BA-3064
Graham-Hamburger House
101 Brightside Avenue
Pikesville
c. 1913
Private

The Graham-Hamburger House is located at 101 Brightside Avenue in Pikesville. The house is located on the south side of the street, and is a five-bay by six-bay, 1 ½-story bungalow. It is a frame structure with wood shingles, a rubble stone foundation with raised pointing, and a hip roof of asphalt shingles with a north-south ridge. The north elevation has a center entrance with one light over one panel in the door, sidelights, and a three-light transom. The six-bay porch extends to the east of the house and has five Greek Doric columns set on stone piers with wood balusters between. In the center are five stone steps. The east bay of the porch is enclosed with beaded-edge-and-center boards behind the railing. The first-floor plan contains a large entrance hallway in the northeast corner of the house with a center stair hall off of it and two rooms to the east side of this stair hall. To the west side of this stair hall is a large room in the northwest corner of the house, followed to the south by a bathroom and a small hallway that parallels the main stair hall. To the south of these is a large room, and to the south of that another bathroom and short hallway.

The Graham-Hamburger House is located in the Pikesville development of Ralston, laid out by Wood, Harmon & Co. in the late nineteenth century. The location was no doubt chosen because it was between the Western Maryland Railroad tracks and the Reisterstown Turnpike, giving it good access to Baltimore City from either, and was just east of Sudbrook Park, the suburban development designed by Frederick Law Olmsted

and begun only a few years earlier. The developers of Ralston were probably banking on the success of Sudbrook Park bringing others to the area. No houses had been constructed in Ralston in 1898, but by 1915 there were about two dozen standing, most spread out over two or more lots. The house at 101 Brightside was one of these. Robert Treat Paine, Jr. of Boston had clearly platted the lots that are shown on the 1898 Bromley *Atlas of Baltimore County*, but it does not appear that his plans were very successful, as he sold 104 of them to John F. McGraw in 1909. Some of the lots were not included in this transaction, suggesting that they had been sold and built on earlier. McGraw, who lived nearby on Sudbrook Road by 1915, in turn sold lots 21 and 22 to John and Dorothy Graham in April 1913. A month later the Grahams added lot 23, and it seems likely that they were constructing their new house at this time. The house that the Grahams constructed was a large bungalow divided by a center stair hall. In 1930 Isaac and Betty Hamburger, of the Hamburger Department Store firm, acquired the house. It is believed that the Hamburger's were responsible for enlarging the south half of the second story, making it a full two stories tall.

Maryland Historical Trust
Maryland Inventory of
Historic Properties Form

Inventory No. BA-3064

1. Name of Property (indicate preferred name)

historic	Graham-Hamburger House
other	

2. Location

street and number	101 Brightside Ave.	___	not for publication
city, town	Pikesville	X	vicinity
county	Baltimore County		

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

name	David & Wendy Hefter				
street and number	101 Brightside Ave.			telephone	410-484-0104
city, town	Baltimore	state	MD	zip code	21208

4. Location of Legal Description

courthouse, registry of deeds, etc.	Baltimore County Courthouse	tax map and parcel:	78-9-448		
city, town	Towson	liber	8237	folio	649

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
___ Other _____

6. Classification

Category
___ district
X building(s)
___ structure
___ site
___ object

Ownership
___ public
X private
___ both

Current Function
___ agriculture
___ commerce/trade
___ defense
X domestic
___ education
___ funerary
___ government
___ health care
___ industry
___ landscape
___ recreation/culture
___ religion
___ social
___ transportation
___ work in progress
___ unknown
___ vacant/not in use
___ other: _____

Resource Count

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

Number of Contributing Resources previously listed in the Inventory

0

7. Description

Inventory No. BA-3064

Condition

__	excellent	__	deteriorated
X	good	__	ruins
__	fair	__	altered

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

The Graham Hamburger House is located at 101 Brightside Avenue in Pikesville, Baltimore County, Maryland. The house is located on the south side of the street, and is a five-bay by six-bay, 1 ½-story bungalow. It is a frame structure with wood shingles, a rubble stone foundation with raised pointing, and a hip roof of asphalt shingles with a north-south ridge. The north elevation has a center entrance with one light over one panel in the door, sidelights, and a three-light transom. There are cast-iron light fixtures on each side of the door consisting of a face with a light bulb socket in the mouth. There are two one-over-one sash with head-cut trim on each side of the door. The six-bay porch extends to the east of the house and has a wood deck and soffit. There are five Greek Doric columns set on stone piers with wood balusters between that have square-in-plan balusters. In the center are five stone steps with stone cheek walls. The east bay of the porch is enclosed with beaded-edge-and-center boards behind the railing and have three eight-light casements above. The west elevation of this porch has a door with one light over two panels and matching sidelights, and a three-light transom. There is a hip roof dormer in the center with one-over-one sash.

The west elevation has, from north to south on the first story, a one-over-one sash, a bay window with three one-over-one sash, another one-over-one sash, paired one-over-one sash, another one-over-one sash, and another bay window with three one-over-one sash. The foundation has a three-light sash under the northern bay, centered below both bay windows, and beneath the paired one-over-one sash. There is a dormer set between the northernmost one-over-one sash and the bay. It has a hip roof. There is also a shed-roof dormer over the southern four bays. It contains a one-over-one sash to the north, paired one-over-one sash, another one-over-one sash, and paired one-over-one sash. The northernmost one-over-one sash in this dormer could be part of an original hip roof dormer that was enlarged to the south. On the south elevation, there is a one-over-one sash on the first story and a large dormer with a one-over-one sash on the second story. The south elevation of the recessed section to the east has a door set to the west and an enclosed porch with wood shingles to the east. Above is a dormer with three one-over-one sash, and there is a brick chimney to the east of the dormer.

The east elevation is four bays with a short new six-over-six sash in the south bay, a one-over-one sash to the north, then a bay with three one-over-one sash, and a glazed door that is covered by the enclosed porch. The porch is two-bays wide and extends to the north like the north elevation of the porch. The south bay of the porch has five eight-light casements. The foundation of the east elevation has a three-light sash in the south bay and one below the center of the bay window. There are two dormers with one-over-one sash and hipped roofs. They flank the first-story bay window.

The basement has two summer beams that run north-south and are set on brick piers. The circular-sawn 2x8 joists are toenailed with cut nails. There is knob and tube wiring here. The joists have cross bracing and diagonally laid sub-flooring. There are two closets on the west side, north of center. They are constructed with beaded-edge-and-center vertical board walls and doors. The basement concrete has the date "1913" in it near the back door, and the initials "REB."

The first-floor plan contains a large entrance hallway in the northeast corner of the house with a center stair hall off of it and two rooms to the east side of this stair hall. To the west side of this stair hall is a large room in the northwest corner of the house, followed to the south by a bathroom and a small hallway that parallels the main stair hall. To the south of these is a large room, and to the south of that another bathroom and short hallway. This hallway connects to another large room at the southwest corner of the house. The flooring throughout is 2 ¼-inch-wide pine that runs north-south. All of the architrave has a sunken field with an ogee on each side and bulls eye corner blocks. The doors all have five lying panels with transoms above them, and are hung on hinges with ball finials. The doors have mortise locks with pressed bronze knobs and escutcheons.
The one-over-one sash are hung on weights. There are radiators in each room.

The northeast room has a beam that runs north-south and is set just east of the front door. There is no evidence that there was ever a wall or columns in this location. On the south elevation is a fireplace with firebrick in the firebox, a brick hearth and surround, and a wood mantel with a plain frieze and a Doric column on each side. Built-in bookcases flank each side of the fireplace. They

are old, but it is not clear whether they are original and altered, or added in a later renovation. On the south elevation, to the west, is a semi-circular arched doorway with a glazed door that leads to the stair hall. The east elevation has an 18-light glazed door with a transom that leads to the sun porch. The sun porch appears to be original and has beaded-edge boards on the ceiling. The sash alternate between pairs of eight-light casements and single eight-light fixed sash. There is an early, though not original, built-in bar in this location.

The northwest room has a three-sided bay window on the west elevation, to the south. A pair of closets on the south end of the room cuts off one side of this bay, putting one window in the southwest closet. The stair passage has a straight run of stairs along the east wall. They have a closed stringer, turned balusters, a square paneled newel post, and a molded handrail. The stairs to the basement are beneath the stairway to the upper story. The south end of the passage had two closets on the east, but the back side of these closets was opened up during the kitchen remodeling. The back door of the passage has a one-light transom. There is an original light fixture at the north end of the passage with colored glass drops on it.

The east-center room has a fireplace on the north with a firebox of firebrick, and a brick hearth and surround. The wood mantel has a shelf supported by three ogee brackets. There is a bay window on the east. On the south is a recessed, built-in section that had some shelves in it at one time. To the south of this room is a pantry that has built-in shelves on the south with four three-light doors, and a hall to the west of the pantry that connects this room to the kitchen in the southeast corner of the house.

The southeast room has a new floor and the southwest corner of the room was cut out to connect the enclosed rear porch to this room. The south window sash was removed and a new window has been put on the east elevation. The architrave matches the rest of the house. There is a brick chimney on the south side of the kitchen, in the enclosed porch, which is only big enough for a stovepipe, not a fireplace.

The western maze of rooms includes a short hall south of the northwest room. There are doors on all four sides, but no transoms. The east side door leads to the stair passage, and the west side door leads to the north bathroom, which has old fixtures. The toilet is labeled "James Robertson Mfg. Co. Baltimore" and has a scalloped front tank, but has no date. The south door in this short hall leads to the west-center room. This room has a door on the east, with a transom, that leads to the stair hall. There is also a door on the south elevation that leads to the short south hall. This hall also has a door on each wall. The east door leads to the stair passage and the west door to the south bathroom. These doors do not have transoms. The south bathroom has new fixtures, but retains an original light fixture. The door at the south end of the short hall leads to the southwest room. It has a bay window at the west end.

The second story has a center stair passage with one room to the north, one room and a closet to the west, one room to the east, and the passage jogs to the west, then turns south, with a room and bathroom on the west side and another room at the south end. The north chamber has dormers on the north and east. The doors, hardware, and trim match the first story. The stair passage has the same balustrade around the whole stair opening. There are paired windows at the south end. There is a closet at the south end on the west elevation that has a typical five-lying-panel door. Another closet has been built in between the stairway and the north chamber, and has beaded-edge-and-center vertical boards.

The west chamber extends to the northwest corner of the house and has two dormers on the west elevation. There is a built-in closet with beaded-edge-and-center vertical boards on the east side, near the north. To the north is a low storage bin of the same material and the lid has been removed. The east chamber has dormers on the south and east and a typical built-in closet on the north. The west center chamber has an original closet on the east and does not have sloping ceilings. The bathroom contains a claw foot tub and new toilet and sink. There is a built-in closet with beaded-edge-and-center boards on the north.

The south chamber also does not have sloping ceilings, and has a closet on the north. The stair hall south windowsill and the trim under the sill are patched at the west end where a wall could have been, but the baseboard is all of one piece. There are plaster cracks, but they could be from water leaking in the roof valley above. The back wing, however, may be added on the second story. The evidence for this is ambiguous.

8. Significance

Inventory No. BA-3064

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

Specific dates n/a **Architect/Builder** n/a

Construction dates

Evaluation for:

_____ National Register _____ Maryland Register X 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 reports, complete evaluation on a DOE Form - see manual.)

The Graham-Hamburger House, at 101 Brightside Avenue, is located in the Pikesville development of Ralston, laid out by Wood, Harmon & Co. in the late nineteenth century. The location was no doubt chosen because it was between the Western Maryland Railroad tracks and the Reisterstown Turnpike, giving it good access to Baltimore City from either, and was just east of Sudbrook Park, the suburban development designed by Frederick Law Olmsted and begun only a few years earlier. The developers of Ralston were probably banking on the success of Sudbrook Park bringing others to the area. No houses had been constructed in Ralston in 1898, but by 1915 there were about two dozen standing, most spread out over two or more lots. The house at 101 Brightside was one of these, built on lots 21 to 25, and part of lot 20. Robert Treat Paine, Jr. of Boston, son of lawyer Robert Treat Paine, Sr., purchased the land in 1897, probably for development, but his connection with Wood, Harmon & Co. is not known at this time. Paine, Sr. had hired H. H. Richardson and Frederick Law Olmsted to design his own country estate in Massachusetts, and it is tempting to think that perhaps Paine, Jr. would have used the Olmsted Brothers to design his new project in Pikesville, but the resulting development is based on a grid plan and has nothing to suggest that the Olmsteds were involved. Paine had clearly platted the lots that are shown on the 1898 Bromley Atlas of Baltimore County, but it does not appear that his plans were very successful, as he sold 104 of them to John F. McGraw in 1909. Some of the lots were not included in this transaction, suggesting that they had been sold and built on earlier. McGraw, who lived nearby on Sudbrook Road by 1915, in turn sold lots 21 and 22 to John and Dorothy Graham in April 1913. A month later the Grahams added lot 23, and it seems likely that they were constructing their new house at this time. Unfortunately, the local newspapers make no mention of this house, and little of any building activity in the county. (1)

The house that the Grahams constructed was a large bungalow divided by a center stair hall. Bungalows were very popular in Baltimore City and Baltimore County in the first quarter of the twentieth century, but most followed only a handful of arrangements, and most were much smaller than this unique example. Bungalows rarely had a center passage, as they were designed to be a more informal house, with one room flowing into another. This example has a blend of both types of planning, as the entrance brings one into a primary living space with a fireplace, and this leads to the passage. The rooms on the west side of the passage flow in a long line, but there are also short hallways that take circulation away from the rooms, increasing privacy. Nor do the finishes, such as the mantels and stairway, suggest the craftsman influence that made the bungalow popular. Though they clearly liked the new look, such a movement was perhaps a little too new and radical for the builder of this house to adopt wholeheartedly. The house almost certainly does not come from a pattern book of the period, but was probably designed by one of the smaller architects of Baltimore who specialized in suburban homes.

The house changed hands several times in the early 1920s, with Leonard L. Grief purchasing it in 1922 and adding lots 24 and 25, and half of lot 20, in 1923. In 1930 Isaac and Betty Hamburger, of the Hamburger Department Store firm, acquired the house. The 1929 Sanborn Map only shows the east half of the house, so it is of little use in documenting changes to the property,

but it is believed that the Hamburger's were responsible for enlarging the south half of the second story, making it a full two stories tall. The connection between the front and rear half of the second story is somewhat awkward and shows evidence of material being patched. In addition, it is clear that the north bay of the west elevation of the southern half of the second story is an earlier dormer window that has been incorporated into the expanded second story. This addition uses the same materials as the original house, and being toward the rear, can only be seen from the side. As a result, the bungalow profile is not affected from the street. The house to the east, at 27 Brightside Avenue, was originally very similar to this house, and it does not have the second story expansion. The only substantial change to the Graham-Hamburger House in recent years was enclosing the rear porch and opening up part of the original rear wall, and removing two closets in this location, in order to enlarge the kitchen. (2)

Notes:

(1) Baltimore County Land Records, LMB 221-317, WPC 344-474, WPC 410-300, WPC 410-567. G. W. Bromley, Atlas of Baltimore County, Maryland (Philadelphia, 1898). G. W. Bromley, Atlas of Baltimore County, Maryland (Philadelphia, 1915). Margeret Henderson Floyd, Henry Hobson Richardson: A Genius for Architecture (New York: Monacelli Press, 1997), pp. 269, 274-89. Jeffrey Karl Ochsner, H. H. Richardson: Complete Architectural Works (Cambridge, Mass.: MIT Press, 1982), pp. 337-41.

(2) Baltimore County Land Records, WPC 546-465, WPC 548-585, WPC 569-80, WPC 571-554, LMcLM 844-447.

9. Major Bibliographical References

Inventory No. BA-3064

See continuation sheet.

10. Geographical Data

Acreage of surveyed property 220' x 119'

Acreage of historical setting 220' x 119'

Quadrangle name Baltimore West

Quadrangle scale 1:24000

Verbal boundary description and justification

The boundaries include all the lots that historically made up the property, lots 21, 22, 23, 24, 25, and part of lot 20.

11. Form Prepared By

name/title	Kenneth M. Short		
organization		date	01/17/2003
street and number	610 Regester Ave.	telephone	410-377-4953
city or town	Baltimore	state MD	zip code 21212-1915

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 not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville MD 21032
410-514-7600

Maryland Historical Trust
Maryland Inventory of
Historic Properties Form

Inventory No. BA-3064

Name Graham-Hamburger House
Continuation Sheet
Number 9 Page 1

See endnotes

70
Dist. 3

B 3064

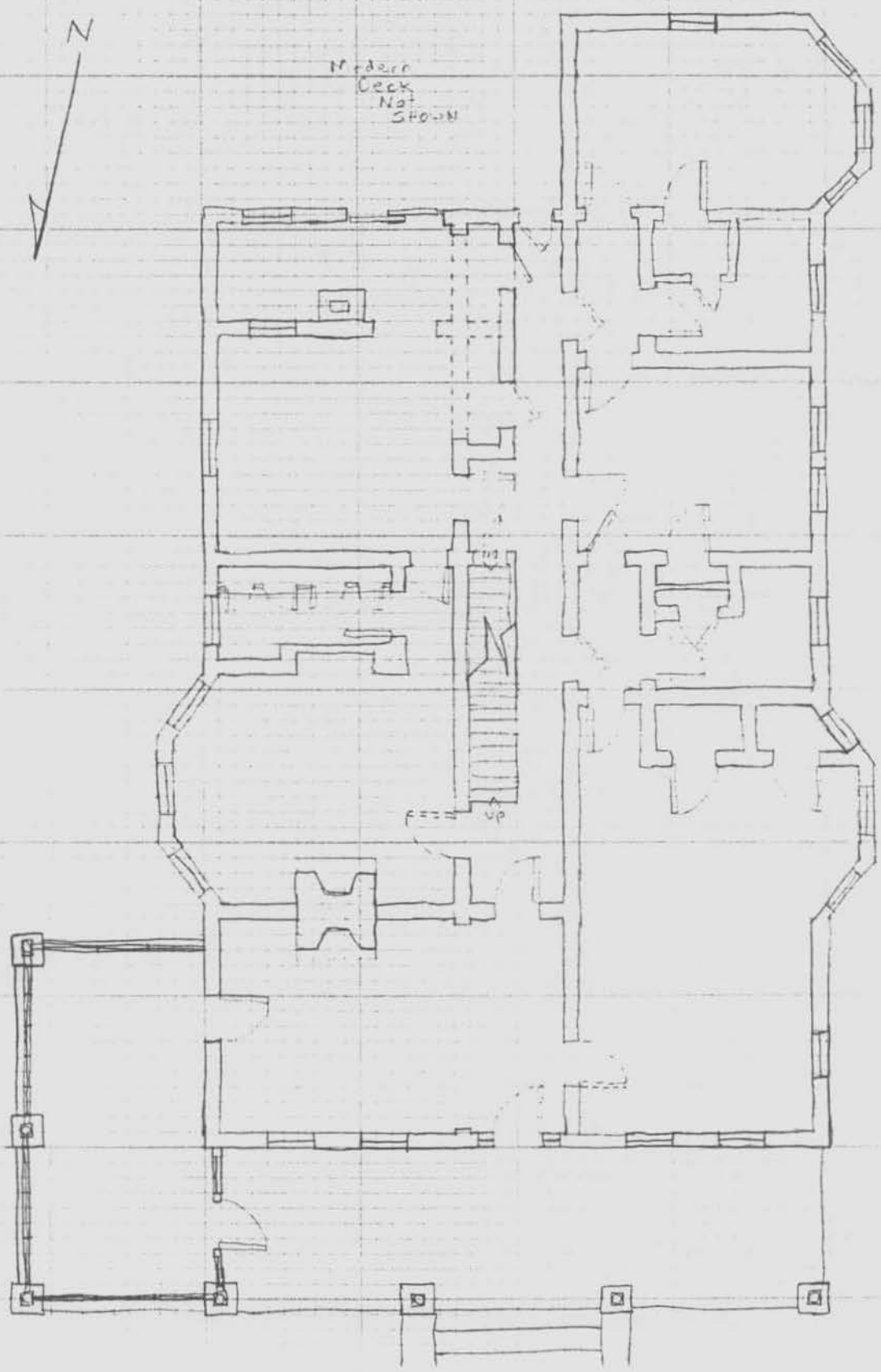
101 Brightside Ave

CHAIN OF TITLE

GRANTOR	HOME COUNTY	GRANTEE	HOME COUNTY	DATE	LIBER	FOLIO	TRANS-ACTION	COMMENTS
		David & Wendy Hefter		2 Aug 1991				
Leonard L Grief & wf Amy F.	Balto City	Isaac Hamburger II & wf Betty K	Balto City	5 Mar 1930	LMCLM 844	447	Deed fee S.	$5.00 lots 21, 22, 23, 24, 25, half of 20 Ralston
E. Lee Hartman & wf Carlyn F.	Balto City	Leonard L Grief	Balto City	31 Jan 1922	WPC 548	585	Deed fee S.	$5.00 3 lots - 21, 22, & 23 of Ralston
John E. Graham & wf Dorothy	Balto City	Leonard L Grief	Balto City	5 Jun 1923	WPC 571	554	Deed fee S	$5.00 W. half of lot 20, Ralston
David Federleicht	Balto City	Leonard L Grief	Balto City	22 Jan 1923	WPC 569	80	Deed fee S	$5.00 2 lots - 24 & 25 in Ralston
John E. Graham & wf Dorothy	?	Lee E. Hartman	?	1 Nov 1921	WPC 546	465	Deed fee S	$5.00 21, 22, 23
George W Thompson & wf Annie V	Balto City	John E. Graham & wf Dorothy	Balto City	27 May 1913	WPC 410	567	Deed fee S	$5.00 lot 23, Ralston said 1910 Wm. Middleton to Thompsons
John F. McGraw & wf Mary J.	Balto City	John E. Graham & wf Dorothy	Balto City	4 Apr 1913	WPC 410	300	Deed fee S.	$5.00 lots 21 & 22, Ralston
Robert T. Paine, Jr. & wf Marie C.	Boston, Suffolk Co, Mass.	John F. McGraw	?	8 Jun 1909	WPC 344	474	Deed fee S.	$5.00 104 lots includes 21 & 22, not 20, 23, 24, 25 pt. of below
Robert Sprague Hall	Boston, MA	Robert T. Paine, Jr	Boston, MA	16 Nov 1897	LMB 221	317	Deed fee S.	$10.00 2 tracts owned by Michael Carling w/ house dated 55A & 54A

101 Brightside Ave. BA-3064 KMS

First Floor Plan 25 Oct. '01



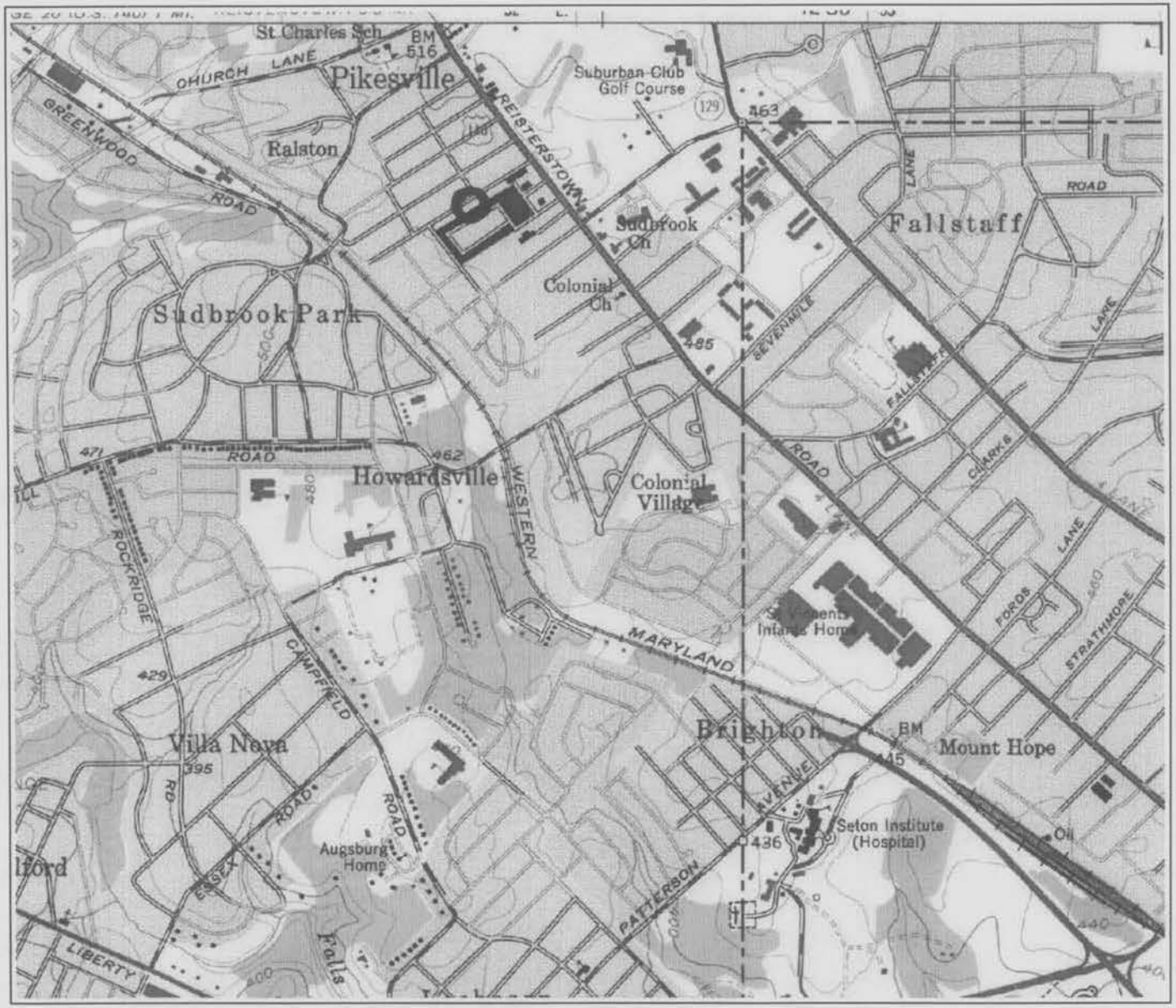
Not to Scale

MERLIN Online Map

Base Maps

3.75' Quarter Quad Grid

Baltimore West Quad 7.5' Topo



N 188007.94m E 424365.44m

0 9 00n

Coordinates at center of image in Maryland State Plane, NAD 1983 meters

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BA-3064
Graham-Hamburger House
101 Brightside Ave

BA-3064
Graham-Hamburger House
101 Brightside Ave
Balto. Co, MD
Ken Short
Oct. 2001
MDSHPO
Northeku
1/8

BA-3064
Graham-Hamburger House
101 Brightside Ave
Balto. Co, MD
Ken Short
Oct. 2001
MD SHPO
North elev.- light fixture
2/8

BA-3064
Graham-Hamburger House
101 Brightside Ave
Balto. Co, MD
Ken Short
Oct. 2001
MD SHPO
West elev
3/8

BA-3064
Graham-Hamburger House
101 Brightside Ave
Balto. Co, MD
Ken Short
Oct. 2001
MD SHPO
Southeastelevs
4/8

BA-3064
Graham-Hamburger House
101 Brightside Ave
Balto. Co., MD
Ken Short
Oct. 2001
MD SHPO
Entrance Rm, Southelev
5/8

BA-3064
Graham-Hamburger House
101 Brightside Ave
Balto. Co, MD
Ken Short
Oct. 2001
MD SHPO
Entrance rm-door to Stair passage
6/8

BA-3064
Graham-Hamburger House
101 Brightside Ave.
Balto. Co, MD
Ken Short
Oct. 2001
MD SHPO
Stair passage light fixture
7/8

BA-3064
Graham-Hamburger House
101 Brightside Ave
Balto. Co, MD
Ken Short
Oct. 2001
MD SHPO
East-central, NW northeast
8/8