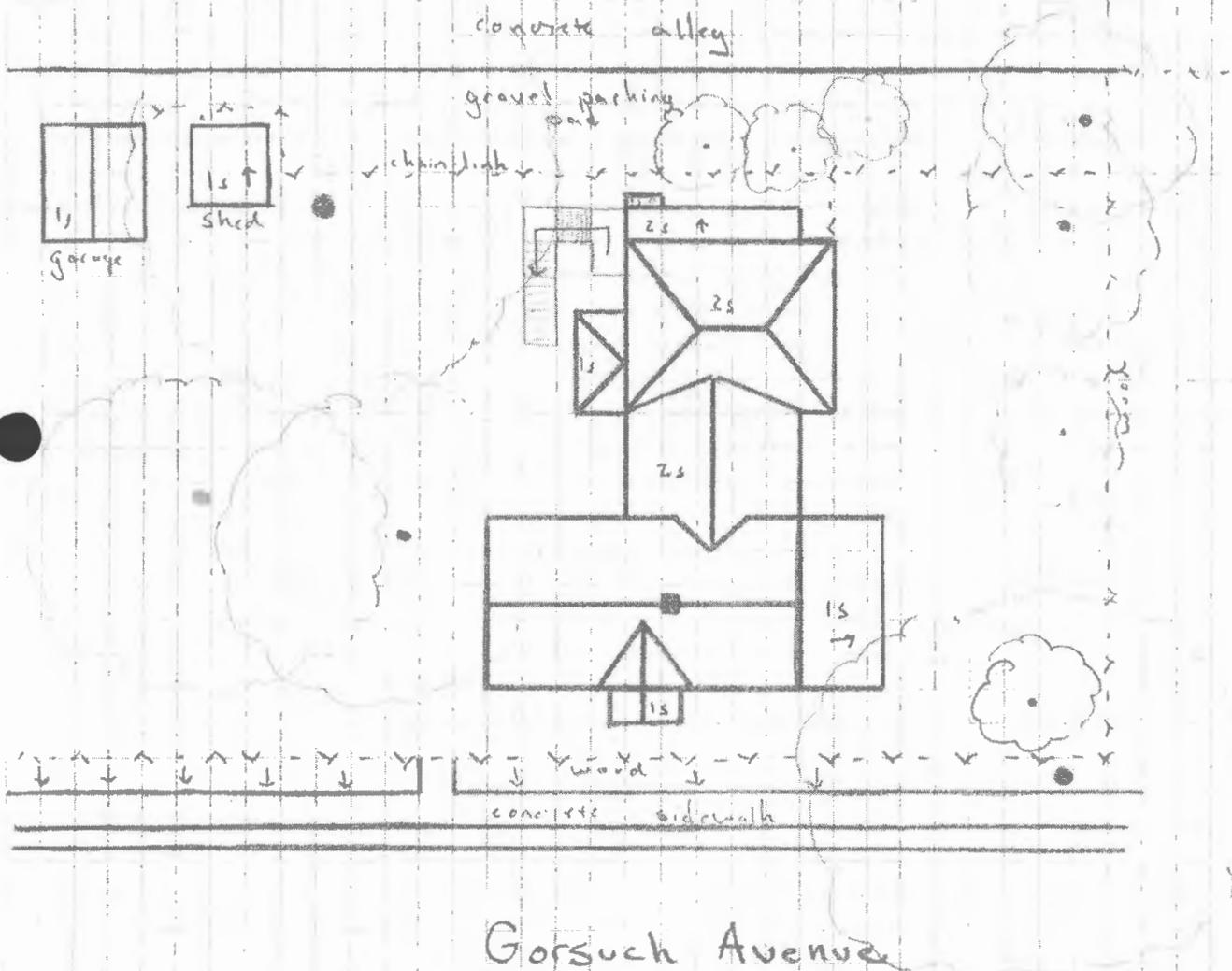
Sanborn Map 1953, Volume 7, Sheet 730





Margaret E. and Henry R. Broaders House  
 B-5244  
 1425 Gorsuch Avenue  
 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-5244

Name/Address 1425 Gorsuch Avenue

**Margaret E. and Henry R. Broaders House  
B-5244**

Photographer: EHT Tracerics

Date: May 10, 2012

1.	1425 Gorsuch Avenue	B-5244_2012-05-10_01.tif	Façade, looking southwest
2.	1425 Gorsuch Avenue	B-5244_2012-05-10_02.tif	Façade, looking southeast
3.	1425 Gorsuch Avenue	B-5244_2012-05-10_03.tif	Shed, looking northwest
4.	1425 Gorsuch Avenue	B-5244_2012-05-10_04.tif	West elevation, looking northeast
5.	1425 Gorsuch Avenue	B-5244_2012-05-10_05.tif	South elevation, looking northwest

10/10/12



B-5244

MARGARETE & HENRY R. BROADERS HOUSE

1425 GORSUCH AVENUE

BALTIMORE CITY, MD

EHT TRACERIES

5/2012

MDSHP0

FACADE, LOOKING SOUTHWEST

\* 1 OF 6



B-5244

MARGARET & HENRY R. BROADERS HOUSE

1425 GORSUCH AVENUE

BALTIMORE CITY, MD

EHT TRACERIES

5/2012

MDSHPO

FACADE, LOOKING SOUTHEAST

\* 2 OF 4



B-5244

MARGARET E. & HENRY R. BRADERSHOUSE

1425 GORSUCH AVENUE

BALTIMORE CITY, MD

EHT TRACEMES

5/2012

MD SHPO

SHED LIGHTING, LOOKING NORTHWEST

\*30FL



B-5244

MARGARET E. & HENDY R. BROADERS HOUSE

1425 GORSUCH AVENUE

BALTIMORE CITY, MD

EHT TRACES

5/2012

MOSHPO

WEST ELEVATION, LOOKING NORTHEAST

\*4 OF 6



B-5244

MARGARET E. & HENRY R. BROADERS HOUSE

1425 GORSUCH AVENUE

BALTIMORE CITY, MD

EHT TRACERIES

5/2012

MDSHPO

SOUTH ELEVATION, LOOKING NORTHWEST

#5 of 6



B-5244

MARGARET E. & HENRY R. BROADERS HOUSE

1425 GORSUCH AVENUE

BALTIMORE CITY, MD

EHT TRACERIES

5/2012

MDSHPO

DOG PEN, LOOKING NORTH

#60F6