

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes ___
no

Property Name: The Groves Survey District Inventory Number: BA-3114
 Address: Harford-Putty Hill-Avondale-East Avenues City: Baltimore, MD Zip Code: _____
 County: Baltimore County USGS Topographic Map: Towson
 Owner: Multiple Is the property being evaluated a district? ___ yes
 Tax Parcel Number: Multiple Tax Map Number: 71 & 81 Tax Account ID Number: Multiple
 Project: I695: Harford to Putty Hill Sound Wall Installation 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 Compliance Files

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

The Groves Survey District in Baltimore County is a suburban district that could be considered part of either Parkville or Carney, two villages located on Harford Road (MD 147). Between 1920 and 1924, four residential developments were platted along Harford Road -- California Grove, Ridge Grove, Harford Manor and Fowler Park. The Groves Survey District boundary includes the houses on Harford Road from Moreland to East Avenue, California, Arizona, Balder and East Avenues, Sperl, Avondale, Victory, Fearne and Grove Roads and Putty Hill Avenue from Avondale Road to Grove Road on the east side of the Beltway. These areas make up the California Grove, Ridge Grove, Harford Manor and Fowler Park developments found in Baltimore County Plat Books.

These four developments were designed with middle class buyers in mind. Although the development names suggest rustic retreats, the lots are narrow and buyers purchased portions of several, but built small houses. The plans for each development were formed on a grid of streets oriented toward Harford, Putty Hill or Avondale (originally called Ridge) roads. Furthermore house construction was periodic and was not done in a consistent style between 1920 and 1958. There are examples of I-houses, Bungalows, Cape Cod, one-story wing-and-gable, and a local interpretation of an International style house. The I-houses seem to be the oldest houses in the neighborhood, dating to the late nineteenth or early twentieth centuries, and there are only a few examples.

MARYLAND HISTORICAL TRUST REVIEW	
Eligibility recommended ___	Eligibility not recommended <input checked="" type="checkbox"/>
Criteria: ___ A ___ B ___ C ___ D	Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G ___ None
MHT Comments: <i>Wildly diverse house types and periods without community amenities or design features to unify. Overall, houses lack integrity. Molded/cast concrete is a common building material in this area of BA Co.</i>	
<i>Andrew Lewis</i> ✓ Reviewer, Office of Preservation Services	<i>7/15/03</i> Date
<i>[Signature]</i> Reviewer, NR Program	<i>7/15/03</i> Date

200302067

NR-ELIGIBILITY REVIEW FORM

The Groves Survey District

Inventory Number: BA-3114

age 2

Four Bungalow houses in the California Groves development were clearly made by the same builder. These are the Kreidler House, 9009 Harford Road, Gano and Wright Houses, 3015 and 3017 Arizona Avenue, and Gross House, 3006 California Avenue, which were built between 1924 and 1926. Each is built of quarry-face concrete blocks and is either 1-1/2 or 2 stories high. Those that are two stories have a front gable dormer with three windows in the second story. The upper wall under the eaves of the gable is finished in either aluminum siding or in fishscale shingles. A very striking feature on each of these buildings are the porch supports which are cast concrete, fluted demi-columns with Ionic or Corinthian capitals. A local history from 1925 shows an advertisement by C. Oscar Myers and Walter P. Meyers, makers of waterproof concrete blocks, whose offices were located at the corner of Belair and Hamilton Roads. The builder was identified by one resident as "Mr. Zimmerman, the father of the men who built the houses on Loch Raven Road." However, no firm information has been developed about who this individual might be. The later house styles represent the developments in the 1940s and 1950s. The Jotkiewicz Residence, 3024 Arizona Avenue, is a 1950 example of an International Style house. It has a flat roof, ribbon windows (which have been replaced) and is clad in stucco. The brick window frames suggests that it might be a kit house, but no further information could be obtained. 1960s and 1970s houses are also interspersed among the older buildings.

In addition to the houses, there is one civic structure, a Baltimore County sewage pumping station, located on Avondale Road at the Beltway. It is a one story, one bay building, clad in brick with a slate roof, done in a Colonial Revival style typical of 1930s government designs. The pumping station collects the sewage from the local neighborhoods and pumps it into the larger sewage system. The building is part of the county's large sewage system, and cannot be evaluated as an individual structure.

The Groves Survey District represents seventy years of Baltimore County's suburban building history. The area changed from small farms to housing developments in the early twentieth century. Simon Martinet's development of Parkville in 1874 as well as the 1897 extension of the trolley tracks along the former Harford-Baltimore Turnpike facilitated house construction between Parkville and Carney thirty years later. Each of the developments is an example of a Planned Suburban Neighborhood as outlined in the "Suburbanization Context." However, these neighborhoods lack a central transportation building or civic center that would make them important examples of such a resource. Many different builders were responsible for house construction. Over the course of time, owners made further changes to the buildings. For example, wood cladding was covered with aluminum or vinyl siding, new windows were installed and additions were built.

The most severe alteration however, was the construction of the Baltimore Beltway, I-695, from 1961 to 1965. The State Roads Commission (SRC) purchased sufficient property to build an eight-lane highway. Both Harford Road and Putty Hill Avenue were raised in order to cross the Beltway on overpasses, while I-695 bridges Avondale Road. The SRC demolished a number of houses on Avondale, Balder and Harford roads for the new highway. When it was complete, a six-foot chain link fence marked the boundary of the SRC's property. Views from areas such as Sperl and Fearn Avenues show the Beltway's traffic, while from Avondale and the east end of Arizona Avenue the views show bridge abutments. It is SHA's determination that due to the many alterations, The Groves Survey District is not eligible for inclusion in the National Register of Historic Places under Criteria A (history of Baltimore's suburban development) or C (architecture). Research did not identify an individual associated with any of these developments who would demonstrate significance under Criterion B and no research was conducted under Criterion D.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended _____ Eligibility not recommended _____
 Criteria: ___ A ___ B ___ C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G ___ None
 MHT Comments

 Reviewer, Office of Preservation Services

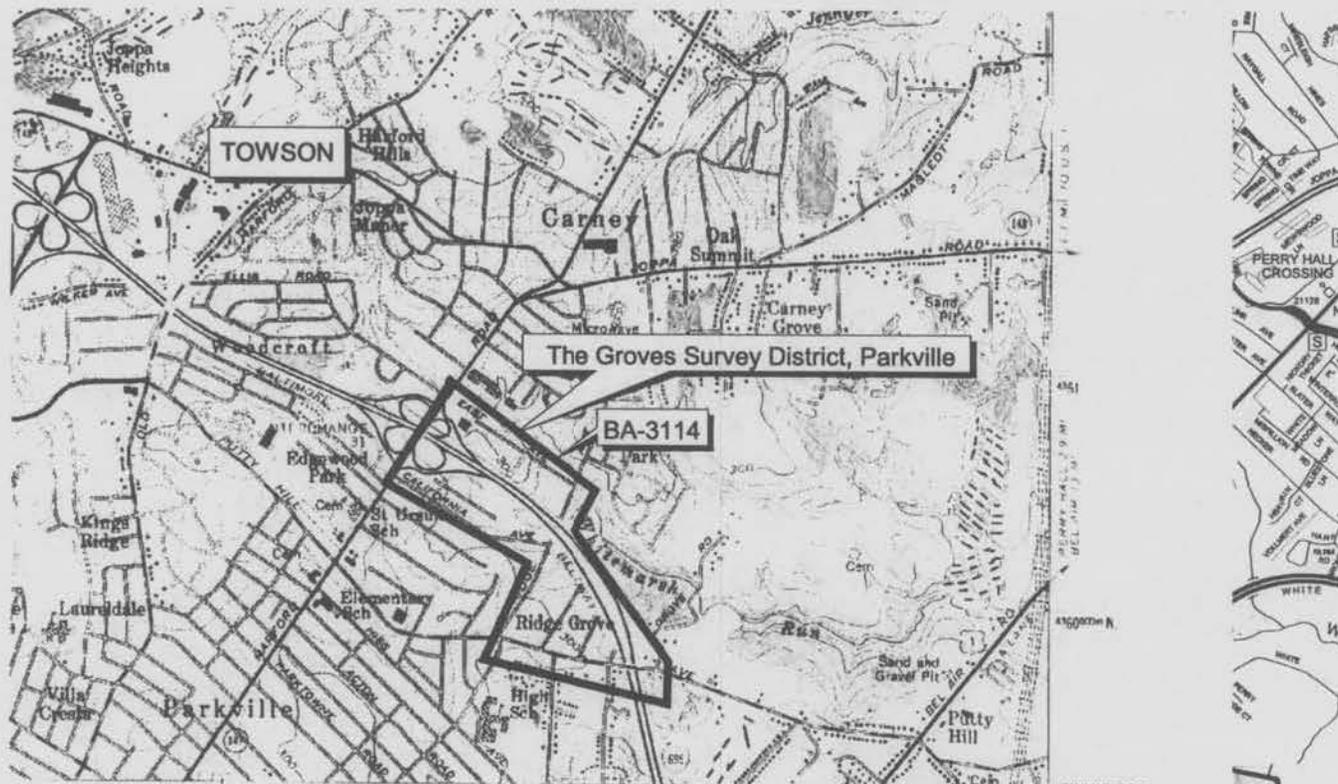
 Date

 Reviewer, NR Program

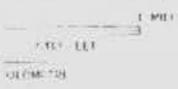
 Date

BA-3114

USGS Towson Quad 1:24,000



67 32'30" 163 INTERCHANGE 33 (I-83) 39°22'30" / 6'30" MIDDLE RIVER



ROAD CLASSIFICATION

Heavy duty	Light duty
Medium duty	Unimproved d.t.
○ Interstate Route	○ U.S. Route
	○ State Route

USGS Topo Quad Index
County



QUADRANGLE LOCATION
To place on the predicted North American Datum 1983,

TOWSON, MD.
NE/4 BALTIMORE IN QUADRANGLE
39076-D5-TF-024
1957





PA 3114

CALIFORNIA WINE & SPIRITS HARVEST RD.
(NORTH SIDE) THE GREENS STRAW
DISTRICT

PACHTMARE CO, MD

ARLINGTON

3/2003

VID SAPO

APR 2003 GAK

APR 2003 GAK

APR 2003 GAK

2005 & 2007 CALIFORNIA WINE & SPIRITS HARVEST RD.

VID



PA3114

NORTH SIDE TOWN HILL AVE. AT
GLENNON AVE., THE GROVES SURVEY
DISTRICT

PALTIMORE COUNTY, MD

A BRUNER

2/2003

1:10 SAPO

APR 2003 GAK

APR 2003 GAK

APR 2003 GAK

EXAMPLES OF ALTERED HISTORIC
RESOURCES

2/10



PA 3114

WEST SIDE OF AVONDALE NORTH OF
ILGS, THE GROVES SURVEY DISTRICT
FAITHMORE CO, MD

AR BRUDER

3/2003

MD SAPO

APR 2003 GAK

APR 2003 GAK

APR 2003 GAK

NOTICE OF SALE OF NFILL

3/10



PA 3114

FERRIS STREET, THE GROVES SUBDIVISION
DISTRICT

BALTIMORE Co., MD.

APR 2003

3/2003

MD SAFCO

WEST SIDE OF FERRIS - 1950'S HOUSE

4/10



PA 3114

SOUTH SIDE OF EAST AVE. THE GEORGE

SURVEY DISTRICT

FACITMORE CO, MD

A BOUNDARY

MD STATE

3/2003

LOOKING WEST AT HOUSING VARIETY

APR 2003 GAK

APR 2003 GAK

APR 2003 GAK

510



FA-3114

KREIDER House, 9009 Norfolk Rd,
The Greenesboro Way District
Baltimore Co. MD
MARCH 2003.

A. Kreider

MIDNITE

WEST AND SOUTH FACIES

APR 2003 GAK

APR 2003 GAK

APR 2003 GAK

6/10



PA-1117
GANDY & WRIGHT HOUSES, 301 S. 1st, 2017
KENNETH A AVENUE, THE GROVES SUBDIVISION
DISTRICT
BALTIMORE CO, MD

~~3/2003~~

A R. R. RIVER
MD SAPO

APR 2003 GAK APR 2003 GAK APR 2003 GAK APR 2003 GAK
EXIST'G 1/2 JCTN FAC ADK

7/10



PA-3114.

WRIGHT HOUSE, THE COOKES SURVEY
DISTRICT

PACTHORE CO. MD

A BRIDGE

3/1000

MD 510

CROSS UP OF ~~DEMI~~-COLUMN

\$1.10



PA 3114
JOTKIEWICZ RESIDENCE, 3024 ARLINGTON
Ave., THE GROVES SURVEY DISTRICT

PARTI:ORE CO. MD

ARSENAL

3/2003

MISSISSIPPO

APR 2003 GAK

APR 2003 GAK

APR 2003 GAK

SOUTH ACIDE

910



PA-3114

PALTIMORE COUNTY RIDGE AVE. PUMPING
STATION, THE GROVES SIDEWAY & ROAD

PALTIMORE CO, MD

MARCH 2003

A BRUNNEN

MD SNPO

EAST & SOUTH FACIES OF IMP-12.

APR 2003 GAK

APR 2003 GAK

10/10