NPS Form 10-900
(Expires 5-31-2012)

OMB No. 10024-0018

**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: Morgan Park Historic District

other names: B-5316

## 2. Location

street & number: Roughly bounded by Herring Run Stream, E. Cold Spring Lane, and Charlton Ave. ☐ not for publication

city or town: Baltimore ☐ vicinity

state: Maryland code: MD county: N/A code: 510 zip code: 21214

## 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).

Charlotte Haythe Director/SHPO 2-13-2020
Signature of certifying official/Title Date

Maryland Historical Trust
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

## 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 | |
|---|---|---|
| 84 | 12 | buildings |
| | | sites |
| | | structures |
| | | objects |
| 84 | 12 | 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 dwellings

**Current Functions**
(Enter categories from instructions)

Domestic: single dwellings

## 7. Description

**Architectural Classification**
(Enter categories from instructions)

Bungalow
Colonial Revival
Ranch
International Style
Contemporary
Split-level

**Materials**
(Enter categories from instructions)

foundation: Poured concrete, concrete block
walls: Brick, stone, wood frame, wood shingle, asbestos shingle, vinyl siding
roof: Asphalt shingle, slate
other:

**Narrative Description**

## 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.

### Area of Significance
(Enter categories from instructions)

Community Planning & Development
Ethnic Heritage - Black
Architecture
Social History

### Period of Significance

1918 - 1968

### Significant Dates

### Significant Person
(Complete if Criterion B is marked above)

### Cultural Affiliation

### Architect/Builder

George R. Morris, Albert I. Cassell, Saul Perdue, architects
Various unknown architects and builders

### Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets)

## 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
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository:

## 10. Geographical Data

**Acreage of Property** 27 acres | Baltimore East, MD USGS quad

**UTM References**
(Place additional UTM references on a continuation sheet)

| | Zone | Easting | Northing |
|---|---|---|---|
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |

☒ 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 Charles Belfoure

Organization _____ date 9/22/18

street & number 4596 Wilders Run Lane telephone _____

city or town Westminster state MD zip code 21158

## 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 Morgan Park Improvement Association – Leonore Burts

street & number 2302 Montebello Terrace telephone _____

city or town Baltimore state MD zip code 21214

**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 Reductions Project (1024-0018), Washington, DC 20503.

## Description Summary:

Morgan Park is a 27-acre residential neighborhood of detached single-family dwellings located in the northeast section of Baltimore City. It is roughly bounded by Herring Run Stream on the west and north, East Cold Spring Lane on the south, Southern and Charlton Avenues on the east. The houses are sited on approximately 50' x 125' lots bordering five two-way streets – 2300-2500 block of Montebello Terrace, 2300 block of Ivy Avenue, 2400 block of College Avenue, 2100 block of Prospect Avenue, and 2400-2500 block of Overland Avenue (Fig. 2) The campus of Morgan State University (formerly Morgan College) lays directly west of Herring Run Stream (Fig. 1). The 1, 1-1/2, and 2 story dwellings were built from 1921 to 2002 in a variety of residential architectural styles. The subdivision was created by Morgan College, a historically black college, when it relocated from Baltimore City to what was then Baltimore County in 1917. It was created as an exclusively black neighborhood complete with utilities and macadam-paved streets for Morgan College faculty and black professionals who desired detached single-family home ownership in a planned suburban subdivision ten miles from downtown Baltimore.

## General Description:

Morgan Park is a 27-acre residential neighborhood of detached 1, 1-1/2, and 2 story single-family dwellings located in the northeast section of Baltimore City. It is roughly bounded by Herring Run Stream on the west and north, East Cold Spring Lane on the south, Southern and Charlton Avenues on the east. The houses are sited on approx. 50' x 125' lots bordering five two-way streets: the 2300-2500 block of Montebello Terrace, 2300 block of Ivy Avenue, 2400 block of College Avenue, 2100 block of Prospect Avenue, and 2400-2500 block of Overland Ave. The campus of Morgan State University (formerly Morgan College) lies directly west of Herring Run Stream. Montebello Terrace which is one of two streets that lead into Morgan Park begins at East Cold Spring Lane turning northwest then north then east to connect with Ivy Avenue which turns southwest then southeast. At the end of Ivy Avenue is Overland Avenue which runs southwest intersecting with East Cold Spring Lane. College Avenue runs from Montebello Terrace in a southwesterly direction to a cul-de-sac which is connected to Overland Avenue by Prospect Avenue. There are no alleys behind the houses but there is a mid-block street (Burgess Lane) connecting Montebello Terrace and Ivy Avenue. The siting of the subdivision against Herring Run Stream and the fact that there are no intersecting streets from the east give Morgan Park a quiet secluded feeling (Fig. 20). The streets are asphalt paved with concrete curbing and are 18' feet in width with parking allowed on only one side. The entire community has 3' wide concrete sidewalks with traditional cast-iron street lights. The subdivision consists of 96 houses sited on approximately 50' wide by 125' deep lots most of which are single lots and others double lots. There are two houses on 3-lot parcels. Because of

lot restrictions set in place in 1918, all the houses are set back 30' from the front property lines. Almost all houses have a concrete driveway with some having a detached garage or a built-in garage. Throughout the subdivision are mature conifer and deciduous trees some dating back to the 1920s. The houses have mature landscaping especially at their front facades. The western and north edges of the community border Herring Run Stream which is bordered by an approximately 40' wide strip of wooded land that backs onto to the rear property line of the lots. Fences are not allowed.

The subdivision is a mix of architectural styles reflecting the decades in which they were built. Each lot owner had the option of having the development company build their house or they could contract individually with a builder. The oldest homes from the 1920s are wood framed bungalows or gable-end porch-front 2-story structures. Most were originally clad in wood shingles and have been resided in vinyl or aluminum siding. A few houses were clad with asbestos shingle siding, a new material of the period. Most of the houses from the 1930s and early 1940s reflect the colonial revival style with some constructed of brick with slate roofs. The post-war houses follow the trend for ranch houses and split-levels. There are three houses from the late 1950s that are of flat-roofed modern design inspired by the International Style. Houses built in the 1980s and early 1990s reflect the residential trend for traditional / historical styles. Some of the houses are architect designed or owner-designed but most are selected from a palette of stock house designs and styles offered by a building company. Almost all houses have replaced the original windows.

Morgan Park was created by Dr. John O. Spencer, the president of Morgan College when the school relocated from Edmondson and Fulton Avenues in Baltimore City in 1917. Out of a 70-acre tract, a 27-acre, 137-lot planned suburban subdivision was laid out east of the Herring Run Stream to provide detached single-family ownership for black Morgan faculty and Baltimore professionals who were not allowed at the time to buy into white subdivisions in the city (Figs. 2A - 1 & 2). Morgan Park became the first planned suburb exclusively for blacks with lot restrictions and covenants in Baltimore City. It became a distinct neighborhood not only because of its location but because mostly educators especially principals and supervisors in the then segregated Baltimore City public school system lived there from its inception. It became known as a community of educators.

## Resources of Morgan Park

| **Address** (Gap in addresses means ownership of multiple lots) | **Date of Constr.** | **Arch. Style** (All structures are residential) | **Contrib / Non-Contrib.** | **Remarks** – original owner & occupation |
|---|---|---|---|---|
| 2301 Montebello Terrace | 1958 | Contemporary | C | C. Monroe (Morgan professor) |
| 2302 Montebello Terrace | 1939 | Colonial Revival | C | W.E.B. DuBois Residence: 1939-49 / designed by Saul Perdue |
| 2303 Montebello Terrace | 1955 | Ranch | C | P. Fredericks (U.S. Post Office) & M. Fredericks (teacher) |
| 2305 Montebello Terrace | 1960 | Modern – International Style | C | E. & H. Nash (Johns Hopkins psychologists) |
| 2306 Montebello Terrace | 1965 | Contemporary | C | J. Henry (judge) & R.G. Henry (Morgan professor) |
| 2307 Montebello Terrace | 1964 | Contemporary | C | C. Elam (Bethlehem Steel) |
| 2308 Montebello Terrace | 1953 | Split Level | C | L. Flanagan (principal), built by Johnson & Lokeman |
| 2309 Montebello Terrace | 1964 | Ranch | C | S. Spriggs (businessman) |
| 2310 Montebello Terrace | 1987 | Post Modern Colonial | NC | |
| 2311 Montebello Terrace | 1964 | Ranch | C | W. Thomas (U.S. Post Office) & B. Thomas (teacher) |
| 2312 Montebello Terrace | 1949 | Colonial Revival | C | C. White (architect & teacher) – designer of house |
| 2314 Montebello Terrace | 1951 | Split Level | C | F. Newsome (auto salesman) & M. Newsome (teacher) |
| 2315 Montebello Terrace | 1976 | Split Level | NC | |
| 2316 Montebello Terrace | 1929 | Tudor Revival | C | W.D. Johnson (teacher) & H. Johnson (principal) |
| 2318 Montebello Terrace | 1988 | Post Modern Colonial | NC | |
| 2319 Montebello Terrace | 1980 | Split Level | NC | |
| 2320 Montebello Terrace | 1956 | Colonial Revival | C | G. Spaulding (Morgan professor) & G. Spaulding (teacher) |
| 2321 Montebello Terrace | 1941 | Bungalow | C | |
| 2323 Montebello Terrace | 1958 | Ranch | C | L. Johnson (doctor) & R. Johnson (teacher) |
| 2325 Montebello Terrace | 1952 | Ranch | C | S. Johnson, designed by Earl Hitchcock |
| 2331 Montebello Terrace | 1950 | Colonial Revival | C | L. Ellis & M. Ellis (nurse), B.Whitten (principal) -1966 |
| 2335 Montebello Terrace | 1950 | Colonial Revival | C | A. Walker (Morgan professor) |
| 2337 Montebello Terrace | 1940 | Bungalow | C | J. Healy (waiter) & G. Healy (teacher) |
| 2339 Montebello Terrace | 1929 | Bungalow | C | D. Lyle,Sr. (U.S. Post Office) |
| 2341 Montebello Terrace | 1991 | Split Level | NC | |
| 2343 Montebello Terrace | 1959 | Split Level | C | G. Brown (auto salesman) |
| 2400 Montebello Terrace | 1937 | Colonial Revival | C | E & R. Burgess (teachers), designed by Saul Perdue |
| 2401 Montebello Terrace | 1923 | Bungalow | C | 4th house built / W. Stephens (railroad chef) |
| 2402 Montebello Terrace | 1930 | Bungalow | C | G. Beatty (engineer) E. Brown (retired teacher) |
| 2403 Montebello Terrace | 1966 | Split Level | C | E.P. Hurt (Morgan athletic coach), designed by B. Hurt |
| 2404 Montebello Terrace | 1930 | Bungalow | C | C. Jones (waiter), Rev. E. Carroll (Bishop of UMC) |
| 2405 Montebello Terrace | 1926 | Four Square | C | J.H. Cooper (bank employee) |
| 2406 Montebello Terrace | 2002 | Post Modern Colonial | NC | |
| 2407 Montebello Terrace | 1936 | Tudor Bungalow | C | J. Johnson (U.S. Post Office) |
| 2408 Montebello Terrace | 1929 | Side Porch – End Gable | C | J. Weaver (dentist) & Maybelle Weaver (pharmacist) |
| 2409 Montebello Terrace | 1926 | Bungalow | C | C. Griffen (waiter), W.I. Brown,Jr. (auto general manager) |
| 2410 Montebello Terrace | 1930 | Bungalow | C | H. Murphy (business manager of *Afro-American*) - 1947 |
| 2411 Montebello Terrace | 1935 | Bungalow | C | W.L. Wilson (music teacher at Douglass High School) |
| 2413 Montebello Terrace | 1938 | Bungalow | C | E. Wiiliams (porter) brother-in-law of W.L.Wilson |
| 2415 Montebello Terrace | 1962 | Split Level | C | B. Rusk (public relations counselor) & A. Rusk (teacher) |
| 2416 Montebello Terrace | 1930 | Colonial Revival | C | J. Maxwell (principal), Bishop Edgar Love (1952) |
| 2418 Montebello Terrace | 1922 | Porch Front – End Gable | C | 1st house built / P. O'Connell (Morgan professor) |
| 2501 Montebello Terrace | 1989 | Post Modern Colonial | NC | |
| 2502 Montebello Terrace | 1958 | Modern – International Style | C | W. Berry (doctor) & L. Berry (teacher) |
| 2503 Montebello Terrace | 1937 | Tudor Revival | C | F. Sorrell (principal) & N. Sorrell (social worker) |
| | | | | |
| 2300 Ivy Ave. | 1959 | Split Level | C | J. Carroll (teacher) |

| **Address** (Gap in addresses means ownership of multiple lots) | **Date of Constr.** | **Arch. Style** (All structures are residential) | **Contrib / Non-Contrib.** | **Remarks** – original owner & occupation |
|---|---|---|---|---|
| 2301 Ivy Ave. | 1961 | Modern – International Style | C | O. Froe (Morgan professor), designed by Mrs. O. Froe |
| 2307 Ivy Ave. | 1959 | Contemporary | C | A. & F. Lancaster (teachers), designed by V.F. Schwab |
| 2308 Ivy Ave. | 1958 | Ranch | C | R. Rann (contractor) & R. Rann (federal employee) |
| 2309 Ivy Ave. | 1949 | Altered – no historic fabric left | NC | D. Gross (steel worker) |
| 2312 Ivy Ave. | 1954 | Bungalow | C | |
| 2313 Ivy Ave. | 1926 | Four Square | C | E. Wright (U.S. Post Office) |
| 2315 Ivy Ave. | 1959 | Split Level | C | H. Goodman (physicist), designed by Errol Taylor |
| 2316 Ivy Ave. | 1941 | Colonial Revival | C | C.& S. Roach (principals), designed by L. A. Menafee |
| 2318 Ivy Ave. | 1980 | Contemporary | NC | |
| 2319 Ivy Ave. | 1953 | Colonial Revival | C | J. Woolford (U.S. Post Office) |
| 2320 Ivy Ave. | 1935 | Bungalow | C | W. Holland (deputy U.S. marshal) |
| 2321 Ivy Ave. | 1941 | Cape Cod | C | R. & R. Bright (principals) |
| 2322 Ivy Ave. | 1925 | Bungalow | C | W. Holland (deputy U.S. marshal) R. & A. Ford (teachers) |
| 2323 Ivy Ave. | 1937 | Tudor Revival Cottage | C | C. Roberts (principal) & R. Roberts (teacher) |
| 2324 Ivy Ave. | 1969 | Ranch | NC | |
| 2325 Ivy Ave. | 1927 | Four Square | C | J. Smith (U.S. Post Office) |
| 2326 Ivy Ave. | 1940 | Colonial Revival | C | |
| 2327 Ivy Ave. | 1963 | Ranch | C | S. & E. Costen (teachers), designed by Bernard Evander |
| 2329 Ivy Ave. | 1950s | Tudor Revival Cottage | C | G. Butcher (chauffeur) |
| 2331 Ivy Ave. | 1923 | Bungalow | C | L. Randall (U.S. Post Office) |
| 2332 Ivy Ave. | 1926 | Bungalow | C | 3rd house built / S. Owens (U.S. Post Office) |
| 2333 Ivy Ave. | 1923 | Four Square | C | 5th house built / R. Jones (auto mechanic & restaurant owner) |
| 2335 Ivy Ave. | 1926 | Bungalow | C | |
| 2336 Ivy Ave. | 1929 | Bungalow | C | D. Croll (minister) & Henrietta (teacher) |
| 2337 Ivy Ave. | 1927 | Four Square | C | J. Cotton (principal) |
| 2338 Ivy Ave. | 1947 | Ranch | C | R. Hall (WW II veteran) |
| 2339 Ivy Ave. | 1993 | Post Modern Cape Cod | NC | |
| 2340 Ivy Ave. | 1952 | Cape Cod | C | |
| | | | | |
| 2400 Overland Ave. | 1957 | Cape Cod | C | C. Colvin (realtor) & E. Colvin (teacher) |
| 2406 Overland Ave. | 1930 | Colonial Revival | C | Carl F. & Vashti Murphy (owner of *Afro-American*) |
| 2408 Overland Ave. | 1930 | Porch Front – Side Gable | C | T.I. Brown (Morgan professor) |
| 2410 Overland Ave. | 1921 | Porch Front – End Gable | C | 2nd house built & model house / G. Hucles (janitor & teacher) |
| 2503 Overland Ave. | 1950 | Colonial Revival | C | T. Hill (Morgan athletic coach) |
| 2504 Overland Ave. | 1956 | Split Level | C | R. Jackson (Chief of Surgery – Provident Hospital) |
| 2505 Overland Ave. | 1951 | Ranch | C | F. Adams (doctor), designed by John Patrick Noon |
| 2506 Overland Ave. | 1944 | Colonial Revival | C | M. Adams (doctor) & C. Adams (teacher) |
| 2507 Overland Ave. | 1940 | Colonial Revival | C | A. Smith (dentist), designed by Saul Perdue |
| | | | | |
| 2401 College Ave. | 1958 | Cape Cod | C | E. & M. Wilkens (teachers) |
| 2402 College Ave. | 1951 | Porch Front – Side Gable Vern. | C | J. Flood (Federal employee) |
| 2404 College Ave. | 1973 | Contemporary | NC | |
| 2405 College Ave. | 1955 | Colonial Revival | C | L. Sheppard (teacher) |
| 2406 College Ave. | 1959 | Split Level | C | R. McConnell (Morgan professor) |
| 2408 College Ave. | 1929 | Bungalow (altered) | C | E. Johnson (teacher) |
| 2409 College Ave. | 1955 | Colonial Revival | C | H. Folkes (principal) & M. Folkes (teacher) |
| 2410 College Ave. | 1939 | Dutch Colonial Revival | C | Saul & Melissa Perdue (architect & teachers) |
| 2412 College Ave. | 1963 | Slant Roof Modern | C | Morgan State University President's Residence |
| 2413 College Ave. | 1955 | Colonial Revival | C | E. Cunningham (U.S. Post Office), designed by wife Cora |
| 2415 College Ave. | 1928 | Porch Front – Side Gable | C | J.L. Jenkins (caterer) |
| 2417 College Ave. | 1948 | Cape Cod | C | W. Brown,Sr. |

| **Address** (Gap in addresses means ownership of multiple lots) | **Date of Constr.** | **Arch. Style** (All structures are residential) | **Contrib / Non-Contrib.** | **Remarks** – original owner & occupation |
|---|---|---|---|---|
| 2419 College Ave. | 1951 | Ranch | C | T. Taylor (chauffer for L. Manuel Hendler of Hendler Creamery) |
| **96 HOUSES** | | | **84-C 12-NC** | |

## Summary Statement of Significance:

Morgan Park, a 27-acre residential subdivision in the northeast section of Baltimore City, is significant under National Register Criterion A because of its contribution to the broad pattern of Baltimore history in the area of community planning and development. It was the first planned single-family suburban residential development exclusively for blacks in Baltimore City, created in 1918 at a time when blacks were not allowed admittance into existing and new white suburban neighborhoods. It was designed and developed by a professional development company that administered the same pre-zoning standards and restrictions as other middle-class (white) suburban communities. It retains its original integrity and feeling as a planned subdivision with its original street layout, lot sizes, and retention of all single-family dwellings built within the Period of Significance 1918-1968.

Morgan Park is also significant in the area of black ethnic heritage for its important associations with the history of Baltimore's black community. It became the most desired neighborhood in Baltimore City for upper- and middle-class black professionals and educators to live and own their own homes in a suburban setting. Many blacks in the professions and government built or bought homes there and lived in them for an average of twenty-five years. Especially prominent residents of Morgan Park include W.E.B. Dubois, influential scholar of black history and America's leading civil rights activist and a founder of the NAACP, who lived in the community from 1939 to 1949. Carl J. Murphy, publisher who transformed *The Baltimore Afro-American* into a leading national black newspaper that was the driving force of the black community in the fight for civil rights, lived in Morgan Park from 1930 to 1969.

The majority of Morgan Park residents were in the teaching profession, especially public-school principals and supervisors. It was known as a community of educators. Because it was specifically created by Morgan College as a model suburban neighborhood for black educators and college faculty, Morgan Park is significant in the area of education. Many Morgan faculty members and administrators had homes in the neighborhood. Morgan Park also follows a national pattern of historically black colleges planning and building suburban neighborhoods adjacent to their campuses.

Morgan Park derives additional significance under National Register Criterion C in the area of architecture because it reflects the popular residential house styles of the time, including some of modern design. The district retains a high level of integrity, both in its overall design and landscape, and in the buildings that it comprises. Although many of the houses have been remodeled with synthetic siding and replacement windows, they retain their original massing, architectural features, fenestration patterns, and roof profiles.

The Period of Significance, 1918 – 1968, extends from the initial platting of the Morgan Park subdivision to a date fifty years in the past. Morgan Park has continuously remained strongly associated with Baltimore's black educators and academics to the present day.

## Resource History and Historic Context:

Black Communities & Segregation in Baltimore

Prior to the 1880s, Baltimore's black population was widely distributed throughout the city. Not one of the city's 20 wards were more than one third black. Dollar-a-day workers, black and white, lived close to their places of employment giving each district a social, economic, and racial diversity. Concentration of blacks were found in the southwestern part of the city in the Pigtown section, near St. Mary's Seminary on Paca Street, and in South Baltimore on alley streets such as Hughes St. in Federal Hill. Shallow wells on these alleys were frequently polluted giving rise to cholera epidemics. Seeing the conditions under which blacks lived in the southern parts of the city, Fredrick Douglass built rental housing for them at 516-524 S. Dallas St. in 1892. By 1900, displacement of blacks from the Otterbein section occurred because the Baltimore & Ohio Railroad built Camden Yards. Because of the Great Migration from the South in the early 1900s, the city's black population doubled. This was the catalyst for the development of Baltimore's first large major segregated community in what was to be called "Old West Baltimore," along the Druid Hill and Pennsylvania Avenue corridors (Figs. 12-14). Baltimore had had the largest number of freed black men and women (26,000) in America by the outbreak of the Civil War. This group who did well economically for themselves and were often relatively well educated were the first to settle along Pennsylvania Avenue, following a northwest path displacing German families who had moved out. As a result, it became the social center of black life as well as its main shopping district with stores that had no Jim Crow restrictions offering full-service. "You felt free there. You felt it was you," reminisced one resident. Social clubs, schools, doctor and lawyer offices, theaters, stores, and the city's main black newspaper, the *Afro-American* were located there.

By 1904, one half of the black population was living in Old West Baltimore. This thriving neighborhood now housed the city's black professional elite of teachers, undertakers, clergymen, lawyers, doctors, and businessmen who owned their own homes. The *Afro-American* reported that, "The Baltimore's Who's Who has been constantly moving northwest in the city during the last 25 years …" Old West Baltimore also contained modest renters in rowhouses and the poor who lived in the section's alley blocks most notorious being Biddle Alley neighborhood near Preston and Biddle Streets known as the "lung block" because so many blacks contracted tuberculosis. There was no new construction of housing in Old West Baltimore, it was all hand-me-housing of 3-story Italianate rowhouses on Druid Hill Avenue and McCulloh Street and modest Italianate 2-story rowhouses on the side streets. Like white purchasers,

homeownership was financed through the city's many building and loan associations. W.E.B. Dubois called Druid Hill Avenue "one of the best colored streets in America." The upper northern blocks were nicknamed Sugar Hill after Harlem's famous neighborhood.

The community's most famous resident was the late U.S. Supreme Court Judge, Thurgood Marshall (1908-1993) who was born at 543 McMechen St. Marshall's grandfather, T.G. Marshall had owned the largest grocery store in Old West Baltimore on the corner of Division and Dolphin Streets and also one on Denmead St. His family lived with his mother's brother Fearless Williams, the personal assistant to the president of the Baltimore & Ohio Railroad at 1632 Division St. His father William, the head steward at the elite Gibson Island Club and head waiter at the Maryland Club purchased a 3-story rowhouse at 1838 Druid Hill Avenue in the early 1920s. Marshall excelled at the Old Colored High School especially on the debating team then graduated from Lincoln University and Howard University Law School. He became special counsel to the NAACP and the nation's premier civil rights attorney arguing and winning landmarks cases such *Shelly v. Kraemer* and most importantly, *Brown vs. Board of Education* in 1954 which overturned the practice of segregation in America.

The population outgrew the area and tried to expand but as the *Afro-American* pointed out, segregation was "a costly thing for the colored people of Baltimore" because blacks had to pay a least twenty percent more rent a month than a white family. When the western boundary of the neighborhood moved six blocks to the west to Gilmore Street, white residents called it "a negro invasion." But the catalyst for the city's enforced segregation came when a black Yale-educated attorney who was also an 1895 graduate of Morgan College named George W.F. McMechen violated the invisible color line by buying a house at 1834 McCullough St., alarming the nearby Jewish populated Eutaw Place. As a result, the Baltimore City Council passed an ordinance in 1910 forbidding blacks to live in white neighborhoods bottling up the black population. Ten Southern cities followed Baltimore's example. Although the ordinance was overturned by the U.S. Supreme Court decision, *Buchanan vs. Warley* in 1917, the discrimination practice had become entrenched in the city's real estate industry. Private real estate covenants and deed restrictions became the main means of barring people of color and Jews until the Supreme Court ruled in 1948 that they were unconstitutional.

The Baltimore City directories of the early 1900s show the overwhelming number of black men worked as common laborers and most of the women who worked were domestics and laundresses. But there was a small professional class of educated black men and women. The *Coleman First Colored Professional, Clerical, & Business Directory of Baltimore City*, a directory of black businesses listed twenty-seven physicians, ten lawyers, eight dentists, eleven pharmacists, sixteen caterers, and seventeen undertakers in Old West Baltimore. Teaching was the main profession of middle-class blacks. The public school teachers were extremely well-educated often better than their white counterparts. A black teacher's typical educational path was an undergraduate degree from a historically black college like Howard,

Fisk, Lincoln, and Morgan College then advanced degrees from elite universities such as Harvard, Pennsylvania, Columbia that admitted blacks. Thurgood Marshall's high school principal, Mason A. Hawkins had a bachelor's degree from Harvard, a master's degree from Columbia, and a doctorate from the University of Pennsylvania.

*The Coleman Directory* published from 1914 to 1946, listed all black public school faculty and their credentials. With the growing black student population, more schools were built culminating in Douglass High School in 1925 at Baker and Carey Streets, a facility of high architectural quality on an equal par with white high schools.

Until the early 20th century, rowhousing was usual the housing type for Baltimore's black middle class. But, options for owning a single family detached home slowly evolved in the region. There was an understanding that it was hard to find and couldn't be among whites:

"The Negro does not seek a home among white homes, but he is looking for a good home and it is true that usually in the white districts, the better homes are to be found. For many at the present, it is impossible to find decent homes because of the crowded sections."

There were isolated black communities with single family detached houses in the Baltimore region, one of the oldest being Winters Lane in Catonsville, MD south of the Baltimore National Pike. The number of former plantations such as the Winters Estate in the vicinity had first brought blacks into Baltimore County. A settlement of freedmen and former slaves located on land purchased by the Freedman's Bureau after the Civil War, it evolved in an ad hoc fashion into a linear community along Winters Lane and cross streets with black businesses, churches, schools, and black-owned single family homes. It has retained its identity to the present and is listed on the National Register. Other black developments like Douglass Park and McDonough Heights adjacent to the original Winters Lane community offered lots for sale in the 1920s (Fig. 6). In the Sparrows Point section of Baltimore County southeast of Baltimore where a Bethlehem Steel plant was located was another early black community, Turner's Station dating from late 19th century. Separated by a creek from the rest of Sparrows Point, a development called Turner's Park began there with the sale of lots in 1911. Bethlehem Steel had built housing for white workers after World War 1 but none for blacks. As a result, a black community arose with the population peaking during World War II.

Many of the earliest black suburban developments were in Anne Arundel County such as Patapsco Park as early as 1915 (Fig. 6) because of the abundance of raw land situated well away from the scrutiny of white communities. The ads in the Afro-American stressed the same selling points as white suburban developments, healthy environment and access to transit. The fact that they were exclusively for blacks – "the only suburb for our colored citizens" was emphasized as point of pride in every real estate ad of

this type. High Ridge Park near Laurel MD was "engineered by Negro Brains and backed by Negro Capital" in 1921. Similar to sale ads for white properties, black developments emphasized the folly of paying rent to a landlord – "The colored man's dream at last a reality to free himself from landlord slavery" or "five years rent will buy you this fine home." Some suburban developments had evolved from black beach resorts the most famous being Highland Beach. In 1893, Major Charles Douglass, the son of the orator and abolitionist Fredrick Douglass was denied access to the restaurant at the Bay Ridge Resort a few miles south of Annapolis because of his color. He bought forty acres of beachfront property south of Bay Ridge for $5,000 to establish a black vacation community. He sold lots to many prominent blacks including Robert Terrell, the first black judge in Washington, DC. By 1915, it had become a year-round black community. Other black resort communities were located around Highland Beach such as Arundel on the Bay, Bay Highlands, and Oyster Harbor. Although it did not come to fruition, the most ambitious project fronting the Chesapeake Bay, Calvert Town was by architect Albert I. Cassell in Calvert County (see Black Architects, Fig. 15). Some ad hoc development was done in Prince George's County MD such as in Glenarden where in 1919 a black man, W.R. Smith bought land for fifteen blacks to build on. It eventually became the third black incorporated town in Maryland and laid the foundation for the present affluent black communities in the county.

Within Baltimore City in 1917, around the same time as the creation of Morgan Park, another black neighborhood, Wilson Park, was developed in an ad hoc fashion because of a failed land sale (Fig. 6). The white seller refused to sell land east of York Road to a man of German-American descent because of the rabid anti-German sentiment that swept America upon entering the First World War. The hatred of Germans was so intense that in some places *Silent Night* was banned in schools. German Street in downtown Baltimore was renamed Redwood Street after the first Maryland officer to die in the conflict. Harry O. Wilson, a wealthy black banker and founder of the insurance company, the Mutual Benefit Society stepped in and bought the parcel to create a development "open to our race." Wilson laid out lots for single family detached homes of wood construction to sell to middle-class blacks. One of which was the family of the entertainer, Cab Calloway. Wilson Park had access to the York Road streetcar line with a commute time of ten minutes. Wilson set easy terms for the sale of a lot with five dollars down. The success of the new neighborhood spawned the rare construction of porch-front 6-room rowhouses for blacks on nearby St. Georges Avenue.

Black Suburban Communities in Early 20th Century America

In 1910, 90% of America's black population lived in the South. Then an exodus of blacks leaving the South began causing one of the biggest demographic shifts in American history. Between 1910-1930, it brought about an increase of 40% in the black population in the North. Cities like Detroit which had only 6,000 blacks had 129,000 by 1929. From 1910 to 1940, Baltimore's black population doubled to 166,000. This massive move of population which was called the Great Migration ended in 1970. The

pull of better paying jobs especially during the two World Wars and a cultural environment that a city offered drew people from the South. It was also an escape from the drudgery of farm work and from the indignities of Jim Crow segregation that ruled the ex-Confederacy at the time. Every step of black life was controlled by humiliating and meticulous laws such as not being allowed to try on a suit in a white-owned store.

"They left as though they were fleeing some curse," wrote the scholar Emmett T. Scott. "They were willing to make any sacrifice to obtain a railroad ticket, and they left with the intention of staying." The writer, Richard Wright wrote that he left Natchez, Mississippi for Chicago in 1927 "to feel the warmth of other suns." When the migrants returned home to visit and would tell friends how wonderful things were up north and that they could get them jobs too, many others followed. "Why in the hell don't you get out of here?" was a common question asked by the visitors.

Most blacks who migrated north lived in tightly confined urban neighborhoods but one in six migrants lived in a suburb. This could be in enclaves on the fringe of wealthy white suburbs like New Rochelle NY and Evanston IL where many blacks worked as servants, on the edges of blue collar industrial towns like Homestead PA or either planned or unplanned black residential suburbs. Early black suburbs were almost all working-class communities. Black suburban development began after the Civil War in areas where blacks already lived. The Biddleville section of Charlotte NC is a typical example where a school for freed men and women was created. In 1871, the school president bought fifty acres of adjacent land and sold lots to blacks to build homes. The homeowners commuted (walked) into Charlotte making Biddleville an early commuter suburb. Clusters of housing such as this developed at the fringes of southern cities like Lexington KY and Atlanta. When the Great Migration was under way, clusters of black suburbs appeared at the fringe of large northern cities like Philadelphia such as Chester PA, a 5,000-resident community. Many moved to satellite suburbs near employers of black industrial labor such as those around Detroit near auto making and Pittsburgh near steel plants. When World War I began in Europe in 1914, America had suppressed immigration creating a huge demand for American-made war materials thus providing jobs for blacks. These working class or industrial suburbs were unlike planned white suburbs, being often overcrowded and ramshackle in appearance with no paved streets or indoor plumbing, and with farm animals kept by residents. The new influx of the migrants was not lost on the real estate industry. Both white and black realtors sold cheap outlaying lots to blacks who wanted to build their own house in a quiet place removed from the city. For black southerners who came north, property ownership was an extremely important goal, it meant independence and a basis for upward mobility. Houses were often built with the owners' hands and building went up in a helter-skelter fashion, but this modest beginning was the birth of black suburban communities that lasts to today.

Suburban Black College Communities

Although most black suburbs at the fringes of both southern and northern cities were blue collar, there was a housing market catering to the tiny black middle class in America. In cities and towns with a sizable black population, there was always an elite professional class of lawyers, doctors, dentists, businessmen, and teachers. Whites were not the only Americans who wanted to better their lives by moving to the suburbs. The black professional class had the same middle-class aspirations as whites – to live in a family-oriented community where one owned their own home. Similar to Biddleville, many middle-class suburban developments grew up alongside black colleges located on the outskirts of town where there was faculty desiring homeownership. In Charlotte in 1913, a white developer created Washington Heights, "a beautiful Negro suburb" of 50' x 150' lots adjacent to Johnson C. Smith University. The development's progressive residents, one resident remembered, "believed in education and ... believed in buying property." Frederick Douglass Court opened in the 1920s next to Virginia Union University in Richmond near a streetcar line and with lots selling for $675 to $825. Fountain Heights near Atlanta University was created by a consortium of black businessmen in the late 1930s. Washington Park in Atlanta was another 1920s example where the developer donated the land across the street for construction of the city's first black public high school spawning a community. Other historically black colleges had subdivisions nearby: Tennessee A&I in Nashville, Dillard and Southern Universities in New Orleans, and North Carolina A&T in Greensboro. Tuskegee Institute in Alabama probably had the most ambitious planned community Greenwood that was 200 acres in size. Most of these college developments looked just like white suburbs constructed before the Great Depression with fashionable wood frame or brick bungalows and cottages with required lot setbacks, restrictions on outbuildings, sidewalks, and most important of all modern utilities – sewer, water, and electricity. A buyer could hire a contractor to build a house or the developer built it for them offering different models of houses to choose from. Some developers also built stores nearby. Like white homeowners, the black middle-class homeowners adopted a residential ethos protecting their space by setting up neighborhood improvement associations to insure properties were kept up and that municipalities provided basic services like trash collection. It was said that "no one is more middle-class than a black man because it was so difficult to come by."

Morgan College

Morgan Park was also a college suburb and its history was inextricably linked to Morgan College, a historically black college. Because of the practice of segregation in higher education before the Brown vs. Board of Education Supreme Court decision of 1954 and the Civil Rights Act of 1964, colleges were established to solely serve the black community. Before the Civil War, Cheyney University, Lincoln University, and Wilberforce University were founded as private institutions. Many more were created after the Civil War including Shaw University, Howard University, and Morehouse College. Public institutions known as land grant colleges founded under the Morrill Act of 1890 were required to

establish separate colleges for blacks if not allowed enrollment in the college. Many black colleges originally had a religious affiliation. Morgan College was formally founded in 1867 under the name Centenary Biblical Institute by the Baltimore Conference of the Methodist Episcopal Church offering bible training for those preparing for the ministry. It was located at the corner of Edmondson and Fulton Avenues (Fig. 7). In 1880, the course of study was expanded and the name was changed to Morgan College after Rev. Lyttleton F. Morgan D.D. By 1916, the school had entirely outgrown its building. Other institutions like Johns Hopkins University had relocated from its cramped Howard and Centre Street campus to the new Homewood campus on the outskirts of city in 1915. Morgan's president since 1902, Dr. John O. Spencer, considered its options for expansion. He visited over fifty sites from a lot in Baltimore City to a farm in Anne Arundel County but whenever word got out that the land was for a college for blacks, prices skyrocketed, some people refused to sell. The adjacent communities were up in arms.

Spencer toured a seventy-acre parcel in the northeast in what was still Baltimore County and called the Ivy Mill property for once having a grist mill around the time of the Revolutionary War. Walter H. Thorne, an Englishman who came to America in 1872 and had become a successful railroad contractor bought the property in 1880 for quarrying because of the rich vein of granite along the Herring Run Creek. After Thorne's death, his relatives set up the Ivy Land Company to sell off parcels. In the time Thorne held the land, he had constructed twenty-five buildings including housing for the quarry workers and the Ivy Hotel. These improvements made the land even more desirable to Spencer who could adapt many of them which were constructed of the quarry granite for classroom use. Another reason for moving to a larger site was that Morgan College had received a $50,000 matching grant from Andrew Carnegie in 1907 to construct a new academic building (Fig. 7). It was preferable to put the building on the Ivy property instead of a small lot next to the Fulton and Edmondson building. From prior experience, Spencer and the board of trustees knew they had to be discreet in their search and negotiation for the sale. An option was secretly taken on the Ivy property. In the spring of 1917 the Ivy Land Company sold the land, and the surrounding communities rose up in protest. Development in the early 20th century along the Harford Road corridor had occurred creating the community of Lauraville which was particularly incensed (Fig. 8). Because property owners in Mount Washington had stopped a sale, the Lauraville Improvement Association would do the same thing. A delegation made an appointment with Spencer and the board to persuade them to abandon their plans. The protest was covered heavily by the newspapers, "Lauraville has blood in its eye for any invasion of its 99 per cent pure white community by a negro institution, colony, settlement of any kind or character …," reported the Baltimore Sun. Angry letters to the editor were sent, echoing the paradoxical opinion of resident Russell I. Diggs said, "Every fair-minded person will of course, grant and is willing to anything within his power for the advancement of the colored race. However, advancement at the expense of the white people to such an extent will not be tolerated." The Real Estate Board protested offering their service free to help the college find another site.

But Spencer and trustees like Dr. John F. Goucher who had gifted land in 1888 for Morgan's Fulton St. building were not swayed and on June 3, 1917, it was reported by the Sun that the college bought the land to which to relocate the school and construct the building Carnegie had funded. Dean William Pickens of Morgan pointed out to the protestors that Morgan had not moved to Lauraville to be in a white neighborhood, they were already in one at Fulton and Edmondson for the last forty years without eliciting a single complaint. Lauraville refused to give up. What was most troubling about the Morgan relocation was not the college itself, but Spencer's vision of subdividing land and selling building lots for a residential development – the establishment of a "negro colony" right next to their homes. Property owners had used the city segregation ordinance to stop the building of a YMCA on the corner of McCulloh and Dolphin Streets. But the site was in Baltimore County which had no segregation law on the books. When the lawsuit, *Russell I. Diggs et al vs. Morgan College, a Corporation* was filed in Towson, the county seat, it was dismissed. Lauraville appealed, saying the college's charter did not give it the power "to purchase real estate for the purposes of development and its resale in the manner and for the purpose alleged." The state court decided that Morgan was acting within its powers using land as an investment tool. Lauraville also said the location of Morgan College and its plans for a residential development amounted to a public nuisance, but the court disagreed and upheld the lower court's decision. It was a rare victory in the court of law for blacks in that period. Disappointed with the verdict, Lauraville then tried a legislative path by unsuccessfully asking the State General Assembly to enact laws to prevent black from moving in. The residential subdivision which would be called Morgan Park would become part of Baltimore City in the 1918 annexation. This was important because the new community would have basic city utilities such as sewer, water, gas and electric, trash collection, and snow removal.

With the sale concluded, Dr. Spencer now went about the task of raising $50,000 for the new Carnegie building and putting into motion his plans for the residential development. Using the fiftieth anniversary of the college as a fund-raising theme, Dr. Spencer joined with Baltimore's black business community and whites sympathetic to black education surpassed the goal with over sixty-thousand dollars. The building named Carnegie Hall was completed in 1921.

The Creation of Morgan Park

The first step in achieving Spencer's dream was to engage a professional real estate developer to carry out the plan. George R. Morris, a white developer and president of the George R. Morris Company was chosen. A graduate of Syracuse University, Morris had come to Baltimore after the Great Fire of 1904 because of the greater opportunity in a city whose downtown needed to be rebuilt. Morris made his mark on the northern outskirts of the city by buying two lots on the north side of University Parkway across the street from Johns Hopkins' new Homewood Campus that opened in 1915. There in 1916, he built the

University Apartments that still stand. About the same, Morris acquired a portion of John Gittings' property along Liberty Heights Avenue in the northwest section of the city and created the automobile suburb, Ashburton with an array of styles of detached single family houses. But Morris' main legacy is the creation of the Tuscany-Canterbury neighborhood just north of his apartment complex. Using a fashionable English-style rowhouse design, he built houses in the 3900 block of Cloverhill and Canterbury Roads. Across the nation, some white developers had put aside any prejudices that they may have had and saw the opportunity for creating a first-class residential subdivision for upper- and middle-class blacks equal to ones built for whites. Morris who did not belong to the NAACP or any civil rights organization probably viewed the development as a good business opportunity. To build such a subdivision, a builder needed experience and also have the capital to install the street infrastructure and utilities something a black developer would have found difficult to obtain. In May of 1918, Morris created the Morgan Park Company capitalized at $100,000 with himself and two other white men, Arthur Urbain, and John Carey, president of the Citizens Investment Company as the board of directors. Morgan Park, as it was to be named, was laid out by J. Spencer Howard, a surveyor and civil engineer who had surveyed the Ivy tract (Figs. 2A 1 & 2). He created 137 lots approximately 50' wide by 120' long fronting on five streets approximately eighteen feet wide with a right of way easement of five feet. Two streets, Overland Avenue and Montebello Terrace which were continuation of streets to the south provided access into the community from Cold Spring Lane. Unlike other suburban divisions in Baltimore such as Homewood or Roland Park no alleys were provided. New streets named College, Ivy Avenue and Prospect Lane were created. College Avenue was originally planned to meet Cold Spring Lane but would be ended in a cul-de-sac. Lots on the west side of Montebello Terrace and College Ave backed against the Herring Run Stream. The Morgan College tract began across the stream. In September of 1918, Morgan College sold in fee-simple twenty-seven acres to the Morgan Park Company. To ensure a first-class quality subdivision, Morgan Park was to have restrictions. This was nothing unusual, it was an early form of zoning before zoning regulations were finally legally codified in the early 1930s. Upper-middle-class suburban developments across America had them. Morgan Park's ads in the *Afro-American* would emphasize the community "was protected by all the restrictions and with all the improvements of the best white developments." Property owners had to agree to abide by the restrictions and conditions including design approval before construction:

- No more than one house could be erected on a fifty-foot lot, although a double house could be erected on a lot with seventy-five-foot frontage
- No fences erected or other hedges
- The building line of the porch must be at least thirty feet from the street line
- All building designs and plans including exterior color schemes and the cost of building to be submitted for review by a committee
- No places of business, hospitals, or asylums shall be erected
- No factory saloons or stables will be erected

- No keeping of cattle or swine will be allowed
- No keeping of chickens or pigeons or domestic fowl will be allowed

In a twist on white covenants of the time, Morgan Park deeds contained a covenant clause that restricted sales to African-Americans only. Like white-only covenants, this one would be eventually outlawed by civil rights legislation. In 1960, Stephen Gordon Belt became the first white to move into the neighborhood at 2303 Montebello Terrace.

With the start of site construction, came a full-scale advertising campaign that would appear regularly in the *Afro-American* beginning with an ad announcing the opening day sale for August 17, 1918 for Morgan Park (Fig. 9) – "The opening of Morgan Park marks an epoch in the history of the colored people of Baltimore." The ad stressed the connection to Morgan College bringing "all the literary advantages and culture that such an institution guarantees." Truly Hatchett was listed as the official agent for the development with his company named Morgan Realty Company. Hatchett had been instrumental in Dr. Spencer's fund raising campaign. A realtor all his life, he became one of the first two black men to win election to the Maryland General Assembly in 1954. He kept prospective buyers apprised of the progress of the site work, "Work Started, Morgan Park" announced an ad in May of 1919, emphasizing that it was "the only suburban development for colored people to have all the modern conveniences." This was an extremely important selling point to people who may have grown up in the rural South without running water or indoor plumbing.

Some lots were set aside for a preliminary sale and some of the buyers offered testimonials. Caterer James W. Hughes said it will be "an ideal place to live and rear up children," emphasizing it would be a family-oriented community. Dr. Spencer was delighted with the progress. The Citizens Investment Company engaged in a campaign that showed the styles of houses that could be built and contained a coupon when filled out with name and address, the company would send information on how to buy a lot and build a home in Morgan Park. The ads in the Afro summed up all of suburbia's advantages:

"Will you live and die in the Crowded City when Morgan Park offers the advantage of a high and healthy home site, just far enough from the city to have that quiet atmosphere, green foliage, and pure air of the country; yet close enough to give you every modern convenience and comfort known to residents of the city?"

The campaign also used a time-honored piece of marketing copy – why rent when you can buy? In Baltimore, many rowhouse builders had used this strategy to promote homeownership. An ad in 1922, read "if you feel that your landlord held the whip over you long enough …" It was also emphasized that buying in Morgan Park was a sound investment for the future.

As site work neared completion, prospective buyers now could come out and drive on the newly paved streets to survey the property. The ads began displaying completed houses and the new streets on the site showing the public that Dr. Spencer's dream had become reality (Fig. 9). The first step to suburban living was to buy a lot which in 1925 cost around $500. As Baltimore City Land Records show, many lots were paid in fee simple with cash. Some people bought two lots, not to build on but to have a buffer of outdoor space on one side for more privacy. Once the lot was paid for, the next and most expensive step was financing the house construction. Buyers could hire an architect and contractor to build their home or let the development company do it for them. The Citizens Investment Company, the side of the Morgan Park Company that handled construction offered different stock styles of houses (Fig. 19) to choose from – a bungalow with five rooms and a bath or a 2-story six room and bath single cottage. Building plans and financing would be made available without additional cost, an important selling point for people who had never built their own house. The developer offered a semi-bungalow for $6,300 with $500 down and $18 a week payments.

1920s

1st House – O'Connell Residence: 2418 Montebello Terrace (Figs. 21 & 22)

The first residents to build a house in Morgan Park were Dr. and Mrs. Pezavia O'Connell. They bought the lot at 2418 Montebello Terrace in January of 1921. Dr. O'Connell was a professor of history and sociology at Morgan College and his wife Maria Jane was a teacher in the high school department. The O'Connells had devoted their lives to the development of Morgan College. Mrs. O'Connell persuaded her husband to build the first house to help attract buyers. They arranged for the Morgan Park Company to do the construction of a house according to their specifications. The 2-story frame house had a full porch across the front with the roof supported by six wood fluted columns capped with Ionic capitals reflecting Dr. O'Connell's interest in the classical antiquities (Fig. 20). At the rear of the lot was another important suburban structure - a single car garage (Fig. 21). The building of Morgan Park would include off street parking with driveways leading to single car garages. Street parking was allowed on one side only in the subdivision. Although many subdivisions in the 1920s and 1930s were built close to streetcar and bus lines, the closest transit to Morgan Park was the seven-cent fare Harford Rd. car to the original Montebello Terrace terminus. From there, it was a long fifteen to twenty-minute uphill walk north to the community. Residents found it more convenient to drive.

2nd House – Hucles Residence: 2410 Overland Ave. (Fig. 23)

Mr. and Mrs. George Hucles moved into 2410 Overland Ave. across from the O'Connell residence in 1921. The brown cedar shingle house had been the model house of the subdivision. Hucles who was a public-school sanitary engineer and his wife a teacher first leased then bought the house in 1926.

3rd House – Owens Residence: 2332 Ivy Ave. (Fig. 24)

In 1923, Stewart Owens and his wife Elsie moved into their newly built six room 1 ½ - story cedar shingled bungalow with a detached garage built by Citizens Investment Company. Owens was a Post Office clerk. Owens would live in the house for fifty-four years.

4th House – Stephens Residence: 2401 Montebello Terrace (Fig. 25)

Mr. and Mrs. William Stephens moved into 2401 Montebello Terrace, a 2-story cedar shingled house with a full porch. Stephens was a railroad chef, a highly-coveted position in an age when railroads were the main means of long distance travel. He would live in his house for forty-years.

5th House – Jones Residence: 2333 Ivy Ave. (Fig. 26)

Robert Jones and his wife, Grace moved into the developer built 2-story, seven room cedar shingled house on Lot 49 at 2333 Ivy Ave. in 1923. Jones was an auto mechanic and also owned a restaurant near the harbor.

Following on the first five houses, Morgan Park grew to thirty homes by 1929, half built by the Morgan Park Company and half privately constructed by owners (Fig. 3). Montebello Terrace was the most popular street with fifteen residences. Most of the houses in this period were built by black teaching professionals, a pattern that would come to define Morgan Park as a home for educators to the present day. For educated blacks often with advanced degrees, teaching or supervising in Baltimore's segregated public school system or at a black college was one of the few professional paths they could take. Beginning in the mid-1890s, the city public school system began replacing white teachers with blacks in the "colored" schools. By 1942, there 800 black educators in Baltimore. There were other homeowners in the professions like dentistry, law, clergy, owners of businesses, or employees of the federal government. The U.S. Post Office had opened jobs to blacks in the 1870s so there were many homeowners who were postal workers. Federal government jobs paid relatively well, often better than public school teaching positions in Baltimore City. The *Afro-American* would post federal job openings every week. A sampling of the occupations of the first owners in the 1920s:

W. W. Wilson – head waiter
Lewis Murray – teacher
Joseph Lockerman – teacher
Alice Lockerman – teacher
W.H. Lee – principal

J. M. Johnson – undertaker
James L. Press – restaurant owner
Clarence Chambers – porter
William Anderson – teacher
R.G. Baker – dentist
A. J. Thomas – music teacher
Stewart Owens – post office
E. Taylor – fireman
John N. Cotton – teacher
Harry T. Pratt – teacher
Wm. D. Johnson –dyeworks owner
Anita P. Gaskins – teacher
E. N. Wilson – college registrar
Clarence J. Roberts – teacher
Henrietta Hucles – teacher
Leo Randall - post office

Almost all the new homeowners had formerly lived in Old West Baltimore along Druid Hill Avenue and McCulloh Street (Figs. 12-14). For example, E.N. Wilson had moved from 2475 Druid Hill Ave., James and Hattie Carter from 2421 McCulloh St., R.G. Baker from 1527 Druid Hill Ave., A.J. Thomas from 2327 McCulloh St. They had moved from a rowhouse environment to a suburban landscape oriented around the automobile. But racial segregation's "invisible lines" still banned them from shopping wherever they wished so the link between Old West Baltimore and Morgan Park was not severed. Morgan Park residents returned to the Pennsylvania Ave. corridor to shop as they always had because they were given full service. They also went back because their former neighborhood was still the entertainment center of black Baltimore with theaters, movies, and night clubs. Gradually, as barriers were removed residents shopped in the new suburban shopping centers that opened in post-World War II Baltimore metropolitan area. By the end of the 1920s, twenty pioneering families in brand new houses had created the nucleus of Morgan Park.

In order to look after the best interests of the new community and insure that property values were kept up, the Morgan Park Improvement Association was created after the first houses were completed. It would be the group that enforced the covenant restrictions and conditions after George Morris Company ended its ties with the neighborhood in 1950. The first president was Stewart Owens. Although Morgan Park was officially part of Baltimore City since 1918, it still had no street lighting, and the MPIA worked to have it installed. Mail delivery was a problem because there was no mail delivery to individual houses. Residents had to walk to Cold Spring Lane and Montebello Terrace where letter boxes were lined up along the curb, but the MPIA resolved that issue.

1930s

Dr. Carl Murphy, owner of the Afro-American commented that he "had just gotten under the wire," meaning he completed his new home in Morgan Park at 2406 Overland Avenue (Fig. 33) just before the Stock Market Crash of 1929. The nationwide depression that followed brought construction in Morgan Park as well suburban divisions across America to a halt. People who had purchased lots in Morgan Park held on them and postponed construction. A 2-1/2-story shingle frame house was built in 1930 at 2408 Overland Ave. by Prof. Thomas Isaac Brown, professor of economics and sociology at Morgan College. His wife, Lillian taught English and was matron of the college. They owned the lot since 1922 and were the second family with Morgan affiliation. The George R. Morris Company withdrew from the construction side of the development and focused on sales of lots. Two houses at 2322 Ivy Ave. and 2408 College Ave. were acquired by the Awalt & Rogers Realty Company who in turn sold them. The next house would not be built until 1935 when Joseph Johnson, a postal worker, constructed the first brick residence in Morgan Park. It was constructed by the J.H. Nelson Company and designed by Hues & Masan. Clarence Roberts, a public school principal admired Johnson's house so much, he asked permission to use the same design for his house at 2323 Ivy Ave. which was built by Carl Hough in 1936. Another principal, Dr. Frank Sorrell built a 2-story brick house at 2305 Montebello Terrace in 1936. The Sorrells lived there for forty years. The house would be purchased next by Dr. Elijah Rowe, chairman of the department of urban studies at Morgan. This would be become a familiar pattern in the chain of ownership of Morgan Park houses in that first owner who would be most likely be an educator who would live in the house for an average of thirty years then second owners would also be educators who would stay for at least another twenty years. Many houses were inherited and lived in by the children of the original owners. The next house built at 2400 Montebello Terrace by public school teachers, Elmer and Ruth Burgess involved the participation of Dr. Saul Perdue, a man who would have great influence over the development of Morgan Park. (See Black Architects) Dr. Perdue designed and supervised the construction by Carl Hough of the 2-story brick house. The second owner of this house was a Morgan professor, Dr. Ralph Reckly, Sr. With the depression easing up, more houses were built in the late 1930s with Ernest Williams, a janitor building at 2413 Montebello Terrace and Lucious Dolvey, a postal worker at 2326 Ivy Ave. in 1938. Dr. Perdue became a resident in 1939 when he purchased a house at 2410 College Ave. Also, in 1939, Morgan Park's most famous resident, W.E.B. DuBois built at 2302 Montebello Terrance. (Fig. 19, See W.E.B. Dubois) DuBois once commented that Morgan Park was the only black neighborhood that wasn't next to the railroad tracks. The house was purchased in 1949, by Leo and Annie Geneva Rainey Woods, both teachers. Mrs. Woods admired Dr. DuBois greatly and was honored to be living in the house the legendary civil rights champion once owned. Their daughter lives there today with her family. The federal government had had no involvement in housing in America but the housing crisis brought on by the depression changed that forever. The new Federal Housing Authority made home buying easier with long term mortgages and low down payments in the

1930s (Fig. 18). The financing was open to all races. The DuBois family took advantage of the F.H.A. program obtaining a $32.60 a month mortgage plus $1.96 a month for F.H.A. Insurance.

Dr. Spencer retired in 1937 after thirty-five years. In remarking upon his achievements, he said that, "now in place of opposition, we have a fashionable real estate development at our front door." Because of the growth of Morgan College, Morgan Park became home to more Morgan faculty members. In 1939, the State of Maryland purchased the college to provide more higher education opportunities for its black citizens. Dr. Carl Murphy, chairman of the Morgan College Building Committee persuaded the Board of Trustees to approve the acquisition of the lots that fronted Cold Spring Lane for college use including constructing a house for the president of the college.

1940s

There was some building up to the start of World War II with Dr. Albert Smith, a dentist constructing a home designed by Saul Perdue at 2507 Overland Ave. (formerly 2114 East Cold Spring Lane) in 1940. Ralph Bright and his wife Rosa who were both teachers built at 2321 Ivy Ave. in 1941. The house was designed by Sylvester Ginn and Co., a black building and design firm. The Brights lived there for almost fifty years. Teachers Calvin and Sarah Roach also constructed their house at 2316 Ivy Ave. in 1941.

Building resumed after the war with another type of financing available. Veterans could qualify under the G.I. loan to purchase houses with no down payment and low amortized mortgages. Real estate ads in the Afro emphasized the availability of the financing to returning black servicemen. In 1944, Dr. Maurice Adams, a physician and his wife Catherine, a teacher built their home at 2506 Overland Ave. and lived there for thirty years. Most construction of the houses up until this time had done by white labor. The Adams house was built by Alfred Moore and Company, a black construction firm. But because there were no licensed black plumbers or electricians in Baltimore City, the work was done by white subcontractors. More houses were built including that of Carl J. White, an architect and teacher in the Baltimore City School System in 1949 at 2312 Montebello Terrace (See Black Architects). A 1-story house at 2338 Ivy Ave. financed by the Veterans Administration was specially adapted to accommodate Rudolphus Hall, a World War II quadriplegic.

1950s Post-War Suburbanization

Across America, the post-war suburban boom was underway. A 1948 study of 600 middle-income-Negro families in New York City found that three-quarters would like to move to suburban areas and nine-tenths of them preferred to buy their own homes. Homeownership was still a chief value of black Americans. Planned subdivisions for the growing black middle class increased in number and were advertised heavily in the black press. Coeds in black colleges dreamed of a split-level in the suburbs.

This kind of suburbs were especially prevalent in the urban south like McCrorey Heights in Charlotte, Pontchartrain Park in New Orleans, and Bunche Park in Miami. Atlanta's suburbs became the model for "Negro housing" across the South. Exactly like white "Ozzie & Harriet" enclaves for whites, it was middle-class housing on a racially separate basis. Northern cities had exclusive black suburbs like Addisleigh Park in the St. Albans section of Queens NY where notable people like Ella Fitzgerald, Billie Holiday, and Count Basie lived. The post-war suburban development on Long Island NY had upscale black communities such as Hempstead Park. But if one sought a suburban home outside established black areas in the 1950s, they would be in for a struggle. A doctor's wife in San Francisco said the rejection in the housing market made her feel like "a leper and a criminal."

Morgan Park reflected the nationwide building boom with its construction of many new houses in the 1950s by teachers, Morgan faculty, physicians, school principals, and people employed by the federal government. The year 1950 was especially active (Fig. 4). James Woolford, a postal worker built a 2-story asbestos shingle house at 2319 Ivy Ave. in 1950 as did James Flood at 2402 College Ave., Thomas Taylor, the personal chauffer for L. Manuel Hendler founder of Hendler Ice Cream at 2419 College Ave., Sterling Johnson at 2325 Montebello Terrace, and Dr. Alexander Walker at 2335 Montebello Terrace. Morgan College's famous athletic coach, Talmadge Hill built his house at 2503 Overland Ave. Later, this house would be the home of another influential man, David Harvey who with his wife Tonya in 1994 created an African-American flag which many black institutions have adopted.

1960s to 1980s

In the eyes of black Baltimoreans, Morgan Park remained a high-status neighborhood to aspire to. "As an outsider, Morgan Park was considered a jewel," remembered Dr. Dolores Harvey, a retired college professor who purchased the Hill Residence at 2503 Overland Avenue. While construction of new homes in Morgan Park continued at a steady pace in the 1960s, the most significant addition to the neighborhood was the President's House on College Ave.. Designed by Colonel Leroy Shankton of the Maryland State Department of Public Improvement with the help of Elmer Patterson of Morgan, the 2-story house was sited on a double lot that overlooked a green space fronting Cold Spring Lane. A new concrete stairway was built from College Ave. and Prospect Lane to Cold Spring Lane providing another access to the community. The house was first used by Dr. Martin D. Jenkins and by Morgan's succeeding presidents until 2011. The 1960s brought many new teachers, physicians, businessmen, a judge, and government supervisors to the community by 1968. It was not until 1973 that another house was built at 2404 College Ave. followed by houses in 1975, 1980, and five houses built by Bimini Builders, Inc. between 1987 and 1992. The last house was built in 2002.

From 1940 to 1960, the black population in Baltimore increased to 325,000, one-third of the population, but in the post-war era, there were no more black subdivisions planned or built within the city limits of

Baltimore. After the Fair Housing Act of 1968 took effect, blacks were legally entitled to live wherever they wanted. Black suburbanization in the Baltimore metropolitan region was chiefly facilitated by white flight or outright blockbusting by realtors especially in the northwest suburbs along the Liberty Heights corridor. When first created, Ashburton, the neighborhood George R. Morris built was white and gentile only but eventually Jews were allowed to buy in and it became a predominately Jewish community. Then in 1956, when a black public school principal moved into Ashburton, and a mass exodus took place almost immediately. A pattern was set where a realtor frightened whites to sell at low price then resold the same property to blacks at a much higher price which came to be known as "the black tax." Blacks inherited upscale detached single family homes once owned by whites. As a result, Ashburton became known as the "Gold Coast" because of the large number of influential black politicians, city officials, and professionals who moved in beginning in the late 1950s.

In the 1990s and 2000s, a rising black middle class of college-educated men and women with well-paying jobs created a new wave of suburbanization in America. In some respects, it echoed Morgan Park model of community. In Prince George's County MD outside of Washington DC predominately black gated communities have been built making the county "the best educated and most affluent black community in the nation." In a reverse of the Great Migration, many blacks in America in the twenty-first century have moved back to the South to live.

Architectural Styles

The style of detached single-family dwellings built in Morgan Park in its Period of Significance from 1921 to 1968 reflect the suburban styles constructed in subdivisions nationwide in this period. Each decade shows the evolution of the suburban house from bungalow to ranch style to split-level and also mid-century modern – contemporary / International Style designs. Morgan Park lot owners had the option of individually contracting with a builder to construct a house for them or having the development company, the Morgan Park Company headed by George R. Morris, build a house for them until 1950. The houses in each style were modest in cost and size because Morgan Park residents were mostly educational and federal government professionals with middle-class incomes. Because the construction trades like plumbing and electrical in Baltimore had to be licensed and no blacks were licensed, most of the construction work in Morgan Park was done by white builders until the late 1950s.

1921-1929 – Side-Gabled Bungalows, American Four-Square, Front-Gabled Porch-Front:

The first houses built by the Morgan Park Company were simple unadorned front gabled 2-1/2-story cedar shingled houses with full width front porches (Figs. 21 & 23 – model house) with detached wood frame garages. The rest of the houses were simplified versions of the cedar shingled Craftsman bungalow (Fig. 19) either 1-story or 1-1/2 –story, side gabled roof incorporating a front porch with a

shed or gable dormer (Figs. 25, 27, 29). The popular American Four-Square with full width porch was also built (Figs. 26, 28, 31). At the end of the decade, two 2-story side-gable houses with projecting entries and flanking porches went up (Figs. 30, 32). Some houses did not have garages but all driveways for off-street parking.

1930-1941 – Side-Gabled Colonial Revival, Side-Gabled Bungalows, Tudor-Revival Cottages:

The 1930s brought more variation in design even though the simplified bungalow continued to be used (Fig. 35, 41). As with the rest of Baltimore and America, the colonial style was revived. Dr. Carl Murphy's house designed by Albert I. Cassell was a basic Colonial Revival design with a projecting portico and dormers (Fig. 33). The W.E.B. Dubois house built in 1939 was also an unadorned Colonial Revival. A brick version of the Colonial was constructed in 1937 (Fig. 37). A Tudor cottage was built in 1937 (Fig. 39) and two identical Tudor-inspired cottages in 1936 and 1937 (Figs. 36, 38). In 1940, Saul Perdue designed a brick Colonial Revival house with an arched entry surround and oculus window above. The second-floor front windows were placed in half dormers on a slate roof. Right before the Second World War began, another style that would become quite popular was built on Ivy Ave., the Cape Cod (Fig. 43).

1947-1959 – Side-Gabled Colonial Revival, Ranch, Split-Level:

When building began after the war, traditional styles were still preferred (Figs. 45-48). When the first Ranch house was built on Ivy Ave. in 1947, the wide 1-story form built low to the ground with wide windows and with a hipped roof was the first departure from pre-war forms. Other variations of the ranch (Fig. 62) were built including the first house in the community with a built-in garage (Fig. 50). By the mid-1950s, the split-level form became popular (Figs. 52, 54). A unique contemporary cottage design (Fig. 53) that was reminiscent of a prairie house with a low hipped roof and anchored by a chimney was constructed at 2308 Ivy Ave. in 1958 and repeated in 1963.

1960-1968 – Split-Level, Slant-Roof Modern, Contemporary, Modern:

Morgan Park is unique in its variety of house designs in that it includes three residences of modern design. The houses at 2305 Montebello Terrace and 2301 Ivy Ave. are flat-roof 1-story structures with a bi-nuclear design (Figs. 55, 56,), H-shaped plans with a center entry hall separating public and private spaces. The house built at 2502 Montebello Terrace (Fig. 61 – now altered) was a more radical design presenting blank facades to the street with a garage tucked underneath. The State of Maryland had purchased the remainder of the lots from the Morgan Park Company with the intention of using some of them to build a residence for the president of Morgan State University. The house built at 2412 College Ave. in 1963 (Fig. 59) was a contemporary design with slant roofs.

The houses built outside the Period of Significance were mostly built in the 1980s and early 1990s and returned to traditional design forms. The last house was built in 2002.

Black Architects / Morgan Park

Along with the Massachusetts Institute of Technology, Columbia, Cornell, and the University of Illinois, Tuskegee Institute (originally Tuskegee Normal School for Colored Teachers) was one of the first colleges after the Civil War to establish an architecture school. An all-black school in Alabama, Tuskegee was founded by Booker T. Washington in 1881. His educational philosophy was learning by doing, and students in the architectural program had classroom time plus the requirement to help the faculty build the new campus buildings. It was a synthesis of architectural education, craft training with actual building construction experience. Washington wanted students "to do what we teach" instead of just draft and build models. Robert Taylor who was a black graduate of MIT hired in 1892 further developed Tuskegee's four-year program. Most of the black architects who designed houses in Morgan Park were trained in this type of program that combined architecture and hands-on building construction. Because positions at white architectural firms were almost nonexistent, many blacks with architectural degrees taught in vocational programs.

Albert I. Cassell

Albert I. Cassell (1895-1969) who designed the Murphy Residence at 2406 Overland Avenue was one of the leading black architects in America in the early 20th century (Fig. 15) along with Robert Taylor, Hilyard Robinson, and Paul R. Williams. Born in Towson MD, he graduated from Douglass High School's carpentry program (based on Tuskegee's program) intending to become an architect. Instead of attending a historically black college, Cassell studied at Cornell University but his training was interrupted by service in World War 1. After the war, he joined the practice of William Augustus Hazel, the former campus architect of the Tuskegee Institute who had founded the architecture department at Howard University. In 1926, he was named university architect and designed the master plan and nine of the school's building including the Founders Library (Fig. 15). In addition to designing, Cassell oversaw the construction of Howard's buildings which included approving the work of white contractors. Though he led an upper-middle-class life style, he suffered the indignities of Jim Crow restrictions in Washington, DC. As a result of this treatment, Cassell had a goal of designing a self-sufficient town for blacks. He purchased 380 acres of farmland along the Chesapeake Bay in Calvert County. He began planning a community named Calvert Town. Based on an unrealized planned town in Mound Bayou, MS, Cassell's town followed Booker T. Washington's gospel of black self-reliance that self-help, racial solidarity, and economic advancement would lead to "civic, social, and cultural equality" for black Americans. In November 1943, the first site plan was unveiled that showed not only single family

building lots but a complete community with infrastructure, factories, an education center with schools, churches, hotel, theater, firehouse, recreational boardwalk, and deep water pier. His idea was to merge tourism, recreation, industry, and 110 - ¼ to 1/3 acre residential lots. The curving layout (Fig. 15) resembled suburban design by the Olmsted Brothers for Roland Park in Baltimore and other upper-middle-income developments in America. Other black architects were invited to provide house designs – Cyril Bow, Louis E. Fry, Sr., the first black to receive a master's in architecture from Harvard, and Ralph A. Vaughn who would become a modernist architect in Los Angeles. Conceived during the Roosevelt Administration, Cassell hoped that New Deal resettlement building programs would provide the financing for Calvert Town, but it never received any funding. Only one New Deal community for blacks was built in 1937 in Aberdeen, VA., a single-family suburban subdivision complete with garages. In 1960, Cassell, who still owned most of the property, tried to revive the idea with a new name "Chesapeake Heights on the Bay," but still could not arrange the financing. Besides his Howard University legacy, his career was notable in that Cassell was one of the very first black architects to make the transition to working with white clients on commercial projects. In the 1940s, he designed Mayfair Mansions, a garden apartment complex in Washington DC that was listed on the National Register in 1989. Cassell also was instrumental in championing the work of black architects in America by holding a major exhibition of their work at Howard University in 1931 including architects, Paul Williams, Robert R. Taylor, the first trained black architect of the Tuskegee Institute, W.T. Hady, Charles B. Duke, John E. Brent, Edward R. Williams, John A. Lankford, R. Lester Bumns, and landscape architect, David A. Wilson. In 1930, W.E.B. DuBois invited Cassell to write an essay for the *Crisis* explaining to young blacks how to pursue a career in architecture (Fig. 15). Cassell would also design buildings for Morgan College such as O'Connell Hall.

Saul M. Perdue

Saul Perdue was a graduate of both Tuskegee Institute and the Hampton Institute in Virginia. He was a carpentry teacher (and later principal) at Baltimore's Carver Vocational High School in 1937 when Elmer Burgess and his wife Ruth asked him to design their house at 2400 Montebello Terrace in Morgan Park. The neo-Georgian design gained Perdue great notoriety. In 1939, W.E.B. DuBois asked Perdue to design his house on a double lot at 2302 Montebello Terrace. With Carl J. White, Perdue worked with Dr. DuBois on the design of the 2-story colonial style house with a detached garage. In 1939, Perdue bought a house at 2410 College Ave. and made interior renovations. He was elected chairman of the building committee for the neighborhood association and insured that design standards and restrictions were enforced.

Carl J. White

Carl J. White was a graduate of the Hampton Institute with a B.S. in Building Construction who was a teacher at Carver Vocational. He worked as an architect with Saul Perdue designing and also supervising construction. He did the drawings for the DuBois House (Fig.). In 1949, White designed his own Morgan Park house at 2312 Montebello Terrace. He became the Baltimore City supervisor of vocational education.

Notable Residents of Morgan Park

W.E.B. Dubois (1868-1963) - 2302 Montebello Terrace (Fig. 10)

Morgan Park's most famous resident from 1939 to 1949 was the scholar and civil rights pioneer W.E.B. Dubois. Born in Great Barrington, MA, William Edward Burghhardt DuBois received undergraduate degrees from Fisk University and Harvard University, a master's and a doctorate in philosophy from Harvard University in 1895. While holding a fellowship from the University of Pennsylvania, he published the "Philadelphia Negro," considered to be the first scholarly tract on the American negro problem. As a professor at Wilberforce and Atlanta Universities, he continued social science research on the lives of American blacks and published books and articles protesting racism in the United States as well as for all people of color in the world. By the beginning of the 20th century, along with Booker T. Washington, DuBois was the leading spokesman for his race. DuBois differed from Washington's philosophy that blacks should not passively submit to segregation but fight for their equal rights. He also disagreed that blacks should learn vocational skills instead of obtaining a liberal arts education. In 1903, he wrote an influential essay "The Talented Tenth" describing the black educated elite and their responsibility to lead the struggle for progress. DuBois wrote prodigiously, producing landmark works of scholarship such as *The Souls of Black Folks, The Negro*, and *Black Reconstruction in America*. In 1910, he was one of the founders of the National Association for the Advancement of Colored People (NAACP) and became the editor of its monthly magazine which he named *The Crisis*. It was through *The Crisis* that DuBois led the nationwide fight against racism especially lynching. He resigned from the NAACP in 1934 because of a dispute with its leadership and returned to Atlanta University.

DuBois had a daughter, Yolande (1900-1961), who graduated from her father's alma mater, Fisk University. Her marriage to Countee Cullen in 1928 was the social event of the Harlem Renaissance reported in detail by the African-American press. She divorced Cullen in 1930 and moved to Baltimore where she became an art teacher at Paul Laurence Dunbar High School. She met Arnette Franklin Williams, a Lincoln University dropout and married him in 1931. She had a daughter, Yolande DuBois Williams by him but they divorced in 1936. It was decided by Dubois and his wife Nina that Yolande and her child needed a stable home life in Baltimore where Yolande was teaching. From her apartment at 1301 Madison St. while her mother cared for the daughter in Harlem, Yolande searched for a new

place to live. She wrote to her father in May of 1939 that she "greatly prefers Morgan Park," describing the community of teachers like herself as quiet and clean where "everyone is so neighborly and helpful."

Consulting contractors, she found she get a new asbestos cement shingle house built for less than $7,500 with the F.H.A lending at 90% loan to value with mortgage payments less than $40 per month. "Asbestos is durable as brick, warmer in winter, cooler in summer – NO upkeep," she wrote to her father. Though he was a world-famous figure, DuBois was not wealthy and expenses were a concern for him as expressed in his letters to Yolande. His daughter had chronic health problems and was overweight, and Dubois thought Morgan Park's suburban setting would help her lead a healthier life. In July of 1939, Dubois bought Lot 72 for $900 from James and Hattie Carter. The .6 acre lot at a bend of Montebello Terrace was level and looked across the street at the woods bordering Herring Run Stream behind which on a hill was the Morgan College campus. The 2-story, four-bedroom frame house was designed by Saul Perdue and Carl May, black architects (Figs. 10A & B) who also supervised construction by Carl F. Haug, a white contractor. The final construction cost of the house was $6,739 with the architects receiving a fee of 5%. Throughout the summer and fall of 1939 into the winter of 1940, Perdue wrote to DuBois at Atlanta University keeping him apprised of the progress and the costs. DuBois made small changes such as the tile in the bathroom & built-in cabinets in the dining room but the construction essentially stayed within the budget. To the right of the house was a one-car garage for Yolande's car she used to commute to her teaching job downtown.

Baltimore's black community was proud that DuBois chose their city to live and his arrival was a great event. The *Afro-American* printed a welcome to the DuBois family. He retired from Atlanta University in 1944 and became director of the Department of Special Research for the NAACP. Because he was in demand as speaker, DuBois constantly traveled and lived infrequently in his Morgan Park home though he considered it his home. He admired Morgan Park "because it is near a college and not across the railroad track." He called the house "DuBois Cottage" on his personal stationery. DuBois moved from Morgan Park in 1949. In 1961, DuBois became a member of the Communist Party, U.S.A. and in 1963 became a citizen of Ghana where he died on August 27 of the same year, just one day before the historic Freedom March took place in Washington, DC.

Dr. Carl J. Murphy – 2406 Overland Ave. (Five Elms) (Fig. 11)

Dr. Carl J. Murphy (1889-1967) was a leading civil rights activist and the President and Chairman of the Board of the *Afro-American Newspaper*. He received his undergraduate degrees from Howard and Harvard Universities and studied at the University of Jena in Germany. Dr. Murphy (or Dr. Carl as he known) was a professor of German and taught at Howard University. His father, John H. Murphy, a former slave had founded the Afro-American and beginning in 1918, Dr. Murphy worked weekends as an editor. The newspaper had become the main voice of Baltimore's black community in the early 20th

century and especially during the Great Migration. Besides being an advocate of civil rights, the weekly paper also reported on the social and business life of black Baltimore, entertainment news, and promoted the patronage of black businesses and services. Upon the death of his father. Dr. Murphy took over the leadership of the Afro expanding from one publication to a chain of five newspapers in Washington, Newark, Richmond, and a national edition. He molded the Afro-American into an influential power in the fight for racial equality. He revived the Baltimore chapter of the NAACP in 1935, by 1942, it had 6,500 members. Dr. Murphy also initiated legal action against the University of Maryland Law School to allow enrollment of blacks. In 1955, the NAACP's Spingarn Medal was awarded to Dr. Murphy for his civil rights work. He was especially involved in the expansion of Morgan College and as a result the Carl Murphy Auditorium and Fine Arts Center was named in his honor in 1960. Dr. Murphy was proud of his neighborhood, Morgan Park, and it was frequently written about in the *Afro* (Fig.16).

Dr. Murphy purchased three lots on Overland Ave. in 1929 and hired one of the leading black architects of the period, Albert I. Cassell to design the 2-story, 5-bedroom frame house with a detached garage. He later added a sunroom that looked over the grounds. The house was called Five Elms for the five elm trees planted for each of his five daughters upon its completion. In an oral history by the Washington Press Club in 1991, his daughter Frances remembered it as "a fairly wooded area completely surrounded by white people." Living there, she said, "those are my fondest memories of childhood." All five daughters who had journalism degrees became involved with their father's newspaper. The house was notable because of all the important local and national political and civic leaders who came to visit Dr. Murphy who was known as the "Mayor of Morgan Park," such as Thurgood Marshall, Robert Kennedy, Lillie Jackson, Marion Anderson, Walter White, Roy Wilkens, Mayor Theodore McKeldin, and James Meredith. The house remains in the family with his granddaughter, Pastor Toni Draper in residence.

Vashti Turley Murphy (1884 - 1960) – 2406 Overland Ave.

Vashti Turley met Carl Murphy when he was her German teacher at Howard University where she was pursuing additional credit work while teaching during the day as a Washington DC elementary school teacher. They married in 1916 and had five children, all daughters. Mrs. Murphy was one of the founders of the Delta Sigma Theta Sorority in 1913. Because affiliation with the sorority didn't end at graduation, there are thousands of members today including many black women leaders in business, the arts, and society. Along with her husband in the thirty years they lived in Morgan Park, she fought for civil rights and championed education for black women especially at Morgan College. Many times, it was reported in the Afro that Mrs. Murphy hosted receptions at her home for faculty or incoming female students at Morgan to make them feel welcome.

Talmadge Hill (1903 - 1982) – 2503 Overland Ave.

Talmadge Hill was a student at Columbia University Law School when he accepted an invitation from Coach Edward Hurt to return to his alma mater, Morgan College, to be an assistant coach in basketball and football. In 1947, he became head coach of the basketball team leading it to several championships. In 1949, he purchased a double lot, and in 1950 built a 2-story brick colonial style house and detached garage at 2503 Overland Ave. In the thirty years he lived there with his wife, Frances, Coach Hill invited many Morgan athletes and students to his home at the corner of Overland and Prospect Lane. He was one of the founders of the Mid-Eastern Athletic Conference and served as its first president. In his career, Coach Hill received many awards and in recognition of his dedication to Morgan, a new fieldhouse was named after him in 1974.

Edward P. Hurt (1900-1989) – 2304 Montebello Terrace

Coach Edward Hurt, a graduate of Howard University, coached football and track and field at Morgan for forty-years. In 1964, he was named a member of the coaching staff for the U.S. Men's Track and Field team at the Tokyo Olympics. In 1970, he named the NCAA Indoor Track Coach of the Year and later was inducted into National Track and Field Hall of Fame. In honor of his service to Morgan athletics, the Hurt Gymnasium was named after. Coach Hurt was a twenty-five year resident of Morgan Park who lived at 2403 Montebello Terrace.

W. Llewellyn Wilson (1887-1950) – 2411 Montebello Terrace

W. Llewellyn Wilson was a highly-regarded music teacher who taught at Douglass High School for forty years. Among his students were the musician and actor, Cab Calloway, Anne Wiggins Brown, the opera singer who was the original Bess in George Gershwin's *Porgy & Bess*, Avon Long, the original Sportin' Life in *Porgy & Bess*, pianist Ellis Larkins, a graduate of the Julliard School of Music in New York City, and composer, Thomas Kerr, a graduate of the Eastman School of Music in Rochester, NY. For eighteen years, Mr. Wilson was the conductor of the Baltimore City Orchestra & Chorus, an all-black musical group. He would take his seven children from Morgan Park back to Campbell Alley in Baltimore where he grew up, "just so they won't get puffed up. I want them to see how far there is to go."

Dr. Regina Goff

Regina Goff, who held a doctorate in child development from Columbia University, was the Chairperson of the Department of Education of Morgan State College. She was the first black appointed by President Lyndon B. Johnson as Assistant Commissioner of Education in the Department of Health, Education, and Welfare in 1965. Dr. Goff was placed in charge of the Head Start Program. from 1971 to 1977, she taught at the University of Maryland at College Park.

Senator Louise G. Murphy (1923-2011)

Louise Murphy was a teacher and principal in the Baltimore City Public School System for 43 years. In 1982-83, she served as a senator in the Maryland General Assembly from District 44. Senator Murphy described Morgan Park as "Northeast Paradise – One Large Family."

Rebecca E. Carroll

Rebecca Carroll, who lived in Morgan Park for 40 years, was an alumnus of Morgan College and the first black woman to earn a doctorate in education from the University of Maryland. Dr. Carroll became Deputy Superintendent of the Baltimore City Public School System. In 1981, she was offered the Superintendent post but declined and chose retirement. In 1996, she published a book about her life in Baltimore entitled *Snapshots* that included her encounters with racism in the city such as being ignored by sales clerks in stores, restricted to the last three "colored only" pews in the Basilica of the Assumption, and riding in a railroad car that had a sheet of brown paper taped up to separate black and white passengers. "It's amazing the lengths that people went to keep us from mixing," Dr. Carroll said in a 1995 interview. Her daughter Constance M. Carroll grew up in Morgan Park and made a career in higher education becoming the president of San Diego Mesa College and chancellor of the San Diego Community College District.

Robert Turner Ford

Robert T. Ford, a 1927 graduate of Harvard was an educator who was related to a former slave named Yarrow Mamout, an educated Muslim from Guinea. After gaining his freedom, Mamout settled in Georgetown in Washington DC becoming an entrepreneur and property owner. His portrait was painted by the famous artist Charles Wilson Peale. *From Slave Ship to Harvard* by James H. Johnston tells the story of Ford's family and their climb to success. Dr. Ford and his wife, Alice G. (Goldi) who both taught in the Baltimore City School System lived at 2322 Ivy Avenue for fifty years. Their daughter Alice became a nurse, her daughters became outstanding students at Baltimore City College.

Bishop Edgar A. Love (1892-1974)

Rev. Edgar A. Love, who was a graduate of Morgan College, was one of the leading churchmen in Baltimore. The son and grandson of ministers, he was elevated to bishop of the Methodist Church in 1952. For eight years, he was the superintendent of the Washington District in the Washington Annual Conference and served on many boards and agencies of the Methodist Church. Bishop Love was pioneer in the civil rights movement leading the integration of the Methodist Church and also working with the

NAACP. He was an honor graduate of Howard University in 1913 and was there one of the founders of the nationally known fraternity, Omega Psi Phi in 1911. Morgan bestowed an honorary degree in 1934. Bishop Love lived at 2416 Montebello Terrace for many years.

David Harvey (1965-2002)

David Harvey, a graduate of Coppin State College and Morgan State University with a Master of Science in International Studies and his wife, Tonya with a Bachelor of Science in Education from Morgan created an African-America flag that became very widely used by educational institutions, churches, and businesses. The Harvey's conceived of the idea when attending a Black History Month banquet in 1991. The flag would represent the African-American population as a whole not tied to any political movement. Composed of a black eight pointed star symbolizing each individual African-American on a field of purple that stands for the regal history of African-Americans, the flag is bordered by red, white, and blue stripes with black, gold and green stripes flanking the star. From four points on the star shoot gold flashes symbolizing perseverance, love, knowledge, and spirituality. The flag had been displayed at the National Aquarium in Baltimore during Black History Month. Harvey and his wife created a company to distribute the flag and also design flags for educational institutions.

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## Geographical Data

### Lat-Long Coordinates:

A: 39.349998, -76.578701
B: 39.347145, -76.576504
C: 39.345466, -76.577110
D: 39.345197, -76.579805
E: 39.348903, -76.580925

### Verbal Boundary Description:

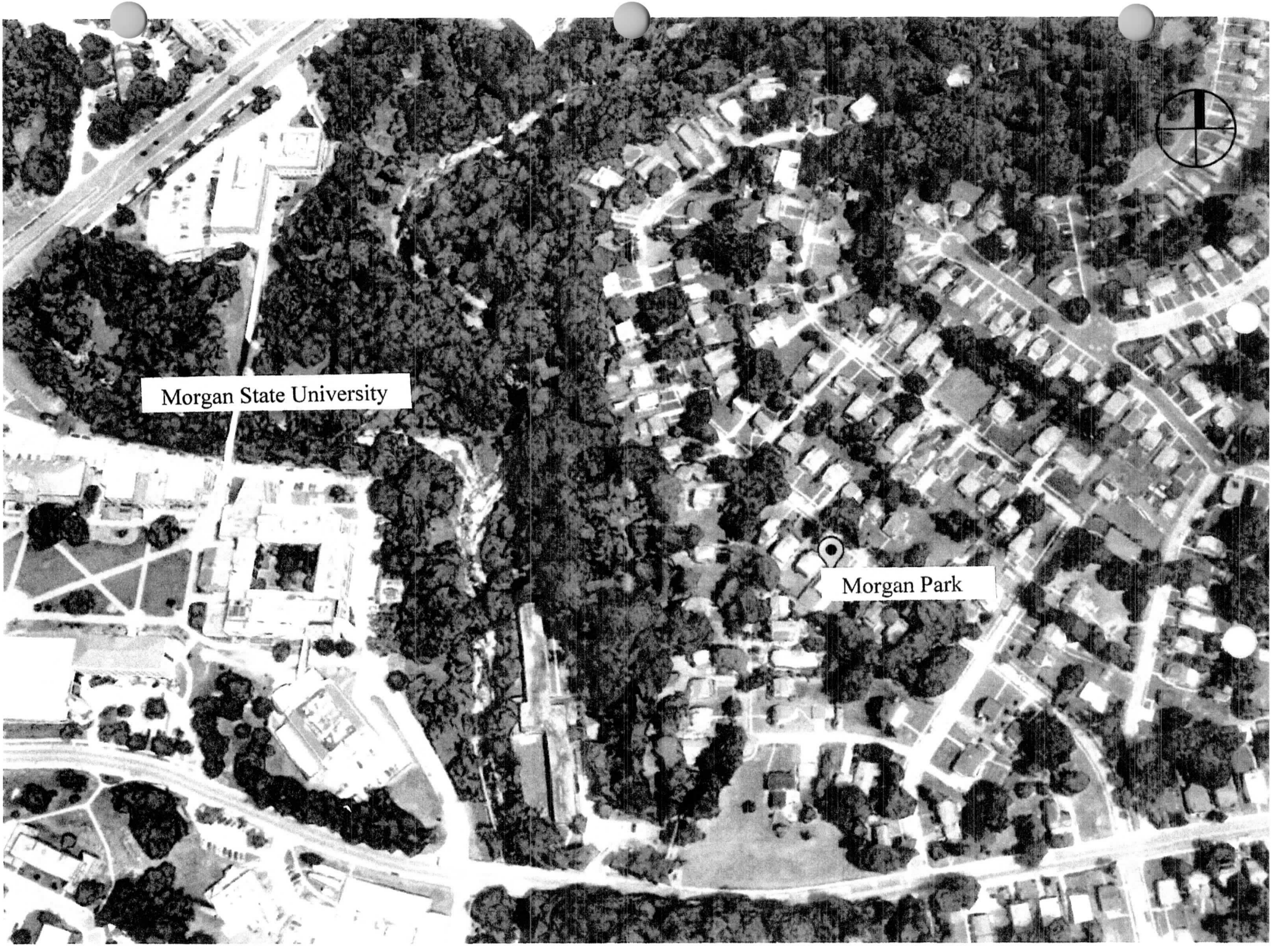
The Morgan Park Historic District occupies a 27- acre tract bounded by Herring Run Stream on the north and west, E. Cold Spring Lane on the south, and Charlton & Southern Avenues on the east. The nominated property is described among the Land Records of Baltimore City in a deed dated September 7, 1918 from Morgan College to Morgan Park Company, Liber SCL 3280, Folio 165.

### Boundary Justification:

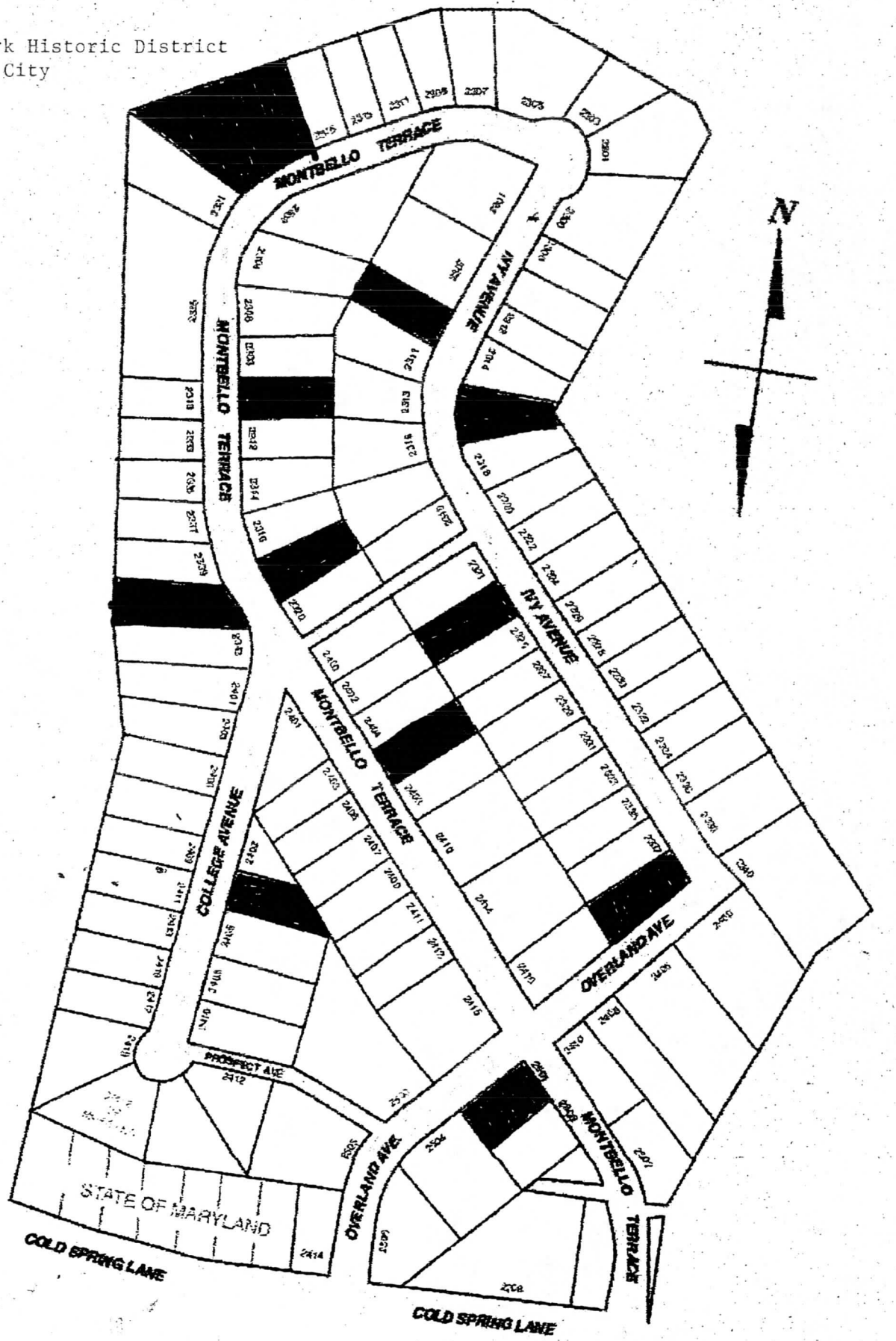
The nominated property includes all the area originally platted as the residential subdivision called Morgan Park.

**Morgan Park**
**Historic District**
**B-5316**
**Baltimore East Quad**



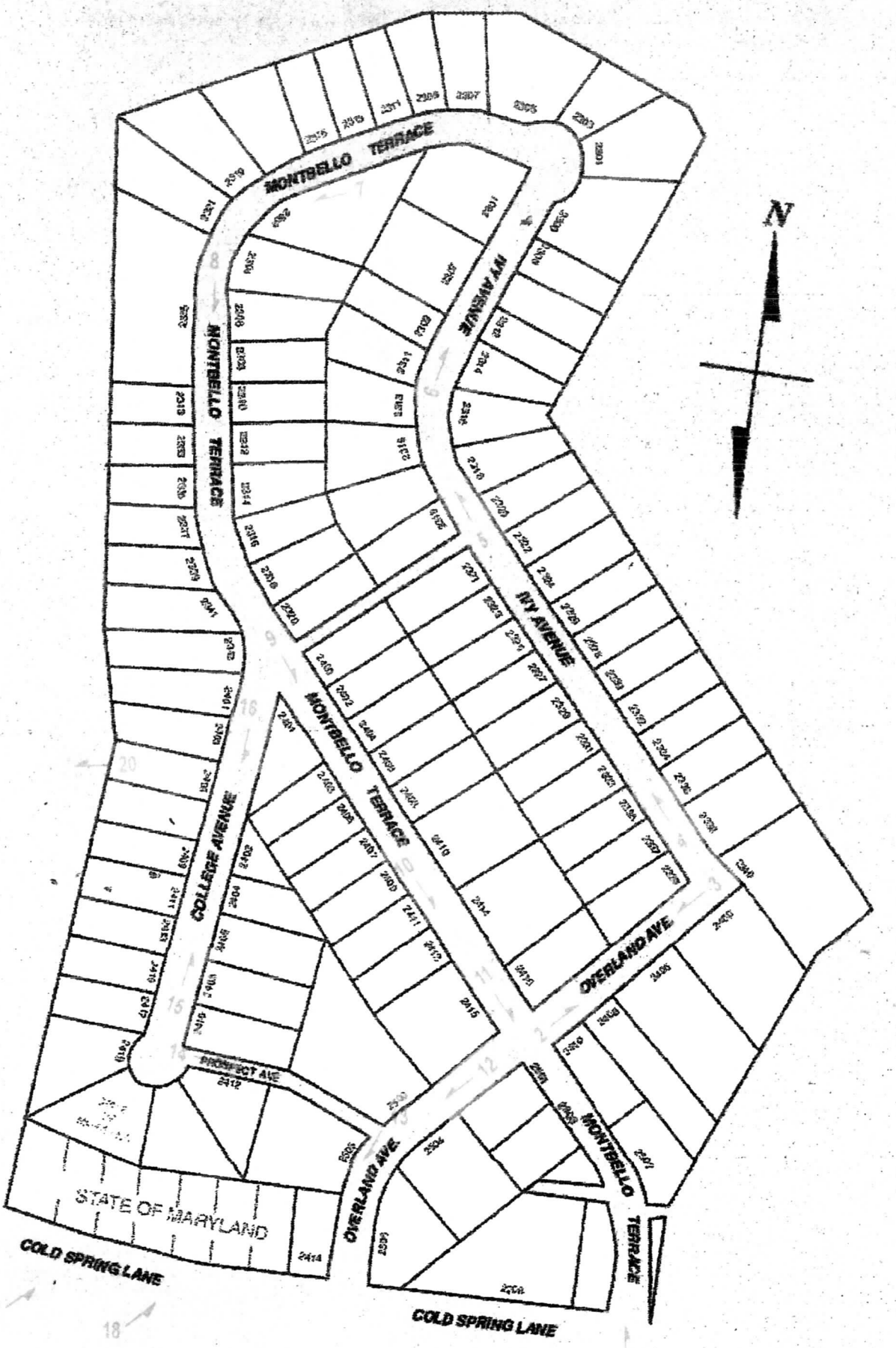

Morgan State University
Morgan Park

B-5316
Morgan Park Historic District
Baltimore City
Maryland

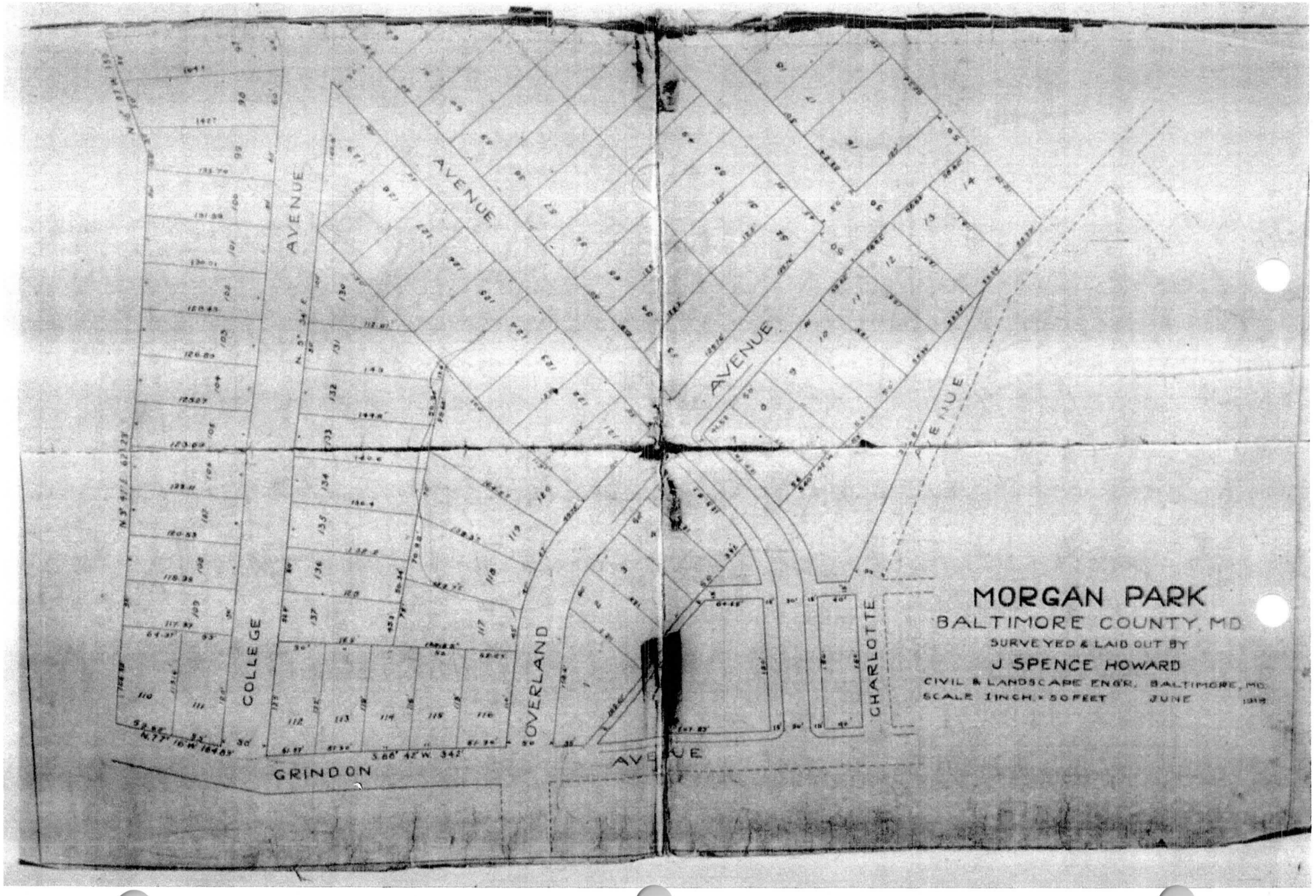



**Morgan Park Subdivision**

**Non-contributing property**




**Morgan Park Subdivision** **Street Photo Key** **Fig. 2**


MORGAN PARK
BALTIMORE COUNTY, MD.
SURVEYED & LAID OUT BY
J SPENCE HOWARD
CIVIL & LANDSCAPE ENGR. BALTIMORE, MD.
SCALE 1 INCH = 50 FEET JUNE 1919
AVENUE
AVENUE
AVENUE
AVENUE
COLLEGE
OVERLAND
CHARLOTTE
GRINDON
AVENUE

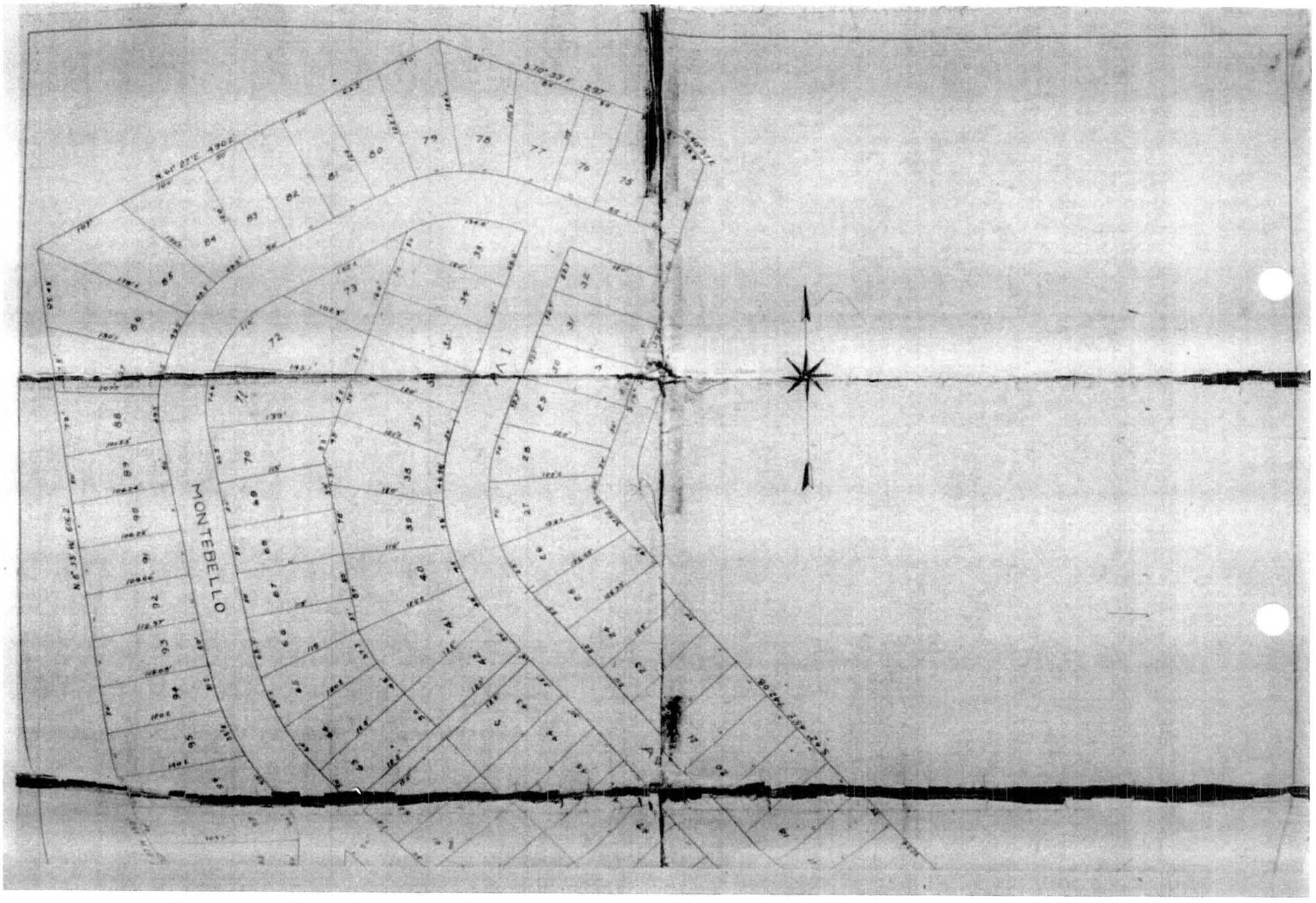
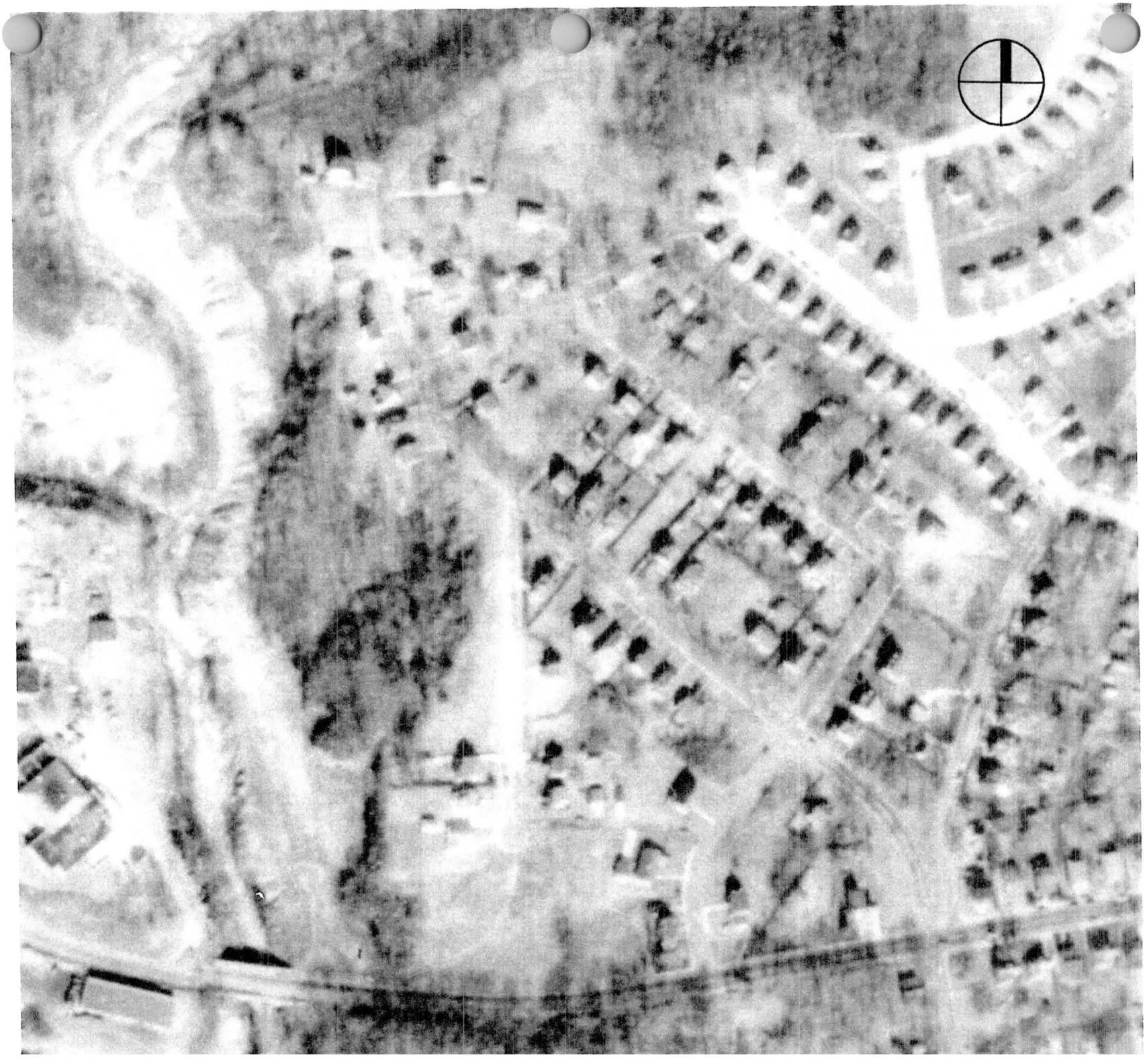



Fig. 2A-2



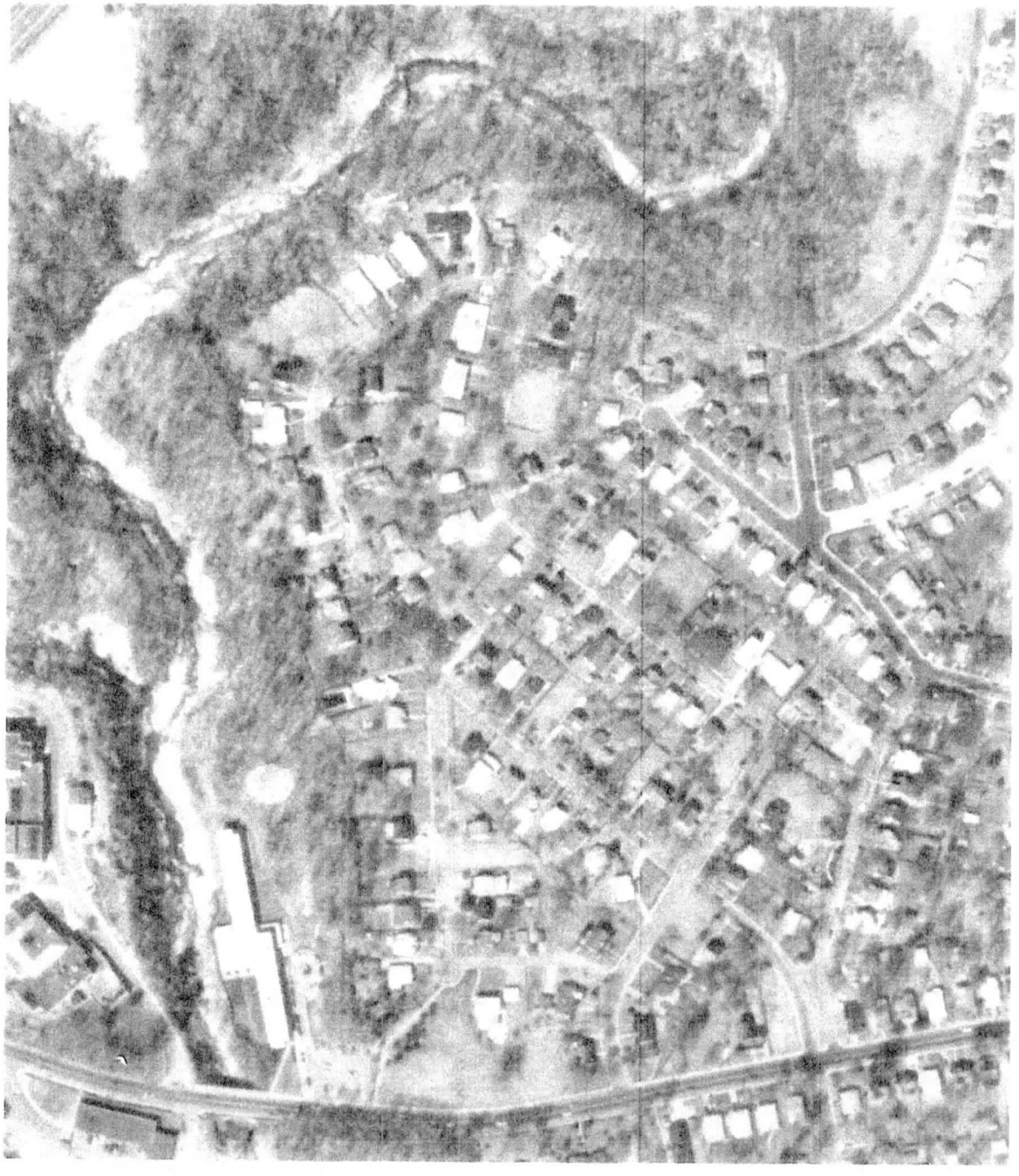

**1927 Aerial**

**Fig. 3**



**1952**
**Aerial**

**Fig. 4**



**1972**
**Aerial**

**Fig. 5**

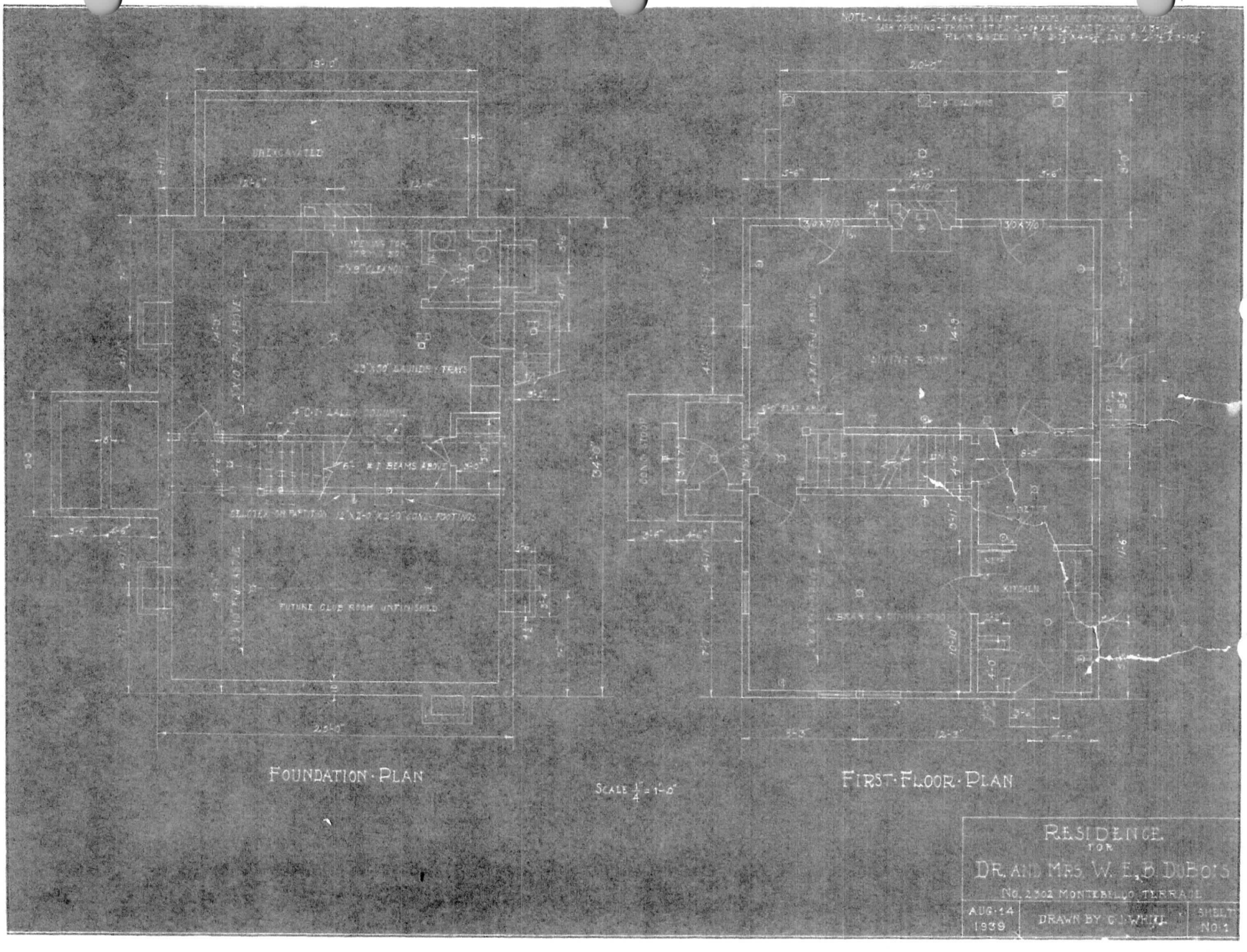

FOUNDATION · PLAN
SCALE 1/4" = 1'-0"
FIRST · FLOOR · PLAN
RESIDENCE
FOR
DR. AND MRS. W. E. B. DUBOIS
No. 2302 MONTEBELLO TERRACE
AUG. 14
1939
DRAWN BY G. J. WHITE
SHEET
No. 1

**Fig. 10A**

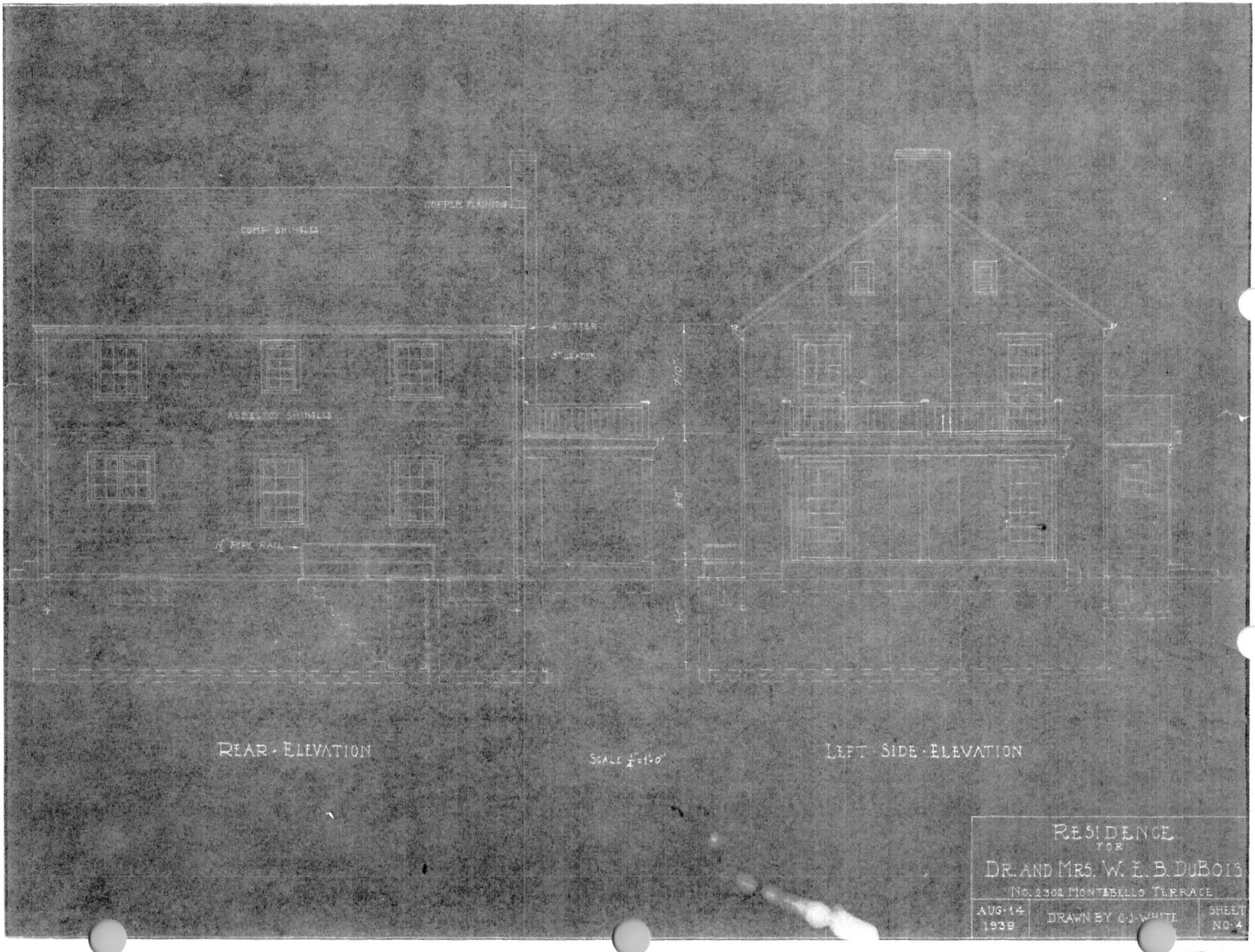

COPPER FLASHING
COMP. SHINGLES
ASBESTOS SHINGLES
4" PIPE RAIL
REAR - ELEVATION
SCALE 1/4"=1'-0"
LEFT - SIDE - ELEVATION
RESIDENCE
FOR
DR. AND MRS. W. E. B. DUBOIS
No. 2302 MONTEBELLO TERRACE
AUG-14
1939
DRAWN BY C.J. WHITE
SHEET
NO. 4

Fig. 10B



















**Fig. 6** - In the Baltimore region, there were several suburban developments offering lots for sale to blacks as early as 1911 in Sparrow's Point. Many were near the historic black community of Winters Lane in Catonsville MD or in Anne Arundel County. Developers ran these ads in the Baltimore Afro-American after World War I.

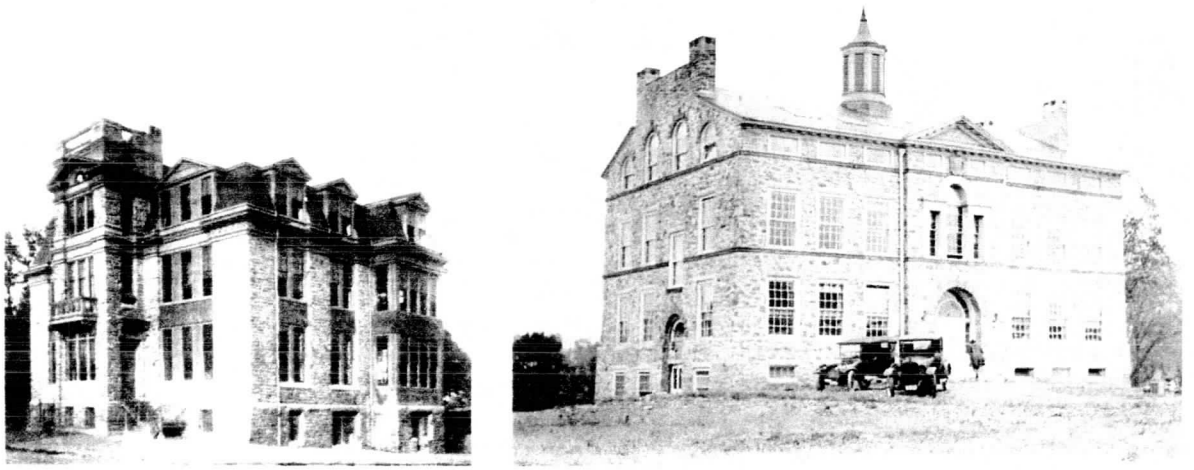


**Fig. 7** - Morgan College had outgrown its building (left) at Edmondson & Fulton Avenues (1881-1917) on land Dr. John Goucher had donated. A location became imperative when Andrew Carnegie gave Morgan a matching grant for a new building. On the new 70 acres of land the college purchased, the building was designed by Jackson Davis and completed in 1921.

# OBJECT TO LIVING NEAR RESPECTABLE NEGROES

WHITE PEOPLE GIVE SUNDRY REASONS WHY INTELLIGENT AND SOBER COLORED NEIGHBORS ARE OBJECTIONABLE

Councilman West Explains His Pet Measure At Public Hearing—Speakers Say Negroes Are All Right So Long As They Stay in The Back Alleys—The Reverend Mr. Heilman Makes Speech.

## FIGHTS NEGRO INVASION

Lauraville Is Up In Arms Against Morgan College.

OTHER SECTIONS IN PROTEST

**Big Delegation Will Present Resolutions To College Authorities Today, Following Meeting.**

Lauraville has blood in its eye for any invasion of its 99 per cent. pure white community by a negro institution, colony or settlement of any kind or character and proved last night in a big massmeeting at the Volunteer Fire Engine House its determination to fight any such invasion to the last ditch.

At 10.30 o'clock this morning delegations from Lauraville, Hamilton, Clifton Park, Montebello Park and Northeast Baltimore will gather at the doors of Morgan College, a negro institution at Fulton and Edmondson avenues, to present resolution of protest against the college moving to the Ivy Mill property at Hillen road and Arlington avenue. Frederick Evans, president of the Lauraville Improvement Association, will be chief spokesman.

## MORGAN COLLEGE BUYS SITE

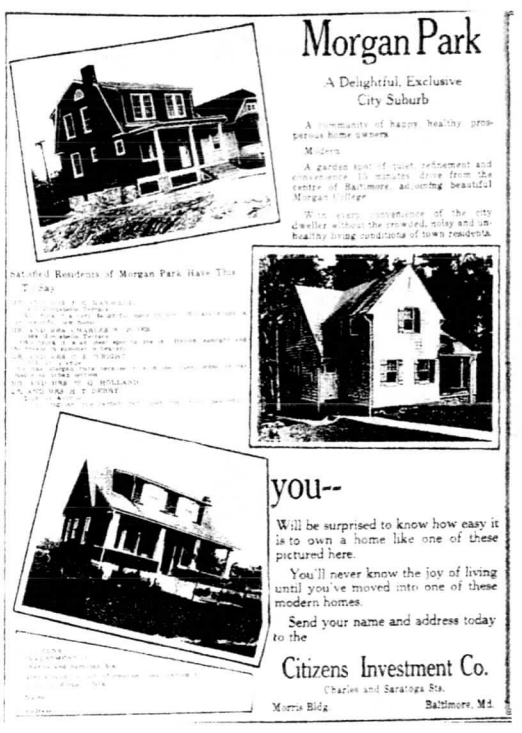
**Deed Recorded For Ivy Mill Tract Despite Protests Of Neighborhood.**

Trustees of Morgan College have answered the protests of nearly all the civic bodies of Hamilton, Lauraville, Northeast Baltimore and adjoining neighborhoods against the establishment of a negro institution and community in their midst, by purchasing the old Ivy Mill tract of 68¼ acres on the Hillen road and Grindon lane.

The deed has been placed on record at Towson. Maloy & Brady were the attorneys, with James J. Lindsay and William P. Cole, Jr., and the title was examined and guaranteed by the Title Guarantee and Trust Company. The Ivy Land Company, of which Mr. Lindsay is president and Frank R. Wheeler secretary, is now no longer owner of the land, and the act of purchase means but one thing—namely, that the trustees of Morgan College have fully decided to establish the college on that site. The property has been on the market for some time and they are not land speculators.

**Fig. 8** – In 1910, when a black attorney, George McMechen bought a house on McCullough St. very near white & Jewish Eutaw Place, the City Council passed the first segregation law. When the Lauraville community learned of Morgan College's plan to move near them and also establish a black residential neighborhood they went to court to stop it but failed. The U.S. Supreme Court overruled Baltimore's segregation ordinance in 1917



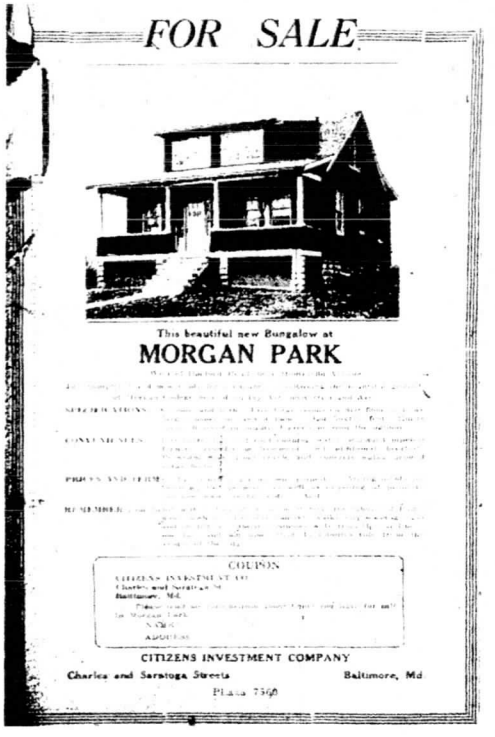
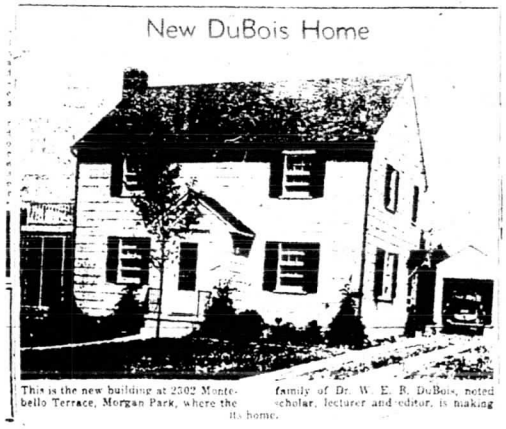




**Fig. 9** – The developer, the Morgan Park Company with partner Citizens' Investment Company began a marketing campaign in the Afro-American that ran from 1917 to the early 1930s. Emphasizing that the development had modern utility service for indoor plumbing and paved streets were important selling points. People would buy the lot in cash then save for the down payment for the construction of the house then pay in weekly installments. Truly Hatchett, an important black Baltimore businessman, would be the official agent for the development.

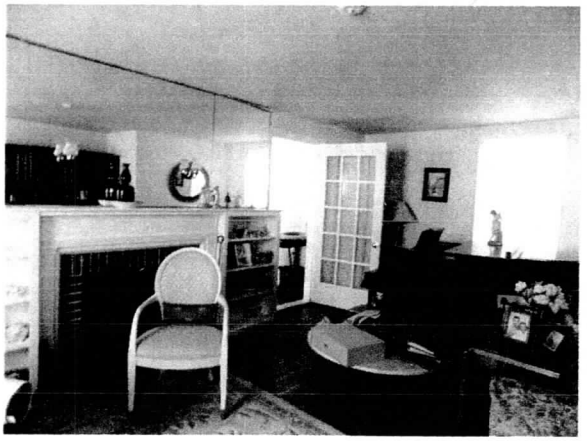












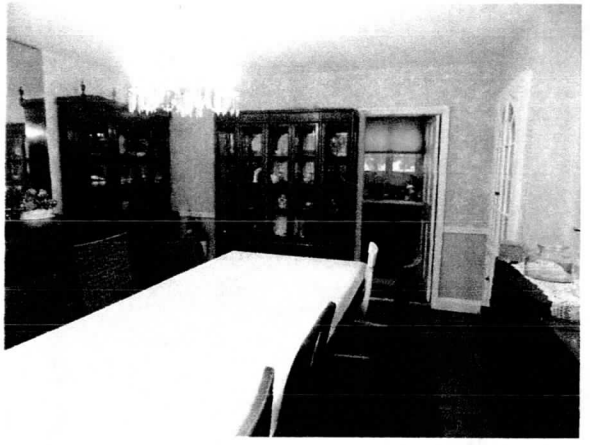


**Fig. 10** – Morgan Park's most famous resident was the civil rights pioneer and scholar, W.E.B. DuBois who lived at 2302 Montebello Terrace with his family. Baltimore's black community was extremely proud to have him choose Morgan Park to live. His house was designed by Saul M. Perdue & Carl J. May, black architects & builders who taught at Carver Vocational High School. (See Figs. 10A & 10B)

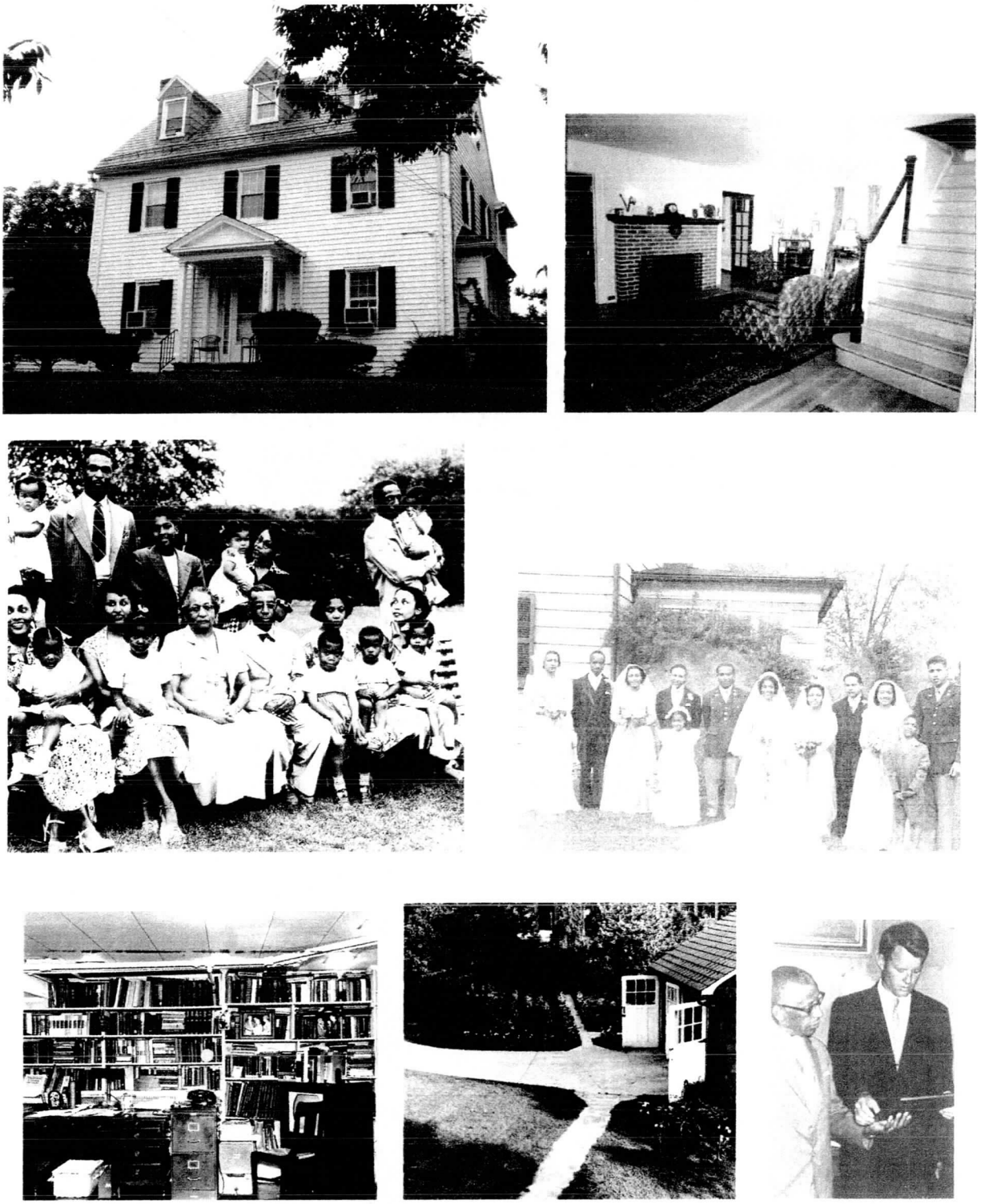


**Fig. 11** – Owner of the Afro-American, Dr. Carl J. Murphy purchased 3 lots in Morgan Park and hired one of the leading black architects, Albert I. Cassell to design his home in 1929. Dr. Murphy and his wife, Vashti held many family and social events for Morgan College in their back yard which was beautifully landscaped. Dr. Carl as he was known was also a German scholar and had his office was in the basement of the house. He used the Afro as a powerful tool in the fight for civil rights and as a result many national, state, and Baltimore politicians visited his house including Robert Kennedy and Thurgood Marshal. Because he lived in Morgan Park, the community was often written about in the newspaper especially the social columns.



**Fig. 12** - Most new residents in Morgan Park had moved from Old West Baltimore, the city's largest black community located along Druid Hill Ave. shown here and Pennsylvania Ave. The elite professional class lived in 3-story rowhouses on Druid Hill Ave. northern blocks. Old West Baltimore was the social & cultural center of black life in Baltimore until the 1960s.

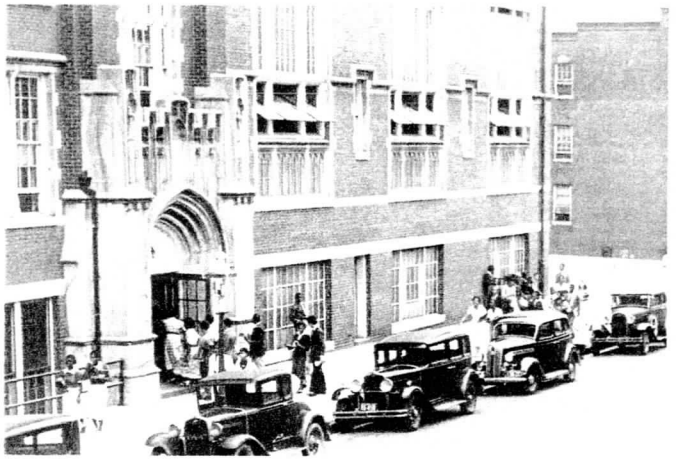


**Fig. 13** – Frederick Douglass High School in Old West Baltimore was the premier black school in the city. Many Morgan Park residents taught there.

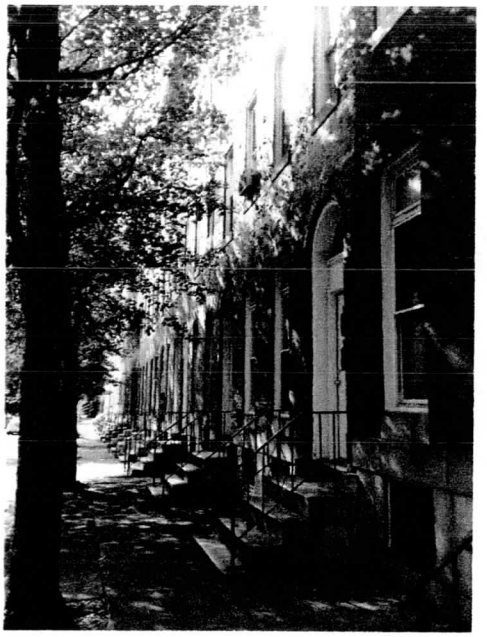


**Fig. 14** – Mr. & Mrs. George Hucles moved from 2024 Druid Hill Ave. (right) to 2410 Overland Ave. in 1921.





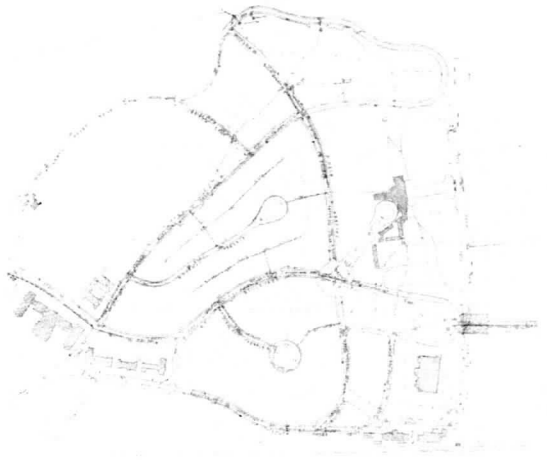


**Fig. 15** – Albert I. Cassell, one of the leading black architects of the early 20th century designed the Murphy Residence at 2406 Overland Ave. Cassell who established the Howard University architecture school also designed Founders Library, the university's most famous building. He had a grand vision for a planned black community in Calvert Co. MD by the shore of the Chesapeake Bay in the 1930s. Out of his own pocket, Cassell bought 380 acres of farmland and did the masterplan for Calvert Town. It was not just a residential subdivision but a complete town with a city hall, schools, hospital, industrial zone, and an entertainment complex. The funding from New Deal programs never materialized and the project never came to fruition. W.E.B. DuBois asked Cassell to write about architecture careers for blacks for NAACP's *Crisis* (upper right).

THE AFRO AMERICAN

## Morgan Park Has Become Beauty Spot

The Morgan Park suburban residential area today, with its modern homes, convenient utilities, transportation facilities, and cultural advantages, is a far cry from what it was twenty-five years ago.

Morgan Park has been planned for business, professional and other families who desire to live in a unique development with a social, cultural and economic environment which cannot be found elsewhere in Baltemore.



THIRTY YOUNG PEOPLE ATTEND DELIGHTFULLY PLANNED PARTY—Photo shows the youthful party makers who shared the birthday celebration of Miss Ida Murphy, daughter of Mr. and Mrs. Carl Murphy. Cards and other games were played on the lawn of their Morgan Park home during dance intermissions. Nothing happened during the afternoon, however, to remind Miss Murphy that she was celebrating her 12th natal day.

### The Morgan State College Skyline Viewed From Morgan Park



This picture shows the Morgan College Skyline as viewed from Morgan Park. Left, high chimney of heating plant. In front of it is a $500,000 dining hall under construction—only the basement walls are completed. Then follws, left to right, Spencer Science Hall, Carnegie Hall Administration Building, Soper Library and Tubman House, girls dormitory. Between the last two buildings the main campus classroom building, Holmes Hall, will be erected. Plans are nearing completion and bids will be advertised some time this summer. It will also cost over a half million dollars. In the immediate foreground is the depression through which flows Chinquapin Run, now a mere drainage ditch. Eventually, the State will be asked to cover it with a six-foot concrete tunnel and fill in the rolling with city ashes. This project would add an estimated 10 to 12 acres of level ground to the college campus.

**Fig. 16** – Because Dr. Carl Murphy lived in Morgan Park, the community was given a great deal of press coverage in the Afro-American ranging from its development progress to its many social events reported in the paper's society column, "Gadabouting in Baltimore." Dr. Murphy was a great supporter of Morgan College, especially its building expansion and regularly reported its achievements and events. The Afro stressed the importance of education to uplift the race. The history of Morgan College & Morgan Park was intertwined.

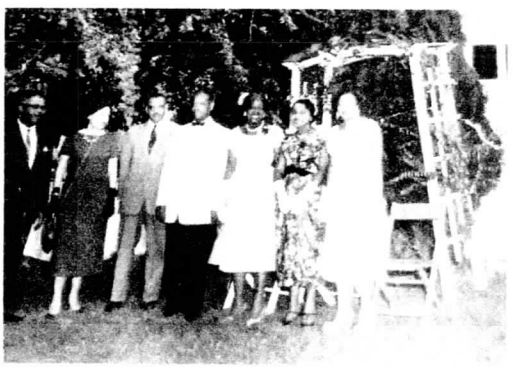




**Fig. 17** - The 50' x 125' lots in Morgan Park provided ample outdoor space for wedding receptions. Many were held in backyards along with family reunions and especially picnics

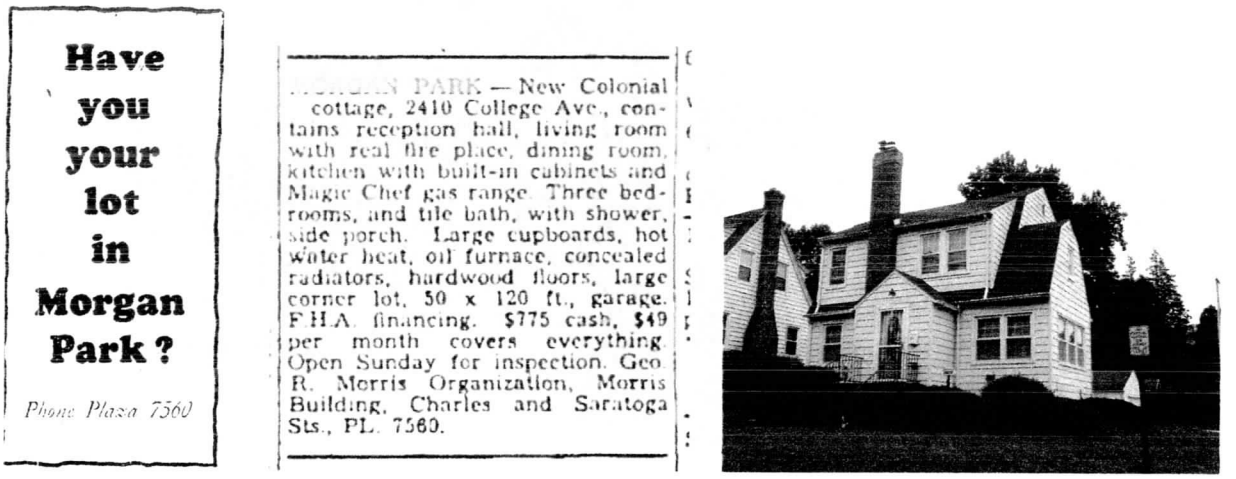
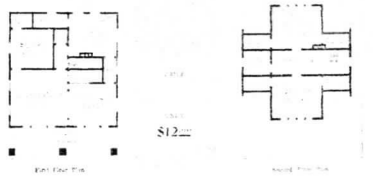



**Fig. 18** - When the Depression hit, the federal government got involved with home financing for the first time by creating the Federal Housing Authority that introduced long term amortized mortgage payments to make home owning affordable. This 1939 ad for a new brick Dutch colonial house at 2410 College Ave. stresses the F.H.A. financing terms. Buyers of Morgan Park homes in the 1930s took advantage of the low-cost financing. The ad gives a description of all the features in the house. Architect Saul Perdue and his wife, Melissa bought the house.

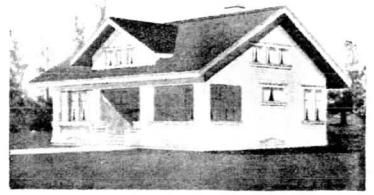


Design No. 5124

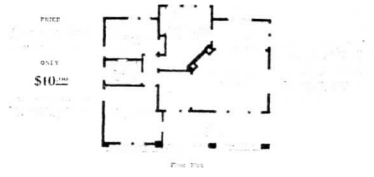




2332 Ivy Ave. - 1926



Design No. 5072





2402 Montebello Terrace – 1930

**Fig. 19** – The bungalow style was very popular through the 1920s. The developer probably used stock plans for buyers and reworked them.






**Fig. 20** - Morgan Park's western boundary backed up to Herring Running Stream giving it a secluded park-like setting. The streets were 18' wide with street parking only allowed on one side. Being included in the Baltimore City annexation of 1918 gave the community basic city services like street lighting & trash pick-up.



**Fig. 21** - 2418 Montebello Terrace - 1921 / 1st house



**Fig. 22** – Houses in Morgan Park would have garages or driveways.




**Fig. 23** - 2410 Overland Ave. – 1921 / 2nd house



**Fig. 24** - 2332 Ivy Ave. – 1926 / 3rd house



**Fig. 25** - 2401 Montebello Terrace – 1923 / 4th house



**Fig. 26** - 2333 Ivy Ave. – 1923 / 5th house



**Fig. 27** - 2322 Ivy Ave. – 1925



**Fig. 28** - 2325 Ivy Ave. – 1927



**Fig. 29** - 2409 Montebello Terrace – 1926



**Fig. 30** - 2408 Montebello Terrace – 1929



**Fig. 31** - 2313 Ivy Ave. – 1926

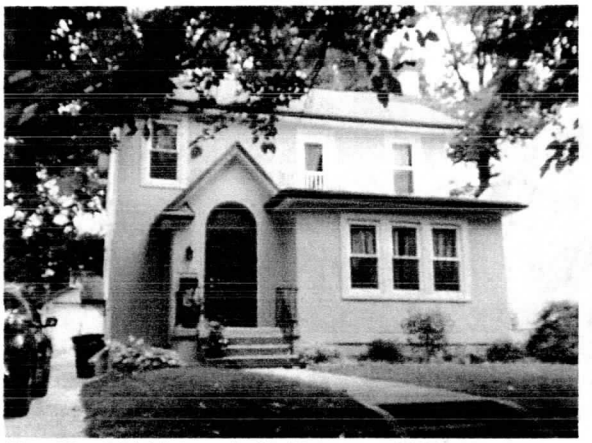


**Fig. 32** - 2316 Montebello Terrace - 1929



**Fig. 33** - 2406 Overland Ave – 1930 / Murphy Res.



**Fig. 34** - 2402 Montebello Terrace – 1930



**Fig. 35** - 2411 Montebello Terrace – 1935



**Fig. 36** - 2407 Montebello Terrace - 1936



**Fig. 37** - 2400 Montebello Terrace – 1937



**Fig. 38** - 2323 Ivy Ave. – 1937



**Fig. 39** - 2503 Montebello Terrace – 1937



**Fig. 40** - 2302 Montebello Terrace – 1939 / DuBois Res.



**Fig. 41** - 2337 Montebello Terrace – 1940



**Fig. 42** - 2507 Overland Ave. – 1940 by Saul Perdue



**Fig. 43** - 2321 Ivy Ave. – 1941



**Fig. 44** - 2338 Ivy Ave. – 1947



**Fig. 45** - 2417 College Ave. – 1947



**Fig. 46** - 2503 Overland Ave. – 1950 / Hill Residence



**Fig. 47** - 2335 Montebello Terrace – 1950



**Fig. 48** - 2331 Montebello Terrace – 1950



**Fig. 49** - 2325 Montebello Terrace – 1952



**Fig. 50** - 2308 Montebello Terrace – 1953



**Fig. 51** - 2320 Montebello Terrace - 1956



**Fig. 52** - 2504 Overland – 1956

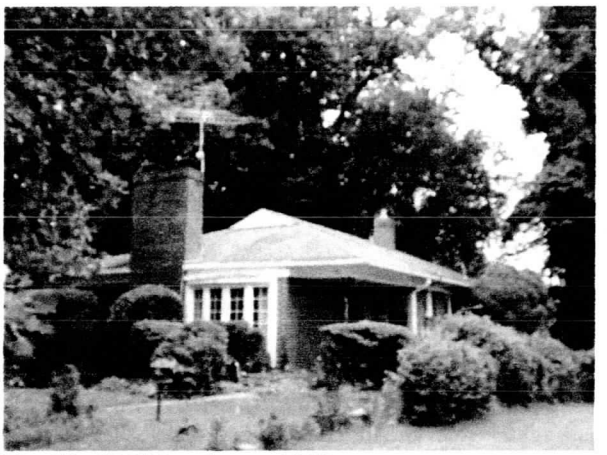


**Fig. 53** - 2308 Ivy Ave. – 1958

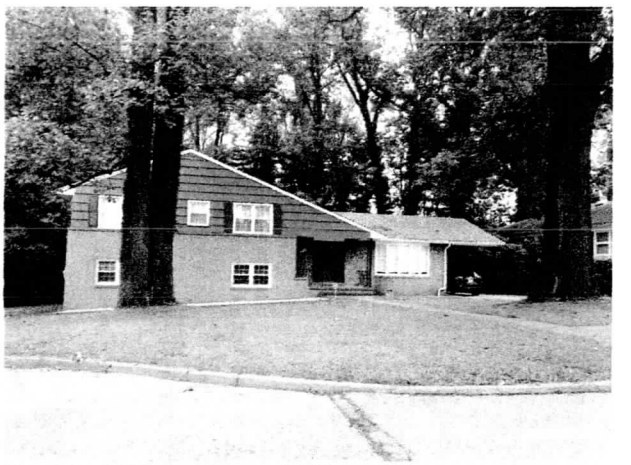


**Fig. 54** - 2300 Ivy Ave. – 1959

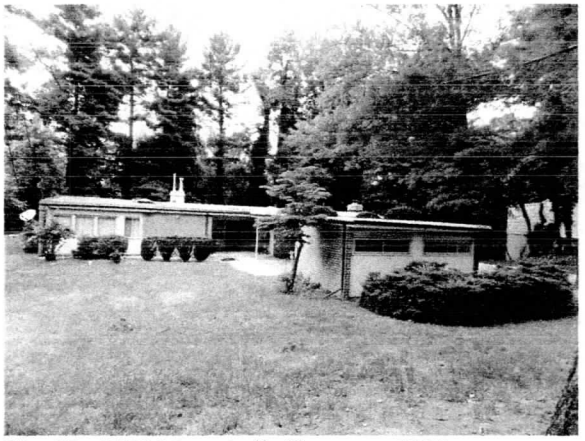


**Fig. 55** - 2305 Montebello Terrace – 1960



**Fig. 56** - 2301 Ivy Ave. – 1961



**Fig. 57** - 2415 Montebello Terrace – 1962



**Fig. 58** - 2327 Ivy Ave. – 1963



**Fig. 59** - 2412 College Ave. – 1963 / President's Res.



**Fig. 60** - 2306 Montebello Terrace – 1965

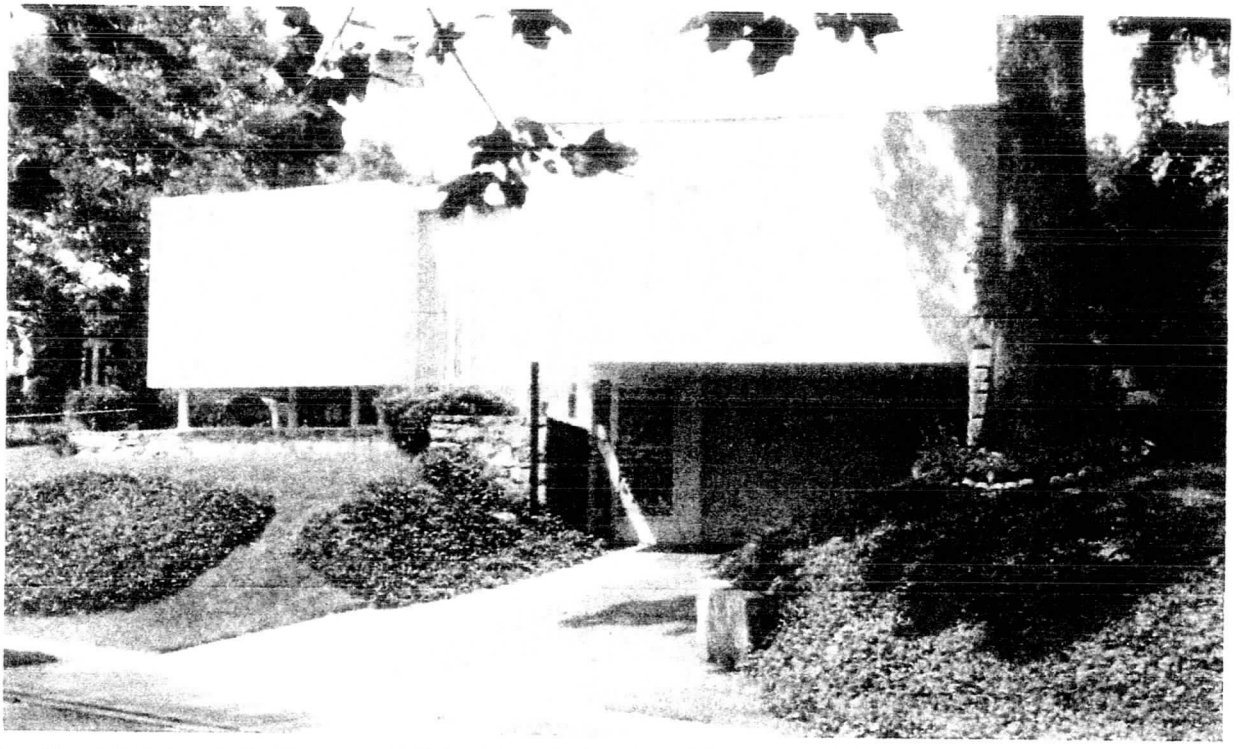


**Fig. 61** - 2502 Montebello Terrace – 1958 / original design altered. Morgan Park is unusual because it has 3 modernist houses, almost no neighborhoods in northeast Baltimore have any.

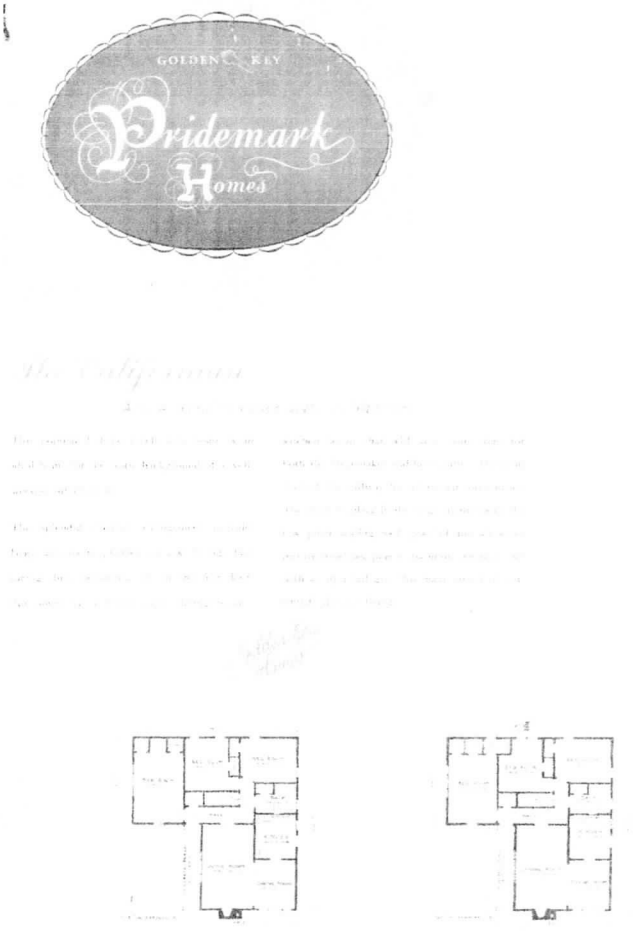



**Fig. 62** - In the post-war era, home builders offered brochures showing several styles of houses for Morgan Park buyers to choose from like Pridemark Homes Californian ranch house. The owners could dispense with an architect and make modifications on the design with the home builder. Often, the owners themselves would design their dream house.



**Fig. 63** – Throughout its history, Morgan Park houses were always being remodeled and upgraded with new siding or windows such as this house that was built in 1949.



**Fig. 64** – The last houses in Morgan Park were built by Bimini Builders, Inc. from 1987-2002. Post-modernism had brought back historical styles to residential design such as 2310 Montebello Terrace built in 1988.

**Index to Photographs**

The following information applies to all photographs which accompany this documentation:

Maryland Inventory of Historic Properties (MIHP) Number: B-5316
Name of Property: Morgan Park Historic District
Location: Baltimore City, Maryland
Photographer: Charles Belfoure
Date taken: August 20, 2018
Location of original digital files [or negatives]: MHT

Photo captions:

MD_BaltimoreCity_MorganParkHD_0001.tif
Looking N from E. Cold Spring Lane at Montebello Terrace entry into Morgan Park

MD_BaltimoreCity_MorganParkHD_0002.tif
Looking NE on Overland Ave.

MD_BaltimoreCity_MorganParkHD_0003.tif
Looking SW on Overland Ave.

MD_BaltimoreCity_MorganParkHD_0004.tif
Looking NW on Ivy Ave.

MD_BaltimoreCity_MorganParkHD_0005.tif
Looking NW on Ivy Ave.

MD_BaltimoreCity_MorganParkHD_0006.tif
Looking N on Ivy Ave.

MD_BaltimoreCity_MorganParkHD_0007.tif
Looking W on Montebello Terrace

MD_BaltimoreCity_MorganParkHD_0008.tif
Looking S on Montebello Terrace

MD_BaltimoreCity_MorganParkHD_0009.tif
Looking SE on Montebello Terrace

MD_BaltimoreCity_MorganParkHD_0010.tif
Looking SE on Montebello Terrace

MD_BaltimoreCity_MorganParkHD_0011.tif
Looking S on Montebello Terrace

MD_BaltimoreCity_MorganParkHD_0012.tif
Looking S on Overland Ave.

MD_BaltimoreCity_MorganParkHD_0013.tif
Looking S on Overland Ave.

MD_BaltimoreCity_MorganParkHD_0014.tif
Looking E on Prospect Ave.

MD_BaltimoreCity_MorganParkHD_0015.tif
Looking N on College Ave.

MD_BaltimoreCity_MorganParkHD_0016.tif
Looking S on College Ave.

MD_BaltimoreCity_MorganParkHD_0017.tif
Looking N from E. Cold Spring Lane

MD_BaltimoreCity_MorganParkHD_0018.tif
Looking N from E. Cold Spring Lane at President's House

MD_BaltimoreCity_MorganParkHD_0019.tif
Looking N at Herring Run Stream

MD_BaltimoreCity_MorganParkHD_0020.tif
Typical yard bordering Herring Run Stream

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2418 Montebello Terrace - 1921

MD_BaltimoreCity_MorganParkHD_0022.tif
2418 Montebello Terrace - 1921

MD_BaltimoreCity_MorganParkHD_0023.tif
2410 Overland Ave. - 1921

MD_BaltimoreCity_MorganParkHD_0024.tif
2332 Ivy Ave. - 1926

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2401 Montebello Terrace - 1923

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2333 Ivy Ave. - 1923

MD_BaltimoreCity_MorganParkHD_0027.tif
2322 Ivy Ave. - 1925

MD_BaltimoreCity_MorganParkHD_0028.tif
2325 Ivy Ave. - 1927

MD_BaltimoreCity_MorganParkHD_0029.tif
2408 Montebello Terrace - 1926

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2313 Ivy Ave. - 1926

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2316 Montebello Terrace - 1929

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2406 Overland Ave. – 1930 / Dr. Carl Murphy Residence

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2402 Montebello Terrace - 1930

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2411 Montebello Terrace - 1935

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2407 Montebello Terrace - 1936

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2400 Montebello Terrace - 1937

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2333 Ivy Ave. - 1937

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2503 Montebello Terrace - 1937

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2302 Montebello Terrace – 1939 / W.E. B. Dubois Residence

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2302 Montebello Terrace – 1939 / W.E. B. Dubois Residence

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2337 Montebello Terrace - 1940

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2338 Ivy Ave. - 1947

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2331 Montebello Terrace - 1950

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2308 Montebello Terrace - 1953

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2320 Montebello Terrace - 1956

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2308 Ivy Ave. - 1958

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2300 Ivy Ave. - 1958

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2305 Montebello Terrace – 1960

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2301 Ivy Ave. - 1961

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2415 Montebello Terrace - 1962

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2327 Ivy Ave. - 1963

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2412 College Ave. – 1961 / President's Residence

MD_BaltimoreCity_MorganParkHD_0060.tif
2306 Montebello Terrace - 1965


COLD SPRING
NO
OUTLET
SPEE
LIMI
25

MHP: B-5316
MORGAN PARK HISTORIC DISTRICT
BALTO. CITY MD
CHAS. BELFOUR
8/20/18
MHT
MD_BALTIMORE CITY_MORGANPARKHD_0001.TIF
LOOKING N FROM E. COLD SPRING LANE AT
MONTEBELLO TERRACE ENTRY INTO MORGAN PARK


SPEED
LIMIT
25

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BALTO. CITY, MD
C. BELFORCE
8/20/18
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LOOKING NE ON OVERLAND AVE.


STOP
AHEAD

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C. BELFOUCE
6/20/18
MHT

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LOOK SW ON OVERLAND AVE.



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BALTO. CITY, MD
C. BELFOURE
6/20/18
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LOOKING NW ON IVY AVE.



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BALTO. CITY, MD
C. BELFOURE
8/20/18
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LOOKING NW ON IVY AVE.



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BALTO. CITY, MD
C. BELFOURE
8/20/18
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LOOKING N ON IVY AVE.



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BALTO. CITY, MD
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8/20/18
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BALTO. CITY, MD
C. BELFONTE
5/20/18
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BALTO. CITY, MD
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8/20/18
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LOOKING SE ON MONTEBELLO TERRACE


SPEED
LIMIT
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8/20/18
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8/20/18
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LOOKING E ON PROSPECT AVE.


NO
PARKING
SLOW
CHILDREN
PLAYING

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8/20/18
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LOOKING N ON COLLEGE AVE.


NO
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PARKING LIMIT
IN AREA # 36
7AM-7PM

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BALTO. CITY, MD
C. BELFOURE
8/20/18
MHT
MD_BALTIMORECITY_MORGANPARKHD_0016.TIF
LOOKING S ON COLLEGE AVE.



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MORGAN PARK HISTORIC DISTRICT
BALTO. CITY, MD
C. BELTOUE
8/20/18
MHT
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LOOKING N FROM E. COLD SPRING LANE



MHP: B-5316
MORGAN PARK HISTORIC DISTRICT
BALTO. CITY, MD
C. BELFOURE
8/20/18
MHT
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LOOKING N FROM E. COLD SPRING LANE
AT PRESIDENT'S HOUSE



MHSP: B-5316
MORGAN PARK HISTORIC DISTRICT
BALTO. CITY, MD
C. BELFOURE
8/20/18
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LOOKING NW AT HERRING RUN STREAM



MHT#: B-5316
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BALTO. CITY, MD
C. BELFOURE'
8/20/18
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TYPICAL YARD BORDERING HERRING RUN STREAM



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MORGAN PARK HISTORIC DISTRICT
BALTO. CITY, MD
C. BELFOURE
8/20/18
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2418 MONTEBELLO TERRACE - 1921



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8/20/18
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8/20/18
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2701 MONTEBELLO TERRACE - 1923



B-5316
MORGAN PARK HISTORIC DISTRICT
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2322 IVY AVE. - 1925



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B-5816
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8/20/18
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2408 Montebello Terrace - 1926



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2313 IVY AVE - 1926



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2406

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8/20/18
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2406 OVERLAND AVE. - DR. CARL MURPHY RESIDENCE



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BALTO. CITY, MD
C. BELFOURE
9/20/18
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8/20/18
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2411 MONTEBELLO TERRACE - 1935



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BALTO. CITY, MD
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8/20/18
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BALTO. CITY, MD
C. BELFOUCE
8/20/18
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2400 MONTEBELLO TERRACE - 1957



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8/20/18
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2333 IVY AVE. - 1937



B-5316
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BALTO. CITY, MD
C. BELFORTE
8/20/18
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C. BELFORCE
8/20/18
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2302 MONTEBELLO TERRACE - 1939
W.E.B. DUBOIS RESIDENCE



B-5316
MORGAN PARK HISTORIC DISTRICT
BALTO. CITY, MD
C. BELFONTE
8/20/18

MD_BALTIMORECITY_MORGANPARKHD_0070.TIF
2302 MONTEBELLO TERRACE - 1939
W.E.B. DUBOIS RESIDENCE



B-5316
MORGAN PARK HISTORIC DISTRICT
BALTO. CITY, MD
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8/20/18
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2337 MONTEBELLO TERRACE - 1940


NO
STOPPING

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MORGAN PARK HISTORIC DISTRICT
BALTO. CITY, MD
C. BELFORE
8/20/18
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2507 OVERLAND AVE - 1940



B-5316
MORGAN PARK HISTORIC DISTRICT
BALTO. CITY, MD
C. BELFOURE
8/20/18
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2321 IVY AVE. - 1941



B-5316
MORGAN PARK HISTORIC DISTRICT
BALTO. CITY, MD
C. BELFOURE
8/20/18
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MD_BALTIMORECITY_MORGANPARKHD_0044.TIF
2338 IVY AVE. - 1947



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MORGAN PARK HISTORIC DISTRICT
BALTO. CITY, MD
C. BELFORTE
8/20/18
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2417 COLLEGE AVE — 1947


2500
OVERLAND AV

B-5316
MORGAN PARK HISTORIC DISTRICT
BALTO. CITY, MD
C. BELFORD
8/20/18
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2503 OVERLAND AVE. - 1950



B-5316
MORGAN PARK HISTORIC DISTRICT
BALTO. CITY, MD
C. BELFONTE
8/20/18
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2835 MONTEBELLO TERRACE - 1950



B-5316
MORGAN PARK HISTORIC DISTRICT
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8/20/18
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2331 MONTEBELLO TERRACE - 1950



B-5316
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BALTO. CITY, MD
C. BELFOURE
8/20/18
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MP_BALTIMORECITY_MORGANPARKHD_0049.TIF
2325 MONTEBELLO TERRACE - 1952



B-5316
Morgan Park Historic District
Balto. City, MD
C. Belfonte
8/20/18
MHT
MD_BaltimoreCity_MorganParkHD_0050.tif
2308 Montebello Terrace - 1953



B-5316
MORGAN PARK HISTORIC DISTRICT
BALTO. CITY, MD
C. BELFORD
8/20/18
MHT
MD_BALTIMORECITY_MORGANPARKHD_0051.TIF
2320 MONTEBELLO TERRACE - 1956



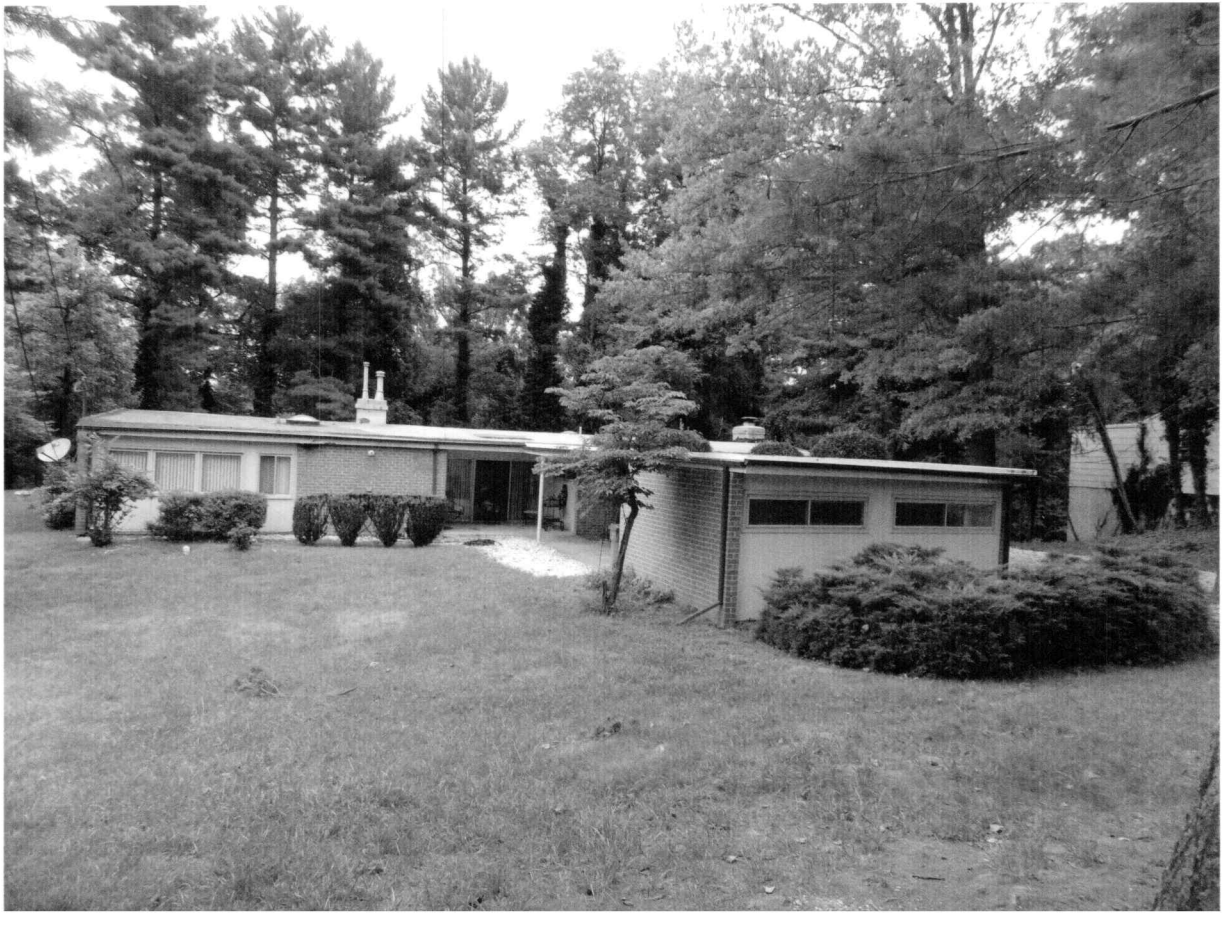
B-5216
MORGAN PARK HISTORIC DISTRICT
BALTO. CITY, MD
C. BELFIELD
8/20/18
MHT
MD_BALTIMORECITY_MORGANPARKHD_0052.TIF
2504 OVERLAND AVE. - 1956



B-5316
MORGAN PARK HISTORIC DISTRICT
BALTO. CITY, MD
C. BELFONTE
8/20/18
MHT
MD_BALTIMORECITY_MORGANPARKHD_0053.TIF
2308 IVY AVE. - 1958



B-5316
MORGAN PARK HISTORIC PARK
BALTO. CITY, MD
C. BELFORTE
8/20/18
MHT
MD_BALTIMORECITY_MORGANPARKHD_0054.TIF
2300 IVY AVE. - 1958



B-5316
MORGAN PARK HISTORIC DISTRICT
BALTO. CITY, MD
C. BELFORCE
8/20/18
MHT
MD_BALTIMORECITY_MORGANPARKHD_0055.TIF
2305 MONTEBELLO TERRACE - 1960



B-5316
MORGAN PARK HISTORIC DISTRICT
BALTO. CITY, MD
C. BELFORTE
8/20/18
MHT
MD_BALTIMORECITY_MORGANPARKHD_0056.TIF
2301 IVY AVE. - 1961



B-5316
MORGAN PARK HISTORIC DISTRICT
BALTO. CITY, MD
C. BELFORD
8/20/18
MHT
MD_BALTIMORECITY_MORGANPARKHD_0051.TIF
2415 MONTEBELLO TERRACE - 1962



B-5316
MORGAN PARK HISTORIC DISTRICT
BALTO. CITY, MD
C. BELFOURE
8/20/18
MHT
MD_BALTIMORECITY_MORGANPARKHD_0058.TIF
2327 IVY AVE. - 1963



B-5316
MORGAN PARK HISTORIC DISTRICT
BALTO. CITY, MD
C. BELFOURE
8/20/18
MHT

MD_BALTIMORECITY_MORGANPARKHD_0059.TIF
2412 COLLEGE AVE. - 1963
PRESIDENT'S RESIDENCE



B-5316
MORGAN PARK HISTORIC DISTRICT
BALTO. CITY, MD
C. BELFORTE
8/20/18
MHT
MD_BALTIMORECITY_MORGANPARKHD_0060.TIF
2306 MONTEBELLO TERRACE - 1965

60