

B-5124

Ten Hills 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

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes ☐
no ☐

Property Name: Ten Hills ~~District~~ Historic District Inventory Number: B-5124
Address: Roughly bounded by Uplands Park, Edmondson Ave., Westgate Rd. Historic district: ☒ yes ☐ no
City: Baltimore Zip Code: 21229 County: Baltimore City
USGS Quadrangle(s): Baltimore West
Property Owner: various Tax Account ID Number: n/a
Tax Map Parcel Number(s): _____ Tax Map Number: _____
Project: Red Line Corridor Transit Study Agency: Mass Transit Administration
Agency Prepared By: John Milner Associates, Inc.
Preparer's Name: Katherine Larson Farnham Date Prepared: 1/13/2006

Documentation is presented in: Ten Hills Local Historic District Designation Report (prepared for CHAP in support of city
landmarking), September 2000; Enoch Pratt Free Library Maryland Room vertical files
(Baltimore-West Baltimore suburbanization).

Preparer's Eligibility Recommendation: ☒ Eligibility recommended ☐ Eligibility not recommended
Criteria: ☒ A ☐ B ☒ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Complete if the property is a contributing or non-contributing resource to a NR district/property:

Name of the District/Property: _____
Inventory Number: _____ Eligible: ☐ yes ☐ no Listed: ☐ yes ☐ no

Site visit by MHT Staff ☐ yes ☒ no Name: _____ Date: _____

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

Ten Hills is an early-twentieth-century planned neighborhood near the far western boundary of Baltimore City. At the time it was planned in 1909, this area was still part of Baltimore County and lay on the outskirts of the growing suburb of Catonsville. This area was largely composed of working farms and the elaborate summer estates of wealthy city residents until electric streetcar service to Catonsville became available in the 1890s and opened up new opportunities for development. After this, the estates and farms were increasingly subdivided into residential neighborhoods, some of which were very high-end in quality. In May 1909, real estate developer Charles H. Steffey purchased 141 acres of an estate belonging to the Chapell family, which had owned it since ca. 1840. He platted a new neighborhood which lay adjacent to the Edmondson Ave. streetcar line, and was planned to take full advantage of its picturesque hilly, wooded site. The guiding principle in planning was to allow the site's natural features to complement the man-made structures that would eventually arise. Steffey created a system of winding streets that preserved and enhanced the setting, and laid out 200 spacious building lots of no less than half an acre. The hills and curves did not allow for long vistas encompassing many lots, giving a sense that the neighborhood was less dense than it actually is. Although Steffey did not design or build the homes that followed, lots were conveyed with deed covenants that allowed only residential construction and

MARYLAND HISTORICAL TRUST REVIEW

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

MHT Comments:

John Farnham
Reviewer, Office of Preservation Services

[Signature]
Reviewer, National Register Program

7/26/06

Date

8/7/06

Date

200601766

regulated setbacks, materials, and other features to ensure a high-quality result. Ten Hills was marketed to the upper middle class, and the homes that were constructed were often designed by architects. Construction began rapidly and by 1912, 26 houses had been completed. Advertisement brochures referred to Ten Hills as "the country suburb" and showed examples of the stately first homes there.

Homes in Ten Hills are spacious, constructed with high quality materials and attention to detail, and reflect a variety of early twentieth century styles. Though homes were built into the mid-twentieth-century with some modern-style and Ranch examples, the majority of extant Ten Hills homes date to the pre-World War II era and are dominated by high-end examples of Colonial Revival, Tudor Revival, Arts and Crafts, and Spanish/Mission Revival dwellings. French Normandy, French Eclectic, Dutch Colonial, Italian Renaissance Revival, and various hybrid styles from this period are also present. A variety of exterior materials were used, and homes faced with patterned shingles, stone, brick, half-timbering, and stucco are present. The majority of the houses have distinctive details and have been well preserved, closely resembling their original appearance. Even the later houses are generally of such quality that they blend harmoniously with older homes nearby, and the lack of long-range streetscape views prevents them from being an intrusion.

Ten Hills is a successful continuation of a trend of planned suburbs that began with Romantic picturesque cemeteries, parks, and estates, coming into full flower in the late 1800s with landmark high-end suburbs like Sudbrook Park and Roland Park. Ten Hills and comparable suburbs were intended to bring high-end qualities to an upper-middle-class market, and were marked by a healthy respect for the unique natural properties of the site. These development trends were occurring outside of growing cities nationwide, and Ten Hills represents both a national and local pattern in suburban design and development. Thus, it meets NRHP Criterion A. The homes of Ten Hills are, for the most part, excellent and distinctive examples of various early-twentieth-century residential architectural styles, and retain strong historic integrity. The neighborhood overall, as well as individual homes, embodies the distinctive qualities of a planned suburb of the 1910s-1930s, meeting Criterion C of the NRHP. The Ten Hills District is recommended eligible for the NRHP.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended _____ Eligibility not recommended _____

Criteria: ___ A ___ B ___ C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G

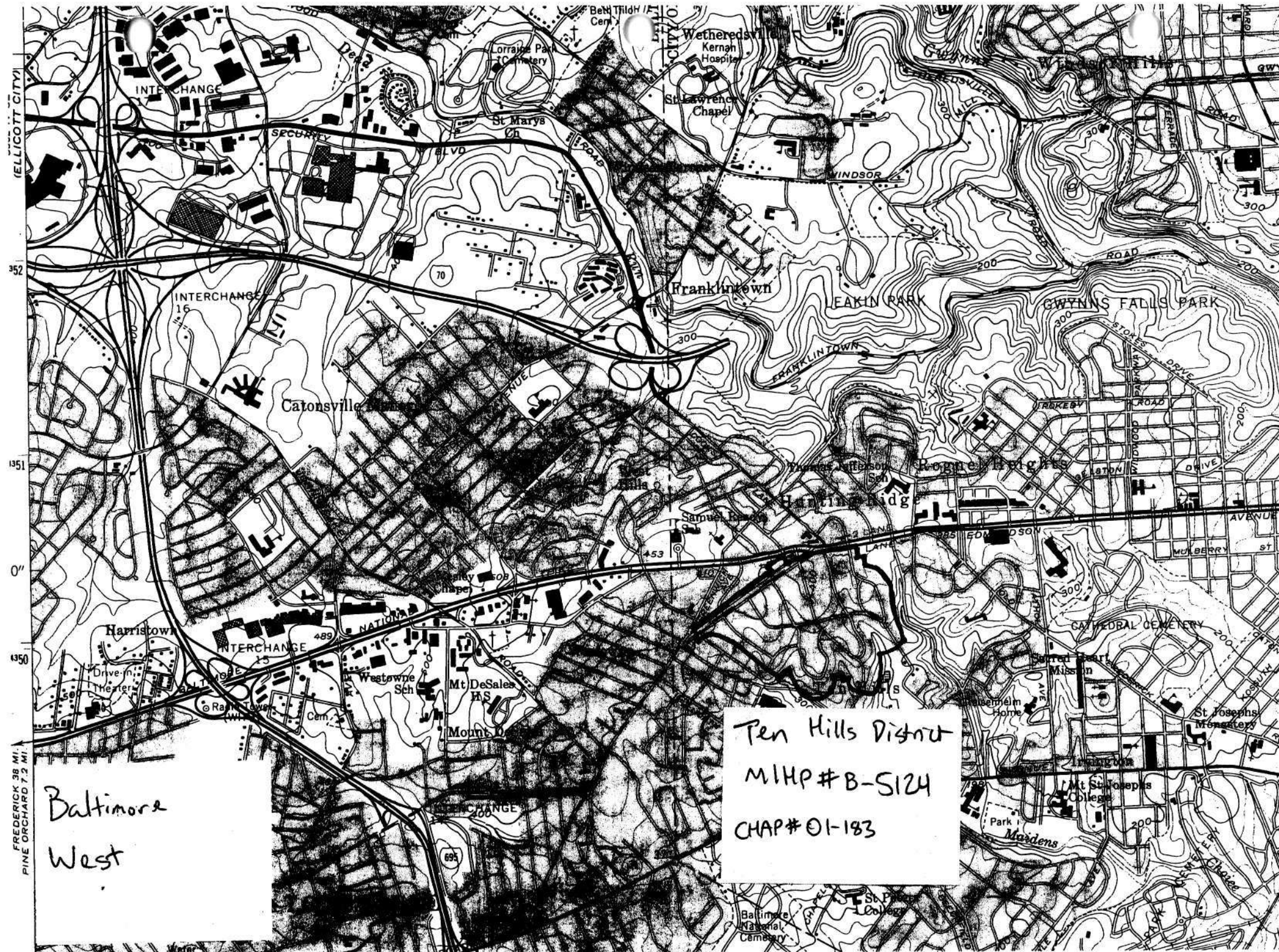
MHT Comments:

Reviewer, Office of Preservation Services

Date

Reviewer, National Register Program

Date



Ten Hills District
MIHP # B-S124
CHAP # 01-183

Baltimore
West



B-5124

5100 6th Edmondson Ave., Ten Hills District

Baltimore City, MD

Lynn Jones, JMA

12/22/05

MD SHPD

View to E

#1 of 9



B-5124

500 blk. Woodside Rd, Ten Hills District
Baltimore City, MD

Lynn Jones, JMA

12/22/2005

MD SHPO

View to S

#2 of 9

007

014



B-5124

508 Woodside Dr., Ten Hills District

Baltimore City, MD

Lynn Jones-JMA

12/22/2005

MD SHPO

View to SW

#3 of 9

014

021



B-5124

500 blk. Woodside Rd, Ten Hills District

Baltimore City, MD

Lynn Jones, JMA

12/22/2005

MD SHPO

Typical Colonial Revival + Tudor examples, fr S

#4 of 9

013

220



B-5124

400 blk. Drury Ln., Ten Hills District
Baltimore City, MD

Lynn Jones, JMA

12/22/2005

MD SHPO

Example of elaborate detail on Tudor

#5 of 9

012

219



B-5124

500 61k. Chapelgate Ln., Ten Hills District

Baltimore City, MD

Lynn Jones, JMA

12/22/2005

MD SHPO

view to NE

#6 of 9

011

218



B-5124

Corner of N. Chapelgate & Edmondson Ave, Ten Hills District

Baltimore City, MD

Lynn Jones, JMA

12/22/2005

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view to SW

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B-5124

5000 blk. of Edmondson Ave., Ten Hills District

Baltimore City, MD

Lynn Jones, JMA

12/22/2005

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view to NW across Edmondson greenway

#8 of 9 817

224



B-5124

4909 Edmondson Ave, Ten Hills District

Baltimore City, MD

Lynn Jones, JMA

12/22/2005

MD SHPO

view to E

#9 of 9

016

023