

**MARYLAND HISTORICAL TRUST  
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes  no

Property Name: Eden Terrace Inventory Number: BA-2947  
 Address: Forest Ave., Arbutus Ave., Woodlawn Ave. between Frederick Road & Edmondson Ave, Catonsville Historic district:  yes  no  
 City: Catonsville, MD Zip Code: \_\_\_\_\_ County: Baltimore County  
 USGS Quadrangle(s): Batlimore West  
 Property Owner: Multiple Owners Tax Account ID Number: \_\_\_\_\_  
 Tax Map Parcel Number(s): 1216 Tax Map Number: 101  
 Project: I-695 Southwest Outer Loop (SWOL) Phase 2 Agency: FHWA/SHA  
 Agency Prepared By: MD SHA  
 Preparer's Name: Anne E. Bruder Architectural Historian Date Prepared: 07/28/2014  
 Documentation is presented in: Project Review and Compliance Files  
 Preparer's Eligibility Recommendation:  Eligibility recommended  Eligibility not recommended  
 Criteria:  A  B  C  D Considerations:  A  B  C  D  E  F  G  
 Complete if the property is a contributing or non-contributing resource to a NR district/property:  
 Name of the District/Property: \_\_\_\_\_  
 Inventory Number: \_\_\_\_\_ Eligible:  yes Listed:  yes  
 Site visit by MHT Staff  yes  no Name: \_\_\_\_\_ Date: \_\_\_\_\_

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

Eden Terrace was initially identified as a neighborhood in 1999-2000 during the Baltimore County Comprehensive Survey. Earlier identification efforts in 1981 resulted in 8 houses in the development receiving individual MIHP numbers: Read House (BA-2130), Sucro-Lawrence House (BA-2131), Albert-McDonald House (BA-2132), Michel House (BA-2133), Hygerangea Lodge (BA-2134), 129 Arbutus (BA-2135), Hazelhurst House (BA-2136) and 116 Woodlawn Avenue (BA-2743). These houses and another 28 on Arbutus Avenue, Forest Avenue and Woodlawn Avenue are the contributing buildings in Eden Terrace. SHA has prepared individual DOE forms for the 8 houses that have MIHP numbers. Additional information about Eden Terrace's history and design is presented in the MIHP form from 2000 by Trieschmann & Weidlich of EHT/Tracerics.

Located east of Catonsville, Eden Terrace is a residential suburb that was laid out by Victor Bloede and the Eden Construction Company starting in 1892. The plat (Baltimore County Plat Book 1 Folio 82) that the Eden Terrace Construction Company filed on September 19, 1892 shows fifty parcels of varying sizes on four streets between Frederick Avenue and Edmondson Avenue. The main road though the development was Arbutus Avenue which started near the southwest corner of the property at Frederick Avenue, then curved to the center of the property and turned north to end at Edmondson Avenue. Woodlawn Avenue began near the southeast corner and then shifted to the eastern boundary of the property before turning northwest to join Arbutus Avenue near

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MHT Comments:

*John J. Carmichael* 8/6/2014  
 Reviewer, Office of Preservation Services Date  
*[Signature]* 8/15/14  
 Reviewer, National Register Program Date

ts intersection with Edmondson Avenue. In the northwest portion of the property, Forest Avenue extended south from Edmondson Avenue and intersected with Sylvan Avenue which was the linking road between Forest and Arbutus Avenues.

By 1898, ten houses had been constructed in Eden Terrace: The G. B. Hazelhurst House, Arden (Victor Bloede House), Beverly (H.P. Hall House), Kenmore (T. K. Miller House), Sucro (Sucro-Lawrence) House, Read House, and what are today called the Michel House, the Albert-McDonald House, and two unnamed houses located on Lots 14 and 24. The named houses are marked as "sold" on the 1898 Map, while houses such as the Michel House stood vacant and used as rental summer properties until being sold in 1906. The Eden Terrace File at the Catonsville Room at the Baltimore Public Library contains photographs of the Sucro House, the Michel House, Arden, Gray Gables, Kenmore and Beverly that suggest Bloede and the Eden Construction Company used them for sales promotion in the late 1890s and early 1900s. By 1915, sixteen houses had been constructed in the development as shown on the Bromley Atlas, and regular house construction continued through to 1930. Deed restrictions prohibited commercial development, so the development is entirely residential. While owners could have a garage or carriage house, barns or stables were also prohibited by the deed restrictions, although a stable was available in Eden Terrace's park.

Forty-five single family houses were constructed during Eden Terrace's period of significance (1892-1930) and greatest growth (Trieschmann & Weidlich December 2000)(1). Many owners purchased more than one lot in order to have a large amount of land surrounding each dwelling with winding driveways and the 50-foot setback contributing to the picturesque quality of the development.

Typical features of many of the houses in Eden Terrace include shingle cladding, arched porch entrances, wrap-around porches, port-cocheres and circular driveways. Bow windows are also a common feature. The roof styles vary; there are front and side gable, Boston hip, clipped hip, and pyramidal, The houses are examples of a variety of late nineteenth and early twentieth century architectural styles, including Queen Anne (Hazelhurst, Sucro-Lawrence, Read and Michel houses), Colonial Revival (121 Forest Avenue, 125 Arbutus Avenue), Dutch Colonial (125 Forest Avenue), 4-Square (119 Forest Avenue), Shingle (Hygerangea Lodge (121 Arbutus Avenue), 124 Forest Avenue and 129 Arbutus Avenue), Craftsman (128 Forest and 1 Woodlawn avenues). Traceries states in the 2000 MIHP form that three houses in Eden Terrace were designed by the Philadelphia architect William L. Price. The houses are identified as the Read House at 11 Woodlawn Avenue, the Sucro-Lawrence House at 13 Woodlawn Avenue, and the Michel House at 101 Arbutus Avenue, but the assertion seems to be based on the same Queen Anne style design of the 3 dwellings and their close construction dates. Although these buildings were constructed in the same time period, an article from the Philadelphia Real Estate Record and Builders' Guide states that Price was designing houses of "stone and frame ...after the colonial style." (2) The houses' similarities suggest a plan book design, rather than one obtained from an architect. There are photographs of unidentified houses in the Eden Terrace file at the Catonsville Room that may show a building by Price -- these are built with stone and shingles, similar to the materials used at Arden, which is what seems to be described in the newspaper article. Price was not particularly noted for his Queen Anne style designs and none are pictured in the monograph "William L. Price Arts and Crafts to Modern Design" by George E. Thomas (2000). His designs for country houses seem to be more Tudor or Arts & Crafts, rather than decorated Queen Anne.

Victor Bloede owned a large lot of land in the southwest corner of Eden Terrace on the west side of Arbutus Avenue. He constructed his first house called Arden, a stone and shingle mansion in 1892 (Attachment). The Photos of Arden show a large 2-story house with a raised basement. The basement and first floor were covered in random rubble, while the second floor was clad in shingles. The house faced south, and the center entrance was in the middle of the four-bay façade. The roof was pyramidal and also of shingles. There was at least one exterior chimney in the southwest bay of the house. In the southeast corner, a tower with a stone circular base topped by an octagonal section with a beveledere or widows walk at the top. The building burned in 1922 and Bloede constructed a 3-part Colonial Revival dwelling that was clad in stucco in 1924 that stood on Arden until about 2010.(3) The Bloede property is now fenced off from both Forest Avenue and southern Arbutus Avenue so that it is not accessible from

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within Eden Terrace. Traces of the road are visible from Arbutus Avenue but it is not accessible and is in poor condition.

Examples of other estates that were constructed in Eden Terrace are two houses that do not survive. The first, "Gray Gables" (Attachment) was the home constructed by Charles Wacker, who was Bloede's brother-in-law. The two-1/2 story, shingle clad house with multiple gables stood on an unnumbered lot on the east side of Arbutus Avenue, south of Victor Bloede's house, Arden. It was a Colonial Revival cottage with triple Ionic columns clustered along the front of the porch. SHA has provided a printed copy of a photo that is on file at the Baltimore County Library Catonsville History Room. A neighboring house called "Beverly" (Attachment) which was constructed for Harry and Elizabeth Hall on Lots 9, 7 and 11 near Woodlawn Avenue, was also a shingle clad house with a pyramidal roof. It featured a tower and a circular wrap-around porch on the front elevation. A port-cochere extended from the front porch across the driveway. Both houses were demolished during construction of the Baltimore Beltway 1954-1957 by the Maryland State Road Commission.

As a result of the economic depression during the 1930s, and the World War II in 1940s, housing construction slowed and only two houses were built in 1936 and 1941. As discussed in the 2000 MIHP form, Eden Terrace's period of significance therefore dates from 1892 to 1930 when the contributing houses were constructed. Following the end of World War II, residential construction began again although it was generally only one dwelling a year. Starting in 1954, the State Roads Commission (SRC) began to purchase right-of-way in order to construct the Baltimore County Beltway or I-695. Right-of-way Plats 10676, 10677, 10678 and 10679 show that at least eight houses standing on the west side of Woodlawn Avenue and the east side of Arbutus and facing Frederick Avenue and Edmondson Avenue were all taken for the highway. In 2014, the Beltway in this location is an 8-lane divided highway with on-and-off ramps, noise barriers, and safety fencing.

The 1950s highway-related demolition also included the truncating the western end of Sylvan Avenue at the Beltway so that an important picturesque quality of the development at the intersection of Sylvan Avenue and Arbutus Avenue was lost. One house that survived the Beltway's construction was Kenmore, the house constructed in the 1890s for Theodore and Mary Miller at the corner of Forest Avenue and Sylvan Avenue. It too was a shingle clad two-1/2 story dwelling, with two arched dormers in the attic, and projecting bays to form both the corner tower and the porch (Attachment). In 1968, John and Charlotte Angel, doing business as Angels and Associates purchased Kenmore and demolished it in order to construct 3 ranch houses and 1 two story single family dwelling. The houses do not conform architecturally to the earlier construction, and the required set-back from the street of 50-feet was changed to 30-feet by the Angels. Furthermore this portion of Forest Avenue is wider than the remaining part of the street which continues to conform to Eden Construction Company's 1892 design (see photos 11, 12 and 13). The remaining portion of Sylvan Avenue has been incorporated into 111 Forest Avenue so that the former street is now the property's driveway.

Construction of other houses in the neighborhood continued in the 1970s and 1980s, but no other contributing houses were lost. The three streets that remain retain the narrow width, and along Forest Avenue a gutter and some sidewalks have been installed. Along Arbutus and Woodlawn avenues on the east side of the Beltway, parking pads, gutter and sidewalks have been installed in a few locations. All of the lots retain tall trees and shrubs, but not all of the landscaping dates from the period of significance.

In 2003 and again in 2007, SHA evaluated three houses in Eden Terrace, William White Residence at 1 Woodlawn Avenue, Timothy Prevatt Residence at 128 Forest Avenue and 9 Arbutus Avenue for their eligibility to be included in the National Register of Historic Places (NRHP) as individual standing structures. The Prevatt Residence is an example of a Craftsman style dwelling, but it is now clad in vinyl siding and has replacement windows. The White Residence retains many historic features such as wood shingles, battered columns, roof brackets, and a garrison dormer. 9 Arbutus Avenue is an example of a Colonial Revival House which is now clad in vinyl siding and has replacement windows. All three were determined to be not individually eligible by SHA with MHT's concurrence on December 22, 2003, December 31, 2003 and April 10, 2007. However, they are similar in design to other houses in Eden Terrace and were identified as contributing resources in Traceries' 2000 MIHP form. SHA agrees that the

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_____	_____
Reviewer, National Register Program	Date

Three houses contribute to the architectural significance of Eden Terrace.

Eden Terrace was the home to a number of well-to-do, upper middle and upper class residents who after 1910 maintained permanent houses and worked in Baltimore. Many of the men held executive positions with Baltimore business firms, and their wives were involved in charitable religious and social clubs such as the Catonsville Garden Club. Initially, the houses were used during the summer, but by the 1920s, with the growth of automobile use, families moved permanently to Eden Terrace and commuted to downtown to work. In the Decennial censuses, each household has one servant, generally a maid.

As a result of the Beltway's construction in the 1950s, Eden Terrace has been divided into three separate areas: the east side of I-695 consisting of the houses standing on Woodlawn Avenue and Arbutus Avenue; the southwest side of I-695 consisting of one remaining contributing house on Arbutus Avenue, and all of Forest Avenue on the west side of I-695 to Edmondson Avenue. None of the areas are visible to the others -- the Beltway is eight lanes wide in this location and the west side of Eden Terrace is hidden behind noise barriers. The houses in Eden Terrace retain a variety of historic integrity. Replacement windows, unsympathetic alterations such as covering over original windows and use of vinyl siding or asbestos shingles as exterior cladding are examples of unsympathetic materials that have been used throughout Eden Terrace with the resulting loss of integrity of materials, design and workmanship. However, for the most part, the streetscape is retained and the overall impression is a resource that retains a sufficient number of buildings to portray a 1930s suburb in Catonsville. Eden Terrace does retain several narrow curved streets which continue to convey Bloede's ideas about the landscape.

SHA recommends the following houses as contributing resources to Eden Terrace:

- 110 Forest Avenue 1900 circa Contributing
- 112 Forest Avenue 1980 Noncontributing
- 114 Forest Avenue 1893 Contributing
- 116 Forest Avenue 1912 Contributing
- 118 Forest Avenue 1898 Contributing
- 120 Forest Avenue 1919 Contributing
- 122 Forest Avenue 1925 Contributing
- 124 Forest Avenue 1924 Contributing
- 126 Forest Avenue 1921 Contributing
- 128 Forest Avenue 1927 Contributing
- 111 Forest Avenue 1968 Noncontributing
- 113 Forest Avenue 1968 Noncontributing
- 115 Forest Avenue 1968 Noncontributing
- 117 Forest Avenue 1968 Noncontributing
- 119 Forest Avenue 1915 Contributing
- 121 Forest Avenue 1924 Contributing
- 123 Forest Avenue 1936 Noncontributing
- 125 Forest Avenue 1904 Contributing
  
- 1 Woodlawn Avenue 1923 Contributing
- 3 Woodlawn Avenue 1927 Contributing
- 5 Woodlawn Avenue 1924 Contributing
- 7 Woodlawn Avenue 1917 Contributing
- 9 Woodlawn Avenue 1897 Contributing (BA-2130)

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- 3 Woodlawn Avenue 1892-1893 Contributing (BA-2131)
- 15-19 Woodlawn Avenue 1915 circa Contributing
- 123 Woodlawn Avenue 1964 Noncontributing
- 2 Woodlawn Avenue 1986 Noncontributing
- 6 Woodlawn Avenue 1924 Contributing
- 8 Woodlawn Avenue 1950 Noncontributing
- 10 Woodlawn Avenue 1971 Noncontributing
- 18 Woodlawn Avenue 1980 Noncontributing
- 20 Woodlawn Avenue 1983 Noncontributing
- 22 Woodlawn Avenue 1897 Contributing (BA-2132)
- 100 Woodlawn Avenue 1927 Contributing
- 102 Woodlawn Avenue 1920 Contributing
- 104 Woodlawn Avenue 1927 Contributing
- 106 Woodlawn Avenue 1955 Noncontributing
- 108 Woodlawn Avenue 1950 Noncontributing
- 110 Woodlawn Avenue 1951 Noncontributing
- 116 Woodlawn Avenue 1916-1917 Contributing (BA-2743)
- 122 Woodlawn Avenue 1941 Noncontributing
- 126 Woodlawn Avenue 1947 Noncontributing
- 128 Woodlawn Avenue 1927 Contributing

- 9 Arbutus Avenue 1920 Contributing
- 101 Arbutus Avenue 1897 Contributing (BA-2133)
- 105 Arbutus Avenue 1903 Contributing
- 109 Arbutus Avenue 1925 Contributing
- 111 Arbutus Avenue 1929 Contributing
- 115 Arbutus Avenue 1904 Contributing
- 117 Arbutus Avenue 1989 Noncontributing
- 119 Arbutus Avenue 1989 Noncontributing
- 121 Arbutus Avenue 1897 Contributing (BA-2134)
- 123 Arbutus Avenue 1919 Contributing
- 125 Arbutus Avenue 1921 Contributing
- 127 Arbutus Avenue 1921 Contributing
- 129 Arbutus Avenue 1920 Contributing (BA-2135)

Based on the research conducted as part of this study, SHA did not identify events or persons of local, state or national significance and Eden Terrace is not eligible for inclusion in the NRHP under Criteria A (events) or B (persons). Based on the contributing status of the houses in Eden Terrace that exemplify important architectural styles form 1892 to 1930, SHA had determined Eden Terrace eligible for inclusion in the NRHP under Criterion C (architecture). NRHP Criterion D (information potential) was not included in this study.

The boundary for Eden Terrace is confined to the houses on the east and west sides of Forest Avenue, the west side of Woodlawn Avenue north of Arbutus Avenue, the east side of Arbutus Avenue, and both sides of Woodlawn Avenue from Frederick Road to Arbutus Avenue, and consists of approximately 50 acres as shown on Baltimore County Tax Map 101, Parcel 1216 on the lots

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Included within Eden Terrace.

End notes:

- (1) See EHT/Tracerics "Eden Terrace," Maryland Inventory of Historic Properties, MIHP No. BA-2947, on file at Maryland Historical Trust Library, Crownsville, MD
- (2) The Philadelphia Real Estate Record and Builders' Guide, Vol. XI No. 53, Philadelphia, PA: December 30, 1896.
- (3) Although Tracerics' 2000 form suggests that Bloede's 1924 house was being razed at that time, Marsha Wight Wise states in "Catonsville Then and Now" that the house was razed in 2010 and aerial photographs starting in 2011 show a cleared zone where a building stood in earlier photographs. It had a copper roof and the green color is distinctive in the aerial photos of Eden Terrace.

Sources Consulted:

Baltimore County Public Library Legacy Web,  
[http://catalog.bcpl.lib.md.us/polaris/search/searchresults.aspx?ctx=1.1033.0.0.6&type=Keyword&term=\\*&by=KW&sort=RELEVANCE&limit=TOM=dmc&query=&page=0&searchid=1](http://catalog.bcpl.lib.md.us/polaris/search/searchresults.aspx?ctx=1.1033.0.0.6&type=Keyword&term=*&by=KW&sort=RELEVANCE&limit=TOM=dmc&query=&page=0&searchid=1) accessed June 25 and July 18, 2014 (Photos of Gray Gables, Michel House and Sucro-Lawrence House)

Baltimore County Land Records accessed through the Maryland State Archives, Plats.Net and Land.Records, June and July 2015  
 Baltimore Sun, "William H. Grimes Retires as Vice Chairman," August 5, 1942  
 Bloede, Victor C., The Journey: Victor G. Bloede His Forebears & Successors, Baltimore: Gateway Press, Inc., 1996  
 Brooks, Neal A. and Eric G. Rockel, A History of Baltimore County, Towson, MD: Friends of the Towson Library, Inc. 1979  
 Bromley, George W. and Walter S., Atlas of Baltimore County Maryland from Actual Surveys and Official Plans, Philadelphia, PA: G.W. Bromley & Co, 1915  
 Kaufman, J. G., Growing Up in Catonsville in the 1940s A Home in Eden Terrace, Columbus, OH: Gil Kaufman, 2001  
 State Roads Commission of Maryland, Baltimore County Beltway: Wilkens Avenue to U.S. Route No. 40 (National Pike), Contract No. B-635-12-420, Right-of-Way Plats Nos. 10676, 10677, 10678, and 10679 accessed from Maryland State Archives Plats.Net June 2014.  
 Thomas, George E., William L. Price Arts and Crafts to Modern Design, New York: Princeton Architectural Press, 2000  
 Trieschmann, Laura and Robin Weidlilch (EHT/Tracerics, Inc.), Eden Terrace, Maryland Inventory of Historic Places Form, on file at the Maryland Historical Trust, Crownsville, MD, December 2000  
 U.S. Census, 1910 Decennial Census, accessed through Enoch Pratt Free Library, Heritage Quest, July 18, 2014  
 Wilson, Richard Guy, The Colonial Revival House, New York: Abrams, 2004  
 Wise, Marsha Wight, Images of America: Catonsville, Charleston, SC: Arcadia Publishing, 2005  
 \_\_\_\_\_, Catonsville Then and Now, Charleston, SC: Arcadia Publishing, 2010

MARYLAND HISTORICAL TRUST REVIEW

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MHT Comments:

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 Date

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 Reviewer, National Register Program

\_\_\_\_\_  
 Date



Arden (Victor Bloede House), Edens Terrace, Catonsville 1898 Photo  
Looking northwest at south façade and east elevation  
Edens Terrace File, Catonsville Room, Baltimore County Public Library

Edens Terrace  
MIHP No. BA-2947



Gray Gables (Charles Wacker House), Eden Terrace, 1898 photo  
Looking northwest at south façade and east elevation  
Eden Terrace File, Catonsville Room, Baltimore County Public Library

Eden Terrace  
MIHP No. BA-2947



Beverly (Harry and Elizabeth Hall House), Eden Terrace Catonsville 1898 Photo  
Looking north at south façade,  
Eden Terrace File, Catonsville Room, Baltimore County Public Library

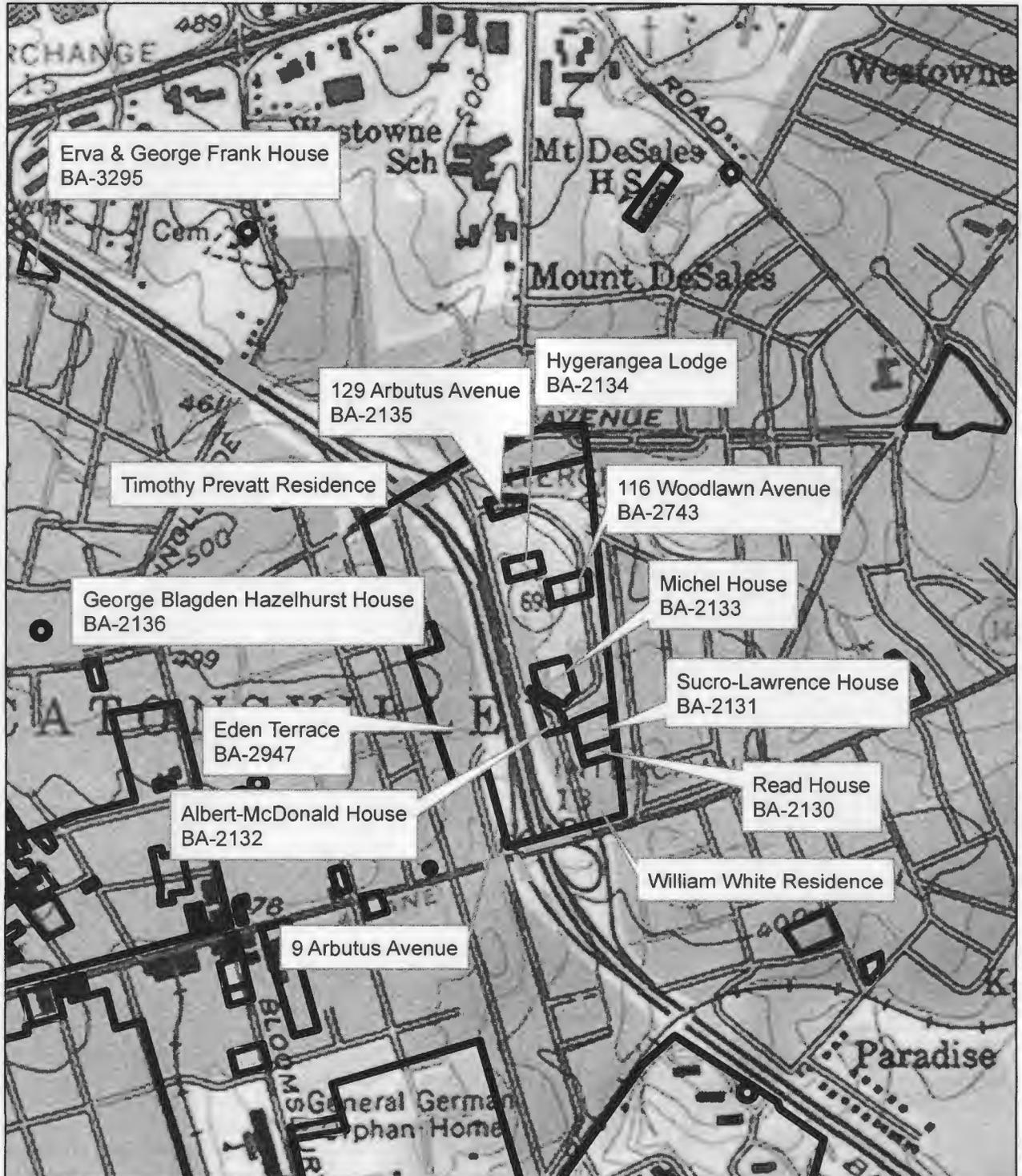
Eden Terrace  
MIHP No. BA-2947



Kenmore (Theodore and Mary Miller House), Eden Terrace, Catonsville, 1898 Photo  
Looking north at south façade  
Eden Terrace File, Catonsville Room, Baltimore County Public Library

Eden Terrace  
MIHP No. BA-2947

# Location Map



Baltimore West quad.

**Maryland State Highway Administration  
Cultural Resources Section  
Photo Log**

**Project No.:** BA727A21

**Project Name:** I-695 SWOL 2

**MIHP No.:** BA-2947

**MIHP Name:** Eden Terrace

**County:** Baltimore

**Photographer:** Anne E. Bruder

**Date:** June 19, 2014 and June 25, 2014

**Ink and Paper Combination:** Epson UltraChrome pigmented ink/Epson Premium Luster Photo Paper

**CD/DVD:** Verbatim, CD-R, Archival Gold

<b>Image File Name</b>	<b>Description of View</b>
BA-2947_2014-06-19_01.TIF	125 Forest Avenue north and west elevations
BA-2947_2014-06-19_02.TIF	124 Forest Avenue east façade
BA-2947_2014-06-19_03.TIF	126 Forest Avenue east façade
BA-2947_2014-06-19_04.TIF	Timothy Prevatt House, 128 Forest Avenue east and south elevations
BA-2947_2014-06-19_05.TIF	122 Forest Avenue east façade
BA-2947_2014-06-19_05.TIF	123 Forest Avenue west façade
BA-2947_2014-06-19_06.TIF	121 Forest Avenue west and north elevations
BA-2947_2014-06-19_07.TIF	120 Forest Avenue east façade
BA-2947_2014-06-19_08.TIF	118 Forest Avenue east façade
BA-2947_2014-06-19_09.TIF	119 Forest Avenue west façade
BA-2947_2014-06-19_10.TIF	General street view of Forest Avenue looking north
BA-2947_2014-06-19_11.TIF	General street view of Forest Avenue looking south
BA-2947_2014-06-19_12.TIF	Looking southeast at 111, 113 and 115 Forest Avenue – NC 1968 houses
BA-2947_2014-06-19_13.TIF	116 Forest Avenue north and east elevations

BA-2947_2014-06-19_14.TIF	Hazelhurst House, 114 Forest Avenue north and east elevations
BA-2947_2014-06-19_15.TIF	112 Forest Avenue – NC 1980 house
BA-2947_2014-06-19_16.TIF	127 Arbutus Avenue west façade
BA-2947_2014-06-19_17.TIF	129 Arbutus Avenue west and south elevations
BA-2947_2014-06-19_18.TIF	123 Arbutus Avenue west and north elevations
BA-2947_2014-06-19_19.TIF	Hygerangea Lodge, 121 Arbutus Avenue west and north elevations
BA-2947_2014-06-19_20.TIF	119 Arbutus Avenue NC 1989 house
BA-2947_2014-06-25_21.TIF	Woodlawn Avenue looking south
BA-2947_2014-06-25_22.TIF	Michel House, 101 Arbutus south and east elevations
BA-2947_2014-06-25_23.TIF	116 Woodlawn Avenue east façade
BA-2947_2014-06-25_24.TIF	William White House, 1 Woodlawn Avenue west and south elevations
BA-2947_2014-06-25_25.TIF	Read House, 9 Woodlawn Avenue west façade
BA-2947_2014-06-25_26.TIF	18 and 20 Woodlawn Avenue – NC 1980 and 1983 houses
BA-2947_2014-06-25_27.TIF	Sucro-Lawrence House, 13 Woodlawn Avenue west and north elevations
BA-2947_2014-06-25_28.TIF	General street view at intersection of Woodlawn and Arbutus Avenues looking north
BA-2947_2014-06-25_29.TIF	Albert McDonald House, 22 Woodlawn Avenue east façade
BA-2947_2014-06-25_30.TIF	9 Arbutus Avenue west façade



PA-2947

EDENTENCE - 125 FOREST AVE

BALTIMORE CO MD

FRONT

6-19-14

WEST FACADE & NORTH ELEVATION

18/11



PA-2947

EDEN TERRACE - 124 FOREST AVE

PALCO CO MD

ROUND

6/19/04

MID AIR

EAST FACADE

Epson  
Professional Paper

2/21

EPSON



PA-2947

EDEN TERRACE - 126 FOREST AVE

TRADING CO MD

PA MD

6/19/14

MD SAPO

SATT FACIDE

3/28



PA-2947

EDENTORAGE - PRIVATE HOUSE, 128  
FOREST AVE

PAUTO CO MD

PAVING

6-19-74

MD SAs

EAST FACADE AND SOUTH ELEVATION,

12/21



PA-2947

EDEN TERRACE - 122 FOREST AVE.  
BALTIMORE CO. MD.

Brown

6-19-14

M.D.S.A.P.D.

EAST FACIDE

5/31



RA-2947

EDEN TERRACE - 123 FOREST AVE

BALTIMORE CO MD

BRIDGE

6-19-14

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PA-2947

WEST FACADE - 121 FOREST AVE

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WEST FACADE & NORTH ELEVATION

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Professional Paper



RA-2947

EAST FACADE - 120 FOREST AVE  
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8/31

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Professional Paper

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EPSON  
Professional Paper



PA-2947

EDGE TERRACE - 118 FOREST AVE

PAUL MORE <sup>NOSE</sup> MD

PREMISE

6-19-14

EAST FRIDGE

Epson  
Professional Paper

9/5/9

Epson

Epson  
Professional Paper



PA-2147

EDEN TERRACE 19 FOREST AVE,

BALTIMORE CO MD

PAINDEX

6/19/14

WEST FACADE

10/2/01



PA-2947  
EDEN TERRACE - FOREST AVENUE

PONCAHORE (2ND)

POUNDS

6-19-14

GARDEN STREET VIEW LOOKING  
NORTH

11/11



PA-2947

2001 TERENCE - FOREST AVE LOOKING  
SOUTH

PALTIMORE CO MD

FRANZ

6-14

FOREST AVE GENERAL VIEW LOOKING  
SOUTH

12/21



PA-2947

NEW TERRACE - III - 11 - 2 - 11 - 5 - 11 - 5

TERRACE

BALTIMORE CO MD

FRENCH

6-19-14

LOOKING SOUTH EAST AT WEST  
FACIES.

13/201

Epson  
Professional Paper



PA-2947

EDEN TERRACE - 116 FOREST AVE  
FERTINGUE CO MD

PA-19-14  
Professional Paper

SAFACADE & INTERIOR ELEVATION

12/4/31



FA-2947/PA-236

EDEN TERRACE - HAZELNURST HOUSE

PAULO COME

FRENCH

6-19-14

EAST FACADE / NORTH ELEVATION

15/31



PA-2947

EDWIN TRACE - 112 FOREST AVE

FACTS @ MD

FARMER

6-19-14

~~112~~ EAST FARMER

Epson  
Professional Paper

Epson  
Professional Paper

10/21

Epson



2947

EDEN TERRACE - 127 FOREST AVE

PALTIMORE COMD

FRENDEL

6-19-14

MIDLAND

WEST FAIRDE

EPSON  
NO. 3

EPSON  
Professional Paper

EPSON  
Professional Paper

1/7/21



PA-2947/PA-2435

SUBJECT MATTER - 129 ACRES SURVY ADE

PACTIM (RE) MID

RENDER

6-11-14

MID SAPO

WEST FRONTS & SOUTH ELEVATION

Epson Professional Paper

Epson Professional Paper

18/31

EPSON



PA-2947

NEW TERRACE - 122, ARBATUS AVE

PACTO MD

NOS 122

FRONTO

6-19-14

MD SARD

WEST FACADE & NORTH ELEVATION

12/61



PA-2947

EDENTESSANCE - HYGGERANSEN LODGE

FALTIMORE GOND

FOR VIDEOS

6-19-14

WEST FACADE & NORTH ELEVATION

EPSON  
12/21



PA-2947

EDMONTSON - 119 ALBATROSS AVE,  
PACIFIC CO MD

PARADISE

6-19-14

1989 HOME - WEST ELEVATION

Epson  
Professional Paper

EPSON

1/2/21



PA-2947

EDEN TERRACE - WOODRIDGE AVE

BALTIMORE CO MD

PAVIDE

6-25-14

LOOKING SOUTH

Epson  
Professional Paper

12/22



PA-2947/PA 2133

EDEN TERACE - VICTOR HOUSE  
BALTIMORE CO MD

FRANCO

6-25-74

NWDC/ATP

SOUTH FACADE (ELEVATION)

EPSON

Epson  
Professional Paper

23/31



105  
PA-2947

EASTFACE - 116 Woods LAWNAGE

BALTIMORE COND

PO BOX 92

6-25-14

MEMPHIS

EASTFACE

24

EPSON



PA-2947

INTERFERENCE - WHITE NOISE

PHOTO CD MD

FORWARD

6-25-14

MD SAPP

EPSON

WESTGATE 3 SOUTH ELKTON (ORIGINAL)

EPSON  
EXTRA PAPER

25/21



FA-2947

EDEN TERRACE - DEAD HOUSE

RADIO CITY MD

PAZAR

6-25-14 MID SAT

WEST FACADE

EPSON

EPSON

12/21

Paper



FA-2947

EDEN TERRACE - 18920 WOODLAWN  
Ave.

PACTO Co MD

FRWDC

6-25-14

MDSAP

LOOKING NORTHWEST AT EAST

FACADES

27/21



PA 2947

EDEN TERRACE - SUCCO - LAWRENCE

FACTORY MD

BENDER

6-25-14

WEST FACADE

EPSON

EPSON

28/31

EPSON  
Professional



NFX-2947

EDEN TERACE - INTERSECTION OF  
ARLITUS & WOODLAWN AVE

PACTO COM

PAWDER

6-22-14

MID SMO

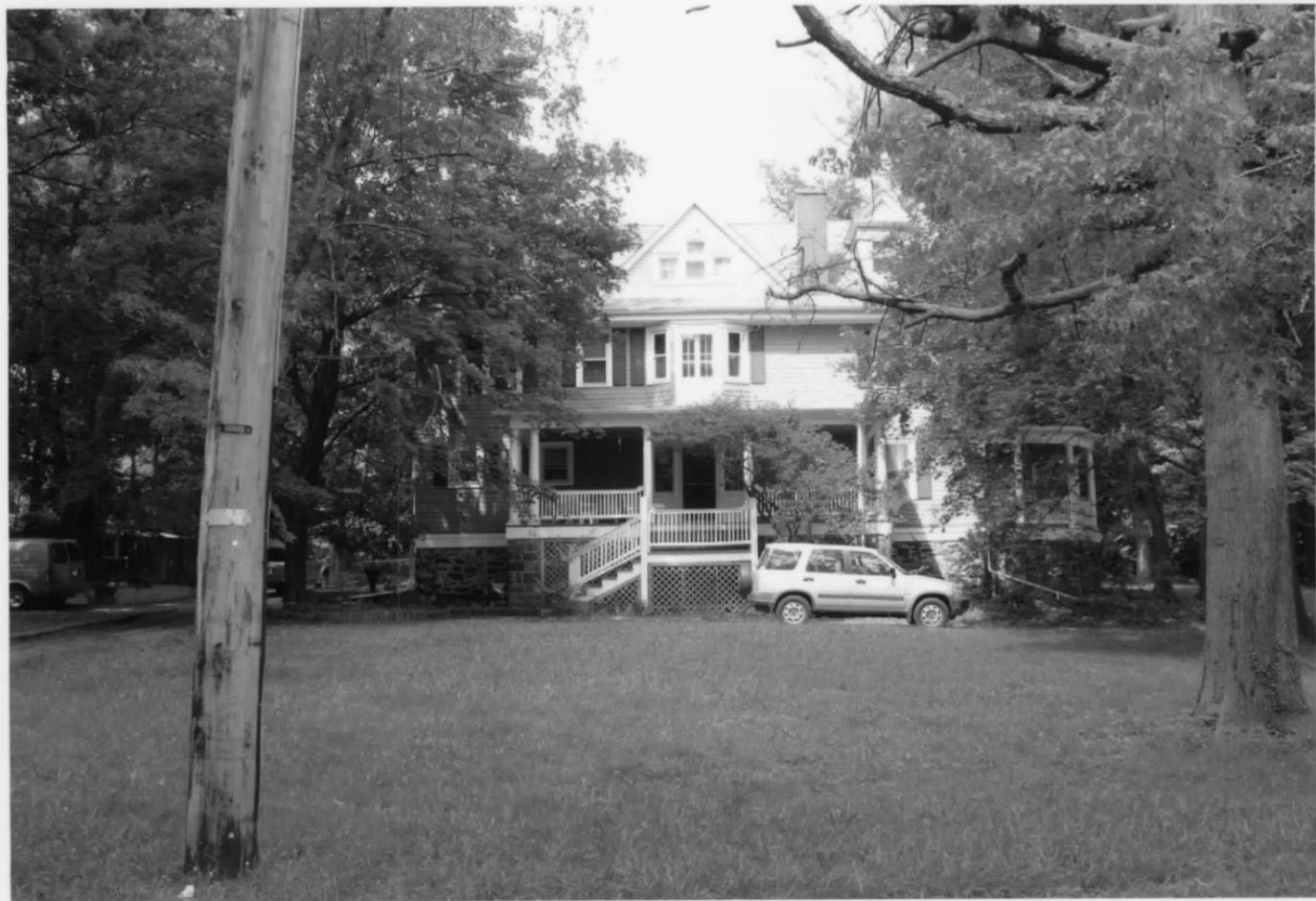
LOOKING NORTH

12/1/2

EPSON

EPSON

Proter



FX-2947

EDENT PEARCE - ALBERT McDONALD  
HOUSE

FALTO CD MD

BRIDGE

6-25-74

IND SHD

ESTIMATE

EPSON

EPSON

EPSON Professional Paper

1/2/03



RA-2047

EDW TOBACCO

FACTO COMD

REUNION

6-25-14

MD-AFD

WESTFALE

3/13

EPSON

EPSON

EPSON Professional Paper

EPSON Professional Paper

EPSON Professional Paper

## **CAPSULE SUMMARY**

**BA-2947**

**Eden Terrace**

**Arbutus Avenue, Forest Avenue, and Woodlawn Avenue, Catonsville, Baltimore County**

**Catonsville**

**Baltimore County**

**1892**

**Private**

Eden Terrace is a residential suburb of Baltimore that was laid out by property owner Victor G. Bloede and the Eden Construction Company in 1892. The sixty-acre tract is located directly east of the village of Catonsville, between Frederick Road and Edmondson Avenue. The community was designed as a planned, picturesque neighborhood featuring fifty-six lots averaging about 150 x 250 feet improved by the construction of grand houses displaying the most fashionable architectural styles, which fronted three forty-foot wide macadamized avenues. The first of the six imposing houses erected by the Eden Construction Company were positioned with fifty-foot setbacks, and ranged in price between \$3,500 and \$12,000. Originally known as Eden Park, Eden Terrace attracted upper-income buyers by emphasizing Catonsville's reputation as a fashionable summer retreat, while establishing itself as one of the early residential neighborhoods in the area that focused on permanent housing rather than seasonal occupancy. Victor G. Bloede, a prominent resident and financial advisor in Catonsville, was an innovative manufacturer, developing, refining, and producing dyes, inks, and adhesives including those used by the U.S. Government for postage, revenue, and other stamps.

The greatest period of development in Eden Terrace occurred in the first quarter of the 20th century, with the construction of approximately forty-five single-family dwellings on fifty subdivided lots in the Queen Anne, Colonial Revival, and Craftsman styles. In 1955, the curvilinear plan of Eden Terrace was largely obliterated by the construction of Interstate 695. By severing of the community plan, Eden Terrace has become two separate neighborhoods, retaining little evidence of Bloede's 1887 plan. Despite this, many of the imposing single-family dwellings remain intact, continuing to represent the stylistic influences fashionable between 1892 and 1930.

The eastern half of Eden Terrace, retaining Woodlawn Avenue and part of Arbutus Avenue, has thirty-seven single-family dwellings. Of these thirty-seven, nine properties are nonhistoric. Additional four properties are considered non-contributing to the architectural development trends and community planning of Eden Terrace. The western half, fronting the remaining portion of Forest Avenue and a small section of Arbutus Avenue, has nineteen single-family dwellings. Of these, six properties are nonhistoric and considered non-contributing.



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## 7. Description

Inventory No. BA-2947

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### Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input checked="" type="checkbox"/> altered

---

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

The subdivision of Eden Terrace is located between Frederick Road and Edmondson Avenue in eastern Catonsville. Laid out in 1892, the neighborhood was laced with three intertwined avenues – Forest, Woodlawn, and Arbutus Avenues. In 1955, Eden Terrace was bisected by the construction of Baltimore County Beltway, Interstate Highway 695. This eight-lane highway divided Eden Terrace into two neighborhoods. Architecturally, the buildings are cohesive, stylistically influenced by many of the same fashionable elements and designed by the same architects.

The eastern half of Eden Terrace, retaining Woodlawn Avenue and part of Arbutus Avenue, has thirty-seven single-family dwellings. Of these thirty-seven, nine properties are nonhistoric. An additional four properties are considered noncontributing to the architectural development trends and community planning of Eden Terrace. The western half, fronting the remaining portion of Forest Avenue and a small section of Arbutus Avenue, has nineteen single-family dwellings. Of these, six properties are nonhistoric and considered noncontributing.

The first single-family dwellings constructed in Eden Terrace exhibited the fashionable architectural trends of the Queen Anne, Shingle, Craftsman, and Colonial Revival styles. Seven buildings dating from before 1900 remain. These high style villas and cottages, as the Eden Construction Company referred to them, were architect-designed and are grander and more imposing than neighboring buildings from the 20<sup>th</sup> century. The oldest of these are the Queen Anne style wood frame building at 13 Woodlawn Avenue and the Shingle style wood frame dwelling at 114 Forest Avenue. Set upon a random-coursed stone foundation, the 1893 house at 13 Woodlawn Avenue has a three-and-a-half story corner tower, a wrap-around porch, projecting gables, corbeled brick chimney, dormers, and sleeping porch. The wood-shingled house at 114 Forest Avenue (1893) rises two-and-a-half stories with projecting bays, intersecting gables, corbeled brick chimneys, recessed entry porches, and multi-light dormers.

One of the largest dwellings is 22 Woodlawn Avenue, dating from 1897. The high style Colonial Revival dwelling is four bays wide and three bays deep, set upon a raised English basement of random-coursed stone. The wood frame building is clad in square-butt wood shingles and has projecting bays and porches. The many porches are supported by single and paired Tuscan columns interspersed with square balusters. The side gable roof has flared eaves with an overhanging boxed cornice, tall front gable dormers, and an interior brick chimney. The centrally placed front gable on the façade of the asymmetrically fenestrated dwelling has a stylized Palladian window with molded lintel caps and keystone. Similar in design is the two-and-a-half story dwelling at 118 Forest Avenue, dating from 1898. This three-bay wide building has a projecting central bay with an open tympanum, front gable dormers, paired window openings, and a wrap-around porch with tapered Tuscan columns.

The buildings at 9 Woodlawn Avenue and 101 Arbutus Avenue, both dating from 1897, present high style Queen Anne details. Corner towers, one being octagonal and the other round, mark each of the buildings. The dwellings have intersecting gables, single and paired windows openings, ornamented eaves with brackets, modillions and vergeboard, corbeled brick chimneys, and wrap-around porches.

The seventh dwelling from this period is 121 Arbutus Avenue (BA-02134), dating from 1897. This building is Queen Anne in form with intersecting gables, wrap-around porches, and corbeled brick chimneys, however, stylistically it favors the Craftsman style. Elements include the wood shingle cladding, exposed rafter ends, and corner brackets.

Ten of the extant dwellings date from the period between 1900 and 1920. These buildings are generally more modest in form, scale, and detailing, although they continue to exhibit the same fashionable architectural styles as their predecessors. These vernacular interpretations of styles include Queen Anne, Colonial Revival, and Craftsman with the addition of the International style. In form, the buildings have the bungalow, foursquare, front-gable, and I-house plans.

The 1903 building at 105 Arbutus Avenue is clad with weatherboard and set upon a random-course stone foundation. The front gable form is augmented by a full-width front porch, projecting side bays, and paired and triple openings with 6/1 windows. The wood

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. BA-2947

Name Eden Terrace, Catonsville, Baltimore County  
**Continuation Sheet**

Number 7 Page 1

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shingled dwelling at 125 Forest Avenue, constructed in 1904, is Colonial Revival in style with a side gambrel roof, corbeled brick chimney, single and paired windows, and wrap-around porch with square Tuscan posts. The wood shingles on the Colonial Revival dwelling at 7 Woodlawn Avenue (1917) are laid in a combination staggered and square-butt pattern, a design identified numerous times throughout the neighborhood. This three-bay wide building has the traditional I-house plan with projecting one-story bays and porches on the side elevations. A projecting pediment with Tuscan posts accents the main entry and pilasters supporting an enclosed tympanum clad with wood shingles. Craftsman style detailing is exhibited at 116 Woodlawn Avenue (1916) and 123 Arbutus Avenue (1919). Elements include projecting rafter ends, casement windows, paired and tripled window openings, and overhanging cornices.

Colonial Revival in style, the dwelling at 119 Forest Avenue was constructed in 1915. This two-and-a-half story building has an American foursquare plan. The form and detailing of the building is not unlike the kit houses offered by such mail-order companies as Sears Roebuck and Company and Aladdin in the 1910s. It is set upon a rock-faced concrete block foundation, clad in square-butt wood shingles, and pierced by single and paired window openings. The wood frame structure is covered by an imposing hipped roof, clad with slate tiles, and marked by hipped roof dormers and expansive overhanging eaves.

The two bungalowoid examples, 116 Forest Avenue (1912) and 120 Forest Avenue (1919), also exhibit designs produced by many of the mail-order companies. Similar in form and design, the Colonial Revival style bungalows are one-and-a-half stories in height with side gable roofs. The full-width front porches, supported by weighty Tuscan columns and pilasters, are inset within the roofs. Triple window openings and shed roof dormers mark the facades.

The single-family dwelling at 19 Woodlawn Avenue, constructed circa 1915, is the only building exhibiting the modern architectural fashions of the early 20<sup>th</sup> century. This two-story building has a U-shaped plan with one-story wings. It is constructed of wood frame with tile and stucco cladding. An open deck of masonry wraps around a portion of the building fronting Woodlawn Avenue. Stylistically, it exhibits elements from the International style with its box-like shape, flat roof, expansive window openings, smooth finish, and lack of ornamentation. This vernacular building, however, pre-dates the true expression of the International style, a movement popularized in Europe in the early 1920s.

The greatest period of development in Eden Terrace occurred in the 1920s. Eighteen dwellings from this period are extant, most exhibiting elements of the Colonial Revival style. The majority of these wood frame buildings are three bays wide and two bays deep with pedimented porticoes and side gable roofs. Two examples have gambrel roofs with three-bay wide shed roof dormers. Five of the more modest dwellings are one-and-a-half stories in height, augmented by imposing dormers. Three of these five buildings are Colonial Revival in style with weighty Tuscan columns, paired casement windows, and inset porches. The two Craftsman style buildings have exposed rafters, massive square Tuscan supports, and wrap-around porches.

In 1936, the single example of the Tudor Revival style was constructed at 123 Forest Avenue. This wood frame building is clad with a brick veneer and stands one-and-a-half stories in height. Typical of the style, the building has a steeply pitched front gable roof, asymmetrically fenestrated openings, and an exterior end brick chimney on the façade.

By the middle part of the 20<sup>th</sup> century, the construction of dwellings in Eden Terrace began to slow. Between 1937 and 1960, six dwellings were constructed, all located along Woodlawn Avenue. Two of the buildings, 122 Woodlawn Avenue (1941) and 8 Woodlawn Avenue (1950), continue the trend of their predecessors, rising two-and-a-half stories in height with one-story wings designed in the Colonial Revival style. The other four buildings introduce the Cape Cod and ranch house forms to the neighborhood for the first time. The dwelling at 110 Woodlawn Avenue was erected in 1951 with the form and style commonly associated with the Cape Cod, a descendent of hall/parlor Colonial-era dwellings. The three buildings at 106, 108, and 126 Woodlawn Avenue expand this form with the ranch house, exhibiting elements known to the Colonial Revival style.

# Maryland Historical Trust

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Inventory No. BA-2947

Name Eden Terrace, Catonsville, Baltimore County  
**Continuation Sheet**

Number 7 Page 2

In 1968, three ranch houses and one two-story dwelling were erected along Forest Avenue to the west of the newly constructed Interstate Highway 695. These dwellings are wood frame with brick cladding, gable roofs, and single and paired window openings. By the 1970s and 1980s, seven noncontributing dwellings were constructed in the neighborhood, the majority of which were located along previously unimproved lots on Woodlawn Avenue.

<u>Address</u>	<u>Construction Date</u>	<u>Contributing Status</u>	
110 Forest Avenue	1900 circa	Contributing	
112 Forest Avenue	1980	Noncontributing	
114 Forest Avenue	1893	Contributing	
116 Forest Avenue	1912	Contributing	
118 Forest Avenue	1898	Contributing	
120 Forest Avenue	1919	Contributing	
122 Forest Avenue	1925	Contributing	
124 Forest Avenue	1924	Contributing	
126 Forest Avenue	1921	Contributing	
128 Forest Avenue	1927	Contributing	
111 Forest Avenue	1968	Noncontributing	
113 Forest Avenue	1968	Noncontributing	
115 Forest Avenue	1968	Noncontributing	
117 Forest Avenue	1968	Noncontributing	
119 Forest Avenue	1915	Contributing	
121 Forest Avenue	1924	Contributing	
123 Forest Avenue	1936	Noncontributing	
125 Forest Avenue	1904	Contributing	
1 Woodlawn Avenue	1923	Contributing	
3 Woodlawn Avenue	1927	Contributing	
5 Woodlawn Avenue	1924	Contributing	
7 Woodlawn Avenue	1917	Contributing	
9 Woodlawn Avenue	1897	Contributing	BA-02130
13 Woodlawn Avenue	1892-1893	Contributing	BA-02131
15-19 Woodlawn Avenue	1915 circa	Contributing	
123 Woodlawn Avenue	1964	Noncontributing	
2 Woodlawn Avenue	1986	Noncontributing	
6 Woodlawn Avenue	1924	Contributing	
8 Woodlawn Avenue	1950	Noncontributing	
10 Woodlawn Avenue	1971	Noncontributing	
18 Woodlawn Avenue	1980	Noncontributing	
20 Woodlawn Avenue	1983	Noncontributing	
22 Woodlawn Avenue	1897	Contributing	BA-02132
<u>Address</u>	<u>Construction Date</u>	<u>Contributing Status</u>	
100 Woodlawn Avenue	1927	Contributing	
102 Woodlawn Avenue	1920	Contributing	

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Name Eden Terrace, Catonsville, Baltimore County  
**Continuation Sheet**

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104 Woodlawn Avenue	1927	Contributing	
106 Woodlawn Avenue	1955	Noncontributing	
108 Woodlawn Avenue	1950	Noncontributing	
110 Woodlawn Avenue	1951	Noncontributing	
116 Woodlawn Avenue	1916-1917	Contributing	BA-02743
122 Woodlawn Avenue	1941	Noncontributing	
126 Woodlawn Avenue	1947	Noncontributing	
128 Woodlawn Avenue	1927	Contributing	
9 Arbutus Avenue	1920	Contributing	
101 Arbutus Avenue	1897	Contributing	BA-02133
105 Arbutus Avenue	1903	Contributing	
109 Arbutus Avenue	1925	Contributing	
111 Arbutus Avenue	1929	Contributing	
115 Arbutus Avenue	1904	Contributing	
117 Arbutus Avenue	1989	Noncontributing	
119 Arbutus Avenue	1989	Noncontributing	
121 Arbutus Avenue	1897	Contributing	BA-02134
123 Arbutus Avenue	1919	Contributing	
125 Arbutus Avenue	1921	Contributing	
127 Arbutus Avenue	1921	Contributing	
129 Arbutus Avenue	1920	Contributing	BA-02135

## 8. Significance

Inventory No. BA-2947

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 checked="" 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>	1892-1930	<b>Architect/Builder</b>	Victor G. Bloede: Eden Const. Company	
<b>Construction dates</b>	1887, 1892, 1922, 1955			
Evaluation for:				
<input type="checkbox"/> National Register	<input type="checkbox"/> Maryland Register	<input checked="" type="checkbox"/>	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.)

Eden Terrace is a residential suburb of Baltimore that was laid out by property owner Victor G. Bloede and the Eden Construction Company in 1887. The sixty-acre tract is located directly east of the village of Catonsville, between Frederick Road and Edmondson Avenue, which parallels Frederick Road to the north. The community was designed as a planned, picturesque neighborhood featuring fifty-six lots averaging about 150 x 250 feet improved by the construction of grand houses displaying the most fashionable architectural styles, which fronted three forty-foot wide macadamized avenues. The first of the six imposing houses erected by the construction company were positioned with fifty-foot setbacks, and ranged in price between \$3,500 and \$12,000. Originally known as Eden Park, Eden Terrace attracted upper-income buyers by emphasizing Catonsville's reputation as a fashionable summer retreat, while establishing itself as one of the early residential neighborhoods in the area that focused on permanent housing rather than seasonal occupancy. The largest of the improvements in Eden Terrace was Arden, the high style Queen Anne dwelling at 110 Forest Avenue constructed in 1898 for Victor G. Bloede. Bloede, a prominent resident and financial advisor in Catonsville, was an innovative manufacturer, developing, refining, and producing dyes, inks, artificial water soluble gums, vegetable glues, and other adhesives including those used by the U.S. Government for postage, revenue, and other stamps. The greatest period of development in Eden Terrace occurred in the first quarter of the 20<sup>th</sup> century, with the construction of approximately forty-five single-family dwellings on fifty subdivided lots. The buildings reflect fashionable architectural influences, displaying the Queen Anne, Colonial Revival, and Craftsman styles and modern movements. In form and detailing, many of the modest dwellings from the second development phase (1920s) appear to be examples of kit-houses and mail order plans, such as those produced by Aladdin and Sears Roebuck. In 1955, the curvilinear plan of Eden Terrace was largely obliterated by the construction of the Baltimore County Beltway, Interstate 695. By severing of the community plan, Eden Terrace has become two separate neighborhoods, historically unified.

### SITE HISTORY

The property on which the Eden Terrace was located had previously been a part of the Armitage estate, a vast tract of land granted to the Eden family of England. In 1887, the Eden Construction Company purchased sixty acres of the property for \$35,000 from Dr. James Armstrong. The development company was "organized not alone for the purchase of the beautiful property it now control[ed], but for its development into what is projected to be the model suburban residence site of the State."<sup>1</sup> Chartered by Victor G. Bloede, Carl Schon, W.L. Layfield, and others, the Eden Construction Company intended to provide all available modern amenities and conveniences, including paved roads and gas street lamps, as well as sewer, gas, and electric services within a park-like suburban setting. The community's close proximity to the village of Catonsville, a popular weekend and summer retreat, provided additional urban amenities, in particular convenient access to streetcar lines running along both Frederick Road to the south and Edmondson Avenue to the north. The company maintained a business office in Baltimore City at 16 East German Street. Bloede was listed as

<sup>1</sup> Victor G. Bloede, *The Journey, Victor G. Bloede, His Forebears and Successors*. (Baltimore, MD: Gateway Press, Inc., 1996), p. 471.

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Name Eden Terrace, Catonsville, Baltimore County  
**Continuation Sheet**

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president, Schon was the engineer and architect, William L. Layfield was secretary, Louis Yakel was treasurer, and George Yakel was business manager.

### Eden Terrace

The Eden Construction Company, taking its name from the Eden family who historically owned the property, promoted the residential suburb. Advertisements boasted about the "natural beauty, loveliness of surrounding scenery, convenience of location and character of its society.... The peculiar value of Eden Terrace as a suburban residence site not alone due to its close proximity to the city of Baltimore, giving it practically all the comforts and advantages of city life, but to the fact that while heavily wooded with the undisturbed growth of half a century it is flanked on all side by costly and artistic improvements. Thus, instead of being pioneers in a new locality, with all the inconveniences and discomforts that this usually implies, those who select a home here will find themselves surrounded by all the city conveniences and advantages, and superb villas and country residences, occupied by persons of wealth and refinement – a community second to none in the State."<sup>2</sup> The neighborhood was to be transversed with three primary avenues, originally known as Eastern, Western, and Central Avenues. "Forty Feet of concrete carriage-way, flanked on either side by terraced pavements and fifty feet of shaded lawns to the line of buildings will make a vista of 140 feet, stretching in graceful curves 2,600 feet, and meeting at right angles with the picturesque main thoroughfares to the city – Frederick Road and Edmondson Avenue."<sup>3</sup> The three intertwined avenues were ultimately named Woodlawn Avenue, Arbutus Avenue, and Forest Avenue. A five-acre park was located in the northeast corner of the property. This triangular-shaped park, bisected a natural springs and brooks, was to be landscaped with a lake known as "Eden Lake." A one-story stucco clad springhouse with a hipped roof was the first improvement constructed within the future park.<sup>4</sup>

The Construction Company laid out fifty-six lots of varying size, ranging in acreage from .76 to 5.28 acres. The average lot measured 150 feet in width along the front and 250 feet in depth. A modest real estate office was constructed on Lot 4, at the corner of Woodlawn Avenue and Frederick Road. Designed in a fashionable architectural style, the building served to attract passing motorist along Frederick Road, drawing them into the suburb. The company had planned to erect six of the dwellings, strategically locating them along Woodlawn Avenue where visitors to the real estate office could easily glimpse them. Many of the initial investors who chose to live in Eden Terrace purchased several adjoining lots and positioned their imposing single-family dwellings at the center of winding drives and landscaped vistas. The finest example of this was undertaken by company president Victor Bloede, who purchased six individual lots totaling 12.29 acres, as the site of his new home. The grand single-family dwelling was designed by Bloede's father-in-law, Carl Schon, Sr., in the Queen Anne style. The 1893 stone building was replete with corner towers, intersecting gable and hipped roofs, sleeping porches, a porte cochere, wrap-around porches, and highly ornate corbeled brick chimneys. Winding gravel drives (later macadam) from Arbutus Avenue and the perpendicular Sylvan Avenue accessed the property. Secondary resources included a gardener's cottage and three-story barn/carriage house. With the aid of Schon, Bloede designed a complex of ponds "fed by a natural spring situated in a grove of tulip-poplar trees, located in the central western edge of the tract. There was one large oval pond, about fifty feet in diameter, which was stocked with goldfish, frogs, and other freshwater life. This pond was designed to flow into a smaller crescent one, several feet down the sloping terrain. This, in turn, flowed into a series of five rectangular ponds arranged to flow from one to the other. The effluent from the last pond ran southeast under Arbutus Avenue, and then trickled into a small stream in the pasture where the Bloede horses, cows, and the donkey Diabolo spent the summer grazing."<sup>5</sup> Bloede's house, christened "Arden," was destroyed by fire in 1922 and replaced by a Colonial Revival style dwelling that has since been razed.

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<sup>2</sup> Bloede, p. 461.

<sup>3</sup> Bloede, p. 463.

<sup>4</sup> The springhouse is extant within the largely undeveloped park property.

<sup>5</sup> Bloede, p. 312.

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The first house constructed in Eden Terrace was located at 13 Woodlawn Avenue. Completed in 1893, the stately single-family dwelling was sited on all of Lot 8 and a portion of Lot 6. The property was immediately conveyed to George C. Sucro. The tax assessment for the property in 1893 was listed at \$3,500. *The Argus* published within its local news department that "Mr. George Sucro has built, furnished and occupied a very handsome cottage at Eden Park. Mr. Sucro is a public spirited citizen and we welcome him to Catonsville."<sup>6</sup> This same publication updated the community on the development of Eden Terrace, "work is progressing favorably at Eden Terrace, where the Eden Construction Company is improving the grounds and erecting suburban residences...[it] has constructed gas and water plants at Eden Park. The water is furnished by an artesian well."<sup>7</sup> On May 29, 1897, *The Argus* updated residents of Catonsville on the progress of Eden Terrace, "three new cottages at Eden Terrace are nearing final completion and are marvels of beauty and style. Mr. W.L. Price, of Philadelphia, who is the architect, has a national reputation for his designs for suburban cottages. The houses are open for inspection by the public."<sup>8</sup> Based on historic maps of the community, and construction dates, William Price is believed to have been responsible for the design of three of the following four houses: 9 Woodlawn Avenue (BA-02130), 22 Woodlawn Avenue (BA-02132), 101 Arbutus Avenue (BA-02133), or 131 Arbutus Avenue. Carl Schon, Sr., Bloede's father-in-law, also designed a number of houses in the new development. Based largely on the construction dates, Schon has been attributed with the design of 114 Forest Avenue, 13 Woodlawn Avenue (BA-02131), and the now razed Kenmore at 112 Arbutus Avenue, Beverly at 108 Woodlawn Avenue, Arden at 101 Forest Avenue, and 132 Arbutus Avenue.

Many of the original houses were stately wood frame dwellings exhibiting high style elements of the Queen Anne, Shingle, Colonial Revival, and Craftsman styles, featuring wrap-around porches with turned balusters, round or polygonal corner towers, and wood shingle or weatherboard siding. Bromley's 1898 *Atlas of Baltimore County*, Plate 6: Catonsville, indicates the planned community was improved with ten single-family dwellings. Lots sold slowly throughout the last decade of the 19<sup>th</sup> century; however, by 1915 Eden Terrace was more heavily populated.<sup>9</sup> Bromley's 1915 *Atlas of Baltimore County* indicates twenty-two dwellings existed in Eden Terrace. The buildings were home to many of Catonsville's more prominent residents, including Bloede, C. Wacker, J.E. Downs, George Sucro, Charles Read, Daniel and Theodore Miller, H.H. Meyser, and C.J. Schneckel. The 1930 Sanborn Fire Insurance Map of Eden Terrace shows the well-established community was home to forty-five dwellings. Three of the lots fronting Edmondson Avenue to the north of the park were improved by the construction of the Caton Springwater Company complex, which bottled ginger ale. Although a majority of the parcels remained intact as laid out, nine of the lots were either subdivided or united with neighboring tracts by the 1930s. Just seven of the original fifty-six lots were not improved.

In 1955, the Baltimore County Beltway, Interstate Highway 695 bisected the community of Eden Terrace. The achievement of Baltimore County's first planner, Malcolm Dill, in 1948, the freeway began construction in 1954. A good portion of the road was completed around 1960, although parts east of US 40 were not finished until 1980. In 1957, steel beam bridges crossed over the eight-lane highway at Frederick Road and Edmondson Avenue to unite the two portions of Eden Terrace and Catonsville.<sup>10</sup> Natural landscaping was used as a barrier on the eastern side, while a soundproof wall of masonry was installed on the west side. The construction of the highway forced the demolition of eight dwellings and at least seventeen lots were taken in whole or part. In the 1960s through to the 1980s, a number of the undeveloped lots along the east side of Forest Avenue and Woodlawn Avenue were improved by the construction of ranch houses.

<sup>6</sup> "Local News," *The Argus*, July 22, 1893. Catonsville, MD.

<sup>7</sup> "Local News," *The Argus*, July 22, 1893. Catonsville, MD.

<sup>8</sup> "Local News," *The Argus*, May 29, 1897. Catonsville, MD.

<sup>9</sup> Neal A. Brooks and Eric G. Rockel, *A History of Baltimore County*, (Towson, MD: Friends of the Towson Library, Inc., 1979), p. 307.

<sup>10</sup> The bridges were renovated in 1980.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. BA-2947

Name Eden Terrace, Catonsville, Baltimore County  
**Continuation Sheet**

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### Victor Gustav Bloede

Victor Gustav Bloede (1849-1937), industrialist and philanthropist, served as president of the Eden Construction Company. Moving to Baltimore City in 1884 from Ohio, Bloede transferred his manufacturing plant to the Catonsville area, on South Caton Avenue.<sup>11</sup> The company, subsequently known as the Victor G. Bloede Chemical Company, was devoted to the manufacturing of products used in the dyeing of textiles and adhesive gums. As president of the company, Bloede developed, refined, and produced "dyes, inks, artificial water-soluble gums, vegetable glues, and other adhesives. He was the first manufacturer (1911), and patentee of vegetable glue, which he sold under the name 'Viscamite.' This product replaced and virtually eliminated the use of animal glues used until that time in the woodworking, furniture, and paper trades. He also developed and patented a natural cellulose gum which would dry to a clear flexible film and was used essentially as sizing; it was among the first cellulose plastics, and he manufactured and sold it to the textile, bookbinding, and laundry industries under the trade name 'Viscolite.'"<sup>12</sup> The high quality of his products was evidenced by the U.S. Bureau of Engraving and Printing contract, awarded to the Bloede Company for an adhesive known as dextrin(e), which was used for the gumming of stamps. "Beginning in 1916, the Bloede Company became the sole supplier of this perfected product under annual competitive contract, and this continued long past Victor G. Bloede's death (1937) for a cumulative period of approximately fifty years. To the textile industry, Bloede contributed many innovative processes and new products. Besides having been a leader in the development of the aniline industry (organic synthesis of dyes) in the United States prior to the 1900s, perhaps his most significant discovery, for which he gained international acclaim, was the process for dyeing textile fabrics in 'sunfast' colors. He received the first patent for this process on December 11, 1888 (No. 384, 446)."<sup>13</sup>

In addition to his industrial and manufacturing activities, Bloede was an exceptionally civic-minded person with a keen sense of community needs, both institutional and financial. In this capacity, Bloede was responsible for joining forces with local residents of Catonsville to underwrite the First National Bank of Catonsville in 1897, developing the Catonsville & Ellicott City Electric Railway in 1899, and forming the Patapsco Electric & Manufacturing Company in 1900. In 1905, he endowed the first Visiting and Instructive Nurse project to enhance the anti-tuberculosis program of the Phipps Tuberculosis Dispensary at Johns Hopkins Hospital in 1905. In the fall of 1908, thirty-eight years after losing his mother to tuberculosis, Bloede endowed, planned and constructed the Marie Bloede Memorial Hospital at the Hospital for Consumptives of Maryland, Eudowood Sanatorium in Towson.<sup>14</sup>

### Carl Schon

One of the Eden Construction Company's co-founders was Carl Schon, Sr. (1822-1895), a civil and hydraulic engineer and architect. Born in the Reign of Province, Bavaria, Schon was educated at a college in Munich, and also attended the Karlsruhe College of Civil Engineering in Bavaria. He immigrated to the United States in 1847, settling in New Orleans, La.<sup>15</sup> Eventually Schon moved to Toledo, Ohio, where he was responsible for the design of many of the city's larger community buildings. This included the Wheeler Opera House in 1871 (burned 1893), the original Hall Black (commercial); and the Westminster, St. Marys, and St. Peters churches.<sup>16</sup> One of Schon's greatest architectural achievements, as noted in his obituary in *The Argus*, was his design of the Trappist Monastery in Kentucky, "the most famous of its kind in the world."<sup>17</sup> In addition to inventing a number of hydraulic motors and meters, Schon was

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<sup>11</sup> Bloede's family had immigrated to the United States from Dresden, Germany in 1850.

<sup>12</sup> Bloede, p. 180.

<sup>13</sup> Bloede, p. 186 and p. 192.

<sup>14</sup> Bloede, p. 238.

<sup>15</sup> "Obituary: Carl Schone, Sr." *The Argus*, February 16, 1895. Catonsville, MD.

<sup>16</sup> Bloede, p. 167.

<sup>17</sup> "Obituary: Carl Schone, Sr." *The Argus*, February 16, 1895. Catonsville, MD.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. BA-2947

Name Eden Terrace, Catonsville, Baltimore County  
**Continuation Sheet**

Number 8 Page 4

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appointed superintendent of the Toledo Waterworks, a modern water system he assisted in designing. In 1891, Carl Schon retired from the waterworks and relocated to Baltimore with his daughter, Elise, and her husband, Victor G. Bloede.

### William L. Price

A prominent Philadelphia architect, William Lightfoot Price (1861-1916) is believed to have designed at least three houses in Eden Terrace. Price, renowned for his residential architecture, was profoundly influenced by the ideals of the Arts and Crafts Movement. Using his architecture to promote social reform movements, Price helped to develop Arden, Delaware, a single tax community outside of Wilmington and in 1901, also developed Rose Valley, an arts and crafts community outside of Philadelphia.<sup>18</sup> His architectural career began with Addison Hutton in 1878, then led to a partnership with his brother, Frank L. Price, in 1881. In 1895, Price began an independent career designing imposing dwellings in Philadelphia neighborhoods such as Pelham and Overbrook. It was during this time that he took on the Eden Terrace projects. Then, in 1903, with M. Hawley McLanahan, he formed Price & McLanahan, a successful architectural firm. Price's other achievements outside of residential architecture include the Traymore Hotel in Atlantic City, NJ and Jacob Reed's Sons store in Philadelphia.

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<sup>18</sup> Tatman, Sandra L. *Biographical Dictionary of Architects: 1700-1930*. (Boston, MA: G.K. Hall and Co., 1985).

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## 9. Major Bibliographical References

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Inventory No. BA-2947

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Brooks, Neal A. and Eric G. Rockel, *A History of Baltimore County*. Towson, MD: Friends of the Towson Library, Inc., 1979.

Bromley's *Atlas of Baltimore*, 1898 and 1915.

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"Local News," *The Argus*, May 29, 1897. Catonsville, MD.

"Obituary: Carl Schone, Sr." *The Argus*, February 16, 1895. Catonsville, MD.

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## 10. Geographical Data

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Acreage of surveyed property 50 Acres

Acreage of historical setting 60 Acres

Quadrangle name Baltimore West

Quadrangle scale: 1:24,000

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### Verbal boundary description and justification

Eden Terrace is located on Map 101, Parcel 1216 in Catonsville. The community plan was established with subdivided lots in 1892. The neighborhood, bisected by Interstate Highway 695, is located between Frederick Road and Edmondson Avenue.

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## 11. Form Prepared by

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name/title	Laura Trieschmann and robin Weidlich, Architectural Historian		
organization	EHT Traceries, Inc.	date	December 2000
street & number	1121 5th Street, NW	telephone	(202)393-1199
city or town	Washington, DC	state	

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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  
DHCD/DHCP  
100 Community Place  
Crownsville, MD 21032-2023  
410-514-7600

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

Inventory No. BA-2947

Name Eden Terrace, Catonsville, Baltimore County  
**Continuation Sheet**

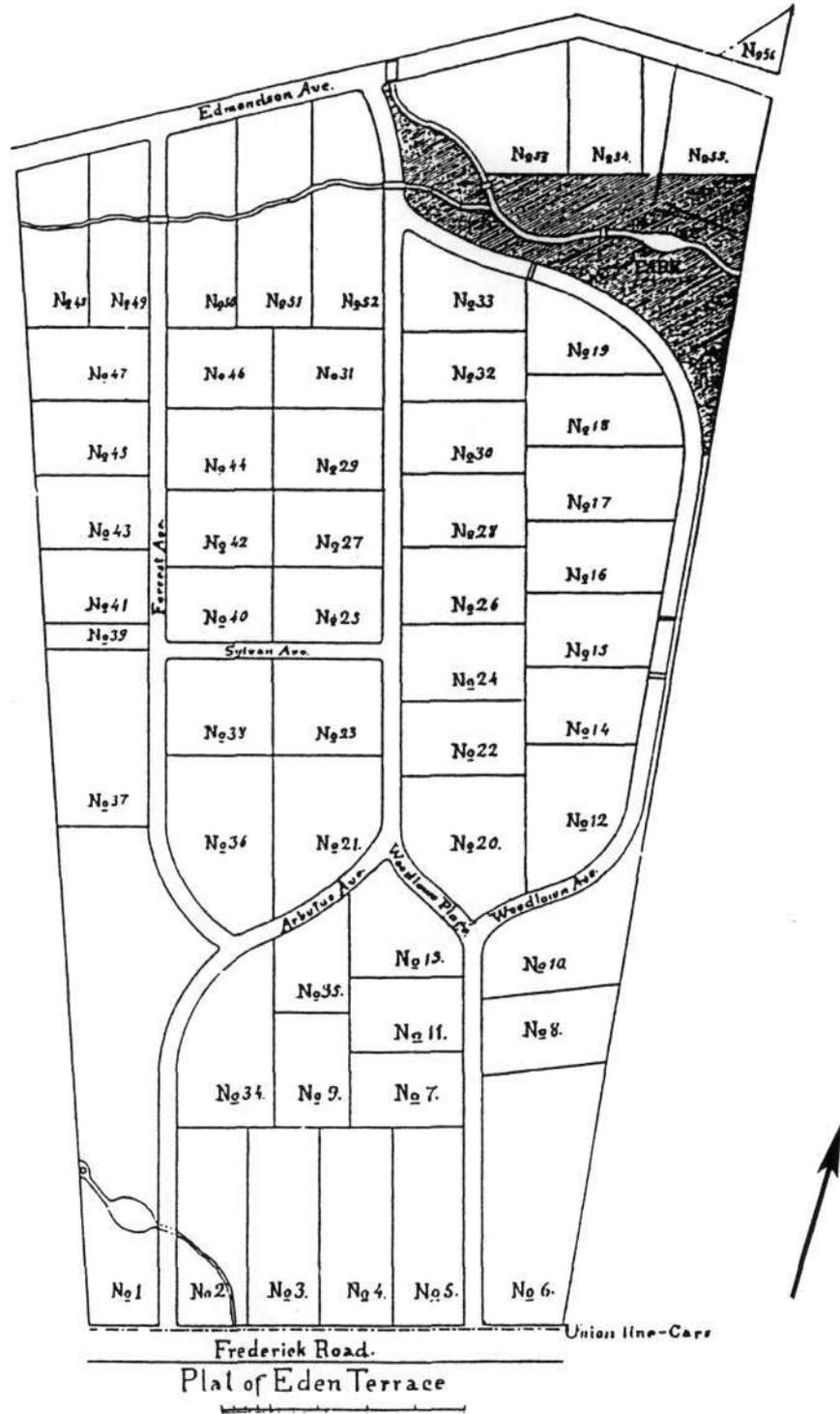
Number 9 Page 1

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*Sanborn Fire Insurance Maps*, Baltimore County and Catonsville, 1899, 1904, 1910, 1919, 1925, 1930, and 1958.

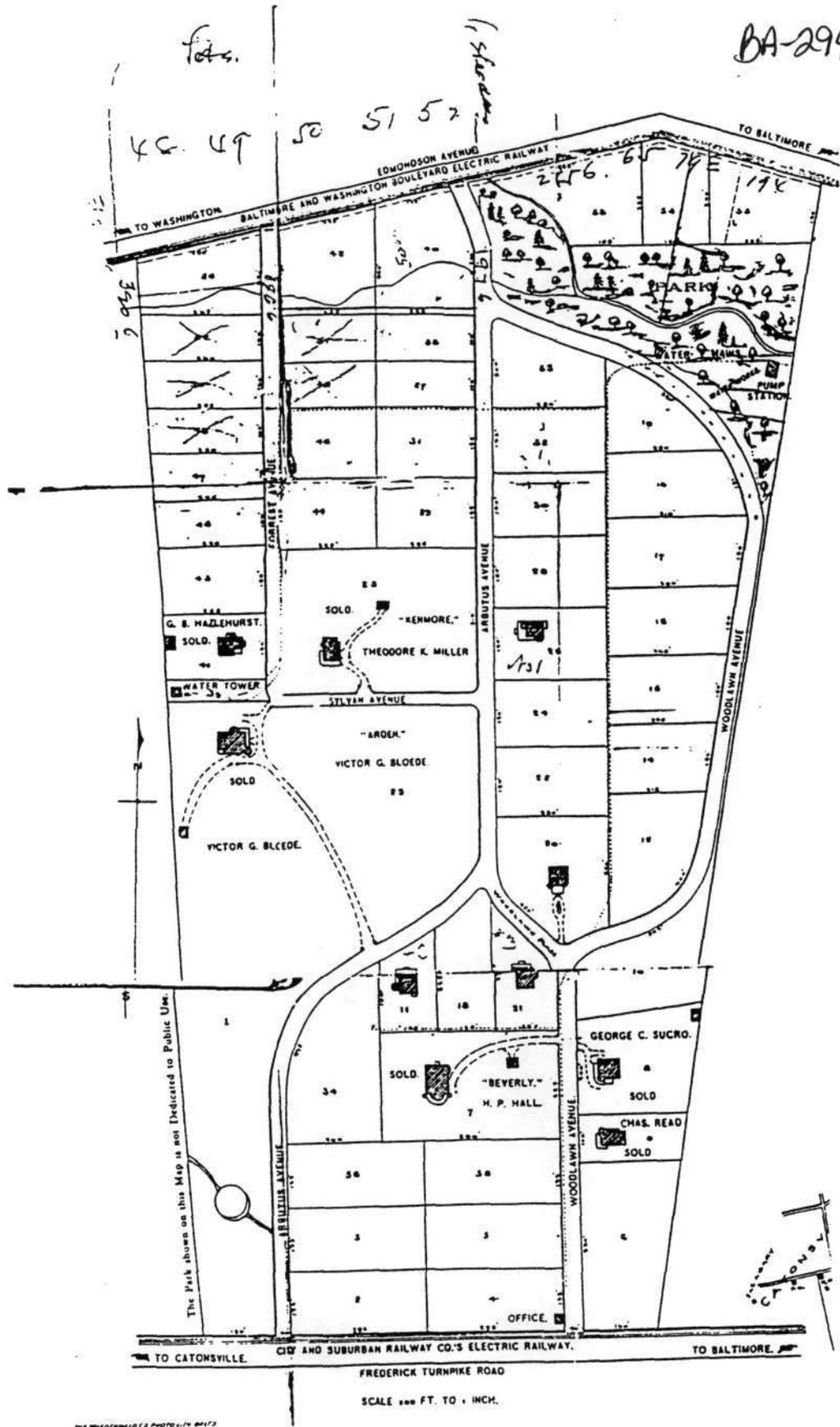
Tatman, Sandra L. *Biographical Dictionary of Architects: 1700-1930*. Boston: G.K. Hall and Co., 1985.

Withey, Henry F. and Elsie Rathburn Withey, *Biographical Dictionary of American Architects (Deceased)* Los Angeles, CA: Hennessey And Ingalls, Inc., 1970, p. 489.

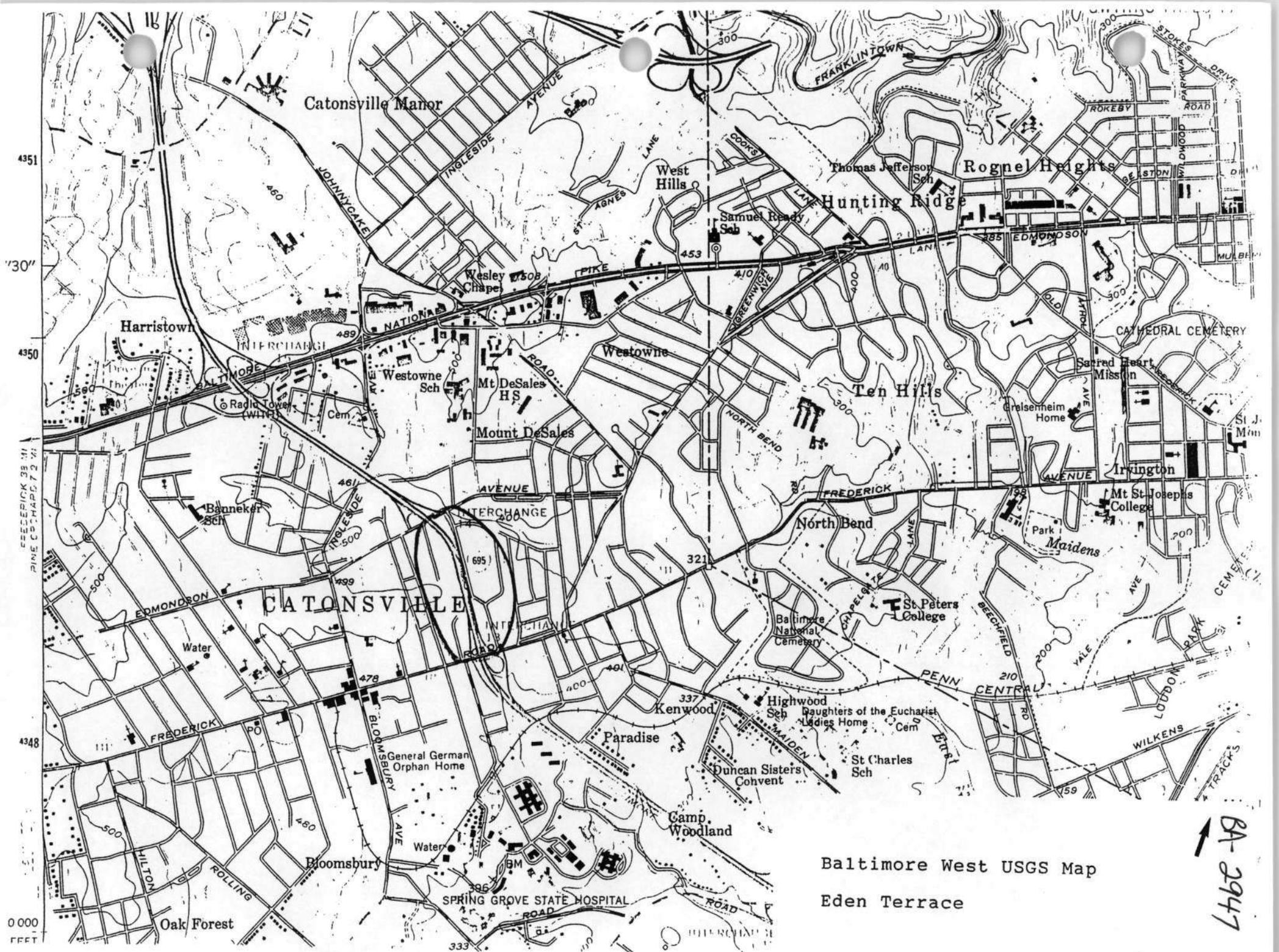


Plat of Eden Terrace  
 from  
*The Journey: Victor G. Bloede His Forebears & Successors*

BA-2947



Map of Edens Terrace by 1898  
 from  
*The Journey: Victor G. Bloede His Forebears & Successors*



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FEET

Baltimore West USGS Map  
Eden Terrace

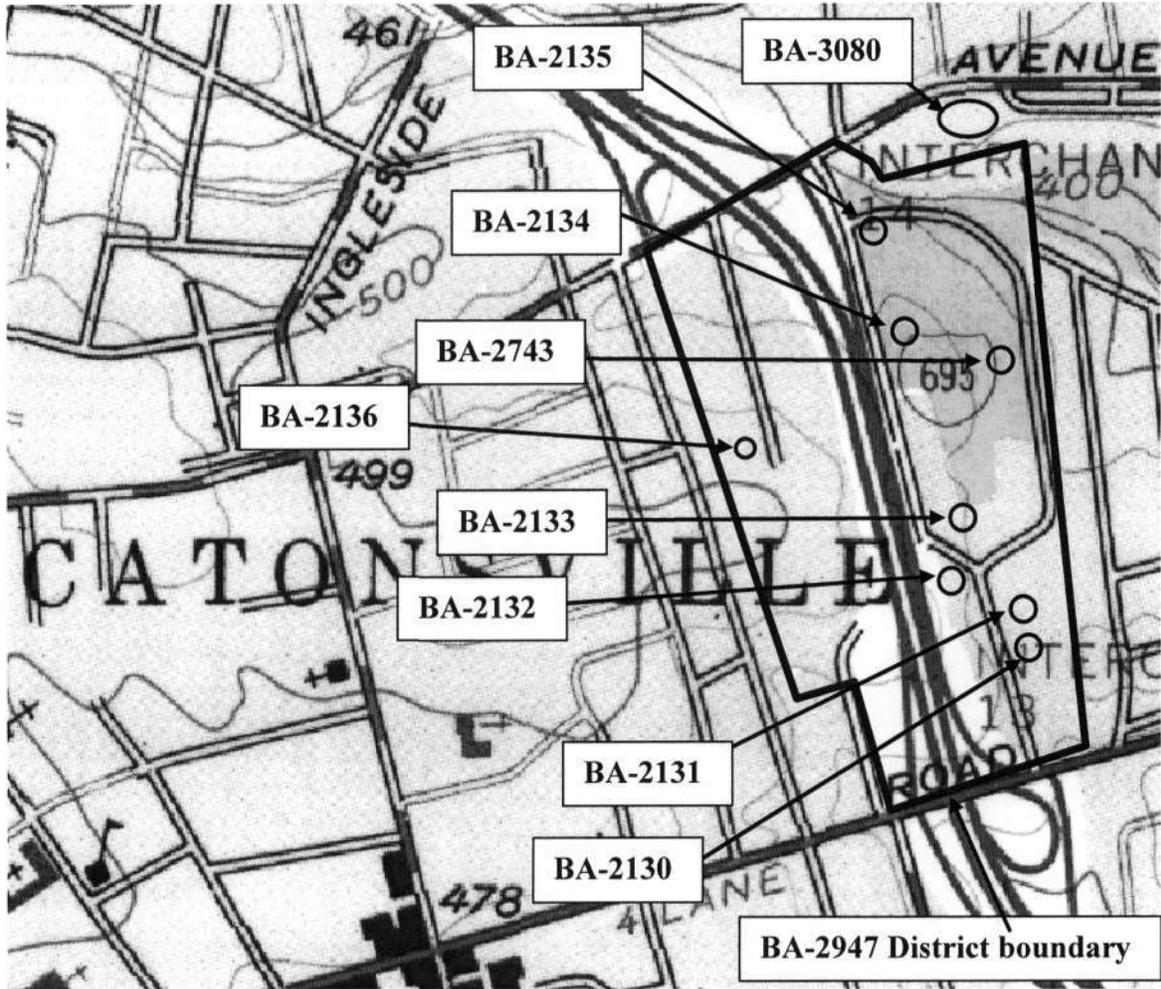
BA-2947

BA-2947

Eden Terrace (Eden Park)

Arbutus Avenue, Forest Avenue, and Woodlawn Avenue, Catonsville

Baltimore West quadrangle





BA-2947

EDEN TERRACE (EAST OF I695)

7-9-13 WOODLAWN AVENUE, CATONSVILLE

BALTIMORE COUNTY

TRACERIES

2/00

MD SHPO

VIEW LOOKING NORTH

1 OF 16



BA-2947

EDEN TERRACE (EAST OF I695)

9 WOODLAWN AVENUE, CATONSVILLE (BA-2130)

BALTIMORE COUNTY

TRACERIES

2/00

MD SHPO

VIEW LOOKING EAST

2 OF 16



BA-2947

EDEN TERRACE (EAST OF I695)

13 WOODLAWN AVENUE, CATONSVILLE (BA-2131)

BALTIMORE COUNTY

TRACERIES

2/00

MD SHPO

LOOKING EAST

3 OF 16



BA-2947

EDEN TERRACE (EAST OF I695)

18-20 WOODLAWN AVENUE, CATONSVILLE

BALTIMORE COUNTY

TRACERIES

2/00

MD SHPO

VIEW LOOKING NORTHWEST

4 OF 16



BA 2147

EDEN TERRACE (EAST OF I695)

19 WOODLAWN AVENUE, CATONSVILLE

BALTIMORE COUNTY

TRACERIES

2/00

MD SHPO

VIEW LOOKING NORTHEAST

5 OF 16



BA-2947

EDEN TERRACE (EAST OF I695)

22 WOODLAWN AVENUE, CATONSVILLE (BA-2132)

BALTIMORE COUNTY

TRACERIES

2/00

MD SHPO

VIEW LOOKING SOUTHEAST

6 OF 16



BA-2947

EDEN TERRACE (EAST OF I695)

102-104 WOODLAWN AVENUE, CATONSVILLE  
BALTIMORE COUNTY

TRACERIES

2/00

TMD SHPO

VIEW LOOKING NORTHEAST

7 OF 16



BA-2947

EDEN TERRACE (EAST OF I 695)

116 WOODLAWN AVENUE, CATONSVILLE (BA-2743)

BALTIMORE COUNTY

TRACERIES

2/00

MD SHPO

VIEW LOOKING WEST

8 OF 16



BA-2947

EDEN TERRACE (EAST OF I695)

101 ARBUTUS AVENUE, CATONSVILLE (BA-2133)

BALTIMORE COUNTY

TRACERIES

2/00

MD SHPO

VIEW LOOKING NORTH

9 OF 16



BA-2947

EDEN TERRACE (EAST OF I695)

115-119 ARBUTUS AVENUE, CATONSVILLE

BALTIMORE COUNTY

TRACERIES

2/00

MD SHPO

VIEW LOOKING SOUTHEAST

10 OF 16



BA-2947

EDEN TERRACE (EAST OF I695)

121 ARBUTUS AVENUE, CATONSVILLE

BALTIMORE COUNTY

TRACERIES

2/00

MD SHPO

VIEW LOOKING EAST

11 OF 16



BA-2947

EDEN TERRACE (EAST OF I695)

125-127-129 ARBUTUS AVENUE, CATONSVILLE

BALTIMORE COUNTY

TRACERIES

2/00

MD SHPO

VIEW LOOKING SOUTHEAST

12 OF 16



BA-2947

EDEN TERRACE (EAST OF I695)

129 ARBUTUS AVENUE, CATONSVILLE, (BA-2135)

BALTIMORE COUNTY

TRACERIES

2/00

MD SHPO

VIEW LOOKING SOUTHEAST

13 OF 16



BA-2947

EDEN TERRACE (EAST OF I695)

118 FOREST AVENUE, CATONSVILLE

BALTIMORE COUNTY

TRACERIES

2/00

MD SHPO

VIEW 14 LOOKING WEST

14 OF 16



BA-2947

EDEN TERRACE (WEST OF I695)

121-123-125 FOREST AVENUE, CATONSVILLE

BALTIMORE COUNTY

TRACERIES

3/00

MD SHPO

VIEW LOOKING NORTH

15 OF 16



BA-2947

EDEN TERRACE (WEST OF I695)

115-117-119 FOREST AVENUE, CATONSVILLE

BALTIMORE COUNTY

TRACERIES

2/00

MD SHPO

VIEW LOOKING NORTH

16 OF 16