Easement

B-3712

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places Inventory—Nomination Form

For HCRS use only
received
date entered 1/20

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic: Eutaw-Madison Apartment House Historic District (preferred)

and/or common: Renaissance Plaza

2. Location

street & number: Temple Gardens, 2601 Madison Avenue
The Emersonian, 2502 Eutaw Place
The Esplanade, 2525 Eutaw Place — N/A not for publication

city, town: Baltimore — N/A vicinity of — congressional district: Seventh

state: Maryland — code: 24 — county: independent city — code: 510

3. Classification

Category	Ownership	Status	Present Use	
X district	___ public	X occupied	___ agriculture	___ museum
___ building(s)	X private	___ unoccupied	___ commercial	___ park
___ structure	___ both	___ work in progress	___ educational	X private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	___ in process	X yes: restricted	___ government	___ scientific
	___ being considered	___ yes: unrestricted	___ industrial	___ transportation
	X not applicable	___ no	___ military	___ other:

4. Owner of Property

name: see Continuation Sheet #1

street & number:

city, town: ___ vicinity of — state:

5. Location of Legal Description

courthouse, registry of deeds, etc.: Baltimore City Land Records

street & number: Superior Court, Old Courthouse West
Fayette and Calvert Streets

city, town: Baltimore — state: Maryland

6. Representation in Existing Surveys

title: Maryland Historical Trust
Historic Sites Survey — has this property been determined eligible? ___ yes ___ no

date: 1982 — ___ federal X state ___ county ___ local

depository for survey records: Maryland Historical Trust, 21 State Circle

city, town: Annapolis — state: Maryland 21401

OWNERS OF PROPERTIES

John J. Kirlin 301-424-3410
643 Lofstrand Lane
Rockville, Maryland 20850

Robert Understein 301-656-1060
Suite 608
4520 East-West Highway
Bethesda, Maryland 20814

Michael Sanders 202-637-9000
1700 Pennsylvania Avenue, N. W.
Washington, D. C. 20006

GENERAL DESCRIPTION (Continued)

All three buildings are notable for the unusually large size of their respective apartment units, a size indicative of the wealth and status of the tenants for whom the buildings were designed and built, and of the character of the neighborhood in which they were located.

The Esplanade contains nine stories plus basement partially below grade. The basement level contains office suites directly accessible from sidewalk level. The building is of concrete and steel frame construction with textured brown brick exterior walls and flat roof in an "H" shape. The main (southwest) facade facing Eutaw Place features a richly detailed balustered portico, the roof of which is supported by four segmented, spiral-grooved columns topped by ornate capitals. The columns and capitals, balusters and railings, and cornice and frieze of the portico are of cast stone. Other cast stone details and embellishments on the exterior include medallions, garlands, lintels and spandrels at the three lowest levels, and a latticework band at the eighth-floor level. A narrow, iron-railed balcony runs continuously along the northwest, southwest, and southeast facades at the ninth-floor level. The windows at this level are recessed in arches trimmed with cast stone. The building cornice is painted stamped metal. The northwest and southeast facades have screened porches recessed between flanking half columns.

The lobby of the Esplanade is noteworthy for the richness of its materials. The walls are covered by variegated marble with mosaic trim. The floor is finished with rectangular quarry-tile pavers. Stairway railings are wrought iron with decorative brass trim and inserts; treads and risers are of marble. The doors of the main elevator bank are mirrored. On all apartment floors above, the corridors are much more plain, with plaster walls and ceilings and terrazzo floors. Floor-to-ceiling heights are ten feet.

SEE CONTINUATION SHEET #1

7. Description

B-3712

Condition		Check one	Check one
___ excellent	___ deteriorated	___ unaltered	X original site
___ good	___ ruins	X altered	___ moved date _____
___ fair	___ unexposed		

Describe the present and original (if known) physical appearance

DESCRIPTION SUMMARY

The Eutaw-Madison Apartment House Historic District comprises a group of three multi-story apartment buildings built in the first quarter of the twentieth century. The buildings are located on the northern edge of a neighborhood of late-19th and early 20th century brick rowhouses. Their large scale, multi-family function, and location overlooking Druid Hill Park distinguish these buildings from other resources in the Eutaw-Madison area. Their exteriors exemplify the eclectic combination of elements from various styles which characterized the architecture of Baltimore's fashionable residential neighborhoods of the period; cast stone and pressed metal detailing enliven the masonry facades. Originally designed to appeal to a highly affluent class of residents, the interiors feature unusually large-sized apartment units and luxurious appointments. Apartments typically feature high ceilings and multiple spacious rooms; in some, the total floor area exceeds that of a comparable townhouse of the period. Decorative interior detailing includes plaster molding and trim, inlaid hardwood floors, and gas fireplaces with stone mantels. While the floor plans of some of the units have been altered, much of the decorative detailing remains intact. Three buildings comprise the district: The Esplanade is a nine-story apartment building built in 1912 at 2525 Eutaw Place. It is a flat-roofed structure built in an "H" plan with exterior walls of textured brown brick embellished with a wealth of cast-stone ornament, including columns and capitals, balusters and railings, spandrels, lintels, garlands and medallions, and latticework. A large columned and balustraded entrance portico highlights the Eutaw Place facade. On the interior, the main lobby features variegated marble veneer walls with mosaic trim. Directly opposite the Esplanade at 2502 Eutaw Place stands the Emersonian, an eight-story building constructed in 1915 of stuccoed masonry. The building has a flat roof with bracketed cornices supporting tile-roofed overhangs on the northeast (main) and southwest facades. Recessed porches with iron-railed balconies appear on all sides of the building, at all levels above the second floor. The third building in the district, Temple Gardens, was built in 1926 at 2601 Madison Avenue, opposite the main gate of Druid Hill Park. The building is 14 stories high; its red-brick exterior incorporates elements of Georgian, Neoclassical, and Romanesque styles.

GENERAL DESCRIPTION

The Eutaw-Madison Apartment House Historic District is comprised of three multi-story apartment buildings built about the first quarter of the Twentieth Century. The buildings are: (1) The Esplanade, at 2525 Eutaw Place (1912); The Emersonian, directly across from the Esplanade at 2502 Eutaw Place (1915); and Temple Gardens, at 2601 Madison Avenue (1926). The three buildings are within one block of each other, where Eutaw Place and Madison Avenue terminate at the southern edge of Druid Hill Park in northwest Baltimore, and are unified by their scale, construction materials, detailing and location.

SEE CONTINUATION SHEET #1

GENERAL DESCRIPTION (Continued)

Originally, there were 72 apartments in the Esplanade. Many of these were as large in floor area and number of rooms as private residences in the surrounding well-to-do neighborhood of Reservoir Hill. A typical apartment contained a vestibule, foyer, kitchen with pantry, living room, dining room, two or three bedrooms, and several closets. Several apartments included a private servant's room. All apartments had gas-fueled fireplaces with stone mantels, oak wood strip flooring, and partially tiled baths. Individual apartment kitchens were connected via dumbwaiter to a large banquet kitchen in the basement of the building. All interiors were plaster. The apartments on the upper floors enjoyed especially fine views in all directions of the surrounding city, which added to the sense of luxury of the place. During the 1930s and 1940s several of the larger apartments were divided into smaller units; the building presently contains 96 apartments. Much of the original interior detailing remains intact.

The Emersonian, directly across Eutaw Place from the Esplanade, consists of eight stories of apartments plus a basement in a basic "H" plan. Construction is of concrete and steel frame. The exterior is of coarse stucco painted a light beige. Horizontal grooves formed into the stucco at the ground-floor level up to the sills of the second-floor windows and painted a darker shade differentiate the lower portion of the exterior walls.

Two variegated marble columns supporting a lightly-carved granite lintel form a recessed portico centered in the northeast (main) facade at ground level. This serves as the main entrance to the lobby and the apartments above. The portico is now enclosed by a single door and sidelights in wood framing, forming a vestibule. On the inside of this vestibule and forming an inner door are the original entry door and sidelights of wrought-iron bars over full-length glass panes.

Large windows in wood frames flank the entry. Two on the right have been removed and filled in with decorative concrete block. Also to the right is a door leading directly to commercial space at ground level; this doorway is protected by an iron-mesh security door.

There are small, individual balconies and porches with iron railings on all sides of the building at every level above the second floor. This pattern is changed on the northwest and southeast facades, however, where there are oriels rather than balconies at the second floor. These same two facades are surmounted by parapets as well.

SEE CONTINUATION SHEET #3

GENERAL DESCRIPTION (Continued)

At the rooflines of the long northeast and southwest facades and their parallel facades in the clefts of the "H", bracketed cornices, metal-sheathed (possibly copper) and painted, support an overhang roof of Spanish tile. The tile, the balconies and oriels, the light stucco and the absence of exterior ornamentation combine to give the building a Mediterranean appearance.

As at the Esplanade, the apartments inside give this building distinction because of their size and spaciousness. Each of the original 28 units had an entrance hall, four bedrooms, three baths, three large living rooms or parlors, a suite of bedroom and bath for a maid, walk-in linen room, a large storage room or trunk room (for steamer trunks), several porches and a kitchen balcony. Apartment interiors were plaster-finished, with wood-strip flooring and half-tiled baths. Ceiling heights are ten feet. These apartments also featured gas fireplaces with stone mantels, and individual jewelry safes built into a wall. The apartments on the upper floors enjoyed fine views of the city. There are presently 64 apartments in the Emersonian; much of the interior trim has been retained.

Upon completion in 1926, Temple Gardens was the tallest apartment building in Baltimore. Its 14-story height at the top of a rise combine to make it one of the hightest structures in the northwest part of the city, and the views from its upper floors are splendid.

The structure is of concrete and steel-frame construction. The red-brick exterior incorporates elements of Georgian, Classical, and Romanesque architectural styles. The building contains a basement, lobby level, upper ground level, twelve floors of apartments, and a mechanical penthouse at the thirteenth level. The plan is H-shaped.

The tall, sheer masonry facades are interrupted three times between the base and the parapet: A horizontal stone band encircles the building between the first and second floors; double bands of stamped copper encircle the building between the tenth and eleventh floors and again above the twelfth floor. A copper-capped parapet tops the building; its horizontal line is interrupted by six pediments, each containing an arch of stamped copper. Copper downspouts run the full height of the building at several points.

There are two lobby entrances. The Madison Avenue entrance on the southwest side is a contemporary-styled single glass door with sidelights built into the lower part of a raised portico, small but massive in appearance. The door is protected by a marquee of stamped metal. Flanking the door and

SEE CONTINUATION SHEET #4

GENERAL DESCRIPTION (Continued)

marquee are two flights of granite steps with iron railing of recent date leading to a landing in the upper portion of the portico, thence to an alcove with two doors, one to an office suite on the upper ground level, the other an exit door from one of two emergency stairways. Two pairs of masonry columns support the heavy concrete roof of the porch. To the left of this entrance and marquee is a second smaller marquee over what was a doorway, but is now filled in with decorative concrete block.

The Cloverdale Road entrance on the northwest side is a double wood-and-glass door with large sidelights. These are at sidewalk level. Directly behind them is a small, glass-enclosed vestibule, beyond which is the large, L-shaped lobby area or lower ground. There is a large stamped-metal marquee over this entrance also, supported from above by heavy metal tie-rods as well as from below by wrought-iron supports.

In the lobby itself, the walls are a series of slightly recessed plaster panels painted gray. A simple plaster cornice runs along the tops of the walls. The base molding is variegated dark green marble. Wall-to-wall carpeting covers the lobby floor. A large mirror recessed into the wall at the opposite end of the lobby from the entrance highlights the space. Nearby is the reception counter and office.

Temple Gardens was also designed to attract well-to-do tenants, and this is evident in the spacious apartments. Originally there were eight living units per floor, and some of these 104 units were as spacious as nearby town-houses and rowhouses. A typical floor plan featured an entry/reception room, kitchen, two baths, gallery or living room, two bedrooms, a maid's room, library and dining room. Apartments are finished with decorative wood trim including picture moldings along the tops of the walls just below the ceiling line; oak parquet and oak strip flooring; half-tiled baths and linoleum floors in the kitchens. Walls and ceilings are painted plaster. Several apartments have electric fireplaces with wood mantels. Floor-to-ceiling height is ten feet. The building's interior has been altered over the years to form the present 157 apartments, while retaining considerable original detailing.

The close juxtaposition of the three buildings overlooking Druid Hill Park from the northern edge of a neighborhood of small-scale, attached, single-family housing, along with their rich, Renaissance eclectic exterior detailing, achieves an impression of grandeur and elegance.

8. Significance

B-3712

Period	Areas of Significance—Check and justify below			
___ prehistoric	___ archeology-prehistoric	___ community planning	___ landscape architecture	___ religion
___ 1400–1499	___ archeology-historic	___ conservation	___ law	___ science
___ 1500–1599	___ agriculture	___ economics	___ literature	___ sculpture
___ 1600–1699	X architecture	___ education	___ military	___ social/ humanitarian
___ 1700–1799	___ art	___ engineering	___ music	___ theater
___ 1800–1899	X commerce	___ exploration/settlement	___ philosophy	___ transportation
X 1900–	___ communications	___ industry	___ politics/government	___ other (specify)
		___ invention		

Specific dates see Cont. Sheet #9 **Builder/Architect** see Continuation Sheet #9

Statement of Significance (in one paragraph) Applicable Criteria: A and C

SIGNIFICANCE SUMMARY

The Eutaw-Madison Apartment House Historic District draws significance from two sources. First, the buildings are architecturally significant as examples of the type of residence which was preferred by well-to-do urbanites during the first quarter of the twentieth century. During the period when these buildings were erected, high-rise apartments were coming into fashion as an attractive alternative to single-family houses. Apartments such as those in the Eutaw-Madison buildings often exceeded comparable townhouses in cost as well as in floor area. The elaborate Renaissance-eclectic detailing of the Eutaw-Madison Apartment Houses, both on their exteriors and in their opulent interior spaces, makes an unmistakable statement about the achievements and aspirations of the residents. The large scale of these buildings sets them apart from the two and three story, late 19th century rowhouses which characterize the majority of the Eutaw-Madison neighborhood. Their siting reflects the practice, seen elsewhere in Baltimore in the early twentieth century, of locating the new high-rise apartment buildings overlooking large, open landscaped spaces; they command a highly desirable location atop a hill overlooking a picturesquely landscaped park and lake to the north, with a splendid view of the city to the south. The district derives additional significance from its association with the development of Baltimore's Jewish community, and with prominent figures in the twentieth century commercial history of the city. The Eutaw-Madison neighborhood became a center of the Jewish community of Baltimore, beginning in the mid-nineteenth century. By the first quarter of the twentieth century, the neighborhood was fully established as an enclave of middle- and upper-class Jewish merchants and professionals. Many of these individuals took apartments in the buildings which comprise the district; the list of residents includes names which continue to be prominent in the mercantile affairs of Baltimore, such as Hochschild, Hamburger, Hutzler, Hecht, Katz, and Hess, all of whose enterprises flourished during the period of their founders' residence at Eutaw-Madison.

HISTORY AND SUPPORT

From its earliest development, the area of Baltimore known as Reservoir Hill - including Eutaw Place and Madison Avenue - has been the domain of well-to-do people prominent in the commerce and culture of the city.

SEE CONTINUATION SHEET #5

HISTORY AND SUPPORT (Continued)

Reservoir Hill was part of a much larger area that had been annexed to the city in 1888. Prior to the time of the annexation, a very few wealthy families and their tenant farmers lived here on large estates. The large land holdings and the adjacent Druid Hill Park, with its picturesque landscaping features of waterfalls and pools, woodlands and meadows, rocky outcrops, and winding trails, combined to give a rural quality to the area, a quality much sought after by wealthier inhabitants of the city, who wished to be in fresher air and greener surroundings, away from the stifling, congested central city. By the time of the annexation, Reservoir Hill was already an elite community. It was to remain so well into the present century.

Immediately after the annexation, and to some extent in anticipation of it, a wave of speculation saw the development of new housing in Eutaw-Madison. The timely convergence of several factors stimulated this wave: the extension of the street railway out Madison Avenue to its terminus at the entrance to Druid Park; the extension into the area of Eutaw Place to its terminus at the park one block east of Madison Avenue; and, perhaps most important, an extremely favorable municipal property tax policy on lands in the annex, which froze taxes at the much lower (than the city's) pre-annexation county tax rate. Moreover, the rate was to remain frozen for twelve years from the time of the annexation, i.e., until 1900.

The preponderance of the housing developed in the Eutaw-Madison neighborhood during this period was of the townhouse/rowhouse type of attached two-and three-story dwelling units at fairly high densities. However, unlike similar housing in previously developed areas of the city, these were not intended as housing for working classes. Rather these were built for a more affluent class of business and professional people. These houses incorporated a variety of architectural styles in their design, or, perhaps more accurately, borrowed elements of several formal styles and combined them in what has been called a "Baltimore eclectic" style.[1] Renaissance Revival, Italianate, Second Empire, Richardsonian Romanesque, Chateauesque, Georgian Revival, elements of each are present in the buildings and houses of Eutaw-Madison, a wealth of architectural richness and exuberance not often seen in Baltimore or anywhere else, and not likely to be built again.

The exuberance of the design reflected the architectural fashions of the day. But, at the same time, it expressed the aspirations and self-confidence, the taste and style of the people who lived in them, made affluent by their successes as entrepreneurs in business and later in the professions. For them, the Eutaw-Madison neighborhood epitomized their aspirations and their achievement.

SEE CONTINUATION SHEET #6

HISTORY AND SUPPORT (Continued)

The history of the Jewish community in Maryland is almost as long as the general history of the state itself. And its history and experience are closely tied to Baltimore. Immigration in the mid-nineteenth century saw the arrival of a large number of German Jews in Baltimore, who settled in Oldtown in East Baltimore. By the turn of the century, these German Jews who were the peddlers and shopkeepers of the 1850s and 1860s now owned the large new department stores and garment factories downtown. They and their children had become well-adjusted both economically and socially, and were accepted as equals by their non-Jewish fellow citizens. Among them were some very wealthy individuals and families: the Friedenwalds, Sonneborns, Greifs, and Hutzlers, the Hochschilds, Kohns, Castelbergs, and Hamburgers. These families left Oldtown, moving uphill and uptown to Eutaw-Madison, into houses easily affordable for them, with no restrictive covenants to deny them, to be with others of the same economic class, Jew or Gentile.

Naturally, the Jewish community took its synagogues. Over one three-year period (1891-1893), the four principal German congregations moved into newly-built temples, all located within a six-block radius on Eutaw Place, Madison Avenue, and adjoining streets. Joseph Evans Sperry, Baltimore's most prominent church architect of the period, designed two of them. He was to design The Emersonian several years later. The old temples in the old neighborhood were sold to newly-organized congregations of recently-arrived east European Jewish immigrants. In the 1910s and 1920s many of these would follow a pattern similar to that of the earlier German Jews: working their way out of Oldtown to the Eutaw-Madison neighborhood, then beyond to newer Jewish communities in the outer city and the suburbs.

The years immediately preceding and following World War I saw the introduction and development of apartment buildings in the more desirable sections of Baltimore, particularly in the northwest. At this time, apartment houses were built only for the rich. They cost more per unit than individual ten-room homes of the period, and featured commanding view of the city's parks such as Druid Hill, and access by landscaped boulevards or parkways such as Eutaw Place, as automobiles were growing in popularity with the rich. At the time of their design and construction, the buildings which comprise the Eutaw-Madison Apartment House Historic District were a wealthy and fashionable addition to a wealthy and fashionable neighborhood. The Esplanade, The Emersonian, and Temple Gardens are excellent expressions not only of a building type, but also of time, place, and taste.

SEE CONTINUATION SHEET #7

HISTORY AND SUPPORT (Continued)

The Esplanade was designed in 1912 by Edward Hughes Glidden, Sr. (1873-1924), a pioneer in the development of the modern apartment house who designed many of the first buildings of this type in Baltimore. He was a son of the founder of the Glidden paint and varnish company. He studied architecture in Cleveland and Paris before coming to Baltimore, where he practiced architecture for 26 years.

The Esplanade was one of several apartment buildings situated along Druid Park Lake Drive at the entrance to the park. Another of these was the Emersonian, directly across Eutaw Place from the Esplanade. It was designed in 1915 by Joseph Evans Sperry (1854-1930) for Isaac E. Emerson. The design sought to reproduce a vertical image of the suburban home by stacking spacious apartment units atop one another. When the Emersonian was completed, it was considered the finest apartment building in the city.[2]

Sperry was for years one of Baltimore's leading architects, and his reputation went far beyond the city. His success as a designer of monumental religious buildings led to importnat commissions for several major banks and commercial office buildings in the city. The list of his well-known buildings is long, and includes Belvedere Terrace (1880), the old Mercantile Safe Deposit and Trust (1885), the Eutaw Place Temple (1893), the Bromo Seltzer Tower (1910), and the Hutzler Brothers main downtown department store (1930). He also designed several buildings of the Johns Hopkins University and medical school. Sperry was a founder member of the Baltimore chapter of the American Institute of Architects in 1870.

Sperry was the favorite architect of Isaac Emerson, an energetic and somewhat eccentric entrepreneur and businessman, and for whom Sperry designed the landmark Bromo Seltzer Tower (listed in the National Register) as part of the Emerson Drug Company's headquarters in downtown Baltimore. Emerson was the developer of Bromo Seltzer and chairman of Emerson Drug. Sperry also designed Emerson's private residence, one of the largest and finest houses in Eutaw-Madison. It was on an adjoining site which at one time was the large formal garden for the house, that Emerson built his apartment building. Local folklore has it that this site was chosen so that the apartment building would block the view of Emerson's estranged wife of Druid Hill Park and Druid Lake.

The Temple Gardens apartment building was designed by A. Lowther Forrest, about whom comparatively little is known. British born and trained, Forrest practiced briefly in Boston and New York before coming to Baltimore, where he established his own office in 1917.

SEE CONTINUATION SHEET #8

HISTORY AND SUPPORT (Continued)

Forrest designed Temple Gardens for J. Henry Miller, one of the most prolific developers of early twentieth-century Baltimore. Holder of an architecture degree, Miller concentrated his efforts in contracting and building. His company built Pennsylvania Station, the Standard Oil Building, and the Parkway Theater, all in Baltimore, and the federal Bureau of Engraving and Printing in Washington, D. C. Miller retained ownership of Temple Gardens through his real estate company until its sale by the company in 1964.

With the completion of Temple Gardens in 1926, Reservoir Hill, and specifically Eutaw-Madison, reached the peak of its physical development. It appears today much as it did then, and its architecture and streetscapes are intact. By this time also, its development as an affluent and wealty Jewish community became complete with the arrival of families of eastern European Jewish descent, the succeeding generations of the immigrants of the 1880s and 1890s. These had prospered in the economic boom of World War I. The immigrants of this wave or their children left the sweat shops and entered the middle and upper classes as merchants, real estate developers, jobbers, doctors, lawyers, and accountants. As the German Jews had done before them, they moved out of Oldtown, uphill and uptown.

Among the prominent individuals and families who lived in the Eutaw-Madison apartment buildings were Mr. and Mrs. Max Hochschild. He was a founder of the Baltimore-based Hochschild-Kohn department-store chain. She was the former Lina Hamburger, daughter of Isaac Hamburger, who founded the chain of Maryland and Delaware apparel stores bearing his name, and he resided at the Eutaw-Madison Apartment Houses as well. The Hochschild's daughter Gretchen was the wife of Albert D. Hutzler, scion of another Baltimore-region department store family, who served as its president and chairman. His ancestor, Joel G. D. Hutzler, one of the founding brothers of the Hutzler's chain, also had an apartment in one of the buildings. Alexander Hecht, another prominent merchant who resided here, was a president and chairman of the Hecht Company, a Baltimore/Washington department store chain.

Reuben Ottenheimer, a businessman-engineer and a pioneer in refrigeration engineering, also lived here. He was credited with the invention and development of refrigeration devices, including the first frozen-food display cases similar to those now found in supermarkets. He had also been, at one time, president of the Maryland Land Investment Company, which had built The Esplanade.

Nathan Katz, a founding brother of the S. and N. Katz retail jewelers company, and his younger brother Philip, vice-president of the firm, also resided here. So did Joseph Castelberg, a wholesale jeweler of national scope.

SEE CONTINUATION SHEET #9

HISTORY AND SUPPORT (Continued)

Isaac Hess, the founder of the Hess shoe store chain, was a resident, as was Nathan Epstein, who was associated with his famous art collector-philanthropist brother Jacob in the operation of the American Wholesale Corporation, a mail-order business that Jacob began as the Baltimore Bargain Box.

These names are illustrative of the income and status of many of the long-term residents who lived in these three buildings over the years when the buildings and their neighborhood were at their peak. But economic collapse of the 1930s, followed by demographic and social changes that came about during and after World War II, combined to radically alter the character of the Eutaw-Madison neighborhood. The shift of upper- and middle-class city dwellers to the suburbs took the long-time Jewish community of Eutaw-Madison with it.

Footnotes

[1] City of Baltimore, Commission for Historical and Architectural Preservation, Eutaw-Madison Historic District files.

[2] Sherry H. Olson, Baltimore: The Building of an American City (Baltimore: The Johns Hopkins University Press, 1980), p. 257.

VERBAL BOUNDARY DESCRIPTION

Boundaries are indicated on the attached map.

BOUNDARY JUSTIFICATION

The boundaries of the Eutaw-Madison Apartment House Historic District encompass the three buildings which comprise the District, and exclude small-scale rowhousing on the south, east, and west, the Baltimore City United Railway Company car barns on the west, and a small-scale structure and empty lots on the northeast. The broad thoroughfare of Druid Park Lake Drive further defines the northern boundary of the District; Druid Hill Park lies to the north of the Drive.

SPECIFIC DATES	ARCHITECTS
Emersonian: 1915	Joseph Evans Sperry
Esplanade 1912	Edward Hughes Glidden, Sr.
Temple Gardens 1926	A. Lowther Forrest

MAJOR BIBLIOGRAPHICAL REFERENCES

Fein, Isaac M. The Making of an American Jewish Community: The History of Baltimore Jewry from 1773 to 1920. Philadelphia: The Jewish Publication Society of America, 1971.

Greene, Suzanne Ellery, Baltimore. Woodland Hills, California: Windsor Publications, 1980.

Olson, Sherry H. Baltimore: The Building of an American City. Baltimore: The Johns Hopkins University Press, 1980.

Withey, Henry F. and Elsie Rathburn Withey. Biographical Dictionary of American Architects. Los Angeles: Hennessey and Ingalls, 1970.

The Sunpapers, Baltimore, Maryland, May 3, 1924 and August 7, 1930.

City of Baltimore, Commission for Historic and Architectural Preservation, Eutaw-Madison Historic District files.

City of Baltimore, Superior Court, Land Records

Resident Interviews

Miss Constance Bendann - telephone interview 10/21/82
Apt. #3C
The Emersonian, 2502 Eutaw Place, Baltimore, Md.

Mr. William Copland - personal interview in residence
Apt. #306
Temple Gardens, 2601 Madison Avenue, Baltimore, Md.

Mrs. Ruth Brown - personal interview in residence
Apt. #903
Temple Gardens, 2601 Madison Avenue, Baltimore, Md.

9. Major Bibliographical References

B-3712

See Continuation Sheet #10

10. Geographical Data

Acreage of nominated property approx. 3 acres

Quadrangle name Baltimore West, Maryland (USGS) Quadrangle scale 1:24,000

UMT References

	Zone	Easting	Northing		Zone	Easting	Northing
A	18	358 750	4352 850	B			
C				D			
E				F			
G				H			

Verbal boundary description and justification

See Continuation Sheet #9

List all states and counties for properties overlapping state or county boundaries

N/A	code	county	code
state	code	county	code

11. Form Prepared By

name/title Thomas H. Ventre, Consultant

organization date 12 November 1982

street & number 1432 Ravine Way telephone 301-757-1578

city or town Arnold state Maryland 21012

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national ___ state X local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature 3-15-83

STATE HISTORIC PRESERVATION OFFICER date

HCRS use only

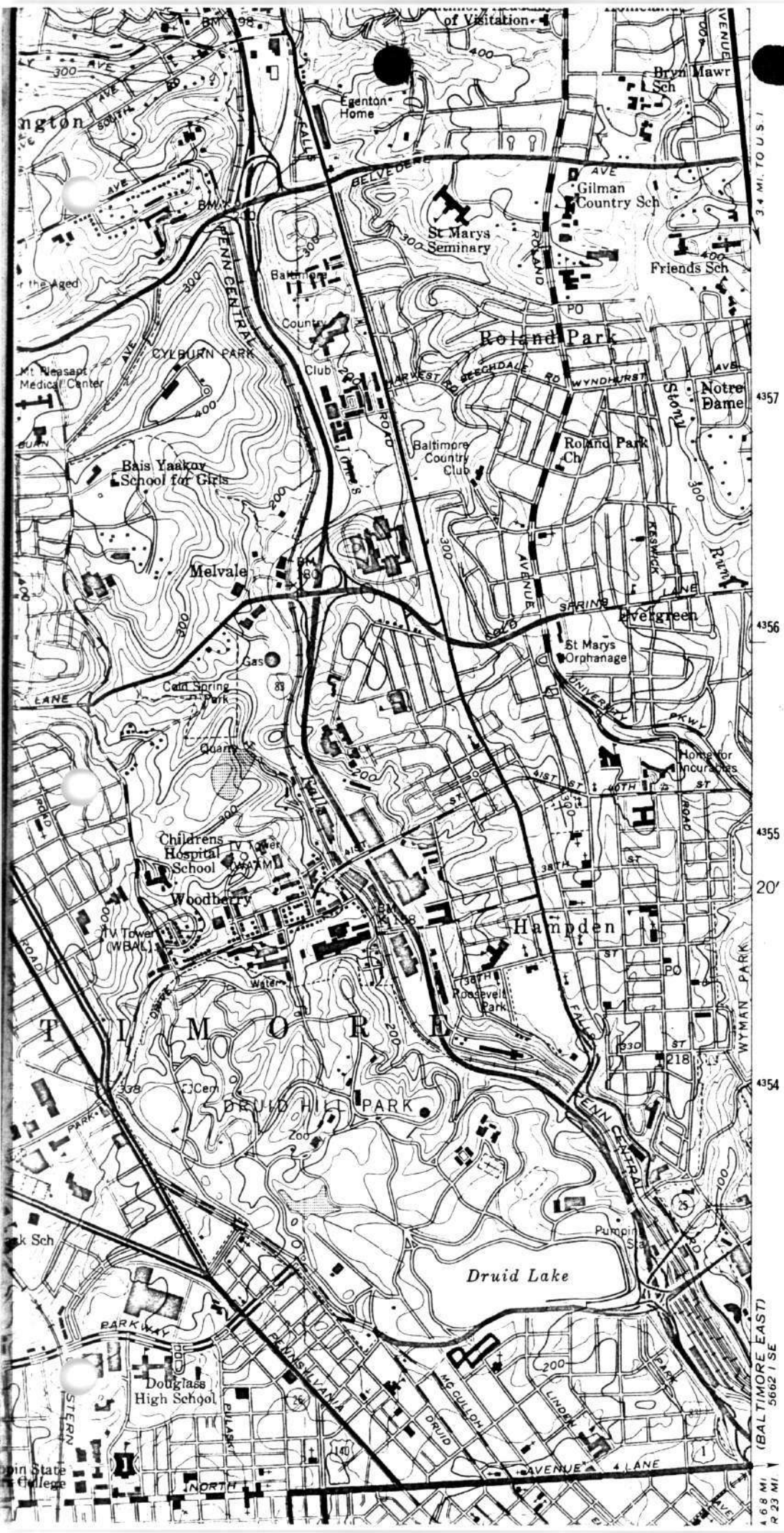
I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest: date

Chief of Registration



BALTIMORE CITY, MD.

B-3712

EUTAW-MADISON APARTMENT HOUSE HISTORIC DISTRICT

18-358750-4352850