

B-5089

Radnor-Winston Historic District

Architectural Survey File

This is the architectural survey file for this MIHP record. The survey file is organized reverse-chronological (that is, with the latest material on top). It contains all MIHP inventory forms, National Register nomination forms, determinations of eligibility (DOE) forms, and accompanying documentation such as photographs and maps.

Users should be aware that additional undigitized material about this property may be found in on-site architectural reports, copies of HABS/HAER or other documentation, drawings, and the “vertical files” at the MHT Library in Crownsville. The vertical files may include newspaper clippings, field notes, draft versions of forms and architectural reports, photographs, maps, and drawings. Researchers who need a thorough understanding of this property should plan to visit the MHT Library as part of their research project; look at the MHT web site (mht.maryland.gov) for details about how to make an appointment.

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Last Updated: 08-09-2011

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 Radnor-Winston Historic District

other names B-5089

2. Location

street & number Roughly bounded by Notre Dame Lane, the College of Notre Dame, Radnor Avenue, and York Road

☐ not for publication

city or town Baltimore

☐ vicinity

state Maryland code MD county Independent city code 510 zip code 21212

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]
Signature of certifying official/Title

11-12-03
Date

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

Radnor-Winston Historic District (B-5089)

Name of Property

Baltimore City, Maryland

County and State

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

223

2

buildings

sites

structures

objects

223

2

Total

Name of related multiple property listing

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

N/A

number of contributing resources previously listed in the National Register

0

6. Function or Use**Historic Functions**

(Enter categories from instructions)

DOMESTIC: 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 VICTORIAN: Gothic, Italianate

LATE 19TH AND 20TH CENTURY REVIVALS:

Colonial Revival; Federal Revival

LATE 19TH AND EARLY 20TH CENTURY

AMERICAN MOVEMENTS: Bungalow

Materials

(Enter categories from instructions)

foundation Stone, concrete

walls Wood, asbestos, stucco, synthetics

roof Asphalt, slate

other

Narrative Description

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

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National Park Service

National Register of Historic Places Continuation Sheet

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B-5089
Radnor-Winston Historic District

Name of Property

Baltimore City, Maryland

County and State

Description Summary:

The Radnor-Winston Historic District is an early 20th century residential neighborhood located in north Baltimore, Maryland, a short distance inside the city line. The district incorporates 223 contributing resources. Although several late 19th century houses within the district represent the area's prior history, most of the buildings are bungalows and American Foursquares constructed between ca. 1900 and 1927, when Radnor-Winston was actively developed as a residential suburb. Houses in the district are predominantly of frame construction, uniformly set back from the streets on modest-sized lots. Many of the houses have associated garages. The district is characterized by an unusual degree of cohesiveness and has retained integrity.

General Description:

The Radnor-Winston Historic District is located approximately a half block west of the York Road corridor, a major north-south artery now characterized by mid-20th century commercial development. The campus of the College of Notre Dame forms most of its western boundary. The district's location is insular, in that there are no through streets, and the short streets within the neighborhood are organized in an intricate one-way pattern that further limits traffic.

The district is entirely residential in character. Its principal development occurred during the first quarter of the 20th century; the majority of houses in the district embody popular designs of the period, including the bungalow and American Foursquare types, and others reflecting Dutch Colonial influence. That it was created by a few builder/developers who offered a limited range of designs accounts in large part for the district's architectural cohesiveness.

More than half of the houses in the district are bungalows, most of which were designed by architect George Wessel in the mid-1920s. Wessel's bungalows all are 1-1/2 stories in height, with a gable roof whose ridge runs parallel to the façade. The front slope of the roof covers an integral porch, and a large dormer lights the half-story. The dormer appears in three types: a simple shed, a front-facing gable, and a gambrel, all with two multipane sash windows and exposed decorative rafter ends. These houses are of frame construction, originally sheathed with wood shingles or stucco; many now have asbestos shingles, or aluminum or vinyl siding.

A noteworthy group of slightly earlier bungalows is located on the east side of Whiteford Avenue. Constructed ca. 1919 by builder Frank Carozza on part of the parcel which included his personal residence, these buildings reflect Craftsman influence in their relatively complex plan, casement windows, and their carefully detailed exterior trim.

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Other popular early 20th century architectural expressions that occur in the district include the American Foursquare and Dutch Colonial types. Crowson Avenue is lined with exemplary Foursquares, and Dutch Colonial houses are scattered throughout the district.

In the northeastern section of the district, several late 19th century houses survive to represent the area's character prior to subdivision. These include the houses at 423 and 425 Winston Avenue, whose blocky massing, shallow-pitched hip roof, symmetrical fenestration, and bracketed cornice reflect a vernacular interpretation of the Italianate style in the post-Civil War period. At 5115 Norwood Avenue a large 2-1/2 story house reflects the eclecticism of the turn of the 20th century, combining elements of the Shingle Style and the Colonial Revival.

The district overall retains a high level of integrity. The most common alteration to houses within the district is the application of aluminum or vinyl siding, but this does not significantly affect their integrity of design, form, and massing, nor does it diminish the district's capacity to convey a sense of time and place through the rhythm of its streetscapes, setbacks, and landscaping. Several property owners have removed synthetic siding to restore the original cladding, typically wood shingles.

Architectural Styles Represented in the District

Bungalow

This one and one half story type features a low-pitched gabled roof with wide unenclosed eave overhangs. Roof rafters, usually exposed with decorative braces, are often added under gables. Porch piers often are battered (pyramidal). Natural materials such as wood shingles or stucco were typical exterior treatments. Exposed structural members and trim work usually are painted with the shingles left in a natural state or treated with earth-tone stains. Windows are either sash or casement with many lights or single panes of glass.

American Foursquare

This type features a simple cubical form with a hipped roof and broad overhanging eaves. One story wings or porches are clearly subordinate to the principal two-story mass. All examples in the district have the characteristic two stories and facades that emphasize horizontal lines as well as multi-windowed dormers. Small stained glass windows also are frequently found on the front facade of these houses.

Dutch Colonial

This style incorporates design elements used in Dutch colonial settlements of the Eastern seaboard. The most prominent design element is the gambrel roof on the major section of the house; decorative detailing is derived from the Georgian and Federal styles.

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Baltimore City, Maryland
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Inventory

The table on the following pages lists the properties included in the Radnor-Winston Historic District, indicating their street address, style, construction date, siding and roofing material, the number of resources located at the address, and their contributing/non-contributing status.

Address	Style	Date	Siding, Roofing Material	Number of Resources
401 Charter Oak Ave.	Dutch Colonial	1920	aluminum, asphalt	1 contributing
403 Charter Oak Ave.	Dutch Colonial	1920	vinyl, asphalt	1 contributing
405 Charter Oak Ave.	Foursquare	c.1900	wood shgl., brick, asphalt	1 contributing
407 Charter Oak Ave.	Foursquare	c.1900	wood shgl., brick, asphalt	1 contributing
409 Charter Oak Ave.	Foursquare	c.1900	wood shgl., asphalt	1 contributing
411 Charter Oak Ave.	Foursquare	c.1900	vinyl, asphalt	1 contributing
413 Charter Oak Ave.	Foursquare	c.1900	stucco, asphalt	1 contributing
415 Charter Oak Ave.	Foursquare	c.1900	stucco, asphalt	1 contributing
417 Charter Oak Ave.	Bungalow	1920	stucco, aluminum, asphalt	1 contributing
419 Charter Oak Ave.	Bungalow	1920	stucco, aluminum, asphalt	1 contributing
421 Charter Oak Ave.	Foursquare	c.1910	aluminum, asphalt	1 contributing
423 Charter Oak Ave.	Foursquare	c.1910	vinyl, asphalt	1 contributing
4801 Crowson Ave.	Foursquare	c.1914	vinyl, asphalt	2 contributing
4803 Crowson Ave.	Foursquare	c.1914	vinyl, asphalt	1 contributing
4805 Crowson Ave.	Foursquare	c.1914	wood shgl., asphalt	1 contributing
4807 Crowson Ave.	Foursquare	c.1914	wood shgl., asphalt	2 contributing
4809 Crowson Ave.	Foursquare	c.1914	stucco, wood shgl., asphalt	1 contributing
4811 Crowson Ave.	Foursquare	c.1914	asbestos & wood shgl., asphalt	1 contributing
4813 Crowson Ave.	Foursquare	c.1914	wood shgl., asphalt	1 contributing
4900 Crowson Ave.	Foursquare	c.1914	stucco, asphalt	1 contributing
4901 Crowson Ave.	Foursquare	c.1914	aluminum, asphalt	2 contributing
4902 Crowson Ave.	Foursquare	c.1914	vinyl, asphalt	2 contributing
4903 Crowson Ave.	Foursquare	c.1914	wood shgl., stucco, asphalt	2 contributing
4904 Crowson Ave.	Foursquare	c.1914	wood shgl., asphalt	1 contributing
4905 Crowson Ave.	Foursquare	c.1914	wood shgl., asphalt	1 contributing
4906 Crowson Ave.	Foursquare	1914	Wood shgl., slate	1 contributing
4907 Crowson Ave.	Foursquare	c.1914	wood shgl., asphalt	1 contributing
4908 Crowson Ave.	Foursquare	c.1914	wood shgl., vinyl, asphalt	1 contributing
4909 Crowson Ave.	Foursquare	c.1914	wood shgl., asphalt	1 contributing
4910 Crowson Ave.	Foursquare	c.1914	wood shgl., vinyl, asphalt	1 contributing
4911 Crowson Ave.	Foursquare	c.1914	wood shgl., stucco, asphalt	1 contributing
5100 Norwood Rd.	Bungalow	1925	vinyl, asphalt	2 contributing
5102 Norwood Rd.	Bungalow	1925	wood shgl., asphalt	1 contributing
5104 Norwood Rd.	Bungalow	1925	wood shgl., asphalt	1 contributing

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5106	Norwood Rd.	Bungalow	1925	wood shgl., vinyl, asphalt	1 contributing
5108	Norwood Rd.	Bungalow	1925	aluminum, asphalt	1 contributing
5110	Norwood Rd.	Bungalow	1925	wood shgl., asphalt	2 contributing
5112	Norwood Rd.	Bungalow	1925	asbestos shgl., asphalt	2 contributing
5114	Norwood Rd.	Bungalow	1925	asbestos shgl., asphalt	2 contributing
5115	Norwood Rd.	Colonial Revival	c.1880	wood shgl., asphalt	1 contributing
5116	Norwood Rd.	Bungalow	1925	wood shgl., asphalt	2 contributing
5118	Norwood Rd.	Bungalow	1925	wood shgl., asphalt	2 contributing
401	Notre Dame Lane	Bungalow	c.1910	wood shgl., asphalt	1 contributing
403	Notre Dame Lane	Foursquare	c.1900	wood shgl., vinyl, slate	1 contributing
300	Radnor Ave.	Bungalow	c.1927	vinyl, asphalt	1 contributing
302	Radnor Ave.	Bungalow	c.1927	vinyl, asphalt	1 contributing
304	Radnor Ave.	Bungalow	c.1927	asbestos shgl., asphalt	2 contributing
306	Radnor Ave.	Bungalow	c.1927	asbestos shgl., asphalt	2 contributing
308	Radnor Ave.	Bungalow	c.1927	asbestos shgl., vinyl, asphalt	2 contributing
310	Radnor Ave.	Bungalow	c.1927	asbestos shgl., asphalt	2 contributing
312	Radnor Ave.	Bungalow	c.1927	asbestos shgl., asphalt	1 contributing
314	Radnor Ave.	Bungalow	c.1927	asbestos shgl., asphalt	2 contributing
316	Radnor Ave.	Bungalow	c.1927	asbestos shgl., asphalt	2 contributing
318	Radnor Ave.	Bungalow	c.1927	wood shgl., asphalt	2 contributing
320	Radnor Ave.	Bungalow	c.1927	stucco, asphalt	2 contributing
322	Radnor Ave.	Bungalow	c.1927	aluminum, asphalt	1 contributing
324	Radnor Ave.	Bungalow	c.1927	asbestos shgl., asphalt	1 contributing
326	Radnor Ave.	Bungalow	c.1927	wood & asbestos shgl., asphalt	1 contributing
328	Radnor Ave.	Bungalow	c.1927	asbestos shgl., asphalt	1 contributing
330	Radnor Ave.	Bungalow	c.1927	asbestos shgl., asphalt	2 contributing
332	Radnor Ave.	Bungalow	c.1927	vinyl, asphalt	2 contributing
334	Radnor Ave.	Dutch Colonial	c.1927	wood shgl., asphalt	2 contributing
300	Rossiter Ave.	Bungalow	c.1927	vinyl, asphalt	1 contributing
301	Rossiter Ave.	Bungalow	c.1927	aluminum, asphalt	1 contributing
302	Rossiter Ave.	Bungalow	c.1927	aluminum, asphalt	2 contributing
303	Rossiter Ave.	Bungalow	c.1927	vinyl, asphalt	2 contributing
304	Rossiter Ave.	Bungalow	c.1927	vinyl, asphalt	1 contributing
305	Rossiter Ave.	Bungalow	c.1927	vinyl, asphalt	2 contributing
306	Rossiter Ave.	Bungalow	c.1927	vinyl, asphalt	1 contributing
307	Rossiter Ave.	Bungalow	c.1927	vinyl, asphalt	1 contributing
308	Rossiter Ave.	Bungalow	c.1927	wood shgl., vinyl, asphalt	1 contributing
309	Rossiter Ave.	Bungalow	c.1927	vinyl, asphalt	2 contributing
310	Rossiter Ave.	Bungalow	c.1927	asbestos shgl., asphalt	1 contributing
311	Rossiter Ave.	Bungalow	c.1927	wood shgl., asphalt	2 contributing
312	Rossiter Ave.	Bungalow	c.1927	asbestos shgl., asphalt	2 contributing
313	Rossiter Ave.	Bungalow	c.1927	wood shgl., asphalt	1 contributing
314	Rossiter Ave.	Bungalow	c.1927	vinyl, asphalt	2 contributing
315	Rossiter Ave.	Bungalow	c.1927	asbestos shgl., asphalt	2 contributing

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316	Rossiter Ave.	Bungalow	c.1927	vinyl, asphalt	2 contributing
317	Rossiter Ave.	Bungalow	c.1927	wood shgl., asphalt	2 contributing
318	Rossiter Ave.	Bungalow	c.1927	vinyl, asphalt	1 contributing
319	Rossiter Ave.	Bungalow	c.1927	wood shgl., asphalt	2 contributing
320	Rossiter Ave.	Dutch Colonial	c.1927	vinyl, asphalt	1 contributing
321	Rossiter Ave.	Bungalow	c.1927	wood shgl., asphalt	2 contributing
322	Rossiter Ave.	Bungalow	c.1927	asbestos shgl., asphalt	2 contributing
323	Rossiter Ave.	Bungalow	c.1927	asbestos shgl., asphalt	1 contributing
324	Rossiter Ave.	Bungalow	c.1927	wood shgl., asphalt	1 contributing
325	Rossiter Ave.	Bungalow	c.1927	asbestos shgl., asphalt	2 contributing
326	Rossiter Ave.	Federal Revival	c.1927	asbestos shgl., vinyl, asphalt	1 contributing
327	Rossiter Ave.	Bungalow	c.1927	vinyl, asphalt	2 contributing
328	Rossiter Ave.	Bungalow	c.1927	wood & asbestos shgl., asphalt	1 contributing
329	Rossiter Ave.	Bungalow	c.1927	vinyl, asphalt	2 contributing
330	Rossiter Ave.	Dutch Colonial	c.1927	wood shgl., asphalt	1 contributing
331	Rossiter Ave.	Bungalow	c.1927	vinyl, asphalt	1 contributing
332	Rossiter Ave.	Bungalow	c.1927	wood & asbestos shgl., asphalt	2 contributing
333	Rossiter Ave.	Bungalow	c.1927	vinyl, asphalt	2 contributing
334	Rossiter Ave.	Federal Revival	c.1940	wood shgl., brick, slate	1 non-contributing
336	Rossiter Ave.	Federal Revival	c.1940	wood shgl., brick, slate	1 non-contributing
340	Rossiter Ave.	Bungalow	c.1927	asbestos shgl., asphalt	1 contributing
342	Rossiter Ave.	Bungalow	c.1927	vinyl, asphalt	1 contributing
344	Rossiter Ave.	Bungalow	c.1927	asbestos shgl., asphalt	1 contributing
400	Rossiter Ave.	Foursquare	c.1910	asbestos shgl., asphalt	1 contributing
402	Rossiter Ave.	Foursquare	c.1910	wood shgl., asphalt	1 contributing
404	Rossiter Ave.	Foursquare	c.1910	vinyl, asphalt	1 contributing
406	Rossiter Ave.	Foursquare	c.1910	vinyl, asphalt	1 contributing
5100	Whiteford Ave.	Bungalow	c.1910	vinyl, asphalt	1 contributing
5101	Whiteford Ave.	Bungalow	1919	wood shgl., asphalt	1 contributing
5102	Whiteford Ave.	Bungalow	c.1927	wood shgl., asphalt	1 contributing
5103	Whiteford Ave.	Bungalow	1919	wood shgl., asphalt	1 contributing
5104	Whiteford Ave.	Bungalow	c.1910	asbestos shgl., asphalt	1 contributing
5105	Whiteford Ave.	Bungalow	1919	vinyl, asphalt	2 contributing
5106	Whiteford Ave.	Dutch Colonial	c.1927	wood shgl., asphalt	1 contributing
5107	Whiteford Ave.	Bungalow	1919	wood shgl., asphalt	2 contributing
5108	Whiteford Ave.	Dutch Colonial	c.1927	asbestos shgl., asphalt	1 contributing
5109	Whiteford Ave.	Bungalow	1919	asbestos shgl., asphalt	2 contributing
5110	Whiteford Ave.	Bungalow	c.1919	wood shgl., asphalt	1 contributing
5111	Whiteford Ave.	Bungalow	1919	wood shgl., asphalt	2 contributing
5112	Whiteford Ave.	Dutch Colonial	c.1927	wood shgl., asphalt	1 contributing
5113	Whiteford Ave.	Bungalow	1919	wood shgl., asphalt	1 contributing
5114	Whiteford Ave.	Bungalow	c.1910	wood shgl., asphalt	2 contributing
5115	Whiteford Ave.	Bungalow	1919	wood shgl., asphalt	1 contributing
5116	Whiteford Ave.	Dutch Colonial	c.1919	wood shgl., asphalt	1 contributing

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5118	Whiteford Ave.	Bungalow	c.1925	wood shgl., asphalt	1 contributing
301	Winston Ave.	Bungalow	1925	vinyl, asphalt	2 contributing
303	Winston Ave.	Bungalow	1925	wood shgl., asphalt	2 contributing
305	Winston Ave.	Bungalow	1925	vinyl, asphalt	2 contributing
307	Winston Ave.	Bungalow	1925	vinyl, asphalt	1 contributing
309	Winston Ave.	Bungalow	1925	vinyl, asphalt	2 contributing
311	Winston Ave.	Bungalow	1925	asbestos shgl., asphalt	1 contributing
313	Winston Ave.	Bungalow	1925	wood shgl., asphalt	2 contributing
315	Winston Ave.	Bungalow	1925	wood shgl., asphalt	1 contributing
317	Winston Ave.	Bungalow	1925	wood shgl., asphalt	2 contributing
319	Winston Ave.	Bungalow	1925	vinyl, asphalt	1 contributing
321	Winston Ave.	Bungalow	1925	wood, asphalt	1 contributing
323	Winston Ave.	Bungalow	1925	asbestos shgl., asphalt	2 contributing
325	Winston Ave.	Bungalow	1925	asbestos shgl., asphalt	1 contributing
327	Winston Ave.	Bungalow	1925	asbestos shgl., asphalt	2 contributing
329	Winston Ave.	Bungalow	1925	asbestos shgl., asphalt	2 contributing
338	Winston Ave.	Dutch Colonial	c.1925	wood shgl., vinyl, asphalt	1 contributing
340	Winston Ave.	Bungalow	c.1925	asbestos shgl., asphalt	1 contributing
400	Winston Ave.	Foursquare	1909	asbestos & wood shgl., asphalt	2 contributing
402	Winston Ave.	Bungalow	c.1925	vinyl, asphalt	1 contributing
404	Winston Ave.	Foursquare	c.1912	wood shgl., asphalt	2 contributing
406	Winston Ave.	Bungalow	c.1925	vinyl, asphalt	2 contributing
408	Winston Ave.	Foursquare	c.1912	wood, asphalt	2 contributing
410	Winston Ave.	Foursquare	c.1912	wood, asphalt	1 contributing
412	Winston Ave.	Bungalow	c.1925	wood, asphalt	1 contributing
419	Winston Ave.	Foursquare	c.1910	wood, asphalt	1 contributing
421	Winston Ave.	Italianate	c.1900	wood, asphalt	2 contributing
423	Winston Ave.	Gothic Revival	c.1880	wood, asphalt	2 contributing
424	Winston Ave.	Foursquare	c.1914	vinyl, asphalt	1 contributing
425	Winston Ave.	Italianate	c.1870	vinyl, asphalt	2 contributing
400	Woodford Rd.	Bungalow	1925	asbestos shgl., asphalt	1 contributing
401	Woodford Rd.	Bungalow	1925	wood shgl., vinyl, asphalt	1 contributing
402	Woodford Rd.	Bungalow	1925	vinyl, asphalt	1 contributing
403	Woodford Rd.	Bungalow	1925	asbestos shgl., asphalt	1 contributing
404	Woodford Rd.	Federal Revival	1925	asbestos shgl., asphalt	2 contributing
405	Woodford Rd.	Bungalow	1925	asbestos shgl., asphalt	1 contributing
406	Woodford Rd.	Bungalow	1925	asbestos shgl., asphalt	1 contributing

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407	Woodford Rd.	Bungalow	1925	asbestos shgl., asphalt	2 contributing
408	Woodford Rd.	Bungalow	1925	asbestos shgl., asphalt	1 contributing
409	Woodford Rd.	Bungalow	1925	vinyl, asphalt	1 contributing
4804	York Rd.	Colonial Revival	c.1910	vinyl, asphalt	1 contributing

*

Radnor-Winston Historic District (B-5089)
Name of Property

Baltimore City, Maryland
County and State

8. Statement of Significance

Applicable National Register Criteria

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

- ☒ **A** Property is associated with events that have made a significant contribution to the broad pattern of our history.
- ☐ **B** Property associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

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

Area of Significance

(Enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

ca. 1870-ca. 1927

Significant Dates

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

N/A

Architect/Builder

Multiple architects and builders; see continuation sheet

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
- ☐ Neoclassical agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository:

United States Department of the Interior
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Baltimore City, Maryland
County and State

Summary Statement of Significance:

The Radnor-Winston Historic District is significant under National Register Criteria A and C for its association with the suburban development of Baltimore, and as an example of a type of residential subdivision which characterized the area in the early 20th century. Radnor-Winston is distinctive among the subdivisions of north Baltimore for its consistent architectural character. While several buildings survive to reflect the area's history through the last quarter of the 19th century, the majority of houses in Radnor-Winston are frame bungalows or American Foursquares reflecting the period ca. 1910-ca. 1927. These houses are uniformly set back from the streets on modest-sized lots and retain integrity of design, form, and massing. The district conveys a sense of time and place through its architecture and the rhythm of its streetscapes, setbacks, and landscaping.

The period of significance, ca. 1870-ca. 1927, spans the period between the presumed construction date of the earliest surviving resource in the district, and ca. 1927, by which date the development of Radnor-Winston was substantially completed.

Resource History and Historic Context:

The development of Radnor-Winston owes a great deal to its access to convenient transportation along the York Road corridor. The York Road, once called Yorktown Turnpike, extends from Greenmount Avenue in downtown Baltimore, and served from the late 1700s as a major artery between Baltimore and points north. By the 1780s, the road stretched from Baltimore to York, Pennsylvania, providing an important link between these two emerging centers. Development continued along the York Road corridor during the 19th century. A horse-drawn passenger railway system was established on York Road in 1863 and was subsequently converted to electricity; the railway ran from the corner of Holliday and Baltimore streets north to Hillen Road, and then to Greenmount Avenue past North Avenue and northward past the area which was to become Radnor-Winston, on to the community of Govanstown.

Growth of Baltimore

The city's population grew markedly in the late 19th century and through the early 20th, reflecting its industrial expansion. The nation's preparation for, and entry into, World War I further supported this increase; Baltimore's population grew by more than 75,000 between 1909 and 1914. Demand for workers' housing was felt keenly in the city's industrial communities; at the same time, middle-class residents of the inner city increasingly left their rowhouses in favor of detached houses in the suburbs.

The Period Prior to Development

One of the first residents near the area which was to become Radnor-Winston was Rossiter Scott who in 1794 was operating a grist mill about a half mile to the west along the Stony Run. The protection of Scott's orchards was a factor in planning the alignment of Old Cold Spring Lane in 1806. The name of

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Rossiter Avenue recognizes this early resident.

An 1872 article published in the Baltimore Gazette, offers a good impression of development east of the district along the York Road corridor at this time. A passenger railway was in operation along what had formerly been a country road, and the area was sparsely developed with the country retreats or "cottages" of Baltimore merchants and businessmen.

The construction in 1877 of a roadway (now Winston Avenue) from York Road west to the property of the Notre Dame Academy and Convent and the Evergreen estate of Mrs. T. Harrison Garrett prompted the development of the land adjacent to the new roadway. A few houses were constructed shortly thereafter, including 423 and 425 Winston Avenue. By 1898, almost a dozen houses were located on York Road; of these only 4804 York Road.

Most of the area remained undeveloped until the early 20th century. When Winston Avenue was constructed in 1877, most of the land south of the new road was owned by T. V. Brundige. By 1913, however, it had passed to Thomas R. Brundige, and Rossiter Avenue, Radnor Avenue, Charter Oak Avenue, and a portion of Crowson Avenue were laid out. At the same time, land in the northern part of the district between Winston Avenue and Notre Dame Lane was acquired by M. R. Gill and Frank Yost, and several new streets were platted: Whiteford Avenue, Norwood Road, and Woodford Road.

Architects and Builders in Radnor-Winston

George Wessel

George Wessel first appears in the Baltimore City Directories in 1912, listed as a draftsman, a designation he maintained until 1929, when he changed his listing to "architect". He continued to be listed as an architect in subsequent editions of the directory through 1952. He was the architect of record on several building permits for houses constructed in 1920 in the Irvington and Forest Park sections of west Baltimore. Wessel was associated with the City Real Estate Company in the development of Radnor-Winston, and his designs—frame bungalows in three variations—predominate within the district. The Dutch Colonial houses in Radnor-Winston are also attributed to Wessel. He also worked with the Welsh Building Company on its Ten Hills development in the western suburbs of Baltimore from 1932 through 1937.

Henry A. Knott (1878-1947)

Henry A. Knott designed and built a house at the southwest corner of Crowson Avenue and Charter Oak Avenue (no longer standing) for the family of William P. Williamson on the land it had purchased from John B. Crowson in 1905. Knott is known to have designed one other house in the district, at 4906 Crowson Avenue

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(1914). Other Foursquares in the district may be his work, or reflect his influence. Knott constructed several houses on Crowson Avenue. He worked as a builder in the Ten Hills development in the 1930s.

Frank Carozza Building Company

Frank Carozza owned and resided on a large parcel in the northwest section of the district adjacent to the College of Notre Dame. He subdivided his property in 1919 and constructed the outstanding Craftsman-influenced houses on the east side of Whiteford Avenue. In 1940 he constructed ten semi-detached houses on Underwood Road (just outside the district boundary on the west), and was involved in the construction of a large eight story brick Apartment House at the corner of 32nd and St. Paul streets in the Charles Village section of Baltimore.

C. F. Longley

Joseph German

Building permits for several houses on Charter Oak Avenue in 1920 cite C. F. Longley as architect, and several permits list Joseph German as builder.

Walter R. Murphy

Walter R. Murphy is listed as architect on surviving blueprints for the American Foursquare house at 400 Winston Avenue, constructed in 1909.

Ephraim Macht

One of the major developers in Baltimore City in the early 20th century, Macht developed housing on Winston Ave., Norwood Rd. and Woodford Rd. in 1925 through his City Real Estate Company. Later in 1926-1927 Macht developed Rossiter Ave. and Radnor Ave. George Wessel was the architect who worked with Macht during this period.

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~~B-5086~~
Radnor-Winston Historic District
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County and State

Major Bibliographical References:

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- Author unknown. "Work for Baltimore Builders," *Baltimore Sun*, June 18, 1911.
- Blumenson, John J.-G. *Identifying American Architecture*. Walnut Creek (CA): Alta Mira Press, 1981.
- Daily Record, The*. Building Permits 1909-1926.
Charter Oak Avenue: 401, 403, 417, 419
Crowson Avenue: 4906
Norwood Road: 5100, 5102, 5104, 5106, 5108, 5110, 5112, 5114, 5116, 5118
Whiteford Avenue: 5101, 5103, 5105, 5107, 5109, 5111, 5113, 5115
Winston Avenue: 301, 303, 305, 307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327, 400
Woodford Avenue: 400, 401, 402, 403, 404, 405, 406, 407, 408, 409
- Dorsey, John and James D. Dilts. *A Guide to Baltimore Architecture*. 3rd edition. Centreville, Maryland: Tidewater Publishers, 1997.
- Greene, Constance McLaughlin. *The Rise of Urban America*. New York: Harper & Row, 1965.
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- Land Records for Baltimore City. Clarence Mitchell Courthouse, Baltimore, Maryland.
- Lewand, Karen. *North Baltimore From Estate to Development- Baltimore Neighborhoods- A Community Fact Book*. Baltimore, 1988.
- Maryland Geological Survey-Baltimore, 1913.
- McAlester, Virginia and Lee McAlester. *A Field Guide To American Houses*. New York: Alfred A. Knopf, 1997.

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Radnor-Winston Historic District (B-5086)

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10. Geographical Data

Acreage of Property Approximately 32 acres

UTM References Baltimore East, MD quad

(Place additional UTM references on a continuation sheet)

A 18-361273-4357055

Zone Easting Northing

B 18-361273-4356527

C 18-360841-4356532

Zone Easting Northing

D 18-360846-4357025

☐ 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 Dean R. Wagner, Consultant

organization

date July 2002

street & number 1213 Roundhill Road

telephone

city or town Baltimore

state MD

zip code 21218

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 Reduction Project (1024-0018), Washington, DC 20503.

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National Park Service

National Register of Historic Places Continuation Sheet

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~~B-5086~~
Radnor-Winston Historic District
Name of Property

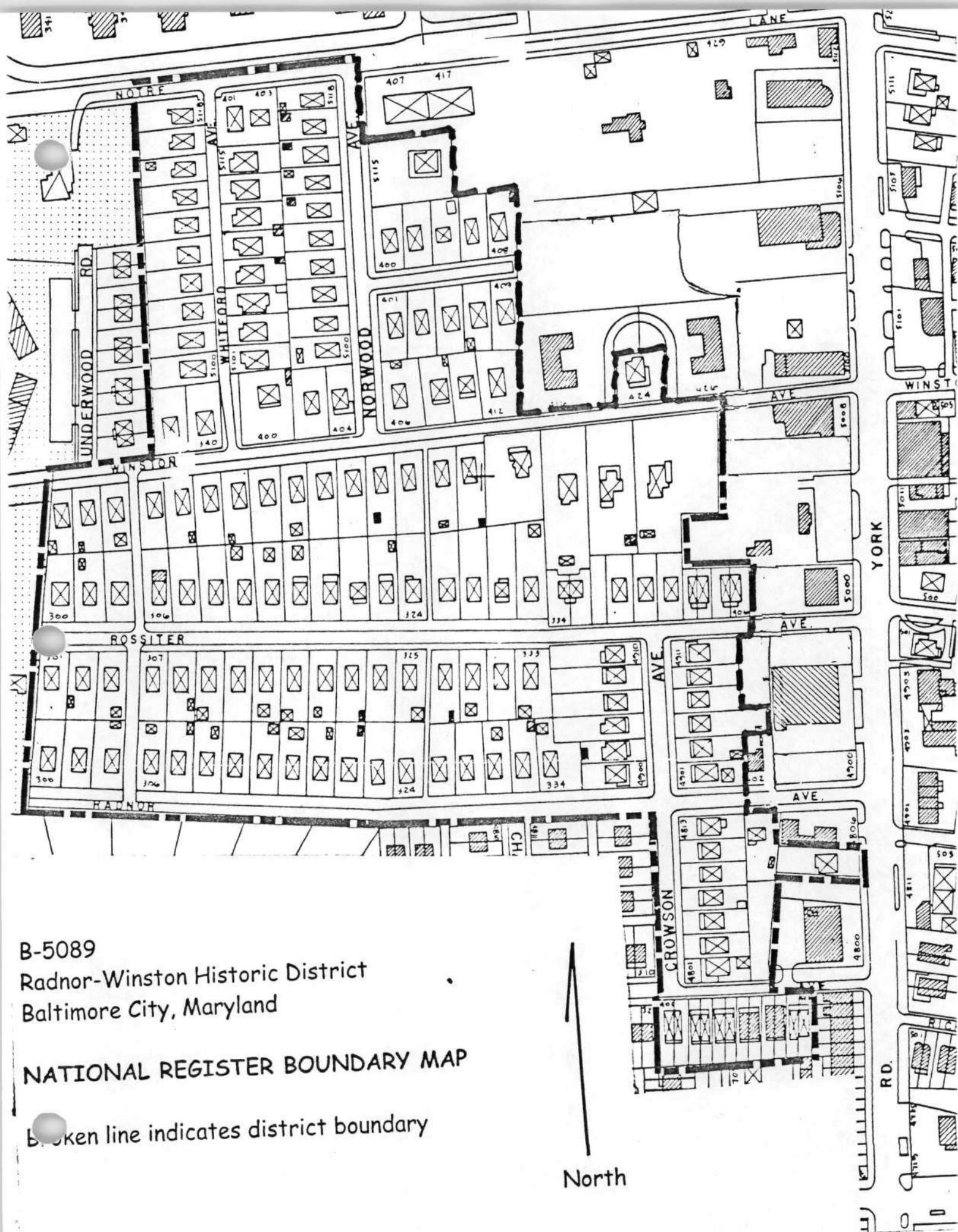
Baltimore City, Maryland
County and State

Verbal Boundary Description:

Boundaries are depicted on the map which accompanies this documentation.

Boundary Justification:

The district's boundaries were drawn to encompass the cohesive concentration of resources which represent the historical development of Radnor-Winston during the period of significance. The development of Radnor-Winston was substantially complete by ca. 1927, and its historic character was established at that date. Properties outside the district boundary on Underwood Road, and on Charter Oak and Radnor avenues, are excluded because their construction postdates the period of significance. The excluded areas are not directly related to the historic trends that produced Radnor-Winston as a cohesive subdivision with a distinct identifiable character, but rather appear to be products of the random infill process that occurred throughout Baltimore beginning immediately before World War II. The eastern boundary was drawn to exclude mid-20th century apartment buildings and commercial properties which are inconsistent in period, scale and function with the properties within the district.



B-5089

Radnor-Winston Historic District
Baltimore City, Maryland

NATIONAL REGISTER BOUNDARY MAP

Broken line indicates district boundary

North

5662 (NW)
(COCKEYSVILLE)

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

76°37'30"
39°22'30"

361000m E

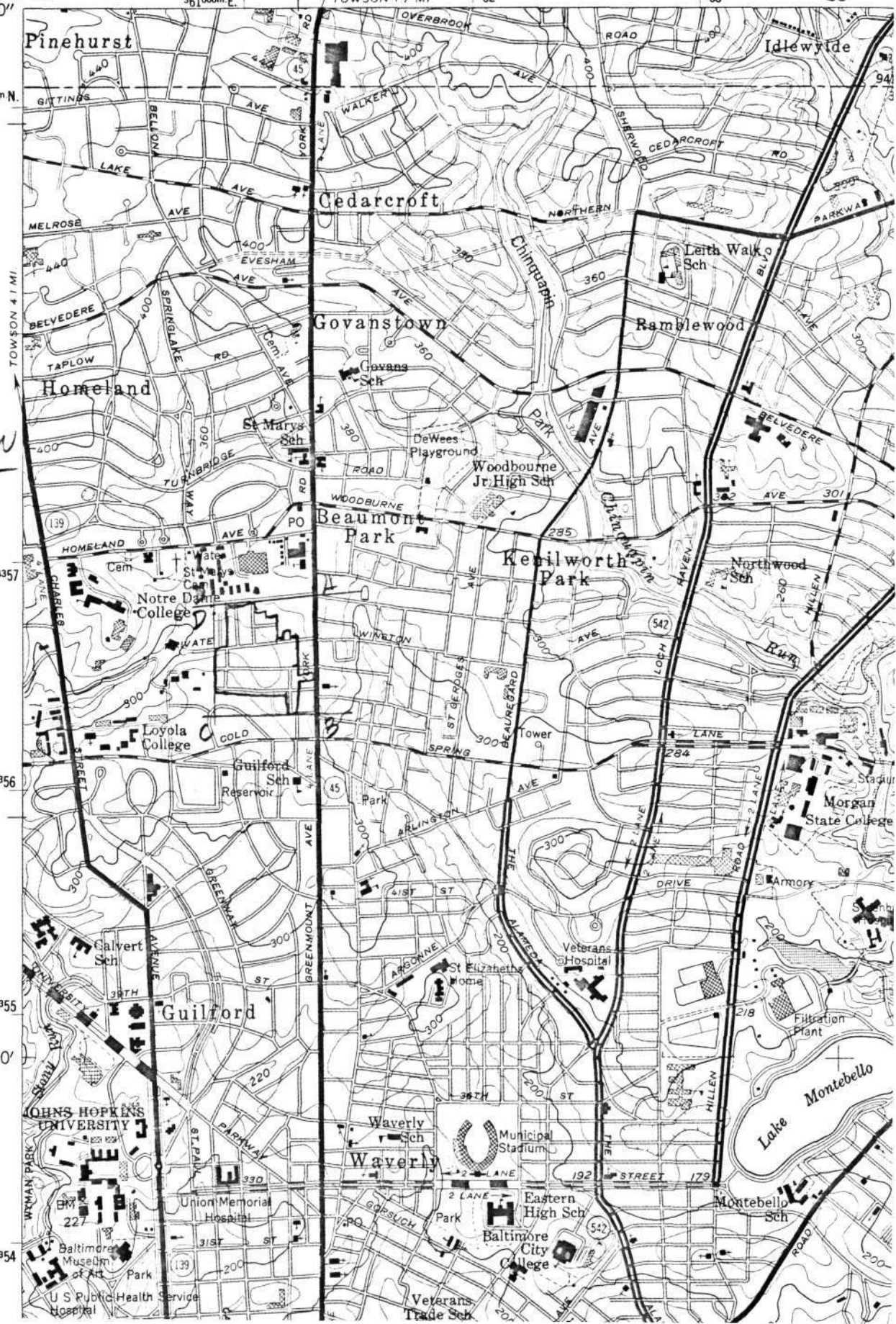
TOWSON 17 MI

362

363

35'

4359000m N



B-5089

RADNOR-WINSTON
HISTORIC DISTRICT

BALTIMORE
CITY, MD.

A: 18-361273-
4357055

B: 18-361273-
4356527

C: 18-360841-
4356532

D: 18-360846-
4357025



Rodney-Winston Historic District

B-5089

4804 York Rd

Baltimore, Maryland

APR 1 2000
KNOX COUNTY
BALTIMORE, MD

Looking northwest

#1

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UB Archives

10/2000



Radnor-Winston Historic District B-5089
Baltimore Maryland
4906 Crownson Ave.

ART
001 6917

#2

Deon Wagner

U.B. Archives

10/2002



We offer
Maggie McIntosh
Sweet & tangy - 4 1/2" - 5 1/2"

Radnor-Winston
Baltimore Maryland

B-5089

4908 - 4910 Crownson Ave

#3

Dean Wagner

U.B. Archivers

10/2002



Radnor - Winston
Baltimore, Maryland

B-5089

318-370-322-324 Radnor Ave.

#4

Dean Wagner U. B. Archives

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Radnor-Winston
Baltimore Maryland
321 Rossiter Ave

B-5089

#5

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Radnor - Winston

B- 5089

Baltimore Maryland

• 316-318-320 Bossiter Ave

#6

Dean Wagner U. B. Archives

10/2002



NEW
TRAFFIC
PATTERN
AHEAD

NO
PARKING

Radnor-Winston
Baltimore Maryland

B-5089

305-307-309-311-313 Winston Ave

17

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Radner-Winston
Baltimore, Maryland
5113 - 5115 Underwood Rd.

B-5089

#8

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Radnor-Winstan
Baltimore Maryland
5101 Whitford Ave

B-5089

#9

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1920x



Radnor Winston
Baltimore Maryland
400 Winston Ave

B-5089

#10

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Radnor-Winston
Baltimore, Maryland

B-5039

400-402-404-408 Woodford Ave

#11

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Rachner-Winston
Baltimore Maryland
5115 Norwood Ave

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#12

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non-contributing

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425 Winston Ave.
Baltimore, Maryland

B-5089

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