

**MARYLAND HISTORICAL TRUST  
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes   
no

Property Name: Martenet's Parkville Survey District Inventory Number: BA-3206  
 Address: Old Harford Road Harford Road, Taylor Ave, Oak Ave, and Chestnut Ave Historic district:  yes  no  
 City: Parkville Zip Code: 21234 County: Baltimore County  
 USGS Quadrangle(s): Towson  
 Property Owner: Multiple Owners Tax Account ID Number: \_\_\_\_\_  
 Tax Map Parcel Number(s): \_\_\_\_\_ Tax Map Number: 81  
 Project: MD-147 Parkville Streetscape Project Agency: SHA  
 Agency Prepared By: EHT Traceries, Inc.  
 Preparer's Name: Patti Kuhn Date Prepared: 5/6/2006  
 Documentation is presented in: MIHP Form  
 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  no Listed:  yes  no  
 Site visit by MHT Staff  yes  no Name: \_\_\_\_\_ Date: \_\_\_\_\_

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

Martenet's Parkville Survey District is significant as an intact example of late-nineteenth-century planning in Baltimore County and for its collection of dwellings that illustrate the evolution of Parkville from a late-nineteenth-century town to an early-twentieth-century suburb, a direct result of the arrival of the electric streetcar. Platted in 1874 by Baltimore surveyor, map maker, architect and engineer Simon J. Martenet, the survey district consists of a simple grid plan that surrounds a rectangular-shaped park. The dwellings located along the interior streets of the survey district demonstrate the spotted growth of Parkville with its Victorian-era and early-twentieth-century dwellings interspersed between modest Craftsman-style bungalows constructed after the arrival of the electric streetcar in 1918. In contrast, the boundary streets of the survey district mark the rapid growth and suburbanization of Parkville beyond Martenet's plan after the arrival of the streetcar era. At that time, developers constructed rows of similarly designed single dwellings on a grid of streets radiating from Martenet's plan. Commercial development also occurred predominately along Harford Road, illustrating a shift in development as Harford Road became a major transportation corridor. The period of significance for Martenet's Parkville Survey District is 1874 to 1943, based on the establishment of Martenet's plan and the halt of construction at the onset of World War II. The survey district includes 107 primary resources, 78 of which contribute to the period of significance and retain sufficient integrity to reflect the historic context.

**MARYLAND HISTORICAL TRUST REVIEW**

Eligibility recommended  Eligibility not recommended   
 Criteria:  A  B  C  D Considerations:  A  B  C  D  E  F  G

MHT Comments: *Undistinguished among outer Baltimore suburbs of E 20C.*

*Jim VanLeuven*  
 Reviewer, Office of Preservation Services

7/11/06  
 Date

*[Signature]*  
 Reviewer, National Register Program

7/11/06  
 Date

Martenet's Parkville Survey District is eligible under Criterion A for its role in Community Planning and Development with its intact late-nineteenth-century plan and its development in the early twentieth century as a streetcar suburb. The survey district is not associated with any person or group of persons of outstanding importance to the community, state, or nation. Therefore, Martenet's Parkville Survey District is not eligible under Criterion B. Martenet's Parkville Survey District is also eligible under Criterion C for its collection of buildings, predominately single-family dwellings that reflect the architectural trends and craftsmanship of the two periods of development of Parkville. Martenet's Parkville Survey District not evaluated under Criterion D. Therefore, it has been determined that Martenet's Parkville Survey District is eligible for listing in the National Register of Historic Places under Criteria A and C.

The Martenet's Parkville Survey District encompasses the area platted by Simon J. Martenet in 1874. Centered around a small, rectangular-shaped park, the boundaries of the district include Harford Road on the east, Liganore Avenue on the South, Old Harford Road on the west, and Linwood Avenue on the North. The survey district does not include properties facing south on Liganore Avenue or north on Linwood Avenue as neither of the streets were included in Martenet's plan. However, these buildings were constructed contemporaneously with the majority of the single-family dwellings in the Parkville Survey District.

According to Martenet's plan, Chestnut Avenue originally ended at what is now the 7700 block while Oak Avenue extended southward to the approximate location of what is now Hillcrest Avenue. Between 1915 and 1929, Liganore Avenue was established, terminating both Chestnut and Oak Avenues at the 7700 block and altering Martinet's original plan. Consequently, the properties south of Liganore Avenue, east of Old Harford Road that were within the original boundaries of Martinet's plan were excluded from the survey district due to the reorientation of the lots and the removal of Oak Avenue. Despite the alteration of the plan, the buildings located within this area were constructed around the same time as the majority of the buildings located within the boundaries of Martenet's plan.

|  |  |
|--|--|
| <b>MARYLAND HISTORICAL TRUST REVIEW</b>          |  |
| Eligibility recommended _____                    | Eligibility not recommended _____                  |
| Criteria: ___A ___B ___C ___D                    | Considerations: ___A ___B ___C ___D ___E ___F ___G |
| MHT Comments:                                    |  |
| _____  | _____  |
| <b>Reviewer, Office of Preservation Services</b> | <b>Date</b>  |
| _____  | _____  |
| <b>Reviewer, National Register Program</b>       | <b>Date</b>  |

## **CAPSULE SUMMARY**

**BA-3206**

**Martenet's Parkville Survey District**

**Parkville, Baltimore County**

**1874-1943**

**Private**

Martenet's Parkville Survey District is significant as an intact example of late-nineteenth-century planning in Baltimore County and for its collection of dwellings that illustrate the evolution of Parkville from a late-nineteenth-century town to an early-twentieth-century suburb, a direct result of the arrival of the electric streetcar. Platted in 1874 by Baltimore surveyor, map maker, architect and engineer Simon J. Martenet, the survey district consists of a simple grid plan that surrounds a rectangular-shaped park. The dwellings located along the interior streets of the survey district demonstrate the spotted growth of Parkville with its Victorian-era and early-twentieth-century dwellings interspersed between modest Craftsman-style bungalows constructed after the arrival of the electric streetcar in 1918. In contrast, the boundary streets of the survey district mark the rapid growth and suburbanization of Parkville beyond Martenet's plan after the arrival of the streetcar era. At that time, developers constructed rows of similarly designed single dwellings on a grid of streets radiating from Martenet's plan. Commercial development also occurred predominately along Harford Road, illustrating a shift in development as Harford Road became a major transportation corridor. The period of significance for Martenet's Parkville Survey District is 1874 to 1943, based on the establishment of Martenet's plan and the halt of construction at the onset of World War II. The survey district includes 107 primary resources, 78 of which contribute to the period of significance and retain sufficient integrity to reflect the historic context.

# Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. BA-3206

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

historic Martenet's Parkville Survey District

other

## 2. Location

street and number Harford Rd, Taylor Ave, Old Harford Road, Oak Avenue, Chestnut Avenue not for publication

city, town Parkville vicinity

county Baltimore County

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

name Multiple Owners

street and number telephone

city, town state zip code

## 4. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore County liber folio

city, town Towson tax map 81 tax parcel tax ID number

## 5. Primary Location of Additional Data

- Contributing Resource in National Register District  
 Contributing Resource in Local Historic District  
 Determined Eligible for the National Register/Maryland Register  
 Determined Ineligible for the National Register/Maryland Register  
 Recorded by HABS/HAER  
 Historic Structure Report or Research Report at MHT  
 Other: \_\_\_\_\_

## 6. Classification

| Category                                     | Ownership                                   | Current Function                                   | Resource Count   |
|--|---|--|--|
| <input checked="" type="checkbox"/> district | <input type="checkbox"/> public             | <input type="checkbox"/> agriculture               | Contributing   |
| <input type="checkbox"/> building(s)         | <input checked="" type="checkbox"/> private | <input checked="" type="checkbox"/> commerce/trade | 78   |
| <input type="checkbox"/> structure           | <input type="checkbox"/> both               | <input type="checkbox"/> defense                   | Noncontributing  |
| <input type="checkbox"/> site                |   | <input checked="" type="checkbox"/> domestic       | 29   |
| <input type="checkbox"/> object              |   | <input type="checkbox"/> education                 | buildings  |
|  |   | <input type="checkbox"/> funerary                  | sites  |
|  |   | <input type="checkbox"/> government                | structures   |
|  |   | <input type="checkbox"/> health care               | objects  |
|  |   | <input type="checkbox"/> industry                  | 78   |
|  |   | <input type="checkbox"/> landscape                 | 29   |
|  |   | <input type="checkbox"/> recreation/culture        | Total  |
|  |   | <input type="checkbox"/> religion                  |  |
|  |   | <input type="checkbox"/> social                    |  |
|  |   | <input type="checkbox"/> transportation            |  |
|  |   | <input type="checkbox"/> work in progress          |  |
|  |   | <input type="checkbox"/> unknown                   |  |
|  |   | <input type="checkbox"/> vacant/not in use         |  |
|  |   | <input type="checkbox"/> other:                    |  |
|  |   |  | <b>Number of Contributing Resources<br/>previously listed in the Inventory</b> |
|  |   |  | 0  |

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## 7. Description

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Inventory No. BA-3206

### Condition

excellent       deteriorated  
 good             ruins  
 fair               altered

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

### Location Description

The Martenet's Parkville Survey District encompasses the area platted by Simon J. Martenet in 1874. Centered on a small, rectangular-shaped park, the boundaries of the district include Harford Road on the east, Liganore Avenue on the South, Old Harford Road on the west, and Linwood Avenue on the North. The survey district does not include properties facing south on Liganore Avenue or north on Linwood Avenue as neither of the streets was included in Martenet's plan. However, these buildings were constructed contemporaneously with the majority of the single-family dwellings in the Parkville Survey District.

According to Martenet's plan, Chestnut Avenue originally ended at what is now its 7700 block, while Oak Avenue extended southward to the approximate location of what is now Hillcrest Avenue. Between 1915 and 1929, Liganore Avenue was established, terminating both Chestnut and Oak Avenues at the 7700 block and altering Martenet's original plan. Consequently, the properties south of Liganore Avenue, east of Old Harford Road that were within the original boundaries of Martenet's plan were excluded from the survey district due to the reorientation of the lots and the removal of Oak Avenue. Despite the alteration of the plan, the buildings located within this area were constructed around the same time as the majority of the buildings located within the boundaries of Martenet's plan.

### Architectural Description

Martenet's Parkville Survey District primarily consists of freestanding single-family dwellings. A small number of duplexes and twin dwellings are interspersed among the single dwellings with the exception of one grouping located along Old Harford Road. Commercial buildings are found along Harford Road and on the intersection of Old Harford Road and Taylor Avenue.

The free-standing single dwellings located within the boundaries of Martenet's Parkville Survey District share similar characteristics that are indicative of late-nineteenth- and early-twentieth-century architecture. A number of Parkville's earliest houses were constructed around the park and along Taylor Avenue. These two-story dwellings commonly exhibit rock-faced or plain-faced concrete-block foundations and are wood-frame construction and clad with weatherboard siding. Constructed as early as 1893, these Victorian-era buildings are typical of Queen Anne-style dwellings. A number of the buildings in the survey district that were constructed in the 1910s are Colonial Revival-style American foursquare-type. These dwellings are characterized by their two-and-a-half story, two-bay wide plan, hipped roofs, full-width front porches and hipped dormers. After the streetcar arrived in 1918, the houses constructed within the historic core of Parkville were more modest in size and were often constructed in groups by a developer, indicated by their similar plans and details. These one- and one-and-a-half-story dwellings exhibit characteristics of Craftsman-style bungalows with their low-pitched roofs, full-width front porches, and prominent dormers. Similar to the larger dwellings first constructed in Parkville, these houses are wood-frame construction and typically exhibit rock-faced or plain-faced concrete-block foundations. A few of the dwellings were also constructed entirely of rock-faced and rusticated concrete block. Buildings are typically modest in ornamentation and are vernacular interpretations of popular architectural styles. Since their construction, a number of the single dwellings in Parkville have been re-clad in asbestos shingle, vinyl, or aluminum siding.

Two twin houses were constructed within Martenet's Parkville Survey District in circa 1921 and three duplexes were constructed circa 1937. These wood frame dwellings are two stories high with concrete-block foundations and are typically clad in weatherboard siding. The developer-built duplexes, located in a group along Old Harford Road, were constructed in the Dutch Colonial Revival-style, as illustrated by their gambrel roofs. Similar to the single dwellings within the survey district, a few of these dwellings have been re-clad in aluminum or vinyl siding.

A number of the commercial buildings that are located along Harford Road in the survey district were originally early-twentieth-century dwellings that were converted to commercial buildings. Many of these buildings have store-front additions that almost completely obscure the main elevation of the dwelling. The purpose-built commercial buildings in this area are typically one-story structures constructed of concrete block with brick facing, and now house two or three stores with separate entrances and large storefront windows.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. BA-3206

Martenet's Parkville Survey District  
Continuation Sheet

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### Integrity

Despite the suburbanization and expansion of Parkville after 1918, Martenet's plan of Parkville remains intact. Harford Road, Old Harford Road, and Taylor Avenue continue to serve as main thoroughfares and the park remains as the neighborhood's focal point. As intended, free-standing single dwellings line the streets and relatively few infill buildings have been constructed. Despite the re-cladding of many of the buildings in asbestos shingles, vinyl siding, or aluminum siding, these buildings maintain their original design and form that are characteristic of Parkville. Most of the buildings located along Harford Road no longer retain their integrity due to major alterations that took place when the original residential buildings were converted for commercial use.

| <i>Address</i>            | <i>Recommendation</i> | <i>Date Constructed</i> |
|---------------------------|-----------------------|-------------------------|
| 7700 Chestnut Avenue      | Contributing          | ca. 1938                |
| 7702 Chestnut Avenue      | Non-Contributing      | ca. 1920                |
| 7703 Chestnut Avenue      | Contributing          | ca. 1933                |
| 7704 Chestnut Avenue      | Contributing          | ca. 1941                |
| 7705 Chestnut Avenue      | Contributing          | ca. 1923                |
| 7707 Chestnut Avenue      | Non-Contributing      | ca. 1924                |
| 7709 Chestnut Avenue      | Contributing          | ca. 1918                |
| 7711 Chestnut Avenue      | Contributing          | ca. 1918                |
| 7800 Chestnut Avenue      | Contributing          | ca. 1941                |
| 7801-7803 Chestnut Avenue | Contributing          | ca. 1921                |
| 7802 Chestnut Avenue      | Non-Contributing      | ca. 1893                |
| 7804 Chestnut Avenue      | Contributing          | ca. 1939                |
| 7805 Chestnut Avenue      | Contributing          | ca. 1925                |
| 7806 Chestnut Avenue      | Contributing          | ca. 1928                |
| 7808 Chestnut Avenue      | Contributing          | ca. 1923                |
| 7810 Chestnut Avenue      | Non-Contributing      | ca. 1954                |
| 7812 Chestnut Avenue      | Non-Contributing      | ca. 1928                |
| 7815 Chestnut Avenue      | Contributing          | ca. 1941                |
| 7817 Chestnut Avenue      | Contributing          | ca. 1942                |
| 7819 Chestnut Avenue      | Contributing          | ca. 1941                |
| 7700 Harford Road         | Non-Contributing      | ca. 1932                |
| 7708 Harford Road         | Non-Contributing      | ca. 1950                |
| 7712 Harford Road         | Non-Contributing      | ca. 1950                |
| 7716 Harford Road         | Non-Contributing      | ca. 1964                |
| 7726-7728 Harford Road    | Contributing          | ca. 1943                |
| 7732-7736 Harford Road    | Contributing          | ca. 1930                |
| 7738-7742 Harford Road    | Non-Contributing      | ca. 1930                |
| 7800 Harford Road         | Non-Contributing      | ca. 1949                |

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Martenet's Parkville Survey District  
**Continuation Sheet**

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|                        |                  |          |
|------------------------|------------------|----------|
| 7802 Harford Road      | Non-Contributing | ca. 1979 |
| 7804 Harford Road      | Non-Contributing | ca. 1910 |
| 7810-7814 Harford Road | Non-Contributing | ca. 1940 |
| 7816 Harford Road      | Non-Contributing | ca. 1950 |
| 7900-7904 Harford Road | Contributing     | ca. 1942 |
| 7908-7910 Harford Road | Contributing     | ca. 1932 |
| 7914-7918 Harford Road | Non-Contributing | ca. 1938 |
| 7920 Harford Road      | Non-Contributing | ca. 1935 |
| 7701 Oak Avenue        | Contributing     | ca. 1928 |
| 7702 Oak Avenue        | Contributing     | ca. 1928 |
| 7703 Oak Avenue        | Contributing     | ca. 1928 |
| 7704 Oak Avenue        | Contributing     | ca. 1928 |
| 7705 Oak Avenue        | Contributing     | ca. 1928 |
| 7706 Oak Avenue        | Contributing     | ca. 1926 |
| 7800 Oak Avenue        | Contributing     | ca. 1922 |
| 7801 Oak Avenue        | Contributing     | ca. 1937 |
| 7802 Oak Avenue        | Contributing     | ca. 1921 |
| 7803 Oak Avenue        | Contributing     | ca. 1921 |
| 7804 Oak Avenue        | Contributing     | ca. 1923 |
| 7805 Oak Avenue        | Contributing     | ca. 1941 |
| 7806 Oak Avenue        | Non-Contributing | ca. 1911 |
| 7807 Oak Avenue        | Contributing     | ca. 1941 |
| 7808 Oak Avenue        | Non-Contributing | ca. 1942 |
| 7809 Oak Avenue        | Contributing     | ca. 1922 |
| 7811 Oak Avenue        | Contributing     | ca. 1952 |
| 7812 Oak Avenue        | Contributing     | ca. 1942 |
| 7814 Oak Avenue        | Contributing     | ca. 1928 |
| 7815 Oak Avenue        | Contributing     | ca. 1925 |
| 7818 Oak Avenue        | Contributing     | ca. 1928 |
| 7701 Old Harford Road  | Contributing     | ca. 1923 |
| 7703 Old Harford Road  | Contributing     | ca. 1930 |
| 7707 Old Harford Road  | Contributing     | ca. 1937 |
| 7709 Old Harford Road  | Contributing     | ca. 1937 |
| 7711 Old Harford Road  | Contributing     | ca. 1928 |
| 7713 Old Harford Road  | Contributing     | ca. 1928 |
| 7715 Old Harford Road  | Contributing     | ca. 1928 |
| 7721 Old Harford Road  | Non-Contributing | ca. 1984 |
| 7801 Old Harford Road  | Contributing     | ca. 1919 |
| 7803 Old Harford Road  | Contributing     | ca. 1937 |

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Martenet's Parkville Survey District  
**Continuation Sheet**

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|                            |                  |          |
|----------------------------|------------------|----------|
| 7805 Old Harford Road      | Contributing     | ca. 1938 |
| 7807 Old Harford Road      | Contributing     | ca. 1948 |
| 7809 Old Harford Road      | Contributing     | ca. 1920 |
| 7811 Old Harford Road      | Contributing     | ca. 1937 |
| 7813 Old Harford Road      | Contributing     | ca. 1938 |
| 7815-7817 Old Harford Road | Non-Contributing | ca. 1937 |
| 7819-7821 Old Harford Road | Non-Contributing | ca. 1937 |
| 7823-7825 Old Harford Road | Contributing     | ca. 1939 |
| 7827 Old Harford Road      | Contributing     | ca. 1927 |
| 7829 Old Harford Road      | Non-Contributing | ca. 1996 |
| 2900 Park Terrace          | Contributing     | ca. 1939 |
| 2901 Park Terrace          | Contributing     | ca. 1939 |
| 2902 Park Terrace          | Contributing     | ca. 1939 |
| 2904 Park Terrace          | Contributing     | ca. 1939 |
| 2700 Taylor Avenue         | Non-Contributing | ca. 1971 |
| 2702 Taylor Avenue         | Contributing     | ca. 1923 |
| 2704 Taylor Avenue         | Contributing     | ca. 1921 |
| 2708 Taylor Avenue         | Contributing     | ca. 1921 |
| 2710 Taylor Avenue         | Contributing     | ca. 1914 |
| 2800 Taylor Avenue         | Contributing     | ca. 1941 |
| 2801 Taylor Avenue         | Contributing     | ca. 1928 |
| 2802 Taylor Avenue         | Contributing     | ca. 1940 |
| 2803 Taylor Avenue         | Contributing     | ca. 1934 |
| 2806 Taylor Avenue         | Contributing     | ca. 1922 |
| 2807 Taylor Avenue         | Contributing     | ca. 1922 |
| 2808 Taylor Avenue         | Contributing     | ca. 1923 |
| 2809-2811 Taylor Avenue    | Contributing     | ca. 1921 |
| 2810 Taylor Avenue         | Non-Contributing | ca. 1923 |
| 2812 Taylor Avenue         | Contributing     | ca. 1911 |
| 2813 Taylor Avenue         | Contributing     | ca. 1937 |
| 2900 Taylor Avenue         | Contributing     | ca. 1921 |
| 2901 Taylor Avenue         | Non-Contributing | ca. 1952 |
| 2902 Taylor Avenue         | Non-Contributing | ca. 1973 |
| 2903 Taylor Avenue         | Contributing     | ca. 1903 |
| 2904 Taylor Avenue         | Contributing     | ca. 1918 |
| 2905 Taylor Avenue         | Contributing     | ca. 1895 |
| 2906 Taylor Avenue         | Non-Contributing | ca. 1913 |
| 2907 Taylor Avenue         | Contributing     | ca. 1938 |
| 2700 Wildberger Avenue     | Contributing     | ca. 1925 |

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Martenet's Parkville Survey District  
**Continuation Sheet**

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|                        |                  |          |
|------------------------|------------------|----------|
| 2701 Wildberger Avenue | Contributing     | ca. 1925 |
| 2702 Wildberger Avenue | Non-Contributing | ca. 1986 |
| 2703 Wildberger Avenue | Contributing     | ca. 1925 |
| 2704 Wildberger Avenue | Contributing     | ca. 1943 |

## 8. Significance

Inventory No. BA-3206

| 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/<br>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/<br>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: _____        |

**Specific dates** 1874, 1918 **Architect/Builder** Simon Jonas Martenet

**Construction dates** circa 1874-1943

Evaluation for:

National Register  Maryland Register  not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

Martenet's Parkville Survey District is significant as an intact example of late-nineteenth-century planning in Baltimore County and for its collection of dwellings that illustrate the evolution of Parkville from a late-nineteenth-century town to an early-twentieth-century suburb, a direct result of the arrival of the electric streetcar. Platted in 1874 by Baltimore surveyor, map maker, architect and engineer Simon J. Martenet, the survey district consists of a simple grid plan that surrounds a rectangular-shaped park. The dwellings located along the interior streets of the survey district demonstrate the spotted growth of Parkville with its Victorian-era and early-twentieth-century dwellings interspersed between modest Craftsman-style bungalows constructed after the arrival of the electric streetcar in 1918. In contrast, the boundary streets of the survey district mark the rapid growth and suburbanization of Parkville beyond Martenet's plan after the arrival of the streetcar era. At that time, developers constructed rows of similarly designed single dwellings on a grid of streets radiating from Martenet's plan. Commercial development also occurred predominately along Harford Road, illustrating a shift in development as Harford Road became a major transportation corridor. The period of significance for Martenet's Parkville Survey District is 1874 to 1943, based on the establishment of Martenet's plan and the halt of construction at the onset of World War II. The survey district includes 107 primary resources, 78 of which contribute to the period of significance and retain sufficient integrity to reflect the historic context.

Martenet's Parkville Survey District is eligible under Criterion A for its role in Community Planning and Development with its intact late-nineteenth-century plan and for its representation of the development in the early twentieth century as a streetcar suburb. The survey district is not associated with any person or group of persons of outstanding importance to the community, state, or nation. Therefore, Martenet's Parkville Survey District is not eligible under Criterion B. Martenet's Parkville Survey District is also eligible under Criterion C for its collection of buildings, predominately single-family dwellings that reflect the architectural trends and craftsmanship of the two periods of development of Parkville. Martenet's Parkville Survey District not evaluated under Criterion D. Therefore, it has been determined that Martenet's Parkville Survey District is eligible for listing in the National Register of Historic Places under Criteria A and C.

### HISTORICAL BACKGROUND

By the mid-1800s the area that would become Parkville was known as Lavender Hill, after one of the country estates in the area. Several large estates, two churches, a post office, a general store, a blacksmith, and an inn lined Harford Road at this time. However, characteristic of Baltimore County during the nineteenth century, the area remained primarily an agricultural community, predominated by truck farms (i.e., farms producing vegetables for sale at market) operated by German immigrants.

Like other routes in Baltimore County, improvements to Harford Road during this period began to spur new development patterns that altered the landscape of the farming communities all along the corridor. These changes were marked by the subdivision of large farms into smaller parcels around which communities were planned. Soon houses and small shops were being built along the route, and more churches and schools were constructed to serve the growing population.

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Following the development of Harford Road as a turnpike in 1816, the open land along the route attracted the attention of developers, including Robert Purviance, Jr., of the distinguished Baltimore family of merchants, who began to acquire large parcels of the former Grindon tract and subdivide the land for residential lots. In 1874, Baltimore surveyor, map maker, architect and engineer Simon Jonas Martenet bought at auction a 35+ acre tract bounded by Linganore Avenue to the south, Linwood Avenue to the north, Old Harford Road to the west, and Harford Road to the east. He laid out a street grid and residential lots which he advertised for sale in "one of the healthiest and pleasanter locations near Baltimore." Martenet donated a piece of land, one block east of Harford Road at Taylor Avenue, to be used as a community park and named the community Parkville.<sup>1</sup> Residential development in Parkville began slowly. According to the Bromley Map, roughly a dozen houses were located within the boundaries of Parkville in 1898.<sup>2</sup> By 1915, a total of sixteen dwellings were located in Parkville in addition to a post office and fire station.<sup>3</sup>

At the close of the nineteenth century, although Parkville was ready for residents to populate its lots, the commute remained difficult along Harford Road, then "a worn-out toll road, half-heartedly repaired by men who sat along the roadside breaking stones by hand with hammers."<sup>4</sup> Parkville did not see significant growth until the Harford Road streetcar line was extended in 1918 and ushered in a period of tremendous suburban development. Almost seventy buildings had been constructed in Parkville by 1929 and the majority of the lots within the survey district were occupied. By this time, the physical development of Parkville extended beyond the boundaries of Martenet's plan.<sup>5</sup> Development also changed along Harford Road after the arrival of the streetcar. Originally a residential street, nine commercial buildings were located on Harford Road in between Linganore and Linwood Avenues by 1929. Eventually, a number of the early-twentieth-century dwellings along Harford Road were converted to commercial buildings.

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<sup>1</sup> "Town's Founder - S.J. Martenet," *Parkville Centennial Reporter*, section 2, May 1974.

<sup>2</sup> G.W. Bromley and Co., *Map of Baltimore* (Philadelphia 1898).

<sup>3</sup> G.W. Bromley and Co., *Map of Baltimore* (Philadelphia 1915).

<sup>4</sup> Lee McCardell, "When Imwold's 3-Horse Sleigh Bucked Drifts on Harford Road," *Evening Sun*, 8 January 1941.

<sup>5</sup> *Sanborn Fire Insurance Maps*, Baltimore, Maryland, 1929.

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## 9. Major Bibliographical References

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Inventory No. BA-3206

- G.W. Bromley and Co., *Map of Baltimore* (Philadelphia 1898).  
G.W. Bromley and Co., *Map of Baltimore* (Philadelphia 1915).  
Lee McCardell, "When Imwold's 3-Horse Sleigh Bucked Drifts on Harford Road," *Evening Sun*, 8 January 1941.  
*Sanborn Fire Insurance Maps*, Baltimore, Maryland, 1929.  
"Town's Founder - S.J. Martenet," *Parkville Centennial Reporter*, section 2, May 1974.

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## 10. Geographical Data

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Acreege of surveyed property 43 Acres  
Acreege of historical setting 43 acres  
Quadrangle name Towson Quadrangle scale: 1:24,000

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### Verbal boundary description and justification

Martenet's Parkville Suvey District encompasses the area originally platted by Simon J. Martenet in 1874. The boudaries of the survey district include Harford Road on the east, Linganore Avenue on the south, Old Harford Road on the west, and Linwood Avenue on the north. The properties facing north of Linwood Avenue are not included in the survey district as Linwood Avenue was not a part of Martenet's original plan. The properies located on the north side of Linganore Avenue were not included in the survey district due to the termination of Martenet's plan at this point, which occurred after Linganore Avenue was established between 1915 and 1929.

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## 11. Form Prepared by

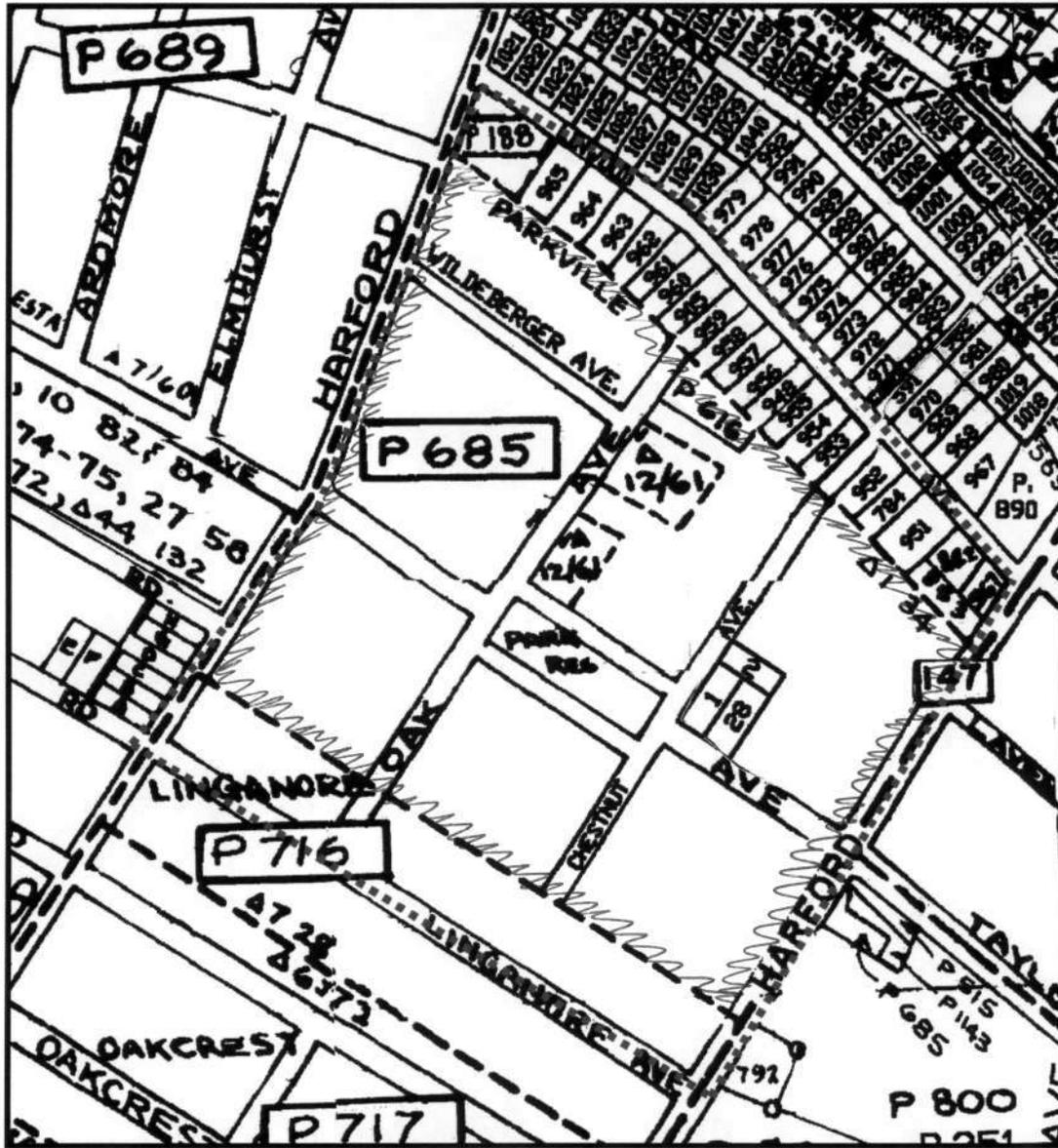
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|                 |                                     |           |              |
|-----------------|-------------------------------------|-----------|--------------|
| name/title      | Patti Kuhn, Architectural Historian |           |              |
| organization    | EHT Traceries, Inc.                 | date      | May 6, 2006  |
| street & number | 1121 5th Street, NW                 | telephone | 202-393-1199 |
| city or town    | Washington                          | state     | DC           |

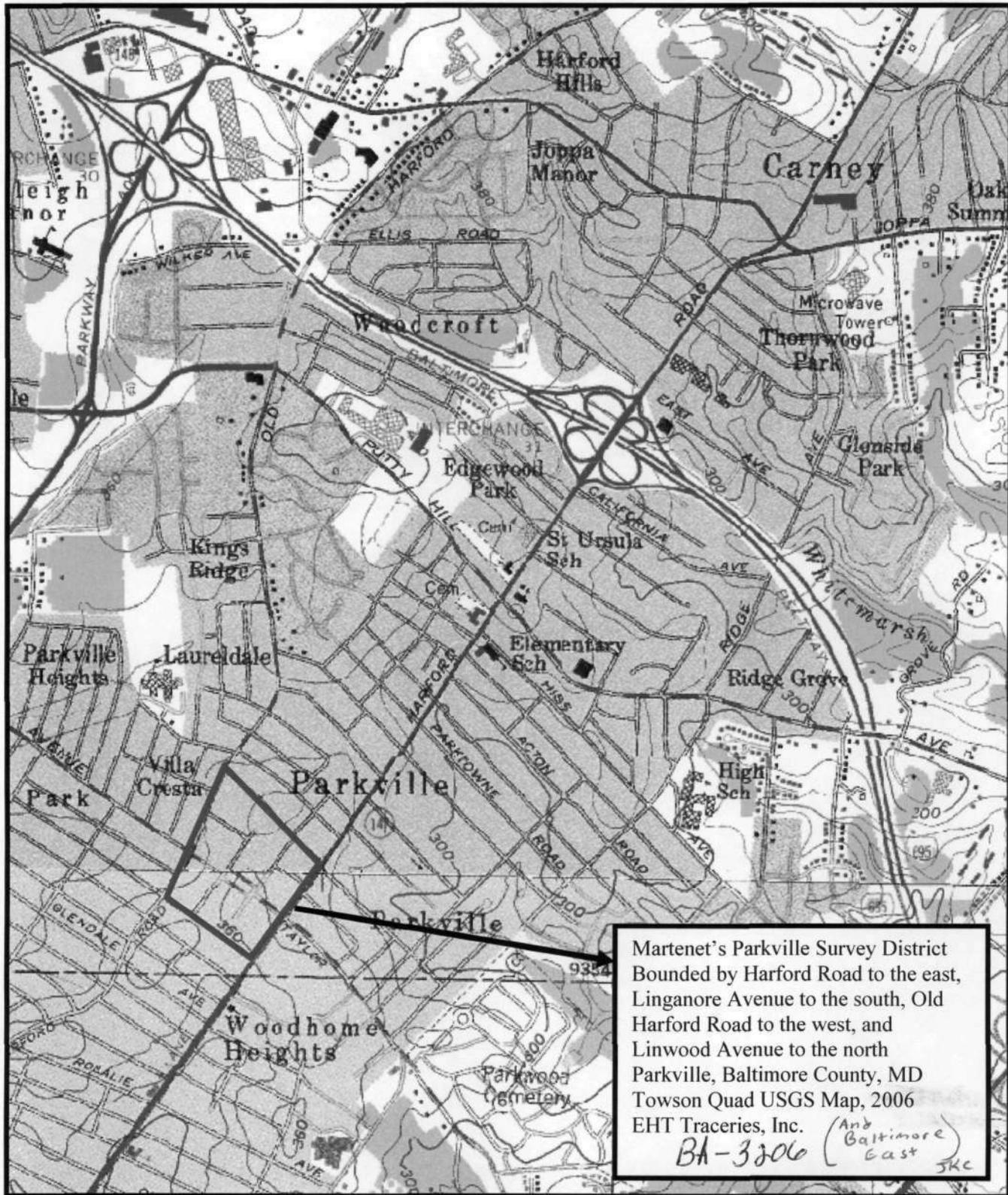
The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

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



Martenet's Parkville Survey District (BA-3206)  
 National Register Eligible Boundary  
 Baltimore County, MD: Towson  
 Parkville, Tax Parcel Map 81  
 EHT Tracerics, Inc., 2006



Martenet's Parkville Survey District  
 Bounded by Harford Road to the east,  
 Linanore Avenue to the south, Old  
 Harford Road to the west, and  
 Linwood Avenue to the north  
 Parkville, Baltimore County, MD  
 Towson Quad USGS Map, 2006  
 EHT Tracerics, Inc. (And Baltimore East) JKC  
 BA-3206



BA-3200

7100 Block of CHESTNUT

MARTINETS PARKVILLE SURVEY DISTRICT

BALTIMORE COUNTY, MD

EHT TRACERIES

APRIL 2006

MD SHPO

Looking NORTHEAST ON 7100 Block of CHESTNUT

119



BA - 3206

OLD HARFORD ROAD

MARTINETS FORKVILLE SURVEY DISTRICT

BALTIMORE COUNTY, MD

EHT TRACERIES

APRIL 2006

MD SHPO

LOOKING SOUTHEAST ON OLD HARFORD ROAD

2/9



BA 3206

HARFORD ROAD

MARTENETS PARKVILLE SURVEY DISTRICT

BALTIMORE COUNTY, MD

EHT TRACERIES

APRIL 2006

MD SHPO

LOOKING SOUTHEAST ON HARFORD ROAD FROM TAYLOR

319



BA 3206

TAYLOR AVENUE

MARTENETS PARKVILLE SURVEY DISTRICT

BALTIMORE COUNTY, MD

EHT TRACERIES

APRIL 2006

MS SHPO

Looking NORTHEAST ON TAYLOR FROM OLD HARFORD ROAD

4/9



BA - 3206

CHESTNUT AVE, 7800 BLOCK

MARTENETS PARKVILLE SURVEY DISTRICT

BALTIMORE COUNTY, MD

EHT TRACERIES

April 2006

MD SHPO

LOOKING SOUTHWEST ON 7800 BLOCK OF CHESTNUT

6/9



BA - 3206

2900 BLOCK OF PARK TERRACE  
MORTENETS PARKVILLE SURVEY DISTRICT  
BALTIMORE COUNTY, MD

EHT TRACERIES

APRIL 2006

MD SHPO

LOOKING NORTHEAST ON PARK TERRACE

7/9



BA-3206

CORNER OF CHESTNUT AVE AND TAYLOR AVE

MARTENETS PARKVILLE SURVEY DISTRICT

BALTIMORE COUNTY, MD

EHT TRACERIES

APRIL 2006

MD SHPO

LOOKING NORTHWEST TO TAYLOR AVE

819



BA-3206

7100 BLOCK OF OAK STREET

MARTENETS PARKVILLE SURVEY DISTRICT

BALTIMORE COUNTY, MD

EHT TRACERIES

APRIL 2006

MD SHPO

LOOKING SOUTHEAST TO THE 7100 BLOCK OF OAK STREET

9/19