NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Lake Drive Apartments

other names B-1338

2. Location

street & number 903 Druid Park Lake Drive ☐ not for publication

city or town Baltimore ☐ vicinity

state Maryland code MD county Independent city code 510 zip code 21217

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments).

Signature of certifying official/Title — Date 11-9-01

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments).

Signature of certifying official/Title — Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby, certify that this property is:

- ☐ entered in the National Register.
  - ☐ See continuation sheet.
- ☐ determined eligible for the National Register.
  - ☐ See continuation sheet.
- ☐ Determined not eligible for the National Register.
- ☐ removed from the National Register.
- ☐ other (explain): _____

Signature of the Keeper — Date of Action

B-1338

Lake Drive Apartments
Name of Property

Baltimore City, Maryland
County and State

. Classification

Ownership of Property
(Check as many boxes as apply)

- ☒ private
- ☐ public-local
- ☐ public-State
- ☐ public-Federal

Category of Property
(Check only one box)

- ☒ building(s)
- ☐ district
- ☐ site
- ☐ structure
- ☐ object

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1	0	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

N/A

number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC: Multiple Dwelling

Current Functions
(Enter categories from instructions)

VACANT / NOT IN USE

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY
REVIVALS: Classical Revival

Materials
(Enter categories from instructions)

foundation Brick
walls Brick
roof Asphalt
other

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets)

B-1338

Lake Drive Apartments
Name of Property

Baltimore city, Maryland
County and State

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

☒ **A** Property is associated with events that have made a significant contribution to the broad pattern of our history.

☐ **B** Property associated with the lives of persons significant in our past.

☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply)

Property is:

☐ **A** owned by a religious institution or used for religious purposes.

☐ **B** removed from its original location.

☐ **C** a birthplace or grave.

☐ **D** a cemetery.

☐ **E** a reconstructed building, object, or structure.

☐ **F** a commemorative property.

☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets)

Area of Significance
(Enter categories from instructions)

Architecture
Social History

Period of Significance

1920-1945

Significant Dates

1920

Significant Person
(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

Edward Livingston Palmer, Jr., architect

9. Major Bibliographical References

Bibliography
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

Previous documentation on files (NPS):

☐ preliminary determination of individual listing (36 CFR 67) has been requested
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey #
☐ recorded by Historic American Engineering Record #

Primary location of additional data:

☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other

Name of repository:

B-1338

Lake Drive Apartments
Name of Property

Baltimore city, Maryland
County and State

10. Geographical Data

Acreage of Property 0.24 acre

UTM References
(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	18	359000	4356960	3			
2				4			

☐ See continuation sheet

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet)

11. Form Prepared By

name/title Shelby Weaver Splain

Organization Noble Preservation Services, Inc. date July 2001

street & number 10 Log House Rd. telephone (215) 679-5110

city or town Zionsville state PA zip code 18092

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items
(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO)

name

street & number telephone

city or town state zip code

Paperwork Reduction Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et. seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

Description Summary

The Lake Drive Apartments at 903 Druid Park Lake Drive in Baltimore City, Maryland, is an early twentieth century brick and stone apartment building that overlooks the southern quadrant of Druid Park and the Druid Park Lake. Situated west of the intersection of Druid Park Lake Drive and Linden Avenue on approximately .24 acres, this eight-story apartment building is one of the physical and visual anchors of an early twentieth century residential neighborhood in northern Baltimore known as Reservoir Hill. It is one of five such high-rise buildings in the neighborhood.

Built in 1919-20 and designed by prominent local architect E.L. Palmer, Jr., the Lake Drive Apartments was designed using the Classical Revival style that falls into the broad category of Late 19th and Early 20th Century Revival styles. Elements of the Classical Revival style are incorporated throughout the building, particularly around the main entrance and cornice and in the main lobby. Except for changes to some apartment floor plans, the Lake Drive retains much of its original appearance. Decorative interior elements such the Classical Revival-inspired trim and parquet flooring survive, maintaining the integrity of the property. The building now stands vacant as developers make plans for its rehabilitation as part of the larger effort to revive the Reservoir Hill neighborhood.

General Description

The Lake Drive Apartments is an eight-story E- plan apartment building with a flat roof built on a concrete and brick foundation using steel frame and curtain wall construction. The building generally fits into the National Register architectural style category of Late 19th and Early 20th Century Styles because it features Classical Revival design elements on the exterior and throughout the interior. The building's style and form is very similar to the other early twentieth century apartment houses in the Reservoir Hill area that immediately surround the property.

The unusual E-shaped plan (see floor plans) of the Lake Drive Apartments creates an exterior appearance that is marked by light wells and numerous windows. Because this is an urban property that was built very close to the adjacent buildings, these wells were necessary to provide adequate light to the apartments. The main (north) and rear (south) facades are each five bays wide. The east and west facades feature two deeply recessed light wells that divide the facades into what appear as three wings, giving the building its distinctive plan. The east façade's three wings are three bays, one bay, and two bays wide from north to south, respectively. The northern light well has five bays and the southern light well has six bays. The west façade's three wings are three bays, four bays, and five bays wide from north to south, respectively. The middle wing has a bay window that extends slightly beyond the other two wings. On this side, the northern light well has six bays and the southern light well features eight bays.

Each façade is marked by a large number of windows which allow ample sunlight into every room of each apartment unit. The windows are in a variety of configurations, ranging from eight-over-eight wood sashes on the main (north) façade, to a combination of eight-over-over-eight, six-over-six, four-over-four, and three-over-three wood sashes on the east and west facades, to eight-over-eight and six-over-six wood sashes on the rear (south) façade. Because of the number and placement of the windows, the pattern of fenestration creates the unusual look of the Lake Drive Apartments. On the main façade, tall multi-light windows are located in the center bay and mark the location of the interior sunrooms. Some of the windows and sunroom windows have been removed. Four utilitarian entrances with contemporary steel doors are located at various points on the east, west, and rear (south) facades to provide access into the basement; the main entrance which leads into the first floor lobby is located in the center bay of the main (north) façade.

Stylistic ornamentation is limited to the main (north) façade and the northern wings of the east and west facades. The southern half of the east and west facades and the rear (south) façade are all strictly utilitarian in design. Through the use of brick patterning and cast-iron cornices, the main (north) façade is visually divided into the three-part vertical arrangement often seen in Classical Revival buildings. This arrangement is meant to mimic the organization of a column, with a base, shaft, and capital, one of the most important elements in the Classical Revival vocabulary. At the first and second floors, above the foundation, the brick is patterned and set in courses to create the visual impression of a rusticated stone base (the base of the column). A brick beltcourse separates floors three through seven of the building (the shaft of the column) from the base. A cast iron beltcourse separates the eighth floor from the floors below (the capital of the column). A cast iron denticulated cornice and short brick parapet wall are located immediately above the eighth floor.

The main entrance is marked by a large stone surround extending from the ground through second floor. The door opening (replaced with contemporary gates) is in the center of the surround and a tall three-part multi-light window from the second floor apartment is located directly above the door. Two pilasters are located to the east and west of the door and terminate at a frieze with raised circular and elements. A dentilated cornice and short parapet wall complete the surround.

The interior of the building is organized with a central, or double-loaded, corridor running north to south with the individual units accessed from this common space. Throughout the building, these corridors are defined by tile floors and plaster walls. On the first floor, the bi-level entrance lobby is located immediately inside the main entrance (see floor plan). The main rectangular space is marked by a black and white tile floor, plaster walls, and a coffered plaster ceiling. Pilasters with simple Doric capitals flank each of the lobby's four openings and are located in each of the four corners. A wood chair rail divides the wall space between each pilaster, and a tall baseboard encircles the room. The southern opening in the lobby leads to a short corridor that houses the elevator and a stair and retains the same decorative elements of the main lobby. A second stair is located at the back of the building along the rear (south) wall (see floor plan).

The Lake Drive Apartments currently has forty-six apartments, with six on the first floor and five units on floors two through eight. On these upper floors, the arrangement of each individual unit is the same on every floor. Remodeling campaigns throughout the twentieth century have changed some of the original apartment plans, some minimally and some

drastically, to accommodate more units. The apartments range from one small one-bedroom unit to the large four bedroom units that face Druid Hill Park to the north. Generally, the apartments all feature the same type of common design elements such as parquet floors, wood baseboards and crown moldings, and Classical Revival-inspired window and door trim. In the large apartments on the north side of the building, a sunroom is incorporated into the center of the unit and provides a view of Druid Park and the Druid Park Lake. As shown on the typical floor plan, these rooms are located in the center of the apartment and accessed by openings on two or three sides. The main opening once held doors which lead into the sunroom; in most units, only the multi-lite sidelights remain. A similar type of door and sidelight arrangement also used in these large units as access to a rear room.

The Lake Drive Apartments has been vacant since the last tenants left the property in the early 1990s. Although there is evidence of some deterioration from roof and window leaks in some of the apartments, the property has been reasonably well maintained. Despite some alterations to the interior of the building, the property still retains a good deal of integrity with regard to its design, materials, workmanship, setting, feeling, and association. Important elements of the original design, such as the overall plan, sunrooms, exterior masonry, and interior plasterwork, still remain intact.

Significance Summary

The Lake Drive Apartments is eligible for the National Register of Historic Places under Criteria A and C for its contributions to the areas of Social History and Architecture. The building is locally significant for its role in the development of Baltimore's Jewish community and as a representative example of the early twentieth century upscale urban apartment building.

Built in 1919 in the northern Baltimore neighborhood of Reservoir Hill, the Lake Drive Apartments was designed using modest Classical Revival styling that was popular in the 1910s and 20s. When it was constructed, it featured the latest in apartment house design and technology, such as proper ventilation and mechanical systems. Large interior spaces and picturesque views of the adjacent Druid Hill Park made the Lake Drive Apartments one of Baltimore's prominent addresses. As the home to some of the city's wealthier Jewish citizens, the Lake Drive Apartments was one of the later upscale apartment buildings in the predominantly nineteenth century residential neighborhood. The Lake Drive Apartments is an illustration of the national trend in housing in the first quarter of the twentieth century, as apartment buildings became an integral part of the urban culture that considered the apartment a sign of financial and social status.

Resource History and Historic Context

The history and significance of the Lake Drive Apartments is closely tied to Baltimore's Reservoir Hill neighborhood and the development of that area of the city in the late nineteenth and early twentieth centuries. Annexed to the city in 1888, this northern suburb of Baltimore city had historically been associated with the sprawling country estates of wealthy capitalists. Development of the area began after the Civil War as the recently completed Druid Hill Park and the extension of the Citizens Passenger Railway drew residents and investors interested in escaping the city to enjoy the picturesque views of the lake and park from the "Hill". This 764-acre planned public park is located approximately two and a half miles north of the inner city and facilitated development not only along the park's southern edge (Reservoir Hill) but also along its eastern, western, and northern borders.

With the annexation of the land north of North Avenue in 1888, development of the neighborhood grew at a fast pace, particularly along Eutaw, Madison, and Whitelock streets. By 1919, this recently annexed portion of this city already boasted a population of 12,000 people per square mile.[1] Wealthy investors and capitalists, looking for undeveloped land on which to build their new homes, built single and row houses in the eclectic style for which Baltimore has become so well-known. This move northward set the tone for the growth of the Reservoir Hill neighborhood through the late nineteenth and early twentieth centuries as one based "on homogenous incomes rather than occupation and proximity to work."[2] From its beginning, it was a community defined by status and wealth.

In the first quarter of the twentieth century, Reservoir Hill began to expand from the immediate Eutaw Place-Madison Street area to include the adjacent blocks of Linden, Brooks, and Chauncy avenues. The Reservoir Hill section of the city, considered "Uptown" in the early decades of the twentieth century, developed as one of the city's strongest Jewish neighborhoods as established Jewish families, those who had lived in the East Baltimore neighborhoods in the mid- to late nineteenth century, rose to upper-class status as highly successful financiers, merchants, and entrepreneurs. The move "uptown" to the burgeoning Eutaw Place - Lake Drive community marked one of the first stages of population migration

[1] Sherry Olson, *Baltimore, The Building of an American City* (Baltimore, MD: Johns Hopkins University Press, 1980) 302.
[2] Chuck Dammers, editor, "Foundation of an Historic District" (Commission for Historical and Architectural Preservation, Baltimore, MD) Photocopy from Eutaw-Madison Historic District files.

from the city core to the outlying areas. Following the popular housing trends of the times, these wealthy Baltimoreans sought apartment house living for both prestige and convenience.

Until the 1910s, the neighborhood's housing stock was primarily two-to-three story single family homes. In an attempt to create Baltimore's own version of the Gold Coast, builders and investors built grand apartment houses along the Lake Drive to house Baltimore's wealthier Jewish residents. With the building of the Esplanade Apartments in 1912, the concept of apartment house as the fashionable urban dwelling characterized much of the area's subsequent growth.

Although the apartment building had been a popular form of urban housing since the mid-nineteenth century, it was not until the turn of the twentieth century that this type of property became widespread throughout most major U.S. cities. Until the first decade of the 20th century, architects and builders were continually hampered by critical social and professional reviews of the role of the apartment house in the in the family and in the community. In the mid-19th century, particularly after the Civil War (1861-1865), major cities like New York saw the development of the apartment/hotel as an option for middle-class families that could not afford a single-family home and would not live in the tenement buildings relegated to lower-class citizens and as the most cost-saving way to accommodate large numbers of people on dwindling open land space. Once the national apartment-living model had proven acceptable in New York City, other mid- to large cities found the apartment building gaining ground as the choice for urban citizens.[3]

Association with the tenement culture, and the outspoken moral need for family privacy and decency clouded most apartment house development until architects developed building and apartment plans that separated middle- and upper-class apartment buildings from lower-class tenements. By the 1880's, legislation was already in place that began to change the nature of the apartment house and influenced design characteristics that both challenged and frustrated apartment building architects. Height restrictions placed limits on the number of floors in apartment buildings and "Right-to-Light" laws required all apartment rooms have access to sunlight and fresh air. The battle between private and public space, combined with legislative and code mandates, continued to call for the evolution of apartment design.

[3] See Elizabeth Cromley, *Alone Together: A History of New York's Early Apartments* (Ithaca, NY: Cornell University Press, 1990).

Traditionally, the apartment-hotel was aimed at the wealthy upper-class markets that demanded stylish, metropolitan living without the burdens of domesticity.[4] Because apartments units were often larger and more expensive than single family homes of the time, they were seen as status symbols to those who could afford them.[5] As Elizabeth Cromley notes in her social and architectural history on apartment houses in NYC, the apartment offered tenants the type of luxury and convenience beyond the reach of private home owners.[6] When combined with picturesque views of the surrounding area, apartments became the preferred mode of living. They played a large part in the changing roles of women, and provided women with the opportunity to work, as burdens of housekeeping were reduced and responsibilities like child-rearing could be shared with the community network found in apartment house living. As America came to symbolize the "culture of convenience" in the first few decades of the 20th century, the apartment became a symbol of this culture and inextricably linked to its personality.[7]

In the quest to distinguish the apartment from the tenement, architects sought key features that could be incorporated into their buildings that would make them first-class dwellings. Some of these ideas were manifested through the creation of shared public spaces that controlled social interaction, such as the lobby, and through the incorporation of technological advances like elevators, electricity, and telephones. Tenements had none of the features of luxury found in middle- and upper-class apartment buildings. Aside from poorly arranged apartments of three or four rooms that often failed to create the critical separation between public and private space inside and outside the apartment, tenements did not have elevators, a lobby (particularly one with a concierge), or a system of support services like laundry or dining facilities that enhanced their lifestyles.[8]

The Lake Drive Apartments was the fourth of these high style apartment buildings built along the Druid Hill park, and typified the modern apartment house, both locally and nationally. While its name is less romantic than its neighboring apartment houses, the building's size,

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[4] Gwendolyn Wright, *Building the Dream: A Social History of Housing in America*, (Cambridge, MA; MIT Press, 1981) 139. See also Cromley, 102.

[5] "Eutaw-Madison Apartment House Historic District," Baltimore, Maryland. National Register of Historic Places Registration Form, p. 9, 1983, U.S. Department of the Interior, National Park Service, Washington, D.C.

[6] Cromley, 201.

[7] Cromley, 27. See also the final chapter, "The Modern Apartment House".

[8] Cromley, 87, 178-179.

location, and floor plan anchored its place as one of the area's premiere addresses. Its style and amenities followed the national norm of apartment hotels and could rival those found in Manhattan.

In 1919-20, A.T. Carozza of the Continental Company of Baltimore, financed the building of the Lake Drive Apartments for $300,000.[9] Prominent local architect Edward Livingston Palmer, Jr., designed the Lake Drive Apartments and H.D. Watts Company was the contractor. Palmer's design for the Lake Drive Apartments used a then-fashionable Classical Revival motif, one of the many styles which had evolved as a standard early 20th century design source for apartment buildings. The Classical Revival style is used throughout the interior and exterior of the building, from the modest main entrance to various features in the individual apartments. These particular styles were of interest to all architects in general and apartment-hotel designers specifically, during the late nineteenth and early twentieth centuries as they sought historical and European precedents to create monumental and classical American buildings.[10] As this approach to design became more prevalent in the 1910s, local interpretations based on high-style examples brought the Beaux Arts and Classical revival styles to many American communities, particularly urban areas.

The building's architect, E.L. Palmer, practiced in Baltimore between 1899, when he graduated from Johns Hopkins University, and continued with various firms until his death in 1952. While best known as a "pioneer architect in the field of controlled development" for neighborhoods like Roland Park, Guilford, and Homeland, he also designed and remodeled dozens of buildings throughout Baltimore city and county.[11] In 1914, Palmer was initiated into Baltimore's local American Institute of Architects (AIA) chapter and later, in 1948, he was made a Fellow in the national AIA. Some of Palmer's other notable works include Levering and Mergenthaler Halls at Johns Hopkins University, the study and subsequent rehabilitation of the Baltimore City Hospital buildings, the Distler House, Englewood Park, and the Second Presbyterian Church.[12]

The eight-story Lake Drive Apartments was designed using the latest apartment house theory. A May 1920 advertisement for the building succinctly states the advantages of the Lake Drive Apartments: "3 to 10 Room in the New Fireproof Lake Drive, Facing Druid Lake and Park.

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[9] *The Daily Record*, July 2, 1919, page 6.
[10] Cromley, 202.
[11] *Baltimore Sun*, May 14, 1952.
[12] *Sun*, May 14, 1952 and photocopy from CHAP files.

Every modern conveniences, the best of service; moderate prices." The building's E-plan allowed for the maximum amount of light possible, which was not only desirable for marketability but also from a sanitary and health standpoint. Each unit contained a number of first-class amenities that eventually become standard features in upper class twentieth-century apartments. These included "convenience" comforts like tiled kitchens, fully appointed bathrooms, sunporches, and an elevator.[13]

The size and location of these apartments attests to the financial and social status of the tenants, who included some of Baltimore's citizens of new wealth.[14] Like the Riviera Apartments next door at 901 Druid Park Lake Drive, prominent Jewish citizens resided in the building. The Lake Drive tenants in the city directories reads as a list of "who's who" in Baltimore and the list includes jewelers, brokers, and managers from various local manufacturing and commercial ventures.[15] Residents include Benjamin Gundersheimer, Vice President of the Oriole Department Store, Clarence Gunst, President of Hessberg, Morris, and Gunst, Inc., and Abraham Cohen, secretary of the AFL and United Garment Workers in Baltimore.[16]

Throughout the 1920s, Reservoir Hill as a whole continued to grow as an upper class Jewish community. Aside from the attractive apartment buildings the Eutaw Place - Lake Drive area offered, Jewish citizens were able to establish another community, complete with at least three large reform temples, Oheb Shalom, Har Sinai, and Baltimore Hebrew, a country club, gentleman's club, and funeral parlor.[17] Without the social and political covenants restricting ethnic homeownership found in many of the older, established Baltimore neighborhoods, Jews were free to settle in this northwestern quadrant of the city.[18]

The Lake Drive Apartments was the fourth of the apartment-hotels built in the area. The Esplanade (1912), The Riviera (1914), and The Emersonian (1915) prelude the Lake Drive Apartments by only a few short years. The last of the upscale apartment buildings constructed in Reservoir Hill, the Temple Gardens, was finished in 1928 on Madison Avenue, one block

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[13] Ibid.
[14] Ms. Abbey Lester, telefax communication to author, July 11, 2001.
[15] R.L. Polk & Co., *Baltimore City Directory* (Baltimore, MD: R.L. Polk & Company, 1919) 1490.
[16] R.L. Polk & Co., *Baltimore City Directory* (Baltimore, MD: R.L. Polk & Company, 1930) 1493.
[17] Gilbert Sandler, "Five of a Kind," *The Jewish Times,* February 17, 1999.
[18] Dammers.

By the late 1960s and 70s, most of the neighborhood, particularly the area between Whitelock, Madison, and Brookfield avenues, had fallen into extreme disrepair, mainly at the hands of real estate developers who created an unfair yet legal way to manipulate neighborhood homeowners and keep them in a vicious economic cycle of falling property values with very high mortgages. Culturally, the neighborhood now had strong African American roots with most vestiges of the Jewish community erased as their support services, primarily the synagogues, moved north- and westward with its migrating worshippers. By the 1980s, a renewed interest in the area helped to reclaim some of the homes, with government investment spurring the rehabilitation and restoration of the Reservoir Hill neighborhood.

Throughout the mid-to-late twentieth century, the property was sold several times to different interests. Despite these successive changes in ownership, the property was always maintained as an apartment building, and, architecturally, continues to reflect the opulence of the early twentieth century urban apartment hotel.

The Lake Drive Apartments, like the other apartment buildings in the immediate area, is a representative example of the early twentieth-century apartment house that was emerging as the residence of choice for upper-class urban socialites. Not only did it incorporate the most current architectural and technological devices of the time, but it also embodied the psychological associations of apartment living. The building was a visual and physical anchor as Reservoir Hill expanded to become one of the most prominent ethnic areas in Baltimore. Although there have been some physical changes to the interior of the building throughout the last eighty years, the Lake Drive Apartments has a high degree of integrity and clearly communicates its history and significance as an important residential building in this Baltimore neighborhood.

Bibliography

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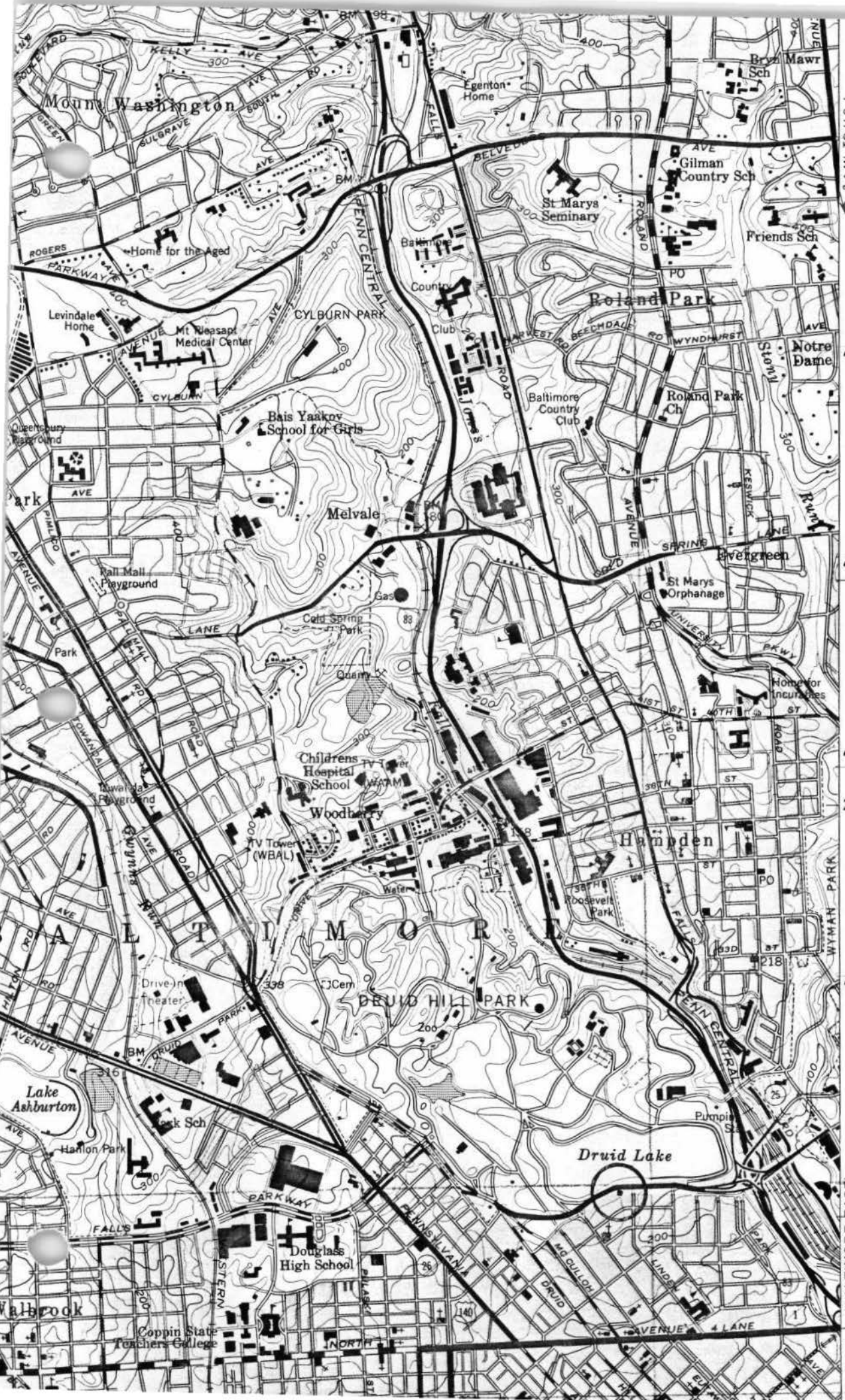
Verbal Boundary Description

The National Register boundary follows the .24 acre lot designated for the current tax parcel, Block 3463-D, lot 14, among the Land Records of Baltimore city, Maryland. It is defined by Druid Park Lake Drive to the north, an alley to the south, and separate tax parcels to the east and west.

Boundary Justification

The boundary for the Lake Drive Apartments encompasses the entire building and surrounding green space within the current tax parcel, Block 3463-D, Lot 14. This parcel as designated has historically been associated with the building since its construction in 1919.



B-1338

LAKE DRIVE APARTMENT

BALTIMORE CITY, MARYLAND

18-358850