

B-5177

Bayview Residential 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: 04-25-2013

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes ☐
no ☒

Property Name: Bayview Residential District Inventory Number: B-5177
Address: Roughly bounded by Eastern Ave., Anglesea St., Bank St., Cornwall St., Pratt St., Gusryan St. Historic district: X yes ☐ no ☐
City: Baltimore Zip Code: 21224 County: Baltimore City
USGS Quadrangle(s): Baltimore East
Property Owner: various Tax Account ID Number: n/a
Tax Map Parcel Number(s): _____ Tax Map Number: 26
Project: Red Line Transit Study - Bayview Extension Agency: MTA
Agency Prepared By: John Milner Associates, Inc.
Preparer's Name: Katherine Larson Farnham Date Prepared: 2/8/2010
Documentation is presented in: See sources below.
Preparer's Eligibility Recommendation: _____ Eligibility recommended X 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 Listed: yes
Be visit by MHT Staff yes X no ☐ Name: _____ Date: _____

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

The Bayview Residential District is a group of densely developed residential rowhouse blocks adjacent to the Johns Hopkins Bayview campus. These blocks were constructed between 1926 and 1943. The district is roughly bounded by Pratt St. and Bank St. on the north, the Johns Hopkins Bayview campus on the northwest, Cornwall St. and Anglesea St. on the west, Eastern Ave. on the south, and the rear alley behind houses on the eastern side of Folcroft St. on the east. The now-disused 1930s-era entrance gate to the hospital is located at the north end of Anglesea St., which has houses on its east side and adjoins the hospital campus on its west side.

The Bayview Residential District is composed almost exclusively of inter-war speculative rowhouses constructed of brick. All of the houses are two stories and two bays wide, with shed roofs and full-width, shed-roofed front porches. The cornice areas of the house façades have modest ornamentation, either with corbelled brick detailing or applied Italianate metal cornices. The windows are double-hung one-over-one sash on the second floors, while the first floors have a single entry door and one set of paired windows. The porches are vaguely Craftsman in style with square brick corner piers and solid brick balustrades along the front and sides. Some have wooden piers or posts. Red brick steps lead to each porch from the front walk. On some blocks, many of the porches have been enclosed as living space. Full basements extend beneath the porches and paired basement windows are located

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Eligibility recommended _____ Eligibility not recommended X
Criteria: A B C D Considerations: A B C D E F G

MHT Comments:

Jim Farnham
Reviewer, Office of Preservation Services

Rebecca
Reviewer, National Register Program

3/31/10
Date

4/5/10
Date

in the lower front walls of the porches.

The houses on the west side of the neighborhood are the oldest (ca. 1920s) and are faced with yellow or buff tapestry (scored) brick. Several have historic glassed-in porches, a few of which have fanlights. Further east, the houses are somewhat less detailed, date from the 1930s, and are constructed of plain orange or salmon-colored brick.

On Anglesea, Elrino, and Folcroft Sts., each house has a small front lawn with a concrete entrance walk. Most front walks have original steps in the middle. On other streets, the front porches abut the sidewalks or have small planting beds. At the rear, each house has a deep back yard, and many have detached garages opening to the rear service alleys.

Along Eastern Ave., the neighborhood has a modest commercial corridor, with a variety of buildings. These include rowhouses similar to the rest of the neighborhood; duplexes of the same era; numerous one-story commercial and light industrial buildings; and some modern infill. In addition, several rowhouses on the side streets close to Eastern have been converted to commercial properties. Integrity in this corridor is moderate to low.

This neighborhood developed as a speculative venture following World War I and the 1918 expansion of the Baltimore City boundary to its present location. The availability of both streetcar transit and nearby employment sources also fueled the growth of this outer-ring urban neighborhood. The neighborhood developed during a time when industrial concerns to the west, south, and southeast were expanding and housing was needed for workers. The houses west of Drew St. were constructed prior to 1931, with development moving eastward from Anglesea St. and northward from Eastern Ave. Anglesea and Bonsal Sts. were built in 1926, and the 400 blocks of Cornwall and Drew followed in 1927 and 1929, respectively. The 300 blocks of Cornwall and Drew were built in 1930 and 1931. Construction was interrupted by the Great Depression, and began again just before the U.S. entered World War II. The Elrino St. houses date from 1941-1942, and the Folcroft St. houses from 1942-1943. Houses further east date from 1948-1952 and are not included in the district.

The 1930 U.S. Census shows that neighborhood residents were white, mostly owned their homes, and derived their income largely from industrial jobs, shipyard work, or sales jobs. Some women worked as teachers, home-based seamstresses, and secretaries. A handful of residents were employed at the hospital, which expanded considerably shortly after the census year. The Anglesea St. hospital entrance with its Art Deco gateway was created in the 1930s, providing a convenient portal for neighborhood residents to get to hospital jobs in the newly expanded City Hospitals facility. Following World War II, the neighborhood east of Folcroft St. extending east to Kane St. was developed with newer rowhouses.

At present, the Bayview Residential District remains a stable, middle-class residential neighborhood with well-kept homes and yards, and small-scale commercial development along Eastern Ave. The majority of houses are owner-occupied but there is a sizable number of rentals as well. The houses have been maintained and generally exhibit exterior renovations, with window and/or door replacement being by far the most common alteration. A few houses have Formstone cladding but most retain their original façade brick.

Overall, the Bayview Residential District retains integrity of location, design, setting, materials, workmanship, feeling, and association. Despite the predominance of window renovations, the neighborhood clearly exhibits the design characteristics of its construction period. The neighborhood's setting is intact on the south and east, but has been altered on the north and west by the replacement of older buildings with larger modern buildings and parking garages on the adjacent Johns Hopkins Bayview Medical Center campus.

The neighborhood is an example of an outer-ring city neighborhood developed for middle-class homeowners and positioned to

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

benefit from streetcar transit and nearby industry. While semi-suburban development of this type was an important historic pattern in Baltimore during the early-to-mid twentieth century, it is also extremely common and examples of such developments abound. As such, the Bayview Residential District does not meet the requirements of National Register Criterion A. It is also not known to be associated with significant individuals, and does not meet the requirements of National Register Criterion B.

The Bayview Residential District's houses are typical inter-war mass-produced speculative rowhouses with minimal distinctive characteristics, all virtually identical to one another in their original design. Many have been renovated, although these changes are generally not overwhelming to the collective character of the streetscapes. Period architectural details are relatively simple and there is little distinctive detail on either an individual or group basis. The district lacks unique character that would distinguish it from dozens of similar neighborhoods, and does not appear to meet the requirements of National Register Criterion C. The Bayview Residential District was not evaluated for eligibility under National Register Criterion D as part of the historic architectural survey. It is recommended not eligible for the National Register of Historic Places.

Sources:

Hayward, Mary Ellen, and Charles Belfoure. The Baltimore Rowhouse. New York: Princeton Architectural Press, 1999.

Helton, Gary. Images of America: Highlandtown. Charleston, SC: Arcadia Publishing, 2006.

Maryland Real Property Tax Database. Available online at: http://sdatcert3.resiusa.org/rp_rewrite/.

Sanborn Fire Insurance Maps: 1902, 1914, 1928, 1936, 1951, 1953.

U.S. Census 1910, 1920, 1930.

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Eligibility recommended _____

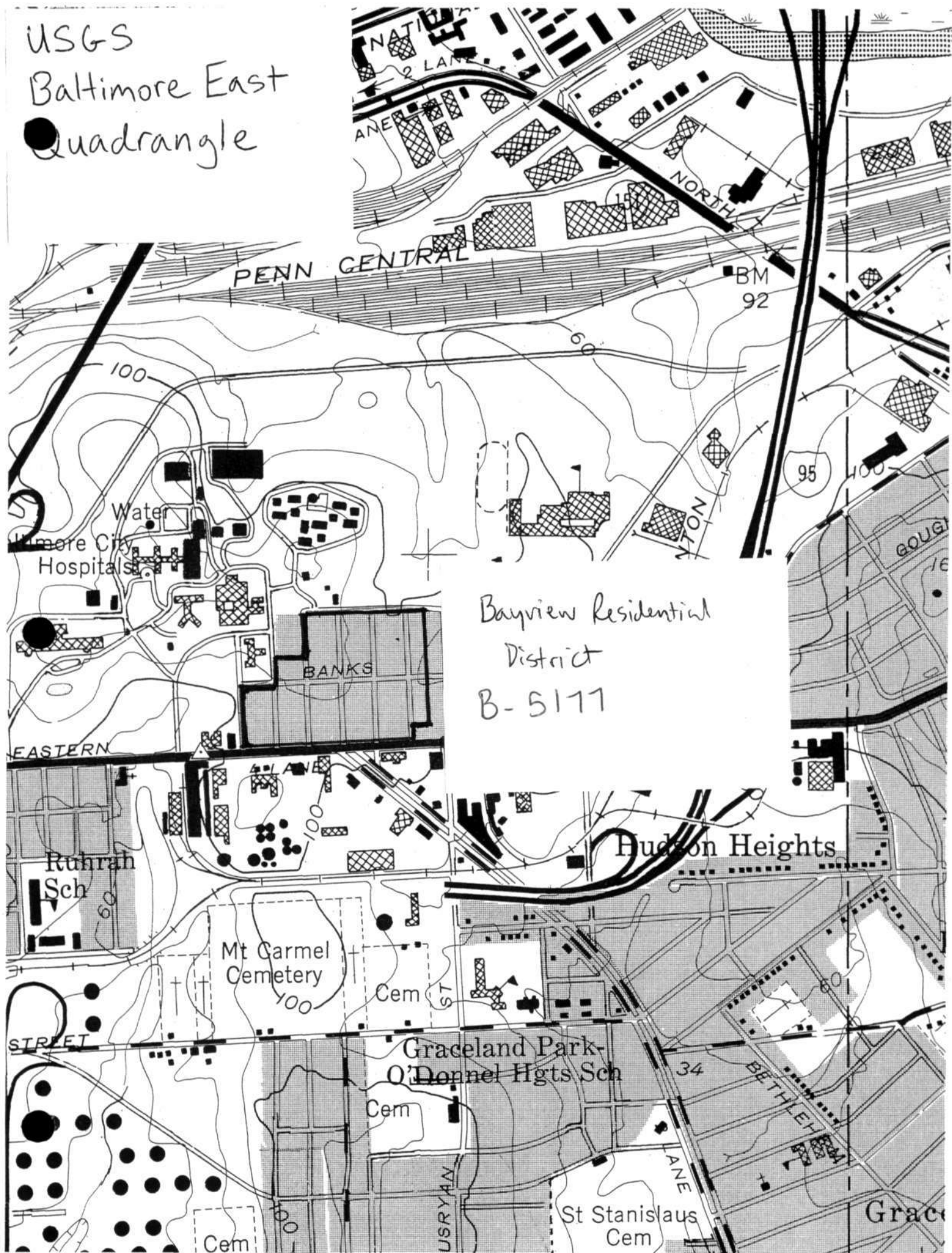
Eligibility not recommended _____

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

USGS
Baltimore East
Quadrangle





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Bayview Residential District

Baltimore City, MD

K. Farnham

4/15/08

MD SHPO

400 block Angelen St, view to SE

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Bayview Residential District

Baltimore City, MD

K. Farnham

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MD SHPO

300 block of Drew St, view to SE

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Bayview Residential District

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MD SHPO

300 blk. Elrino St., view to S

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Bayview Residential District

Baltimore City, MD

K. Farnham

4/15/08

MD SHPD

300 block of Folcroft St, view to NE from Bank St.

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Bayview Residential District

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MD SHPO

Bank St, view to W. from point east of Elrino St.

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Bayview Residential District

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Corner store at Cornwall St. & Bank St, view to NE

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Bayview Residential District

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MD SHPO

400 block of Cornwall St, view to SE

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Bayview Residential District

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MD SHPD

Eastern Ave., view to NE from near Bonsal St

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