

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

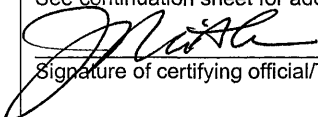
historic name Reservoir Hill Historic District
other names B-1379

2. Location

street & number North Ave. - Madison Ave. - Druid Park Lake Dr. - Mt. Royal Terrace not for publication
city or town Baltimore vicinity
state Maryland code MD county Independent City code 510 zip code 21217

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).



11-9-04

Signature of certifying official/Title

Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments).

Signature of certifying official/Title

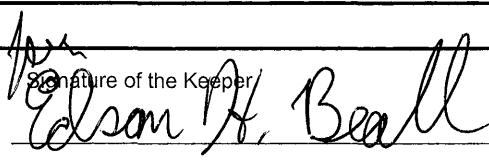
Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby, certify that this property is:

- entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register.
 See continuation sheet.
- Determined not eligible for the National Register.
- removed from the National Register.
- other (explain): _____


Signature of the Keeper

Date of Action

12/23/04

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

Number of Resources within Property
(Do not include previously listed resources in the count)

- | | |
|--|--|
| <input checked="" type="checkbox"/> Private | <input type="checkbox"/> building(s) |
| <input checked="" type="checkbox"/> public-local | <input checked="" type="checkbox"/> district |
| <input type="checkbox"/> public-State | <input type="checkbox"/> site |
| <input type="checkbox"/> public-Federal | <input type="checkbox"/> structure |
| | <input type="checkbox"/> object |

Contributing	Noncontributing	
1406	32	buildings
		sites
		structures
4		objects
1410	32	Total

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

number of contributing resources previously listed in the National Register:

N/A

6 (see attached list)

6. Function or Use

Historic Functions
(Enter categories from instructions)

Current Functions
(Enter categories from instructions)

DOMESTIC: single dwelling and multiple dwelling
 RELIGION: religious facility
 COMMERCE: specialty store
 TRANSPORTATION: rail-related
 RECREATION & CULTURE: monument
 LANDSCAPE: park

DOMESTIC: single dwelling and multiple dwelling
 RELIGION: religious facility
 COMMERCE: specialty store
 RECREATION & CULTURE: monument
 LANDSCAPE: park

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

EARLY REPUBLIC
 LATE VICTORIAN: Italianate, Second Empire,
 Queen Anne, Romanesque
 LATE 19TH & 20TH CENTURY REVIVALS:
 Colonial Revival, Tudor Revival, Mission/Spanish
 Colonial Revival

foundation BRICK, STONE
 walls BRICK, STONE
 roof SLATE, CERAMIC TILE, ASPHALT
 other

Narrative Description

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

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)

- Criteria A, B, C, D with checkboxes and descriptions.

Criteria Considerations

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

Property is:

- Criteria A-G with checkboxes and descriptions.

Narrative Statement of Significance

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

Area of Significance

(Enter categories from instructions)

ARCHITECTURE
ETHNIC HERITAGE: EUROPEAN

Period of Significance

1790-1941

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Multiple known and unknown; see continuation sheet.

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

Previous documentation on files (NPS):

- Checkboxes for documentation types: preliminary determination, previously listed, designated landmark, Historic American Buildings Survey, Historic American Engineering Record.

Primary location of additional data:

- Checkboxes for data locations: State Historic Preservation Office, Other State agency, Federal agency, Local government, University, Other.

Name of repository:

Reservoir Hill Historic District B-1379
Name of Property

Baltimore, Maryland
County and State

10. Geographical Data

Acreage of Property Approximately 200 acres Baltimore West, MD quad

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

1	Zone	Easting	Northing	3	Zone	Easting	Northing
2	Zone	Easting	Northing	4	Zone	Easting	Northing

See continuation sheet 10:3

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 Fred B. Shoken
Organization Preservation Consultant date June 30, 2004
street & number 1707 Park Avenue telephone (410) 669-5669
city or town Baltimore state Md. zip code 21217

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 Multiple Ownership (more than 50) c/o John Ruffin, Reservoir Hill Improvement Council, Inc.
street & number 2001 Park Avenue telephone (410) 225-7547
city or town Baltimore state Maryland zip code 21217

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.

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Reservoir Hill Historic District

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Description Summary:

Reservoir Hill is an urban neighborhood just south of Druid Hill Park in north Baltimore, Maryland. The convergence of diagonal and north-south street grids define 32 city blocks roughly bounded by North Avenue, Mount Royal Avenue, Druid Park Lake Drive, and Madison Avenue. The majority of the properties are late-nineteenth to early-twentieth century row houses (photo #1), but the district includes other historic building types from grand mansions to multi-story apartment buildings, a handful of religious and commercial buildings, and a few public monuments. Approximately half of the buildings front on small garden plots or terraced walkways. The community's tree-lined character is enhanced by plantings at sidewalk tree wells. A few older traditional brick row houses with flat facades and refined detailing are extant, but eclectic designs with projecting bays, turrets, balconies, and porch fronts predominate within the area. Six to fourteen-story tall early-twentieth century apartment houses front on Druid Hill Park at the northern edge of the district. Individual mansions built in a variety of styles, two older synagogues and one church, and a few commercial buildings provide a break from the neighborhood's row house character. Some sections of the neighborhood have been meticulously rehabilitated; in other areas, redevelopment and deterioration have taken a toll. Overall, the district retains a good level of integrity, with the majority of its significant streetscapes, buildings, and monuments intact.

General Description:

While Madison Avenue and Eutaw Place continue the diagonal street grid of older neighborhoods south of North Avenue, streets within Reservoir Hill are a mixture of north-south and diagonal streets. North of Whitelock Street, many of the diagonal streets turn north-south, creating odd shaped blocks (photo #2). There is a great variety of street widths in the community. Eutaw Place and Madison Avenue are extremely wide, allowing for diagonal parking, while Brooks Lane and Chauncey Avenue are extremely narrow. Cloverdale Road between Eutaw Place and Madison Avenue is paved in brick. Park Avenue includes a landscaped median. The northern portion of Mount Royal Avenue has the character of an access road to the Jones Falls Expressway, while houses in the 1900 block front on a crescent-shaped lane and small park. Through traffic within the community is minimal, as virtually all the streets within the neighborhood stop at Druid Hill Park to the north or the Jones Falls Expressway to the east. The 2000 block of Callow Avenue has been narrowed at the ends of the block to enhance its pedestrian character and a few streets have speed humps to slow traffic.

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The area is densely built-up, but there are some parks and open space within the district, as well as vacant lots where housing has been demolished. Historic landscape features include park-like walkways across from Druid Hill Park on the south side of Druid Park Lake Drive and Mount Royal Terrace, which was once a southern gateway into Druid Hill Park. A circular reservoir along Mount Royal Terrace just north of North Avenue is no longer extant, but a small park has been created featuring a Lady Baltimore statue (salvaged from the Saint Paul Street bridge over the Jones Falls Expressway) and a monument to Marylanders who died in the Mexican American War (relocated from Mount Royal Avenue and Lanvale Street when construction for the Howard Street underpass forced its removal). Some active recreation spaces are located on the grounds of the John Eager Howard School and Recreation Center.

The general topography of the neighborhood gently rises from the south to the north. The highest elevations are in the northwest corner of the area adjacent to Druid Hill Park. Generally, the slopes are steeper below Whitelock Street. The oldest house in the neighborhood is built on a steep incline near the intersection of Park Avenue and Reservoir Street.

Residential Buildings

Reservoir Hill is one of the most diverse neighborhoods in Baltimore with regard to housing types. They range from early row houses and a surviving country estate to eclectic porch front rows, individual mansions, high-rise apartment buildings, a group of solar powered townhouses, and early suburban style villas. In spite of this variety of housing types, the character of neighborhood is retained due to its distinct boundaries defined by the Jones Falls Expressway, Druid Hill Park, North Avenue, and Madison Avenue.

Prior to the start of urban development within Reservoir Hill in the 1870s, several country estates were located on large expanses of land. The building at the corner of Park Avenue and Reservoir Street (photo #3), dating from c. 1790, is the only surviving structure from that era and the earliest house in the neighborhood. Now housing the Reservoir Hill Multi-Purpose Center, this 2½ story stone house with a gabled roof and dormers was substantially altered after being vacant and converted into non-residential use. It is, however, a rare late-eighteenth century surviving house in an urban neighborhood.

Spurred by the creation of Druid Hill Park in the 1860s, some of the earliest houses lined Madison Avenue, the main gateway to the park. Built in the mid-1870s, the houses at 2500-2528 Madison Avenue are classic traditional Baltimore row houses (photo #4). They feature flat red brick building walls, stone foundation walls, arched door surrounds and sills, double wood entry doors, marble steps, splayed brick lintels, and bracketed cornices. Rows of this type, with

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sparse ornamentation emphasizing only the entryways, windows, and rooflines, are relatively rare in Reservoir Hill, as early development in the area was slow due to its location on the outskirts of Baltimore. Once full-scale development was underway, eclectic building types, influenced by Victorian and Queen Anne flamboyance, dominated the streetscape.

At first, changes to the traditional rows were minimal. A good example is 2430-2434 Madison Avenue (photo #5). These houses are quite similar to the earlier houses, but are embellished with some Victorian flourishes. First floor openings feature stone caps with incised carvings. The central window on the second floor is also treated differently, and in fact lintels on each floor levels vary, a break from the traditional house. The distinctions are subtle, but clearly represent a desire by builders to break from the traditional house.

Similar variations to the traditional house can be found at 601-617 Lennox Street (photo #6). These houses differ from the traditional house, with rough stone foundation walls, corbelled brick work at the cornice, and small central second floor windows with hoods. A further break from the traditional house can be seen at 607-617 Reservoir Street (photo #7). Here, the rough stonework extends to the entire first floor and a projecting bay window on the second floor breaks the flatness of the traditional facade.

A group of row houses at the 1900-1920 Park Avenue retain the traditional red brick facade, but these houses have slightly projecting central bays that end in pediments (photo #8). These houses are unusual because they are extremely wide at 29 feet, but are less than 40 feet deep. In the 1900 block of Mount Royal Terrace, row houses feature Queen Anne details, breaking from the simplicity of the traditional row. At the northern end of the block, houses feature porch fronts, balconies, and a corner tower (photo #9). Houses in the southern end of the block are even more elaborate (photo #10). The projecting bays and upper level balconies and porches were designed to maximize views of the Mount Royal Reservoir that was located across the street.

In addition to row houses, some of the earliest houses in the neighborhood were duplexes, reflecting an early time period when lower land values allowed the amenity of a small front yard. One of these duplexes, 2008-2010 Mount Royal Avenue has all the features of a traditional row house except for the Victorian embellished front porch (photo #11).

At the turn of the century, the traditional red brick row house in Reservoir Hill was replaced with houses constructed of Roman brick, which is tan in color with a harder finish. These later houses made little attempt to duplicate the traditional house, but emphasized design

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elements popular in the early twentieth century, including projecting bays, porches, tile roofs, upper floor balconies, and small front yards.

In the row that includes 2001-2005 Bolton Street, houses alternate with rounded, squared, and angled projecting bays (photo #12). Conical end roofs and third floor balconies add further variety to this row. Houses in the 700 block of Newington Avenue feature swell fronts, with rough stone walls on the first floor and the occasional conical or pyramidal roof (photo #13). A two level upper floor balcony is a distinctive element of the corner row house at Linden Avenue and Ducatell Street (photo #14). It is part of a row featuring projecting square bays.

Some of the neighborhoods most elaborate row houses are along Eutaw Place. The row at 2301-2359 Eutaw Place features a covered first floor porch, a projecting bay window on the second floor, and an open projecting bay balcony on the third floor (photo #15). Across the street in the 2300 block Eutaw Place, the row features four story high houses with brownstone at the first floor, upper level projecting bays, and tile roofs with dormers at the fourth floor (photo #16).

Porch front row houses were popular in the first decade of the twentieth century, a housing type abundant in the Charles Village/Abell Historic District, among other local neighborhoods. While most porches commonly project from the front building walls, some varieties within Reservoir Hill have recessed front porches. A row in the 2200 block of Linden Avenue features a recessed front porch on the first floor, surmounted by a projecting bay window on the second floor, and a decorative third floor window treatment capped with a distinctive roofline (photo #17). Some duplexes have similar porch fronts, including the duplex at 2235-2237 Linden Avenue. It features a front porch, second floor projecting bay window, and a highly ornamented third floor dormer (photo #18).

Later row houses in the central section of the neighborhood north of Whitelock Street are smaller in scale and are often set back further from the street. Smaller 3 and 4 building groups, including 2424-2428 Callow Avenue, feature Flemish bond brick walls, stone lintels with emphasized end and keystones, front porches, and tile roofs with dormers (photo #19). 940 Brooks Lane is a 26-foot wide house with a small front yard, wide porch, second floor projecting bay, and tile roof (photo #20). 924-34 Chauncy Avenue features a stuccoed second floor with tile decoration (photo #21).

The last stages of row house development in Reservoir Hill are two-story high "daylight" row houses, including a group at 2100-2132 Park Avenue with enclosed front porches (photo #22). A row of extremely wide later row houses at 2134-2156 Mount Royal Terrace were built

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along a terraced lawn and feature a variety of decorative details, including a stepped roof in the center of the row, arched entryways, and ornamental stone blocks decorated with swags (photo #23).

Although row housing predominates in Reservoir Hill, there are many duplexes and significant individual houses. The porch front, gable end duplex at 2200-2202 Mount Royal Terrace is built of green serpentine sandstone, a material rarely seen on residential buildings (photo #24). One of the earliest surviving individual buildings in the neighborhood is the Second Empire frame house at 2408 Linden Avenue, already listed in the National Register as the Bachrach House (photo #25). 2317 Linden Avenue features many architectural elements that are found on the Roman brick Edwardian rows that line Reservoir Hill. It has similar brickwork, a small front porch, and corner tower with a conical roof (photo #26). The individual stone Romanesque house at 2448 Eutaw Place is representative of urban mansion along Eutaw Place (photo #27). These wide, deep houses are built on a massive scale, while the similarly huge Isaac Emerson House at 2500 Eutaw Place, an opulent Queen Anne design built of Roman bricks with a wide porch and varied roofline (photo #28), is more suburban in appearance. Following this suburban trend is the Hendler Mansion on Druid Park Lake Drive, a Tudor Revival design with a double gable and central overhanging pediment (photo #29). The district also includes a Georgian Revival mansion at 2318-2324 Mount Royal Terrace that is more typical of Guilford than Reservoir Hill. It features a neo-classical entrance, Flemish brick walls, slate roof, and stylized dormers (photo #30). These individual houses and duplexes add variety to the urban row house character of Reservoir Hill. Although other city neighborhoods of this vintage, Charles Village for example, include some individual houses within a row house context, the diversity of styles and housing types within in Reservoir Hill supercedes any Baltimore City neighborhood.

In addition to rows, duplexes, and individual houses, Reservoir Hill includes several apartment buildings. The wide three-story brick apartment building with neo-classical styling at 2401 Linden Avenue (fronting on Whitelock Street) is representative of mid-size apartment buildings in the community (photo #31). Other apartment buildings are smaller, with 6-10 units, including the series of three-story brick apartment buildings with central entrances, flanked by massive brick balconies lining the 2400 block of Callow Avenue (photo #32). Several six to fourteen-story high apartment buildings located in the northern end of the district overlook Druid Hill Park. The Emersonian, Temple Gardens, and Esplanade (photo #33) are grouped along Eutaw Place and Madison Avenue and comprise a small National Register Historic District. The recently renovated Riviera and Lake Drive Apartments at 901-903 Druid Park Drive, directly across from Druid Lake, are six and eight stories in height respectively. Tall early-twentieth

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century apartment buildings are rare in Baltimore City. Only Mount Vernon, Charles Village, and Tuscany-Canterbury are comparable to Reservoir Hill in the number of these buildings.

Religious Buildings

While residential buildings are the most common building type within the district, Reservoir Hill also includes three significant religious structures. At the southern edge of the district at Madison Avenue and North Avenue, the Saint Abraham Baptist Church is a large Romanesque rough stone church building with limestone trim and a landmark corner tower (photo #34). The Beth Am Synagogue at 2501 Eutaw Place is a fieldstone Byzantine style building above a large flight of steps (photo #35). The Mishkan Israel Congregation hired Stanislaus Russell (the architect of the Shaarei Tfiloh Synagogue) to design a synagogue building to rival the Eutaw Place Temple, but only the first floor was built. It is finished with stucco walls and central pediment (photo #36). A few other churches were later built along Park Avenue north of Whitelock Street. These concrete block, formstone, and brick buildings lack the architectural aspirations of the early structures.

Commercial Buildings

Among the few commercial structures in the neighborhood is the White Line car barn of the Baltimore City Passenger Railway Company. This high Victorian brick building with stone trim and pinnacles highlighting the roofline has sadly been truncated and painted white, disguising its original appearance (photo #37). Whitelock Street was once the commercial corridor for the neighborhood, but much of it has been razed. A surviving brick building with a storefront and large rear garage space is extant at 701 Whitelock Street (photo #38). A one-story group of North Avenue storefronts, featuring yellow glazed brick with black brick trim, has been altered and is now dominated by rooftop billboards (photo #39).

Landscape and Monuments

Despite its row house urban character, there are several outstanding landscape features in Reservoir Hill. North of Reservoir Street, Park Avenue features a landscaped median with fountains and planters (photo #40). Parks have been created in the southeast corner of the district at the original site of the Mount Royal Reservoir. A Lady Baltimore statue salvaged from the original Saint Paul Street bridge over the Jones Falls Expressway has been relocated to this park, along with several Victorian cast iron urns (photo #41). The Watson Monument, honoring Maryland veterans of the Mexican American War, now stands near Mount Royal

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Terrace and North Avenue (photo #42). It features a stone pedestal with bronze plaques and cannons at the base, topped by an Edward Berge bronze sculpture of Colonel William H. Watson holding a drawn sword. Watson, who died in the Battle of Monterey, was a former city councilman and noted attorney. He may be the Esquire Watson mentioned in Frederick Douglass' autobiography who was unable to be of assistance when Douglass was attacked as a slave working in Baltimore shipyards. This monument originally stood at Mount Royal Avenue and Lanvale Street, but was relocated due to the construction of the Howard Street underpass in the 1930s. Other monumental structures in this park are original stone gates to the Druid Hill Park designed by an important local architect, George Frederick. Mount Royal Terrace above North Avenue served as a southern entrance to Druid Hill Park. The gates now flank the North Avenue exit/entrance to the Jones Falls Expressway (photo #43).

New Construction and Redevelopment

Beginning in the 1960s, portions of Reservoir Hill underwent redevelopment, with the razing of some older structures. They were replaced with mid-to-late twentieth century buildings. A late nineteenth century John Eager Howard School was replaced with a new school building and recreation center in 1961. This modernistic brick building with bands of horizontal windows stands in sharp contrast to the surrounding row houses (photo #44). The school-recreation center complex takes up an entire block near the southern edge of the neighborhood. Nearby, a large section of buildings on the north side of North Avenue between Linden and Park avenues was razed and replaced by subsidized three-story high garden apartments (photo #45). The development also included a two-story building that housed a ground level supermarket with an elementary school above; both have closed. Other North Avenue commercial and residential buildings were replaced with low buildings housing a day care center, medical offices, and an auto parts store. A group of two-story houses topped with solar panels were built at 2310-2320 Madison Avenue (photo #46) in the 1970s. Lakeview Towers, a modern 14-story tower for the elderly, overlooks Druid Hill Park along Druid Park Lake Drive between Lakeview and Callow avenues (photo #47). Demolition has cleared the 900 block of Whitelock Street is vacant (photo #48), and has left a gap-toothed appearance in the 2400 block of Lakeview Avenue (photo #49).

The trend, however, is towards the restoration of the community, with many buildings undergoing rehabilitation. Others, boarded due to abandonment, fires, and vandalism, await future redevelopment (photo #50).

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Properties Within the Historic District

The table below lists the street addresses of properties located within the district:

<u>Street Name</u>	<u>Even</u>	<u>Odd</u>
Bolton Street	2100-2134	2101-2135
Brookfield Avenue	2200-2524	2103-2537
Brooks Lane	808-954	801-953
Callow Avenue	2100-2446	2101-2477
Chauncey Avenue	800-834	801-853
Cloverdale Road		1009
Druid Park Lake Drive		701-913
Ducatel Street		901-903
Eutaw Place	2200-2502	2205-2525
Lakeview Avenue	2400-2470	2401-2445
Lennox Street	602-732	601-617
Linden Avenue	2000-2520	2021-2519
Madison Avenue	2218-2570	2211-2601
Mount Royal Terrace	1900-2324	
Newington Avenue	700-926	701-825
W. North Avenue	600-1122	
Park Avenue	1900-2226	1805-2209
Reservoir Street	604-806	601-805
Whitelock Street	600-1100	601-1015

Non-Contributing Buildings

All properties within the district are considered to contribute to its significance *except* the following:

Day Care Center, 600 West North Avenue
Subsidized Apartments, 850 West North Avenue (23 buildings)
Medical Offices, 920-940 West North Avenue
Auto Parts Dealer, 1010 West North Avenue
John Eager Howard School and Recreation Center, 2021 Linden Avenue
Modern Apartments, 2300 Eutaw Place
Lakeview Senior Apartments, 727 Druid Park Lake Drive
Solar Powered Townhouses, 2310-2320 Madison Avenue
Concrete Block Church, 631 Whitelock Street

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Brick Church, 2209 Park Avenue, built 1964

Contributing Resources Previously Listed in the National Register

David Bachrach House, 2408 Linden Avenue

Eutaw-Madison Apartment House District, 2502 & 2525 Eutaw Pl. & 2601 Madison Ave.

Lake Drive Apartments, 913 Druid Park Lake Drive

Riviera Apartments, 901 Druid Park Lake Drive

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Summary Statement of Significance:

Reservoir Hill is architecturally significant under National Register Criterion "C" as an example of a type of urban development which characterized Baltimore through the nineteenth century and the first half of the twentieth. The district features a variety of residential building types representing the evolving character of the urban environment from scattered country estates to a dense rowhouse neighborhood; numerous individual buildings designed by noteworthy local architects; and distinctive architectural details reflecting a high level of craftsmanship typical of the Victorian and Edwardian eras. The area is also historically significant under National Register Criterion "A" for its association with the development of the city's Jewish community in the early twentieth century. Within this area, Baltimore's more established German-Jewish community and the newer Eastern European Jewish community co-existed after a previous split between the two groups. The district's overall level of integrity is good, with the majority of its significant streetscapes and buildings remaining intact. Previous local historic designations have helped stabilized the eastern and western edges of the community. Local government initiatives and private rehabilitation efforts are underway to rehabilitate dozens of vacant buildings and help preserve the character of this unique neighborhood.

Resource History and Historic Context:

Development of the Built Environment

Before 1870, Reservoir Hill was home to a few large estates and tenant farms. The growing city of Baltimore, with a population of more than 250,000, had not yet reached North Avenue (Baltimore's city limits until 1889). The establishment of Druid Hill Park in 1860 and the Mount Royal Reservoir in 1862 provided attractions for city residents to travel beyond city boundaries, yet urban development would wait until well after the Civil War.

The earliest building in the neighborhood dates from c. 1790, when Dr. Solomon Brickhead established Mount Royal as his summer home at what is now the intersection of Park Avenue and Reservoir Street. This large 20-room stone house stands on a hilltop and originally overlooked terraced gardens. Members of the Bond family later occupied the house. Other early landowners included Chauncey and Walter Brooks, Robert Whitelock, and George W. Gail.

During the Civil War, Camp Belger (also know as Camp Birney) was established north of the corner of Madison Avenue and North Avenue. Among the troops that trained here were the

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4th U.S. Colored Troops, one of the earliest Civil War African-American companies. Christian A. Fletcher, a Baltimore born freeman who won the Congressional Medal of Honor during the war, was mustered into service here. An article in the New York Tribune of August 17, 1863 described the presentation of flags to the regiment by the “colored people” of Baltimore.

In 1868 the Tuscan Doric sandstone entrance gate to Druid Hill Park was completed at Madison Avenue and Cloverdale Avenue. John H.B. Latrobe and George A. Frederick designed the European styled gateway in 1865. After streetcar lines were extended to Druid Hill Park, the first row houses were built along Madison Avenue, taking advantage of both the scenic beauty of the park and rapid transportation to downtown. By 1877, much of the west side of Madison Avenue north of Whitelock Street had been developed, as seen in the Hopkins Atlas of Baltimore County. The earliest houses were traditional Baltimore rows with flat facades and little decoration, except for arched entrances, splayed brick lintels, marble sills and foundation walls, and bracketed cornices.

While the western edge of the community began developing in conjunction with the main gateway to Druid Hill Park, the Mount Royal Reservoir influenced the development in the southeast corner of the neighborhood. The circular reservoir, 500 feet in diameter, was completed in 1862 and was a favorite scenic overlook. By 1874, a fence enclosed the grounds and in 1884 the city purchased land adjacent to the reservoir, creating the park-like setting of Mount Royal Terrace. A semi-circular drive was laid out in the 1900 and 2000 blocks of Mount Royal Terrace, directly fronting the reservoir. Between 1885 and 1886, the first Queen Anne and Eastlake style houses were built overlooking the reservoir. Most of the houses featured balconies, porches, or upper floor projecting bay windows to enhance occupants’ views of the reservoir. Although the reservoir was removed in 1924 and part of the site was replaced with the Jones Falls Expressway, the park-like character of Mount Royal Terrace has been maintained with the creation of a small park facing the semicircular street.

Still, the central portion of the neighborhood was slow to develop until Reservoir Hill was included within a large area that was annexed into Baltimore City in 1889. By that time, most of Bolton Hill to the south had been filled in largely with row houses. Baltimore’s population increased from 434,000 in 1890 to 558,000 in 1910. By the turn of the twentieth century, housing spread past North Avenue and most of the neighborhood south of Newington Avenue was built up. Houses on west side of Eutaw Place and Madison Avenue approached Druid Hill Park.

The row houses built in the 1890s differed from the earlier traditional rows. They features bowed fronts, projecting bays, corbelled brickwork, and terra cotta decorations. Hard

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faced tan colored Roman brick replaced the traditional red brick, and some first floors were built of brownstone. Conical and pyramidal roofs capped facades. Many of the design elements were influenced by the proliferation of national architectural journals and photography in magazines and newspapers that spread the popularity of new architectural styles.

As development in the neighborhood increased in the early twentieth century, the row houses of Reservoir Hill continued to evolve. First floor front porches offered a place to view street life and enjoy a shaded outdoor space. Small front yards provided some relief to the urban character of the neighborhood. Roofs with Spanish tiles added a Mediterranean element to the Baltimore row house. In the 1920s and 1930s, two story high, wider daylight houses with enclosed front porches were built north of Whitelock Street.

The row houses of Reservoir Hill were the work of some of Baltimore's best-known builders of the era. Francis E. Yewell was responsible for hundreds of houses in Reservoir Hill and Charles Village, among other Baltimore neighborhoods. He built his own house at 2402 Eutaw Place. Other builders included Robert Chambers, William L. Stork, and Edward Gallagher.

Reservoir Hill is not only significant for its many fine row house examples depicting the evolution of this housing type from 1870 through 1940, but it includes many excellent examples of individual houses, duplexes, and early twentieth century apartment buildings. Many of the individual houses were built on Eutaw Place, Druid Park Lake Drive, and Mount Royal Terrace. These houses vary in design and include Second Empire, Queen Anne, Romanesque Revival, Renaissance Revival, Colonial Revival, and Tudor Revival styles. The architects include George Frederick, the designer of Baltimore's City Hall, and Joseph Edward Sperry, the architect of the Eutaw Place Temple and Bromo Seltzer Tower.

Apartment buildings in the neighborhood range from smaller Renaissance Revival three-story high buildings to eight to fourteen-story high towers. Along Eutaw Place and Madison Avenue near Druid Lake Drive, the Emersonian, Esplanade, and Temple Gardens apartment buildings overlook Druid Hill Park. A few blocks to the east, two other tall apartment buildings, the Riviera and Lake Drive Apartments, overlook the park. Although different in style, each apartment building featured luxury units. Individual apartments of the Esplanade were as large as a three-story house. In the Emersonian, units had four bedrooms, three bathrooms, and servants' quarters. Architects of these apartments included Joseph Evans Sperry, Edward L. Palmer, and Edward Glidden, who also designed the Marlborough and Washington Place Apartments. At the north end of Callow Avenue and other parts of the northeast section of the

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district, smaller three-story apartments were constructed with central entrances, flanked by mammoth brick balconies on three levels.

Among the notable non-residential buildings in the neighborhood are two synagogues, a church, and a former streetcar barn. While Reservoir Hill was overwhelmingly residential, it was a complete community, with places to shop, attend school, and worship. The survival of the streetcar barn, though altered, is a physical reminder of the importance that streetcar transportation played in the development of the neighborhood.

The historic architecture of Reservoir Hill features a level of design and craftsmanship not found in contemporary housing. Houses feature picturesque stone and terra cotta decorations, stained glass windows, ornate carved woodwork, intricate parquet floors, and decorative fireplaces. The predominance of balconies, porches, and bay windows along Mount Royal Terrace is unique in Baltimore City.

Architects and Builders

Architects whose work is represented in the district include: George Frederick, Joseph Evans Sperry, Edward L. Palmer, Edward H. Glidden and Stanislaus Russell. Francis E. Yewell, Robert Chambers, William L. Stork and Edward Gallagher are among the major builders who were active in the area.

The Evolution of a Predominantly Jewish Neighborhood

One distinctive characteristic of Reservoir Hill is that it became one of Baltimore's largest predominantly Jewish neighborhoods in the early twentieth century. It is significant that only one pre-World War II church was built in the neighborhood, in comparison to two synagogues and several smaller Jewish congregations located in neighborhood row houses.

Baltimore's Jewish community dates from the late eighteenth century, but the community is estimated as being less than 1,500 strong prior to 1845. By the Civil War, an estimated 8,000 Jews lived in Baltimore, largely due to an influx of German Jews. Synagogues and Jewish communal organizations were established in the downtown area and in east Baltimore in the vicinity of the present day main U.S. Post Office. With the migration of eastern European Jews in the late nineteenth century, the Jewish population swelled to an estimated 25,000.

There was a distinct split between Baltimore's more prosperous and assimilated German Jewish community and the more traditional and poor eastern European Jewish immigrants in the

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1890s. German Jews often owned the clothing factories where eastern European Jews labored. The rise of unions and socialist groups within the eastern European Jewish community was an anathema to the capitalist German Jews. The differences soon became geographical, as well as social, economic, and religious.

The established German Jewish community moved uptown, relocating five major synagogues from downtown and east Baltimore between 1892 and 1905. The center of this community was established within an area northwest of downtown, bounded by Lanvale Street, Bolton Street, North Avenue, and McCulloh Street (just south of Reservoir Hill). The newer eastern European Jewish community moved into east Baltimore, at times establishing new congregations in the synagogues built by the older German Jewish community.

From this central northwest location, Baltimore's upwardly mobile Jewish population has moved out towards suburban neighborhoods in a northwesterly direction, first to communities surrounding Druid Hill Park, and later along the Park Heights and Liberty Road corridors. By the early twentieth century, Reservoir Hill was home to many Jewish residents. Approximately 40% of the people listed in the 1912 Jewish Social Directory lived in Reservoir Hill.

At first, the community was entirely of German-Jewish origin, but as eastern European Jews prospered in their new country, they followed their co-religionists to the northwest. Local journalist and historian Gilbert Sandler called the "Lake Drive" area of Reservoir Hill the first "German-Russian" Jewish neighborhood in Baltimore. Some of the first eastern European Jews in the area included prominent business leaders Jacob Epstein, a wholesale merchant, and L. Manuel Hendler, the owner of Hendler's Ice Cream Company.

The first synagogues in Reservoir Hill were established in the 1920s. Chizuk Amuno moved from the 1500 block of McCulloh Street to the 2500 block of Eutaw Place in 1922. At roughly the same time, a new congregation, Mishkan Israel, built a synagogue in the 2300 block of Madison Avenue. Chizuk Amuno was a German Jewish congregation, while Mishkan Israel was founded by Jews with eastern European lineage. In his comprehensive listing of Synagogues, Temples and Congregations of Maryland, Earl Pruce lists some other smaller congregations that located in Reservoir Hill. They include Zichron Abraham Nachman and B'nai Abraham on Brookfield Avenue, and Anshe Emes and Mishkan Shlomo on Linden Avenue. Other Jewish institutions in Reservoir Hill included a chapter of B'nai Brith and the Clover Club, a social organization, both located on Eutaw Place.

The development of high-rise apartment buildings in this area is directly related to its Jewish population. Most early Baltimore neighborhoods developed as row house communities.

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In the early twentieth century, apartment houses of six or more floors were built exclusively along the Charles Street corridor, where Baltimore's elite lived. They spread from the Mount Vernon area north to the vicinity of Johns Hopkins University and later out towards Towson in the mid-twentieth century. An exception to this rule is the Eutaw Place corridor, from Bolton Hill to Reservoir Hill, extended in the mid-twentieth century to Park Heights Avenue. Generally Jews did not live in the Charles Street corridor due to restrictive real estate practices and a desire to live near the community's social and religious institutions. Luxury high-rise apartment living was appealing to both the Jewish and gentile elite, and separate groups of these buildings, similar to those developed in the Charles Street corridor, were developed in the northwest corridor. The number of high-rise early-twentieth century apartments at the northern edge of Reservoir Hill is surpassed only in the Mount Vernon and Johns Hopkins University neighborhoods.

Reservoir Hill was never an exclusively Jewish neighborhood. The southeastern part of the community, in the vicinity of Mount Royal Terrace, was predominately gentile, and non-Jews lived throughout the area. There were also other significant Jewish communities in Baltimore, ranging from the early neighborhoods of east Baltimore to Eutaw Place below North Avenue, and the more suburban neighborhoods of Park Heights, Mount Washington, Ashburton, and Forest Park. However, Reservoir Hill is significant as one of the first neighborhoods where German and eastern European Jews lived together and forged alliances. It is also significant that large numbers of prominent Jewish families lived in the neighborhood, as indicated in early-twentieth century Jewish social directories.

Important People of Reservoir Hill

Many significant people, on both a local and national level, lived in Reservoir Hill. They include authors, business leaders, and political figures. Perhaps the most famous person who lived in the neighborhood is Whittaker Chambers, a defector from the Communist Party who accused Alger Hiss of passing secrets to the Soviet Union. The Hiss – Chambers confrontation propelled Richard Nixon's political career. Chambers lived at 2124 Mount Royal Terrace in 1938 under an alias. While living at this house, he made his break from the Communist Party.

Several notable authors lived in Reservoir Hill. James M. Cain, author of The Postman Rings Twice, Double Indemnity and Mildred Pierce, lived at 2418 Linden Avenue in the 1920s while working as a local newspaper reporter. Christopher Morley, author of the novel Kitty Foyle, was a literary columnist and founder of the Sherlock Holmes club, the "Baker Street Irregulars." In his definitive preface to the Adventures of Sherlock Holmes, he describes walking from his house at 2026 Park Avenue in Reservoir Hill to the central Pratt Library to read the latest Sherlock Holmes adventure. Sydney Offit, the author of Memoirs of a Bookie's Son, is

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a professor at Long Island University and curator of the Polk awards for journalism. He lived at 2204 Park Avenue. Karl Shapiro, a Pulitzer Prize winning poet and editor of poetry journals, lived at 930 Brooks Lane.

Three notable people are associated with 2408 Linden Avenue. David Bachrach, a commercial photographer who figures prominently in the annals of American photographic history for his contributions to the technical, artistic, and professional advancements in the field, owned the house. Bachrach's niece, Gertrude Stein, author of the Autobiography of Alice B. Toklas and a promoter of modern art, lived there in 1892. Ephraim Keyser, a sculptor who was director of the Rinehart School of Sculpture at the Maryland Institute College of Art, used a studio at the rear of the property

Jacob Epstein, a local business leader and noted philanthropist, lived on Eutaw Place across from Druid Hill Park. Founder of the Baltimore Bargain House, one of the largest wholesaling establishments in the country, he inaugurated the concept of matching gifts to charities and also donated works of art to the Baltimore Museum of Art. Lester Levy, president of the largest straw hat manufacturer in the country, lived at 2352 Eutaw Place. He was a pioneer in American musicology, donating over 30,000 examples of sheet music to Johns Hopkins University. Isaac Emerson, the founder of Bromo Seltzer, lived at 2500 Eutaw Place. He also built the Emersonian Apartments in Reservoir Hill and the Emerson Hotel in downtown Baltimore. According to local lore, the Emersonian was built directly north of his former house to block his ex-wife's view of Druid Lake. Joseph A. Bank, the namesake of the retail clothing firm lived at 2405 Linden Avenue. Many of Baltimore's leading clothing manufacturers and department store owners lived in the tall apartment buildings fronting Druid Hill Park. They include the Hecht, Hamburger, Gutman, Hoschild, Strouse, Thalheimer, Greif, and Hutzler families.

Deborah Weisgall, a poet, novelist and art critic for the New York Times, wrote a moving tribute to her Reservoir Hill family in her book, A Joyful Noise. The family lived at 831 Chauncey Avenue near the Chizuk Amuno Synagogue. Her grandfather, Adolph J. Weisgal, was the cantor of the synagogue. Her father, Hugo Weisgall (he added the second "l" to his last name), was a noted composer of operas, and her uncle, Fred Weisgall, became a leading civil rights attorney who argued many cases before the Supreme Court.

In 1973, former priest Philip Berrigan established Jonah House, a commune for Viet Nam war resisters, in the 1900 block of Park Avenue. This was the center of his anti-war activities. He and his group had previously poured blood on draft files in Baltimore in 1967 and destroyed draft records in Catonsville in 1968. He married a former activist nun and left the priesthood by

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1970. In the 1980s and 1990s, his group vandalized nuclear weapons sites to protest nuclear proliferation. He died in 2002.

Redevelopment and Historic Integrity

By the start of World War II, residential development was complete in the neighborhood, but shortly after the war, many former homeowners left Reservoir Hill for newer suburban neighborhoods. Many of the larger houses were subdivided into apartments. Upkeep and maintenance of buildings generally declined. A new school and recreation center was built on Linden Avenue in 1961. In the 1960s, a notable Colonial Revival house, designed by Joseph Evans Sperry and formerly occupied by Jacob Epstein, was razed. Houses on North Avenue were cleared and replaced with a series of c. 1970 structures for a day care center, subsidized housing, medical facilities, and other commercial uses. A new two-story row of houses on Madison Avenue featured solar panels.

While some sections of the neighborhood, such as Mount Royal Terrace, experienced a rebirth, housing abandonment was pervasive in other parts of the community. A small commercial center along Whitelock Street became an open-air drug market and a haven for criminal activities. It was razed in the 1990s. Other buildings were torn down, most notably along Druid Park Lake Drive and the northern section of the neighborhood. A row on Lakeview Avenue has a tooth-gap appearance due to the demolition of mid-block buildings sharing porch front pediments with adjacent houses.

Despite the demolition of some of the original houses in the area, the dilapidated condition of other buildings, and the construction of non-contributing structures, Reservoir Hill maintains its historic character. The area is primarily comprised of unbroken rows of historic structures. Many of the newer buildings are grouped together along North Avenue, lessening their impact of the district's overall historic appearance. Vacant lots are also grouped together, affording the opportunity for construction of compatible new rows to fill in the gaps.

Overall, the built environment of Reservoir Hill is significant for numerous individual buildings designed by noteworthy local architects, a variety of residential building types representing the evolving character of the district from scattered country estates to an urban row house neighborhood, and distinctive architectural details reflecting a high level of craftsmanship found in architectural styles from the Victorian and Edwardian eras.

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Period of Significance:

The period of significance was defined from 1790 to 1941. The beginning date is derived from the construction of the Brickhead House, now the Reservoir Hill Multi-Purpose Center. It is the earliest building in the district. The ending date, 1941, primarily marks the completion of housing in the area, prior to redevelopment in the 1970s. Some of the housing in the northern portions of the neighborhood was not built until shortly before World War II. This date also marks America's entry into World War II. There was a large influx of defense workers into this neighborhood and others due to a housing shortage. Many of the larger houses in the district, especially along Eutaw Place, were divided into apartments. After the war, the growth of new suburban areas spurred by the GI Bill and later highway policies encouraged many homeowners to leave Reservoir Hill. The growth of Baltimore's African-American community after World War II into this area also led to white flight to more suburban neighborhoods.

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UTM References:

A: 18-358538-43252999
B: 18-358843-4353223
C: 18-359498-4353182
D: 18-359915-4352547
E: 18-358869-4352501

Verbal Boundary Description:

Beginning at the northeast corner of Cloverdale Road and McCulloh Street, thence binding northeasterly on the north side of Cloverdale Road to intersect the south side of Druid Park Lake Drive, thence binding on the south side of Druid Park Lake Drive easterly to intersect the east side of Mount Royal Terrace, thence binding on the east side of Mount Royal Terrace southeasterly to intersect the north side of North Avenue, thence binding on the north side of North Avenue westerly to intersect a 12 foot alley directly west of Madison Avenue and binding on the west property line on 1100-1122 North Avenue, thence binding on said alley northerly to intersect the north side of Clendenin Street, thence binding on the north side of Clendenin Street westerly to intersect Tiffany Alley between Madison Avenue and McCulloh Street, thence binding on said alley northwesterly to intersect an alley 121 feet south of Cloverdale Road, thence binding on said alley southwesterly to intersect the east side of McCulloh Street, thence binding on the east side of McCulloh Street northwesterly to intersect the north side of Cloverdale Road, the place of the beginning.

Boundary Justification:

The northern, eastern, and southern edges of Reservoir Hill have very distinct boundaries. The northern boundary of Reservoir Hill abuts Druid Hill Park, listed individually in the National Register of Historic Places. The eastern boundary is Mount Royal Terrace, bordering Interstate Highway I-83, also known as the Jones Falls Expressway. The southern boundary is North Avenue, abutting the Bolton Hill National Register Historic District. The western boundary takes in all the properties fronting on the west side of Madison Avenue. The row house character of the neighborhood from McCulloh Street west to Fulton Avenue generally features two-story housing, as opposed to the predominating three-story houses of Reservoir Hill. The former streetcar barn that fronts on Madison Avenue at Cloverdale Road extends to McCulloh Street, therefore the boundaries extend to the west to take in all of that building.

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Madison Avenue has been the established boundary of Reservoir Hill neighborhood groups for over twenty-five years and was established as the boundary of the local Eutaw Place–Madison Avenue Historic District designated by the City of Baltimore in 1981.

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- 1/50 SW Corner of Park Avenue and Reservoir Street
- 2/50 2240-2260 Brookfield Avenue
- 3/50 Reservoir Hill Multi-Purpose Center, 2001 Park Avenue
- 4/50 2500-2528 Madison Avenue
- 5/50 2430-2434 Madison Avenue
- 6/50 601-613 Lennox Street
- 7/50 607-617 Reservoir Street
- 8/50 1900-1920 Park Avenue
- 9/50 1928-1936 Mount Royal Terrace
- 10/50 1900-1910 Mount Royal Terrace
- 11/50 2010-2012 Mount Royal Terrace
- 12/50 2001-2005 Bolton Street
- 13/50 south side 700 block Newington Avenue
- 14/50 2072 Linden Avenue
- 15/50 2301-2359 Eutaw Place
- 16/50 2344-2360 block Eutaw Place
- 17/50 2200-2262 block Linden Avenue
- 18/50 2235-2237 Linden Avenue
- 19/50 2424-2428 Callow Avenue
- 20/50 938-942 Brooks Lane
- 21/50 924-934 Chauncey Avenue
- 22/50 2108-2130 Park Avenue
- 23/50 2134-2156 Mount Royal Terrace
- 24/50 2200-2202 Mount Royal Terrace
- 25/50 Bachrach House, 2408 Linden Avenue
- 26/50 2317 Linden Avenue
- 27/50 2450 Eutaw Place
- 28/50 Isaac Emerson House, 2500 Eutaw Place
- 29/50 Hendler Mansion, 907 Druid Park Lake Drive
- 30/50 2318-24 Mount Royal Terrace
- 31/50 2400 Linden Avenue
- 32/50 east side 2400 block Callow Avenue
- 33/50 Esplanade Apartments, 2525 Eutaw Place

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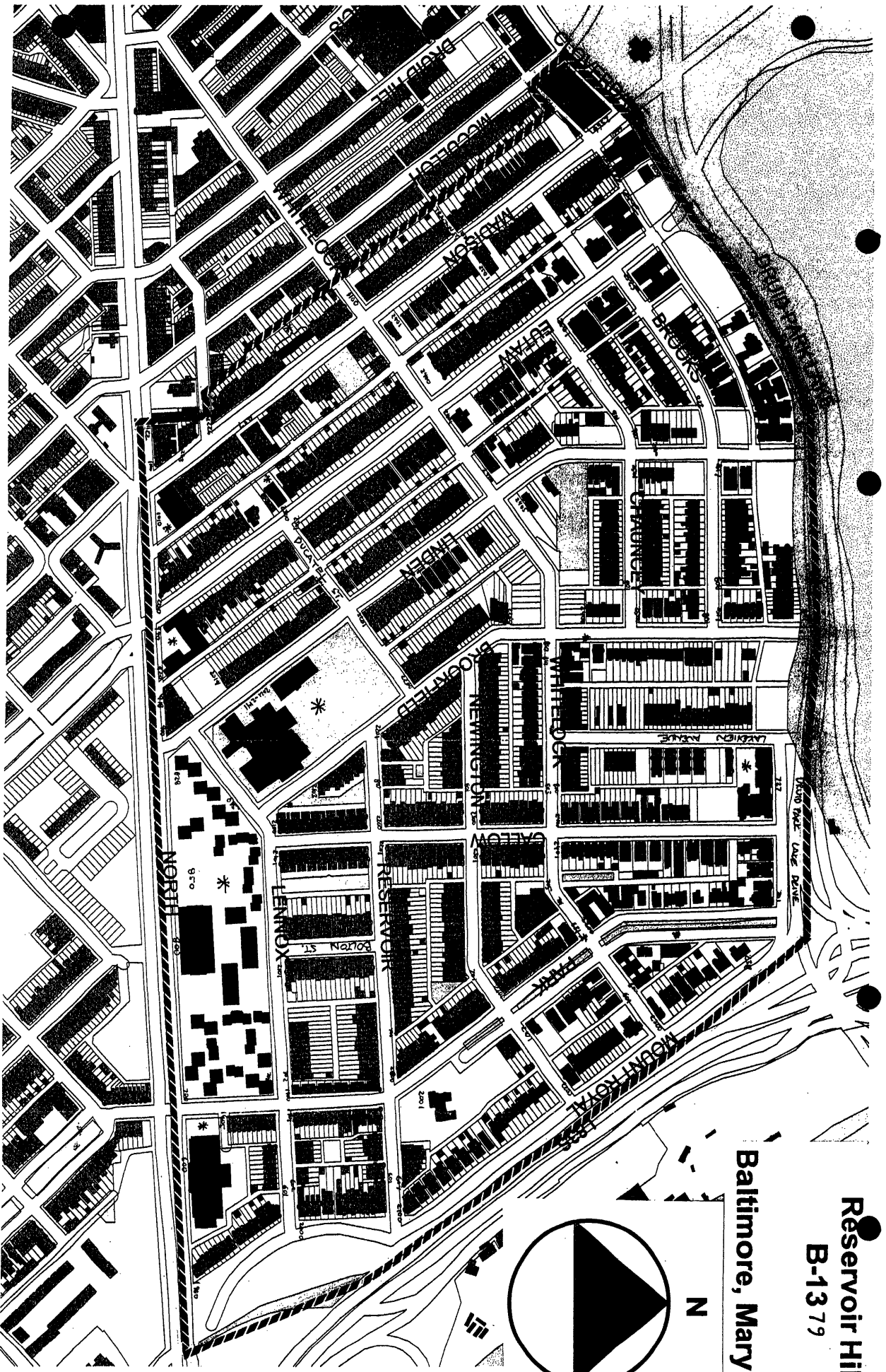
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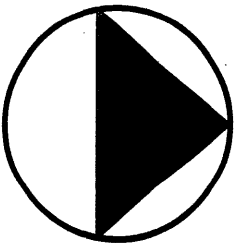
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- 34/50 Saint Abraham Baptist Church, 1100 North Avenue
- 35/50 Beth Am Synagogue, 2501 Eutaw Place
- 36/50 Mishkan Israel Synagogue, 2257 Madison Avenue
- 37/50 Streetcar Barn, 2566 Madison Avenue
- 38/50 701 Whitelock Street
- 39/50 900-918 West North Avenue
- 40/50 Median, 2000 block Park Avenue
- 41/50 Lady Baltimore Statue, Mount Royal Terrace at Lennox Street
- 42/50 Watson Monument, Mount Royal Terrace near North Avenue
- 43/50 Druid Hill Park Gate at Mount Royal Avenue near North Avenue
- 44/50 John Eager Howard School, 2021 Linden Avenue
- 45/50 850 North Avenue
- 46/50 2310-2320 Madison Avenue
- 47/50 Lakeview Towers, 727 Druid Park Lake Drive
- 48/50 900 block Whitelock Street
- 49/50 west side 2400 block Lakeview Avenue
- 50/50 2525-2555 Madison Avenue

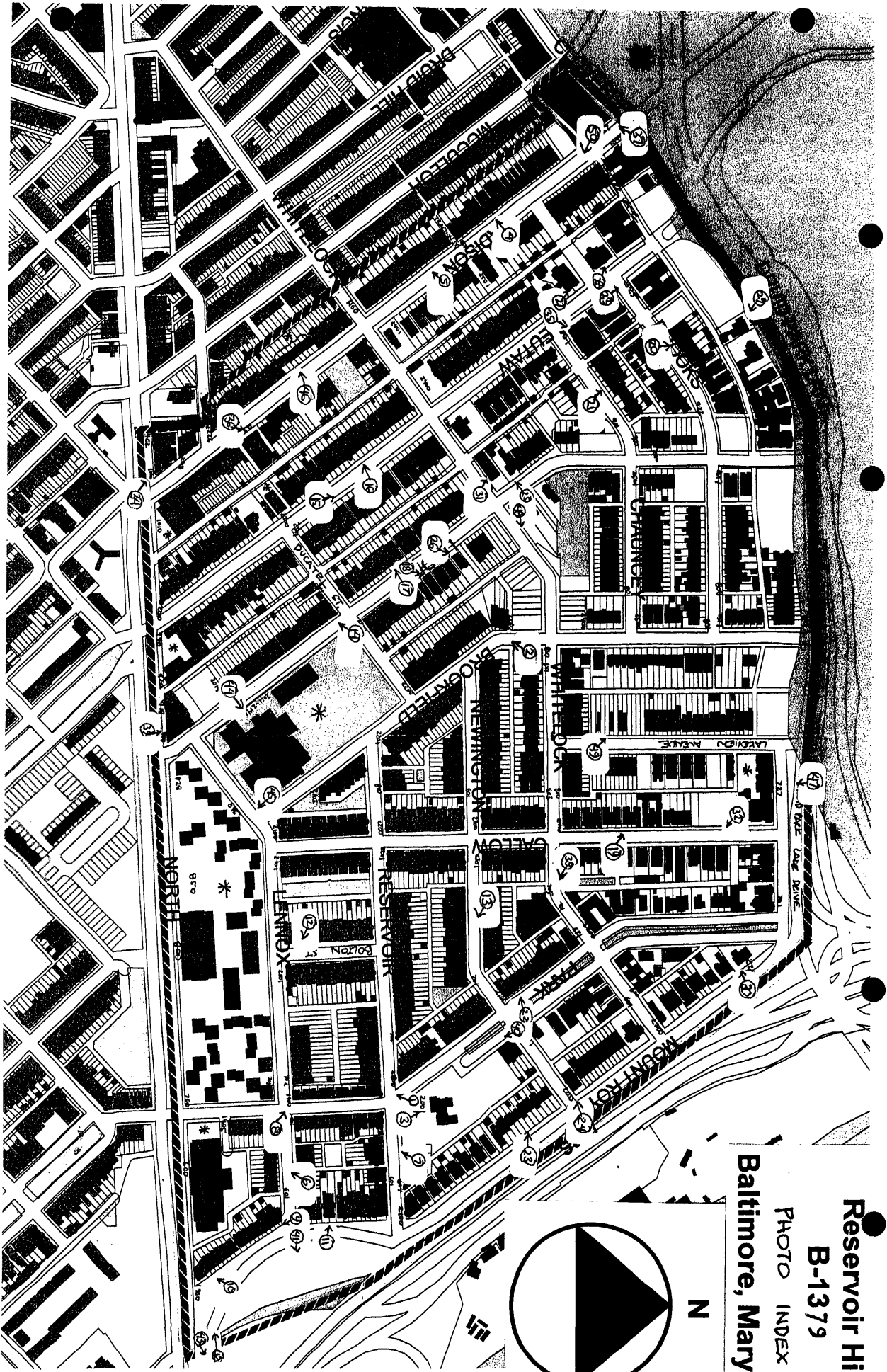


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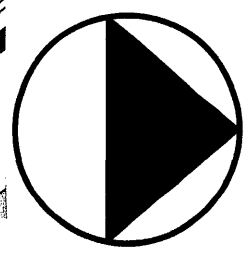
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