

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 Remington Historic District

other names B-5299

#### 2. Location

street & number Roughly bounded by W. 22<sup>nd</sup> St., Sisson St., Wyman Park Drive, and Mace Alley  not for publication

city or town Baltimore  vicinity

state Maryland code MD county Independent City code 510 zip code 21211

#### 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).

Keraleth Hughes  
Signature of certifying official/Title

11/21/16  
Date

Director / SHPO, 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

Patrick Andrews

1/17/2017

Remington Historic District (B-5299)  
Name of Property

Baltimore (Independent City), Maryland  
County and State

**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)

- private
- public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
1206	35	buildings
		sites
		structures
		objects
1206	35	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

2

**6. Function or Use**

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

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

Residential/dwelling

Religious/church

Commerce/business

Commerce/specialty store

Industry/manufacturing facility

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Residential/dwelling

Religious/church

Commerce/business'

Commerce/specialty store

Industry/manufacturing facility

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**7. Description**

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

**Materials**  
(Enter categories from instructions)

Greek Revival (vernacular)

Late Victorian: Italianate

Late 19<sup>th</sup> and 20<sup>th</sup> century Revivals: Classical Revival;

Colonial Revival

Modern Movement: Art Deco; Art Moderne

\_\_\_\_\_

\_\_\_\_\_

foundation Stone, brick

walls Brick, stone, concrete, stucco, frame

roof Metal, asphalt, tile, slate, shingles

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)

- 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.

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

Area of Significance

(Enter categories from instructions)

- Architecture
Industry
Social History

Period of Significance

ca. 1850-1940

Significant Dates

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Edward J. Gallagher, builder, et al.
Multiple builders (see text)

Primary location of additional data:

- State Historic Preservation Office
Other State agency
Federal agency
Local government
University
Other

Name of repository:

Remington Historic District (B-5299)  
Name of Property

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### 10. Geographical Data

Acreage of Property Approximately 168 acres

#### UTM References

(Place additional UTM references on a continuation sheet)

1																				
	Zone				Easting				Northing											
2																				

3																				
	Zone				Easting				Northing											
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 Mary Ellen Hayward  
Organization M. E. Hayward & Associates date October 2016  
street & number 6684 Fair School Rd. telephone 443-996-5616  
city or town Glen Rock state PA zip code 17327

### 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 \_\_\_\_\_  
street & number \_\_\_\_\_ telephone \_\_\_\_\_  
city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**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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## National Register of Historic Places Continuation Sheet

B-5299  
Remington Historic District  
Name of Property

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Baltimore (Independent City), MD  
County and State

### Description Summary:

The Remington Historic District is an approximately thirty-block area located east of the Jones Falls, beginning a few blocks north of North Avenue and running north to Wyman Park in north central Baltimore, Maryland. The historic district extends east to include properties on the east side of N. Howard St. The district is primarily characterized by two- and three-story brick rowhouses reflecting building forms and stylistic influences of the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Several gable-front frame workers' houses and duplexes reflect the neighborhood's earliest phase of development in the third quarter of the nineteenth century. Industrial buildings are concentrated in the western part of the district, representing the neighborhood's early 20<sup>th</sup> century association with manufacturing and transportation. A variety of commercial uses are scattered throughout, including end-of-row corner stores. Several historic churches serve the community. The district is anchored on the north by an early 20<sup>th</sup> century city park and the United States Marine Hospital, developed in the 1930s.

When initially developed, the Remington area was part of Baltimore County, but became part of the city during the 1888 annexation. Workers came to the area beginning in the 1850s as the Northern Central Railroad was built along the east side of the Jones Falls. In this same period stone and marble quarries located in the rising hills east of the Falls produced both building materials for the growing city as well as stones for street paving. The earliest residents in the Historic District were Irish railroad workers and quarrymen, joined after the 1870s by many Italian immigrants, most of whom made their homes on or near the Falls Turnpike. Rowhouse development did not begin until the early 1880s, with many of the central and southern blocks of the district filled by the early 1900s to provide housing for railroad men, quarrymen, and employees of the early manufacturing plants that began to open along the rail lines. After World War I, a new kind of development took place in Remington, part of the suburban movement facilitated by the opening of streetcar lines that made it possible for white-collar workers to live in the city's expanding northern suburbs. Several different builders erected larger rowhouses, with front porches and small front lawns, along the N. Howard St. corridor and facing the newly opened (1903) Wyman Park.

### General Description:

In order to most clearly describe the building units in the Remington Historic District, they are grouped by their Baltimore City Block numbers. This is because developers often built out either a half or an entire city block at the same time, and this is true of the Remington area. Block descriptions begin with the southernmost and westernmost block in the Historic District—east of Sisson St. and south of W. 23<sup>rd</sup> St.—then proceed to the next block to the east, etc., until

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reaching the eastern boundary of the historic district, Mace Alley, east of N. Howard St. Then descriptions begin again with the next row of city blocks to the north, again moving in an easterly direction. The last two blocks described are those at the northern end of the district, lying east of Huntingdon Ave. and south of Wyman Park Drive. (See attached numbered block map, as well as the map keyed to the photographed resources included with the nomination).

### **I. Blocks E of the B&O Railroad line to N. Howard St., north of W. 22<sup>nd</sup> Street and south of W. 23<sup>rd</sup> Street**

#### **Blocks 3615, 3607, 3608**

##### **Block 3615**

This block originally ran north of W. 21<sup>st</sup> St. to W. 23<sup>rd</sup> St., east of the B&O Railroad line to Hampden Ave. A local landowner named Nathan Haines built two and three-story homes for quarrymen and other nearby laborers along Glen Edwards Ave. at the south end of the block (now gone), and along W. 23<sup>rd</sup> St. sometime between 1876 and the early 1880s.

Only one row of this early housing in Remington survives, on the south side of W. 23<sup>rd</sup> St., at 401-35 W. 23<sup>rd</sup> St. (Photos #1, 2). These eighteen late Italianate-style houses are the only survivors of the group of houses built for workmen in the nearby quarries by Haines sometime after 1876. Edwards also built twenty-three very similar three-story houses on the north side of Glen Edwards Ave. and an equal number of identical two-story houses on the south side of Glen Edwards, as well as a few frame rowhouses on Precipice Place, Where Glen Edwards meets Hampden Ave. The houses are narrow, being mostly 12'-wide with 12'5"-wide end houses. Two bays wide, the red brick houses have wooden cornices supported by three scroll-sawn brackets per house. The frieze area is decorated with a row of dentils and the brackets connect to a lower molding strip. Door and window openings have splayed brick lintels and wood sills. Apart from the cornice, the houses are quite plain.

On the southwest corner of Sisson and W. 23<sup>rd</sup> streets, at 501 W. 23<sup>rd</sup> St., there is a wide one- and two-story brick building erected in the mid-1920s and originally the home of Nustone Products Corp., which manufactured concrete tubs. There is a two-story, two-bay wide section at the western end of the building that has a brick modillion cornice and once had a first floor garage door. This building was originally an auto repair shop that stood separately on the site. A two-story, two-bay-wide infill building from the late 1930s connects the western end building to the main one-story, seven-bay-wide structure with parapet roofline. The parapet roofline is highest over the central bay and steps down a few feet with each subsequent bay moving towards each end of the building. Currently, the building is the home of the Gummer Slate Co. and Roland Slate Service Co., Inc.

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### Block 3607

The block runs north of W. 21<sup>st</sup> St. to W. 23<sup>rd</sup> St., east of Hampden Ave. to Huntingdon Ave. This block never contained residences, but was the site of a local brewery from the 1870s into the late 1910s.

At 325 W. 23<sup>rd</sup> St., at the southeast corner of Hampden Ave. and W. 23<sup>rd</sup>, there is a one-story, five bay-wide by seven-bay deep commercial building with stepped parapet roofline. Five rows of stepped brick decorations mark the upper part of the façade directly below each step-down of parapet roofline. Built in the late 1920s as the H.G. Von Heine, Inc. service station, the building has a very low-pitched gable roof with three roof monitors. At the rear the building connects to a one-story, flat-roofed building that is three bays deep and extends one bay wider to the east than the original gable-roofed building. Today, the building is occupied by the Uptown Press.

### Block 3608

This block runs east of Huntingdon Ave. to Remington Ave., north of W. 21<sup>st</sup> St. to W. 23<sup>rd</sup> St. When the block first began to be developed in the early 1880s, what is now called Huntingdon Ave. was called Jefferson Place because Huntingdon Ave. turned right at 25<sup>th</sup> St. and, in fact, all of 25<sup>th</sup> St. was called Huntingdon Ave. in that period.

In 1882 local landowners and developers Joseph and Edwin Turner built long rows of three story, three-bay-wide brick houses on the east and west sides of Jefferson Place, between W. 21<sup>st</sup> and W. 22<sup>nd</sup> streets, at the same time as they built wider, three-story houses along the west side of N. Howard St. All have been demolished. (Originally, the west side of N. Howard St. in this block was completely built up with three-story, three-bay-wide houses that carried very expensive ground rents (\$140), attesting to the desirability of the houses and the neighborhood. All have since been demolished and replaced by modern, one-story commercial buildings set back from the street.)

Two-story, two-bay-wide Italianate houses were built in pairs along the south side of W. 23<sup>rd</sup> St. and the east side of Huntingdon in the early 1880s, but only two survive, at 225-27 W. 23<sup>rd</sup> St., and these have been remodeled and covered with stucco, having for many years served as a popular local restaurant. In 1900 David Collett erected two-story, three-bay-wide brick houses north of Turner's row, at 2151 and 2201-17 Huntingdon Ave. (Photo #3). The houses have sheet metal and stepped brick cornices, segmentally arched lintels, and rusticated stone sills and trim. The houses sit on high

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basements, with their own basement door. They are set back from the street to allow for small front lawns, many of which are now terraced gardens. There is a three-story, three-bay-wide brick building at 2223 Huntington Ave., with similar cornice. It now has a shallow first-floor projection that runs across the entire façade, under its own shed roof, that has two doors and two square windows.

Only one contributing structure remains on the west side of N. Howard St. in this block, the former John J. Bruns, Inc. building at 2222 N. Howard, built in the early 1940s (Photo #4). Bruns was a lumber merchant who operated a large lumber yard on S. Caroline St. The two-story square building is distinctive because its façade shows the influence of Art Moderne style-decorative motifs. Faced with gray stone, panels of incised decoration frame the first floor, whose windows are now filled in. Three large plate glass windows, with stone sills and separated by narrow stone bands, form a wide bank of windows on the second floor.

### II. Blocks E of Sisson Street to N. Howard St., north of W. 23<sup>rd</sup> Street and south of W. 24<sup>th</sup> Street

#### Blocks 3618, 3619, 3620, 3621, 3622

##### Block 3618

This narrow block runs north of W. 23<sup>rd</sup> St. to Fawcett Ave., east of Sisson St. to Hampden Ave. It contains two rows of housing, one on the north side of W. 23<sup>rd</sup>, built in 1889, and a short row on the south side of Fawcett, built in 1915. Fawcett Ave. was originally known as Turner Place for its initial developer Joseph Turner, who leased each side of the street to a different builder.

The long row of brick two-story, two-bay-wide houses at 400-54 W. 23<sup>rd</sup> St. was built by John Heaver in 1889. Most are now covered with formstone but originally had wooden cornices supported by three long brackets that connect to a lower molding strip and frame frieze areas decorated with jig-sawn patterns (only one example remains, at 448 W. 23<sup>rd</sup>). The 14'-wide houses have two tall, narrow windows on the first floor, in addition to the door, and two more widely spaced windows on the second floor. Door and window openings have segmentally arched brick lintels.

The two-story, two-bay-wide red brick houses on the south side of Fawcett St. (409-23 Fawcett St.) were built much later, in 1915 by the Garrison Realty Co. (Photo #5). They have porch fronts, with the porch roofs supported by half-height wooden Doric columns sitting on brick piers. Porch railings are wood. Each house has an individual sheet metal projecting cornice set between brick parapets.



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### Block 3619

This narrow block runs north of Fawcett Ave. to W. 24<sup>th</sup> St., east of Sisson St. to Hampden Ave. It contains two long rows of two-story red brick housing, one on the north side of Fawcett St., built in 1892, and one on the south side of W. 24<sup>th</sup>, built in 1887.

Jacob Gerwig, who built other rows in the Remington Historic District, built the long row at 401-59 W. 24<sup>th</sup> St. in 1887, on land leased to him by Joseph Turner (Photos #7, 8). Gerwig's row is distinctive for the peaked false gables that mark every fourth house in the row. Each 13'-wide house has either two tall, narrow windows or a wide paired window on the first floor, in addition to the door, but only two windows above. Gerwig tried to give the design of this row a Queen-Anne-style flavor by creating groups of three houses each where the center house is topped by a central false gable. Sheet metal cornices sit above rows of stepped bricks. All openings have segmentally-arched lintels.

William T. King built the long row of 14'-wide two-story, two-bay-wide houses at 400-54 Fawcett St. in 1892 (Photo #6). Like those on W. 24<sup>th</sup> built by Gerwig, they have two narrow windows and a door on the first floor and two windows above. All have segmentally-arched lintels. A simple sheet metal cornice sits above a row of stepped bricks and a lower brick band.

### Block 3620

This wide block runs north of W. 23<sup>rd</sup> St. to W. 24<sup>th</sup>., east of Hampden Ave. to Remington Ave. The American Ice Company's stone building, at the northeast corner of W. 23<sup>rd</sup> and Hampden Ave., is already listed in the National Register with the number B-5082. There are no other historic resources in this block.

### Block 3621

This small block runs north of W. 23<sup>rd</sup> St. to W. 24<sup>th</sup>., east of Remington Ave. to N. Howard St. The two groups of rowhouses built in the 1890s at the southwest corner of W. 24<sup>th</sup> and N. Howard St. are now gone.

The only remaining contributing building is the one-and-a-half story, brown Roman brick commercial building at 2330 N. Howard St. (Photo #9) built for the Chesapeake Baking Co. c. 1914. The three-bay-wide building replaced a c. 1900 smaller bakery at the north end of the property.

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Decorative details show the influence of the contemporary Renaissance Revival style (as also seen in brown brick area rowhouses). The bricks are particularly long and narrow; brick pilasters with stone bases frame each bay; and a deep sheet metal cornice runs across the top of first floor door and window openings, as well as marking the upper level. The upper cornice decoration is set about a foot below the flat roofline and consists of a dentil cornice set above a plain, deep frieze. The section of the façade between first floor and upper cornice decorations is marked by five recessed panels, set above the three wide windows and two doorways. Each window is filled with two plate glass panels set beneath four transom lights. There is a one-story addition along N. Howard St., to the south of the building, constructed of the same narrow brown bricks and with a large window filled with multi-pane sash.

### Block 3622

This block runs north of W. 23<sup>rd</sup> St. to W. 24<sup>th</sup> St., east of Howard St. to Maryland Ave. It is included within the Old Goucher National Register District and contains the original Oak St. A.M.E. Church at 2311 N. Howard St. and the original public school building for the Remington area, now the current Oak St. A.M.E. Church, at the southeast corner of W. 24<sup>th</sup> and N. Howard streets.

### III. Blocks E of Sisson Street to N. Howard St., north of W. 24<sup>th</sup> Street and south of W. 25<sup>th</sup> Street

#### Blocks 3626, 3625

#### Block 3626

This very wide block runs north of W. 24<sup>th</sup> to W. 25<sup>th</sup> St., east of Sisson St. all the way to N. Howard St. The center of the block, located south of the B&O Railroad line, was the home of the Maryland Construction Company's gas works, opened in 1887. Originally, rows of houses occupied the northeast corner of the block, at the southwest corner of W. 25<sup>th</sup> and N. Howard streets, and along mid-block Ware Alley and Hudson Place, but none survive. These rows were developed in the late 1880s by Henry Shirk, a major landholder in the area, for whom W. 23<sup>rd</sup> Street was originally named (Shirk St.)

Southwest of the site of the former gas works, the stone Twenty-Fourth Street Methodist Episcopal Church occupies the northeast corner of W. 24<sup>th</sup> St. and Sisson St. (Photos #10, 11). Built in 1885 as a Methodist Episcopal Church, probably to serve the stoneworkers and railroad men living along the Falls Turnpike, in 1898 the congregation took the name "Twenty-Fourth Street M.E. Church." The large church is built of the dark gray gneiss stone quarried nearby, but now stands vacant. One-and-one-half stories tall and L-shaped, it has steep, intersecting gable roofs. On the 24<sup>th</sup> St. façade there are four narrow, boarded-up windows set beneath a large, pointed-arch stained glass window. Each corner

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is marked by a small stone buttress. Shallow, modern additions now cover the rest of the 24<sup>th</sup> St. façade as well as the side of the church facing Hampden Ave.

Further east on W. 24<sup>th</sup> St. there is a two-story, five-bay wide commercial building at 320 W. 24<sup>th</sup>. Built in the mid-late 1920s, the building shows the slight influence of the Art Deco style in certain of its decorations, but otherwise has characteristics of 1920s-period commercial buildings in this area. Window lintels are composed of a row of vertically-placed stretcher bricks, sills are a row of header bricks, and full-height brick pilasters frame the entrance bay and mark each end of the building. The remainder of the brick façade has been stuccoed. At the top of each pilaster there is an Art-Deco-inspired vertical motif created with yellow bricks. Tall, narrow windows filled with glass blocks are positioned on either side of the central doorway and the window above. Each bay is lit by three, closely spaced windows on each floor.

### Block 3625

This block runs north of W. 24<sup>th</sup> St. to W. 25<sup>th</sup>, east of Howard St. to Maryland Ave. Only the western half of the block is included in the Remington Historic District. The two rows of housing built along N. Howard and W. 24<sup>th</sup> are now gone.

The north half of the block, west of Mace St., was the location first, of the Baltimore City Passenger Line Depot, which opened electric streetcar service to Hampden in 1885 and which became the City and Suburban Railway Depot by 1896, with four tracks running north from the depot to connect to the electric railway line extending along Huntingdon Ave. to Cedar Ave. (now Keswick Rd.) in Hampden. The United Railway & Electric Company's car barn next occupied the site until it was turned into an automotive sales and service facility in the 1940s. An Anderson body shop now occupies the building. The two-story brick building is six bays wide across W. 25<sup>th</sup> St. and four bays deep along N. Howard, with one and two-story additions extending south along Howard another ten narrow bays. Like the nearby auto showroom at the southwest corner of W. 29<sup>th</sup> and Remington (built 1924) this structure has long banks of second floor windows framed by rows of header bricks extending across the façade at window lintel and sill level. These windows are composed of from two to five sash panels, each panel divided into three horizontal sections—those at the top and bottom narrow with a wide center. Between each sash there is a vertical molding with geometric detailing. The first level of the 25<sup>th</sup> St. façade has five bays filled with large showroom windows each composed of multiple vertical sections of plate glass topped with glass transoms; the sixth bay has a garage door. This façade design extends south along N. Howard St. for two bays. The remainder of the Howard St. façade is marked by one-story tall brick pilasters framing each narrow bay. The building has a flat roof and two long skylights.

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### IV. Blocks E of Sisson Street to N. Howard St., north of W. 25<sup>th</sup> Street and south of W. 26<sup>th</sup> Street

#### Blocks 3630, 3634, 3635

##### Block 3630

This small block is located north of W. 25<sup>th</sup> to W. 26<sup>th</sup> St. east of Sisson to Hampden Ave. A group of frame rowhouses once faced 26<sup>th</sup> street, just east of Sisson and a combination of frame and brick rowhouses once faced 25<sup>th</sup> St. Now the site is occupied by a parking lot.

There is a large, one-story, flat-roofed building constructed in 1937 on the south side of W. 26<sup>th</sup> St., at 401-7 W. 26<sup>th</sup>. Approximately five bays wide and seven bays deep, with narrow, horizontal windows on each side of the building, two garage doors, and regular windows on the front façade. There are four skylights on the roof. There are vacant lots on either side of the building, which is now the location of Jossy's Auto Service.

##### Block 3634

This small block runs north of W. 25<sup>th</sup> St. to W. 26<sup>th</sup> St., east of Huntingdon Ave. to N. Howard St. The northern part of the block is the site, below grade, of the B&O railroad tracks. Original housing at the northwest corner of W. 25<sup>th</sup> and N. Howard St. is now the site of a non-contributing Exxon station.

One historic building remains, at 2509 Huntingdon Ave., a one-and-a-half story three-bay-wide commercial building constructed in 1924 for a paint removing business and now serving the same purpose as the home of the Baltimore Finishing Works (photo #12). Characteristic of 1920s commercial buildings in the area, the structure has a parapet roofline facing Huntingdon Ave. and a deep, yet separate cornice motif set about a foot below the roofline. This "cornice" does not extend the full width of the building and has a crown molding set over a deep frieze with recessed panel, now bearing the name "Baltimore Finishing Works." Both the central and southernmost bay are framed on three sides with a molding composed of stretcher and header bricks and probably once had tall, paneled doors like those surviving on the building to the south. They are now filled in with brickwork and have regular doors and windows. The one-story building with simple parapet roofline adjoining to the south was the "paint spraying" facility according to the 1928 Sanborn Atlas. Here, original folding panel doors with multi-pane glass lights in the upper section fill the wide, tall central opening. Original, multi-

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paned narrow windows flank the central bay. Each of the three openings is framed by decorative moldings composed of stretcher and header bricks, identical to those on the main building.

### Block 3635

This block runs north of W. 25<sup>th</sup> St. to W. 26<sup>th</sup> St., east of Howard St. to Maryland Ave. Only the western half of the block is included in the Remington Historic District. Houses in the northern part of the block date to 1888 while the row facing 25<sup>th</sup> St. was built by James Keelty in 1905.

A local house carpenter named William Phillips built the row of two-story, three-bay-wide late Italianate-style houses at 2533-47 N. Howard St. in 1888 (Photo #13). They are the only three-bay-wide two-story Italianate houses in the Remington Historic District. Each house sits on a high basement with steps set parallel to the street. The wooden cornices are supported by four long scroll-sawn brackets that connect to a lower molding strip and frame decorative jig-sawn friezes. Door and window openings have segmentally-arched lintels and wood sills.

In 1905 James Keelty, one of Baltimore's best-know rowhouse builders (along with Edward J. Gallagher and Frank Novak) built a row of two-story, two-bay-wide brown brick houses at 118-38 W. 25<sup>th</sup> St. (Photo #14). The corner house at Howard, 138 W. 25<sup>th</sup> is a three-story, three-bay-wide house built with a first-floor storefront, which has now been modernized. The houses have simple sheet metal cornices and a lower molding strip, but no brackets frame the cornices. Door and window openings have segmentally-arched lintels formed from a double row of header bricks. The houses have wider first floor windows but many houses in the row now have modern storefronts. The houses at 124-126 W. 25<sup>th</sup> have been enlarged to three stories and given a new façade and modern first floor storefront. Brick piers separate the bays on the second and third floors and join to form round-arches above the third floor windows. Decorative brickwork on this new façade suggest an enlargement date of the 1920s.

Yet another auto showroom from the mid-1920s (1923-24) survives at 2507-9 N. Howard St. (Photo #15). Although the entire two-story façade has been covered with stucco, the full-height Doric pilasters framing each of the three wide bays can still be clearly seen. The Doric capitals support a plain, deep frieze set beneath a molded cornice. Above the cornice a plain band matching the width of the frieze runs across the top of the façade. The two first floor showroom windows are each filled with five tall and narrow plate glass windows with both transoms and deeper bases. The northernmost opening has a garage door.

**V. Blocks running from the W side of Sisson Street to N. Howard St., north of W. 26<sup>th</sup> Street and south of W. 27<sup>th</sup> Street**

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### Blocks 3642, 3632, 3631, 3639, 3638

#### Block 3642

The large tract of land given city block number 3642 extends east of Jones Falls to Sisson St., all the way north from where the lower part of Sisson St. ends at the railroad tracks south of W. 23<sup>rd</sup> St. to Wyman Park, north of W. 30<sup>th</sup> St. Only a few historical resources are located in this large area, along the west side of Sisson St., north of W. 26<sup>th</sup> and W. 28<sup>th</sup> streets and on the north side of W. 29<sup>th</sup> St.

#### NW corner of W. 24<sup>th</sup> St. and Sisson St.

The site of the former dairy at the northwest corner of W. 24<sup>th</sup> and Sisson St. is now occupied by a modern, one-story non-contributing commercial building—a Maryland State Inspection facility. The row of four houses that once stood on the west side of Sisson, north of the dairy (2410-16 Sisson,) are now gone.

#### NW corner of W. 26<sup>th</sup> St. and Sisson St.

The Neill Buick Company opened its showroom and garage at 2600 Sisson St. in 1925 (Photo #16). Within a few years the company occupied three buildings on this site, the first showroom at 2600 Sisson, a larger showroom built in 1927 at 2602-4 Sisson, and a slightly later one-story brown brick garage complex at 2606-30 Sisson St. The original building at 2600 Sisson has a two-story, five-bay-wide and one-bay deep entrance front showroom with parapet roofline attached to a long, one-story garage structure extending to the west. The building later became the home of the Sun Cab Co. The two-story front showroom has been stuccoed and painted, but the one-story garage bays extending west show the original brickwork. Each bay of the two-story front showroom is separated by full-height brick pilasters that frame what must have been showroom windows but are now filled in. Behind this structure, the one-story, sky-lit gable-roofed garage building runs west about thirteen or fourteen bays, with a storage capacity of some 100 cars. Each bay has a multi-paned garage door opening flanked by brick piers.

The main showroom of the Neill Buick Co. is a distinguished three-story commercial building constructed in 1927 at 2602-4 Sisson St. (Photos #17, 18). Built of red brick with stone trim, it is three large bays wide on Sisson, running back to the west seven bays. Paired, full-height brick pilasters with stone capitals, decorative stone friezes, and stone bases mark each corner of the façade. Similar, single pilasters divide the façade into three bays filled with banks of metal-framed, multi-paned windows that light the second and third floors of the building. On the second floor, each bay has a single, wide multi-

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paned window divided into three sections; on the third floor, each bay has a wide central multi-paned window set off by brick pilasters from two narrow side windows. The third floor windows of each bay rest on a continuous deep stone sill set above a diamond-patterned brick band set with two diamond-shaped stone inserts per bay. A stone cornice caps the front façade wrapping around the corner. First floor showroom windows have been covered over. Side facades have wide, metal-framed, multi-paned windows lighting the second and third floors of each bay. First floor openings have been filled with decorative concrete blocks.

The northernmost section of the former auto showroom has been given a later, Art Deco-influenced façade treatment. An almost full-height central window with asymmetrically divided window panels sits above a wide entranceway with flat, projecting roof. Tall, very narrow windows filled with glass blocks extend continuously from the first to the second floors, while much shorter identical windows flank the central bay on the third floor.

### Block 3632

This block runs north of W. 26<sup>th</sup> St. to W. 27<sup>th</sup> St., east of Sisson St. to Remington Ave. The majority of the block was occupied by David M. Andrew's stone yard from the late 1890s into the 1930s, though houses were built along Hampden Ave. and W. 27<sup>th</sup> St.

David M. Andrew built the long rows of two-story, two-bay-wide red brick houses on both sides of the 2600 block of Hampden Ave., at 2600-48 and 2601-49 Hampden, in 1897 (Photo #19). The houses have bracketed sheet metal cornices with three brackets per house supporting the cornice and connecting to a lower molding strip. End brackets project slightly above the roofline. Door and window openings have segmentally-arched lintels composed of a double row of header bricks, but the first floor window is wider, filled with paired sash. A marble band runs across the basement level of the façade and each house has marble steps.

The two-story, two-bay-wide red brick houses on the south side of W. 27<sup>th</sup> St., at 501-11 and 521-41 W. 27<sup>th</sup> St., built by George Mattingly in 1908-9, are now mostly covered with formstone, but three retain their original facades. The corner house, at 541 W. 27<sup>th</sup>, is three stories tall and originally had a storefront on the first floor as the entrance is set diagonally to the corner. Each house has two tall, narrow windows on the first floor, in addition to the doorway, and two windows spaced more widely apart on the second floor. All window openings have segmentally-arched lintels, but the doors have flat marble lintels, a marble band marking the basement level, and marble steps. The houses have plain sheet metal cornices with no supporting brackets, but a decorative sheet metal band runs beneath the

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cornice. The two-story house at 501 W. 27<sup>th</sup> St. also had a first floor storefront, which has now been modernized.

### Block 3631

This block runs north of W. 26<sup>th</sup> St. to W. 27<sup>th</sup> ST., east of Hampden Ave. to Huntingdon Ave. The block contains four long rows of two-story, two-bay-wide red brick houses, constructed between 1894 and 1897.

William E. Garrison built a row of stylish brown brick swell-front houses with rusticated stone trim on the west side of Huntingdon Ave., at 2600-58 Huntingdon, in 1894, but the houses at 2600-8 have now been replaced by a modern, non-contributing two-story red brick building. The houses have deep sheet metal cornices decorated with modillions set above rows of stepped bricks. Doors and windows have rusticated stone lintels and sills and a rusticated stone band runs across the façade at the basement level. Garrison also built the smaller and plainer, flat-fronted houses at 2625-59 Miles with sheet metal cornices decorated with dentils, set over rows of stepped bricks. All door and window openings have segmentally-arched brick lintels. The northernmost house, at 2659 Miles, was outfitted as a corner store.

In 1897 David M. Andrew also built out the east side of Hampden Ave., at 2601-49 Hampden (Photo #19). The long rows of two-story, two-bay-wide red brick houses built by Andrews on both sides of the 2600 block of Hampden St. have bracketed sheet metal cornices with three brackets per house supporting the cornice and connecting to a lower molding strip. End brackets project slightly above the roofline. Door and window openings have segmentally-arched lintels composed of a double row of header bricks, but the first floor window is wider, filled with paired sash. A marble band runs across the basement level of the façade and each house has marble steps.

The houses on the west side of Miles Ave., at 2600-58 Miles, built in 1897 by Joshua Wright, have similar sheet metal cornices to those on Hampden, with three brackets connecting to a lower molding strip (Photo #20). Otherwise the houses are plainer, with no marble trim work or steps. Wright built similar houses on the southern portion of the east side of Miles (2601-23, but 2601-7 are now gone), because William Garrison could not finish building out the row he had partially completed to the north.

### Block 3639



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This block runs north of W. 26<sup>th</sup> St. to W. 27<sup>th</sup> St., east of Huntingdon Ave. to Remington Ave. Edward J. Gallagher built all of the housing in this block between 1913 and 1917.

The two-story, two-bay-wide brown brick porch-front houses Gallagher built on the east side of Huntingdon Ave., at 2601-21 and 2623-27 Huntingdon Ave. in 1913, have simple sheet metal cornices supported by end brackets, whose ball finials rise above the roofline (Photo #21). Doors and windows have flat marble lintels and sills and a decorative stone band runs across the façade just beneath the cornice. Basement windows also have flat marble lintels. The wide first floor window is filled with paired sash topped by a stained glass transom decorated with pink and green diamonds, a design Gallagher often used in this period. The door has a similar transom. The porch is constructed of brick and brick piers supported wooden half columns, most of which are now gone. Original porch railings were wood. The flat porch roof also has a sheet metal cornice. The house on the north corner of Lorraine Ave., 2623 Huntingdon, was designed to have a storefront on the first floor, with an entrance set diagonally to the corner. Much of this original storefront survives with its slightly projecting storefront bay north of the door, filled with two wide plate glass windows set above wainscoting and topped by transoms.

Gallagher built very similar brown brick, porch-front houses on both the north and south sides of Lorraine Ave. in 1914, at 201-19 and 301-31 Lorraine and 200-24 and 300-20 Lorraine Ave. These houses, however, have full-height wooden columns supporting the porch roofs and very tall paired first floor windows without stained glass transoms. Each house on the corner of N. Howard St. was designed with a corner storefront. On the north side of Lorraine, the houses at 2002-8 Lorraine have flat fronts, with a wide first floor window filled with paired sash, marble lintels and sills, and a marble band marking the basement level of the facades.

Along the south side of W. 27<sup>th</sup> St., west of N. Howard, at 201-21 and 301-31 W. 27<sup>th</sup>, Edward J. Gallagher built somewhat more stylish brown brick porch front houses in 1917, with distinctive sheet metal cornices with large modillions set above a lower band decorated with square motifs. Door and windows have flat marble lintels and sills and each house has a wide first floor window with paired sash set beneath a stained glass transom. The porches are constructed completely of brick (no wooden railings) and half-height wooden columns support the porch roofs. Identical houses line the north side of this block of W. 28<sup>th</sup> St.

The frame Chapel of the Guardian Angel was built on the southeast corner of W. 27<sup>th</sup> St. and Huntingdon Ave. in 1904, but was replaced by the current two-story brick structure in the 1920s, which has been further altered in recent years. The building has a low-pitched gable roof with its end gable facing Huntingdon Ave. A photograph from the 1950s shows the church as it originally looked, with a wide, two-story, pedimented projection with stained glass window in the center of the Huntingdon Ave.

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façade. The church entrance was located in the northernmost bay on Huntingdon Ave., in a one-story projection with its own short gabled roof. The entire brick building sits on a stone foundation. Today, only that original stone foundation is visible, as the entire façade of the brick building has been resurfaced with new brick and stucco. Additionally, the projecting bays on the western end of the building, both the entry area and the pedimented bay with stained glass window, have been removed. The only thing remaining of these bays is the foundation, which now serves as a kind of open porch leading to the new, modern church entrance façade.

The two-story, three-bay-wide stone parish house of the Episcopal Church of the Guardian Angel is located at 335 W. 27<sup>th</sup> St. (Photo #22) and was built in 1924. It is constructed of local dark gray gneiss stone, laid in a random ashlar pattern, with white stone trim framing each window and the central doorway. The building has a low-pitched gable roof with a stone-faced end gable fronting on W. 27<sup>th</sup>. The doorway has a stone surround and is topped by a tall squared pediment, with stone inscription "Parish House Church of the Guardian Angel" arranged on three lines. The windows are filled with multi-paned casement sash.

On the northwest corner of N. Howard and W. 26<sup>th</sup> St. there is a one-story, brown brick former garage building, constructed at 200-2 W. 26<sup>th</sup> St. in the mid-1920s. Although the five-bay-wide façade facing N. Howard has been re-painted, the long, nine-bay wall facing W. 26<sup>th</sup> St. is original and shows detailed decorative brickwork below the flat roofline with a deep frieze area decorated with brick squares formed by three stretcher bricks each, set both horizontally and vertically. Large multi-paned windows fill each bay, framed on all sides with stretcher bricks. Between the bays, Art Deco-style vertical motifs are framed at the corners by squared stone. A wide garage door was originally located in the center bay, but has been converted to a double-doored entranceway for the Single Carrot Theater. The N. Howard St. façade originally served as a storefront with separate office entrance in the northernmost bay. The central entryway has a door framed by multi-paned windows and has its own projecting roof. The door itself has a low-pitched pediment supported by scroll-sawn brackets. The bay at the corner of Howard and W. 26<sup>th</sup> St. is filled with a triple doorway, each door having a deep transom, the whole framed by stretcher bricks. The building is now occupied by the restaurant Parts and Labor and the Single Carrot Theater.

### Block 3638

This block runs north of W. 26<sup>th</sup> St. to W. 27<sup>th</sup> St., east of Howard St. to Maryland Ave. Only the western half of the block is included in the Remington Historic District. The southern portion of the block is the site of the Miller tin manufacturing factory, later purchased by American Can. Housing in the northern half of the block was built by Charles Burdette in 1906 and 1909.

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The imposing three and four story brick building located at the northeast corner of N. Howard and W. 26<sup>th</sup> St. was originally a tin box and can manufactory, built by George and Henry Miller c. 1887. In 1902 they sold the building to the American Can Co. of N.J., who extended the building north along Howard St., following the original design (Photos #23, 24). The main building extends the entire width of W. 26<sup>th</sup> St. east of Howard to Mace St. for a depth of twelve bays. Like other commercial buildings in the district, full-height brick pilasters frame each bay facing W. 26<sup>th</sup>. Decorative brick bands run across this façade above the first floor windows and beneath the fourth floor windows. The low-pitched hip roof sits atop a sheet metal cornice and rows of stepped bricks set between the brick pilasters. Each first floor bay is lit by a paired window set within a wide, segmentally-arched lintel composed of a triple row of header bricks. On the second and third-floor levels of each bay there are two windows with segmentally-arched lintels composed of two rows of header bricks. Each bay of the fourth story is lit by three round-arched windows. The façade facing N. Howard St. is two bays deep and without pilasters. The double entry doors are set beneath a deep transom near the southern end of the building and there is a second door and window to the north. Second and third floors are lit by three windows each, with segmentally-arched lintels, and on the fourth level there are four round-arched windows per bay. Each window is currently filled with 4/4 sash except those of the fourth floor, which have 1/1 sash.

American Can Co. extended the building north along Howard St. for another nine bays sometime between 1907 and 1914. The design of the three-story addition mimicks the style of the original building by having each bay framed by full-height brick pilasters, with several rows of stepped bricks set beneath the sheet metal cornice. Each bay is lit by two windows each, with segmentally-arched lintels composed of three rows of header bricks and stone sills. Each window is filled with 12/12 sash. The complex has been renovated and converted into apartments and bears the name Miller Court.

Charles Burdette built stylish brown brick two-story, two-bay-wide porch-front houses facing W. 27<sup>th</sup> St., at 109-29 W. 27<sup>th</sup>, in 1906. The dentilled sheet metal cornices have deep friezes with stamped, neoclassical swag decorations. (These houses are the only surviving example in the Remington Historic District to have stamped decorations on their sheet metal friezes, though the style was common in much of East Baltimore in houses of this period.) The houses have tall, paired first floor windows and door and windows have flat marble lintels and sills. Porch roofs are supported by full-height wooden piers and the porches have wooden railings. The four houses closest to N. Howard have had their porches removed and new painted, decorative panels applied to the first floor level.

Burdette also built the much more modest row of two-story, two-bay-wide red brick houses at 2627-41 N. Howard St. in 1909. The sheet metal cornice is decorated with a row of dentils set atop a deep, plain frieze area, the whole framed by end brackets. The houses have wide first floor windows

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with stone sills and a stone band runs across the basement level. Door and window openings have segmentally-arched lintels composed of a double row of header bricks.

### VI. Blocks running from the W side of Sisson Street to N. Howard St., north of W. 27<sup>th</sup> Street and south of W. 28<sup>th</sup> Street

**Blocks 3640, 3644, 3645, 3650, 3646**

#### **Block 3640**

This block extends north of W. 27<sup>th</sup> St. to W. 28<sup>th</sup> St., east of Sisson St. to Hampden Ave. The western half of the block was always devoted to commercial enterprises. Two builders are responsible for the housing on the eastern half of the block—Edward J. Gallagher for the northern half and David Andrew for the southern half.

David Andrew built the rows of similar two-story, two-bay wide red brick houses along the north side of W. 27<sup>th</sup> St., at 500-20 W. 27<sup>th</sup> St.; on the east side of Atkinson, at 2713-21 Atkinson Ave., and on the west side of Hampden, at 2712-20 Hampden Ave. The houses are quite stylish, being constructed of red brick with rusticated stone trim. Each row has a combination of both swell-and flat-fronted houses, with a continuous sheet metal cornice decorated with dentils, and short end brackets framing each house. The houses are wider than usual for two-bay-wide houses, with two tall, narrow windows lighting the first floor. The flat-fronted houses framing each group have only two wider windows on the second floor, while the swell-fronted houses have three narrow windows on the second floor. Flat-fronted houses have windows with segmental arches while the windows on the swell-fronted houses have rusticated stone lintels and sills. Each house originally had marble steps. All but three of the houses are now covered with formstone.

The later houses built by Edward J. Gallagher in 1913 on the northern half of the block, at 501-21 W. 28<sup>th</sup> St. and 2722-30 Hampden Ave., are built of brown brick with marble trim and have front porches. End brackets with ball finials frame the deep sheet metal cornices of each house and beneath each cornice is a separate, decorative lower molding strip. Each house has a wide first floor window with paired sash and doors and windows have flat marble lintels and sills. The door and first floor window originally had stained glass transoms. Porch roofs are supported by three full-height columns per house and each porch originally had wooden balusters. The houses Gallagher built facing narrower Atkinson Ave., at 2723-31 Atkinson, have windows with segmentally-arched brick lintels instead of marble lintels.

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### Block 3644

This block runs north of W. 27<sup>th</sup> St. to W. 28<sup>th</sup> St., east of Hampden Ave. to Huntingdon Ave. Jacob Aull built the two rows on the eastern half of the block in 1894 and 1895 and John S. Kidd built out the western half of the block between 1896 and 1897. Each builder constructed stylish rows of swell-front houses facing the main streets, but more modest flat-fronted houses along the narrow, mid-block street.

The two-story, alternating swell- and square-fronted houses Kidd built facing W. 28<sup>th</sup> St. (401-19 W. 28<sup>th</sup> St., and on the northern side of 28<sup>th</sup> as well) in 1896 are particularly stylish, being built of brown brick with rusticated stone trim. The deep sheet metal cornice is set above long rows of stepped bricks. Swell-fronted houses have flat lintels and sills while the flat-fronted houses have wide, paired first and second-floor windows set beneath segmental arches constructed of two rows of header bricks. A rusticated stone band runs across the basement level of the entire row.

The brown brick houses Kidd built along Hampden Ave., at 2701-31 Hampden, in 1897, are plainer, having all flat fronts, but still with paired first and second-floor windows (Photo #25). For narrow Miles Ave. Kidd built more modest red brick houses (2700-30 Miles Ave.) with no stone trim and segmentally-arched door and window lintels. A narrow sheet metal cornice is set above rows of stepped bricks.

On the eastern half of the block Jacob Aull built a long row of alternating swell-and flat-fronted red brick houses at 2700-42 Huntingdon Ave. in 1894 (Photo #26). The swell-fronted houses have tall, narrow windows with rusticated stone lintels and sills; the flat-fronted houses have windows with segmental arches but do have a wider first floor window. A rusticated stone band runs across the basement level of the row. The deep sheet metal cornice has a frieze decorated with modillions and three long brackets per house connect to a lower molding strip

The red brick houses Aull built along Miles Ave., at 2701-45 Miles Ave. in 1895, are much plainer, with a simple sheet metal cornice and segmentally-arched door and window lintels. In a nod to stylishness, though, he gave the houses wider first floor windows.

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This block runs north of W. 27<sup>th</sup> St. to W. 28<sup>th</sup> St., east of Huntingdon Ave. to Remington Ave., with housing built in the 1880s and early 1890s. The entire eastern half of the block is being rebuilt with a new seven-story mixed-use commercial and residential building, to be called "Remington Row."

The western half of the block still retains its historic resources. Along Huntingdon Ave., just north of W. 27<sup>th</sup>, the first group of two-story, two-bay-wide red brick houses were built in pairs between 1887 and 1889. The pair at 2201-3 Huntingdon Ave. has been combined, and now has a modern storefront set diagonally to the corner. The wood cornice is supported by long, scroll-sawn brackets that connect to a lower molding strip and frame jig-sawn frieze panels. The houses in the pair to the north, 2205-7 Huntingdon Ave., are smaller, with a modillion cornice supported by long scroll-sawn end brackets that connect to a lower molding strip. Only the house at 2209 remains of the pair built at 2209-11 Huntingdon Ave. It has a similar bracketed cornice and is now covered with formstone. All door and window openings have segmentally-arched lintels.

A row of very similar houses once extended north from 2713-25 Huntingdon Ave., but only the northernmost two remain, at 2723-5. These two-bay-wide houses have wooden cornices supported by three long brackets per house that connect to a lower molding strip. North of this row there is a group of three porch-front houses set back from the street, at 2727-31 Huntingdon Ave. The houses sit on low basements and originally had shed-roofed porches and cornices with a row of scroll-sawn modillions set above a deep frieze, like at 2731 Huntingdon. Each house has a small front lawn.

William Collett built the two groups of two-story red brick houses at 2733-45 Huntingdon Ave. and 313-27 W. 28<sup>th</sup> St. in 1892, at the same time as he built the three small houses at 2732-36 Fox Ave. The Huntingdon Ave. houses are three-bays-wide, with tall, narrow door and window openings (Photo #27). The simple sheet metal cornice is decorated with a row of modillions. Window openings have segmentally-arched lintels but the doorways have Queen Anne-influenced projecting brick door hoods and a decorative brick band runs across the facades beneath the first floor windows. Today, 2743 and 2745 Huntingdon have been combined into a single unit with a central door flanked by wide projecting storefront window bays lighted by paired glass panels set above wainscot paneling. The houses at 313-27 W. 28<sup>th</sup> St. are only two bays wide, but have similar sheet metal cornices and decorative brick doorway hoods. On narrow Fox Ave. Collett built very plain houses with segmentally-arched door and window lintels and narrow sheet metal cornices (Photo #28).

Jacob Saum, a well-known Baltimore builder erected the three small houses south of Collett's row on Fox, at 2724-30 Fox Ave., in 1883 (Photo #28). They have simple wooden modillion cornices and window and door openings with flat wood lintels and sills. Across Fox, at 2725-31 Fox Ave., there were four larger, three-bay-wide late Italianate-style houses, built in the late 1880s that have recently been demolished.

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### Block 3650 (south half)

The city block numbered 3650 is actually composed of two sections. The section to the south runs north of W. 27<sup>th</sup> St. to W. 28<sup>th</sup> St., east of Crestmont Ave. to N. Howard St.. The northern section runs north of W. 28<sup>th</sup> St. to W. 29<sup>th</sup> St., east of Remington Ave. to N. Howard St. All of the two-story, two-bay-wide brown brick houses in the southern section were built by Edward J. Gallagher between 1917 and 1919. In the northern section, the row built along Remington Ave. dates to 1883, but rows along N. Howard and W. 29<sup>th</sup> are from 1922-23.

Along the north side of W. 27<sup>th</sup> St., west of N. Howard, Edward J. Gallagher built brown brick porch front houses at 200-220 W. 27<sup>th</sup> in 1917 that match those built on the south side of W. 27<sup>th</sup> at the same time (201-21 and 301-31 W. 27<sup>th</sup>). These have distinctive sheet metal cornices with large modillions set above a lower band decorated with square motifs. Door and windows have flat marble lintels and sills and each house has a wide first floor window with paired sash set beneath a stained glass transom. The porches are constructed completely of brick (no wooden railings) and half-height wooden columns support the porch roofs.

In 1918-19 Gallagher built the long row of porch-front houses at 2700-36 N. Howard St. (and across the street at 2701-37 N. Howard, Photo #30). Although most of the houses are Gallagher's standard width of 14 feet, six houses in each row are 20'-wide and have a Daylight floor plan—two rooms wide by two rooms deep. The brown brick porch-front houses are much more stylish than the earlier porch-fronts built by Gallagher in Remington. Each has a full stone porch and basement, with half-columns supporting the porch roofs. These houses have short, false asphalt shingled mansard roofs with a single dormer window each (paired dormers in the wider houses), set above sheet metal cornices with large modillions and a deep frieze area. Second-floor windows have splayed marble lintels with keystones and marble sills. The very wide first floor window has a central double-hung sash flanked by long sidelights and topped with a stained glass transom. Each house has a short lawn in front.

At 2701 Crestmont Ave., there is a four-bay-wide one-story brick commercial building from the late 1920s that is quite plain, but does have the characteristic decoration of vertically-placed stretcher bricks extending across the façade at the level of the window lintels, a band of vertically-placed bricks running across the façade, and a parapet roofline. A similar one-story brick building with parapet roofline, from the same period, is located at 205 W. 28<sup>th</sup> St., the southeast corner of W. 28<sup>th</sup> and Crestmont Ave.

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This block runs north of W. 27<sup>th</sup> St. to W. 28<sup>th</sup> St., east of Howard St. to Maryland Ave. Only the western half of the block is included in the Remington Historic District; Edward J. Gallagher built all of the houses in the block between 1913 and 1919.

On the north side of W. 27<sup>th</sup> St., east of Howard, Edward J. Gallagher built a row of 14'-wide flat-fronted brown brick houses with marble trim in 1913 at 108-26 W. 27<sup>th</sup> St. (Photo #29). The houses have distinctive sheet metal cornices with large modillions set above a lower band decorated with square motifs. Door and windows have flat marble lintels and sills and each house has a wide first floor window with paired sash set beneath a stained glass transom have flat fronts, Here the entire basement area if faced with marble and there are marble steps.

When Gallagher began to build the long rows of porch-front houses on either side of the 2700 block of N. Howard St. in 1918, he included a few of the wider, but less deep "Daylight" style houses in each row. The brown brick porch-front houses at 2701-37 and 2600-36 N. Howard (Photo #30) are much more stylish than the earlier porch-fronts built by Gallagher in Remington. Each has a full stone porch and basement, with half-columns supporting the porch roofs. These houses have short, false, shingled mansard roofs with a single dormer window each, set above sheet metal cornices with large modillions and a deep frieze area. Second-floor windows have splayed marble lintels with keystones and marble sills. The very wide first floor window has a central double-hung sash flanked by long sidelights and topped with a stained glass transom. Each house has a very short lawn in front. In the leases he created for these rows Gallagher noted that the building lines were two feet back of "established building lines" and that no structures were to be built on this extra space.

The majority of the houses built in each row were 14'-wide, but six houses in each row measured 20' wide and were much less deep than the 14'-wide houses. Called "Sunlight" or "Daylight" houses by their builders, the houses had an entirely new floor plan from the standard rowhouse built in the city since the 1790s. Instead of being three rooms deep, with windows lighting only the front and rear rooms, leaving the center room without a window, this new style of house was two rooms wide and two rooms deep, so that every room could have a window. And, not surprisingly, the wider houses carried higher ground rents, in this case \$70 vs. the \$67 ground rent charged on the 14'-wide houses.

### VII. Blocks running from the W side of Sisson Street to N. Howard St., north of W. 28<sup>th</sup> Street and south of W. 29<sup>th</sup> Street

Blocks 3642, 3643, 3652, 3651, 3650 (N half), 3649



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### Block 3642

#### NW corner of W. 28<sup>th</sup> St. and Sisson

The long, low two-story brick building at 2800 Sisson St. was built by the city as a refuse incinerator in the early 1890s, set on a diagonal northwest of the corner of Sisson and W. 28<sup>th</sup> streets. Because of the slope of the terrain, the eight-bay-long by three bays wide building is three stories tall on its northern end, but only two stories on its southern end, facing W. 28<sup>th</sup> St.. Full-height brick pilasters frame each bay and are connected at the roofline by rows of stepped bricks. A roof monitor runs the whole length of the flat roof, filled with 5/5 metal-framed windows. Large, multi-pane (6/6/6), metal-frame windows light each bay on all floors. Window openings have lintels composed of a row of vertically-placed stretcher bricks. Now known as The Broom Factory, the building will soon become the site of a rye whiskey distillery.

### Block 3643

This block runs north of W. 28<sup>th</sup> St. to W. 29<sup>th</sup> St., east from Sisson to Hampden Ave. It was the site of the Atkinson quarry, which later filled with water, until the land began to be developed with commercial buildings after the mid-1930s.

There is a large, two-story red brick building on the northeast corner of Sisson and W. 28<sup>th</sup> St., at 2801 Sisson St., built in 1936 as an automotive dealership and showing influences of Art Moderne style. Six bays wide on Sisson St., and bay bays deep, this main building has a one-story addition that extends far to the east along W. 28<sup>th</sup> St. The façade is divided into horizontal bands by rows of slightly projecting stretcher bricks that run above and below first floor windows and at the sill, mid-window, and lintel level of second floor windows. The brick cornice is formed by several rows of stretcher bricks. The horizontal patterning is continued in the fenestration, with large first floor windows composed of wide horizontal panes arranged in a 2/2/2/2 pattern. Second floor windows are square, with 2/2 lights. The wide, recessed entrance is located in the third bay north of W. 28<sup>th</sup> and bears striking Art Moderne ornament rising above the entryway to the roofline. On either side of the entrance the brick walls are curved and marked by horizontal bands.

### Block 3652

This block runs north of W. 28<sup>th</sup> St. to W. 29<sup>th</sup> St., east of Hampden Ave. to Huntingdon Ave. All

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of the rows in this block were built between 1894 and 1897.

In 1894 Charles Gerwig built the long row of two-story, two-bay-wide red brick houses at 2800-46 Huntingdon Ave. The houses have simple sheet metal cornices set above rows of progressively-recessed stretcher bricks. A decorative brick band runs across the façade at the sill level of the second-floor windows and a band of rock-faced stone runs across the façade at the basement level. First floor windows are filled with paired sash and topped with a transom. Door and window openings have segmentally-arched brick lintels and rock-faced stone sills.

Jacob Gerwig, Charles' brother, built the long row of three-story, two-bay wide porch-front houses on the east side of Hampden Ave., at 2801-35 Hampden, in 1895 (Photos #31, 32). The houses have sheet metal cornices with friezes with small modillions and framed by end brackets. Beneath the sheet metal cornice, brick dentils set above rows of progressively recessed stretcher bricks further decorate the façade. Brick piers at the corners of each porch support tall wooden columns holding up the porch roofs. Each porch has wooden railings. Door and window openings have segmentally-arched lintels.

Mason R. Stone built two-story, two-bay-wide red brick houses at 2801-39 Miles Ave. in 1896 that have simple sheet metal cornices set above several rows of stepped stretcher bricks. Phillip Mueller built out the west side of Miles Ave. in 1896-7 (2800-26 Miles) with very similar houses, though here the houses have a row of brick dentils set beneath the sheet metal cornice. Door and window openings on both rows of houses have segmentally-arched brick lintels.

There are three individual narrow two-story, two-bay-wide frame porch-front houses at 2828, 2830, 2832 Miles Ave., built c. 1896 (Photo #33). Each has its gable end facing the street, with a diamond-shaped window lighting the attic. The house at 2828 is now covered with asphalt shingles while the other two are covered with vinyl siding. The porches run the entire width of the house and each house has a paired first floor window. The lower part of the porches at 2828 and 2830 are now covered with formstone while the porch at 2832 has been completely enclosed. Half-height wooden piers support the hipped porch roof.

John S. Kidd built matching rows of two-story, alternating swell- and square-fronted houses on either side of W. 28<sup>th</sup> St. between Hampden and Miles avenues (401-19 and 400-18 W. 28<sup>th</sup>) in 1896 (Photo #34). The rows are particularly stylish, being built of brown brick with rusticated stone trim. The deep sheet metal cornice is set above long rows of stepped bricks. Swell-fronted houses have flat marble lintels and sills while the flat-fronted houses have wide, paired first and second-floor windows set beneath segmental arches constructed of two rows of header bricks. A rusticated marble band runs across the basement level of the entire row.

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### Block 3651

This block runs north of W. 28<sup>th</sup> St. to W. 29<sup>th</sup> St., east of Huntingdon Ave. to Remington Ave. Most of the houses in this block were built between 1888 and 1892.

There are four two-story houses at 2845-51 Huntingdon Ave, built by Jesse F. Ely in 1883 that have tall mansard roofs (Photo #35). Ely advertised these houses for sale in June, 1883 at \$1200 each, or \$15 per month rent.<sup>1</sup> The first three from the corner have been remodeled with stucco façades, plate glass store-front windows, and a tall, pyramidal turret on the corner house. The tall mansard roofs have their original shingles and wide dormers with two 6/6 sash. Second-floor windows in the remodeled façade now have projecting lintels and sills and 6/6 sash. The house at 2845 Huntingdon, that has not been remodeled, is covered with formstone, so no original details are visible.

George A. Foreman, listed as a carpenter in city directories, built two-story, two-bay-wide houses on the northwest corner of W. 28<sup>th</sup> St. and Remington Ave. in 1888—six at 300-10 W. 28<sup>th</sup> (only four remain) and five at 2800-8 Remington Ave. Those on W. 28<sup>th</sup> have simple, dentilled wooden cornices. Doors and windows have segmentally-arched lintels and wood sills and the wider first floor windows are filled with paired sash. The first floor of the house at 2800 Remington now has a modern storefront.

Lemuel German built the seven houses at 312-24 W. 28<sup>th</sup> St. and houses at 2801-19 Huntingdon Ave. in 1892-3. The two-story, two-bay-wide red brick late Italianate-style houses have wooden cornices with three scroll-sawn brackets framing jig-sawn frieze panels and lower pierced ventilating panels. Doors and windows have segmentally-arched lintels and wood sills. The house at 324 W. 28<sup>th</sup> St. is three-stories tall. The pair of houses at 2801-3 Huntingdon now has a double storefront. German also built much plainer houses at 2800-10 Fox Ave. in 1893. These houses have simple sheet metal cornices and segmentally-arched lintels made of two rows of double header bricks. They sit on high basements reached by wooden steps.

Between 1885 and 1886 Edward Fox built the row of two-story, two-bay-wide late Italianate-style red brick houses at 2823-43 Huntingdon Ave. that have Queen Anne-style influenced brick doorway hoods, door enframements and other decorations (Photo #36). A decorative band of cut-work bricks also runs across the façade between floors. All of the segmentally-arched brick lintels have alternating recessed bricks. The wooden cornices are supported by three long, scroll-sawn brackets which frame jig-sawn frieze panels. In the same years he also built smaller and plainer houses to the east, along Fox Ave., none of which survive. The two-story building at 2823 Huntingdon Ave. is

<sup>1</sup> Baltimore *Sun*, June 16, 1883.

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different, with a full-height three-sided projecting bay forming its street façade. It previously served as a local clubhouse, and is now covered with formstone.

The southwest corner of W. 29<sup>th</sup> St. and Remington Ave. (301-9 W. 29<sup>th</sup> St.) was, until recently, occupied by the Anderson Car company. The building dates to 1923-4, when the Eastwick Motor Co. erected this large two-story auto showroom and garage (Photo #37). Eight bays wide along Remington St. and six bays wide across W. 29<sup>th</sup>, the building shows Colonial Revival influence being built of red brick with white stone trim. The entire building is now stuccoed. Full-height pilasters frame the main bays, extending above the roofline, capped with short parapets. The building has a flat roof and each floor is articulated with slightly projecting brick bands. The corner bays at Remington and W. 29<sup>th</sup> St. have plate glass showroom windows and several garage door openings on the first floor, with bands of three windows each on the second-floor of each bay. Similar windows light the rear of the building, but most of the windows on the west side are smaller.

### Block 3650 (north half)

The city block numbered 3650 is actually composed of two sections. The section to the south runs north of W. 27<sup>th</sup> St. to W. 28<sup>th</sup> St., east of Crestmont Ave. to N. Howard St.. The northern section runs north of W. 28<sup>th</sup> St. to W. 29<sup>th</sup> St., east of Remington Ave. to N. Howard St. All of the two-story, two-bay-wide brown brick houses in the southern section were built by Edward J. Gallagher between 1917 and 1919. In the northern section, the row built along Remington Ave. dates to 1883, but rows along N. Howard and W. 29<sup>th</sup> are from 1922-23.

The oldest houses in this block are three-story, two-bay-wide late Italianate-style houses built in 1883 along the east side of Remington Ave., at 2801-41 Remington, by Clarence Pindell, who built identical two-story versions at 302-28 W. 29<sup>th</sup> St. a year later (Photos 38, 39). Each house has a wooden cornice supported by three long scroll-sawn brackets that connect to a lower molding strip and frame jigsaw frieze panels. Door and window openings have flat wood lintels and sills.

In 1923, Gallagher built a new style of Daylight house in the 2800 block of N. Howard St. (2800-14 N. Howard on the west and 2801-33 N. Howard on the east, Photo #42). Now influenced by the Colonial Revival style of the 1920s, Gallagher designed these houses in red brick with short, green-tiled mansard roofs. Door and window openings have flat brick lintels. Each house is fronted by an enclosed sun porch, with its own tiled green mansard roof. The sun porches are lit by colonial-style multi-paned windows. Gallagher built similar sun porch houses in his larger development named Ednor Gardens north of 33<sup>rd</sup> St. and east of Greenmount Ave.

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On the south side of W. 29<sup>th</sup> St., at 203-25 W. 29<sup>th</sup>, Frank Singer, a well-known rowhouse builder of this period, built large three-bay-wide porch-front houses in 1922 (Photos 40, 41). The red brick houses are two stories tall, but with an attic story set beneath a tall mansard-style roof, lit by dormers. Each house has an open stone porch and stone basement. The porch only runs across two bays of the house and has half-height columns supporting the porch roof. A second-floor bay window sits above the porch; the other second-floor bay is lit by a paired window with flat stone lintel and sill. First floor windows are tall and narrow with stone lintels and sills. The wide front door has multi-paned sidelights. Each house has a short front lawn.

Frank Singer also built four much plainer houses on the west side of N. Howard St., south of W. 29<sup>th</sup>, at 2824-30 N. Howard St. Each two-story, three-bay-wide red brick house is set back from the street at an angle. Open porches, with full-height wooden columns supporting the porch roof and wooden spindle railings, only extend across two bays of the houses. Flat roofs have a parapet roofline with a central, low-pitched pediment. All windows have flat stone lintels and sills. The wide front doors are flanked by multi-paned sidelights and set beneath a stained glass transom. Each house has a small front yard.

There is a two-story, red brick small square office building on the northeast corner of Crestmont Ave. and W. 28<sup>th</sup> St., at 210 W. 28<sup>th</sup>. With its flat roof, three-part horizontal bands of fenestration across the first and second floors of the façade and bold entryway treatment, the building shows the influence of the Art Moderne style popular in the 1930s. The window bands have a continuous lintel made of vertically-placed stretcher bricks, and a continuous sill of header bricks. These horizontal bands also extend across the non-fenestrated northern wall of the building. The entry bay slightly projects from the façade for its full height. The recessed door is set within a tall stone frame that extends above the second-floor windows, filled above the door with horizontal glass panels. The Crestmont Ave. façade is also seven bays wide but has regularly-spaced windows on both first and second floors. Vertical stretcher bands extend across the entire façade at first and second-floor window lintel levels, and bands of header bricks extend across at the sill levels. The flat roof is capped by a stone cornice.

West of Crestmont, a similarly decorated one-story building is set back from W. 28<sup>th</sup> St. at 220 W. 28<sup>th</sup>. The front is seven bays wide with a central entrance. The façade has a parapet roofline that extends above the rest of the long building. A band of vertical stretcher bricks runs across the entire façade at window lintel level. The building extends north on Crestmont Ave. twelve bays. Original painted lettering, "C.D. Denison," remains on the eastern side of the building.

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This block runs north of W. 28<sup>th</sup> St. to W. 29<sup>th</sup> St., east of Howard St. to Maryland Ave. Only the western half of the block is included in the Remington Historic District and Edward J. Gallagher built all of the houses in 1923.

Gallagher built very stylish Daylight houses in the 2800 block of N. Howard St. (2800-14 N. Howard on the west and 2801-33 N. Howard on the east). Now influenced by the Colonial Revival style of the 1920s, Gallagher designed these houses in red brick with short, green-tiled mansard roofs (Photo #42). Door and window openings have flat brick lintels. For these houses Gallagher turned the front porch into an enclosed sun porch and called the houses "Sun Porch houses." Colonial-style multi-paned windows light each sun porch and each has its own tiled green mansard roof. He built identical houses on the north side of W. 28<sup>th</sup> St., at 100-6 W. 28<sup>th</sup> St. Gallagher also built similar sun porch houses in his larger development named Ednor Gardens north of 33<sup>rd</sup> St. and east of Greenmount Ave.

### **VIII. Blocks running from the W side of Hampden Ave. to N. Howard St., north of W. 29<sup>th</sup> Street and south of W. 30<sup>th</sup> Street**

#### **Blocks 3642, 3653, 3657, 3658 (southern half)**

#### **Block 3642**

This portion of Block 3642 runs north of W. 29<sup>th</sup> St. to W. 30<sup>th</sup> St., east of Sisson to Hampden Ave. There are only two contributing resources in this block.

There is a simple, one-story, three-bay-wide by six-bay-deep brick garage building at 2900 Hampden Ave., built in the mid-to-late 1920s. A central garage door with a wide metal lintel is flanked by two narrow 1/1 windows. Similar windows light each bay of the side facades. The building has a stepped parapet roofline.

To the west, the one-story, five-bay-wide Potts & Callahan main office building is located at 500 W. 29<sup>th</sup> St. Built c.1940, the red brick building has stone columns framing the double-door entryway, set beneath a deep stone decorative band that runs across the front and side facades of the building. The flat roof is also topped by stone cornice and each window sits on a wide stone lintel. The façade is articulated with brick piers at each end, between bays, and framing the entranceway.

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### Block 3653

This block runs north of W. 29<sup>th</sup> St. to W. 30<sup>th</sup> St., east of Hampden Ave. to Huntingdon Ave. The rows on the eastern half of the block were built by William Garrison in 1896. On the western half, John S. Kidd built the north side of W. 29<sup>th</sup> in 1900, while H.M. Griffin built the row on the west side of Miles Ave. in 1906.

The eastern half of this block was built in 1896 by William E. Garrison, listed in the 1890 city directory as a carpenter living in Waverly. A long row of two-story, red brick swell-front houses extends from 2900-42 Huntingdon Ave., while smaller houses were built at 2901-43 Miles Ave. Unusual for swell-front houses, Garrison gave his row along Huntingdon Ave. porch fronts, with brick piers, topped with half-height wooden columns supporting the porch roof (Photo #43). Wooden balusters were used to enclose the porch. The deep sheet metal cornices are decorated with a row of dentils and sit atop a frieze of stepped bricks and a lower molding of decorative brickwork. Door and window openings have flat stone lintels and sills. The much plainer red brick, two-story, two-bay-wide houses built on the east side of Miles Ave. (2901-43 Miles) have plain sheet metal cornices set above rows of progressively recessed stretcher bricks. Door and window openings have segmentally-arched lintels composed of a double row of header bricks.

On the west side of Miles Ave., H.D. Griffin built an equally long row of two-story, two-bay-wide brown brick houses at 2900-38 Miles Ave. in 1906. This row has plain sheet metal cornices and segmentally-arched door and window lintels composed of a double row of header bricks, but here the sills are stone and the wide, first floor window is filled with paired sash.

In 1900 John S. Kidd built a row of red brick two-story, two-bay-wide houses at 400-18 W. 29<sup>th</sup> St. Like rows he built earlier in the blocks to the south, he gave these houses a few extra stylish touches. The houses have wider windows filled with paired sash on both the first and second floors, quite unusual for Baltimore rowhouses of this period. The sheet metal cornice is decorated with a row of dentils, and framed by end brackets, and there was a stained glass transom over the front door. The corner house at Miles Ave. was outfitted with a first floor storefront, now modernized, and has two narrow windows on the second floor.

### Block 3657

This block runs north of W. 29<sup>th</sup> St. to W. 30<sup>th</sup> St., east of Huntingdon Ave. to Remington Ave. The oldest houses in this block were built in 1884 and 1886 on W. 29<sup>th</sup> and W. 30<sup>th</sup> Streets; the remainder of the housing in this block was built between 1912 and 1915.

Clarence Pindell erected the row of two-story, two-bay-wide late Italianate-style houses at 302-28 W. 29<sup>th</sup> St. in 1884 (Photo #44), a year after he built similar three-story houses on the east side of the

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2800 block of Remington Ave. Each house has a wooden cornice supported by three long scroll-sawn brackets that connect to a lower molding strip and frame jig-sawn frieze panels. Door and window openings have flat wood lintels and sills.

In 1886 William Oliver a row of late Italianate-style three-story, two-bay-wide houses at 2921-41 Huntingdon Ave., south of W. 30<sup>th</sup> St., and around the corner at 327-33 W. 30<sup>th</sup> St. (Photos #45, 46). The corner unit, 2941 Huntingdon, had a first floor storefront. Now, a more modern storefront runs across both 2939 and 2941 Huntingdon. The wooden modillion cornices are supported by three long scroll-sawn brackets that connect to a lower molding strip. Door and window openings have segmentally-arched lintels.

Also in 1886, Jesse F. Ely, built a group of very unusual mansard-roofed houses on the south side of W. 30<sup>th</sup> St., east of Fox Ave at 313-23 W. 30<sup>th</sup> St. (Photo #46). Sitting on high basements reached by stairs set parallel to the façade, a one-story main floor is topped by a deep mansard roof lit by dormers. There is also an entrance at the basement level, a few steps down from the street. The first floor contains a wide, paired window set beneath a transom, and each house has a wide, shed-roofed dormer with paired sash. The facades are covered with rock-faced stone and the mansards have decoratively patterned slate roofs. A very deep sheet metal cornice separates the façade from the mansard roof. The foundations of these houses are built of stone and the sides and rear of brick. Ely first built mansard-roofed houses in Remington in 1883 a block south, on the east side of Huntingdon Ave., just south of W. 29<sup>th</sup>, which are a full two-stories in height.

The stylish bay window, porch-front red brick houses at 2901-11 and 2913-19 Huntingdon Ave. were built by David M. Newbold in 1912 (Photo #47). Each bay window is capped with its own flared sheet metal roof, giving a distinctive rhythm to the row. Rooflines are flat with individual, deep, projecting sheet metal cornices set between end parapets. The porches have brick piers supporting half-height wooden columns and shed porch roofs. Wooden balusters form the porch railings. The door and wide first floor window have flat stone lintels and sills.

A year later he completed the six plain, two-story, two-bay-wide brick porch-front houses on either side of Tuxedo Place, at 415-25 and 414-24 Tuxedo Place (Photo #48). The sheet metal cornices are framed by short end brackets. Each porch roof is supported by a full-height wooden pier and all window and door openings have double-header segmentally-arched lintels. The houses sit on very high basements.

In the late 1880s, the southwest corner of W. 30<sup>th</sup> and Remington Ave., became the first home of the frame Remington Methodist Protestant Church, whose congregation later built the Keen Memorial Church a block west at the corner of Huntingdon Ave. and W. 30<sup>th</sup> St. Several other local churches occupied the frame building until in 1917 the Bethany Evangelical Church erected the one-story random



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ashlar stone building now on the site (Photo #49). The flat-roofed church extends five bays along W. 30<sup>th</sup> St. and three bays along Remington, with the entrance today in the northernmost bay on Remington. The entrance bay projects slightly and has wide wooden double doors. On the W. 30<sup>th</sup> St. façade, each bay is framed by a stone pier and has a large plate glass window with deep rock-faced white stone lintel and sill. The same windows light the Remington St. façade, but there are no stone piers here. A white rock-faced stone band runs along both sides of the building at the basement level. At the south end of the building, facing Remington St., a two-story stone building extends back two bays with its own entrance and wide first floor window. The second floor is filled with a very wide window composed of six sections of plate glass. Both buildings are now occupied by Charm City Cakes.

The one-story red brick commercial building at 2930 Remington Ave. is now the home of the Baltimore Glass Company. Built in c. 1929 the building has a wide, full-height projecting entryway with double glass doors, set within glass side and transom panels. Four adjoining plate glass panels, divided into three horizontal sections, fill the façade south of the entryway and a similarly-sized opening on the north end of the façade now is filled by a wide garage door. Window and door openings have lintels composed of vertically-placed stretcher bricks and sills of header bricks. Slightly projecting brick pilasters frame the wide entryway and mark each end of the building.

### **Block 3658 (southern half)**

The city block numbered 3658 runs north of W. 29<sup>th</sup> St. to W. 31<sup>st</sup> St., east of Remington Ave. to Wyman Parkway. This large block includes three sections—one running between 29<sup>th</sup> and 30<sup>th</sup>, east of Remington to Crestmont; one running between 30<sup>th</sup> and 31<sup>st</sup> east of Remington to Crestmont; and a large section running north from 29<sup>th</sup> to 31<sup>st</sup>, east of Crestmont to Wyman Parkway.

In 1925-26 James Bealmear, a fairly well-known Baltimore builder filled both sides of Crestmont Ave., between W. 29<sup>th</sup> and W. 30<sup>th</sup> streets with spacious and stylish, red brick, porch-front Daylight houses set behind deep lawn (Photo #50). The houses bear the numbers 2900-20, 3000-10, and 3012-18 Crestmont Ave. on the west side of the street, and 2901-25 and 3001-23 Crestmont Ave. (a continuous row), along the east side. Each house has a short, green-tiled mansard roof, set between tall chimney stacks at the front of the façade. The stone porches run almost entirely the full width of the house, but enough space is left between houses for privacy. The flat porch roofs are supported by half-height wooden piers. The houses are three bays wide with two regular size and one shorter window on the second floor. The doorways are flanked by sidelights.

Yet a third builder was at work in the far-eastern section of this block. In 1924-5 John J. Dubbelde built the red brick Daylight houses that extend the whole length of the west side of Wyman Parkway, at 2900-60 Wyman Parkway, as well as those around both corners, at 200-8 W. 29<sup>th</sup> St. and

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243-9 W. 31<sup>st</sup> St. The Wyman Parkway houses are typical red brick Daylight-style houses with stone porches, false mansard roofs, and short front lawns. In these rows the porch only extends across two bays of the three-bay façade and half-height wooden piers support the porch roofs. Beneath the green-tiled false mansards, there is a deep sheet metal cornice decorated with modillions set above a deep frieze. First floor windows have flat lintels made of vertically-placed stretcher bricks. On the second floor the windows are topped by a band of vertically-placed stretcher bricks that runs across the façade. Each door is flanked by sidelights.

On the southern end of this row there is a single, large two-story, three-bay-wide brick house with steep hipped roof and dormer windows, that faces W. 29<sup>th</sup> St. and bears the street number 184 W. 29<sup>th</sup>. The center entryway has a colonial-style triangular pediment supported by turned wooden columns. First floor front windows are paired, as are those on the side facades. Like the rowhouses, the first floor windows have lintels made of vertically-placed stretcher bricks, and all of the second floor windows are topped by a band of vertically-placed stretcher bricks that runs across the front and side façades.

The red brick Daylight houses Dubbelde built at 200-8 W. 29<sup>th</sup> St. are identical to those built facing Wyman Parkway, but have less spacious front lawns. In contrast, the four red brick two-story houses at 243-9 W. 31<sup>st</sup> St. show the influence of the Tudor style, which began to be adopted by Daylight house builders in the later 1920s. Instead of the formerly popular short tiled or shingled mansard roof, now the steeply-pitched false front slate gable is marked by a series of cross gables. End houses have wide cross gables set above a wide opening with paired sash and segmentally-arched lintels. The center houses have narrower cross gables set above paired windows and a band of vertically-placed stretcher bricks runs across the façade at the lintel level of the second floor windows. First floor windows have flat lintels made of vertically-placed stretcher bricks. Each pair of houses shares a brick porch, with brick piers supporting the hipped slate porch roof.

In 1929, the Wilson-Nash Motors Co. built a large automobile showroom and service facility on the north side of W. 29<sup>th</sup>, east of Remington. An historical photograph from the *Sunpapers* files shows the first two showrooms east of Remington. These have been demolished but the showroom further east survives. All were built of red brick with stone trim, their decorations showing both the influence of the Colonial Revival style as well as Art Deco motifs. Each one-story building was five bays wide and three bays deep, with slightly projecting brick piers framing each bay. The first two buildings, now demolished, had a flat roofline, punctuated by narrow, Art Deco-influenced, vertical carved stone panels decorating the upper end of the brick pilasters and rising above the roofline. Both buildings had a central entrance bay, with the doorway framed by engaged stone columns supporting a thick stone round-arched lintel. The building nearest Remington Ave. also had identical entrance bays on either end of the façade, with showroom windows on either side of the central entrance. The building to the

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east had a central entrance bay, with two showroom windows on either side. Each showroom window was filled with a very large plate glass window, framed by multi-light panels. Each also had a deep transom filled with multi-paned windows that extended across the entire bay. A deep section of stone cornice ran across the top of the transom windows across the entire façade, some distance below the flat roofline. Above the bays with the entry doors set beneath tall round arches, however, the roofline was not flat, but extended higher with a low-curved top.

This curved-top can be seen in the showroom that survived east of the demolished buildings. Undoubtedly built a few years later, this five-bay-wide building seems to have had four showroom windows (now blocked in) and its entrance located in the bay furthest to the east. A stone, broken-scroll pediment supported by Ionic engaged columns marks the double doorway. Both end bays have tall, curved parapet rooflines framed by stone panels. Stone panels also extend across the entire façade above the brick piers separating the bays and form Art Deco-influenced decorations at the top of the piers framing the end bays. This showroom has a more stylish short, false red-tiled roof between end bays, much in the manner of the Daylight houses built on nearby N. Howard St. and Wyman Park Drive.

### **IX. Blocks running from the E side of Huntingdon Ave. to N. Howard St., north of W. 30<sup>th</sup> Street and south of W. 31<sup>st</sup> Street**

**Blocks 3642, 3664 (southern half), 3658 (northern half)**

#### **Block 3642**

#### **NW corner of Huntingdon Ave. and W. 30<sup>th</sup> St.**

In 1897 the Remington Methodist Protestant Congregation built a new, much larger church at the northwest corner of W. 30<sup>th</sup> St. and Huntingdon Ave., which they named after their pastor, Rev. Keen (Photo #51). Now occupied by the Greater Faith Baptist congregation, the former Keen Memorial Methodist Protestant Church is the largest still operating in the Remington Historic District. The two-story church has a very tall gable roof, with end gable facing Huntingdon Ave. The main church is three bays wide and four bays deep. There is a projecting two-story square corner tower on the south end of the building and a projecting one-and-a-half story entrance bay on the north end. A large stained glass window, set within a wide, pointed arch, is the main feature of the front of the church. Both the corner tower and the projecting bay to the north have wide entrances set beneath pointed arches. The entire building is covered with stucco and accented with stone trim framing doors and windows and running in bands across the façade to mark floor levels. Each bay of the nave is marked by paired, pointed-arched

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stained glass windows. The basement level is lit by paired windows with flat lintels and marked by a stone band running across the façade above the window lintels. Another entrance, set beneath a deep, projecting triangular pediment, is located in the first bay west of the tower on the W. 29<sup>th</sup> St. façade. At the rear of the church there is a later one-story, two-bay-wide addition.

The brick parish house at 3004 Huntingdon Ave., built in 1908, is a single bay-window, porch-front rowhouse built of brown brick with a sheet metal cornice and a shallow, triangular pediment rising above the central portion of the roof. There are two tall, narrow windows on the first floor with flat wood lintels and sills. The open porch probably had columnar supports and wooden railings, but these have been replaced.

### Block 3664 (southern half)

Block 3664 is also comprised of two separate blocks that together run north of W. 30<sup>th</sup> St. to Wyman Parkway, east of Huntingdon Ave. to Remington Ave. Both sections contain examples of early frame housing but were mainly developed in the 1910s and 1920s. The southern half of block 3664 extends north of W. 30<sup>th</sup> St. to W. 31<sup>st</sup> St.

The oldest surviving house in the Remington Historic District is the two-story frame house at 326 W. 30<sup>th</sup> St., built c. 1850 (Photo #52). It occupies a wide lot on the northwest corner of W. 30<sup>th</sup> St. and Fox Ave., set back from the street behind a tall concrete wall. It is three, low stories tall and two bays wide and is now covered with asphalt shingles. The house has a very low-pitched gable roof and simple dentil cornice and is quite typical of the last form of gable-roofed rowhouses built in Baltimore City in the 1850s, although it was always a single house.

At the other corner of the block (at Huntingdon Ave.) there are a pair of frame two-story, two-bay-wide houses at 334-336 W. 30<sup>th</sup> St. that have flat roofs but are now covered with formstone. The large lot on the northwest corner of W. 30<sup>th</sup> St. and Remington Ave. was once the site of the large frame "cottage" belonging to John P. Judge, Sr., which was set far back from the corner in the middle of the lot. Judge also owned the lot on the northwest corner of W. 31<sup>st</sup> St. and Remington Ave, where he built a row of houses in 1914. The site of his home on W. 30<sup>th</sup> St. was finally developed in 1929 by George W. Schoenhals, a well-known builder of Daylight houses in the city.

James Bealmear built the first two-story, two-bay-wide brick houses in the block at 3020-42 Remington Ave. in 1911. Built of brown brick with white marble trim, they have porch fronts and short front lawns. The deep sheet metal cornice of every pair of houses is framed by end brackets that project above the roofline and connect to a wide lower molding strip. Doors and windows have flat marble

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lintels and sills and the first floor window is wide, with a transom. Porches run the entire width of the house and the sheet metal trimmed porch roofs are supported by very narrow turned wooden columns. The porches have wooden railings. The northernmost house in the row, 3042 Remington, was built with a first floor storefront that has now been obscured by formstone and decorative concrete blocks.

In 1915 Bealmear built five more houses around the corner at 301-9 W. 31<sup>st</sup> St. that have flat fronts and no front lawns. The sheet metal cornices are decorated with a row of modillions and framed by long end brackets for every house that connect to a wide lower molding strip. Doors and windows have flat marble lintels and sills and the first floor window is wide, with a transom.

Augustus Hampson built the stylish row of brown brick rowhouses at 3021-47 Huntingdon Ave., facing Wyman Park in 1912 (Photo #53). The two-story, two-bay-wide brown brick houses feature stone trim and marble steps. The houses have doorways and wide first floor windows with round-arched lintels, composed of a double row of header bricks, as are the segmentally-arched windows on the second floors. Sills are stone and the houses have white marble steps. The sheet metal cornices are framed by end brackets that connect to a lower molding strip.

West of Fox Ave. Bertram Constable built three unusual Daylight-style two-story, three-bay-wide brown brick houses on the south side of W. 31<sup>st</sup> St., at 311-15 W. 31<sup>st</sup>, in 1922. Each house has a central doorway with a cantilevered roof over the entryway. The houses have short, false mansard roofs covered in green standing-seam tin set over a plain sheet metal cornice. Each front window is wider than usual and filled with paired casement sash. Windows have segmentally-arched lintels composed of a double row of header bricks. Each house has a short front lawn.

John Dubbelde, who built long rows of Daylight houses a block east facing Wyman Park Drive, erected the small group of Daylight-style brown brick porch-front houses at 324-32 W. 30<sup>th</sup> St. in 1925. Each house is three bays wide, but the porch only extends across two bays. The porches are built of stone with half-height wooden columns supporting the porch roof, which has its own deep sheet metal cornice. Second-floor window openings have lintels made of a row of vertically-placed stretcher bricks, that actually extends across the whole façade. The roofline of each house is framed by end parapets. Individual sections of deep sheet metal cornices, with a crown molding set over a plain frieze, decorate each façade between the second floor windows and the roofline, a popular style in the 1920s.

George W. Schoenhals built the last rowhouses to go up in the Remington Historic District at 300-20 W. 30<sup>th</sup> St. in 1929 (Photo #54). The red brick Daylight houses have stone porches extending across the entire width of the façade. Each roofline is marked by end parapets; individual, deep decorative sheet metal cornices have a row of block modillions set above the plain frieze. First floor windows are paired and each house has a short front lawn.

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### Block 3658 (northern half)

The oldest houses in this large block were built in 1896 by John F. Armiger on the south side of 31<sup>st</sup> St. (251-99 W. 31<sup>st</sup> St.), and a shorter row around the corner on the east side of Remington, at 3027-37 Remington Ave. (Photo #55). All of the houses are two-story swell-front red brick houses, many now covered with formstone. Deep sheet metal cornices sit above rows of progressively recessed stretcher bricks. Door and window openings have segmentally-arched lintels composed of a double row of brick headers. The center house in the row has a flat front, is three bays wide, and has a center entrance. A band of decorative brickwork runs across the façade between floors. The row sits on a terrace above W. 31<sup>st</sup>, where steps alternate with planted gardens.

Houses were not built in the rest of the block for almost a decade. In 1925-26 James Bealmear, a fairly well-known Baltimore builder filled both sides of Crestmont Ave., between W. 29<sup>th</sup> and W. 30<sup>th</sup> streets with spacious and stylish, red brick, porch-front Daylight houses set behind deep lawns (Photo #50). The houses bear the numbers 2900-20, 3000-10, and 3012-18 Crestmont Ave. on the west side of the street and 2901-25 and 3001-23 Crestmont Ave. (a continuous row), along the east side. Each house has a short, green-tiled mansard roof, set between tall chimney stacks at the front of the façade. The stone porches run almost entirely the full width of the house, but enough space is left between houses for privacy. The flat porch roofs are supported by half-height wooden piers. The houses are three bays wide with two regular size and one shorter window on the second floor. The doorways are flanked by sidelights.

Yet a third builder was at work in the far-eastern section of this block. In 1924-5 John J. Dubbelde built the red brick Daylight houses that extend the whole length of the west side of Wyman Parkway, at 2900-60 Wyman Parkway, as well as those around both corners, at 200-8 W. 29<sup>th</sup> St. and 243-9 W. 31<sup>st</sup> St. (Photo #56). The Wyman Parkway houses are typical red brick Daylight-style houses with stone porches, false mansard roofs, and short front lawns. In these rows the porch only extends across two bays of the three-bay façade and half-height wooden piers support the porch roofs. Beneath the green-tiled false mansards, there is a deep sheet metal cornice decorated with modillions set above a deep frieze. First floor windows have flat lintels made of vertically-placed stretcher bricks. On the second floor the windows are topped by a band of vertically-placed stretcher bricks that runs across the façade. Each door is flanked by sidelights.

**X. Blocks running from the E side of Huntingdon Ave. to N. Howard St., north of W. 31st Street and south of Wyman Park Drive**

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### Blocks 3664 (northern half), Block 3669

#### Block 3664 (northern half)

This northern half of Block 3664 runs east of Huntingdon Ave. to Remington Ave., north of W. 31<sup>st</sup> St. to Wyman Park Drive.

There is a pair of frame double houses at on the east side of Huntingdon Ave., just north of W. 31<sup>st</sup> St., probably built by Jesse F. Ely, c. 1880 (Photo #57). Much resembling the paired mill workers housing in Hampden of about the same period, the houses at 3101-3 and 3105-7 Huntingdon Ave., have their gable ends set facing the street. The houses probably originally had shed-roofed porches, but only one out of the original four porches remain. Doors and windows have flat lintels.

Joseph C. Judge, whose country house was located a block south on the northwest corner of W. 30<sup>th</sup> St. and Remington Ave., built a row of six brown brick two-story, bay-window, porch-front houses, at 3100-10 Remington Ave. in 1914. Each full-width porch has brick piers topped with half-height wooden Doric columns supporting the flat porch roof. Porches had wooden railings, only two of which survive. First floor windows have flat marble lintels and sills and both doors and wide first floor windows had stained glass transoms. The houses have short front lawns.

Further north along Remington a builder named Millard Fillmore Carter built eighteen two-story, two-bay-wide brown brick porch-front houses at 3112-22 and 3124-48 Remington Ave. in 1913. Each pair of houses has its own deep sheet metal cornice and separate lower molding strip. Doors and windows have flat marble lintels and sills. Porch roofs were supported by full-height columns with wooden railings.

At the northern end of the block well-known Hampden builder Charles Litzinger, built two-story, two-bay-wide, stucco-faced porch-front houses on both the west side of Remington Ave. (3150-74 Remington Ave.) and the south side of Wyman Park Dr. (301-23) in 1916-17 (Photo #58). Following a standard model also used for many of the houses he built in Hampden east of Roland Ave., the houses have simple sheet metal cornices framed by end brackets that connect to a lower molding strip, and porches with full-height wooden Doric columns supporting shed porch roofs. Doors and windows have flat lintels and sills. The houses have wider first floor windows filled with paired sash. Porches are enclosed by wooden porch railings.

James P. Oliver built the last houses to be erected in this block on the north side of W. 31<sup>st</sup> St. in 1924 (Photo #59). The eight two-story, two-bay-wide brown brick, porch-front houses at 300-14 W.

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31<sup>st</sup> St. are built in groups of four each, set on high terraces above W. 31<sup>st</sup> St. As in other rows built nearby in the 1920s the houses have rooflines where each house has its own deep sheet metal cornice set between end parapets. There is also a separate lower molding strip. Doors and windows have flat marble lintels and sills and the wide first floor window is filled with paired sash. The porches have full-height wooden Doric columns supporting the porch roof and there are wooden railings.

### Block 3669

This very large block runs east from Remington Ave. to Wyman Park Drive, north of W. 31<sup>st</sup> St. to Wyman Park. It is the site of the former U.S. Marine Hospital, built between 1933-1939, and a separate building designed initially as the "Colored Helps Quarters" for the hospital. The first Marine Hospital was built here in 1885-86, north of the site of a private house on the northeast corner of Remington and W. 31<sup>st</sup> St. that became the Johns Hopkins Colored Orphan Asylum in 1895.

The first United States Marine Hospital opened on the east side of Remington Ave. in 1886. As originally designed by local architect Jackson Gott, the complex consisted of seven detached buildings: a central two-story brick administrative building, with tall central tower facing Remington Ave.; a long two-story brick combination dining room, kitchen, and service building to the north; a brick house for the surgeon to the south; and three long, shingled one-story frame ward buildings fanning out towards the east. There was also a frame carriage house.<sup>2</sup>

The original Colored Orphan Asylum was located at 519 W. Biddle St., but in 1894, the Hopkins trustees announced that the home would move to the former country house of ex-Maryland Governor William Pinckney Whyte, on two acres just south of the U.S. Marine Hospital. The three-story brick house, built in 1869, was remodeled to house some of the orphans and a new three-story building constructed to the east with dining room and kitchen, classrooms, and dormitories. The asylum had accommodations for some 75 girls, but never had this many residents.<sup>3</sup> In 1913 the orphan asylum became the Johns Hopkins Convalescent Home for Crippled Colored Children, but closed towards the end of World War I. In the 1920s, Johns Hopkins housed its Psychological Laboratory here.

After the U.S. Marine Hospital took over the site from Johns Hopkins c. 1930, the old buildings were demolished and the current three-story brick building erected to serve as the "Colored Help Quarters" of the U.S. Public Health Service Hospital (photo #60). The red brick with stone trim Colonial Revival style structure sits on a terraced hill on the northeast corner of Remington Ave. and W. 31<sup>st</sup> St. The property is enclosed on the street sides by a stone wall topped by a cast iron fence, probably

<sup>2</sup> Baltimore *Sun*, November 21, 1885

<sup>3</sup> Baltimore *Sun*, May 19, 1894; October 31, 1895



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dating to the period of the orphan asylum. The large building is three bays wide, fronting on Remington Ave., and seventeen bays deep along W. 31<sup>st</sup> St. The low-pitched hipped roof has dormers to light the attic story and there is a deep stone cornice decorated with dentils. On the Remington St. façade, the central entrance has a flat-roofed portico set on a raised brick and stone entrance porch. Three narrow columns at the front corners of the portico and single pilasters at the rear support a deep entablature with balcony above. Windows have splayed brick lintels with stone keystones (on the second floor only), stone sills, and 6/6 sash. A stone stringer marks the basement level. The W. 31<sup>st</sup> St. façade has slightly projecting end bays and two additional entrances, with double doors set within pilastered enframements topped by shallow balconies. Except for the two windows in each projecting end bay, first floor windows on this façade are set within recessed round arches. Additionally, full-height brick piers frame the central three bays of the Remington St. façade.

After the Marine Hospital complex became part of the U.S. Public Health Service, the old buildings were replaced with a massive seven-story brick structure facing Wyman Park Drive between 1933 and 1939 (Photos #61, 62). Built of red brick with stone trim and sporting a tall central cupola, the Colonial Revival-style building matches the architecture of the nearby Johns Hopkins campus. A massive thirty-one bays wide, the hospital features slightly projecting end and center pavilions framed by full-height stone pilasters. The entire first floor is faced with stone, capped by stone balconies. The five-bay-wide entrance pavilion is faced with stone on the first and second floors and on the central section of the third to fifth floors. Three tall entryways are set beneath round-arched lintels. The central pavilion is capped by a two-story, three-bay-wide tower section with parapet roofline, marked by a stone triangular pediment supported by four stone pilasters, and topped by a wooden cupola. Windows have splayed brick lintels, with those on the second and sixth floors having stone keystones. Both the end and center pavilions extend many bays west towards Remington Ave. The entire complex now serves Johns Hopkins University as both administrative offices and as a community health clinic.

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#### Block 3615

401-35 W. 23<sup>rd</sup> St.  
501 W. 23<sup>rd</sup> St.

#### Block 3607

325 W. 23<sup>rd</sup> St.

#### Block 3608

225-27 W. 23<sup>rd</sup> St.  
2151; 2201-17 Huntingdon Ave.  
2222 N. Howard St.

#### Block 3618

400-54 W. 23<sup>rd</sup> St.  
409-23 Fawcett St.

#### Block 3619

400-54 Fawcett St.  
401-59 W. 24<sup>th</sup> St.

#### Block 3620

American Ice Company      NR listed, B-1040

#### Block 3621

2330 N. Howard St.

#### Block 3626

Twenty-Fourth St. M.E. Church

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320 W. 24<sup>th</sup> St.

### Block 3625

115 W. 25<sup>th</sup> St., Anderson Body Shop, former United Railways & Electric Co. car barn

### Block 3630

401-7 W. 26<sup>th</sup> St.

### Block 3634

2509 Huntingdon Ave.

### Block 3635

2533-47 N. Howard St.

118-38 W. 25<sup>th</sup> St.

2507-9 N. Howard St.

### Block 3642

2600 Sisson St.

2602-4 Sisson St.

2606-30 Sisson St.

2800 Sisson St.

500 W. 29<sup>th</sup> St.

2900 Hampden Ave.

### Block 3632

2600-48 Hampden Ave.

501-11 W. 27<sup>th</sup> St.

521-41 W. 27<sup>th</sup> St.

### Block 3631

2610-58 Huntingdon Ave.

2625-59 Miles Ave.

2601-49 Hampden Ave.

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2600-58 Miles Ave.  
2609-23 Miles Ave.

### Block 3639

2601-21; 2623-27 Huntingdon Ave.  
201-19, 301-31 Lorraine Ave.  
200-24, 300-20 Lorraine Ave.  
201-21, 301-31 W. 27<sup>th</sup> St.  
Church of the Guardian Angel, Episcopal  
335 W. 27<sup>th</sup> St., parish house  
200 W. 26<sup>th</sup> St.

### Block 3638

2601 N. Howard St. (former American Can Co., Miller Factory, now Miller Court apts.)  
109-29 W. 27<sup>th</sup> St.  
2627-41 N. Howard St.

### Block 3640

500-20 W. 27<sup>th</sup> St.  
2713-21 Atkinson Ave.  
2712-20 Hampden Ave.  
501-21 W. 28<sup>th</sup> St.  
2722-30 Hampden Ave.  
2723-31 Atkinson Ave.

### Block 3644

401-19 W. 28<sup>th</sup> St.  
2701-31 Hampden Ave.  
2700-30 Miles Ave.  
2700-42 Huntingdon Ave.  
2701-45 Miles Ave.

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2201-3 Huntingdon Ave.  
2205-7 Huntingdon Ave.  
2209 Huntingdon Ave.  
2723-25 Huntingdon Ave.  
2727-31 Huntingdon Ave.  
2733-45 Huntingdon Ave.  
313-27 W. 28<sup>th</sup> St.  
2732-36 Fox Ave.  
2724-30 Fox Ave.

### Block 3650

200-20 W. 27<sup>th</sup> St.  
2700-36 N. Howard St.  
2701 Crestmont Ave.  
205 W. 28<sup>th</sup> St.  
2801-41 Remington St.  
2800-14 N. Howard St.  
203-25 W. 29<sup>th</sup> St.  
2824-30 N. Howard St.  
210 W. 28<sup>th</sup> St.  
220 W. 28<sup>th</sup> St.

### Block 3646

108-26 W. 27<sup>th</sup> St.  
2701-37 N. Howard St.

### Block 3643

2801 Sisson St.

### Block 3652

2800-46 Huntingdon Ave.  
2801-35 Hampden Ave.  
2801-39 Miles Ave.  
2800-26 Miles Ave.

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2828, 2830, 2832 Miles Ave.  
400-18 W. 28<sup>th</sup> St.

### Block 3651

2845-51 Huntingdon Ave.  
300-10 W. 28<sup>th</sup> St.  
2800-8 Remington Ave.  
312-24 W. 28<sup>th</sup> St.  
2801-19 Huntingdon Ave.  
2800-10 Fox Ave.  
2823-43 Huntingdon Ave.  
301 W. 29<sup>th</sup> St.

### Block 3649

2801-33 N. Howard St.  
100-6 W. 28<sup>th</sup> St.

### Block 3653

2900-42 Huntingdon Ave.  
2901-43 Miles Ave.  
2900-38 Miles Ave.  
400-18 W. 29<sup>th</sup> St.

### Block 3657

302-28 W. 29<sup>th</sup> St.  
2921-41 Huntingdon Ave.  
327-33 W. 30<sup>th</sup> St.  
313-23 W. 30<sup>th</sup> St.  
2901-19 Huntingdon Ave.  
415-25 Tuxedo Place  
414-24 Tuxedo Place  
2936 Remington Ave.  
2930 Remington Ave.

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### Block 3658

2900-20 Crestmont Ave.  
3000-10; 3012-18 Crestmont Ave.  
2901-25; 3001-23 Crestmont Ave.  
184 W. 29<sup>th</sup> St.  
2900-60 Wyman Parkway  
200-8 W. 29<sup>th</sup> St.  
243-9 W. 31<sup>st</sup> St  
251-99 W. 31<sup>st</sup> St.  
3027-37 Remington Ave.  
210 W. 29<sup>th</sup> St.

### Block 3664

326 W. 30<sup>th</sup> St.  
334-36 W. 30<sup>th</sup> St.  
3020-42 Remington Ave.  
301-9 W. 31<sup>st</sup> St.  
3021-47 Huntingdon Ave.  
311-15 W. 31<sup>st</sup> St.  
324-32 W. 30<sup>th</sup> St.  
300-20 W. 30<sup>th</sup> St.  
3101-3 and 3105-7 Huntingdon Ave.  
3100-10 Remington Ave.  
3112-48 Remington Ave.  
3150-74 Remington Ave.  
301-23 Wyman Park Dr.  
300-14 W. 31<sup>st</sup> St.

### Block 3669

3101 Remington Ave., U.S. Marine Hospital, Colored Helps Quarters; now part of Johns Hopkins  
Wyman Park Building complex

3100 Wyman Park Drive, U.S. Marine Hospital/Wyman Park Building

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### List of Non-Contributing Resources

#### Block 3615

2635 Sisson St., one-story, flat-roof, modern commercial building

#### Block 3607

The eastern portion of the block was originally the home of the Mt. Royal Brewery and is now the site of the Good Electric Service Center substation.

#### Block 3608

2227 Huntington Ave. serves as a two-story warehouse for Liberty Roofing Co.

2127 Huntington Ave. is the Liberty Roofing Co., a complex of four one and two-story modern buildings.

2200 N. Howard St., a one-story concrete block modern building at the northwest corner of N. Howard and W. 22<sup>nd</sup> St., now the home of Firestone Automotive Service.

#### Block 3618

451 Fawcett St., the Sparkle Awning Co., includes a one-story concrete block building on the southeast corner of Sisson St. and Fawcett Ave. and a two-story building adjoining it to the east.

#### Block 3620

300 W. 23<sup>rd</sup> St., a large modern two-story building is set back from the street in the center of the block, to the east of the former American Ice Co. building. It is surrounded by parking lots.

#### Block 3621

A modern BP Service Center on the southeast corner of Huntington Ave. and W. 24<sup>th</sup> St.

2302 N. Howard St., a one-story modern building, the Baltimore Collision Center.

#### Block 3642



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2400 Sisson St., the site of a former dairy at the northwest corner of W. 24<sup>th</sup> and Sisson St. is now occupied by a modern, one-story non-contributing concrete block building—a Maryland State Inspection facility.

2630 Sisson St., Enterprise Rent-a-Car, a one-story modern building on the west side of Sisson St., just south of W. 27<sup>th</sup> St.

2720 Sisson St., the Baltimore Body Shop, a two-story brick building from the 1950s.

501 W. 30<sup>th</sup> St., The Greenmount School, two-story brick modern buildings

### Block 3626

2400 N. Howard St., Extra Space.Com is a very large one-story, modern commercial storage building.

201 W. 25<sup>th</sup> St., a one-story, modern vacant Honda dealership occupies the southwest corner of Huntingdon Ave. and W. 25<sup>th</sup> St.

### Block 3634

2500 N. Howard St., a modern Exxon station on the northwest corner of N. Howard and W. 25<sup>th</sup> streets.

2510 N. Howard St. a two-story modern storage building.

### Block 3632

2601 Sisson St., former John D. Lucas Printing Plant, built 1951, now D&W Rebuilders.

2631 Sisson St., a very plain, two-story building with flat roof that originally belonged to the Chesapeake & Potomac Telephone Co., now the Center Stage Administrative Offices.

### Block 3640

2725 Sisson St., a modern gas station and Subway restaurant on the southeast corner of Sisson St. and W. 28<sup>th</sup> St.

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### Block 3645

Construction is underway on the east half of the block for a new, non-contributing five-story mixed commercial and residential building to be called "Remington Row."

### Block 3643

2811 Sisson St., an undistinguished L-shaped brick building with several wide garage bays as well as wide windows with stone lintels, c. 1960s. It now serves as an Overstock Outlet warehouse.

2835 Sisson St., a long one-story brick building that extends almost to the center of the block, now the home of Quality Painting, c. 1960s.

Southeast corner Sisson and W. 29<sup>th</sup> streets, a modern Burger King

529 W. 29<sup>th</sup> St., a one-story brick building with flat roof, now occupied by Good Doggie Day Care, c. 1960s

527 W. 29<sup>th</sup> St., a one- and two-story former oil burner sales and service company built in the late 1940s.

2804 Hampden Ave., a one-story garage building, c. 1950

2810 Hampden Ave., a two-story garage building, c. 1950

### Block 3650

2807 Crestmont Ave., a seven-story modern apartment building named Crestmont Lofts.

2843 Remington Ave., a one-story brick auto service building at the southeast corner of W. 29<sup>th</sup> St. and Remington Ave.

### Block 3657

2900 Remington Ave., a modern Pizza Boli's on the northwest corner Remington Ave. and W. 29<sup>th</sup> St.

318-20 W. 29<sup>th</sup> St., a two-story, six-bay wide brick building with flat roof that extends north for half of the block. It has no distinguishing architectural features.

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2920 Remington Ave., a very similar, plain modern one-story building, extends west to meet the northern edge of 318-20 W. 29<sup>th</sup> St.

### Block 3658

242 W. 29<sup>th</sup> St., Baltimore City Police Dept., a modern two-story concrete block building located on the east side of Remington Ave., with parking occupying the southern portion of the lot along W. 29<sup>th</sup> St.

3001 Remington Ave., a large one-story, red-brick building at northeast corner of Remington and W. 30<sup>th</sup> St. that serves as the Johns Hopkins University's Campus Safety and Security office.

### Block 3664

3010-18 Remington Ave., a one-story, flat-roofed former bakery products warehouse.

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### Summary Statement of Significance:

The Remington Historic District is significant under Criterion A in several areas. The district is significantly associated with the history of **industry** in Baltimore. Lying just east of the Jones Falls and south of the older mill villages of Woodberry and Hampden, the area was first exploited beginning in the 1840s for its natural resources—a group of stone and marble quarries located east of the falls. As railroads extended north on both sides of the Jones Falls in the 1840s and 1850s, many railroad workers, as well as quarrymen, settled along the Falls Turnpike in Remington. Because of the proximity of the railroads, a number of steam-powered manufacturing facilities located in Hampden, Woodberry, and Remington in the latter half of the nineteenth century. The theme of **immigration**, an essential aspect of the city's history, is embodied in Remington, whose first residents were mainly Irish immigrants, joined after the Civil War by an increasing colony of Italian stoneworkers. The district also represents a significant pattern of **community development**, characteristic of the city during the period. Landowners in the region leased land to speculative builders who began erecting rowhouses for workers about 1883, with development reaching its height from the mid-1890s into the early 1900s. Then, after World War I another form of development came to the eastern part of Remington, in the Howard St. corridor and along Wyman Park Drive—the building of “suburban”-style rowhouses with porch fronts and small front lawns that appealed to a more affluent group of buyers.

The district derives additional significance under Criterion C for its well-preserved concentration of original housing stock, both the rows built for factory and railroad workers in the western half of the district, and the larger and more stylish rows built after World War I in the eastern half. These rowhouses show a range of vernacular architectural expressions—from the Italianate of the 1880s; the Classical Revival of the 1890s, early 1900s, and 1910s; to the Georgian Revival of the 1920s. The area also provides an excellent example of the way in which most Baltimore city blocks were developed in the later nineteenth century to offer a range of sizes and prices of housing, so that people of varying economic means could live in the same area. Industrial, commercial and religious buildings represent the range of activities in the community. Additionally, the area contains two substantial institutional buildings—the former Johns Hopkins Colored Orphan Asylum and the former U.S. Marine Hospital, now both part of the Johns Hopkins University complex.

### Period of Significance:

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The period of significance, ca. 1850-1940, reflects the period during which the district substantially achieved its historic and present form and appearance. Within that period, the majority of development took place between the 1880s and 1920s.

### Resource History and Historic Context:

The thirty-two-block area that comprises the Remington Historic District is located just east of the Jones Falls and north of North Ave., the city boundary line until 1888. The Historic District extends north to Wyman Park and east to N. Howard St. The history of the built environment in the Remington Historic District is directly related to its topography and natural resources, as well as the fact that the city's earliest rail line, the Baltimore & Ohio divided the neighborhood into northern and southern sections as it tunneled under W. 26<sup>th</sup> St. A second rail line, the Northern Central, extended along its western edge, while a third, the Baltimore & Lehigh (later the Maryland and Pennsylvania) followed the path of Stony Run.

The course of the Jones Falls running south towards Baltimore created a deep valley framed on the east by steep wooded hills. The fast-running stream powered first grist mills and later steam-powered manufacturing facilities, like the extensive cotton duck manufacturing established in the villages of Woodberry and Hampden north of Remington. There were a few early mills on the banks of the Falls in the Remington area, but soon milling gave way to quarrying as rich deposits of marble and gneiss were discovered. When quarrymen began working in the section of Remington just east of the Falls before the Civil War, most of Remington was still farmland, bordered on the northeast by vast estate of William Wyman, which included the Carrolls' Homewood House as well as Wyman's Homewood villa. But the bustling mill villages of Woodberry and Hampden, on the banks of Jones Falls to the north, set the tone for early development in the area.

Beginning north of North Ave., then called Boundary Ave., quarry owners included John Harris, Isaac Peddicord, Hugh Sisson; James H. Atkinson and J. Schwind, south of W. 28<sup>th</sup> St.; and William T. Fifer, north of W. 28<sup>th</sup>. Sisson, whose Steam Marble Works was located at Monument St. and Guilford Ave. and who was also president of the Beaver Dam Marble Co. in Cockeysville, was very well known for his monuments, mantels, garden statuary, and tombstones. He also excavated for marble at his stone yard near North Ave., and later at a stone works south of the corner of W. 23<sup>rd</sup> and Sisson streets. The other quarries produced hard gneiss rock and enjoyed a booming business supplying stone blocks for construction projects in Baltimore as well as stone for street paving. This dark gray stone was also later used for several of the church buildings still standing in Remington.

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The northern extensions of the Baltimore & Ohio Railroad, the Northern Central, and the Baltimore & Lehigh Railroad also brought workers to the area as tracks were built through the southern portion of Remington in the 1850s, 60s, and 70s. Most of the Irish-born and later Italian-born men who worked for the railroad or in the stone quarries lived in small houses built along the Falls Turnpike. The Baltimore County Atlas of 1877 shows these houses concentrated south of present-day W. 24<sup>th</sup> St. to about W. 21<sup>st</sup> St. None survive. There were also several groups of small brick rowhouses, also gone.

No houses survive in the Falls Rd. area, but three groups of early frame houses can still be seen in the Remington Historic District. The oldest, a single two-bay-wide three-story house built in the early 1850s probably by Joshua Williams, for whom William, or W. 30<sup>th</sup> St., is named, stands slightly back from the street at the northwest corner of W. 30<sup>th</sup> St. and Fox Ave.

A block north, a pair of two-story double houses, with gable roofs set perpendicular to the street, can be found on the east side of Huntingdon Ave., north of W. 31<sup>st</sup> St. Probably built in the late 1870s by landowner Jesse F. Ely, the houses overlook the steep descent to the grounds of Wyman Park. These two houses closely resemble the kinds of paired houses built for workmen in Hampden and Woodberry. There are also three later versions of this type of frame house, built on the west side of Miles Ave., just south of W. 29<sup>th</sup> St. in the late 1880s. Although Baltimore City mandated that all new construction be of brick beginning in 1799, Remington was not annexed to the city until 1888 so this law did not apply.

Because of the proximity of the railroads, large-scale industrial development began in the southern portion of Remington in the mid-1880s. In 1887, the Maryland Construction and Land Improvement Co. bought a large tract of land between W. 24<sup>th</sup> and W. 26<sup>th</sup> streets for a gas works to supply nearby Hampden and Woodberry, as well as Towsontown. There was also a large brewery west of present-day Huntingdon Ave., north of W. 22<sup>nd</sup> St. Because of the labor-intensive businesses in this southwest portion of Remington, it began developing as a working class area with generally small rowhouses in the early 1880s.

The first developer was Nathan Haines, who acquired a large parcel of land south of W. 24<sup>th</sup> St., west of Huntingdon Ave. to Jones Falls in 1869. Sometime after 1876 but before 1883 he laid out a small street at the south end of Hampden Ave., which he named Glen Edwards Row. Here he built narrow two- and three-story houses that he rented to stone workers and railroad men. In 1883 he extended his operations northward by building a row of similar three-story houses on the south side of W. 23<sup>rd</sup> St., that he also kept as rental properties (Photos #1, 2).

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The first church to be erected within the Remington Historic District was built nearby at the northeast corner of W. 24<sup>th</sup> and Sisson streets in 1885 on land donated by Henry Shirk, the largest landowner in the area (Photos #10, 11). The spacious Twenty-Fourth Street Methodist Episcopal Church is built of the dark gray gneiss stone quarried nearby. It was undoubtedly intended to serve the community of stone workers settled along the Falls Turnpike and the rowhouse dwellers on Glen Edwards Ave., W. 23<sup>rd</sup> and 24<sup>th</sup> streets.

Over the next few years, a variety of builders erected long rows of modest housing on the north side of W. 23<sup>rd</sup> St., the south side of W. 24<sup>th</sup> St., opposite the church, and on both sides of narrow, mid-block Fawcett St., originally laid out by local builder Joseph Turner as Turner Place. Meanwhile, further east, Edwin Turner built three-story Italianate-style houses on the east side of Huntingdon Ave., then called Jefferson Place, north of W. 21<sup>st</sup> St., and at 2100-2120 N. Howard St. in 1882. Reflecting their desirable location near North Ave. and size 16' to 18'-wide) these now demolished houses carried ground rents of up to \$140. Similar large houses were built on either side of W. 21<sup>st</sup> St., west of Jefferson Place. These also no longer survive.

### Early Rowhouse Development

Much farther north, however, a small group of landowners attempted residential development of a more ambitious kind much earlier, joining together in 1854 to create a plan for opening "Huntingdon Ave." through their respective properties. This land lay at the top of the hills rising from the Jones Falls Valley, just south of the verdant acreage surrounding William Wyman's grand country estate.

In a formal agreement, recorded in the land records of Baltimore County, William and Caroline Remington joined with George and Nicholas Popplein, Robert G. Ware, and David Sumwalt to plan for the opening of a new, 100'-wide avenue through their land. The Remingtons owned a country estate called "Oak Grove" east of the proposed avenue, Ware and the Poppleins, successful paint manufacturers downtown, owned land to the west, and Sumwalt, for whom Sumwalt Ave., later 24<sup>th</sup> St., was named owned land to the south and east. The grand avenue was to be called Huntingdon Ave. after the name of one of the original tracts of land in the area. Probably influenced by the kind of upscale development taking place in Baltimore at this time around Mt. Vernon Square, or at the recently created Franklin and Madison Squares, the landowners stipulated that the houses to be built along the new avenue needed to be set back from the street a full thirty feet. The fifteen feet nearest the road were to be devoted to sidewalks "for foot passengers" and the "remaining fifteen feet on each side to be enclosed by the proprietors of the grounds adjacent and to be occupied and used by them for trees, shrubberies,

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and the like.” The Remingtons further agreed to furnish land for 66’-wide streets to be opened at right angles to Huntingdon and all agreed to build a stone culvert over the stream running through the land, with Ware supplying the stone from his grounds at no cost.<sup>4</sup>

The Remingtons had acquired their acreage east of Huntingdon Ave. in 1851. When William Remington tried to sell “Oak Grove” in 1855, he offered a glowing description to the Baltimore Sun:

Elegant Country Seat, with about seventeen acres, near the city limits, on Huntingdon Ave. . . . within a few yards of Charles St. extended, adjoining the Agricultural ground and accessible either by Mankin’s Line or Huntingdon Ave. A commodious and handsome ORNAMENTAL COTTAGE, erected within a few years past without regard to cost, having wide porticoes and in complete repair, with all the necessary outbuildings. The healthy and beautiful location, the picturesque view of the city and Bay from diiferent points on the property, and the rapidly increasing value of the place makes ‘Oak Grove’ an object of interest to all who desire a handsome residence at present, or a large remuneration for the future.<sup>5</sup>

The Remingtons leased a few 25’ to 30’-wide parcels of their land along Huntingdon Ave. in mid-1855 and 1856. These leases contained restrictive covenants and building clauses., suggesting the kind of residential area they were hoping to create. No purchaser could allow the land to be used for a:

Slaughter house, Tallow Chandlery, Soap Boilery or any other trade or business which would create a nuisance nor shall the same be occupied as a lumber yard and no dwelling house erected shall have a front of less than 21’ and shall be built within the distance of 50’ from Huntingdon avenue . . . and must be brick or stone and no main building shall cost less than \$3000.<sup>6</sup>

The Remingtons also sold parcels of land to other investors. Sophia Read, the granddaughter of John Eager Howard, bought portions of both sides of Remington Ave. between W. 28<sup>th</sup> and 30<sup>th</sup> streets in the early 1860s, but sold the undeveloped land to Samuel Black in 1868 and 1869, who didn’t develop it until the early 1880s. They also sold three large parcels to a Philadelphia investor named Abraham Hart, who also held them unimproved until the 1880s.

<sup>4</sup> Maryland Land Records, Liber HMF 9, Folio 372

<sup>5</sup> Baltimore *Sun*, October 23, 1855

<sup>6</sup> Maryland Land Records, Liber HMF 17, Folio 360



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All sales or leases included the covenant that no part of the land was to "be used for a tallow chandlery, slaughterhouse, lumber yard, coal yard, tavern or any similar nuisance."<sup>7</sup>

In October 1877 William Remington advertised for sale a group of unimproved lots, whose outlines can be seen on the Baltimore City and County Atlas of 1876. Seven were located on the west side of Remington Ave., south of W. 29<sup>th</sup> (then called Girard Ave.); five were on the west side of Remington, north of W. 29<sup>th</sup>; and three on the east side of Huntingdon, just south of W. 28<sup>th</sup>. All were much wider than the normal rowhouse lots, measuring from 21'-wide to 24'-wide, suggesting they were intended for cottages. The advertisements explained that the "Hampden cars from Boundary Ave. and Charles St. pass near the property." These would be horse-drawn streetcars.<sup>8</sup> But the lots remained vacant.

Then, in April 1878 Remington joined with the heirs of William Wyman and the Peabody Heights Co. to offer sixteen acres at no cost to the city for a park, to be called "Homewood Park." The park extended west from the Peabody Heights Co.'s land on N. Charles St. to N. Howard St., north of W. 29<sup>th</sup> to W. 31<sup>st</sup> streets. Newspaper coverage of the gift noted that it was the first such gift of parkland to the city since Patterson Park.<sup>9</sup>

Despite optimistic planning, no actual building took place along Remington or Huntingdon Avenues until 1883. In June, several newspaper advertisements appeared in the *Sun* titled, "At Remington Place, For Sale or Rent," describing "small brick mansard-roof cottages on Remington Ave., three squares northwest of the Union Line car stables." The houses were for sale at \$1200 each or could be rented for \$15 a month.<sup>10</sup> These were built by a local landowner named Jesse F. Ely, who built similar "mansard-roof" houses the same year on the east side of Huntingdon Ave., south of W. 29<sup>th</sup> (Photo #35) and more compact versions in 1886 on the south side of W. 30<sup>th</sup> St. (Photo #46).

Then, in July, a *Sun* article appeared entitled "A Fine Suburban Town," noting that:

Some progress has been made lately in building up a new town on what is known as "Remington Place," on the east side of the Hampden horse-car railroad, between Huntingdon Ave. and Hampden Village, Baltimore County. Avenues running east and west have been laid off as follows: William Ave., bounding the northern limit . . . Linden, Girard, Lake, and Walnut avenue down to Huntingdon avenue. The avenues

<sup>7</sup> Maryland Land Records, Liber EHA 60, folio 447

<sup>8</sup> Baltimore *Sun*, October 9, 1877

<sup>9</sup> Baltimore *Sun*, April 4, 1878

<sup>10</sup> Baltimore *Sun*, June 7, 9, 16, 1883

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running north and south are Remington and Huntingdon avenues . . . Twenty-four three-story brick houses are now in process of construction on Remington avenue by Messrs. Pindle and Frisby and Mr. Ely of Baltimore, has already completed a block of three three-story-brick houses, with mansard roofs, on Remington avenue, and contemplates building more during the summer and fall. Jacob Saum has completed four brick houses and has four others now in process of construction. It is said that 150 houses will go up this season, which will form quite a respectable-looking suburban town.<sup>11</sup>

In September, the article "Remington Place Improving," noted that "Pindell and Frisby had just finished a row of 24 three-story brick houses on Remington Place, near Huntingdon Ave." and that Jacob Saum had also just completed a block of four "snug two-story brick houses" at the same place. The article concluded, "Lots are now selling rapidly on Remington Place and a number of houses will be built this fall."<sup>12</sup> The three-story row built by Pindell and Frisby fills the entire eastern side of the 2800 block of Remington Ave. The houses are in the Italianate style, with bracketed wooden cornices (Photos #38, 39). A year later Pindell and Frisby built a row of similarly designed two-story houses on the north side of W. 29<sup>th</sup> St., east of Huntingdon Ave. (Photo # 44). The two-story Italianate-style houses Saum built on the west side of narrow Fox Ave., south of W. 28<sup>th</sup>, are also still standing (Photo #28).

Only a few other rows were built in "Remington Place" in the mid-to-late 1880s. Pindell built five more houses around the block from his Remington Ave. row, on the south side of W. 29<sup>th</sup> St. in 1885; William Oliver built a distinguished group of three-story Italianate houses on the east side of Huntingdon Ave., just south of W. 30<sup>th</sup> St., and along the south side of W. 30<sup>th</sup> in 1886 (Photos #45, 46); William Phillips built stylish two-story Italianate houses on the east side of the 2500 block of N. Howard St. in 1888 (Photo #13); and George Forman built two-story Italianate houses on the north side of W. 28<sup>th</sup> St. and around the corner on the west side of the 2800 block of Remington Ave. in 1888. All of the houses were reasonably priced, compared to new houses on N. Charles or Maryland Avenues and could be had as cheaply as paying rent. An agent advertised Pindell's houses in the 2800 block of Remington Ave. thusly:

Any sober, industrious Man can buy one of those nice three-story, seven room Brick Houses on Remington Ave. (Belt) on small weekly, or monthly installments, same as rent."<sup>13</sup> 5/14/85

<sup>11</sup> Baltimore *Sun*, July 23, 1883

<sup>12</sup> Baltimore *Sun*, September 3, 1883

<sup>13</sup> Baltimore *Sun*, May 14, 1885

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By 1885, there was new electric street railway service up Huntingdon Ave. to meet Cedar Ave. in Hampden. In June, the first electric motor car to be used on the street railways of Baltimore made trial runs along Huntingdon Ave. In August there were two electric motors running and the board of directors of the Baltimore and Hampden Railway announced that they were “much gratified” by the success of the electric motors “which have taken the place of the horses on their line.” With the new electric motors attached, the old horsecars with their “quota of passengers can make the trip to Woodberry and return, about four miles, in less than twenty-five minutes.”<sup>14</sup> By 1890, three separate lines of electric streetcars served Remington and the building boom was on.

Nevertheless, Remington Place still had its rural problems. In May, 1885 Mr. Arthur Emory, “residing on Remington Place, Baltimore County, had his chicken-house robbed on Friday night last of choice chickens, valued at \$45.” And in December, 1887 citizens complained about the lack of street lights on Huntingdon Ave.—there were only five lamps and three were always dark—and the “people of Remington Place are annoyed by the young men who march through the place at night and fire off pistols.”<sup>15</sup>

Remington Place gained its first church when a Methodist Protestant congregation rented land on the corner of W. 30<sup>th</sup> St. and Remington Ave. in March, 1888. They built a small, one-story frame church that survived on the site, though with different congregations, until it was replaced by the current one-story stone building in 1917 (Photo #49).

In the same years that building started on “Remington Place,” the federal government announced plans for a “new Marine Hospital” to be built on a six-acre lot on Remington Ave. (purchased for \$20,000 from Jesse F. Ely), adjoining the Wyman estate and two blocks north of the burgeoning residential area. The hospital was to be constructed “on the pavilion plan, one story in height, with a main or central building, and wings. The idea is to have a separate ward in each wing, so as to classify the different ailments” of the seamen.<sup>16</sup> Construction began in March 1885 under supervising architect Jackson Gott and was completed a year later. The complex consisted of seven detached buildings, described in detail in a *Sunpapers* article on November 21, 1885.

A decade later, Remington gained its second institutional building when the Johns Hopkins Colored Orphan Asylum moved from W. Biddle St. to the former home of ex-Maryland Governor William Pinckney Whyte, located at the northeast corner of W. 31<sup>st</sup> and Remington

<sup>14</sup> Baltimore *Sun*, August 14, 1885

<sup>15</sup> Baltimore *Sun*, May 25, 1885; December 16, 1887

<sup>16</sup> Baltimore *Sun*, July 12, 1884

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Ave. The trustees remodeled the governor's home for service as an orphanage and then built another three-story building further east to serve as kitchen and dining room, classrooms, and dormitories. In 1913 John Hopkins Hospital took over management of the facility and turned it into the Johns Hopkins Convalescent Home for Colored Children. The governor's house became the nurses' home, a hospital was built on the first and second floors of the larger building and the convalescing children lived on the third floor.

### Churches

The first church to be erected within the Remington Historic District still stands vacant at the northeast corner of W. 24<sup>th</sup> and Sisson streets. Built in 1885 on land donated by Henry Shirk, the spacious former Twenty-Fourth Street Methodist Episcopal Church is built of the dark gray gneiss stone quarried nearby (Photos #10, 11). It was undoubtedly intended to serve the community of stone workers settled along the Falls Turnpike and the rowhouse dwellers on Glen Edwards Ave., W. 23<sup>rd</sup> and 24<sup>th</sup> streets, Fawcett St., and Jefferson Place (Huntingdon Ave. south of W. 23<sup>rd</sup>).

Since many of the stone and quarry workers were Irish and Italian, however, if they wanted to attend mass, they had to travel to N. Charles St. to the Saints Philip and James Roman Catholic Church. In fact, no Catholic Church ever existed in Remington.

Soon after "Remington Place" began to develop in the early 1880s, a Methodist Protestant congregation built a one-story frame church on the southwest corner of Remington Ave. and W. 30<sup>th</sup> St. Planned, according to newspaper reports, as early as 1888, the church held its first services in late 1890. By 1897 the congregation had grown so large that it built a new, much larger church a block west, on the northwest corner of W. 30<sup>th</sup> St. and Huntingdon Ave., to be named after its pastor, Rev. Howard Keen (Photo #51).<sup>17</sup> Keen opened a YMCA branch, with library and reading room, in a rowhouse at 2929 Huntingdon Ave. in 1900. When the parsonage, at 3004 Huntingdon Ave., opened in 1908, its design merited a mention in the national publication *American Architect & Building News*.

The small frame church at the corner of Remington Ave. and W. 30<sup>th</sup> St. became the home for several other congregations before it was finally replaced by the current stone structure in 1917. The first new tenant was the newly formed Protestant Episcopal Chapel of St. Michael and All Angels Church (located at St. Paul and 20<sup>th</sup> streets), which took up residence in 1897. Activist minister Rev. George J. Kromer soon organized a "labor exchange" at the church, to

<sup>17</sup> Baltimore *Sun*, July 18, 1890; October 11, 1897; January 6, 1900

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help local residents.<sup>18</sup> In 1902 the chapel announced a fund-raising campaign for a new building and in 1904 laid the cornerstone and dedicated a new frame building on the southeast corner of Huntingdon Ave. and W. 27<sup>th</sup> St.<sup>19</sup> In the early 1920s the congregation erected a new two-story stone parish house, still standing at 335 W. 27<sup>th</sup> St., and later replaced the original frame chapel with a two-story brick church at the same location (Photo #22).

The Remington Independent M.E. Church next occupied the small frame church at Remington and W. 30<sup>th</sup> St. and in 1910 announced "extensive improvements" to the building.<sup>20</sup> By 1914, however, the building had become the home of the Bethany United Evangelical Lutheran Church, which replaced the old frame building with the current one-story stone structure in 1917-18.<sup>21</sup> Like other stone structures in the Historic District, the church is also built of the locally-quarried dark gray gneiss stone, as is the church rectory, just south of the church at 2936 Remington Ave. (Photo #49). Today, the former church is the home of the Charm City Cakes business.

The Remington area had two black churches in the early 1900s. In 1897 the Hampden Baptist Church sold its one-story frame building at 2313 N. Howard St. to an African Methodist Episcopal congregation, who renamed it the Oak St. A.M.E. Church. The United A.M.E. Church built a frame one-story church at the northeast corner of W. 27<sup>th</sup> St. and Fox Ave. before 1906, called the Mt. Nebo A.M.E. Church. By the late 1920s the colored St. Paul Baptist Church had taken over the location. The church was torn down by 1950.

### Turn-of-the-20<sup>th</sup>-century growth

Fewer than a dozen rows of housing were built as part of the 1880s Remington Place development, north of W. 27<sup>th</sup> St. to W. 29<sup>th</sup> St., between Huntingdon and Remington avenues. But from the mid-1890s until about 1914, the central blocks of the Historic District, between W. 26<sup>th</sup> and W. 30<sup>th</sup> St., east of Hampden Ave. to Remington Ave., quickly filled with houses, all but one row two-story houses for a generally working class market. In addition to the gas works opened in 1887, more employment opportunities came to the area in the 1890s. In 1887 Henry and Daniel Miller opened a tin can manufactory at the northeast corner of W. 26<sup>th</sup> and N. Howard streets, later enlarged after purchase in 1902 by the American Can Co. of New Jersey (Photos #23, 24). Two German immigrants opened Schier's Hygeia Dairy and store at the

<sup>18</sup> Baltimore *Sun*,; November 20, 1900

<sup>19</sup> Baltimore *Sun*, May 9, 1902; August 22, 1904

<sup>20</sup> Baltimore *Sun*, August 15, 1910

<sup>21</sup> Baltimore *Sun*, June 30, 1917

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northeast corner of Sisson and W. 27<sup>th</sup> streets in the late 1890s, claiming to be one of the first dairies to offer pasteurized milk in hygienic, sanitary bottles. They kept a stable on Sisson St. and hired local men to drive the milk delivery wagons. (The business flourished until 1922, when it was bought by the Western Maryland Dairy.) Further south on Sisson St. there were two stone yards—Hugh Sisson's south of W. 23<sup>rd</sup>, and contractor David Andrew's on the northeast corner of Sisson and W. 26<sup>th</sup> St. Also by 1896 the Chesapeake Baking Co. was in business on the west side of N. Howard St., south of W. 23<sup>rd</sup>, and over the next two decades would expand their business into several new buildings to the south (Photo #9).

Houses constructed during this building boom of the mid-1890s and early 1900s seemed different from their plainer predecessors. A new style of rowhouse had gained popularity in Baltimore, beginning about 1890 and first seen in large three-story houses in the North Ave. corridor. Built of brown brick with marble trim and classical-style decorations, these new rowhouses were influenced by the Renaissance Revival style first introduced to Baltimore architecture in 1890 by New York architect Stanford White. The house White designed for John F. Goucher at St. Paul St., across from Goucher College, and his remodeling of the Garrett-Jacobs mansion on Mt. Vernon Place set a new fashion for smooth, brown, Roman brick facades, accented with stone or marble trim. Instead of the bracketed wooden cornices of the Italianate-style houses of the 1870s and 1880s, this new style of house had a simple sheet metal cornice, sometimes decorated with stamped classical details like swags or egg-and-dart moldings. (Additionally, Baltimore outlawed the use of wood for cornices beginning in 1892.)

Popular in Baltimore from the mid-1890s to about 1918, brown brick rowhouses influenced by Renaissance-Revival design motifs came in three different forms. Houses with flat fronts (as had been common for all rowhouses), boasted stone or marble trim and marble steps, and were often called by builders "Marble houses" (Photo #29). Also popular were "swell-front houses," with projecting bowed or square fronts that created interesting rhythms down the street (Photo #34). "Swell-fronts" often had rusticated stone trim. And, beginning around 1910, another form appeared called "Philadelphia porch-front houses," which had large bay windows extending across the second floor façade and a deep front porch (Photo #47). All had sheet metal cornices. Another new, stylish feature was the use of stained glass for first floor window and door transoms.

All three of these new types of rowhouses were built in Remington in the two decades between 1895 and 1915. But whereas large three-story swell-, flat-, and porch-front houses lined streets like North Ave., or the streets of nearby Charles Village, only modest two-story versions were built in Remington. The blocks filled with houses of this type in the Remington Historic District followed the development pattern that had become common in Baltimore, as well as the

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older part of Remington. A narrow, mid-block street bisected each city block and on these streets builders erected smaller, less expensive versions of the houses they built on the nearby main streets. Sometimes even smaller streets ran off of the mid-block streets, and this pattern, too, is seen in Remington. Each of the blocks lying on either side of Huntingdon Ave., north of W. 26<sup>th</sup> St. to W. 30<sup>th</sup> St., is bisected by a mid-block street built up with housing. Miles Ave., formerly Bernard St., runs between Hampden and Huntingdon avenues, and Fox St., formerly Catherine St., runs between Huntingdon and Remington. If main street houses had brown brick facades, houses on small streets were often built of red brick, with flat facades, and no marble trim.

In this ten block area of central Remington, swell-front houses can be found in several locations. William Garrison and Charles Gerwig, respectively, built swell-front rows on the west sides of the 2700 (Photo #26) and 2900 blocks of Huntingdon Ave (Photo #43) in 1894; David M. Andrew built the row on the north side of the 500 block of W. 27<sup>th</sup> St. in 1897; John S. Kidd built the rows on the north and south sides of W. 28<sup>th</sup> St., east of Hampden Ave. (Photo #34) in 1896. One local builder, John F. Armiger, built a very long, impressive row of swell-fronts in 1897 on the south side of W. 31<sup>st</sup> St. that are set back from the street on high, grassy terraces (Photo #55).

Flat-front "marble houses" are more common. In 1897 John S. Kidd built brown brick houses with marble trim at 2701-31 Hampden Ave. (Photo #25), followed by James Keelty at 118-38 W. 25<sup>th</sup> St. in 1905 (Photo #14); James Bealmear in 1911 at 3020-42 Remington Ave. and in 1915 at 301-9 W. 31<sup>st</sup> St.; Augustus Hampson in 1912 at 3021-47 Huntingdon Ave. (Photo #53); and Edward J. Gallagher in 1913 and 1917, on the north side of W. 27<sup>th</sup> St., east of N. Howard and Crestmont, respectively (Photo #29). Plainer versions of marble houses can be found on the 2600 block of Hampden Ave. (Photo #19); the 2600-2900 blocks of Miles Ave. (Photo #20); and on the west sides of the 2600 and 2800 blocks of Huntingdon Ave.

A few other builders added porches to their "marble houses." Edward J. Gallagher built several rows of porch-front houses at 2601-27 Huntingdon Ave. in 1913 and on both sides of Lorraine Ave, just to the east (1914); as well as the 500 block of W. 28<sup>th</sup> St., and on Atkinson and Hampden Avenues to the south in 1913 (Photo #21). M. F. Carter erected similar houses at 3112-48 Remington Ave. in 1913; Charles Litzinger, at 3150-74 Remington Ave. in 1916; and James Oliver, at 300-14 W. 31<sup>st</sup> St. in 1923 (Photo #59).

Only three builders in the area erected true porch-front, bay-window houses, like those being built contemporaneously in Peabody Heights. In 1914 local landowner John J. Judge erected houses in this style at 3100-10 Remington Ave. and in 1917 Charles Litzinger built a group of porch-front houses with bay windows in the 300 block of Wyman Park Drive (Photo

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#58), just north of the bay window-less porch-front houses he built the year before on the west side of the 3100 block of Remington Ave. Then, in 1922 Frank O. Singer built red brick Daylight houses on the south side of the 200 block of W. 29<sup>th</sup> St. that also had front porches and a second-floor bay window (Photos #40, 41).

### The New Suburbs and the “Daylight” House

Beginning with the opening of electric streetcar lines in the city in the mid-1880s and their extension to the so-called “northern suburbs,” it now became possible for people of means to live far removed from their downtown offices. Although the wealthiest Baltimoreans continued to build lavish townhouses on N. Charles, St. Paul, and Calvert Streets, in the blocks just south and north of North Ave. in the 1880s and 1890s, the development of the first “garden suburb” at Roland Park in the 1890s began to change the way people wanted to live. With streetcar transportation, professional classes could now choose to live far from the city, on tree-lined streets, with their own yard, in houses with porches open to cool breezes located in verdant, healthy surroundings. As Roland Park, and its west Baltimore contemporary, Sudbrook Park, attracted more and more homebuyers, rowhouse builders began to create a suburban house equivalent—at a much lower price.

In the 1890s the Peabody Heights Company began to develop its land north of 27<sup>th</sup> St. on the most prestigious thoroughfares leading out of the city with rowhouses that tried not to seem like rowhouses. Each three-story house was set far back from the street with a fenced front lawn, with tall steps leading to a wide front porch. Porches also opened off the rear of the house to overlook deep lots. A stylish bay window lit the second floor front room, and the rear bedroom often had its own porch. This Baltimore version of the “Philadelphia porch-front house” filled most of the blocks of Peabody Heights, or Charles Village as it came to be known, and represented the last style of three-story rowhouse to be built in the city.

Many rowhouse builders created two-story versions of these bay-window, porch-front houses that were built in Charles Village and many other parts of the city either just before or just after World War I. But beginning around 1914, some rowhouse builders introduced a new type of rowhouse floor plan, where every room had a window. Instead of being three rooms deep, these new “Sunlight” or “Daylight” houses as they were called, were two rooms deep and two rooms wide, thus affording each room access to sunlight and fresh air. Architect-designed rowhouses with this floor plan first appeared in the Baltimore suburbs of Roland Park and Guilford but by about 1918, builders of more modest rowhouses like Edward J. Gallagher and James Keelty were offering “Daylight” houses in new “suburban” developments. Builders of the



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new style houses began to ask in their advertisements, "Do you want to live in a tunnel?," stressing the healthy light and air available with the new design. And, of course, all had front porches and front lawns and now the lawns could be deeper since the wider and shallower house didn't need to take up so much of the long building lot.

With the prosperity and subsequent building boom of the 1920s, whole new communities of Daylight houses appeared in all directions around Baltimore, made accessible by electric streetcar lines and the new popularity of automobile travel. In fact, most Daylight houses built in the 1920s also offered garages, either underneath the house or in a separate building at the rear of the property.

By the time the Daylight floor plan had been adopted by most speculative builders of affordable two-story houses, the Colonial Revival style had superseded the Renaissance Revival style of the 1890s and early 1900s. Thus, most Daylight houses built in the Baltimore area in the 1920s are constructed of red brick with Colonial-style white-painted wood trim. Many builders replaced plain sheet metal cornices with a new roof treatment—a false "mansard" roof covered with green metal tiles or green asphalt shingles (in more modest homes). Edward Gallagher first built Daylight homes in this style along E. 33<sup>rd</sup> Street, east of Greenmount Ave. in 1917 and then erected two similar rows on either side of the 2700 block of N. Howard St. in Remington in 1918-19 (Photo #30). Gallagher also designed a version of his Daylight house with a glass-enclosed front porch, which he called a "Sun-Porch" house. This style of house was also built along E. 33<sup>rd</sup> and E. 34<sup>th</sup> streets as well as in the 2800 block of N. Howard St. in 1923 (Photo #42).

As the most prolific single builder in the Remington area, Gallagher set the taste for red brick Daylight houses which several other builders followed soon thereafter in blocks north of Gallagher's rows on Howard St. In 1922 Frank O. Singer, Jr., a large-scale Baltimore builder, though not in Gallagher's league, erected very large Daylight houses on the south side of W. 29<sup>th</sup> St, west of Howard. Instead of a false mansard roof, Singer's houses have a third floor set beneath a tall mansard roof lit by two dormers. The houses also have second floor bay windows and stone porches (Photos #40, 41). Between 1924 and 1925 Henry Dubbelde built stylish rows of red brick Daylight houses with extremely deep front lawns on the west side of the 2900 block of Wyman Park Drive (Photo #56). These houses have full-width stone front porches and green-tiled false mansard roofs set above modillion cornices and a deep frieze area. In the same years James Bealmear filled both side of Crestmont Ave., north of W. 29<sup>th</sup>, with similar, though slightly narrower, red brick Daylight houses, with full-width stone front porches (Photo #50). The last row of Daylight houses built in the Remington Historic District went up on the north

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side of W. 30<sup>th</sup>, west of Remington, in 1929, built by George W. Shoenhals, a well-known builder of Daylight houses in north Baltimore (Photo #54).

### Edward J. Gallagher and Remington

One of Baltimore's four major rowhouse developers of the first part of the 20<sup>th</sup> century, Edward J. Gallagher, built more houses in the Remington Historic District than any other builder. Gallagher began his career in the late 1880s building late-Italianate-style two-story houses in East Baltimore. He prospered hugely and became one of the city's four major building developers in the early 1900s, along with James Keelty, Frank Novak, and Ephraim Macht. All four erected block after block of two-story "marble houses" and porch-front "marble houses" in East and West Baltimore in this period, with operations extending as far east and north as the city boundaries. By the 1920s, all were building Daylight houses in new neighborhoods reached by streetcar lines.

Edward Gallagher began a major building operation in Remington around 1913, acquiring the blocks on either side of N. Howard St., between W. 26<sup>th</sup> and W. 29<sup>th</sup> streets, as well as part of a block west of Hampden Ave. In 1913 he built a row of brown brick "marble houses" on the north side of W. 27<sup>th</sup> St., east of Howard (Photo #29), but then switched to building brown brick porch-front houses. In 1913 he completed rows of porch-front houses on the south side of the 500 block of W. 28<sup>th</sup> St., and, in the same block, on the west side of the 2700 block of Hampden Ave. and the east side of the 2700 block of Atkinson Ave. He then began building in the block north of 26<sup>th</sup> St., east of Remington, with a row of similar porch-front houses on the east side of the 2600 block of Huntingdon Ave (Photo #21). By 1914 he had completed long rows of porch-front houses with small front yards, on either side of Lorraine Ave. in this block, finishing in 1917 with a long row on the south side of W. 27<sup>th</sup>, and a shorter row on the north side.

Edward Gallagher often advertised his newly built houses with large brochures full of photographs and enticing descriptions of "up-to-date" features. He created such a brochure for the porch-front houses he built in Remington, featuring a large photograph of the just-completed row on the 500 block of W. 28<sup>th</sup> St. on the cover (see attachment 1). With a price of "Only \$1400," the houses offered six rooms, a bath, basement laundry, and "Direct Sewerage Connections," an important feature in a city that had only recently completed its sewerage system. Also, the houses had fronts of "Iron Spot Brick (Need never be painted), Cement Sidewalks, Cement Cellars (full length of house), Cement Yard, and Concrete Alley in Rear." Inside, the brochure showed "A View from Parlor, Looking through Dining-Room and Kitchen;" "a Corner in the Dining-Room;" "A View of the Bathroom;" as well as "The Convenient

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Kitchen.” Designed with the three-room-deep floor plan of traditional Baltimore rowhouses, the photograph of the dining room features “Double Glass Doors leading to Kitchen, admitting a maximum of light and adding to the style and finish of the room.” In such rowhouses, the center rooms had no direct access to light, so the glass doors allowed light from the wide kitchen window at the rear of the house to shine in the dining room.

These houses boasted all the features found in Gallagher houses built in East Baltimore and other parts of the city in this period—with their “Hand Decorated Ceiling and Mantel Mirror in Parlor and Dining-room;” “built-in Hall Rack and Fine Mirror,” “Artistic Doric Columns between Parlor and Dining-room,” “Shower Electric Fixture in Parlor and Dome in Dining-room,” wallpapered walls and decorated ceilings, and mirrored overmantels in parlor and dining room. The fully papered kitchen had two ranges that could be fed with either gas or coal; a large, built-in kitchen cabinet; and a porcelain sink and drain board. The bathroom on the second floor had a porcelain flush toilet, “enameled” bath tub, sink, and medicine cabinet with mirror. Deep front porches were framed by full-height white Doric columns.

The brochure also advertised the five slightly narrower houses built around the corner on Hampden Ave., which cost \$1200 and those on narrower Atkinson Ave., which could be bought for only \$1150. Gallagher also noted that he had “modern porch front houses, similar in design, and with all the improvements mentioned as above” in the 300 block of Wyman Ave. (now Lorraine Ave.) for \$1400.<sup>22</sup>

During the same years he was building in Remington, Edward J. Gallagher was also erecting Daylight homes along E. 33<sup>rd</sup> St. similar in style to those built in the 2700 block of N. Howard St. This building operation was the beginning of Gallagher’s large development east of Greenmount Ave., which he named Ednor Gardens and which extended north of 36th St. to the Alameda. By the mid-1920s Gallagher was building “Sun-Porch” Daylight homes in both Remington and Ednor Gardens. The Gallagher firm continued work at Ednor Gardens until 1950, building rows of Tudor-style homes in the late 1920s, followed by Early American-style rowhouses beginning in the mid-1930s.

### The Automotive Age

As well as being a growing residential area in the 1920s, Remington also saw the addition of many new businesses in this period, especially along Sisson and N. Howard streets. At least a

<sup>22</sup> A range of Gallagher’s real estate brochures can be found in the Edward J. Gallagher collection, Langsdale Library, University of Baltimore.

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half a dozen automobile dealerships opened in the 1920s, as well as commercial garages and service stations, machine shops, printing companies, a glass company, a paint removing company, and the Western Maryland Dairy. All were housed in one to two-story commercial buildings with exteriors influenced by the same Colonial Revival style seen in contemporary Daylight houses, built in red brick with white stone trim and often having parapet rooflines. Most have full-height brick pilasters framing bays of showroom windows, but also feature new technologies—like large plate glass windows, concrete roofs and flooring, and steel framing.

In 1923 the Eastwick Motor Company began building a large, two-story automobile showroom and accompanying garage at the southwest corner of W. 29<sup>th</sup> St. and Remington Ave. (Photo #37). Built of red brick with stone trim, each bay of the six-bay-wide by six-bay-deep structure was framed by full-height stone pilasters that ended with a cap slightly above the flat roofline. Plate glass showroom windows filled corner first floor bays while horizontal banks of windows lit second floor spaces. In recent years this building has been occupied by the Anderson Body Shop. In the same year another showroom opened on the east side of N. Howard St., at 2507-9 N. Howard St. (Photo #15). Although the entire two-story façade has since been covered with stucco, the full-height Doric pilasters framing each of the three wide bays and supporting a deep entablature, can still be clearly seen.

The Neill Buick Company opened its showroom and garage at 2600 Sisson St. in 1924 (Photo #16). The brick building has a two-story, five-bay-wide and one-bay-deep front showroom attached to a long, one-story garage structure extending to the west, with each garage bay framed by brick pilasters. The original brick façade has been stuccoed but the original design of full-height brick piers supporting a parapet roofline can be clearly seen. In 1927 Neill Buick built a more ambitious showroom and garage next door at 2602-4 Sisson St. (Photos #17, 18). This three-story red brick building with stone trim has similar full-height pilasters framing each of the three bays fronting Sisson St.. The original plate glass showroom windows on the first floor have been covered recently by stone panels, but the large metal-framed, multi-paned upper windows on both the main and side façades are still intact. Each pilaster has a decorated stone capital and stone base. Also originally part of the Neill Buick complex is the long row of one-story, brown brick garages at 2606-30 Sisson St., which extend west the full length of the showroom buildings.

In 1928 the Colonial-Revival style automobile showroom of Wilson-Nash Motors was under construction on the northeast corner of Remington Ave. and W. 29<sup>th</sup> St., now the site of the Baltimore City Police Dept. An historical photograph shows the two original auto showrooms on W. 29<sup>th</sup> that are no longer standing. Both are red brick with stone trim, one-story tall and five bays wide, with brick pilasters topped with vertical stone decorations framing each bay on both

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the front and sides of the buildings. Each showroom window consists of a very wide plate glass window framed by multi-light panels. Five sections of 2/2 small panes extend across the entire top of the showroom window. A somewhat later showroom building of similar style still survives just east of the police department parking lot, at 210 W. 29<sup>th</sup> St.

There are also a number of one-story brick garage structures, most built with parapet rooflines in the 1920s, in the Remington Historic District. In addition to the long row of garages at 2606-30 Sisson St., that were part of the Neill Buick complex, there is a recently renovated example at the northwest corner of N. Howard St. and W. 26<sup>th</sup>, a brown-brick garage now housing a restaurant and the Single Carrot Theater. Another example stands on the northwest corner of W. 29<sup>th</sup> St. and Hampden Ave; yet another at 325 W. 23<sup>rd</sup> St.

A number of other commercial buildings from the 1920s survive in the Remington Historic District. All are tall, one-story brick buildings and most have the parapet rooflines characteristic of the period. In several cases a cornice, with crown molding set above a deep frieze, extends across the façade beneath, but some distance below, the parapet roofline. Other common features are window lintels and/or enframements composed of vertically-placed stretcher bricks; wide, full-height openings with either garage doors or plate glass windows (many of which have since been filled in); rows of decorative brickwork suggesting Art Deco influence; and openings filled with multi-pane, metal-framed windows.

A fine example of this type of building still stands at 2509 Huntingdon Ave. (Photo # 12). Built in 1923-24 by Albert E. Thompson for his Baltimore Paint Removing Co., the restored building is now the home of Baltimore Finishing Works. A similar building can be found at 2330 N. Howard St., formerly part of the Chesapeake Baking complex (Photo #9). Other one to two-story commercial buildings constructed in the 1920s or 1930s survive in the Historic District.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

B-5299  
Remington Historic District  
Name of Property

Section 9 Page 1

Baltimore (Independent City), Maryland  
County and State

### Major Bibliographical References:

#### Secondary Sources

Kathleen C. Ambrose, Remington, *The History of a Baltimore Neighborhood* (Charleston, S.C.: The History Press, 2013)

Mary Ellen Hayward, *Baltimore's Alley Houses: Homes for Working People Since the 1780s* (Baltimore: Johns Hopkins University Press, 2008)

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

Mary Ellen Hayward and Frank R. Shivers, Jr., editors, *Baltimore Architecture, An Illustrated History* (Baltimore: Johns Hopkins Press, 2004)

Henry Russell Hitchcock, *Architecture: Nineteenth and Twentieth Centuries* (New York: Penguin Books, 1958)

George W. Howard, *The Monumental City, Its Past History and Present Resources* (Baltimore: J.D. Ehlers & Co., 1873).

Lois B. McCauley, *Maryland Historical Prints, 1752 to 1889* (Baltimore: Maryland Historical Society, 1975).

J. Thomas Scharf, *History of Baltimore City and County, Parts I and II* (Baltimore: Regional Publishing Co., 1971).

#### Primary Sources

The Land Records of Baltimore City, housed in the Clarence Mitchell, Jr. Courthouse, Baltimore, Maryland, available online at the Maryland State Archives

The *Baltimore Sun*, available on microfilm at the Enoch Pratt Free Library and at Goucher College Library, 1850-1940, and online through Genealogy Bank.com

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

B-5299  
Remington Historic District  
Name of Property

---

Section 9 Page 2

Baltimore (Independent City), Maryland  
County and State

---

U.S. Federal Censuses, 1880, 1900, 1910, and 1920, available on microfilm at the Enoch Pratt Free Library or through Ancestry.com

Baltimore City Directories, on microfilm at the Enoch Pratt Free Library, and online through Ancestry.com

Baltimore County Atlas, 1877

Baltimore City Atlas, 1896, 1906, 1914

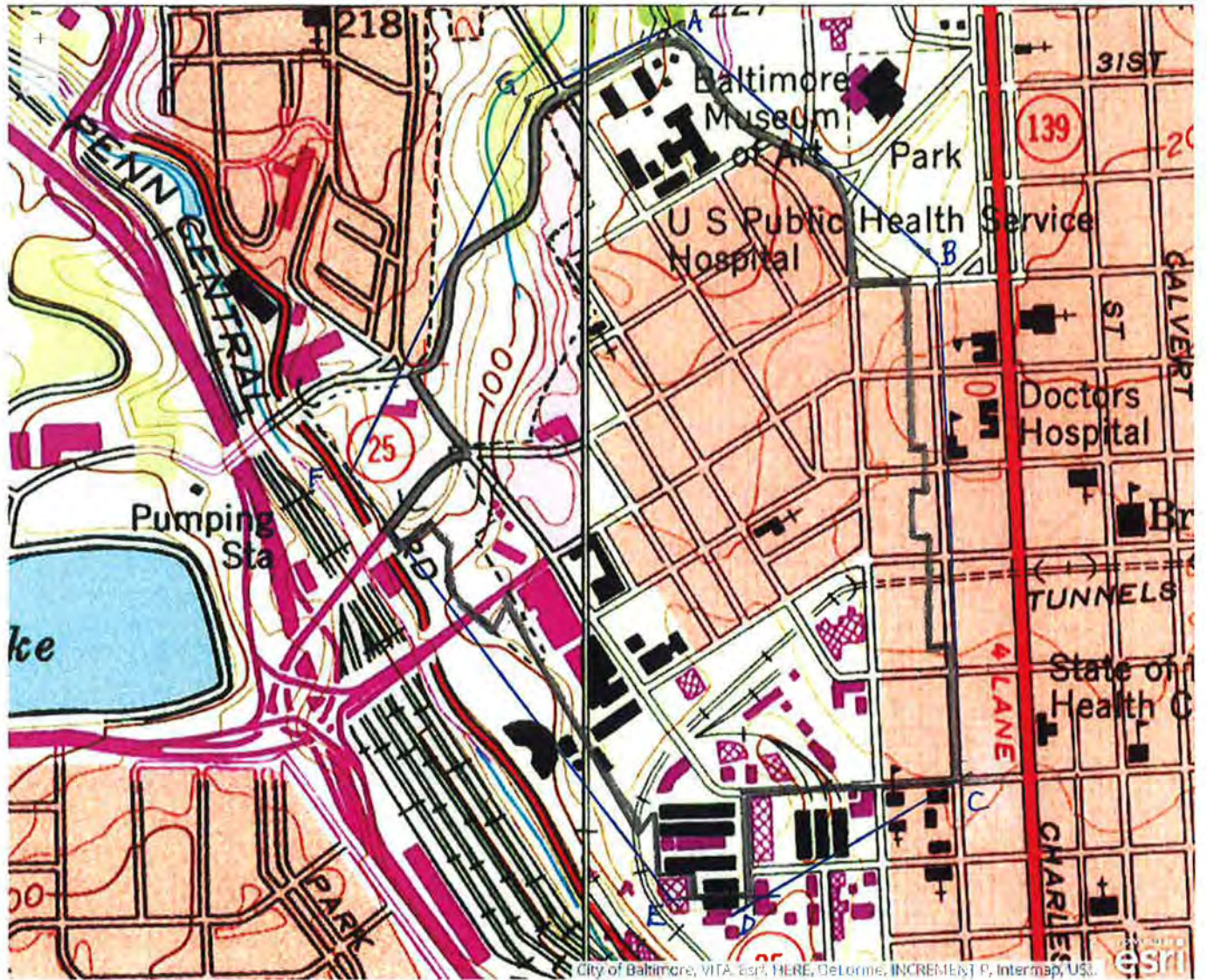
Sanborn Fire Insurance Maps, 1890, 1914, 1928, and 1914-51, available on the Enoch Pratt Free Library's website.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

B-5229 Remington Historic District
Name of Property
Baltimore City, Maryland
County and State
N/A
Name of multiple listing (if applicable)

Section number 10 Page 1



Baltimore East/Baltimore West USGS Quads

UTM References:

- A: 18-360114-4354272
- B: 18-360465-4353923
- C: 18-360484-4353296
- D: 18-360176-4352960
- E: 18-360061-4352957
- F: 18-359520-4353577
- G: 18-359862-4354170



**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

B-5229 Remington Historic District
Name of Property
Baltimore City, Maryland
County and State
N/A
Name of multiple listing (if applicable)

Section number 10 Page 2

**Geographical Data**

**Verbal Boundary Description:**

The National Register boundary is shown by a bold red line on the attached map entitled "Remington NRHP District," drawn to the scale 1"=200'.

**Boundary Justification:**

The eastern boundary abuts the western boundary of the Charles Village/Abell NR Historic District and the western boundary of the Old Goucher College NR Historic District. The half block east of N. Howard St., north of W. 22<sup>nd</sup> St. to W. 23<sup>th</sup> St., and the blocks south of W. 22<sup>nd</sup> St. and north of North Ave. are not included because no historic resources remain, although these areas are considered part of the Remington neighborhood.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

B-5299  
Remington Historic District  
Name of Property

Baltimore, MD  
County and State

Section PHOTO Page 1

### Index to Photographs

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

Maryland Inventory of Historic Properties (MIHP) Number: B-5299

Name of Property: Remington Historic District

Location: Baltimore, Maryland

Photographer: M.E. Hayward

Date taken: December, 2015

Location of original digital files [or negatives]: Maryland Historical Trust

1. MD\_BaltimoreCity\_RemingtonHD\_0001.tif  
401-35 W. 23<sup>rd</sup> St. (Block 3615) Nathan Haines, c. 1880  
North facade
2. MD\_BaltimoreCity\_\_RemingtonHD\_0002.tif  
423-31 W. 23<sup>rd</sup> St., detail of row at 401-35 W. 23<sup>rd</sup> St. (Block 3615) Nathan Haines, c. 1880  
North facade
3. MD\_BaltimoreCity\_RemingtonHD\_0003.tif  
2207-13 Huntingdon Ave. (Block 3608) David Collett, 1900  
West facade
4. MD\_BaltimoreCity\_RemingtonHD\_0004.tif  
2222 N. Howard St. (Block 3608) John J. Bruns, c. \_\_\_\_  
East and south facades
5. MD\_BaltimoreCity\_RemingtonHD\_0005.tif  
409-23 Fawcett St. (Block 3618) Garrison Realty Co., 1915  
North facade
6. MD\_BaltimoreCity\_RemingtonHD\_0006.tif  
400-10 Fawcett St., detail of row at 400-54 Fawcett (Block 3619) William T. King, 1892  
South facade

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

B-5299  
Remington Historic District  
Name of Property

Baltimore, MD  
County and State

Section PHOTO Page 2

7. MD\_BaltimoreCity\_RemingtonHD\_0007.tif  
401-59 W. 24<sup>th</sup> St. (Block 3619) Jacob Gerwig, 1887  
North facade

9. MD\_BaltimoreCity\_RemingtonHD\_0008.tif  
407-15 W. 24<sup>th</sup> St., detail of row at 401-59 W. 24<sup>th</sup> St. (Block 3619) Jacob Gerwig, 1887  
North facade

9. MD\_BaltimoreCity\_RemingtonHD\_0009.tif  
2330 N. Howard St. (Block 3621) c. 1914, Chesapeake Baking Co.  
East facade

10. MD\_BaltimoreCity\_RemingtonHD\_0010.tif  
Former Twenty-Fourth Street M.E. Church (Block 3626) 1885  
West and south facades

11. MD\_BaltimoreCity\_RemingtonHD\_0011.tif  
Former Twenty-Fourth Street M.E. Church (Block 3626) 1885  
South and east facades

12. MD\_BaltimoreCity\_RemingtonHD\_0012.tif  
2509 Huntingdon Ave. (Block 3634) Alfred E. Thompson, 1924  
West facade

13. MD\_BaltimoreCity\_RemingtonHD\_0013.tif  
2513-21 N. Howard St., detail of row at 2513-31 N. Howard St. (Block 3635)  
West facade

14. MD\_BaltimoreCity\_RemingtonHD\_0014.tif  
118-38 W. 25<sup>th</sup> St. (Block 3635) James Keelty, 1905  
South facade

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

B-5299  
Remington Historic District  
Name of Property

Baltimore, MD  
County and State

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15. MD\_BaltimoreCity\_RemingtonHD\_0015.tif  
2507-9 N. Howard St. (Block 3635) 1923-24  
West façade

16. MD\_BaltimoreCity\_RemingtonHD\_0016.tif  
2600 Sisson St. (Block 3642) 1924-25  
East and north facades

17. MD\_BaltimoreCity\_RemingtonHD\_0017.tif  
2602-4 Sisson St. (Block 3642) 1927  
East and south facades

18. MD\_BaltimoreCity\_RemingtonHD\_0018.tif  
Detail, 2602-4 Sisson St. (Block 3642) 1927  
East façade

19. MD\_BaltimoreCity\_RemingtonHD\_0019.tif  
2601-49 Hampden Ave. (Block 3631) David Andrew, 1897  
West façade

20. MD\_BaltimoreCity\_RemingtonHD\_0021.tif  
2601-57 Miles Ave. (Block 3631) Joshua Wright, 1897  
West façade

21. MD\_BaltimoreCity\_RemingtonHD\_0021.tif  
2601-21 Huntingdon Ave. (Block 3639) Edward J. Gallagher, 1913  
West and north facades

22. MD\_BaltimoreCity\_RemingtonHD\_0022.tif  
335 W. 27<sup>th</sup> St., Parish house, Guardian Angel Church (Block 3639) 1924  
North façade

23. MD\_BaltimoreCity\_RemingtonHD\_0023.tif  
2601 N. Howard St. (Block 3638) George and Henry Miller, 1897; addition, 1902  
South and west facades

United States Department of the Interior  
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## National Register of Historic Places Continuation Sheet

B-5299  
Remington Historic District  
Name of Property

Baltimore, MD  
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Section PHOTO Page 4

24. MD\_BaltimoreCity\_RemingtonHD\_0024.tif  
Detail, 2601 N. Howard St. (Block 3638) George and Henry Miller, 1897; addition, 1902  
South and west facades

25. MD\_BaltimoreCity\_RemingtonHD\_0025.tif  
2701-31 Hampden Ave. (Block 3644) John S. Kidd, 1897  
West facade

26. MD\_BaltimoreCity\_RemingtonHD\_0026.tif  
2722-42 Huntingdon Ave., (Block 3644) Jacob Aull, 1894  
East façade

27. MD\_BaltimoreCity\_RemingtonHD\_0027.tif  
2733-45 Huntingdon Ave. (Block 3645) William Collett, 1892  
West and north facades

28. MD\_BaltimoreCity\_RemingtonHD\_0028.tif  
726-30; 732-36 Fox Ave. (Block 3645) Jacob Saum, 1883; William Collett, 1892  
East and south facades

29. MD\_BaltimoreCity\_RemingtonHD\_0029.tif  
108-26 W. 27<sup>th</sup> St. (Block 3646) Edward J. Gallagher, 1913  
South façade

30. MD\_BaltimoreCity\_RemingtonHD\_0030.tif  
2701-15 N. Howard St., detail of row at 2701-37 N. Howard St. (Block 3646) Edward J.  
Gallagher, 1918-19  
West and south facades

31. MD\_BaltimoreCity\_RemingtonHD\_0031.tif  
2801-35 Hampden Ave. (Block 3652) Jacob Gerwig, 1895  
West façade

United States Department of the Interior  
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## National Register of Historic Places Continuation Sheet

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Remington Historic District  
Name of Property

Baltimore, MD  
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Section PHOTO Page 5

32. MD\_BaltimoreCity\_RemingtonHD\_0032.tif  
2823-31 Hampden Ave., detail of row at 2801-35 Hampden Ave (Block 3652) Jacob Gerwig, 1895  
West façade
33. MD\_BaltimoreCity\_RemingtonHD\_0033.tif  
2828-32 Miles Ave. (Block 3652) 1896-97  
East and north façades
34. MD\_BaltimoreCity\_RemingtonHD\_0034.tif  
400-18 W. 28<sup>th</sup> St. (Block 3652) John S. Kidd, 1896  
South and west facades
35. MD\_BaltimoreCity\_RemingtonHD\_0035.tif  
2845-51 Huntington Ave. (Block 3651) Jesse F. Ely, 1883-84  
West and north facades
36. MD\_BaltimoreCity\_RemingtonHD\_0036.tif  
2833-43 Huntingdon Ave. (Block 3651) Edward Fox, 1885-86  
West façade
37. MD\_BaltimoreCity\_RemingtonHD\_0037.tif  
301-13 W. 29<sup>th</sup> St. (Block 3651) Eastwick Motor Co., 1924  
North façade
38. MD\_BaltimoreCity\_RemingtonHD\_0038.tif  
2801-41 Remington Ave. (Block 3650, N half) Clarence Pindell, 1883  
West façade
39. MD\_BaltimoreCity\_RemingtonHD\_0039.tif  
2825-33 Remington Ave., detail of row at 2801-41 Remington Ave. (Block 3650, N half)  
Clarence Pindell, 1883  
West façade

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

B-5299  
Remington Historic District

Name of Property

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County and State

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40. MD\_BaltimoreCity\_RemingtonHD\_0040.tif  
203-25 W. 29<sup>th</sup> St. (Block 3650, N half) Frank O. Singer, 1922  
North façade
41. MD\_BaltimoreCity\_RemingtonHD\_0041.tif  
219-23 W. 29<sup>th</sup> St., detail of row at 203-25 W. 29<sup>th</sup> St. Frank O. Singer, 1922  
North façade
42. MD\_BaltimoreCity\_RemingtonHD\_0042.tif  
2801-7 N. Howard St., detail of row at 2801-33 N. Howard St. (Block 3649)  
Edward J. Gallagher, 1923  
West and south facades
43. MD\_BaltimoreCity\_RemingtonHD\_0043.tif  
2926-30 Huntingdon Ave., detail of row at 2900-42 Huntingdon Ave. (Block 3653)  
William E. Garrison, 1896  
East façade
44. MD\_BaltimoreCity\_RemingtonHD\_0044.tif  
322-48 W. 29<sup>th</sup> St. (Block 3657) Clarence Pindell, 1884  
South façade
45. MD\_BaltimoreCity\_RemingtonHD\_0045.tif  
2927-41 Huntingdon Ave. (Block 3657) William Oliver, 1886  
West and north facades
46. MD\_BaltimoreCity\_RemingtonHD\_0048.tif  
310-20 W. 30<sup>th</sup> St. (Block 3657) Jesse F. Ely, 1886
47. MD\_BaltimoreCity\_RemingtonHD\_0046.tif  
2901-21 Huntingdon Ave. (Block 3657) David Newbold, 1912  
West façade

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National Park Service

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Name of Property

Baltimore, MD  
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48. MD\_BaltimoreCity\_RemingtonHD\_0047.tif  
414-24 Tuxedo Ave. (Block 3657) David Newbold, 1913  
South façade
49. MD\_BaltimoreCity\_RemingtonHD\_0049.tif  
2936 Remington Ave., former Bethany Evangelical Lutheran Church, 1917  
East façade
50. MD\_BaltimoreCity\_RemingtonHD\_0050.tif  
2901-25 Crestmont Ave. (Block 3658) James Bealmear, 1925  
West façade
51. MD\_BaltimoreCity\_RemingtonHD\_0051.tif  
3100 Huntingdon Ave., Greater Faith Baptist Church (former Keen Memorial M.P. Church),  
(Block 3642) 1897; rectory, 1908  
South and east facades
52. MD\_BaltimoreCity\_RemingtonHD\_0053.tif  
326 W. 30<sup>th</sup> St. (Block 3664, S half) c. 1850  
South and east facades
53. MD\_BaltimoreCity\_RemingtonHD\_0052.tif  
3021-47 Huntingdon Ave. (Block 3664, S half) August Hampson, 1912  
West façade
54. MD\_BaltimoreCity\_RemingtonHD\_0054.tif  
300-20 W. 30<sup>th</sup> St. (Block 3664, S half) George W. Schoenhals, 1929  
South façade
55. MD\_BaltimoreCity\_RemingtonHD\_0055.tif  
251-99 W. 31<sup>st</sup> St. (Block 3658) John F. Armiger, 1896  
North façade



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

B-5299  
Remington Historic District

Name of Property

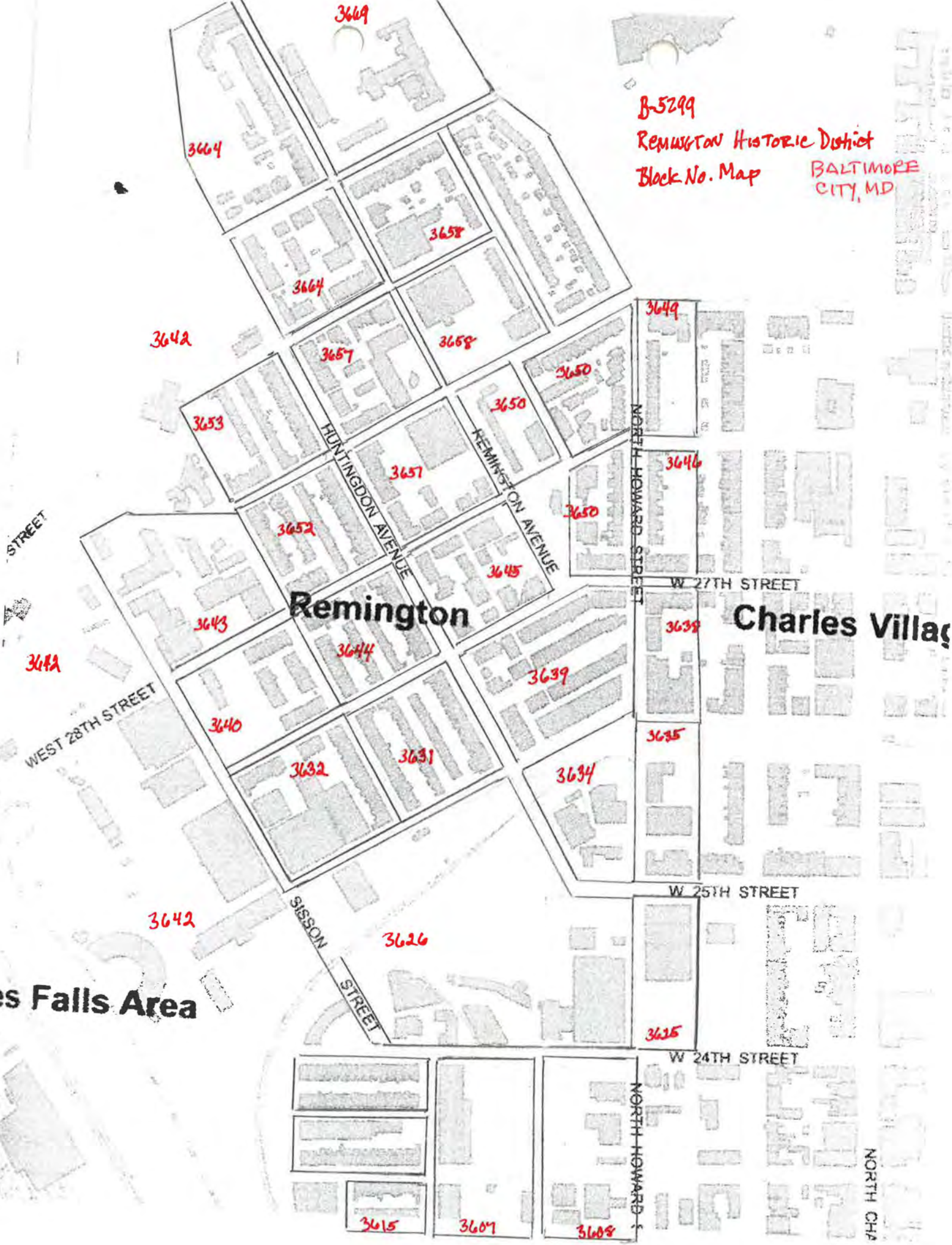
Baltimore, MD

County and State

Section PHOTO Page 8

56. MD\_BaltimoreCity\_RemingtonHD\_0056.tif  
2932-46 Wyman Parkway, detail of row at 2902-46 Wyman Parkway (Block 3658) Harry  
Dubbelde, 1924-25  
East façade
57. MD\_BaltimoreCity\_RemingtonHD\_0057.tif  
3101-7 Huntingdon Ave. (Block 3664, N half) Jesse F. Ely, c. 1880  
West and south facades
58. MD\_BaltimoreCity\_RemingtonHD\_0059.tif  
301-13 Wyman Park Drive, part of row at 301-23 Wyman Park Drive (Block 3664, N half)  
Charles Litzinger, 1916-17  
North façade
59. MD\_BaltimoreCity\_RemingtonHD\_0058.tif  
300-8 W. 31<sup>st</sup> St. (Block 3664, N half) James P. Oliver, 1923-24  
South façade
60. MD\_BaltimoreCity\_RemingtonHD\_0060.tif  
3101 Remington Ave., now part of the Johns Hopkins Wyman Park Building complex; former  
"Colored Helps Quarters" of the U.S. Marine Hospital (Block 3669) c. 1933-34  
South and west facades
61. MD\_BaltimoreCity\_RemingtonHD\_0061.tif  
3100 Wyman Park Drive, former U.S. Marine Hospital, now the Johns Hopkins Wyman Park  
Building (Block 3669) 1933-39  
East façade
62. MD\_BaltimoreCity\_RemingtonHD\_0062.tif  
Detail, 3100 Wyman Park Drive, former U.S. Marine Hospital, now the Johns Hopkins Wyman  
Park Building (Block 3669) 1933-39  
East façade

B-5299  
Remington Historic District  
Block No. Map  
BALTIMORE CITY, MD



Remington

Charles Village

Falls Area

STREET

WEST 28TH STREET

3642

SISSON STREET

3626

W 27TH STREET

NORTH HOWARD STREET

W 25TH STREET

W 24TH STREET

NORTH HOWARD STREET

NORTH CHA

3664

3669

3664

3658

3642

3657

3658

3653

3650

3657

3650

3649

3646

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3643

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3634

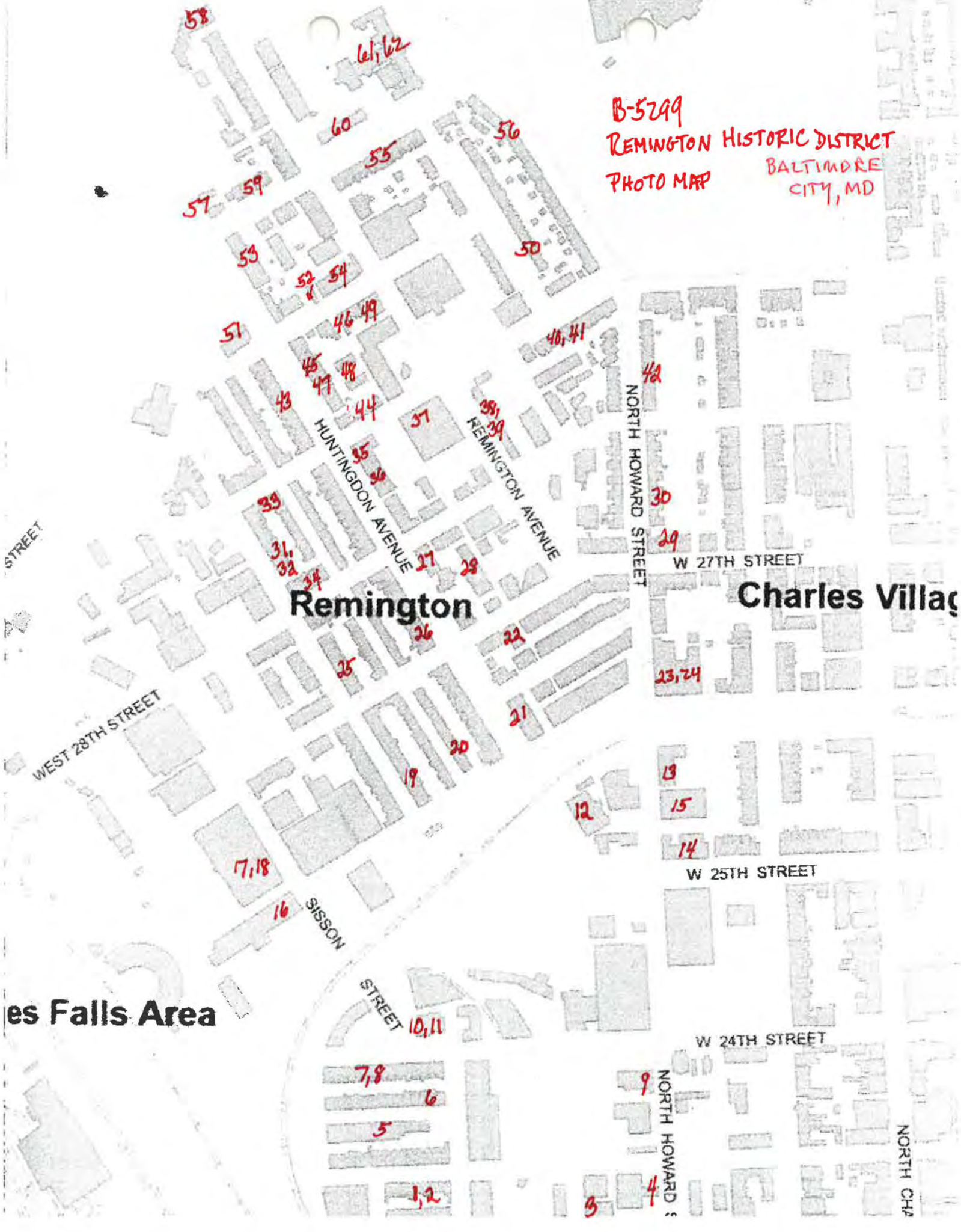
3625

3615

3609

3608

B-5299  
REMINGTON HISTORIC DISTRICT  
PHOTO MAP  
BALTIMORE  
CITY, MD



**Remington**

**Charles Village**

**Falls Area**

STREET

WEST 28TH STREET

HUNTINGDON AVENUE

REMINGTON AVENUE

NORTH HOWARD STREET

W 27TH STREET

W 25TH STREET

W 24TH STREET

SISSON STREET

NORTH HOWARD STREET

NORTH CHA

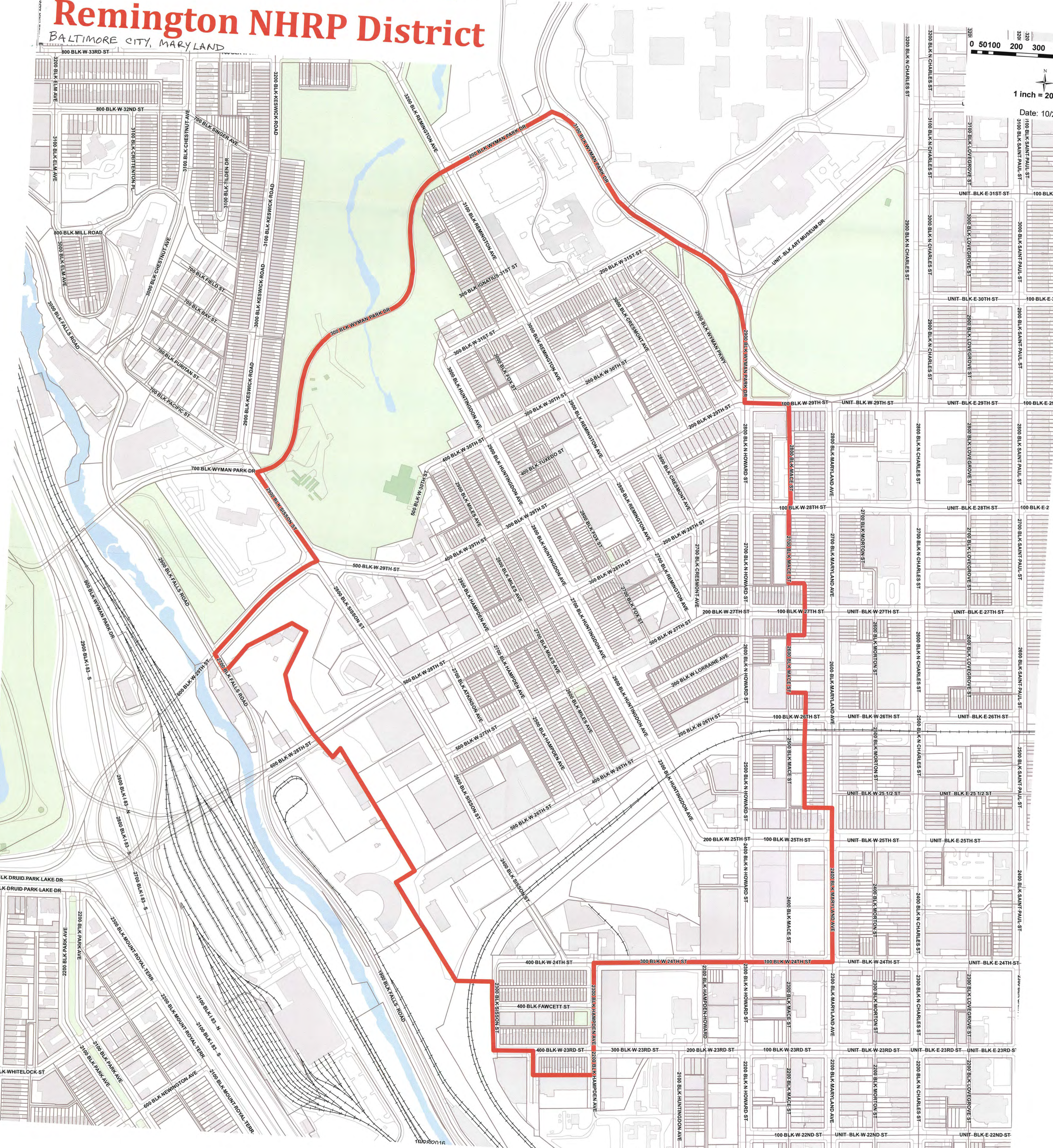
# Remington NHRP District

BALTIMORE CITY, MARYLAND



1 inch = 200'

Date: 10/20/16







PARKING RESTRICTED  
HANDICAPPED  
PERMIT REQUIRED  
NO PARKING  
NO LOADING



PERMIT  
PARKING ONLY  
100 FEET +/-  
50' FROM 4th  
TAM-9PM

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MVA  
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ACADEMY  
MVA  
EXPRESS  
10-462-2020  
*Ellerby* ENTERPRISES



















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CHAMNINGTON'S

57





2122



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ONE WAY

DO NOT  
ENTER







NO RIGHT TURN  
BEYOND NEXT STREET

GREEN ST



DO NOT  
ENTER

Wash-e-z  
LAUNDROMAT

NOW OPEN  
FREE WIFI

2047





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PARKING LIMIT  
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EXCEPT  
SUNDAYS & HOLIDAYS





200  
W 43rd St

ONE WAY

STOP

NO LEFT TURN  
ON RED LIGHT



NO  
TURN  
ON RED

NO  
STOPPING  
→





2826

2930

2930







THE COMMUNITY SCHOOL





Blue street sign with illegible text.





CHARLIE'S  
CAFE

21

2024



ONE WAY

SPEED LIMIT  
25



GREATER FAITH BAPTIST

ONE WAY

DO NOT ENTER

25

GREATER FAITH BAPTIST







3047







NO. 63. 63. 120

BLACK  
MAY





SPEED  
LIMIT  
25











UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action: Nomination  
Property Name: Remington Historic District  
Multiple Name:  
State & County: MARYLAND, Baltimore

Date Received: 12/2/2016    Date of Pending List: 12/27/2016    Date of 16th Day: 1/11/2017    Date of 45th Day: 1/17/2017    Date of Weekly List:

Reference number: SG100000530

Nominator: State

Reason For Review:

<i>Submission Type</i>	<i>Property Type</i>	<i>Problem Type</i>
<input type="checkbox"/> Appeal	<input type="checkbox"/> PDIL	<input type="checkbox"/> Text/Data Issue
<input type="checkbox"/> SHPO Request	<input type="checkbox"/> Landscape	<input type="checkbox"/> Photo
<input type="checkbox"/> Waiver	<input type="checkbox"/> National	<input type="checkbox"/> Map/Boundary
<input type="checkbox"/> Resubmission	<input type="checkbox"/> Mobile Resource	<input type="checkbox"/> Period
<input type="checkbox"/> Other		<input type="checkbox"/> Less than 50 years

Accept     Return     Reject    1/17/2017 Date

Abstract/Summary  
Comments:

Recommendation/ Criteria    Accept, A and C

Reviewer Patrick Andrus

Discipline Historian

Telephone (202)354-2218

Date 1/17/2017

DOCUMENTATION:    see attached comments Y/N    see attached SLR Y/N

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

MARBLE AND HISTORICAL TRUST  
CERTIFIED LOCAL GOVERNMENT/NATIONAL REGISTER  
RECOMMENDATION FORM

Property Name REMINGTON HISTORIC DISTRICT  
Location SEE ATTACHED MAP  
County Baltimore City  
CLG Name Commission for Historical and Architectural Preservation

**HISTORIC PRESERVATION COMMISSION RECOMMENDATION**

Nomination recommended       Nomination not recommended

Please check the applicable National Register criteria and/or considerations (exceptions) used in decision:

criteria:  A     B     C     D

considerations:  A     B     C     D     E     F     G

Justification of decision: (use continuation sheet if necessary)

The Remington Historic District is significant under National Register Criteria A and C. Lying just east of the Jones Falls and south of the older mill villages of Woodberry and Hampden, the area was first exploited beginning in the 1840s for its natural resources—a group of stone and marble quarries located east of the falls. The first residents were mainly Irish immigrants, joined after the Civil War by an increasing colony of Italian stoneworkers. Because of the proximity of the railroads, a number of steam-powered manufacturing facilities located in Hampden, Woodberry, and Remington in the latter half of the nineteenth century. Landowners in the region leased land to speculative builders who began erecting rowhouses for workers about 1883, with development reaching its height from the mid-1890s into the early 1900s. Then, after World War I another form of development came to the eastern part of Remington, in the Howard St. corridor and along Wyman Park Drive—the building of “suburban”-style rowhouses with porch fronts and small front lawns that appealed to a more affluent group of buyers. Under Criterion C, the area gains significance because so much of the original housing stock is intact, both the rows built for factory and railroad workers in the western half of the Historic District, and the larger and more stylish rows built after World War I in the eastern half of the district. These rowhouses show a range of vernacular architectural styles—from the Italianate of the 1880s; the Classical Revival of the 1890s, early 1900s, and 1910s; to the Georgian Revival of the 1920s. The area also provides an excellent example of the way in which most Baltimore city blocks were developed in the later nineteenth century to offer a range of sizes and prices of housing, so that people of varying economic means could live in the same area.



signature of commission chairman

8/9/2016

date

Commission for Historical and Architectural Preservation

name of commission

**CHIEF ELECTED OFFICIAL RECOMMENDATION**

I concur with the opinion of the historic preservation review commission.  
 I do not concur with the opinion of the historic preservation review commission.  
(Please justify disagreement on a separate sheet.)

signature of chief elected official

date

title

LEGAL NOTICE

REMINGTON HISTORIC DISTRICT  
CRISFIELD HISTORIC DISTRICT (BOUNDARY INCREASE)  
CARDEROCK SPRINGS SOUTH HISTORIC DISTRICT

The Remington Historic District, roughly bounded by West 22nd Street, Sisson Street, Wyman Park Drive, and Mace Alley (east of North Howard Street) in Baltimore City.

The Crisfield Historic District (Boundary Increase), roughly bounded by Richardson Avenue, Somerset Avenue, Old Calvary Rd., and West Main Street in Somerset County; and

The Carderock Springs South Historic District, roughly bounded by Persimmon Tree Road, Tomlinson Avenue, Barkwater Court, and Persimmon Court in Montgomery County, will be considered by the Governor's Consulting Committee for nomination to the National Register of Historic Places on Tuesday, October 11, 2016.

The National Register is the official list of historic properties recognized by the Federal government for their significance in American history, architecture, archaeology, engineering, and culture. In Maryland, the nomination process is administered by the Maryland Historical Trust. The meeting will be held at 100 Community Place, Crownsville, MD 21032-2023, beginning at 10:00 a.m. Interested parties are welcome to attend this meeting.

Listing in the National Register results in the following for historic properties:

1. Consideration in planning for Federal, federally or state funded, licensed and assisted projects. Federal and state legislation requires that Federal agencies allow the Advisory Council on Historic Preservation and state agencies, including the Maryland Historical Trust, opportunity to comment on all projects affecting historic properties listed in the National Register. For further information please refer to Section 36, Code of Federal Regulations, Part 800 and State Finance and Procurement Article, Section 5A-323 et seq, or call the Office of Preservation Services of the Maryland Historical Trust at (410) 514-7630.

2. Eligibility for Federal tax provisions. If a property is listed in the National Register, certain Federal tax provisions may apply. The Tax Reform Act of 1986 revises the historic preservation tax incentives authorized by Congress in the Tax Reform Act of 1976, the Revenue Act of 1978, the Tax Treatment Extension Act of 1980, the Economic Recovery Tax Act of 1981, and the Tax Reform Act of 1984, and as of January 1, 1987, provides for a 20 percent investment tax credit with a full adjustment to basis for rehabilitating historic commercial, industrial, and rental residential buildings. The former 15 percent and 20 percent investment tax credits (ITCs) for rehabilitation of older commercial buildings are combined into a single 10 percent ITC for commercial or industrial buildings built before 1936.

The Tax Treatment Extension Act of 1980 provides Federal tax deductions for charitable contributions for conservation purposes of partial interests in historically important land areas or structures. Whether these provisions are advantageous to a property owner is dependent upon the particular circumstances of the property and the owner. Because tax aspects outlined above are complex, individuals should consult legal counsel or the appropriate local Internal Revenue Service office for assistance in determining the tax consequences of the above provisions. For further information on certification requirements, please refer to 36 CFR 67 or contact the Office of Preservation Services of the Maryland Historical Trust at (410) 514-7628.

3. Eligibility for a Maryland income tax credit for the rehabilitation of historic structures. For further information on the Maryland Heritage Structure Rehabilitation Tax Credit program, contact the Office of Preservation Services of the Maryland Historical Trust at (410) 514-7628 or visit [mht.maryland.gov/taxCredits.shtml](http://mht.maryland.gov/taxCredits.shtml).

4. Consideration of historic values in the decision to issue a surface coal mining permit where coal is located. In accord with the Surface Mining Control and Reclamation Act of 1977, there must be consideration of historic values in the decision to issue a surface coal mining permit where coal is located. For further information, please refer to 30 CFR 700 et seq.

5. Eligibility to apply for federal and state grants and state low interest loans for historic preservation projects. To determine the present status of such grants and loans, contact the Office of Preservation Services of the Maryland Historical Trust at (410) 514-7628.

Owners of private properties nominated to the National Register have an opportunity to concur in or object to listing in accord with the National Historic Preservation Act and 36 CFR 60. Any owner or partial owner of private property who chooses to object to listing may submit to the State Historic Preservation Officer a notarized statement certifying that the party is the sole or partial owner of the private property and objects to the listing. Each owner or partial owner of private property has one vote regardless of what portion of the property that party owns. If a majority of private property owners object, a property will not be listed, however, the State Historic Preservation Officer shall submit the nomination to the Keeper of the National Register of Historic Places for a determination of eligibility of the property for listing in the National Register. If the property is determined to be eligible for listing, although not formally listed, Federal agencies will be required to allow the Advisory Council on Historic Preservation and state agencies, including the Maryland Historical Trust, an opportunity to comment before the agency may fund, license, or assist a project which will affect the property. If you choose to object to the listing of your property, the notarized objection must be submitted to Elizabeth Hughes, State Historic Preservation Officer, ATTN: Peter E. Kurtze, Maryland Historical Trust, 100 Community Place, Crownsville, Maryland 21032-2023 by the date of the meeting given above.

Listing in the National Register does NOT mean that the Federal Government or the State of Maryland wants to acquire the property, place restrictions on the property, or dictate the color or materials used on individual buildings. Local ordinances or laws establishing restrictive zoning, special design review committees, or review of exterior alterations are not a part of the National Register program. Listing also does NOT require the owner to preserve or maintain the property or seek approval of the Federal Government or the State of Maryland to alter the property. Unless the owner applies for and accepts special Federal or state tax, licensing, or funding benefits, the owner can do anything with his property he wishes so long as it is permitted by state or local law.

If you wish to comment on whether the property should be nominated to the National Register, please send your comments to Elizabeth Hughes, State Historic Preservation Officer, ATTN: Peter E. Kurtze, before the Governor's Consulting Committee considers the nomination. A copy of the nomination, regulations and information on the National Register and Federal and State tax provisions are available from the Trust. If you have questions about this nomination, please contact Peter E. Kurtze, Administrator, Evaluation and Registration, Maryland Historical Trust at [peter.kurtze@maryland.gov](mailto:peter.kurtze@maryland.gov) or (410) 514-7649.



Larry Hogan, Governor  
Boyd Rutherford, Lt. Governor

Wendi W. Peters, Secretary  
Ewing McDowell, Deputy Secretary



November 21, 2016

Mr. J. Paul Loether, Chief  
National Register of Historic Places  
National Park Service  
1201 Eye St., NW  
Mail Stop 2280  
Washington, DC 20005

RE: REMINGTON HISTORIC DISTRICT

Dear Mr. Loether:

Enclosed is documentation for nominating the above-referenced property to the National Register of Historic Places. The state review board and the owners concur in my recommendation for listing.

Should you have questions in this matter, please contact Peter Kurtze at [peter.kurtze@maryland.gov](mailto:peter.kurtze@maryland.gov) or (410) 514-7649.

Sincerely,

Elizabeth Hughes  
Director-State Historic  
Preservation Officer

EAH/krk  
cc: State Clearinghouse # MD20160919-0820  
Enclosures: NR form, maps, photographs  
Correspondence:  
Newspaper Ad  
CLG recommendation form