

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes
no

Property Name: Woodholme Avenue Historic District Inventory Number: BA-3052
 Address: Woodholme Avenue (Multiple, see description) City: Baltimore, MD Zip Code: 21208
 County: Baltimore County USGS Topographic Map: Cockeysville
 Owner: Multiple (see description) Is the property being evaluated a district? yes
 Tax Parcel Number: Multiple Tax Map Number: 68 Tax Account ID Number: Multiple
 Project: I-695: Reisterstown Road to 3,050 feet Northwest Sou Agency: FHWA/SHA
 Site visit by MHT staff: no yes Name: _____ Date: _____
 Is the property is located within a historic district? yes no

If the property is within a district District Inventory Number: _____
 NR-listed district yes Eligible district yes Name of District: _____
 Preparer's Recommendation: Contributing resource yes no Non-contributing but eligible in another context yes

If the property is not within a district (or the property is a district) Preparer's Recommendation: Eligible yes no
 Criteria: A B C D Considerations: A B C D E F G None

Documentation on the property/district is presented in:
 Project Review and Compliances Files

Description of Property and Eligibility Determination: *(Use continuation sheet if necessary and attach map and photo)*

The buildings on Woodholme Avenue are large single family dwellings dating from the late nineteenth and early twentieth centuries. This portion of Woodholme Avenue is on the north side of I-695 and west of Reisterstown Road. According to Baltimore County tax records, seven houses were built between 1887 and 1926. Architectural styles represented by these houses include Shingle, Tudor Revival and Colonial Revival. One house in this group, the Mudge-Brager-Weinhouse House, BA-2414, was surveyed by Baltimore County Office of Planning and Zoning in 1989.

The Frank and Patrice Burd House at 6 Woodholme Avenue was built in 1900 according to the tax records. It is a large 2-1/2 story building on a raised foundation. The roof is hipped with a center gable dormer on the south (main) façade and hip roof dormers on the east and west ends of the building. There are two exterior chimneys, and the hip roof wrap-around porch has been partially enclosed on the east end of the building. The building is 3 bays wide and two bays long, with one rear addition which is also 2 bays wide. There is one outbuilding, a shed with a stone foundation, which may be either a well or a root cellar. The house is on a 2.49 acre parcel surrounded by grass and mature trees. The Burd house is an excellent example of a turn-of-the-century Shingle style house. The house contributes to the Woodholme Avenue Historic District, and is located on Parcel 362 of Baltimore County Tax Map 68.

MARYLAND HISTORICAL TRUST REVIEW	
Eligibility recommended <input checked="" type="checkbox"/>	Eligibility not recommended <input type="checkbox"/>
Criteria: <input type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D	Considerations: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> None
MHT Comments	
<i>Andrew Lewis</i> ✓ Reviewer, Office of Preservation Services	<u>6/23/03</u> Date
<i>[Signature]</i> Reviewer, NR Program	<u>6/23/03</u> Date

2003C198Z

The Monroe and Patricia Zeffert House located at 15 Woodholme Avenue was built in 1887 according to tax records. It is a 3 story, five-bay shingle style house. The asphalt shingle gable roof has four front-gable dormers protruding from the attic on the main (north) façade. The porch extends across the main façade and the roof is supported by tuscan pillars. There is one outbuilding, a barn or garage with stone foundations and a wood frame. The gambrel roof is standing seam metal and the building is three bays wide. The Zeffert house is an excellent example of early twentieth century shingle style, and the property is 2.17 acres in size with mature trees and grass. The house contributes to the Woodholme Avenue Historic District. It is located on Parcel 111 of Baltimore County Tax Map 68.

Dolores King House at 31 Woodholme Avenue was built in 1926 according to the tax records. The house is a stone and stucco Tudor Revival style building, 2-1/2 stories tall with an interior chimney and a turret. The second story has wooden half-timbering on the main (north) façade. The stone in the first story is laid in regular courses, and is quarry cut. The King House is an excellent example of early twentieth century Tudor Revival style, and the property is 6.01 acres in size with mature trees and grass. The house contributes to the Woodholme Avenue Historic District. According to SHA right-of-way plats, it was owned by Mr. Theodore Sherbow in 1960. The property is located on Parcel 361 of Baltimore County Tax Map 68.

Woodholme Manor LLC at 101 Woodholme Avenue was constructed in 1896, according to the MIHP form for the Mudge-Brager-Weinhouse House, MIHP #BA-2414, prepared by the Baltimore County Planning Commission in 1989. The building was built on a twenty-five-acre parcel that once had been part of the Woodholme Estate owned by the Councilman Family. The Mudge-Brager-Weinhouse House was converted to an assisted living facility in the 1990s. The Woodholme Manor LLC Building remains an excellent example of the Tudor Revival style, with a stone first story and stucco and half-timbered second story. There is one exterior chimney. Many of the original windows remain in place. Woodholme Manor is not individually eligible for the National Register, but is a contributing resource to the Woodholme Avenue Historic District. The property was owned by Mr. A. Stanley Brager in 1960. It is located on Parcel 113 of Baltimore County Tax Map 68.

The Randal and Stacey Getz House located at 110 Woodholme Avenue, was constructed in 1911 according to the tax records. The house is 2-1/2 stories tall and three bays wide with a hip roof porch supported by tuscan columns. There are two exterior chimneys and a hip roof dormer. There is one bow window on the west side of the building. The house is clad in shingles and the roof is of slate. The entrance is in the center of the first story, while there are two French doors opening into rooms on either side of the center hall. The building is an example of Colonial Revival style and contributes to the Woodholme Avenue Historic District. The house is located on Parcel 107 of Baltimore County Tax Map 68.

The Edward and Diane Miller House located at 111 Woodholme Avenue was constructed in 1925 according to the tax records. The house has been heavily remodeled and enlarged, including new entrance porches, windows and vinyl siding. It does not contribute to the Woodholme Avenue Historic District. The property was owned by Mrs. Bernheim in 1960. The house is located on Parcel 114 of Baltimore County Tax Map 68.

The Husher Harris Sr. House located at 207 Woodholme Avenue, was constructed in 1901 according to the Baltimore County Tax Records. However, the building on this site appears to be a Cape Cod style house built anytime between the 1930s and the 1960s. It sits on a raised concrete block foundation, has aluminum siding, a side gable, asphalt shingle roof with two gable dormers and it three bays wide, with two additions, one a garage. The house does not contribute to the Woodholme Avenue Historic District. The house is located on Parcel 384 of Baltimore County Tax Map 68.

All of these houses sit on relatively large lots, ranging in size from 2-1/2 acres to 8 acres. These lot sizes demonstrate the rustic

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Eligibility recommended _____ Eligibility not recommended _____
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MHT Comments

Reviewer, Office of Preservation Services

Date

Reviewer, NR Program

Date

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nature of the neighborhood cultivated by the property owners as each house was constructed. The original Woodholme (or Wood Home) Estate belonging to James Councilman was over 200 acres. Mr. Councilman sold about 25 acres of land to Edmund Tileston Mudge in 1896. The Mudges maintained the larger property until the 1920s, when the Mudge-Brager-Weinhouse House was sold with 4-1/2 acres of land surrounding it to A. Albert Brager of Brager Department Stores. The other properties on Woodholme Avenue appear to have been developed in a similar manner. The Councilmans sold large parcels of land, but generally less than ten acres, and the buyers constructed large houses..

The houses were supported by outbuildings housing animals and farm equipment. Some properties had small groves of fruit and nut trees, as well as gardens. These were not necessarily working farms, but rather suburban estates with some agricultural resources for Baltimore's merchants and professional classes. Many residents, like Mr. Brager of the Department Store or Dr. Bertram Bernheim, a physician, lived here year-round and worked in Baltimore, traveling either by the trolley or private automobiles to and from the downtown area. One benefit to the neighborhood was the creation of the Woodholme Country Club in 1925 by a group of Jewish businessmen. This large open space prevented over-development along Woodholme Avenue. Herbert Strong designed the country club's golf course in 1928, on the former Woodholme estate which belonged to the Councilman family. The estate's house served as the original clubhouse, but architect Kenneth Miller designed a new clubhouse building and pool in 1937. More recent additions have altered the property further. Therefore, neither the Councilman Estate nor the Woodholme Country Club has been considered for inclusion in the Woodholme Avenue Historic District.

The Beltway's construction in 1962 changed the nature of the neighborhood. Rather than being somewhat rural in nature, the Woodholme area became a close-in suburban neighborhood. The outbuildings began to be used less frequently, and now many are in a deteriorated state. Also all of the properties on the south side of Woodholme Avenue lost acreage, and several houses that had been associated with the neighborhood were lost. A final change occurred through the bifurcation of Woodholme Avenue at the Beltway. The southern portion begins at the Beltway and goes south towards Pikesville. Because of the similarities in style and age, the seven houses have been identified in a small historic district called the Woodholme Avenue Historic District. Five are contributing resources to this eligible district and the period of significance extends from 1887 to 1930. The boundaries for the individual properties are coterminous with the individual tax parcels, as noted in the description.

Based on the above-information, the Woodholme Avenue Historic District is eligible for inclusion in the National Register of Historic Places under Criterion C, for Architecture. The five houses are excellent examples of late nineteenth and early twentieth century houses, providing examples of Shingle, Colonial and Tudor Revival buildings that are relatively unchanged from the time of their original construction. Furthermore, despite the proximity of both I-695 and Reisterstown Road which border this district, these houses on their large lots continues to provide the rural setting that was so important to the development of the area. Research conducted did not develop information regarding associations under Criteria A or B and no research was conducted under Criterion D.

Sources Consulted:

- Office of Planning, Baltimore County, Maryland, Tax Maps 68 and 78, 2002
Aerial Photograph 556 20 16, 1961
Mudge-Brager-Weinhouse and Woodholme Country Club Vertical

Files

- Brooks, Neal A. and Eric G. Rockel, A History of Baltimore County, Towson, MD: Friends of Towson Library, Inc., 1979
Brugger, Robert J., Maryland -- A Middle Temperament -- 1634-1980, Baltimore: Johns Hopkins University Press with

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Criteria: A B C D Considerations: A B C D E F G None
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Maryland Historical Society, 1988
 Clark, Clifford Edward Jr., The American Family Home 1800-1960, Chapel Hill, NC: University of North Carolina Press, 1986
 Frank, Beryl, A Pictorial History of Pikesville, Maryland, Towson, MD: Baltimore County Public Library, c1982
 Hopkins, G. M., Atlas of Baltimore County, 1877
 McAlester, Virginia & Lee, A Field Guide to American Houses, New York: Alfred A. Knopf, 1992
 McGrain, John, Mudge-Brager-Weinhouse House, Maryland Inventory of Historic Properties Form #BA-2414, Maryland Historical Trust, 1989
 National Register of Historic Places, Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places, 2002
 State Roads Commission, Plan and Profile of Proposed State Highway, Federal Aid Project No. I-695-6(57)35, Interstate Route 695 - Baltimore Beltway - Liberty Road to Park Heights Avenue, 1961
 _____, Right of Way Plats 017779, 017780, 024573, 026246, 02837, 20020, 1960
 US Geological Services, 7.5' Cockeysville Quadrangle, 1957, photorevised 1986
 _____, 15' Baltimore Quadrangle, 1943

Prepared by: Anne Bruder, SHA Arch. Hist.

Date Prepared: 4/23/2003

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Eligibility recommended _____ Eligibility not recommended _____

Criteria: ___ A ___ B ___ C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G ___ None

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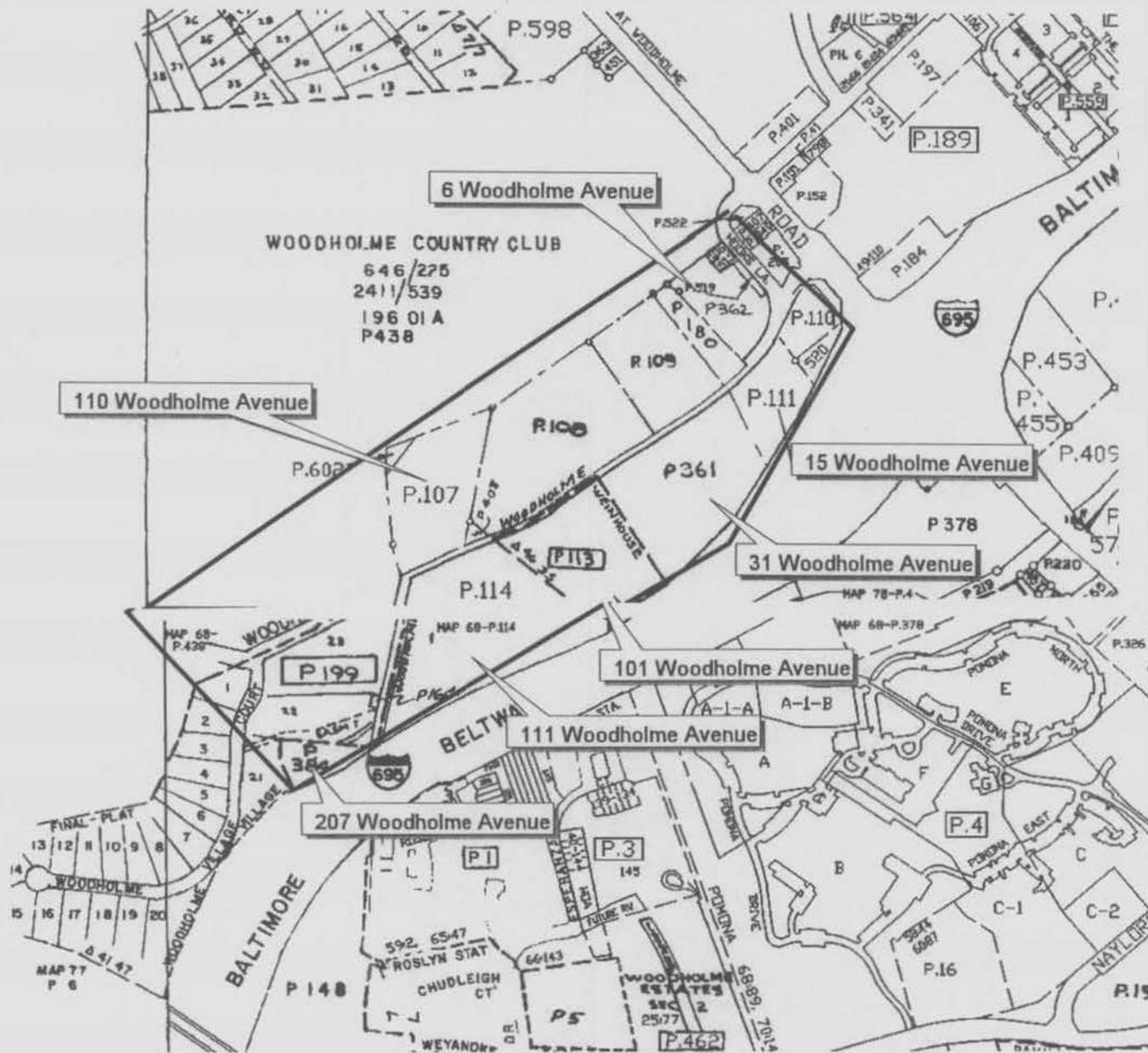
Reviewer, Office of Preservation Services

Date

Reviewer, NR Program

Date

Baltimore County Tax Maps 68 and 78



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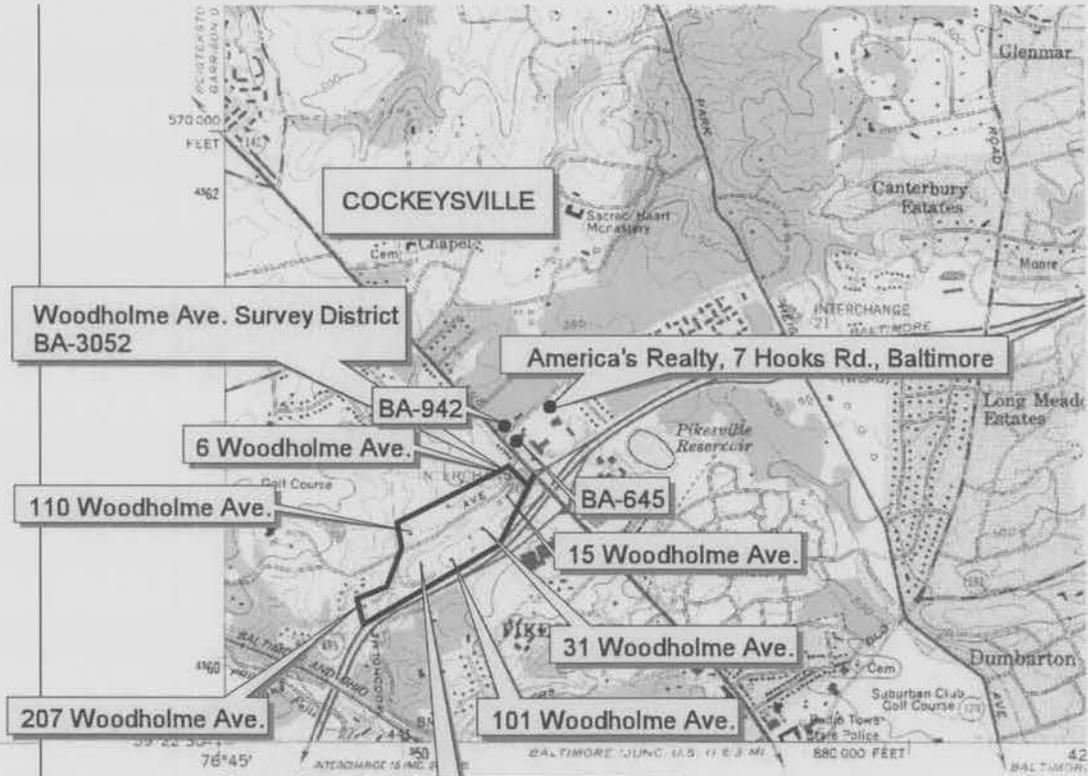
0.6 Miles



BA-3052

Cockeysville USGS Quad, 1:24,000

BA-3052



ELLIOTT CITY
9002 IV SE

Mapped by the Army
Edited and published
Control by USGS and NDS/NOAA
Topography by photogrammetric methods from aerial photographs taken 1943. Field checked 1944
Culture revised by the Geological Survey 1957
Polyconic projection. 10,000-foot grid ticks based on Maryland coordinate system
1000-meter Universal Transverse Mercator grid ticks, zone 18, shown in blue
1927 North American Datum
To place on the predicted North American Datum 1983 move the projection lines 7 meters south and 27 meters west as shown by dashed corner ticks



USGS Topo Quad Index



Noncontributing resources to the Woodholme Avenue Survey District:



Husher Harris, Sr. House, 207 Woodholme Avenue, Baltimore, MD



Edward and Diane Miller House, 111 Woodholme Avenue, Baltimore, MD



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Greenlandic Survey Institute
Poulitine Company Ltd

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EXEDITION

South of East 100° West

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PO Box 111111, Baltimore, MD 21286

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PA 3052

WOODHOLME AVE. SENECA DISTRICT

FARMORE CO, MD

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APR 2002

MUSKOGEE

GATE HOUSE

SOUTH & WEST FIELDS

11/17/02



FRI 10:00

1) Doolittle Ave. - Highway District

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APR 1998

10:00Z

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NOTES 2, 5, 6 - ACTIVE.

2000/01/01