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

other names Central Catonsville and Summit Park Historic District (BA-3182)

2. Location

street & number Between Frederick Rd., S. Rolling Rd., and Mellor Ave. ☐ not for publication

city or town Catonsville ☐ vicinity

state Maryland code MD county Baltimore County code 005 zip code 21228

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 11-14-06

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

5. 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	
553	55	buildings
		sites
		structures
		objects
553	55	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

1

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC: Single dwelling
DOMESTIC: Multiple dwelling
DOMESTIC: Secondary structure

Current Functions
(Enter categories from instructions)

DOMESTIC: Single dwelling
DOMESTIC: Multiple dwelling
DOMESTIC: Secondary structure

7. Description

Architectural Classification
(Enter categories from instructions)

Late 19th and 20th century revivals
Late 19th and early 20th century American movements

Materials
(Enter categories from instructions)

foundation Stone, Concrete
walls Wood, Brick, Stucco, Aluminum, Concrete
roof Asphalt, Slate
other

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

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
Community Planning and Development

Period of Significance

1869-1958

Significant Dates

N/A

Significant Person
(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Walter Gieske
multiple unknown

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:

Central Catonsville and Summit Park Historic District (BA-3182)
Name of Property

Baltimore County, Maryland
County and State

10. Geographical Data

Acreage of Property 174 Acres

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

	Zone	Easting	Northing		Zone	Easting	Northing
1				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 Kenneth M. Short
Organization _____ date May 2005
street & number 610 Regester Avenue telephone 410-377-4953
city or town Baltimore state Maryland zip code 21212

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 Central Catonsville and Summit Park Historic District is bounded on the north by Frederick Road, an east-west thoroughfare that was originally a Turnpike from Baltimore to Frederick, and on which the village of Catonsville grew up to the east. The north side of Frederick Road marks the southern boundary of the Old Catonsville Historic District. The western and southern boundary, Rolling Road, was also an early road that predates any of the existing structures. West and south of Rolling Road are two separate developments. The eastern boundary is Mellor Avenue, which was laid out for residential development just west of the now-vanished Catonsville Short Line railroad tracks and industrial buildings that bordered the tracks. The southeastern boundary runs behind the properties on the southeast side of Gary Drive, excluding a development of identical tract houses on small lots that are very different in character from the historic district. Between these roads are a series of parallel streets that run generally north-south, including Beechwood Avenue, Park Drive, Fairfield Drive, Forest Drive, Oak Drive, Locust Drive, Sanford Avenue, and Newburg Avenue. These streets are set slightly off the north-south axis because they are perpendicular to Frederick Road, Magruder Avenue, an east-west road that parallels Frederick Road, intersects most of these streets near the center

General Description:

The neighborhood consists generally of rectangular lots, the largest lots being found on Frederick Road and Newburg Avenue. Not coincidentally, these were the earliest lots laid out, and contain the earliest dwellings. The district is entirely residential. A large percentage of the district consists of the Summit Park development, with lot sizes that are rather uniform and only slightly smaller than those on Newburg Avenue. The vast majority of these houses are freestanding, single family dwellings. The lots on Mellor Avenue and Sanford Avenue, which were developed separately from Summit Park, tend to be the smallest in the district, and a number contain duplexes that were built concurrently with the single family homes.

Early House Types

The earliest buildings in the neighborhood exhibit the greatest variety in house types and stylistic details. Perhaps the earliest, and the largest, in the district is the Gary mansion, known as The Summit (BA-1107, NR), at 10 Stanley Drive. Built as a summer house, it is in the Second Empire mode, with a mansard roof that has hexagonal colored slates in three bands, iron cresting, and dormers with jig sawn bargeboards. There is a bold modillion cornice, and the wrap-around porch has large chamfered posts and a wood balustrade in a unique imbricated pattern. The house faces north toward Frederick Road, but is set well back from it. The Summit Park subdivision takes its name from this house, and surrounds it on all sides. The Gary mansion has a three-story tower on the east and a large ell on the rear. Several houses on Frederick Road also date to the summer home period of Catonsville, though they are not as grand and probably not quite as old as The Summit. Both 1101 and 1105 Frederick Road are similar Gothic Revival structures with cross gables on the fronts that are flanked by smaller dormers, though the former has lost (if it ever had) some of its decorative details. The former house is five bays wide, with a center entrance and two-over-two sash, while the latter is three bays, with a center entrance and six-over-six sash that are topped with cornices. There are jig-sawn

bargeboards with finials on the dormers of 1105 Frederick Road, and the front porch has paneled and chamfered posts with jig-sawn brackets and a bracketed cornice with a leaf motif between the brackets.

The cross gable form can be found in other early houses (5, 7, and 9 Magruder Avenue, 9, 10, 17, and 29 Newburg Avenue, 100, 102, and 109 Sanford Avenue), in a more simplified form, and all of them are located outside of Summit Park, in the earlier developments on Newburg, Magruder, and Sanford avenues. Most of these are three-bay structures, and are evenly divided between examples with a center entrance and those with a side entrance plan. There is invariably a porch on the front, most often three bays wide, though 109 Sanford Avenue has a one bay porch in the center and 9 Magruder has a wrap-around porch. Both square and turned porch posts can be found, and one example (10 Newburg Avenue) with Doric columns. There are sawn balusters on about half of the examples, on both types of posts. Porch balustrades often have square-in-plan balusters, while 100 Sanford Avenue has a solid balustrade. Most of this house type have two-over-two sash, with a few one-over-one and six-over-six, mixed in. Other than the porch, decorative treatment tends to be focused on the central gabled wall dormer. These can have a lunette and jig sawn bargeboards (9 Magruder Avenue), semicircular arched sash (5 Magruder Avenue, 9 Newburg Avenue), or decorative wood shingles (17 Newburg Avenue). These houses generally have gable roofs with asphalt shingles, and asbestos or aluminum siding. Most examples have an ell on the rear, some of them original and others later additions. One example (109 Sanford Avenue) has a sun porch added to one side. There are several houses that have a one-story (102 Sanford Avenue) or two-story (10 and 29 Newburg Avenue) bay window on a side elevation. Two four-bay examples (21 and 139 Newburg Avenue) have the same variety of details, but with the door placed differently. There are also a number of four-bay examples on Mellor Avenue that are duplexes (40-42, *48-50, 56-58,* 74-76, and 78-80 Mellor Avenue), with two doors on the front, by necessity.

There are only a few examples of the Queen Anne house in the district, all of them 2-1/2 story frame structures. That at 115 Newburg Avenue has a three-story octagonal corner turret, a wrap-around porch, and a gable roof with a cross gable. The siding is narrow weatherboards on the first story, decorative shingles on the second, with a kick between these two stories. A very similar siding treatment is given the house at 127 Newburg, but it is otherwise less emphatically Queen Anne. The main block is rectangular, with projecting bays on the sides that break up the massing. On the front is a stack of porches: three bays on the first story, one bay in the center of the second story. with thin posts that support a balustraded landing in front of the dormer window on the roof The house at 123 Newburg Avenue is very similar to this one, but even more restrained and perhaps is more accurately described as colonial revival.

Another type used in parts of the district, though not extensively, is sometimes called the Temple- front house, with the gable end set to the street. These tend to be found on the narrow lots on Mellor Avenue and Sanford Avenue, sprinkled in amongst the duplexes, and one example is a duplex (106-108 Sanford Avenue). They are all frame structures with gable roofs and front porches, and tend to be two bays wide *(52* and 54 Mellor Avenue). There are also a couple on Newburg Avenue (12 and 102 Newburg Avenue, 112 and 116 Sanford Avenue), but none are found in Summit Park.

Ell Houses

The cross gable form was probably popular because of its similarity to traditional Georgian/Federal farmhouses, a type that remained in popularity in Piedmont Maryland through most of the nineteenth century. Thus, while the cross gable reflects the influence of national building types upon the local vernacular, it does not represent a wholesale abandonment

of tradition. Another early house type, often referred to as an ell house because the ell is set to the front, rather than to the rear, is wholly a national type with no connections to local tradition. It is found overwhelmingly on Newburg Avenue (1, 15, 18, 19, 23, 24, 28, 100, 101, 104, 117, and 121 Newburg Avenue, 15 Magruder Avenue, 1407 Chelton Avenue). This house type can have the projecting ell centered, creating a "T" plan (1407 Chelton Avenue), or set to one side, creating an "L" plan. They invariably have a porch that wraps the front and one or both sides of the front ell, with the front door often set back in the main block of the house, adjacent to the ell. All of these houses are frame. Though many of these houses were built by, or for, the same person, they possess a great deal of variety. By definition, these houses have a gable end to the street, and have cross gables. A jerkinhead gable is used on 15, 101, and 121 Newburg Avenue, while 117 Newburg actually uses a gambrel. One-over-one and two-over-two sash predominate, but there are also six-over-six sash (1 Newburg Avenue), two-over-one sash (24 Newburg Avenue), and Queen Anne sash (19 and 101 Newburg Avenue). The house at 1407 Chelton Avenue contains both two-over-two and Queen Anne sash. Most of the doors contain both sidelights and a transom, with a few having one or the other, and some of the transoms have stained glass (1407 Chelton Avenue, 100 Newburg Avenue).

Again, the porch is a major focus of the decorative treatment of the house, with square posts (1407 Chelton Avenue) or battered posts set on the balustrade (1 *5* Magruder Avenue), Doric columns (100, 117, and 121 Newburg Avenue), or turned posts (23, 24, 28, 101 and 104 Newburg Avenue). In addition to solid balustrade half-walls, there are square-in-plan balusters (23 Newburg Avenue), jig-sawn balusters (24 and 101 Newburg Avenue), and the most decorative examples consisting of different patterns of stick-work balustrades (15, 19, and 101 Newburg Avenue). Several porches also have sawn brackets (1407 Chelton Avenue, 15, 19, and 28 Newburg Avenue), and one (15 Newburg) has a projecting, pedimented section with stick work. There is a great deal of variety within the general pattern of this house type. The house at 101 Newburg Avenue has an unusually wide ell front of three bays, and the side elevations have a kick at the bottom of the second story walls. There is also a sun porch addition in the re-entrant angle of the ell, on the second story, with ten-light casements. That at 104 Newburg Avenue has a three-sided ell front, with a gable roof that overhangs at the corners. There is an oriel window on large brackets on the side of 18 Newburg Avenue, and a paneled brick chimney on 19 Newburg Avenue. The house at 100 Newburg Avenue is the most free with the ell form, having a narrow one-bay dl front that has a bay window on the first story, and the porch wraps around the side of the main block, butting a two-story bay attached to the side elevation. Most houses have had their siding covered, though one (23 Newburg Avenue) retains its weatherboards on the first story, plain wood shingles on the second story, and wood shingles with staggered butts in the gable ends.

Bungalows

Four national house types, bungalows, four-squares, Georgian colonial revivals, and Dutch colonials, predominate in Summit Park, and are found sporadically in adjacent areas of the district where lots were developed later. These occurrences help to tie the district together, blurring the lines between Summit Park and the other developments. The bungalows are all 1-1/2 story structures with a two- to four-bay front and a three- to six-bay depth. Most examples have a gable roof with the ridge parallel to the street, and the front of the gable extends to cover the front porch. A jerkin head gable can be found on one example (122 Forest Drive) The variety comes in the type of dormer used to gain space and light on the second story, with a shed roof dormer being very common (4 Stanley Drive, 108 and 114 Oak Drive, 130 Newburg Avenue, 2, *5,* 11, 122 and 125 Forest Drive), but also a gabled dormer is used (105 Forest Drive, 100 and 102

Locust Drive, 136 Newburg Avenue), and in one instance a hip roof dormer is used (111 Locust Drive). One example can be found with a gambrel roof that extends over the front porch (138 Newburg Avenue) and several others where the gable was turned with the ridge perpendicular to the street, but carried out over the front porch (101 Oak Drive, 119 Forest Drive). Some of these roofs retain slate (122 Forest Drive). Most of the bungalows are frame, some with wood shingles (101 Oak Drive, 111 Locust Drive, 130 and 134 Newburg Avenue, 11 Forest Drive) or stucco (100 Locust Drive), while two have Flemish bond brick with glazed headers (119 and 122 Forest Drive), one has all-stretcher bond (114 Oak Drive), and one has rock-faced concrete block (138 Newburg Avenue).

Again, the treatment of the porch posts and railings lends variety to this house type. The brick bungalows have either brick piers and balustrades or parged columns with brick bases and caps. There are fat, square piers that support a segmentally-arched porch eave (105 Forest Drive), stone piers with battered square posts (134 Newburg Avenue), concrete piers with paneled posts (11 Forest Drive, 108 Oak Drive), rock-faced concrete piers and balusters with either matching posts (100 Locust Avenue) or shingled posts (101 Oak Drive), and squat Doric columns (2 Forest Drive) or slender Greek Doric columns (125 Forest Drive). Several porches are partially enclosed with casement windows (136 Newburg Avenue) or other original treatments (122 Forest Drive). Brackets on the eaves are common (130 Newburg Avenue, 11 Forest Drive, 100 Locust Drive) and some have exposed rafter ends (11 Forest Drive). Windows have been replaced in a number of houses, but where the originals survive they also have a bit of variety, both from structure to structure, and within individual buildings. There are six over one sash (5 and 19 Forest Drive), three-over-one sash (134 and 136 Newburg Avenue), two-over-two sash (130 Newburg Avenue), one-over-one sash (138 Newburg Avenue, 108 Oak Drive) There is a mixture of six-over-one, eight-over-one, three-over-one, two-over-one, and one-over-one on 100 Locust Drive, and the first story has triple sash. The use of paired or triple sash was fairly prevalent, though some of these examples (111 Locust Drive, 101 Oak Drive) have had their sash replaced. Bay and oriel windows (5, 105, 119, and 122 Forest Drive, 114 Oak Drive, 4 Stanley Drive, 102 and 111 Locust Avenue, 130 Newburg Avenue), and projecting secondary entrance bays (101 and 114 Oak Avenue, 111 Locust Drive), or doors with hoods (125 Forest Drive), are fairly common on the sides of this house type. Almost all of the surviving front doors are glazed, with anywhere from six (125 Forest Drive) to 32 lights (119 Forest Drive), and most of these doors have panels at the bottom. A few examples also have sidelights (100 and ill Locust Drive) or sidelights and a transom (119 Forest Drive, 136 Newburg Avenue, and 101 Oak Drive).

There are several 1-1/2 story houses that owe a strong debt to the bungalow but clearly have other influences, too. Two similar houses at 107 and 109 Locust Avenue have their gable end set to the street, with a one- or two-bay porch attached to the front that has its own gable roof. The window and door arrangements and details are consistent with the bungalows in the district, but the lack of a dominant roof that encompasses the front porch diverges from the form of the other bungalows. An unusual, and early, group of bungalows are the gambrel-roofed duplexes at 18-20, 22-24, and 26-28 Sanford Avenue. They have staggered butt shingles in the gable ends and jerkin head roofs to add decorative touches to the simple forms.

'oursquares

Another common house form of the early twentieth century that is also well distributed throughout the district is the foursquare. These are invariably 2-1/2 story cubical buildings that have a hip roof with dormer windows on one or more

sides, and a one-story porch across the front. A few examples have gable roofs (106 Locust Drive). Many of these houses have a two-bay front, with a few examples that are three bays (117 Oak Drive) or four bays (22 and 132 Newburg Avenue). There are several examples that do not have dormers (117 and 118 Oak Drive). Most of the dormers have matching hip roofs, though there are several examples with shed roofs (1100 Magruder Avenue, 106 Locust Drive) and one with a gabled dormer and a Palladian window (7 S. Beechwood Drive). One early example (108 Newburg Avenue, c. 1908) has a gabled wall dormer much like the cross gable houses, but in every other respect is a foursquare. In addition to the previously mentioned roofs, several others retain their slate (1100 Magruder Avenue, 108 Locust Drive, 111 Oak Drive, 1305 and 1407 Frederick Road, 100 Forest Drive). Most of these houses are frame and have been re-sided, but some retain wood shingles (1 and 3 S. Rolling Road, 10 Park Drive, 22 Newburg Avenue, 106 Locust Drive, 117 and 118 Oak Drive), with some having alternating wide and narrow courses (e. g.,1100 Magruder Avenue); one is stuccoed (7 S. Beechwood Drive).

There are some wrap-around porches (3 S. Rolling Road, 3 Park Drive, 132 Newburg Avenue, 1407 Frederick Road), a few of which have original enclosed sun porches (1 S. Rolling Road, 10 Park, 103 and 117 Oak Avenue, 103 Forest Drive). The porches can have single Doric columns on shingled balustrades (1 S. Rolling Road, 22 and 132 Newburg Avenue, 1407 Frederick Road, 100, 103 and 114 Forest Drive, 1 and 6 S. Beechwood), paired and tripled Doric columns on solid balustrades (3 Park Drive, 1305 Frederick Road), square posts on shingled balustrades (117 and 118 Oak Drive), or battered square posts on shingled balustrades (10 Park, 1100 Magruder Avenue, 103, 109 and 111 Oak Drive). Some foursquares have bay windows on the second story of the front (1 and 3 S. Rolling Road, 1407 Frederick Road, 103 Forest Drive) and/or on one side (22 Newburg Avenue, 108 Locust Drive, 111 and 118 Oak Drive, 123 Forest Drive). There is a variety of surviving window types, including one-over-one sash arranged singly (22, 27 and 132 Newburg Avenue), or paired and tripled (118 Oak Drive), six-over-one sash singly (1100 Magruder Avenue, 103 and 117 Oak Drive, 123 Forest Drive) or paired and tripled (2, 6 and 7 S. Beechwood), eight-over-one sash (1305 Frederick Road), twelve-over-one sash (3 Park Drive), and mixtures of four-, six-, and eight-over-one sash (1 S. Rolling Road, 109 Oak Drive, 1407 Frederick Road, 6 and 100 Forest Drive). Original doors tend to be glazed, and there are sidelights with plain glass (3 Park Drive, 22 Newburg Avenue, 1100 Magruder Avenue, 103, 117 and 118 Oak Drive, 1407 Frederick Road, 100 Forest Drive, 6 S. Beechwood), beveled glass (114 Forest Drive) or stained glass (1 S. Rolling Road); plain (10 Park Drive), leaded (10 Forest Drive) or stained glass (7 S. Beechwood) sidelights with a transom; or sidelights with a fanlight (1305 Frederick Road).

There are several houses that are variants on the foursquare, incorporating traits of other house types that were also common in the early twentieth century, and common in the district, as well. One of these is 105 Newburg Avenue, which is larger than most of the foursquares and has colonial revival details such as the wide, bracketed eaves, and a flared wall at the base of the dormer more typically found on Queen Anne buildings. This house seems to be earlier than most foursquares in the district, before the form coalesced into a narrower standard. More unusual is the foursquare-bungalow hybrid at 1006 Magruder Avenue, a 1-1/2-story wood shingle house with a hip roof with dormers and a flat-roofed porch across the front. Another variant of the foursquare has nothing to do with the exterior form, but with the function of the house; most of the foursquares are single family homes, but there are several that were built as duplexes. The only difference is the presence of two front doors, and occasionally two porches. Most examples are frame (3-5, 7-9, 11-13, 15-17, 19-21, and 23-25 Sanford Avenue, and 10-12 and 14-16 Magruder Avenue) but several are brick (6-8, 10-12, and 14-14A Sanford Avenue).

Georgian Colonials

Colonial Revival houses are the largest category of house type in the district, with the majority found within Summit Park. There are two distinct variants, the Georgian colonials, which are perhaps the most common house type in the district, and the Dutch colonials, which are also well-represented. The Georgian colonials are both two-story and 2-1/2-story dwellings and most have three-bay fronts, though there are some variations, such as having three bays on the first and four on the second story (2 Stanley Drive, 121 Oak Drive), or four bays on the first and three on the second (135 Newburg Avenue). An early, transitional example can be found at 131 Newburg Avenue. The rectangular block has decorative shingles more common among Queen Anne houses, and a porch across the entire four-bay front, but the gambrel roof and regular fenestration pattern suggest an early Colonial Revival influence. The house next door, at 133 Newburg Avenue is very similar and probably built in the same period by the same contractor. Another seemingly transitional house is located at 20 Newburg Avenue. The rectangular block has a wrap-around porch more common of Queen Anne and ell-front houses, and the dormer windows have been pushed together to create one dormer with battered sides and an "M" roof. Original siding includes plain wood shingles (103, 105, and 107 S. Rolling Road, 105, 112, and 121 Oak Drive, 116 Forest Drive), wood shingles that alternate between wide and narrow courses (2 Stanley Drive, 120 Oak Drive), narrow weatherboards on the first story and wood shingles on the second, with a kick between the two stories (135 Newburg Avenue), stucco (1205 Frederick Road, 107 Forest Drive), brick on the first story and frame on the second story, with an overhang that has pendant drops (123 Oak Drive), and brick with five stretcher courses to one course of Flemish bond (112 Forest Drive). Gable roofs are overwhelmingly the most common form, and many still retain their slate roofing (2 Stanley Drive, 135 Newburg Avenue, 103 S. Rolling Road, 8 and 9 Park Drive, 105, 112, 121, and 123 Oak Drive, 116 Forest Drive). Other roof types include a jerkin head gable (105 S. Rolling Road), a gambrel roof (113 Newburg Avenue), and hip roofs that also generally retain their slate (107 S. Rolling Road, 120 Oak Drive, 106 Newburg Avenue, 1205 Frederick Road, 110 Forest Drive).

The 2-1/2-story houses typically have gable-roofed dormers, though there are some examples with hipped-roof dormers (135 Newburg Avenue) and shed roof dormers (107 S. Rolling Road, 105 Locust Drive, and 109 Forest Drive). The house at 106 Newburg Avenue has semi-circular-arched sash with Gothic lights. There is also a segmentally-arched dormer with casements, set back on the roof, with a walkout/balcony (118 Forest Drive). Single six-over-one sash are most common with colonial revival houses (2 Stanley Drive, 103 S. Rolling Road, 105 S. Rolling Road, 120 Oak Drive, 110 Newburg Avenue, 1002 Magruder Avenue, 126 Forest Drive), and they can also be found paired and tripled (107 S. Rolling Road). Other sash arrangements include eight-over-one sash (109 and 118 Forest Drive), one-over-one sash (121 Oak Drive, 106 Newburg Avenue), two-over-two sash (135 Newburg Avenue), six-over-six sash (9 Park Drive, 105 Oak Drive, 116 Forest Drive), and three-over-one sash (114 Newburg Avenue). There are rarely bay windows on the first story (8 and 108 Forest Drive). Occasionally, there are small, decorative windows in the center of the second story, including stained glass (101 Forest Drive, 107 S. Rolling Road), tripartite sash (1205 Frederick Road), or six light casements (8 Forest Drive). Some examples have a pent roof over the windows on first story, and the windows are usually tripled (105 S. Rolling Road, 114 Newburg Avenue, and 104 Locust Drive).

Most of these houses have a center entrance, but some examples have a side entrance (103 and 105 S. Rolling Road, 105, 112 and 121 Oak Drive, 104 Locust Drive). A good number of the doorways have sidelights (112, 120, and 121 Oak

Drive, 106 Newburg Avenue, 116 Forest Drive), or sidelights and fanlight (105 S. Rolling Road, 9 Park Drive, 102 Oak Drive, 126 Forest Drive), one example has only a fanlight (2 Stanley Drive), and there is one instance with a blind fanlight (8 Park Drive) and another with sidelights and a transom (109 Forest Drive). Glazed doors are extremely common. There is typically a one-bay porch covering the doorway, and it can be gabled, with an arched soffit. It is supported by paneled posts (2 Stanley Drive, 105 S. Rolling Road), or square posts (105, 112 Oak Drive), or thin columns (102 Oak Drive), or tripled-up square Doric columns at the corners (101 Locust Drive, 116 Forest Drive), or Doric Columns (103 S. Rolling Road, 126 Forest Drive). At least one porch example has a lancet-arched soffit with Doric columns (120 Oak Drive). Several examples either have the porch topped by a balustrade (106 and 108 Forest Drive), have a hip roof (107 S. Rolling Road), or have a concave hip in copper (107 Forest Drive). There are also gabled hoods with arched soffits, either on brackets (9 Park Drive, 104 Locust Drive, 110 Forest Drive), or with fluted pilasters (114 Newburg Avenue). Larger porches include a four-bay porch with a hip roof, Doric columns, and square balusters (135 Newburg Avenue). a wrap-around porch with battered posts on a shingled balustrade (121 Oak Drive, 1002 Magruder Avenue), or with Doric columns and turned balusters (106 Newburg Avenue), and one wrap-around porch with a porte cochere (109 Forest Drive).

Sun porches are very common on one or both sides; where there are two, often one is enclosed with casement windows and the other is open. Where there is none, or only one side porch, there is often a secondary entrance on one side, with a hood on brackets over the door.

Dutch Colonials

Within the category of Colonial Revival houses the Dutch colonials make a distinct subset. They are all 1-1/2-story buildings, and most have a gambrel roof with a single large dormer on each side, but they have a greater variety in form than the Georgian colonials. Most have a three-bay front and a depth of two bays. Most of these have the ridge parallel to the street, while some have the end set to the street front. In the former group they are equally divided between having a center entrance, typically with a one-bay, one-story porch (100 and 110 Oak Drive, 5 Park Drive, 115 Forest Drive) and having a side entrance with either a hood (111 Forest Drive), a pent roof (122 Oak Drive), or a one-bay porch (113 Oak Drive, 124 Forest Drive). Houses with the end set to the street are also equally divided between a center entrance (117 and 127 Forest Drive) and a side entrance (110 Locust Drive, 1102 Magruder Avenue). Both types could have a hood, and some are set in a projecting entrance bay (117 Forest Drive, 109 Park Drive). Dutch colonials often have a curving roof with a kick on one side (109 Park Drive, 127 Forest Drive). The doors are often glazed, with eight lights over two panels being very common, and some have sidelights, as well (100 and 113 Oak Drive, 111 and 124 Forest Drive). One example has a vertical board door with diamond lights and faux strap hinges (127 Forest Drive). A fanlight (115 Forest Drive) or a blind fan (124 Forest Drive) is rare. Most of the windows are six-over-one sash. Sun porches are also very common on the south side, though how they are handled can affect the overall form. The roof on the house of 109 Park Drive is continued out in a broad curve that covers the sun porch and integrates it with the rest of the house, instead of simply being tacked on, and the sun porch on 100 Oak Drive has a balustrade on the roof.

English Cottage Revival

A small group of houses are influenced by the popularity of the English cottage, sometimes referred to as the Cotswold

cottage style. These buildings are marked by a use of mixed materials, especially brick, stucco with faux half-timbering (103 Park Drive), and weatherboards. Most of them are 1-1/2-story buildings. They have a close association with the Dutch Colonial Revival houses, especially in the use of shed roof dormers on the second story. and two examples freely blend details from both (103 Park Drive, 9 S. Beechwood Drive). With several houses, the second-story windows break through the eave to create dormers (104 Oak Drive). The use of small, projecting entrance bays is also common (104 Oak Drive, 9 Fairfield Drive, and 10 S. Beechwood Drive). Gable roofs are always used. Doors and windows tend to be the same stock items used in Georgian and Dutch colonial types. A number of examples use a pent roof to shade a bank of windows on one side (usually the south) (104 Oak Drive, 103 Park Drive) and one example has this carried around the front to create a porch (107 Park Drive). Casement windows are often used in some of the openings, but never exclusively. The houses at 5 and 7 Stanley Drive clearly reflect the influence of the English Arts and Crafts movement. The house at 7 Stanley Drive is a blend of foursquare, Georgian colonial, and Arts and Crafts, while that at 5 Stanley Drive, with its very deep eaves and bay window on the second story, set on the porch roof, is more evidently based on the work of C. F. A. Voysey or Baillie Scott.

Other Revival Styles

There is one example of a Spanish Colonial Revival house, at 303 S. Rolling Road, It is a simple ell form, but has painted stucco, a tile roof, and a decorative Baroque terra cotta surround at the doorway.

There is also a small number of Cape Cod houses scattered throughout the neighborhood. These are one- or 1-1/2-story buildings of frame (with one of stone at 3 Stanley Drive), with gable roofs. One example has an dl to the front, with brick veneer (112 Newburg Avenue), but they are generally simple rectangular blocks. The entrance is typically in the center, and is the feature that gets the decorative detail, from fluted pilasters and a segmentally-arched pediment (3 Stanley Drive), to sidelights and a fanlight (116 Oak Drive), to a projecting center entrance bay (12 Park Drive). Similar to these are several cottages that have a three-bay front with a center entrance, but are similar to southern vernacular houses. Both are rectangular frame structures with gable roofs. One of these has a swan's neck pediment and a hood on brackets (7 Forest Drive) and the other a gabled porch (120 Forest Drive).

There are several ranch houses scattered throughout the district. They are all brick and most of them have slate roofs, making them blend in materially with the other houses. By definition they are all one-story structures. The rancher at 118 Fairfield Drive is perhaps the most unique, with dark brick and a hip roof with a cross gable that has half-timbering and a jerkin head.

The outbuildings in the district are almost exclusively freestanding garages, which, except for later alterations, tend to follow the style and finishes of the house on their lot. Some retain their original siding. Several are made of rock-faced concrete block, and generally seem to be later additions to houses that were built before the introduction of the automobile. They are mostly one-story structures, for one or sometimes two vehicles. A number of these buildings retain their original hinged garage doors, with the most common patterns being six, eight or nine lights over one, two, three, four, or six panels, or over a cross buck. Most have gable roofs, with the gable end set facing the street, though there are some with a hip roof, and slate roofing survives on some. Several earlier carriage houses survive, including 1-1/2-story examples with wall dormers at 106 and 115 Newburg Avenue, and a two-story one at 100 Newburg Avenue that has

vertical battens and a decorative wood frieze in the gable end.

Summary Statement of Significance:

The Central Catonsville and Summit Park Historic District is eligible for the National Register under Criterion C, as it embodies the distinctive characteristics of its type and period, illustrating the evolution and development of a community from summer homes to year-round suburban living in the late nineteenth and early twentieth centuries. It is significant both for its community planning, which did not follow the more traditional, and better studied models, and for its architecture, which represents with good integrity the period of its development. Many of the themes, trends, and personalities identified earlier in the development of the Old Catonsville Historic District (BA-2975) on the north side of Frederick Road, were equally involved in the development of Central Catonsville, which occurred at much the same time on the south side of Frederick Road. The period of significance begins with the initial development of the Central Catonsville and Summit Park area in 1869 and extends to 1958, by which date the neighborhood had substantially achieved its present form and appearance.

Resource History and Historic Context:

The village of Catonsville was reportedly founded in the early nineteenth century along the Frederick Turnpike in the midst of farms to the west of the city of Baltimore. The Ellicott brothers had created the turnpike just after the Revolutionary War because they needed a better route to transport flour from their mills at present-day Ellicott City to Baltimore. The Baltimore Iron Works Company had owned much of the land east of the Ellicotts' mills, where Catonsville stands, in the eighteenth century. The company leased land to farmers, tavern keepers, storeowners and artisans. The original partners in the company, Dr. Charles Carroll, Barrister, Charles Carroll of Annapolis, Daniel Carroll of Duddington, Daniel Dulaney, and Benjamin Tasker, were dead by 1807, and the land was now in the hands of over 30 of their heirs. A partition of lands was sought, and surveyor Samuel Green divided the 12,000 acres into 153 lots. This sub-division was approved in April 1810, thus opening up land for sale and for more intensive development. Along the south side of Frederick Road lots 60, 61, and 153 comprise much of the area that would become Central Catonsville and Summit Park, with east and west boundaries perpendicular to Frederick Road. However, the focus of settlement shifted eastward, where Joseph P. Fusting laid out lots in 1829 around the intersection of Ingleside Avenue and Frederick Road. This would remain the center of Catonsville. As George C. Keidel, PhD., recalled of Catonsville in his youth in the 1870s, "The Catonsville of my earliest recollections consisted merely of a small nucleus of stores and homes clustered about the intersection of the Frederick turnpike and Ingleside avenue, and of a widely flung series of country places interspersed here and there with groups of smaller houses."(1)

Both year-round and summer houses were built along the Frederick Turnpike by 1850 in the area that would become the Central Catonsville and Summit Park Historic District. Most of these houses were set close to the road, with long, narrow lots extending behind them. Unlike the Old Catonsville Historic District to the north, the property lines here were set perpendicular to Frederick Road. There was a cooper shop next to one of these houses in 1878, and several others were probably lived in year round. Several houses survive that were likely summer homes originally, including "The Lindens," the Sullivan-Lassen House at 1105 Frederick Road, which was built c. 1869. It is one of the cross-gabled houses in the district, with jig-sawn trim. Similar to it is the Mehler-Jennison House at 1101 Frederick Road, which was built c. 1879. The most significant of these, architecturally and socially, was "Summit," the James A. Gary residence at 10 Stanley

Drive (BA-1107, NR). There was a house on that location at least as early as 1850, when the property was owned by Mathias Benzinger. When Gary purchased it in 1873 it was described as having "a large double brick mansion, two stories and a-half high, divided into large and convenient apartments, with high ceilings, wide halls, broad piazza, and all the modern convenience of bath rooms, closets, a fine billiard room, water reservoir etc. There is a fine large barn, carriage house, ice house, gardener's house, and all the improvements harmonizing with the mansion. There is a great variety of beautiful shade trees, an excellent orchard of select fruit, and the choicest of grapes, berries, and small fruits." Gary was born in Connecticut, and his father moved to Maryland and founded the Alberton Cotton Mills before the Civil War. Gary became a partner in the mill, and also served as president of the Merchants & Manufacturers Association, vice president of the Citizens Bank and the Consolidated Gas Company, and was a director of the American Fire Insurance Company, the Baltimore Trust & Guarantee Company, and the Savings Bank of Baltimore. He also served as postmaster general under President William A. McKinley. The earlier house may survive in part of the existing structure. "Summit" features a mansard roof, which was becoming popular in the late 1860s in Baltimore, especially with the construction of the Baltimore City Hall. This roof could be an alteration made by Gary. A gateway of Ellicott City stone was added in 1890, and old photographs show that the grounds, 100 acres, were beautifully landscaped. In time, the larger lots were subdivided and new houses added along Frederick. Mrs. Webb bought one of these and built a house in 1892, but the building was demolished to put S. Beaumont Avenue through in the 1950s. (2)

This was a time when the whole region along the Turnpike was growing rapidly. The *Baltimore Gazette* noted in 1869:

> The Frederick turnpike . . . has, within a few years past, shown a remarkable improvement, and the indications now are that within a few years more the whole of the vacant ground between the city and a point a mile beyond Catonsville will be occupied by villas. At Catonsville the improvement has been very great, some thirty or forty houses having been erected within the past three years. Most of the improvements thus far have been made north of the turnpike.

Thus, in the post-war period Catonsville continued to be a country village, but was also developing into a region of country estates for some of Baltimore's wealthy merchants and industrialists. This was facilitated first by the establishment of a horse-car line on Frederick Road in 1862. The Baltimore, Catonsville & Ellicott's Mills Passenger Railway, and later by the construction of the Catonsville Short Line Railroad in 1884. While each of these improved access between Catonsville and Baltimore seven miles away, they only did so for a select few who could afford it. As Kenneth T. Jackson has pointed out, "relative to other forms of travel in the late nineteenth century, railroad commuting was not only expensive but also time consuming." Thus, outside of the village, Catonsville would remain a summer community for some time.

The 1877 Atlas illustrates the beginning of change in the neighborhood, as several streets were laid out, at least on paper, off of Frederick Road. This was noted in a Baltimore newspaper in 1869. Mellor Avenue, at the east edge of the district, was in place dividing the land of John Glenn and John Mellor, and one house had been constructed on the west (Mellor's) side of the road (which was not named at this time). It was noted in 1869 that the 50 foot wide road, which ran from the turnpike to Rolling Road, would provide "many beautiful building sites." At the same time, Newburg Avenue had also been laid out through a parcel owned by J. G. Ruff, and several houses were standing near the north end. Finally, a short segment of Forest Avenue had been built to give access to the back of the Sullivan lot, which had been subdivided into three lots, two of which held houses and the third was owned by builder William Gerwig. These houses either do not

survive, or have been drastically altered. Little more seems to have been built until the 1890s. The 1898 Bromley Atlas shows no other houses on Mellor, about twenty spread out along Newburg, and a new road, Sanford Avenue, laid out parallel to, and just west of, Newburg. (4)

There were several builders living in Catonsville in this period who were responsible for most of the construction in the area, and most of them were of German extraction. William Gerwig was born in Baltimore in 1835 and worked for Peter F. Haus, a Catonsville contractor, before going into business for himself in 1861. He advertised himself as an architect and builder at least as early as 1882, though it is not known what buildings he may have designed. Before his death in 1905 from Bright's disease his son, John H. Gerwig, was assisting him in his business. His brother, George Gerwig, was born in 1840 and was a carpenter and builder at one time, as well, and may have been active in Catonsville before moving to Howard County. The Nagle family was also very active in building in Catonsville, James F. Nagle, a contractor and builder, advertised in 1888: "Plans and estimates furnished on application," and William E. Nagle similarly advertised the following year: "plans & estimates cheerfully furnished." In 1895 builder H. A. Nagle himself advertised "plans furnished for buildings and bridges at shortest notice." Andrew Maisel and Jacob Kim formed a partnership from 1884 to 1890 as builders in Catonsville. When the firm dissolved Kim continued to work in Catonsville, but later moved to Ellicott City, and much of his later business seems to have been in Howard County. (

Other building trades were represented in Catonsville, including S. W. Owens & Son, plain and ornamental plasterers, and George Schaub, painter and glazer, who were active in 1889. Building materials were available from two firms at this time, O. B. Knight and John S. Wilson & Leonard A. Poehlmann (trading as Wilson & Poehlmann). The latter had a siding from the Catonsville Short Line Railroad that made shipment of large quantities of materials from Baltimore cheap, quick and easy. They could also provide much material themselves after constructing a woodworking mill run by a 30 horsepower gasoline engine in 1896. In 1897 it was noted that his lumber yard had "added a moulding machine of the latest approved pattern, to their new mill, and are now prepared to furnish all kinds of millwork at city prices." Carpenters and painters were working a ten-hour day, which led them to complain in 1891 since stonemasons and plasterers were only working a nine-hour day. In describing a building boom in 1895, the *Catonsville Argus* noted:

> Contracts let today figured from 15 to 20 per cent below what the same houses would have cost two years ago. Lumber is about 20 per cent cheaper, sash and doors can be bought from 25 to 30 per cent cheaper, and other material has declined in price. Brick alone has recently advanced a little, but not enough to offset the low price of other material.

There were brief interruptions of building activity reported in Catonsville, in the summer of 1897 and, more seriously, in the spring and summer of 1900, but these seem to qualify as lulls in comparison to the phenomenal growth of other times. This boom seems to have continued until 1904, when the *Catonsville Argus* reported that "building operations in Catonsville are at a standstill and mechanics generally are seeking places of employment in the city. Such a depression in building has not been known in Catonsville for a great many years." Only one house was under contract that summer. This was probably the result of the Baltimore fire, as businessmen were struggling, both financially and logistically, to rebuild their places of employment. (6)

While at this period Catonsville was still predominantly a summer community, it was also a suburb of Baltimore, albeit

only a periodic one, and needed certain amenities in order to continue to develop. Kenneth T. Jackson has noted:

> Whether their subdivisions were large or small, real-estate specialists were more active in the city building process than anyone else. The theory that early suburbs just grew . . . is erroneous. Subdividers lobbied with municipal governments to extend city services, they pressured streetcar companies to send tracks into developing sections, and they set the property lines for the individual homes. Each city and most suburbs were created from many small real-estate developments that reflected changing market conditions and local peculiarities. (

In the case of Catonsville, those involved with the development did not lobby, so much as they took it upon themselves to create the needed amenities.

Improved transportation was another amenity necessary to promote development. Kenneth T. Jackson has observed:

> The electric streetcar was vital in opening up the suburbs for the common man. . . . Sam Bass Warner, Jr., has shown that, beginning in the 1870s, the introduction of improved street railway lines made possible a continuing outward expansion of the city by V_2 to 1 V_2 miles per decade. In practical terms, this meant that the outer limits of convenient commuting (by public transit as opposed to steam railroad) stood at about six miles from City Hall in 1900 as compared to two miles in 1850. That was the distance that one could reasonably be expected to traverse in one hour or less.

Since Catonsville was seven miles from downtown Baltimore, it needed a faster way to commute, as the *Catonsville Argus* stated in 1895 " . . . transportation by horse cars is too slow. It now takes a little over two hours to make a round trip between Baltimore and Catonsville by the horse cars, while by electric cars the run could be made in about half the time. Notwithstanding this drawback Catonsville is being built up rapidly." The newspaper was reacting in support of a proposal that had been in the works since March 1892, when John Hubner introduced a bill for the incorporation of the Edmondson Avenue, Catonsville & Ellicott City Railway, using any power but steam. The charter passed in October 1892, though it took some time to begin construction. The *Catonsville Argus* reported, "The electric railway is the outcome of the project of Messrs. George Yakel, Carl Schon, Victor G. Bloede and other gentlemen who owned property in the vicinity of Catonsville and rely on rapid transit as a means for developing it." The railway company was given the right to lay a double track on Edmondson Avenue, and construction began in 1895. Apparently, as a response, the horse-drawn trolley on Frederick Road was electrified the same year, with a double track containing girder rails laid down the center of Frederick Road through the village to Melvin Avenue, and a single track with T-rails along the side of the road from Melvin Avenue to the end of the line. (8)

The *Catonsville Argus* noticed a profound change in the neighborhood by the spring of 1897:

> The country around about Catonsville is little farmed by practical farmers, who have to derive their sustenance from the fertility of their broad acres. Years ago it was strictly an agricultural neighborhood. . . . This was when Baltimore was young, and its wealth comparatively small. But as the city grew. and its citizens added to their wealth sufficiently to justify them in thinking of country seats, it was but natural that Catonsville, already a small wayside village, should become the center of a colony of Baltimoreans, whose country homes were built

close to the Frederick turnpike then, as now, one of the best roads that heads from the city.

The property around Catonsville early fell into the hands of rich Baltimoreans, who built costly residences on tracts whose area was only limited by the means of the owner, and until recent years these properties have remained as they were fifty years ago. The wealthy owners of country homes religiously held onto their acres, and never encouraged the idea of small holdings and cottage buildings. In this they were protected by the distance from the city, and the fact that there was no quick means of transportation to the city. Years ago a horse railroad was built, but it was not until recent years that a steam railroad connected Catonsville with Baltimore. With the advent of the steam railroad the village, already grown to be a place of no mean importance, and recognized as a desirable place for country homes, took on new energy and a more rapid growth.

With all the advantages that the steam railroad has conferred on the town, it has been of little, if any, advantage to the large property holdings which lie along the Frederick road and Catonsville and city. The horse railway was kept in operation, but it was far too slow to have effect in suburb building. But now, with the advent of electricity, all this is changed. In the past twenty-five years many of the owners of large tracts along the Frederick road and around Catonsville have passed away, and slowly but surely the property has been coming into the market. But so long as the property was not easy of access prices remained low and investors found the development of good property very difficult and slow.

The City and Suburban's electric line has been completed but a year, and already its effect on Catonsville and the nearby section can be seen. Property which has been on the market for a long time has lately been sold, and negotiations for other tracts are in progress. The indications now are that within a few years nearly every acre of land along the Frederick road and Edmondson avenue east of Catonsville will pass into the hands of new owners, and be cut up into building lots of fair size, and within reach of people of moderate means.

While development did not proceed quite as quickly as the newspaper predicted, as will be noted below, the author was not far off the mark. The process that was taking place in Catonsville was not unique. As Kenneth Jackson has noted, "The pattern was as follows. First, streetcar lines were built out to existing villages. These areas subsequently developed into large communities. Second, the tracks actually created residential neighborhoods where none had existed before." (

The growth of Catonsville was made possible by the creation of public services. The Catonsville Water Company was founded in 1886, and was fed by three artesian wells, two in the Old Catonsville district, and the third at "Summit." In addition to water, Catonsville was getting other amenities. The Consolidated Gas Company had been incorporated in 1885, and gas street lights had been installed along Frederick Road in the late 1880s, eventually extending from Irvington, on the east side of Catonsville, to Oak Forest Park, west of South Rolling Road. This was to be expected, since James A. Gary of "Summit" was on the board of the Consolidated Gas Company. These were taken down and replaced with electric street lights in 1902. Newburg Avenue was re-graded at the same time that the lamps were changed, in order to make an easier transition, and iron plates were placed over the gutters along Frederick Road. (

The earliest development in central Catonsville was along Newburg Avenue, and it seems to have been the work of John S. Wilson, a Baltimore native who came to live with his grandfather in Catonsville at age eight, after the death of his father. Wilson farmed until 1880, but impaired health forced him to give it up and enter business. He founded a lumber, coal, and hardware business, as noted above, and served in the Maryland legislature, as president of the school board, as a tax assessor, a director of the First National Bank of Catonsville, as secretary of the Catonsville Permanent Building and

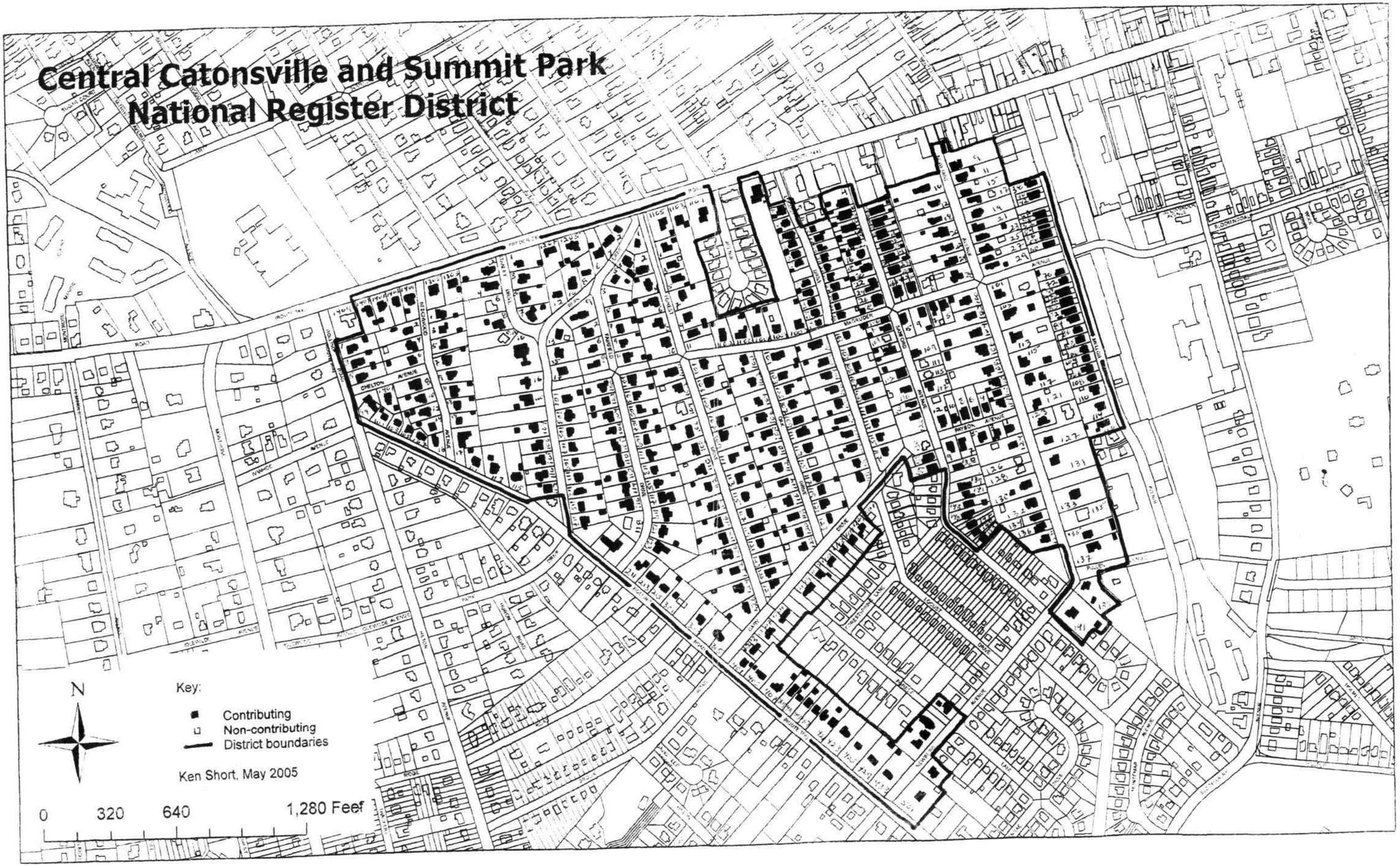
Loan Association, and as vice president of the Catonsville Improvement Association. With the rapid growth of Catonsville in the 1890s, Wilson was in a good position to take advantage of the need for building materials, and he responded. His wife purchased land on Newburg Avenue in 1885, probably a strategy to separate this activity from his other business in case he ran into financial trouble and his creditors came looking for other assets. The house at 101 Newburg, which has an ell plan with the ell to the front, was built on one of these lots sometime between 1885 and 1898. It remained in the Wilson family until 1976. Wilson hired William Gerwig to build a house on one of his Newburg lots in 1891, but it is not possible to be certain which house, since Wilson built several and kept them. He was reported to be building another house in this area in 1894. In 1895 Wilson purchased several more lots, on the west side of Newburg, and by 1898 had built the house at 100 Newburg Avenue. This is a more original variation of the ell-front he built across the street, with a jerkin head gable, and the family owned it until 1912.

By 1898 Wilson owned at least five houses, and perhaps was living in the one at 101 Newburg. One was rented out to Judge David Fowler in the spring of 1897, and others may have been summer homes for wealthy tenants, as well. Wilson died around 1900, but his family stayed on Newburg. Charles F. Wilson, probably a son who worked in the family business, built a house for himself on Newburg in 1904, hiring Peter Dressler & Son to do the stonework and John Gerwig as carpenter. The house cost $5,000 and was electrified. (11)

Others were also involved in the development of Newburg Avenue at the same time that Wilson was. At least three houses were built on Newburg in 1890, one for Frank Smith (18 Newburg?) by H. A. Nagle, one for E. J. Farber by William F. Nagle, and one for Dr. Williamson (19 Newburg?) also by William Nagle. Farber lived in the Old Catonsville district, so this was a speculative investment for him. The following year William Gerwig built a house for Thomas Lee on Newburg, and William Nagle built a house for James Capers, with the foundation laid by mason Peter Dressler and the house painted by Joseph Lowe of Oella. The contract was awarded in December and the house was under roof by January and painted by February. William Nagle also built another house for Thomas Lee (17 Newburg Avenue?) in 1893. This could have been a case of Lee wishing to upgrade, or perhaps Lee was acting as a small developer. Grocer Joshua M. Marsden hired builder Jacob Kim, of nearby Ellicott City, to build a $2,000 cottage on Newburg (29 Newburg?) in 1895. In late 1897 John A. Dressler began constructing a three-story frame house for himself on Newburg that would cost $1500 when finished the following spring. (12)

Building was cyclical in Catonsville, not only from year to year, but from month to month. The *Catonsville Argus* noted in the summer of 1899 that building was reportedly at a standstill because, according to an unnamed builder, "building had been overdone here, and the supply of houses was really greater than the demand." In addition to economic cycles, the practice of speculative building no doubt contributed to the cyclical nature of building in Catonsville. Builder William Gerwig was apparently one of these speculators. The 1898 Bromley map shows that he owned eight lots on the east side of Newburg Avenue, near the sharp bend in the road, and four of them had houses that he was either renting, or trying to sell. He first bought land and erected a house on it in 1895 on Newburg. Another one of these houses was built in 1897 and cost $3,000. This was very likely either the house at 127 Newburg, which Gerwig's widow sold to John and Ethel Harper in 1912, or the house at 131 Newburg, which Gerwig's heirs sold to Agnes Kemp in 1913 for $5,000. Whether the Harpers and Kemp rented these houses for any or all of this time, is not known. The Harper house, with narrow weatherboards on the first story, wood shingles with a decorative band in the middle of them on the second story, bay windows on the side, and an open porch on the second and third stories of the front, upheld the standards for houses on

BA-3182


Central Catonsville and Summit Park
National Register District
Key:
Contributing
Non-contributing
District boundaries
Ken Short, May 2005
N
0
320
640
1,280 Feet

BA-3182
CENTRAL
CATONSVILLE
AND
SUMMIT PARK
HISTORIC DISTRICT
BALTIMORE
COUNTY, MD

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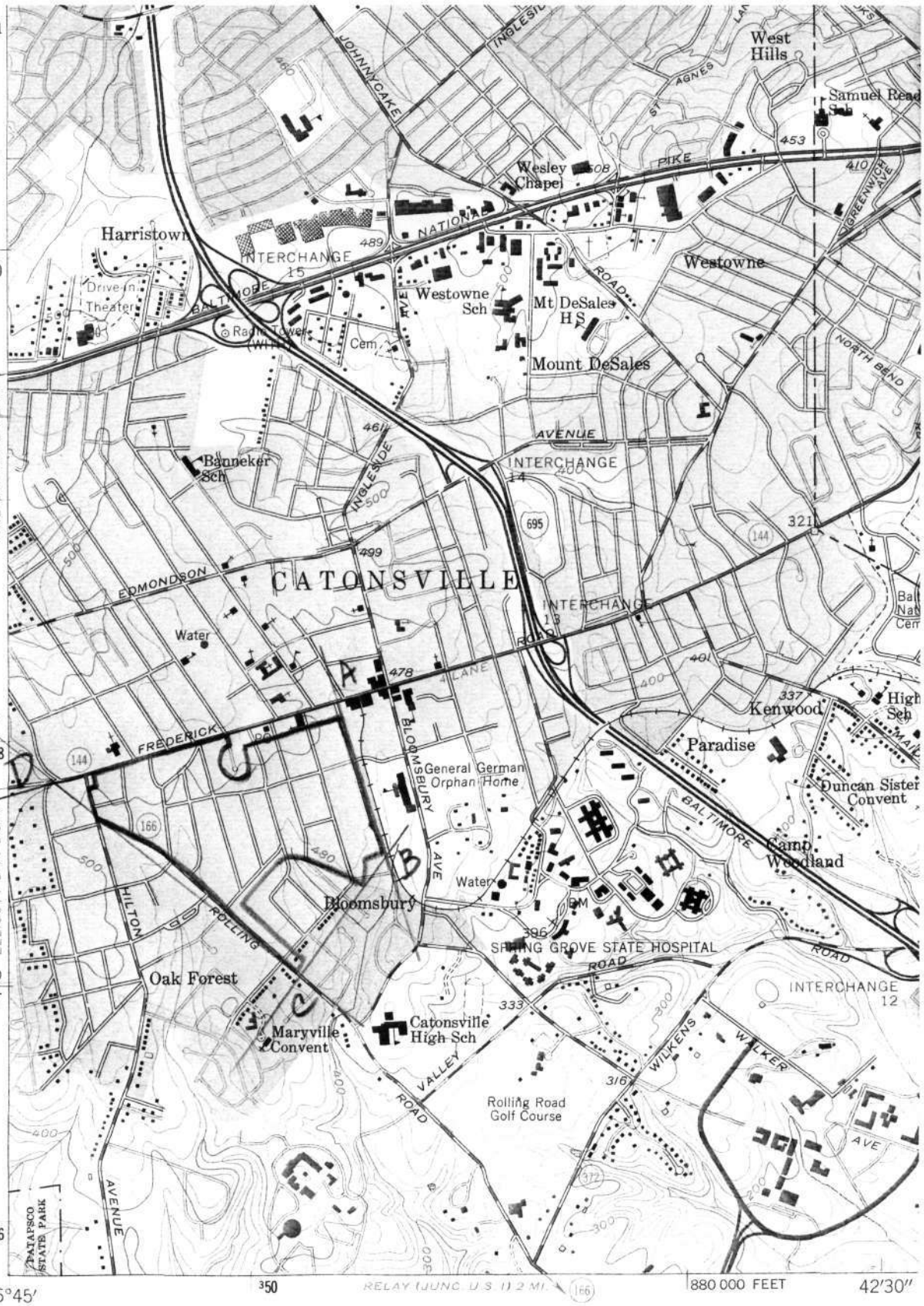

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Topography from aerial photographs by photogrammetric methods
Aerial photographs taken 1943. Field checked 1944
Culture revised by the Geological Survey 1953

Hydrography from USC&GS Chart 545 (1942)

Polyconic projection. 1927 North American datum
10,000-foot grid based on Maryland coordinate system,
1000-meter Universal Transverse Mercator grid ticks,
zone 18, shown in blue

Red tint indicates areas in which only landmark buildings are shown

MN GN
8½° 151 MILS
1°04' 19 MILS

UTM GRID AND 1974 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

BALTIMORE
WEST, MD
QUAD

Newburg set by Wilson, even though it was a rental property. The same could be said of the large Kemp house, with its gambrel roof, narrow weatherboards on the first story and staggered butt shingles on the second story. Another of these houses, described as a three story frame cottage that would have "all the city conveniences" and would cost over $3,000 was under construction in January 1899, and plans for another building were being formulated later that year. Gerwig may have been filling his employees' time by building on spec when he did not have sufficient clients, in the process attempting to smooth out the building cycles. The following year he was engaged building a frame cottage for school principal Edward G. Comegys on one of these empty lots, and he sold the house and lot for $3,400. This suggests that he might have also been able to ensure some of the building business would come his way by having choice lots that he would only sell if the buyer hired him to erect the dwelling." (13)

This seems to have been the case with the Parlett-Kalb House at 121 Newburg Avenue, Gerwig sold the lot to Benjamin and Anne Parlett in 1895 for $2,400. Given the cost of the Comegys house, one would suspect that Gerwig was selling lots for $400, and the Parlett house, a shingled ell-front house with a jerkin head gable, was probably valued at $2,000, and must have been constructed by Gerwig. George S. Kalb, who ran a pottery business in Catonsville, may have also done some speculating on Newburg Avenue. He had a house under construction on Newburg in 1900. Two years later Benjamin Parlett was foreclosed upon, and the "two-story frame dwelling and frame stable" at 121 Newburg was sold to Kalb for $2,225. Kalb still owned this house at his death in 1927, yet in 1906 he hired architect Jacob F. Gerwig to design a 2-1/2-story brick house on Newburg. In 1915 Kalb was living at the north end of Newburg, so the old Parlett house must have been a rental property of his. Conrad and Louisa Becker apparently bought three lots, on which to build two houses, from Gerwig. According to the 1898 atlas, the first house they built was at 117 Newburg, though the deed suggests they bought the house at 115 Newburg, another ell-front with an octagonal turret attached to one corner, from William Gerwig in 1896 for $2,550. Most likely, the lot numbers for the two houses were confused; certainly, the house at 115 Newburg is too substantial to have sold for only around $2,000. Two years later they had let a contract for another house, which was probably 115 Newburg. They did not sell their first house Until 1908. (14)

The increasingly busy Frederick Turnpike was then evolving into primarily a location for business in Central Catonsville, while Newburg Avenue was conceived as a residential street away from the everyday bustle. However, this was not entirely the case, as the concept of a strictly residential street must still have been a new one for the area. Thus, in 1899 Mrs. J. Frank Smith purchased a house at the north end of Newburg and opened a laundry in the building, with the expectation that a steam apparatus would be installed shortly. Local opinion, expressed by the *Catonsville Argus,* was that such a business had been needed for a long time. The appropriateness of the location was not considered. (15)

Development on Newburg continued in the same pattern at the beginning of the twentieth century. George and Annie Betzold bought the lot at 20 Newburg in 1901, and probably built the large frame house with the unusual double gable on the front dormer that same year. That same year John H. Gerwig completed a house for L. W. Freund. An early version of a foursquare was erected c. 1908 for David and Clara Byers at 108 Newburg, and that same year John and Amelia Dresser, who had lived on Newburg for the past decade, bought a lot near the bend in the road and built what was considered at the time to be the first concrete block house in Catonsville at
138 Newburg Avenue. It is an unusual bungalow with a gambrel roof and a large cross-gambrel over the front porch that is, in effect, an immense and somewhat awkward dormer. Similar designs were published in American Architect and Building News in 1900, and offered by Radford in 1903 and Sears in 1911. Clearly, families who lived on Newburg

wished to stay there, even if they outgrew their original house or desired something different. Joshua G. Owens, who lived at 27 Newburg in 1898, also fit this pattern. In late 1908 he hired Catonsville native and architect Walter M. Gieske, who designed numerous local buildings and lived in the Old Catonsville district, to design a two-story shingled building for his family. The 24 by 34 foot house was finished in early 1909, but its exact location on the east side of Newburg has not been identified. (16)

There was a significant contrast between these large, deep lots on Newburg Avenue and the smaller lots on Sanford. but clearly there was no economic segregation in Catonsville, and the same builders were working on both streets. Sanford Avenue was divided into small lots, and the road did not connect to Frederick Road, but dead-ended behind two earlier houses. Access was via a short east/west street. Magruder Avenue, which connected to Newburg. Peter Link, who was living on Newburg Avenue by 1898, owned some of this land, and the local newspaper noted that he had awarded a contract to Catonsville builder William Gerwig to construct five houses. A large house was reportedly under construction later that year, and it was apparently completed by the end of the year, but by another Catonsville builder, William E. Nagle. It is not clear just which house this is, but Link probably sold it after it was completed. Link was involved with a quarry near Catonsville in the I 890s, but little else is known about him at this time. That same year Link sold some of his land on Sanford, including lots north of Magruder Avenue to Alfred Hyatt. Hyatt apparently had two shingle duplexes built as rental properties, including those at 26-28 Sanford. These are early bungalows that, while modest, have some pretensions, with the use of jerkin head gables that are also found on more substantial houses on Newburg Avenue built in the 1890s. The houses appear on the 1898 atlas, and were sold off to individual homeowners in 1904. Progress was spotty on Sanford, with only a few houses being built there between 1898 and c. 1921. John Stromberg's three story house was nearing completion in February 1899 when he lighted two stoves in the house in order to dry the plaster. Apparently, one of the stoves overheated, causing a fire that almost completely destroyed the new building. While it is not known whether the house was rebuilt (the loss was $600 and there was insurance), the incident is worth noting for the light it sheds on Catonsville. The houses on Newburg all had central heating, but Stromberg's house on Sanford still had cheaper stoves. Catonsville had fire plugs, but the water was unfiltered. As a result, the nozzle of fire hose clogged with mud and gravel, a common occurrence, and had to be taken apart and cleared during the fire. In the meantime, the fire in Stromberg's house grew. (17)

Though little was happening on Sanford Avenue around the turn of the century, the same can not be said of Mellor Avenue. It is unclear why the west side of the street sat empty and ignored for so long and why it suddenly began to get attention. Lots were sold off by the heirs of John K. Mellor as early as 1891, yet no progress was made on development. The Catonsville Short Line Railroad tracks ran along the east side of the street, ending at Frederick Avenue, where there was a station. John S. Wilson's lumber yard was near the station, with its own siding to receive lumber and coal shipments, and there were other industries and commercial enterprises in the area east of Mellor. There were also a few houses on small lots, and the Catonsville Country Club, so the area east of Mellor was of a markedly different character than that west of the road. William Nagle built a cottage for August Peters on Mellor in 1898, and at the same time August Schotta, an organizer, director, vice president, and treasurer of the Catonsville Loan & Savings Association had a house built. The following year, Schotta hired Nagle to build a "double frame cottage" on Mellor, suggesting that Schotta was acting as a small developer along here. William Gerwig was also building on Mellor in 1899, a 2-1/2-story frame cottage for mason Peter Dressler, and a frame house for Heine Andreae. (18)

Construction continued to be sporadic. Edward Woods hired builder Walter Grady to erect a house in 1909. That same year, Otto Boehl, a letter carrier at the Catonsville Post Office, and his wife Daisy, hired John Gerwig to build a house at 106 Mellor Avenue. It is a traditional, three-bay I-house with a cross gable, a type that would seem more at home twenty to thirty years earlier, illustrating the conservative nature of much of the building in the developing suburbs of Catonsville. The Boehls illustrate that the fidelity that Newburg residents held for their street was also true of those on Mellor. The Boehls bought the lot just south of their house and in 1921 built a frame bungalow at 108 Mellor. When it was finished, they moved next door and sold their earlier house. Many of the lots on Mellor were filled by 1915, with a mixture of single family homes and duplexes. The latter include cross gable houses like the Boehl's, only deeper, and houses with the gable end set toward the street. (19)

The size of the lots along Newburg Avenue, up to the bend, had been set by Ruff and had been generally respected by builders until 1911, when developer H. Clay Suter purchased several lots and created a cross street, Payson Avenue, that ran west to Sanford Avenue. He then created smaller lots on Payson Avenue, getting three houses onto each original lot, and began hiring builders to improve some of the lots. The lots were still larger than many of those on Sanford Avenue. The shingled Queen Anne house at 7 Payson Avenue, with odd little gables on the turret roof, was mortgaged in 1912 for $3,000, and is shown on the 1915 atlas, but Suter did not sell it until 1919. He probably was renting it for several years, though the records are incomplete. Similarly, the house next door at 5 Payson Avenue, also shows on the 1915 atlas, but was not sold until 1920. In this case, the gambrel-roofed bungalow was sold to his son, H. Clay Suter, Jr., who probably lived there, perhaps from the beginning. While the lots were smaller, the houses still had architectural character. Suter also sold off lots to builders. M. A. Ide hired Walter Grady to build a $4,000 house on a Payson Avenue lot in 1921, and Elmer Schotta hired John H. Gerwig to build the house at 9 Payson Avenue for $4,500 that same year. The following year Suter himself hired Leonard W. Porter to construct a frame house at the corner of Newburg and Payson. (20)

In the angle just east of where Rolling Road meets Frederick Road stood the country estate of the McMiller family. By 1898 there were two houses on the parcel, both set back from the road. The original house stood to the east, not far from Summit, with a curving drive leading back to it from Frederick Road. A second, smaller house was built just west of the original one, and perhaps was intended for the McMillers' only child, Ada, once she reached adulthood. Ada inherited the property in 1900 and sold all 11 acres, with both houses, four years later. In 1914 developer M. Fillmore Carter, who was also developing land in Old Catonsville, purchased the tract, laid out S. Beechwood and Chelton avenues, and began selling off lots. Most of the lots north of Chelton Avenue were built on by 1925, and the two old houses survived. Little is known of the building activities here. Mrs. Irene Turner bought one of the lots, intending to build a "colonial type house," in 1921, but nothing more was mentioned of this and the other houses erected here. By 1930 half of the remaining lots had also been developed, and the original house had been demolished. The second house on the estate survives at 1407 Chelton Avenue. It has a "T" plan, with the body of the "T" set facing Chelton (and originally facing Frederick Road) and wrapped by a porch on all three sides. (21)

The houses in this section of the district reflect the popular national styles, including bungalows, foursquares, and colonial revivals, and are consistent with those in neighboring Summit Park. Several are worth noting for their architectural merit, including the house at 7 S. Beechwood Avenue. It is a larger-than-average foursquare with colonial revival details, including a Venetian window in the dormer, and its uncommon width permits a center entrance. The house was constructed between 1925 and 1930, but was not sold to William and Ann Rogers until 1935. Whether Carter lived here

for a short time himself or was renting this property is not clear, and the lack of clarity illustrates the major hurdle in understanding patterns of development throughout Catonsville. The house was sold with restrictions on it similar to what was being done in "Summit Park" (see below), but there was an added caveat that it could only be sold or leased to white families. These restrictions were excluded from the deed for the sale of 9 S. Beechwood Drive in 1938. It is not clear whether Judson and Martha Blackman purchased an empty lot or the existing house at that time, since the property had passed through a realty company and a savings and loan in 1935. In any case, their house is a common Dutch colonial revival block with a large dormer facing the street, but has appended to it a steeply pitched gable front entrance bay with a door hood. These entrance bays were popular in Cotswold cottage style houses of the period, but the steep pitch of this roof, rather than a curving flare, has more in common with historic Dutch urban architecture. (22)

The exceptionally large lot occupied by "Summit" on Frederick Road remained undeveloped while suburbs grew nearby to the west of Rolling Road, at Oak Forest Park, and to the north. Development of that choice parcel finally occurred in the 1920s. The Summit Park development is traditionally dated to 1919, when the Mohler Brothers, Emile and Frank, Jr., purchased the Gary estate. The Mohlers had moved to Catonsville from Baltimore shortly after the 1904 fire, and lived just northwest of "Summit," in a house known as "Relhom" (Mohler spelled backwards). Supposedly, after service in World War I they went into the real estate and construction business. However, plans for "Summit Park" predate American involvement in the war. The 1915 Bromley atlas includes the road layout and road names for "Summit Park," exactly as they now exist. Whether discussions with the Gary family were already under way by the Mohlers, or someone else created the plan but was unable to follow through on it, is not known. Nor is it known who created the plan, which was rather simple. Frederick Road and Rolling Road were given boundaries on the north, and the west and southwest, respectively. Gary Avenue was created along the southeast boundary of the property, but only as an outlet for the south end of a number of north-south streets. Magruder Avenue was extended to the west, primarily as a secondary street that would link all of the others, but also to provide street frontage for some land behind the older houses that faced Frederick Road. It was essentially a grid, with one exception: the north end of Park Drive, which reused the original drive back to "Summit." Though conceived as a whole, the "Summit Park" development shows no evidence of the influence of the work of the Olmsteds or of seminal Baltimore suburbs such as Roland Park and Sudbrook Park. Nor was this the first large-scale development in Catonsville. Oak Forest Park, just to the west, was laid out on a grid in the I 890s, and Eden Terrace, to the east, employed some winding roads in a modified grid plan that was laid out on a fairly narrow site in the 1890s. (23)

All of the plans indicate that from the beginning the intention was to keep the Gary mansion. In early 1921 it was announced that Mrs. McConn had leased the house and was going to convert it to a summer boarding house. Whether or not she followed through is not known, but in 1923 Mohler Brothers advertised apartments for rent, and by 1925 the building was known as the Summit Apartments. The building suffered a fire in 1926, but it remains apartments to this day. The outbuildings remained on other lots for several years while development progressed, but were all demolished by 1927. Lots at this time were sold with certain deed restrictions. Lots could have no more than one residence, and it had to be set back from the street 30 feet. These provisions were in effect until 1940. The Summit Park Company had to approve any plans and exterior color schemes, as well as any alterations, and anything that was deemed objectionable by the company had to be removed within five days, or the company had the right to remove it. Also, no businesses were allowed, including shops, stores, factories, saloons, and garages, and no nuisances or things deemed noxious or dangerous to the health, including swine, could be on any lot. Unlike the development of the McMiller estate, there were no

provisions based on race. (24)

The first lot was sold in September, 1920, but Mohler Brothers were apparently not leaving anything to chance. They advertised a bungalow for sale in 1920 that they had apparently constructed to get the development started and set the tone for building. Their description of it stated: "first floor has living room, with open fireplace; dining room, kitchen, pantry, two bedrooms, and bath. Second floor has three large bedrooms and space for bath, hot water heat, gas and electric lights." They constructed a house at the corner of Forest Drive and Magruder Avenue, which they leased in June 1921 to Albert Gorman for one year. They had little to worry about. Business was brisk along Forest Drive in 1921. William W. Balls bought the lot at 11 Forest Drive in November 1920 and the following August had a permit for a one-story frame house. Balls was a builder, and constructed a very deep bungalow' on the lot, perhaps for himself since he did not sell the building until 1925, after his wife died. William and Estelle Dietsch arranged to buy the lot at 10 Forest Drive in early 1921, and by the end of the year their two-story "modern" frame cottage was under construction by Leimbach & Reich at a cost of around $10,000. It is a larger-than-usual shingled foursquare.

Louis Morsberger bought a lot on Forest Drive in October 1920 and hired John H. Gerwig to build a $7100 house the following year. The 1922 plat of Summit Park shows early lots sold in a scattershot fashion, on Locust Drive, Oak Drive, and Frederick Road, as well as Forest Drive. William J. Kimmel hired builder W. Grady to construct a nine-room frame house for $5,000 on Oak Drive in 1921, and the same year C. S. Green hired J. Raymond Gerwig to build a frame house for $8,000 in the development. Builder William A. Hummel bought two lots in Summit Park in 1921 and received permits for two frame houses costing $4,000 each. One was to be a colonial cottage and the other a specially designed bungalow. The bungalow (probably at 105 Forest Drive) had 10 rooms and a bath and was sold for $12,000 to F. R. Lent of New York. There were reports in the local newspaper of at least three others planning to build that year. (26)

Edward and Mabel Simmons hired builder R. C. Bopat to build their bungalow at 101 Oak Drive in late 1921 and it was completed the following year. Bopat was not one of the usual Catonsville builders. The Mohler Brothers built houses for some buyers, such as the "colonial cottage" for Harrison W. Wagner on Frederick Road, in 1922. Builder J. Dell Porter, who was active in Old Catonsville, owned a house on Rolling Road that the Mohler Brothers sold for him, while he purchased a lot on Locust Drive and began building a slate-roofed, frame house that he intended to move into in early 1923. Robert R. Grubbs built what was described at the time as a bungalow at 116 Oak Drive (Section G, lot 18), but is more accurately termed a Cape Cod, a one-story structure with a centered door that has sidelights and a fanlight. This was probably a very early instance of a form that would, in time, become very popular for small houses in many suburbs. In late 1922 there were numerous announcements of plans to build soon in Summit Park. (27)

Mohler Brothers were also the builders for what was termed in 1923 a modern, ten-room "colonial cottage" for William and Grace Sneed at 5 Stanley Drive. Again, the description does not accurately portray the building, for while there are paired and tripled sash, as can be found on the contemporary Colonial Revival houses in the neighborhood, the stuccoed walls with a belt course at the second story sill level, the deeply overhanging eave, and the second story bay window perched on the roof of the first story porch give the house a closer affinity to the English Arts and Crafts movement. Donald I. Mohler built a house for himself at the same time, at 117 Forest Drive. Charles Boblitz built a house in the neighborhood for John Taylor the same year, and Clyde and Belle Glazebrook built a bungalow at 100 Locust Drive, as well. The same builders were active the following year in Summit Park. John H. Gerwig built a frame cottage on Oak

Drive for Miss Minnie Rossberg and Leonard W. Porter built a frame cottage for around $9,000 on the same street for Dr. Albert J. Hahn. Philip and Rosa Makel purchased a bungalow at 109 Locust Drive from J. Dell Porter in late 1924. This house has a jerkin head gable that is set toward the street, with an attached front porch that has a lower roof, also with the gable
end set toward the street. Alternating courses of wide and narrow shingles, bay windows, and an exposed brick chimney lend visual character to the building. (28)

Leonard Porter built the Hobbs house at 107 Forest Drive, which the family moved into in May 1925. J. Dell Porter built a house on Locust that he sold in 1925 to Norman W. Bloodsworth. For these houses, designers are never mentioned, and it is not clear whether the builders designed them, whether they were pattern book houses or prefabricated houses, or just where the design came from. However, that same year H. G. Crosby hired Catonsville architect Walter M. Gieske to design a frame cottage on Frederick Road, and then hired Leimbach & Reich to build it. It is probably the house at 1205 Frederick Road, a stuccoed colonial revival with a hip roof, but with little to distinguish it from the other houses in the neighborhood. That Gieske was capable of more original work can be seen in some of his houses in Old Catonsville, so the generic nature of other designs more likely reflects the desires of his clients. (30)

The *Catonsville Argus* offered its opinion why, by 1925, Summit Park and so much else of Catonsville was developing so rapidly:

> Many of the fine old estates around Catonsville, famous for generations for their trees, gracefully sloping hillsides and other landscape charms, including broad views, are now being developed into modern homes for thousands of families previously living in the city. The past year has been marked by a decided trend in this direction. What is broadly known as the Catonsville area includes a wide section or ridge west of the city and is many times as large as the village itself. What has given an impetus to home building here has been the extension of the one-carfare zone to Nunnery lane on Frederick road and to North Bend on Edmondson avenue. This has opened a wide belt of the finest land, on the ridge, for development. The one trolley fare and the automobiles have brought this within grasp of the thousands, where it could be enjoyed once only by a dozen or more families, mostly in summer only. (30)

Thus, where the introduction of horsecars and streetcars enabled some of an earlier generation to come to Catonsville, now the reduced cost of streetcars and the introduction of the automobile were making suburban development such as Summit Park possible.

Development continued apace, with 1926 seemingly a very brisk year for business, and new builders got into the act. William T. Pfeiffer built a frame cottage for Mrs. Alice O'Brien on Rolling Road, Pressler Brothers built a stuccoed cottage nearby, and Frederick C. Reitze built a cottage on Forest Drive, near these two houses. Ammenheuser Bros. & Raab built a frame cottage for Herbert J. Thurn, Jr. on Magruder Avenue that was to cost $7,500, and G.P.S. Construction Company bought four lots on Park Drive where they intended to build "colonial type houses," though at least two of those cottages were apparently constructed by veteran Catonsville builder Walter Grady. Leonard W. Porter, another veteran builder, continued to be active, too, constructing Oliver Flohr's frame cottage on Forest Drive. (31)

It is difficult to be certain what impact development in Summit Park had on the rest of the neighborhood. It certainly did not quash it, as activity on Sanford Avenue in 1924 and 1926 shows. The backs of the lots of the summer houses that faced onto Frederick Road were subdivided, with Sanford Avenue then extended to the north, but it could not connect with Frederick Road. In 1924 Leonard W. Porter built two 1-1/2-story cottages there and Walter Grady built a two-story cottage for Calvert Boswell. M. Fillmore Carter acted as both real estate developer and builder for two duplex cottages built on the east side of Sanford, north of Magruder Avenue. The character of the street had already been set by the bungalow duplexes erected on the west side in the 1890s, and Leonard Porter followed these with a frame duplex on the west side in 1926. Carter announced that he would build six more frame dwellings on the street in September; this was probably three more of the duplexes in the row that still exist here. Porter, too, built several other houses in the immediate area of Sanford and Magruder avenues. It would seem that the desirability of the new development brought families who could not afford to live there into close proximity. The impact of Summit Park could also be felt along South Rolling Road, where lots were created and houses built in this period continuing the development, and in many cases anticipating it, of Summit Park along this road. Today, there seems to be little difference in the type, size, and style of houses along S. Rolling Road between the area north of Gary Drive, which was Summit Park, and the area south of it, which was not. Sgt. McCurley, of the Baltimore City Police Department, built a house here, near Newburg Avenue, in 1921, and Charles A. Pfeiffer hired Leimbach & Reich to construct a frame cottage in this area in 1924. (32)

Building was even more prolific in 1927 than it had been the previous year. Swope and Gertrude Taylor built the stuccoed colonial/foursquare blend house at 7 Stanley Drive that year, but for unknown reasons sold it in December to Leonard and Mary Johnson. Leonard Porter's business continued to do well, as he built a two-story house for Mrs. Sophia Lilly and a two-story colonial for Arthur Belt, both on Fairfield Drive. Frederick C. Reitz was building houses on his own account, such as 106 Forest Drive and 125 Forest Drive. The latter he described as "exquisite architecture," a white Dutch colonial with four bedrooms, a porch and a sun parlor. This house was bought by Dr. James F. Downs. Reitz also built for others, such as Seth Zimmerman. on Forest Drive. Pressler Brothers built a stucco house on S. Rolling Road that they sold to Harvey R. Correll, and W. W. Balls built a house on Forest Drive for Luther Kelly. G.P.S. Construction bought four more lots on Park Drive with the intention of building on each. Amenhauser & Raab also built on Park, for Benjamin and Elva Raab. and Walter Grady built a two-story house for R. R. Grubb. (33)

Activity on Sanford Avenue was still relatively brisk, too, given the smaller size of the developable area. Fillmore Carter built two houses there, one of which was sold to John Moxley, the son of a local policeman. And there were still lots on Newburg Avenue available. James L. Barnes hired Schatz Brothers, who were active in Old Catonsville in the 1 920s, to build a frame house in 1921. Newspaper records suggest that most builders contracted in the spring through fall, with the intention of having the house under roof before it got too cold, so that interior work could continue in the winter. Many houses seem to have been sold in January. While
most houses in Summit Park seem to have been owner-occupied, there were still rentals here, just as on Sanford Avenue. Edward O'Brien rented 2 Forest Avenue from E. F. R. Lent in 1926. (34)

Newspaper records get sparse beginning in 1928. so it so not possible to follow the activity of particular builders or to be certain of what effect the Great Depression had on development in Summit Park and the surrounding neighborhood. However, examination of selected houses can offer some suggestions. Builder Frederick C. Reitz bought the lot at 104 Oak Drive in 1924 and sold it to August and Erna Kutzleb four years later. Whether they came to him with a house in

mind and were merely looking for a lot, or whether he built the house on spec is not known, though with so many lots still available in Summit Park, the latter would seem more likely. The Kuztleb house is a stucco Cotswold cottage, with half-timbering in the gable end, a pent roof shading the windows on the south side, and second story windows that break through the eave line as dormers. This house type was becoming more popular at this time, and Reitze seems to have been responsible for a number of them in the neighborhood. He bought the lot at 103 Park Drive in 1929 and sold it the same day to Dr. James Howell. No doubt, the house was built that year for Howell (it appears on the 1930 map). It has a large dormer more typical of Dutch colonial houses, but with a half-timbered entrance bay and a pent roof over the south window more common to the Cotswold type. A house in a similar vein, with the gabled entrance bay, was built c. 1930 for Lloyd and Ruth Shipley at 9 Fairfield Drive, though the builder is unknown. (35)

Reitz became the largest builder in Summit Park at this time. The house he built for Dewey and Emma Cleveland at 109 Park Drive is a shingled Dutch colonial with the gable end set to the street, and the gable slopes down over the sun porch on the south side in a graceful curve. The exposed brick chimney and fireplace on the front is used for decorative effect, and there is a gabled entrance bay that ties this house type closely to the Cotswold cottages that Reitz was also building. Reitz bought four lots from the Summit Park Company in January 1930, so he must not have anticipated the depression having a great effect on his business. He was. however, subdividing the lots, apparently creating three out of each two he bought. He sold the house at 109 Park Drive in November, and the house was mortgaged for $6,000. Reitz also became a resident of the neighborhood. According to Mr. Doug Hobbs. whose grandparents moved into the neighborhood at 107 Forest Drive in 1925, Reitz designed and built a house for himself at 106 Forest Drive. Reitz also designed and built the Hobbs house at 127 Forest Drive in 1929 for Mr. Hobbs' parents. who were married that year. This is another Dutch colonial with the gable end set to the street and a kick to the gable roof on one side. According to Mr. Hobbs, Reitze asked permission to use this design for other houses, which was granted, and thus there are several identical dwellings around Catonsville. Reitze also built a house at 107 Park Drive that is a blend of Dutch and Cotswold styles, with brick on the first story, half timbering in the large shed-roofed dormer, and a pent roof on the side that continues around the front as a shallow porch supported by posts. The form in some ways anticipates many post World War II suburban tract houses with front porches, though with much more distinction. Reitze bought this lot in late 1929, and the house is not shown on the 1930 map. The property was sold by Reitze in 1942, though the house appears to date about ten years earlier. It is possible that Reitze leased
it to tenants, though he may have built something that was looking back a decade, once the economy had improved enough for families to start building again. (36)

A few other houses illustrate various points about the district. Grocer Ralph Heidelbach and his wife Thelma purchased the lot at 303 S. Rolling Road in 1930, and probably built their house that same year. It is a Spanish colonial, with stuccoed walls, tile roof, and Baroque terra cotta door surround, and is unique to the district. Heidelbach may have chosen Summit Park in part because he had a relative who apparently built here, on Frederick road, in 1922. The John Heidelbach & Co. grocery store, on Frederick Road near Newburg Avenue, was designed by Walter Gieske and built in 1926, the year of Gieske's premature death. Though Gieske could not have designed the Heidelbach house, its quality and details suggest that perhaps the owner hired another local architect to draft the plans. Builder J. Dell Porter bought the lot at 111 Locust Drive in 1932. After his death his widow remarried and sold the lot in 1942. There is a bungalow on the property with a very small dormer and alternating courses of wide and narrow shingles. Porter probably built the house in 1932 or 1933, perhaps as a rental property, since few people could afford to purchase houses at that time and real estate was a sound

investment for those who did have money. The house is a late example of a type that first began to be introduced into Catonsville about forty years earlier, and looks backward, while Frederick Reitz. who was new to building in Catonsville in the 1920s. was erecting revival styles that would completely supplant the bungalow once building took off again after the war. (37)

Gary Drive marked the southeast end of Summit Park, and was wooded on the southeast side. Lots were created and development began at Rolling Road c. 1936 and worked its way northward. According to Mr. Hobbs, who played in those woods as a boy until construction started, the foundations for the houses were dug with a horse-drawn scoop that would make a pass, dump the soil, then turn around and make another pass. When done, the corners were squared off by hand with a shovel. Gary Drive was a narrow road that was only partially paved at that time. (38)

By 1958, according to the Sanborn maps, the neighborhood was almost completely built out. Among these new houses were postwar ranchers, though they use brick, slate, hip roofs and half timbering like the earlier houses of the district and blend well into the neighborhood, having a stronger affinity with the earlier bungalows than the average ranch house. In the postwar period the backs of the rest of the lots of houses facing onto Frederick Road were subdivided, with roads cut through along the wide side yards to give access. The old country houses remained, by then no doubt all used year-round. In the case of Locust Avenue, to make the best use of the back lots it was necessary to make the street curved. Because a house existed on Magruder Avenue at the intersection with Oak Drive. the latter street could not be extended to Frederick Road. Instead, a cul-de-sac was brought from off Frederick. and identical split level houses built here. This marks a clear break in the character of the district. Previously, even when the same builder or developer was involved in a group of lots, there were never more than two identical houses built next to each other. Repetitive building marked the development of the south ends of Locust Drive and Sanford Avenue, and much of the southeast side of Newburg Avenue and everything southeast of it. (39)

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Major Bibliographical References:

See endnotes, Section 8

Geographical Data

UTM References:

Baltimore West, MD quad

A: 18-350423-4348119
B: 18-350669-4347384
C: 18-350264-4346987
D: 18-349264-4347818

Verbal Boundary Description:

Boundaries are shown on the map which accompanies this documentation. The northern boundary of the district runs along Frederick Road, excluding some non-contributing properties and several that are not residential. The west and southwest boundaries run along S. Rolling Road. The southeast boundary runs behind some of the S. Rolling Road houses and behind those on the southeast side of Gary Avenue, then runs east in a generally straight line to Mellor Avenue. which forms the eastern boundary of the district.

Boundary Justification:

Part of the northern boundary along Frederick Road meets the southern boundary of the Old Catonsville Historic District. Further east, the boundary excludes the non-residential buildings along Frederick Road. The east side of Mellor Avenue is predominantly new buildings or vacant lots, and was always primarily industrial, as the Catonsville Short Line Railroad tracks ran here. Beyond the west boundary are areas whose developmental history is distinct from that of Summit Park. The southeastern boundaries take in those structures that are consistent with the scale and type of development in the district and exclude those that have a significantly different character.