

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes ☒ no ☐

Property Name: Darley Park Inventory Number: B-5330
Address: Multiple Historic district: ☒ yes ☐ no
City: Baltimore Zip Code: 21213 County: Baltimore City
USGS Quadrangle(s): Baltimore East
Property Owner: Multiple Tax Account ID Number: Multiple
Tax Map Parcel Number(s): Multiple Tax Map Number: 08
Project: Howard Street Tunnel Agency: Federal Railroad Administration
Agency Prepared By: RK&K, LLP
Preparer's Name: Meghan P. White and Nicole A. Diehlmann Date Prepared: 11/3/2020
Documentation is presented in: Howard Street Tunnel Project: Architectural Historic Properties Identification and Effects Assessment Technical Report, City of Baltimore, Maryland, and Delaware County, Pennsylvania (2020)

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)*

Location/Setting

Darley Park is a 19-acre resource that consists of approximately 500 rowhouses located roughly east of Harford Road, north of Holy Cross Lane, west of North Wolfe Street, and south of the alley north of 25th Street. The streets are generally set in a grid pattern, with some streets running northwest-southeast from Harford Road, such as East 25th Street and Normal Avenue, and others running east-west, such as Cliftview and Darley Avenues. Regester Lane is a narrow alley that runs roughly north-south in the center of the neighborhood. Lot sizes range between 12 and 18 feet wide and 65 to 70 feet deep. Lots east of Regester Lane, on both sides of East 25th Street, are the widest at 18 feet. Dwellings are built up to the front lot line and are separated from the streets by concrete sidewalks. Rear yards are fenced, generally with chain-link or wood board. There is little landscaping, though some shrubs and standalone trees are present.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended ☒ Eligibility not recommended ☐

Criteria: ☒ A ☐ B ☒ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

MHT Comments: LARGELY INTACT EARLY 20TH C. NEIGHBORHOOD. REPRESENTS A PATTERN OF DEVELOPMENT THAT IS CHARACTERISTIC OF THE CITY DURING THE PERIOD.

Jim Salzman
Reviewer, Office of Preservation Services

12/1/2020
Date

PEK
Reviewer, National Register Program

12/1/2020
Date

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Darley Park

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Description

Darley Park consists of nearly identical rowhouses constructed between 1913 and 1919. Typically designed in the late Italianate style, the majority are daylight rowhouses with front porches; however, along Darley Avenue, west of Regester Lane, there are some of a more traditional rowhouse design without front porches. All are two bays wide and two stories tall. Some have raised basements with small sliding or fixed windows. Most are tan brick, though some have a simulated-stone veneer that was added post-construction. They have projecting metal cornices supported by substantial brackets with foliate and floral detailing. Entrances to the rowhouses are single-entry doors, topped with a transom that has stained glass in a geometric motif; some transoms have been enclosed with vinyl siding or other materials. The rowhouses without front porches are accessed via short flights of marble steps. The front porches on the daylight rowhouses are full width with flat roofs generally supported by Tuscan columns resting on brick piers attached to a low brick wall that is punctured by windows for the raised basements. Some columns have been replaced with square wood posts or metal posts with scroll-work designs. The entrances are accessed from the porch via a short flight of brick or concrete steps with a small adjacent concrete pad.

Windows throughout are typically one-over-one replacements. First-story window openings generally have transoms and marble lintels and sills. Many units retain the original stained-glass windows with geometric motifs in the transoms above the first-story windows. Second-story windows have either brick segmented arches and wood sills or flat marble lintels and sills. Roofs are flat and generally asphalt.

Most houses do not have garages or auxiliary structures. There is a circa-1915 bank of one-story brick garages in the center of the block bounded by Harford Road, Normal Avenue, Regester Lane and Cliftview Avenue that is accessed by narrow alleys. The property at 1653 Normal Avenue sits on a triangular lot and has a two-car garage attached to the east elevation that was likely constructed contemporaneously with the house. The first story of the house has been altered to include a storefront. The house at 1773 Darley Avenue has a one-story addition, constructed in the early to mid-twentieth century, in the rear yard that faces North Wolfe Street and likely served as a store. It has a stepped parapet, central entrance door, and store-front windows that were covered with vinyl siding. A circa-1915, two-story store, with detailing similar to the houses, is on a triangular lot at 1653 Normal Avenue on the northwest corner of Normal and Cliftview Avenues. There are two corner storefronts—one facing Normal Avenue and one facing Cliftview. Several houses on the 2200 block of Harford Road also have first-story storefronts.

The Mt. Hebron Baptist Church at 2136-2138 N. Wolfe Street appears to have converted two residential units, that were similar to others in the neighborhood, into a single facility. The façade faces east and has been covered with a simulated-stone veneer and has a marble and tan brick base. The first story has paired aluminum-and-glass central doors flanked by large one-over-one windows. The second story has four one-over-one windows.

Historic Context

Darley Park was developed between 1913 and 1919 by Frank Novak, a prolific builder of rowhouses in Baltimore City in the early twentieth century. Prior to its transition into streets of rowhouses, Darley Park was home to a depot, public park, hotel, and brewery with a beer garden and bowling alley (The Sun 1959, 182). The park was a favorite place for parades, rallies, and meetings for German immigrants and social groups like the Hibernian Society (The Sun 1906, 7; The Sun 1907, 7; The Sun 1953, 146). By the 1870s, the area was home to the horse stables for the Baltimore and Hall's Springs Line horse-pulled streetcar, which ran along Harford Road on the western side of Darley Park; the 1872 stable building was destroyed in an 1884 fire (The Sun 1884, 1). The rural nature of the area began disappearing in favor of development after 1910. In 1913, Frank Novak purchased the Darley Park Brewery on Harford Road, a two-acre parcel adjacent to other parcels recently purchased by Novak; combined, Novak's property totaled 20 acres. According to the Sun, the tracts of land where the rowhouses were later constructed were owned by

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_____
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Reviewer, National Register Program_____
Date

Novak and a man named August Weber, who was president of the National Central Bank of Baltimore and had financed other Novak developments (The Sun 1913b, 10; The Sun 1926, 26; Hayward 2008, 7.3). With the acquisition of the brewery parcel, Novak planned to construct up to 1,000 rowhouses on the site (The Sun 1913a, 11). By 1919, approximately 800 rowhouses were finished (The Sun 1919, 20). Those built on Darley Avenue near Germania Avenue were described as two-story brick dwellings, 14 by 45 feet, and designed by local architectural firm Callis & Callis (The Sun 1913b, 10). In 1914, plans for the last remaining section of Darley Park were scrapped to make way for the extension of Broadway to Harford Road (The Sun 1914, 3). The stained-glass transoms installed by Novak contained a geometric motif with a central pink diamond flanked by two green diamonds that was used by many Baltimore rowhouse builders at the time, including Phillip Mueller and Edward Gallagher (Hayward 2014, 8.4-5).

As a young man, Frank Novak began working for August Hanneman, a German-born builder. When Hanneman died in 1899, Novak acquired land under development by Hanneman and continued to construct houses on these properties. Soon thereafter, he partnered with John Hirt and expanded building operations in East Baltimore. The city's population grew dramatically in the early twentieth century, growing by 75,000 people between 1909 and 1914. Even greater growth followed during the industrial boom years of World War I. At that time, middle class housing tastes were changing, and many city residents were choosing to live in freestanding dwellings in the suburbs rather than in urban rowhouses. This prompted Novak to change tactics, creating "daylight" rowhouses in which almost every room had at least one window. These buildings, which often had front porches and grassy front yards, were radically different from traditional rowhouses and allowed Novak and other developers to compete with single-family suburban developers (Hayward and Belfoure 2001, 128). By 1913, when he began development in Darley Park, Novak was working on his own and constructing daylight rowhouses throughout the rapidly growing working-class area of East Baltimore. He eventually earned the nickname the "Two Story King of East Baltimore" due to the high number of rowhouses he constructed in the area (Hayward and Belfoure 2001, 140; Hayward 2008, 7.3, 8.13). Around 7,000 rowhouses in Baltimore City are attributed to Novak, including many surrounding Patterson Park and in the East Monument Street Historic District (B-5162) (Baltimore Brick by Brick).

Between 1971 and 1981, rowhouses along the 2300 block of Harford Road north of Normal Avenue were demolished for the construction of a mini mart. Between 2004 and 2005, the rowhouses along the 2300 block of Harford Road between Normal and Cliftview Avenue were demolished and the land remains vacant. Between 2013 and 2015, the houses at 1601 through 1615 Normal Avenue were also demolished (NETROnline). Those areas have been converted into a public park. Today, the majority of properties are rental dwellings.

Eligibility Determination

Darley Park was evaluated for significance under the National Register of Historic Places (NRHP) Criteria A, B, and C. The resource was not evaluated for eligibility under Criterion D.

Darley Park is one of many neighborhoods of rowhouses constructed in the early twentieth century in Baltimore City and has no significant association with this trend. Developers like Frank Novak, Phillip Mueller, and Edward Gallagher built substantially similar rowhouses throughout East Baltimore in the first three decades of the twentieth century. Therefore, Darley Park is not eligible under Criterion A.

While Frank Novak was a well-known and prolific developer of rowhouses in Baltimore City, Darley Park is not the earliest or most significant example of his work. Earlier examples of his work exist within the East Monument Historic District (B-5162). Therefore, Darley Park is not eligible under Criterion B.

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Eligibility not recommended _____

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

MHT Comments:

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Date

Reviewer, National Register Program

Date

Darley Park is not a unique or distinctive example of an early-twentieth-century rowhouse neighborhood in Baltimore City. This residential development does not embody the distinctive characteristics of a type, period, or method of construction, and the rowhouses found in Darley Park are ubiquitous in Baltimore. Research has found no association with a master, nor does the resource have high artistic value. Additionally, many houses in Darley Park have been altered by the replacement of windows, doors, and other features and the addition of new cladding like simulated stone, diminishing their integrity. Therefore, Darley Park is not eligible under Criterion C.

Parcel Description

The property encompasses 19 acres and contains multiple tax parcels, which are found on Baltimore City Tax Map 08.

References

Baltimore Brick by Brick. "So Who Built Our Houses?" Accessed June 22, 2020.
<https://baltimorebrickbybrick.com/2015/01/26/so-who-built-our-houses/>.

Hayward, Mary Ellen. 2008. "East Monument Historic District." National Register of Historic Places Form B-5162. Washington, DC: National Park Service.

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Hayward, Mary Ellen and Charles Belfoure. The Baltimore Rowhouse. New York: Princeton Architectural Press. 2001.

Hopkins, G. M. 1876. "City Atlas of Baltimore, Maryland, and Environs." Philadelphia: G. M. Hopkins, 1876.

NETROnline. Historic Aerials. Accessed July 22, 2020. <https://www.historicaerials.com/viewer>.

The Sun (Baltimore, Maryland). 1884. "Car Stables in Flames." December 5, 1884, 1.

-----, 1906. "Labor's Own Festival." September 1, 1906, 7.

-----, 1907. "For Hibernian Day." July 14, 1907, 7.

-----, 1913a. "Darley Park Sold." April 27, 1913, 11.

-----, 1913b. Untitled. August 14, 1913, 10.

-----, 1914. "Darley Park Passes." May 25, 1914, 3.

-----, 1919. Untitled. March 27, 1919, 20.

-----, 1926. "August Weber Dies at Age of 77 Years." October 13, 1926, 26.

-----, 1953. "I Remember...the Great Days of Darley Park." May 17, 1953, 146.

-----, 1959. Untitled. May 10, 1959, 182

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Eligibility not recommended _____

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Reviewer, Office of Preservation Services

Date

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Date

Location: East 25th Street, North Wolfe Street,
Holy Cross Lane, Harford Road

Baltimore City

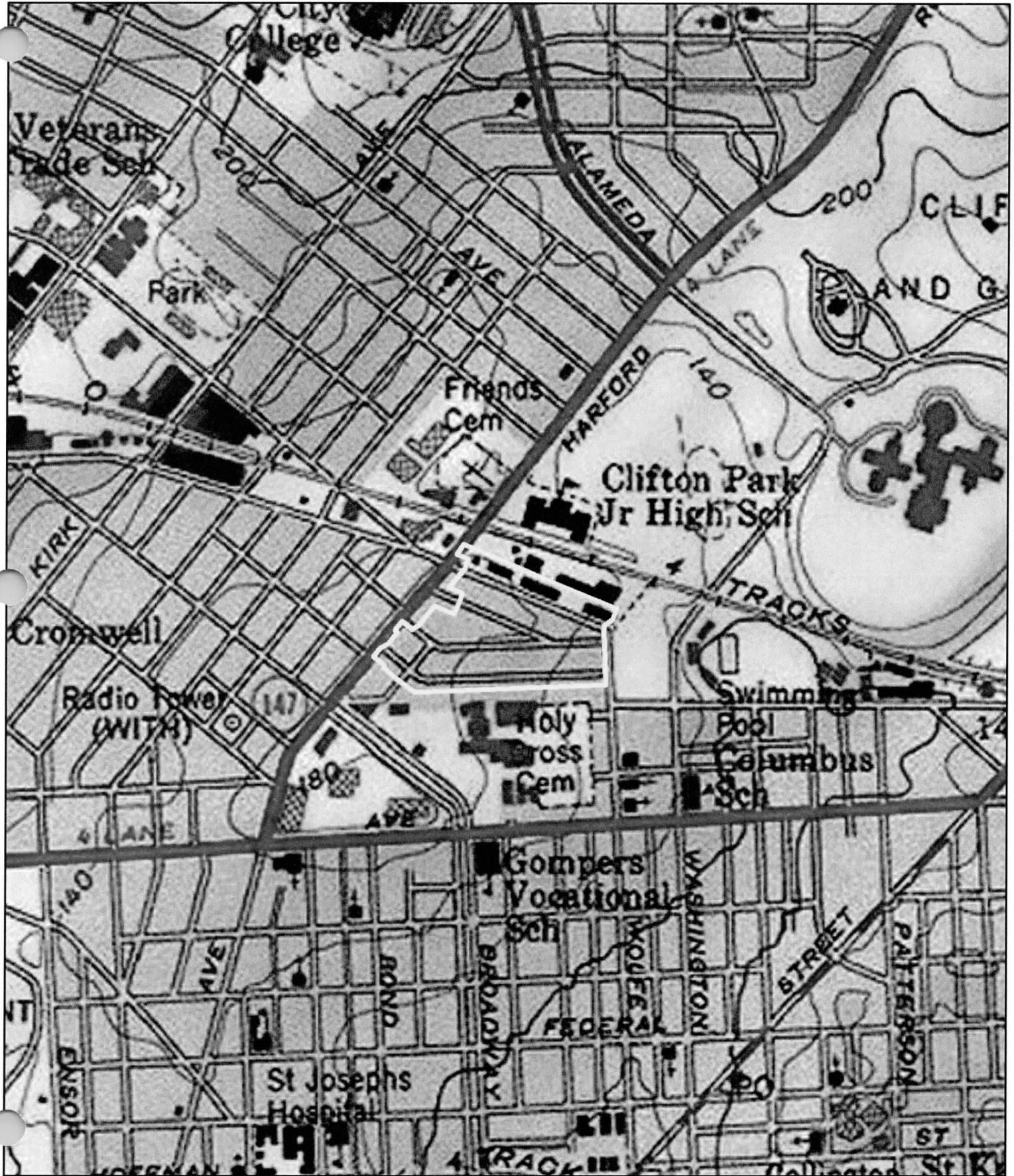


Darley Park

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Location: East 25th Street, North Wolfe Street,
Holy Cross Lane, Harford Road

Baltimore City

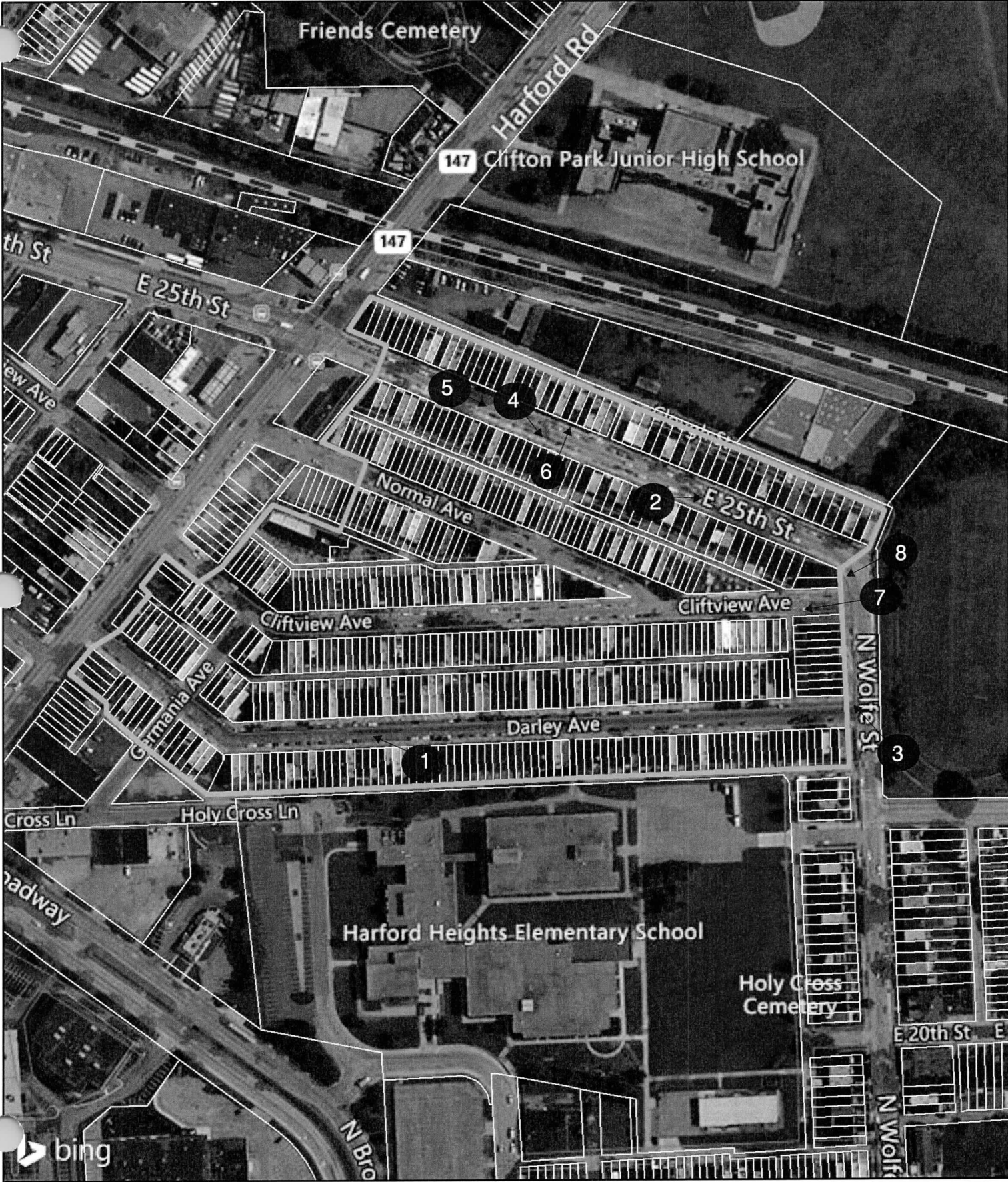


Darley Park

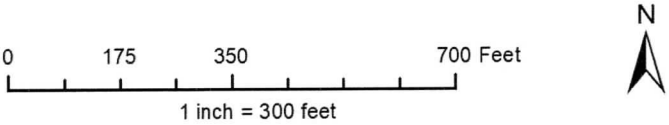
B-5330

Location: East 25th Street, North Wolfe Street,
Holy Cross Lane, Harford Road

Baltimore City



 Darley Park



Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. B-5330

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Name of Property: Darley Park

Location: East 25th Street, Normal Avenue, Cliftview Avenue, Germania Avenue, Darley Avenue, North Wolfe Street, Baltimore, MD 21213



Photo 1: North Façades of Rowhouses on Darley Avenue, Facing Northwest

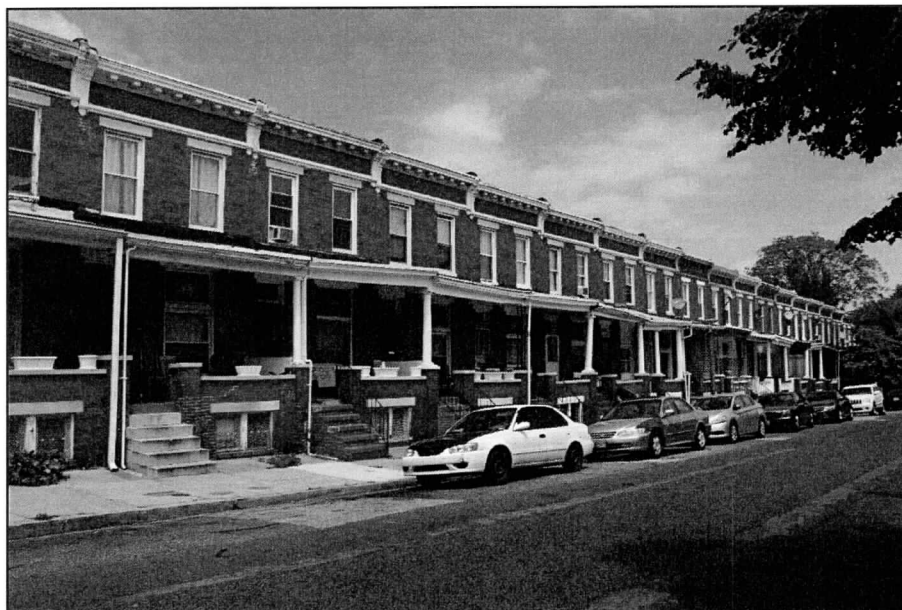


Photo 2: Southwest Façades of Rowhouses on East 25th Street, Facing Northeast

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Name of Property: Darley Park

Location: East 25th Street, Normal Avenue, Cliftview Avenue, Germania Avenue, Darley Avenue, North Wolfe Street, Baltimore, MD 21213



Photo 3: East Façades and South Elevation of Rowhouses at Northwest Corner of North Wolfe Street and Darley Avenue



Photo 4: View of East 25th Street, Facing Southeast

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Name of Property: Darley Park

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Photo 5: View of East 25th Street, Facing Southeast

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Name of Property: Darley Park

Location: East 25th Street, Normal Avenue, Cliftview Avenue, Germania Avenue, Darley Avenue, North Wolfe Street, Baltimore, MD 21213



Photo 6: Southwest Façade of a Typical Rowhouse on East 25th Street, Facing North

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Photo 7: 1700 Block of Cliftview Avenue, looking west



Photo 8: East Façade of Mt. Hebron Baptist Church at 2136 North Wolfe Street, Facing West

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PHOTO LOG

Name of Property: Darley Park

Name of Photographer: Nicole A. Diehlmann

Date of Photograph: May 2020

Location of Original Digital File: MD SHPO

Photographs inserted on continuation sheets.

Photo 1 of 8:

North Façades of Rowhouses on Darley Avenue, Facing Northwest
B-5330_2020-05-21_001.tif

Photo 2 of 8:

Southwest Façades of Rowhouses on East 25th Street, Facing Northeast
B-5330_2020-05-21_002.tif

Photo 3 of 8:

East Façades and South Elevation of Rowhouses at Northwest Corner of North Wolfe Street and Darley Avenue
B-5330_2020-05-21_003.tif

Photo 4 of 8:

View of East 25th Street, Facing Southeast
B-5330_2020-05-21_004.tif

Photo 5 of 8:

View of East 25th Street, Facing Southeast
B-5330_2020-05-21_005.tif

Photo 6 of 8:

Southwest Façade of a Typical Rowhouse on East 25th Street, Facing North
B-5330_2020-05-21_006.tif

Photo 7 of 8:

1700 Block of Cliftview Avenue, looking west
B-5329_2020-05-21_007.tif

Photo 8 of 8:

East Façade of Mt. Hebron Baptist Church at 2136 North Wolfe Street, Facing West
B-5330_2020-05-21_008.tif