



1092

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 Berea/Biddle Street Historic District

other names B-5271

2. Location

street & number N. Rose St., Federal St., Edison Hwy., and Penn Central Railroad tracks not for publication

city or town Baltimore vicinity

state Maryland code MD county Independent City code 510 zip code 21213

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).

[Signature] Director/SHPO 11-6-14
Signature of certifying official/Title Date
Maryland Historical Trust
State or Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

- I hereby certify that this property is:
- entered in the National Register.
 See continuation sheet.
 - determined eligible for the National Register.
 See continuation sheet.
 - Determined not eligible for the National Register.
 - removed from the National Register.
 - other (explain): _____

[Signature] Signature of the Keeper 12-29-14
Edson H. Beall Date of Action

Berea/Biddle Street Historic District (B-5271)
Name of Property

Baltimore City, Maryland
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

Category of Property
(Check only one box)

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

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

Contributing	Noncontributing	
1841	4	buildings
		sites
		structures
		objects
1841	4	Total

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

N/A

number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic/single dwellings
Religion/religious facility
Commerce/trade

Current Functions
(Enter categories from instructions)

Domestic/single dwellings
Religion/religious facility
Commerce/trade

7. Description

Architectural Classification
(Enter categories from instructions)

Italianate
Romanesque Revival
Renaissance Revival
Colonial Revival
Classical Revival

Materials
(Enter categories from instructions)

foundation Stone, brick, concrete
walls Brick, stone
roof Asphalt shingles, slate
other Metal, terra cotta

Narrative Description

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

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National Register of Historic Places Continuation Sheet

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Berea/Biddle Street Historic District
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Baltimore City, Maryland
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Description Summary:

The Berea/Biddle Street Historic District comprises 36 blocks in the eastern section of Baltimore City, Maryland. It is a mainly residential two-story rowhouse community with about half of the houses built between c. 1890 and c. 1925 and the other half built both during and immediately after World War II. The neighborhood centers on St. Katherine of Sienna Roman Catholic Church and School, first built 1902-6 and later expanded. Along the western edge of the historic district there are several rows of late Italianate-style houses and some distinguished rows of Renaissance Revival-style swell-front and flat-fronted "marble" houses, some with original storefronts intact. Many rows of brown brick porch-front Daylight-style houses built between about 1914 and 1925 fill the center of the historic district. Beginning in the late 1930s and continuing through 1946, rows of Early American, or Colonial Revival-style, red brick rows with suburban-style front lawns were built in the eastern section of the historic district.

General Description:

In order to most clearly describe the building units in the historic district, they are grouped by their Baltimore City Block numbers (see attached block map, with photographed resources indicated). Block descriptions begin with the northernmost and westernmost block in the historic district—along the north and south sides of the 2500 block of Federal Street (running south to Oliver Street) and the east side of the 1500 block of N. Rose Street—then move east along Federal Street to the eastern boundary of the district at Edison Highway (Blocks 1486-1492). Then I describe the next row of city blocks to the south—moving east from the 1400 block of N. Rose Street, south of Oliver Street, to the eastern boundary at Edison Highway (Blocks 1505-1511). The same pattern continues next with the blocks south of Hoffman Street, east of N. Rose to Edison Highway (Blocks 1521-1527); the blocks south of E. Preston Street and east of N. Rose to Edison Highway (Blocks 1538-1544); the blocks south of E. Biddle Street and east of N. Rose Street to N. Linwood Street (Blocks 1556-1559); and finally, the blocks south of E. Chase Street and east of N. Rose Street to N. Linwood Street (Blocks 1573-1576).

I. Blocks E of N. Rose Street along both sides of Federal Street

Block 1486

This half block runs east of N. Rose Street to N. Luzerne Street, south of Federal and north of Oliver Street. The north side of Federal Street between N. Rose and Luzerne is also included in this block description.

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Most of the brick two-story rowhouses in this block were built in the Neoclassical, or Renaissance Revival style between 1893 and 1908. The row of twelve houses on the north side of Federal Street (2504-26 Federal Street), built by Abraham Neifeld in 1908, have marble basements and steps and plain sheet metal cornices framed by modest end brackets. The row has a pattern of wide round-arched first floor windows alternating with first floor windows with wide segmental arches. Originally the sash beneath the transoms were paired. Door and second floor window openings have segmentally-arched lintels. A few of the houses have been covered with formstone. The six houses on the south side of Federal Street, east of N. Rose, at 2507-17 Federal, also built by Neifeld, are identical in design to those on the north side of the street. Six houses also built by Neifeld in 1908 survive on the east side of N. Rose Street, just south of Federal, at 1505-15 N. Rose. They have similar plain sheet metal cornices, but in this row marble is used only for the steps and a basement stringer. All of the wide first floor windows have segmentally-arched lintels.

At the southern end of the block there is a group of earlier houses at 2516-38 Oliver Street built in 1893 by William H. Perot, the first landowner/developer in this neighborhood. This row retains Queen Anne influences in the molded brick bands extending across the facades at the level of the first and second floor window sills. The sheet metal cornices are more decorative, with both end and center brackets connecting to a wide lower molding strip and capped by a large ball finial. In this row houses with paired first floor sash set beneath wide, segmentally-arched lintels and transoms alternate with houses with two narrow first floor windows. No marble is used on the facades.

The west side of N. Luzerne Street in this block (1500-18 N. Luzerne) was developed later with red brick Daylight-style porch-front houses with short front lawns. All of the porches are made of stone and wooden columns support the flat porch roofs. Each house has a stylish tiled decorative shed roof, set between taller brick parapets. This row was built in 1928 by James C. Byrne.

Block 1487

This block runs east of N. Luzerne Street to N. Lakewood Avenue, south of Federal and north of Oliver Street. The north side of Federal Street between N. Luzerne and N. Lakewood Avenue is also included in this block description.

The oldest houses in the block are on the north side of Oliver Street, at 2600-44 Oliver—a long row of red brick Neoclassical-style houses built in 1903 by William H. Perot. The houses have wide, round-arched first floor windows with paired sash and marble sills. There is also a marble stringer at the basement level and marble steps. The sheet metal cornices are supported

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by three long brackets, which connect to a lower molding strip and frame pierced ventilator panels. Many of the houses have been covered with formstone. Around the corner on the east side of N. Luzerne, just north of Oliver, a pair (1501-3 N. Luzerne Street) of three-bay-wide houses with brown, Roman brick facades, marble lintels and sills, marble stringers and steps, and dentilled sheet metal cornices were built in 1906 by Adolphus Perot. The houses at 1505-23 N. Luzerne Street match those on the west side of the 1500 block of N. Luzerne Street, with their red brick facades, stone porches, and tiled shed roofs. They were also built by James C. Byrne in 1928.

The last group of houses built, along the north side of Federal Street, at 2612-40 Federal, by the Edison Realty Co. in 1946, are in the Early American, or Colonial Revival style. They are built of red brick with short shingled roofs imitating the look of a gable roof, paired front porches set on concrete pads, and terraced front lawns. End units have decorative end gables and the center house in the row has a porch with a triangular pediment. There is a single window above the door (and porch) on the second floor; the other bay has paired windows on both first and second floors. Each doorway is framed by two wooden engaged columns and every pair of houses is marked by a brick parapet wall that extends above the roofline.

On the northeast corner of Federal and N. Luzerne there is a two-story, two-bay wide and seven-bay deep house with an attached one-story double garage extending along Federal Street. The walls are decorative concrete blocks and there is a corner entrance. The two-story portion has a flat roof with sheet metal cornice and the garage structure has a flat roof marked by parapets. This former commercial structure has been turned into a residence.

Block 1488

This block runs east of N. Lakewood Avenue to N. Kenwood Avenue, south of Federal and north of Oliver Street and was not developed until 1926. The north side of Federal Street between Lakewood and Kenwood Avenues is also included in this block description.

As in Block 1487, the oldest houses in this block are those along the north side of Oliver Street, at 2700-18 Oliver, built c. 1926 by the heirs of Peter Grogan. These brown brick, Neoclassical-style porch-front homes have sheet metal cornices decorated with a row of modillions and framed by end brackets, flat porch roofs supported by fluted wooden columns, flat marble lintels and sills and marble steps, and wide first floor windows. Both the door and first-floor window have narrow stained glass transoms.

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The Edison Realty Co built all of the other houses in the block much later in a red brick Colonial Revival style in 1946. The groups along both the north and south sides of Federal Street, at 2700-28 and 2701-23 Federal, and the row at 1500-34 N. Kenwood Avenue, matches the row along the north side of the 2600 block of Federal Street. The red brick houses along the east side of N. Lakewood Avenue, at 1501-9 N. Lakewood have slightly different rooflines, but similar fenestration patterns. Here there is no parapet wall above the roofline of each pair of houses; rather, because the street slopes upward, each pair sits slightly higher than the pair to the north. Similar houses were built at 2720-26 Oliver.

Block 1489

This block runs east of N. Kenwood Avenue to N. Linwood Avenue, south of Federal and north of Oliver Street and includes the mid-block street Kenhill. The block remained undeveloped until just after World War II. The north side of Federal Street between Kenwood and Linwood Avenues and is also included in this block description.

The houses on both the north and south sides of Federal Street, at 2800-28 and 2830-58 Federal Street and 2801-21 and 2823-43 Federal Street, built in 1946 by Edison Realty Co., match those in the 2600 and 2700 blocks of Federal Street, with their brick parapet walls extending above the roofline of each pair of houses. End houses have their gable end to the street. The row at 1501-21 N. Kenwood Avenue, also built by Edison, matches the row on the west side of Kenwood in Block 1488.

The rows of houses on both sides of the 1500 block of Kenhill (1500-16 and 1501-17 Kenhill) and the group on the west side of Linwood Avenue (at 1500-16 N. Linwood), all built in 1947 by Kenhill Construction Co. are more stylish—each end house has its end gable to the street, the shingled shed-roofed porches are deeper with clapboard sides, and there are deeper front yards than on the houses on the side streets in the block to the west.

Block 1490

This block runs east of N. Linwood Avenue to N. Potomac Street, south of Federal and north of Oliver Street. The north side of Federal Street between Linwood and Potomac is also included in this block description. The houses on the north and south side of Federal Street (at 2900-20 and 2901-21 Federal) were built by Edison Realty in 1947 and resemble the 2600-2800 blocks of Federal Street.

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A non-contributing modern church building occupies the northwest corner of Oliver and N. Potomac Street.

Block 1491

This block runs east of N. Potomac Street to Ellwood Street, south of Federal and north of Oliver Street and includes the mid-block street Decker. The north side of Federal Street between Potomac and Ellwood is also included in this block description. Henry J. Knott built all of the houses in this block in 1946 in the same style. The red brick houses are quite plain, with short, false shed roofs designed to give the impression of a full gable roof. The doorways have simple "colonial" door frames; there are paired, concrete-floored, shed-roofed front porches supported by plain posts; and paired first and second floor windows, except on the end houses which have two single second floor sashes. Each house has a front lawn. Houses of this style can be found at 3000-22 and 3024-48 and 3101-19 and 3021-37 Federal Street, 1501-17 N. Potomac Street, 1500-16 and 1501-17 N. Decker Street, and 1500-16 N. Ellwood Street.

Block 1492

This block runs east of N. Ellwood Street to Edison Highway, south of Federal and north of Oliver Street. The north side of Federal Street between Ellwood and Edison is also included in this block description. All of the houses in this block were built in 1946 by Henry J. Knott and are identical to the houses built by Knott in Block 1491. Houses of this style can be found at 3100-22 and 3101-7 Federal Street, 1501-17 N. Ellwood Street, and 1500-28 Edison Highway.

II. Blocks E of N. Rose Street south of Oliver Street and north of Hoffman Street

Block 1505

This half block runs east of N. Rose Street to N. Luzerne Street, south of Oliver Street to Hoffman Street. The houses were built between 1886 and 1904. Local landowner William Perot built the late Italianate-style row at 2521-39 Oliver Street in 1886 and a year later local brickmaker Daniel Donnelly erected late Italianate-style two-story, three-bay-wide houses on the west side of Luzerne Street, at 1400-20 N. Luzerne Street. The houses have wooden cornices supported by four long scroll-sawn brackets framing jig-sawn ventilator panels. The door and tall, narrow windows have segmentally-arched lintels and the houses have marble steps.

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Donnelly also built the row of later two-story, two-bay-wide houses on the north side of Hoffman Street, at 2616-30 Hoffman. These houses have sheet metal cornices framed by end brackets and decorated with a row of dentils. The paired first floor windows have a transom and flat marble lintels and sills. The houses also have marble steps and tall, paired basement windows.

North of mid-block Llewelyn Street, Hiram J. Griffin built short rows of houses at 1422-28 N. Luzerne Street and 1413-21 N. Rose Street in 1904. Those on N. Luzerne have plain sheet metal cornices framed by end brackets with ball finials; paired first floor windows with a wide, molded center strip; and marble steps. Windows have segmentally-arched lintels and marble sills.

Block 1506

This block runs east of N. Luzerne Street to N. Lakewood Avenue, south of Oliver Street and north of Hoffman Street and is bisected by the mid-block street Llewelyn. William H. Perot and Hiram Griffin built the earliest houses in the block in 1902 at 1423-41 N. Luzerne Street and 2601-25 Oliver Street. The brown Roman brick marble-style houses have marble steps and basements, window lintels and sills, and a marble band that extends across each façade at the level of the first floor door and window lintels. Two tall, narrow windows light the first floor and there are two windows on the second floor. Beneath the plain sheet metal cornice, framed by short end brackets, there is a deep row of late Queen Anne-style stepped-brick decorations.

August Wehr and Abraham Neifeld built the long row on the north side of Hoffman Street, at 2600-46 Hoffman, in 1907. The red brick houses have marble basements, steps, and first floor window sills. The sheet metal cornices are framed by end brackets, which once connected to a lower molding strip. Every other house has a wide first floor window and door with a round-arched lintel. The alternating houses have wide first floor windows with segmentally-arched lintels. Originally the first floor windows were paired, but many of these have been replaced. Wehr and Neifeld also built four similar houses on the west side of Lakewood, north of Hoffman, at 1400-6 N. Lakewood, and on the east side of Luzerne, at 1401-7 N. Luzerne. But in these rows all of the windows have segmentally-arched lintels. They also built the long row of houses on the south side of Llewelyn Street (2601-29), which are plainer, smaller versions of those on the main streets. Also built in red brick with similar sheet metal cornices, they have regularly-sized first floor windows with segmentally-arched lintels. No marble is used on the facades.

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John Maier built houses on the north side of Llewelyn Street (2600-26) later, in 1912. They are built in brown Roman brick, have sheet metal cornices with narrow end and center brackets that connect to a lower molding strip, and wider first floor windows with segmentally-arched lintels. The houses have marble steps. Maier also built the row of four houses at 1408-14 N. Lakewood in 1911. Facing a side street they are more elaborate than those built on Llewelyn Street. Although the sheet metal cornices are the same, these brown Roman brick houses are true "marble houses," with marble basements and steps, marble lintels and sills, and wide first floor windows and deep stained glass transoms.

Block 1507

This block runs east of N. Lakewood Avenue to N. Kenwood Avenue, south of Oliver Street and north of Hoffman Street. A large, distinguished Colonial-Revival-style red brick school building on the southeast corner of Oliver and N. Lakewood Avenue was built c. 1900. It is three stories tall on a high basement. The main façade on Oliver Street is nine bays wide with a center entrance bay. The tall double-hung windows with 6/6 sash have stone lintels and sills; the lintels have keystones and projecting ends. The tall double entrance door has a stone triangular pediment. The two windows above the entryway have wide stone frames and bracketed sills. A large carved stone cartouche with extended swags is set within a cross-shaped stone panel. This portion of the building is only one room deep and has a gable roof and deep sheet metal cornice. The side walls project above the roofline, capped with a central parapet. Each corner of this part of the building has wide stone quoins and a cartouche like the one on the third story of the façade marks each gable end. The south end of the building, just north of Llewelyn Street, is the same and the two ends frame an eleven-bay-wide slightly recessed main building. All windows on these side elevations have keystoned lintels and stone sills.

A later three-and-a-half-story red brick extension of the school, with similar gable roof, occupies the southern half of the block, facing Hoffman Street. The eastern half of the block is the site of the non-contributing modern Fort Worthington Elementary School, Recreation Center, and playgrounds.

Block 1508

This block runs east of N. Kenwood Avenue to N. Linwood Avenue, south of Oliver Street and north of Hoffman Street and includes the mid-block street Kenhill. Only the eastern half of the block has houses; the western portion is part of the site of the non-contributing Fort Worthington Elementary School. The Kenhill Construction Co. built the identical rows on the east side of Kenhill, at 1401-31 Kenhill Street and the west side of Linwood, at 1400-30 N.

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Linwood Street in 1946. Unlike many of the other red brick Colonial rows in this part of the Historic District, these houses have true gable roofs. Each pair of houses shares a shed-roofed concrete porch set in the center of the pair over the entrance bays. The long row is punctuated by several units with their gable end to the street. There are paired first and second floor windows with a single window set above the door. The houses have terraced front lawns.

Block 1509

This block runs east of N. Linwood Avenue to N. Potomac Street, south of Oliver Street and north of Hoffman. The Kenhill Construction Co. built the red brick, Colonial-style houses at 1401-31 N. Linwood Street and 1400-30 N. Potomac Street in 1946. Unlike many of the other red brick Colonial rows in this part of the Historic District, these houses have true gable roof and each row is marked by units with end gables facing the street. The row on the east side of Linwood resembles that on the west side of Linwood, with paired front porches, but the houses on the west side of Potomac have their own individual shed-roofed porch. There are paired first floor windows. A paired second floor window sits above the paired first floor window while a smaller, single sash sits above the door. The houses have terraced front lawns.

Block 1510

This block runs east of N. Potomac Street to Ellwood Street, south of Oliver Street and north of Hoffman and includes the mid-block street Decker. The red brick Colonial-style houses at 1401-31 N. Potomac Street and 1400-30 and 1401-31 Decker Street were built in 1946 by Henry J. Knott and are identical to the houses Knott built the same year in Block 1491, just to the north. The row on the west side of Ellwood, at 1400-30 N. Ellwood Avenue, was built earlier, in 1941 by the Whitely Construction Co. and is much more stylish. Although this row has a short, false shed roof, the deep front porches are brick and alternate between having triangular pediments and paired shed roofs. While end houses are only two bays wide (with paired first floor windows), center units are three bays wide. All houses have front lawns.

Block 1511

This block runs east of N. Ellwood Street to Edison Highway, south of Oliver Street and north of Hoffman. The Whitely Construction Co. built the rows at 1401-31 N. Ellwood Street and 1400-30 Edison Highway in 1941. These rows closely resemble the rows built by Whitely in Block 1510, but now most of the houses have one-bay-wide individual brick porches. Porch roofs with triangular pediments supported on plain posts alternate with shed roofs. End houses are two bays wide and center houses are three bays wide.

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An older row of Neoclassical-style brown brick porch front houses can be found at 3100-14 Hoffman Street. The houses are arranged in pairs with a deep cornice framed by brick parapets; window and door lintels are marble and the first floor windows are paired. Deep stone porches with flat roofs run the full width of the house.

III. Blocks E of N. Rose Street south of Hoffman Street and north of E. Preston Street

Block 1521

This half block runs east of N. Rose Street to N. Luzerne Street, south of Hoffman and north of E. Preston Street. Peter Grogan developed the block and the block to the east beginning soon after he bought the property in 1884. He first built a very stylish row of Renaissance-Revival style swell-front brown brick houses at 1300-18 N. Luzerne Street, which match the row at 1301-19 N. Luzerne Street and the row at 1221-39 N. Luzerne Street, a block south. The end houses on the rows have corner turrets while two houses in the mid-center of the row have square projecting bays with second floor porches and pyramidal turrets. The houses have rusticated stone basements and rusticated stone bands running across the entire row at the level of the first and second floor window lintels and the second-floor window sills. The deep sheet metal cornice follows the pattern of the swell fronts. The square-fronted units have stick-style porches. Both first and second floor windows are tall and narrow.

In 1905 Grogan built a much more modest row on the south side of Hoffman Street, at 2517-27 Hoffman Street. These flat-fronted red brick houses have dentilled sheet metal cornices, a wide, paired first floor window with a flat marble lintel, and second floor windows with segmentally-arched lintels. Grogan built similar houses on the east side of N. Rose Street, just south of this row, but they are now gone. Around 1910, after Grogan's death, his sons built out the west side of N. Luzerne Street, at 1320-40 N. Luzerne with a row of traditional flat-fronted "marble houses," constructed of brown, Roman brick, with marble basements, steps, and window lintels and sills. The houses have sheet metal cornices decorated with large modillions and framed by long end brackets, which connect to a lower molding strip. Grogan built two identical houses around the corner at 2529-31 Hoffman Street, adjoining his earlier row.

Block 1522

This block runs east of N. Luzerne Street to N. Lakewood Avenue, south of Hoffman Street and north of E. Preston Street and includes the mid-block street Grogan Avenue. Peter Grogan developed the rest of the block beginning soon after he bought the property in 1884. He

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first built in the late 1880s on the east side of N. Luzerne Street, south of Hoffman, at 1321-39 N. Luzerne. This row of stylish two-bay-wide red brick houses with late Italianate-style wooden bracketed cornices show interesting molded brick decoration influenced by the Queen Anne style. The wide first floor windows have paired sash set beneath a paired transom. The center panel between the paired sash has applied turned ornament and the window and door tympanums have jig-sawn decorations. The segmentally-arched door and window lintels are composed of plain stretcher bricks capped by molded balls, alternating with decorated stretcher bricks. Each lintel has a sunflower keystone. A molded brick decorative band marks each façade at the level of the second floor window sills. The wooden modillion cornice is supported by three long scroll-sawn brackets, which connect to a lower molding strip, framing jig-sawn ventilation panels. The north end house, 1339 N. Luzerne, is three bays wide and retains its original full width storefront. A deep cornice is supported by narrow scroll-sawn brackets, which frame jig-sawn ventilator panels. The central door is boarded and the original storefront windows have been covered with concrete.

In the early 1890s Grogan built a very stylish row of Renaissance-Revival style swell-front brown brick houses at 1301-19 N. Luzerne Street, which match the row at 1300-18 N. Luzerne Street and the row at 1221-39 N. Luzerne Street, a block south. The end houses on the rows have corner turrets while two houses in the mid-center of the row have square projecting bays with second floor porches and pyramidal turrets. The houses have rusticated stone basements and rusticated stone bands running across the entire row at the level of the first and second floor window lintels and the second-floor window sills. The deep sheet metal cornice follows the pattern of the swell fronts. The square-fronted units have stick-style porches. Both first and second floor windows are tall and narrow.

Grogan's sons built the row of marble houses at 2600-24 E. Preston Street c. 1910, after their father's death. These houses have modillion sheet metal cornices like the row on the west side of N. Luzerne, but this row has deep stained glass transoms over the first floor windows and doors. The Grogan estate then completed similar, but somewhat plainer "marble house"-style rows on both the north and south sides of Grogan Avenue (at 2600-26 and 2601-27 Grogan), the narrower street bisecting the block. Here the stained glass door and window transoms are much narrower and there is no marble basement, although there are still marble steps, and door and window lintels and sills. The modillion sheet metal cornice sits above a deep, plain frieze area, the whole framed by end brackets. The last row built by the Grogans on this block are the brown brick, marble house-style porch front houses on the south side of Hoffman Street, at 2601-23 Hoffman. Except for the addition of the full-width front porches, these houses are identical to those built on Grogan Avenue. The brown Roman brick porches have fluted wooden columns supporting a flat porch roof.

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In 1938 the Whitely Construction Co. built five red brick, Colonial-style houses on the eastern end of both the north and south sides of Grogan Avenue (only 2629-37 Grogan survives), on the north side of E. Preston (2626-34 E. Preston), and on the south side of Hoffman, (2625-33 Hoffman). These later houses have short, false shed roofs; paired first and second-floor windows; and doorways framed by pilasters. End units have false, decorative end gables.

Block 1523

This block runs east of N. Lakewood Avenue to N. Kenwood Avenue, south of Hoffman Street and north of E. Preston Street. It was not developed until the late 1930s. In 1937 the Consolidated Construction Company built an unusual group of red brick houses on the north side of E. Preston, at 2700-18 E. Preston Street. These are the only houses in the Historic District influenced by the Tudor Revival style, first popularized in the late 1920s. Taller end units are built with their end gable to the street and have deep, shed-roofed front porches. The rest of the row is distinguished by the tall sloping shingled roof, marked by paired shed-roofed dormers, that extends down to the first floor level and forms the roof of the front porches. The houses just in from the end are marked by a turreted bay with conical roof, where the door is located; the center unit has a steep end gable punctuating the sloping roof; while two of the mid-row units have less steep and lower end gable piercing the roofline. End units have stone foundations which extend forward nearly to the sidewalk, framing the terraced front lawns. First floor windows are paired.

Further east on E. Preston there is a later row of porch-front brown brick houses, at 2720-40 E. Preston, built in 1940 by Isaac Rosenthal. As with the red brick "colonial-style" houses in the Historic District, these rows have short, false shed roofs. The full-width brick front porches have shed roofs supported by brick piers. The first floor windows are paired, but the second floors have two single sashes. The houses are set high on terraced front lawns, reached by a long row of stone steps. Rosenthal built an identical row in 1942 on the west side of N. Kenwood, at 1300-28 N. Kenwood Avenue.

Houses on the south side of Hoffman Street, at 2701-27 Hoffman, and the east side of N. Lakewood Avenue, at 1301-13 N. Lakewood Avenue, were built in 1950 by Best Built Construction. The red brick rows have short, false gable roofs, paired first and second-floor windows, concrete porch pads with metal awnings, doorways framed by pilasters, and terraced front lawns.

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Block 1524

This block runs east of N. Kenwood Avenue to N. Linwood Avenue, south of Hoffman Street and north of E. Preston Street and includes the mid-block street Kenhill. Ephraim Macht built all of the red brick, Colonial-style houses in this block in 1941-42. Macht's houses are different from others in the Historic District in that they have low-pitched hip roofs. The houses have stone foundations and individual shed-roofed porches supported by wooden posts. End houses have single windows on both first and second floors while the houses in the rest of the row have paired second floor windows set above a paired first floor window and a single second floor window set above the door. The Macht-built houses include 1301-29 N. Kenwood Avenue, 1300-24 and 1301-25 Kenhill Street, 1300-30 N. Linwood Street, and 2820-40 Preston Street.

Block 1525

This block runs east of N. Linwood Avenue to N. Potomac Street, south of Hoffman Street and north of E. Preston Street. Ephraim Macht built the red brick, Colonial-style houses at 1301-29 N. Linwood Street in 1941, which are identical to the row on the west side of Linwood, at 1300-30. The two other red brick, Colonial-style rows, at 1300-30 N. Potomac Street and 2934-42 E. Preston Street have false shed roofs, simple colonial-style door frames, and paired first floor windows with a paired window above on the second floor. Best Built Construction Co. built the rows in 1941. There is a single older three-story, two-bay-wide storefront building at 2944 E. Preston. The corner store entrance is set diagonally to the corner and there is a sheet metal cornice. Old painted lettering on the west side of the building identifies that it was once the Edison Hardware and Paint Co.

Block 1526

This block runs east of N. Potomac Street to Ellwood Street, south of Hoffman Street and north of Preston. The block only contains one row of housing, at 1300-16 N. Ellwood Avenue, built in 1941 by the Whitely Construction Co., identical to those in Block 1527 built by Whitely in 1940. They are more stylish than many of the similar houses in this part of the Historic District. Although this row has a short, false shed roof, the deep front porches are brick. End and center houses have porch roofs with triangular pediments supported on plain posts; the other porches have shed roofs. While end houses are only two bays wide (with paired first floor windows), center units are three bays wide. End and some center units have a false "end gable" set into the shed roof of the house. All houses have front lawns.

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In the late nineteenth and early twentieth centuries the northeast corner of E. Preston and N. Potomac Streets was the location of the United Railways Car Barn. The one-story brick building survives as the Fabpro Co. It extends seven bays on E. Preston Street and runs eight bays north on N. Potomac. Brick pilasters frame each bay and there is a stepped brick cornice. The building has a very low-pitched gable roof with the end gables facing Potomac Street. East of Decker, there is now a non-contributing modern one-story building that extends east to Ellwood Street.

Block 1527

This block runs east of N. Ellwood Street to Edison Highway, south of Hoffman Street and north of Preston. The Whitely Construction Co. built the red brick, Colonial-style rows at 1301-17 N. Ellwood Street and 1300-14 Edison Highway in 1941. These rows closely resemble the rows built by Whitely in Block 1510, but now most of the houses have individual brick porches. End and center houses have porch roofs with triangular pediments supported on plain posts; the other porches have shed roofs. End houses are two bays wide and center houses are three bays wide. The houses have terraced front lawns.

IV. Blocks E of N. Rose Street south of E. Preston Street and north of E. Biddle Street

Block 1538

This half block runs east of N. Rose Street to N. Luzerne Street, south of E. Preston Street to E. Biddle Street and is the home of St. Katherine of Sienna Roman Catholic Church, School, and Rectory. In 1901 local real estate developer Peter Grogan donated the northeast quadrant of this block to the Archdiocese of Baltimore for the erection of a Catholic Church, rectory, and school. Construction began in 1902 and the church was dedicated in the fall of 1903, only days after Grogan's untimely death at age 54.

The rural parish design of St. Katherine's features a random ashlar stone façade with roughcast limestone trim. The main façade faces E. Preston Street, with a one-and-a-half story wide nave containing a central tall, stained-glass window composed of three adjoining round-arched windows, all set beneath a wide, stone round arch. Carved stone panels separate the upper and lower parts of these windows. An entry tower, with tall pyramidal roof, marks the eastern end of the façade. The slate pyramidal roof has Eastlake-style dormers on each face. The frieze of the tower cornice is decorated with a series of small arches springing from stepped bricks. Beneath a stone band rests on four stone modillions. Double, wooden entry doors are set beneath a round-arched transom, the whole slightly recessed from the main façade and capped by

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a wide stone arch, just like the one atop the central stained glass window. The entrance to the school is located on the western end of the façade, with an identical wooden double door with round-arched transom, set beneath a wide stone arch. Above this doorway a stone circle frames a stained glass window, the whole set beneath a low, stone-capped triangular pediment. Around the corner on N. Rose Street, there is a similar one-story tall, one-bay-wide feature with a triangular pediment that adjoins the church's tall stone chimney.

The two-story nave runs seven bays deep along N. Rose Street. Because of the slope of the ground, the lower level of the Rose Street façade has full-height windows above ground to light the original schoolrooms. The tall church windows are set beneath stone arches and have stone sills. A roughcast stone stringer runs across the entire western façade, set above the segmentally-arched stone lintels of the lower level windows. The stone cornice is supported by stone modillions. The southernmost bay of the western façade has paired rectangular windows with stone lintels and sills both on the lower level and the main level of the building. A stone-banded oculus marks the top of this bay.

The three-story rectory, built at the same time as the church, adjoins it to the east along E. Preston Street. The brick building has a stone façade matching that of the church that extends back around the corner for one bay only. The rectangular windows have "eared" stone lintels and stone sills and are filled with 1/1 lights. The main section of the rectory is three bays wide, with a flat roof capped by a central, low-pitched triangular pediment, all in stone. Beneath, a row of stone modillions set above a plain stone frieze completes the cornice design. The entrance to the rectory is a smaller version of the two church entryways—a wooden door set beneath a round-arched transom and capped by a wide stone arch. A two-bay-wide stone building, with flat roof and identical modillion cornice, and identical window lintels and sills, connects the rectory to the church.

At first St. Katherine's School was located in the basement of the church but by the 1920s it had moved into its permanent home, a long four-story brick building extending south from the church on the east side of N. Rose Street. The lowest level is slightly below grade. The building consists of three five-bay-wide sections connected by slightly recessed one-bay-wide sections featuring prominent projecting brick entrances. Pairs of brick pilasters support a deep plain frieze area topped by a stone cornice with a stone-capped brick parapet above. A large stone cross sits atop the center of the parapet. The original double doors have been replaced by a metal door with upper lights. The many windows of the building have splayed brick lintels and stone sills. Lower level windows are filled with 1/1 sash while second, third, and fourth-floor windows have 1/1 sash topped by a plain transom.

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As St. Katherine's parish expanded, the members built a new, somewhat larger stone church on the southwest corner of E. Preston and N. Luzerne Street in 1932. Designed in a traditional style to harmonize with the old church and built in similar grey stone with light limestone trim, the building consists of a long two-story nave intercepted by a transept near its southern end. The façade on E. Preston Street has a large circular rose window framed in stone and with stone tracery. Two entrances are set atop wide stone steps and framed by wide stone pilasters—the whole now set beneath a wide, deep awning. Either end of the façade is marked by stylized stone buttresses with limestone trim and the triangular stone pediment is decorated with a row of narrow, stylized arches.

The nave and transepts are lit by tall arched windows, consisting of two narrow arched windows set beneath an oculus, the whole set in a limestone face and framed by a wide limestone round arch. The nave is four bays deep, followed by a two-bay-deep transept, and then one more bay of the nave. A circular rose window with stone tracery marks the upper portion of the southern end of the nave and there is a stone-encircled oculus above each pair of windows on the transept facades.

South of St. Katherine's, Grogan's heirs built a row of brown Roman brick "marble houses" at 1200-18 N. Luzerne Street in 1915 and very similar houses, though now with porch fronts, at 2512-30 E. Biddle Street. The flat-fronted houses on N. Luzerne are identical to those built by the Grogan estate at 1320-40 N. Luzerne and 2600-24 E. Preston Street; the porch-fronted houses on Biddle are identical to those at 2601-23 Hoffman Street. The houses on N. Luzerne Street have sheet metal cornices decorated with modillions, framed by long end brackets, which connect to a lower molding strip. Marble is used for the basement, steps, and door and window lintels and sills. The wide first floor window and the door have stained glass transoms. The porch-front houses on Biddle have the same cornice, marble lintels and sills, and stained glass first floor window transoms. Porches supported by full-length wooden columns span the full width of the houses. The steps, however, are concrete, not marble.

Block 1539

This block runs east of N. Luzerne Street to N. Lakewood Avenue, south of E. Preston Street to E. Biddle Street and includes the mid-block street Mura. Almost all of the houses in this block were built either by Peter Grogan himself in the late 1890s, or by his heirs c. 1915. Grogan built the only row of three-story houses in the Historic District on the south side of E. Preston Street, c. 1895-98. This row at 2601-23 E. Preston Street is identical to the two-story row Grogan also built on the south side of E. Preston, west of N. Rose Street. The three-story, three-bay-wide brown Roman brick "marble houses" have sheet metal cornices decorated with a

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row of modillions set above a row of dentils. The cornice of each pair of houses is framed by a long end bracket, which connects to a lower molding strip. The facades not only have full marble basements and steps but marble stringers extend from the basement level to the sills of the first floor windows. Marble bands run across the entire façade of each house at the lintel level of the first, second, and third floor windows. The sills are also marble.

Around the same time Grogan erected the row of swell-front houses with corner turrets and square-bayed houses with upper porches and pyramidal turrets at 1221-39 N. Luzerne Street, identical to those on either side of N. Luzerne Street in the blocks to the north.

In 1915 the Grogan heirs began building out the southern half of this block, with a row of brown Roman brick "marble houses" at 1201-19 N. Luzerne Street, identical to the row on the west side of Luzerne Street. Similar houses followed on both the north and south sides of mid-block Mura Street, at 2600-24 and 2601-25 Mura Street. These houses have marble basements, steps, lintels and sills and sheet metal cornices. About a decade later, in 1926, the Grogan estate built a row of red brick Daylight houses with full width brick porches at 2600-30 E. Biddle Street. Wooden columns support the flat porch roofs and the steps are brick. Each house has a short green tile "mansard" roof set between brick parapets and above a plain frieze area. The wide first floor windows had paired sash and transoms. Second floor windows had double-hung 6/6 sash. A row of vertical stretcher bricks extends across both windows, forming lintels. (The same year they would build a matching row on the south side of the 2600 block of E. Biddle Street.)

Further east, at 2632-40 E. Biddle Street, the Irvington Building Co. erected a group of five light brown brick porch-front houses in 1938 that have sheet metal cornices above plain friezes, the whole set between brick parapets, following the design of Grogan's earlier red brick row at 2600-30 E. Biddle. The company built identical houses on the south side of E. Preston Street, at 2625-33 E. Preston. The Irvington Co. built similarly designed light brown brick houses, but without porches at 2626-34 and 2627-35 Mura Street.

Block 1540

This block runs east of N. Lakewood Avenue to N. Kenwood Avenue, south of E. Preston Street to E. Biddle Street and includes the mid-block street Mura. The Irvington Building Co. between 1937 and 1941 built all of the houses in this block. The first houses built, at 2700-44 E. Biddle Street are identical to the light brown brick porch-front houses built by Irvington at 2625-33 E. Preston and 2632-40 E. Biddle Street. The same porch-front houses were built in 1938 at 2701-45 E. Preston Street. The brick porches have wooden columns supporting flat porch roofs. The Irvington Co. built similarly designed light brown brick houses,

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with similar cornices, but without porches, at 2700-44 and 2701-45 Mura Street in 1940 and 1941.

Block 1541

This block runs east of N. Kenwood Avenue to N. Linwood Street, south of E. Preston Street to E. Biddle Street. The only houses on the block are those at 2801-15 E. Preston Street, built by Simon Root in 1907. The red brick houses have plain sheet metal cornices set above rows of stepped bricks. They have paired first floor windows set beneath segmentally-arched lintels. Brick porches extend the full width of the façade and have low-pitched shed roofs.

The rest of the south side of E. Preston Street is occupied by a very large two-story, red brick industrial building at 2817 E. Preston, designed by Otto Simonson for the Simpson and Doeller Co. in 1910. The building extends thirty-five bays wide (240') on Preston Street and seventeen bays deep (218') on Linwood Avenue. An imposing stone cornice supported by four brick pilasters with stone bases and capitals caps a five-bay-wide, taller center section. Pilasters that support a bracketed frieze and a projecting triangular pediment flank the center double entrance door. Single windows with stone sills light each bay of the central section of this building, while five shorter windows with stone lintels light the second floor. On either side of the central section, the building extends another fifteen bays, divided into five sections of three bays each by two-story brick pilasters. The first floor windows are short with narrow stone sills and a wide stone band extending across the tops of the windows the entire width of the section. Second floor windows are much larger, with stone sills. The roof of the building is flat with a stone cornice set above a deep frieze area articulated with molded brick bands. Brick parapets cap each three-bay-wide end section of the main façade. This same design pattern extends along each side of the building. On the south elevation, each of the five three-bay-wide sections extending east and west of the central taller portion, is stepped down from the previous section. The building is of "fireproof construction, with reinforced concrete columns, girders, beams, rafters, purlins, floor and ceiling and roof slabs, and brick exterior walls trimmed with stone." It was designed specifically to accommodate the steep grades of Kenwood Avenue and Linwood Streets, so that much light would be admitted to the basement.¹

Block 1542

¹ *Baltimore American*, November 22, 1910

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This block runs east of N. Linwood Street to N. Potomac Street, south of E. Preston Street to E. Biddle Street and includes the mid-block street Curley were built by The Donohue Building Co. built all of the houses in this block and the block to east in 1926-27. The houses at 1201-41 N. Linwood Street are built in brown Roman-style brick and have attractive stone porches, which run the full width of the house. Wooden piers support the flat porch roofs. The houses have sheet metal cornices set above deep plain friezes, set between brick parapets that extend above the roofline, creating a staccato rhythm along the length of the row. Windows and doors have flat marble lintels and sills and the first floor windows are tall and paired. The houses originally had very short front lawns. Identical houses were built on the west side of Potomac Street, at 1200-40 N. Potomac Street. Along the mid-block Curley Street, houses at 1200-40 and 1201-41 N. Curley are almost the same as those on the main streets, but the frieze area of the cornices has been replaced by a narrow lower molding strip.

Block 1543

This block runs east of N. Potomac Street to N. Ellwood Street, south of E. Preston Street to E. Biddle Street and includes the mid-block street Decker. All of the houses in this block were built by the Donohue Building Co. in 1926-27 and exactly resemble those built on the main and narrow mid-block streets in Block 1542, just to the west. Street addresses include 1201-41 N. Potomac Street, 1200-40 N. Ellwood Street, and 1200-40 and 1201-41 N. Decker Street.

Block 1544

This block runs east of N. Ellwood Street to Edison Highway, south of E. Preston Street to E. Biddle Street. The Donohue Building Co. built the long row of brown brick porch-front houses at 1201-41 N. Ellwood Street, which exactly resemble those across the street at 1200-40 N. Ellwood Street. The Donohue Co. also built the rows at 3101-15 E. Preston Street and 3100-14 E. Biddle Street, which are almost identical to those built in the blocks to the west. Here, however, each pair of houses shares a sheet metal cornice, framed by the brick parapets that extend above the roofline.

The Roland Realty Co. built the long red brick row on the west side of Edison Highway, at 1200-30 Edison Highway, in 1937. These Daylight-style porch-front houses are three bays wide and have short, singled false mansard roofs, set above a row of modillions, and framed by brick parapets that rise above the roofline. Doors and windows have marble lintels and sills. The houses have distinctive wide first floor windows composed of a center sash flanked by narrow sashes with wide wooden moldings between, the whole topped by a narrow transom.

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The shed-roofed porches only extend across about a third of the façade. Paired full-height narrow posts support the roofs. The houses have short front lawns.

V. Blocks E of N. Rose Street south of E. Biddle Street and north of E. Chase Street

Block 1556

This half block runs east of N. Rose Street to N. Luzerne Street, south of E. Biddle Street to E. Chase Street. The oldest row in the block, on the south side of E. Biddle Street, at 2523-43 E. Biddle Street, was built by the Grogan estate in 1917 and is identical to the row built the year before on the north side of the 2500 block of E. Biddle Street. The porch-front houses are built in brown Roman brick, have sheet metal modillion cornices, marble lintels and sills, and brick porches with wooden columns supporting the flat porch roofs.

The Highland Realty Co. built the remaining houses on the block, at 2500-28 E. Chase Street and 1100-20 N. Luzerne Street, in 1924. They resemble the brown brick porch-front houses built by the Donohue Home Building Co. in blocks 1542-44 with their sheet metal cornice sections set between brick parapets the rise above the roofline. Unlike the Donohue houses, which have stone porches, those built by the Highland Co. have brick porches that only extend across the entry bay, with every pair of houses sharing a two-bay-wide porch. Wooden columns support flat porch roofs and the houses have marble lintels and sills. Some houses have grassy plots between the projecting porches, probably an original feature.

Block 1557

This block runs east of N. Luzerne Street to N. Lakewood Avenue, south of E. Biddle Street to E. Chase Street. The Grogan estate built the red brick porch-front row with green tile false mansard roofs at 2601-39 E. Biddle Street in 1926, the same year they built a similar row on the north side of the 2600 block of E. Biddle Street. On the south side of Biddle, however, they built houses with sun porches instead of the open porches used on the north side of the street. The houses are three bays wide but the glass-enclosed sun porches are only two bays wide. Each porch has a short green tile mansard roof matching the roof decoration of the house façade.

The Highland Realty Co. built the three other rows of houses in the block, at 1101-21 N. Luzerne Street, 2600-42 E. Chase Street, and 1100-20 N. Lakewood Avenue in 1924-25. All are identical to the brown brick porch-front rows built by Highland in the block to the west.

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Block 1558

This block runs east of N. Lakewood Avenue to N. Kenwood Avenue, south of E. Biddle Street to E. Chase Street. As in the two blocks to the west, the Grogan estate built the houses on the south side of Biddle Street and the Highland Realty Co. built the houses on N. Lakewood, E. Chase, and N. Kenwood. The Grogan-built (1926) row of red brick porch-front houses with green tile mansard roofs at 2701-45 E. Biddle Street is identical to the row they built on the north side of the 2600 block of E. Biddle, with their open porches.

The brown brick porch-front rows built by the Highland Realty Co. at 1101-21 N. Lakewood Avenue, and 1100-18 N. Kenwood Avenue in 1925-26 are identical to the houses built by the company in the block to the west. The houses built at 2700-42 E. Chase Street, however, are more stylish. Although the roofline is the same, with a sheet metal cornice section set between brick parapets, these houses have stone porches that extend the full width of the house. Wooden columns support a flat porch roof. All other details remain the same.

Block 1559

This block runs east of N. Kenwood Avenue to N. Linwood Street, south of E. Biddle Street to E. Chase Street. The Highland Realty Co. built the brown brick porch-front rows at 2800-28 E. Chase Street and 1101-21 N. Kenwood Avenue in 1926. The houses built on E. Chase are even more stylish than those built in the 2700 block, as now, in addition to the stone porches, the first floor window is wider with paired sashes separated by a wide molding.

The Whitely Realty Co. built the long row of brown brick porch-front houses on the south side of Biddle Street, at 2801-35 E. Biddle Street in 1936. The houses have full-width brick porches with brick piers supporting the flat porch roofs. Door and window lintels and sills are marble and the first floor doors and windows have narrow stained glass transoms. The sheet metal cornice is decorated with a row of modillions set against a plain frieze and framed by end brackets. The steps are also marble.

VI. Blocks E of N. Rose Street south of E. Chase Street and north of E. Eager Street

Block 1573

This half block runs east of N. Rose Street to N. Luzerne Street, south of E. Chase Street to E. Eager Street. The row of brown brick porch-front houses on the south side of Chase Street,

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at 2501-27 E. Chase Street, was built by the Highland Realty Co. in 1924 and is identical to the row on the north side of the 2500 and 2600 blocks of E. Chase.

The row of brown brick porch-front houses at 1016-54 N. Luzerne Street was built later by the Roland Realty Co., who built all the houses on Beryl Street in the next two blocks east, as well as the row on the east side of the 1000 block of N. Kenwood Avenue. The houses have full-width brick porches with wooden columns supporting the flat porch roofs. There are tall, paired first floor windows. All doors and windows have lintels made of vertically placed stretcher bricks. On Luzerne Street, the houses have sheet metal cornices decorated with modillions set atop a plain frieze and framed by end brackets.

Block 1574

This block runs east of N. Luzerne Street to N. Lakewood Avenue, south of E. Chase Street to E. Eager Street. The row of brown brick porch-front houses on the south side of Chase Street, at 2601-43 E. Chase Street, was built by the Highland Realty Co. in 1924-25 and is identical to the row on the north side of the 2500 and 2600 blocks of E. Chase. One single two-story, two-bay-wide brown brick house with sheet metal cornice can be found at 1021 N. Luzerne Street, just north of Beryl.

The rows of brown brick porch-front houses at 2600-46 and 2601-47 Beryl Street were built later by the Roland Realty Co., who built all the houses on Beryl Street as well as the rows on the west side of N. Luzerne and the east side of the 1000 block of N. Kenwood Avenue. The houses have full-width brick porches with fluted wooden columns supporting the flat porch roofs. There are tall, paired first floor windows. All doors and windows have lintels made of vertically placed stretcher bricks. The houses on Beryl Street have simpler cornices than those on Luzerne or Kenwood—an individual projecting sheet metal crown molding supported by small end brackets, with a small space left between each house. The houses have terraced lawns.

Block 1575

This block runs east of N. Lakewood Avenue to N. Kenwood Avenue, south of E. Chase Street to E. Eager Street. As in the blocks to the west, the Highland Realty Co. built the houses on the south side of E. Chase Street in 1925 and the Roland Realty Co. built the rows on both sides of Beryl. The brown brick porch-front houses built at 2701-43 E. Chase Street are identical to those built by the Highland Realty Co. in 1925 on the north side of the 2700 block of E. Chase Street. Although the roofline is the same as other rows built by Highland, with a sheet metal cornice section set between brick parapets, these houses now have stone porches that extend the

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full width of the house. Wooden columns support a flat porch roof. All other details remain the same. The east end house, at 2743 E. Chase Street, has its original storefront with the entryway set at an angle to the street. The sheet metal cornice is supported by narrow brackets set against a dentilled frieze, and wraps around the corner of the building. The original double glass-paneled doors set beneath a transom survive, as does the triangular marble stoop. The two-bay-wide shop window facing E. Chase Street projects about a foot from the façade. The three front transom lights and two sidelights also survive, but the lower area of the shop window has been covered over.

The rows at 2700-46 and 2701-47 Beryl Street are identical to those in the 2600 block of Beryl except for their cornices. Here the houses have the same sheet metal cornices decorated with rows of modillions set against a plain frieze and framed by end brackets as the builder used on the houses on the west side of N. Luzerne Street and the east side of N. Kenwood Avenue. The houses have front lawns.

Block 1576

This block runs east of N. Kenwood Avenue to N. Linwood Street, south of E. Chase Street to E. Eager Street. As in the blocks to the west the Highland Realty Co. built the houses on the south side of E. Chase Street and the Roland Realty Co. built the row on the east side of N. Kenwood Avenue. The brown brick porch-front houses built at 2801-29 E. Chase Street are identical to those built by the Highland Realty Co. the same year (1926) on the north side of the 2800 block of E. Chase Street. Although the roofline is the same as other rows built by Highland, with a sheet metal cornice section set between brick parapets, these houses now have stone porches that extend the full width of the house. Wooden columns support a flat porch roof, the doors and windows have marble lintels and sills, and the first floor windows are paired, with a wooden molding in the center. All other details remain the same. The houses formerly at 2807-13 have been torn down.

The row of brown brick porch-front houses at 1001-39 N. Kenwood Avenue was built later by the Roland Realty Co., who also built all the houses on Beryl Street in the next two blocks east, as well as the row on the west side of the 1000 block of N. Luzerne Street. The houses have full-width brick porches with wooden columns supporting the flat porch roofs. There are tall, paired first floor windows. All doors and windows have lintels made of vertically placed stretcher bricks. On Luzerne Street, the houses have sheet metal cornices decorated with modillions set atop a plain frieze and framed by end brackets.

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List of Contributing Properties

Blocks along Federal Street E from N. Rose to Edison Highway

Block 1486

2504-26 Federal Street
2507-17 Federal Street
2516-38 Oliver Street
1500-18 N. Luzerne Street
1505-15 N. Rose Street

Block 1487

2612-40 Federal Street
1501-3 N. Luzerne Street
1505-23 N. Luzerne Street
2600-44 Oliver Street

Block 1488

2700-28 Federal Street
2701-23 Federal Street
1501-9 N. Lakewood Avenue
2700-18 Oliver Street
2720-26 Oliver Street
1500-34 N. Kenwood Avenue

Block 1489

2800-28 Federal Street
2830-58 Federal Street
2801-21 Federal Street
2823-43 Federal Street
1501-21 N. Kenwood Avenue
1500-16 Kenhill Street
1501-17 Kenhill Street

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1500-16 N. Linwood Street

Block 1490

2900-20 Federal Street
2901-21 Federal Street

Block 1491

3000-22 Federal Street
3024-48 Federal Street
3101-19 Federal Street
3021-37 Federal Street
1501-17 N. Potomac Street
1500-16 N. Decker Street
1501-17 N. Decker Street
1500-16 N. Ellwood Street

Block 1492

3100-22 Federal Street
3101-7 Federal Street
1501-17 N. Ellwood Street
1500-28 Edison Highway

Blocks south of Oliver Street, E from N. Rose to Edison Highway

Block 1505

2521-39 Oliver Street
1422-28 N. Luzerne Street
1400-20 N. Luzerne Street
2516-30 Hoffman Street

Block 1506

1401-7 N. Luzerne Street

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1423-41 N. Luzerne Street
2601-25 Oliver Street
2627-33 Oliver Street
1400-6 N. Lakewood Avenue
1408-14 N. Lakewood Avenue
2600-46 Hoffman Street
2600-26 Llewelyn Street
2601-29 Llewelyn Street

Block 1507

Original Lakewood Elementary School

Block 1508

1401-31 Kenhill Street
1400-30 N. Linwood Street

Block 1509

1401-31 N. Linwood Street
1400-30 N. Potomac Street

Block 1510

1401-31 N. Potomac Street
1400-30 Decker Street
1401-31 Decker Street
1400-30 N. Ellwood Street

Block 1511

1401-31 N. Ellwood Street
1400-30 Edison Highway

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Blocks south of Hoffman Street, E from N. Rose to Edison Highway

Block 1521

2517-27 Hoffman Street
2529-31 Hoffman Street
1300-18 N. Luzerne Street
1320-40 N. Luzerne Street

Block 1522

1301-19 N. Luzerne Street
1321-39 N. Luzerne Street
2601-23 Hoffman Street
2625-33 Hoffman Street
2600-24 E. Preston Street
2626-34 E. Preston Street
2600-26 Grogan Street
2601-27 Grogan Street
2629-37 Grogan Street

Block 1523

1301-13 N. Lakewood Avenue
2701-27 Hoffman Street
1300-28 N. Kenwood Avenue
2700-18 E. Preston Street
2720-40 E. Preston Street

Block 1524

1301-29 N. Kenwood Avenue
1300-24 Kenhill Street
1301-25 Kenhill Street
1300-30 N. Linwood Street
2820-40 E. Preston Street

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Block 1525

1301-29 N. Linwood Street
1300-30 N. Potomac Street
2934-42 E. Preston Street
2944 E. Preston Street

Block 1526

3000 E. Preston Street
1300-16 N. Ellwood Street

Block 1527

1301-17 N. Ellwood Street
1300-14 Edison Highway

Blocks south of E. Preston Street, E from N. Rose to Edison Highway

Block 1538

St. Katherine's R.C. Church, School, and Rectory
Greater Gethsemane Ministries Church (St. Katherine's of 1932)
1200-18 N. Luzerne Street
2512-30 E. Biddle Street

Block 1539

1201-19 N. Luzerne Street
1221-39 N. Luzerne Street
2601-23 E. Preston Street
2625-33 E. Preston Street
2600-30 E. Biddle Street
2632-40 E. Biddle Street
2600-24 Mura Street
2626-34 Mura Street
2601-25 Mura Street

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2627-35 Mura Street

Block 1540

2701-45 E. Preston Street
2700-44 E. Biddle Street
2700-44 Mura Street
2701-45 Mura Street

Block 1541

2801-15 E. Preston Street
2817 E. Preston Street

Block 1542

1201-41 N. Linwood Street
1200-40 Curley Street
1201-41 Curley Street
1200-40 N. Potomac Street

Block 1543

1201-41 N. Potomac Street
1200-40 Decker Street
1201-41 Decker Street
1200-40 N. Ellwood Street

Block 1544

1201-41 N. Ellwood Street
3101-15 E. Preston Street
3100-14 E. Biddle Street
1200-30 Edison Highway

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Blocks south of E. Biddle Street, E from N. Rose to Kenwood Avenue

Block 1556

2523-43 E. Biddle Street
1100-20 N. Luzerne Street
2500-28 E. Chase Street

Block 1557

1101-21 N. Luzerne Street
2601-39 E. Biddle Street
1100-20 N. Lakewood Avenue
2600-42 E. Chase Street

Block 1558

1101-21 N. Lakewood Avenue
2701-45 E. Biddle Street
1100-18 N. Kenwood Avenue
2700-42 E. Chase Street

Block 1559

1101-21 N. Kenwood Avenue
2801-35 E. Biddle Street
2800-28 E. Chase Street

Blocks south of E. Chase Street, E from N. Rose to Kenwood Avenue

Block 1573

2501-27 E. Chase Street
1016-54 N. Luzerne Street

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Block 1574

1021 N. Luzerne Street
2601-43 E. Chase Street
2600-46 Beryl Street
2601-47 Beryl Street

Block 1575

2701-43 E. Chase Street
2700-46 Beryl Street
2701-47 Beryl Street

Block 1576

1001-39 N. Kenwood Avenue
2801-29 E. Chase Street

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List of Non-Contributing Resources

Block 1487

A modern school building occupies the southwest corner of Federal Street and North Lakewood Avenue.

Block 1490

A non-contributing modern church building, the Greater Paradise Christian Center, occupies the northwest corner of Oliver and N. Potomac Street, at 2900 E. Oliver Street.

Block 1507-1508

modern Fort Worthington Elementary School

Block 1522

A small modern church at the southwest corner of Hoffman Street and Lakewood Avenue

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)

Area of Significance

(Enter categories from instructions)

- Architecture
- Community Planning and Development
- Ethnic Heritage, European
-
-
-
-
-

Period of Significance

1885- c. 1950

Significant Dates

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Peter Grogan, builder
Multiple builders (see text)

9. Major Bibliographical References

Bibliography

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

Previous documentation on files (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

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

Name of repository: _____

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Summary Statement of Significance:

The Berea/Biddle Street Historic District derives significance under Criterion A for its association with the history of immigrant groups in Baltimore City, and with historical patterns of residential development. Lying on the eastern edge of the city north of the old Northern Central Railroad Tracks and east of the Belair Road corridor, the area represents one of the last land pockets to be developed within the old (1851) city boundaries. Much of the land remained undeveloped until the period after World War I because it was the location of active brickyards. When significant numbers of houses began to be built in the 1920s they were designed in the then-popular "Daylight" style, with front porches and a two-room-wide by two-room-deep floor plan allowing sunlight in every room. These new homes, influenced by the suburban housing trends of the early twentieth century, appealed to many of the Bohemian (Czechoslovakian) immigrant families who had first settled along the alley streets of East Baltimore in the area surrounding Johns Hopkins Hospital beginning in the 1870s and 1880s. By the early 1900s and beyond, many of these same families were able to move northeast into more spacious and modern houses, usually with front porches, in a much less congested neighborhood surrounded by parks and expansive stretches of open land, including two major cemeteries. There were also many Irish and Italian newcomers, all of whom attended the Roman Catholic St. Katherine of Sienna Church (1903) and many of whose children went to St. Katherine's School. The citywide trend towards suburbanization continued in the Historic District in the 1940s, as block after block of Colonial Revival-style red brick rowhouses—all with small front lawns—filled the northeastern quadrant of the Historic District.

The district derives additional significance under Criterion C for its collection of rowhouses representing the styles and types of domestic, commercial, institutional, and ecclesiastical architecture which characterized Baltimore's neighborhoods from the late 19th century through the Post World War II era. These include houses reflecting Italianate influence; Renaissance Revival swellfront houses; "Marble Houses" with decorative marble lintels, sills, steps, and basements; houses of the Daylight and porch-front types; and postwar rowhouses of Colonial Revival design.

The Period of Significance, 1885-c. 1950, begins with the initial development of housing in the area by Peter Grogan, and ends c. 1950, by which date the district was substantially built out, achieving its historic and present form and appearance. The district retains a high degree of integrity.

Resource History and Historic Context:

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The thirty-six-block area that comprises the Berea/Biddle Street Historic District is located in the northeast section of the old boundaries of Baltimore City, south of North Avenue and directly west of the city's eastern boundary line, East Avenue. Directly to the north lies the expansive acreage of Baltimore Cemetery. St. Alphonsus Cemetery lies in the southeastern section of the district. The Northern Central (now Amtrak) railroad defined the southern boundaries of the area. The diagonal Belair Road corridor defines the larger neighborhood of Northeast Baltimore, centered around Collington Square. This area began to be developed in the late 1880s and 1890s with blocks and blocks of stylish two-story houses, the most spacious of which faced Collington Square. Belair Road boasted two major breweries that offered employment to the primarily German residents of the area. By 1906, almost all of the blocks west of Milton Avenue were built up and developers were beginning to improve the Luzerne Avenue corridor north of Biddle Street.

Much of the land in the Historic District, south of Baltimore Cemetery to Biddle Street, belonged to William H. Perot, a shipping magnate who dabbled in real estate investment and some building activities in the 1880s, 1890s, and early 1900s, before his death in 1903. In the late 1880s Perot built late Italianate-style houses on the north and south sides of the 2500 block of Oliver Street, east of N. Rose, then a few years later erected a Classical Revival-style row, with sheet metal cornices and wide first-floor windows with round-arched lintels, on the north side of the 2600 block of Oliver Street. Perot also sold or leased lots to other builders, like brickmaker Daniel Donnelly who was responsible for the late Italianate-style two-story houses on the west side of the 1400 block of N. Luzerne Street, built in 1887. Perot also leased land to Hiram Griffin, who built two-story brown brick, marble-style houses with stepped brick cornices, like those at 1409-41 N. Luzerne Street and 2601-25 Oliver Street in 1902, and also built more modest houses on the north side of the narrow, mid-block Llewelyn Street (all Block 1506). Another builder, Abraham Neifeld, built out the southern portion of Block 1506 with two-story Classical Revival-style houses in 1907.

The most influential developer in the area, however, was an Irish immigrant named Peter Grogan. In 1884 and 1885 Grogan bought three blocks of land from Perot, lying south of Hoffman to E. Preston Street, east of N. Rose to N. Kenwood Avenue (Blocks 1521-23). In the late 1880s-early 1890s Grogan built a row of two-story houses with Queen-Anne style decorative brickwork, as at 1321-39 N. Luzerne Street. Then in 1894 he bought three more blocks from Perot, directly south of the three he already owned. Within a few years he built stylish Renaissance Revival-style two-story houses on the east and west sides of the 1200 and 1300 blocks of N. Luzerne, and a row of three-story houses on the south side of the 2600 block of E. Preston Street. The swell-and-square-fronted houses on Luzerne boast corner turrets, brown Roman brick facades with marble trim and steps, and decorative stick-style porches. The three-

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story houses have flat Roman brick facades with marble trim and steps. Around this same time Grogan established his family in a large house already standing at the southwest corner of Hoffman Street and Lakewood Avenue (known as 2700 E. Preston Street), the only house in the block at this time.

Knowing that a newly developing neighborhood needed its own church, in 1901 Peter Grogan donated land on the south side of Preston Street, west of Luzerne, to the Catholic Archdiocese, for both a church and a school. He was able to attend the cornerstone laying in 1902 but died at age 61 just weeks before the new St. Katherine of Sienna church was dedicated in November 1903. St. Katherine's School was first located in the church basement but by the 1920s the school occupied its own new three-story building south of the church along the east side of N. Rose Street.

Public School No. 85, later known as Lakewood Elementary School, opened in 1905-6 on the southeast corner of Oliver and N. Lakewood Avenue, on land sold by Perot's executor to the Mayor and City Council in September 1904. The distinguished three-and-a-half story H-shaped Colonial Revival-style red-brick building has marble trim in the form of keystone lintels and sills, angle quoins, marble basement, stringers, and steps, pedimented entryways, and elaborate marble cartouches set just beneath the roofline on both front, rear, and side elevations.

After Grogan's death his three sons and widow carried on the real estate business under the name "Estate of Peter Grogan," advertising for rent the few groups of housing already constructed. Then, in December 1905, they purchased for \$31,000 thirteen more city blocks from the Perot estate, adjoining the six blocks they already owned. This purchase included the four blocks (1486, 1487, 1505, and 1506) that Perot had already begun to develop; those unimproved blocks north and south of Federal to Hoffman, from Lakewood to the city line; and those blocks east of their prior holdings, running south of Hoffman to Biddle and east of Kenwood to the city line.

A December 1905 *Baltimore American* article on the land purchase noted that the sale had given the "Messrs. Grogan control of about 19 city blocks" on which "about 1700 dwellings can be erected." The reporter noted that:

the Messrs. Grogan said that the building of dwellings in the four blocks on the north side and the three blocks on the south side of Federal street will begin next spring. Federal street is 100 feet wide, and in a few years is expected to be one of the finest thoroughfares in Northeast Baltimore. Owing to its width and to the fact that a new car line was started on the street last Sunday, running to the extreme eastern limits, the Messrs. Grogan said they may erect three-story dwellings there.

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The article went on to say that three blocks on Preston Street, near St. Katherine's Church, which were already owned by the estate,

will also be improved with homes during the spring and summer. They will likely be three-story structures also. The estate already owns 60 dwellings in the vicinity of the church, which are held as an investment.

Additionally in the fall of 1905 the city was completing "a large four-story schoolhouse and Lakewood avenue and Oliver street, which is in the center of the property owned by the estate. This will cost \$90,000 and will be opened next year." The article goes on to note that:

Mr. Peter Grogan was a pioneer in developing that part of the city, having begun the work about 20 years ago, when the nearest car line was on Gay street. With remarkable foresight he saw the possibilities which offered for residences, and he was largely instrumental in having the car lines, of which there are now five, extended thither.²

Grogan's widow and three sons soon began to promote the new neighborhood they were developing, headlining their advertisements "Grogan Heights—Neighborhood first class, high and healthy, sewer connections, no nuisances of any kind." But they only built a few rows each year. These were mainly brown brick two-story marble-style houses with prominent modillion cornices, marble lintels and sills, and marble basements and steps, like those on the west side of Luzerne Street south of St. Katherine's Church. In the 1910s advertisements regularly appeared in Baltimore newspapers for these rental houses in Grogan Heights, which touted the high, healthy neighborhood, and the fine spacious houses with "fancy brick and marble fronts" and plenty of sunlight. The three-story houses on E. Preston rented for \$30-\$35 per month; the two-story swell-fronts on N. Luzerne rented for \$20, with the corner units costing \$25.³

The Grogan heirs also actively promoted the new neighborhood and community of Grogan Heights (which was also the name of their large house). In 1907 they encouraged new residents to form a neighborhood association that also served as an athletic club, called "The Hillside Club of Grogan Heights." The family provided athletic facilities like tennis courts, baseball fields, swings, and sandboxes on the grounds of the family home, as well as sponsoring several special celebrations each year, especially for the 4th of July. In 1907 the *Baltimore American* devoted a long news article, accompanied by photographs, to the amenities and activities of the Hillside Club, noting that there were now 60 families in the neighborhood, most

² *Baltimore American*, December 9, 1905

³ *Baltimore American*, November 11, 1909

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all of whom belonged to the club. The reporter observed that "the section of the city in which the Hillside Club is located is rapidly being built up. At present the building has only extended to the Grogan mansion, which occupies a beautiful site." The writer further noted that the club will probably "form the model for a number of organizations soon to be started, particularly in the suburban districts."⁴

By about 1916 the estate was building brown brick houses with porch fronts and with thick modillion cornices and marble trim. These houses followed the just-becoming-popular Daylight-style house, with two front rooms and two back rooms, all with windows. An advertisement in the *Baltimore American* in early 1918 announced that for \$1850 one could buy:

Porch-front, six rooms (all light) houses, combination gas and electric fixtures, cemented cellars under entire house, fine plumbing and great heating plant; gas range in kitchenette, fine heating coal range in kitchen, a block from parochial school, 2 blocks from public school, Biddle Street Station near, churches of all kinds close by.⁵

Keeping up with changing trends, by the mid-1920s, the Grogan heirs were building long rows of red-brick, Daylight-style houses, with porches and false, green tile mansard roofs, along the 2600 and 2700 blocks of E. Biddle Street. Those in the 2600 block had sun-porches. A block north, another builder erected the only Tudor-Revival-style row in the district, at 2700-18 E. Preston Street, in the late 1930s.

Although the Grogan estate owned the building lots on the south side of E. Biddle Street (purchased from the Perot executors in 1905); the land to the south (south to Eager Street belonged to the estate of the brickmaker and builder Daniel Donnelly. In 1924-25 the Donnelly heirs sold parcels on the north and south sides of the 2500-2800 blocks of E. Chase Street, and along both sides of N. Luzerne, N. Lakewood, and N. Kenwood, north of Chase, to the Highland Home Building Co. Highland built rows of seemingly old-fashioned brown brick, porch-front houses on these streets. In the same period the Donohue Building Co. built similar brown brick, porch-front houses on land formerly owned by the Baltimore Brick Company, north of Biddle Street and east of Linwood, just north of St. Alphonsus Cemetery. All of Donohue's houses and those built by Highland in 1925-26 have handsome stone porches.

Despite the Grogan heirs' 1905 optimism about filling the thirteen blocks just acquired from the Perot estate with houses, many of them three stories, they in fact only erected about thirteen new rows in the Historic District in the period 1905 to 1926. Defaulting on mortgage

⁴ *Baltimore American*, November 7, 1907

⁵ *Baltimore American*, January 5, 1918

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payments during the early years of the Depression, the Grogans lost all of their real estate holdings in the Historic District in a 1932 court case. The forty-eight ground rents (for houses on Luzerne and Preston, valued at \$50,000), along with nineteen unimproved lots (valued at \$90,000), became the property of the Mutual Life Insurance Co.⁶ Beginning in 1937, the company, now called Monumental Life Insurance, began selling these unimproved lots to other builders. The Whitely Realty Co. (1937-38) and the Irvington Building Co. (1938) erected seemingly old-fashioned brown brick, porch-front houses on scattered parcels sold to them by the Monumental Insurance Co.

When residential building resumed in the Historic District in the early 1940s, and more vigorously after World War II, the builders active in this area (including a young Henry Knott) opted for the new, red brick, Colonial Revival-style Daylight house, complete with spacious porch and deep front lawn (sometimes terraced). This new style of rowhouse was first popularized in the Baltimore area by James Keelty at Edmondson Village and then Rodgers Forge; became the style of choice at the Roland Park Company's Original Northwood; and by the post World-War II building boom, was filling every suburban tract zoned for rowhouses. Whereas Keelty's rows in Rodgers Forge and along Edmondson Avenue were spacious, had slate roofs, and decidedly colonial-style doorways and trim, most of the builders at work in the Berea/Biddle Street Historic District chose to erect small, inexpensive versions of Colonial Revival-style red brick rowhouses. Few had true gable roofs, but made use rather of a short, shingled false gable, projecting above a fairly flat roof. Many examples have plain wooden posts as porch supports and flat concrete porches with low-pitched shed roofs. In some examples the doorways have colonial-style enframements like pilasters or engaged columns, but in other rows the doorways are plain.

Ephraim Macht, one of the city's largest-scale rowhouse builders, built a few rows in the district, in the 1300 blocks of N. Kenwood, Kenhill, and N. Linwood Street in 1941-42. His houses have low-pitched hip roofs and shed-roofed front porches. The Kenhill Construction Co. built the only Colonial Revival-style rows in the district with true gable roofs, in 1946-47 on the 1400 block of N. Linwood Street. The most prolific builder in the area in the 1940s, the Edison Realty Co., erected long rows on both the north and south sides of Federal Street, east of N. Luzerne to N. Potomac Street, and along the north-south streets south of Federal to Oliver. Their undistinguished houses have low-pitched shed roofs supported on posts and false gables, but they do sit far back from the street with deep front lawns. The homes Henry Knott built in the same period, on both sides of Federal Street, east of Potomac, and on Potomac, Decker, and Ellwood, south to Hoffman Street, are equally plain, as were those built by the Whitely Realty Co. in 1947 on Ellwood Street and Edison Highway, south of Oliver to Preston. The conclusion must be

⁶ Baltimore City Land Records, Liber SCL 5318, folio 423

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drawn that the builders who were filling the undeveloped lots in the Historic District after World War II realized they had to provide an economical product that would be affordable to those living in this part of Baltimore. Yet, like many of the builders of postwar housing in the Essex, Middle River, and Dundalk areas, they still wanted to offer rowhouses in the currently popular Colonial- Revival style.

Many of the homebuyers in the Historic District were the children of the first Bohemian families who had settled directly north of Johns Hopkins Hospital in the 1870s and 1880s. Although they may have grown up on narrow alley streets in four-or-six-rooms late Italianate-style houses, now they could afford to move to a much more open area, on "high, healthy land" with no "alley houses or nuisances of any kind," and enjoy a deep front porch and sometimes even a small front lawn. Many of these Bohemian residents undoubtedly still worshipped at St. Wenceslaus Church and sent their children to school there, where the Czech language was still taught. But their domestic standard of living had definitely improved. An equal number of houses sold to Irish and Italian families, who worshipped at St. Katherine's.

The district contains two historic churches, the first St. Katherine of Sienna (1902-3), located on the southeast corner of E. Preston and N. Rose Streets, is designed in the Romanesque Revival style in grey stone with lighter stone trim. By 1932 the congregation had grown to such an extent that the Archdiocese built a new, larger stone church to its east, on the southwest corner of Preston and Luzerne. Constructed of a similar stone and in a harmonious style, the building is now occupied by the Greater Gethsemane Ministries.

Almost exclusively residential, the Historic District only contains two former factory buildings. By far the most impressive is the former Simpson-Doeller Company building that occupies at least a third of the block bounded by E. Preston and E. Biddle Streets, between N. Kenwood and N. Linwood Avenues. The company manufactured printed and lithographed labels in the huge two-story brick Renaissance-Revival-style building designed by Otto Simonson and erected in 1910-11. Simonson's drawing of the building appeared in the *Baltimore American* on November 22, 1910, accompanied by a long article explaining the various features of the building, and noting that Charles L. Reeder was the consulting engineer for the mechanical plant.

The writer noted that "while the building is extremely long and low and the walls consist mostly of glass, the design is pleasing and forceful." The main entrance, entrance hall, main stairway and offices were to be located in the prominent central pavillion on Preston Street. The "large and small presses, the foundry, and the varnish department" were to occupy the main floor, with "light obtained from huge skylights with glass surfaces towards the north." The

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

B-5271
Berea/Biddle Street Historic District

Section 8 Page 8

Baltimore, Maryland
County and State

engraving department was to go on the second floor, also with a north light. Simonson designed the basement “to the steep existing grades of the streets so that much light will be admitted.” The large basement level would hold the “ink room, a storage vault for valuable plates, the machine shop, engine room, boiler room, fuel house, carpenter’s shop, etc.” and also the shipping department and paper storage. The building had its own power plant to generate electricity and steam for heating; it was also to be lighted by electricity.⁷

The Simpson-Doeller Co. played an important role in the neighborhood, providing many job opportunities with different skill levels. During World War I, they often advertised in the newspapers for female workers to replace the men serving in the military. Like many local large businesses, as well as churches, neighborhood associations, and political clubs, the Simpson-Doeller Co. had its own amateur baseball team, and its own field, at the end of the Federal Street car line. Local newspapers regularly featured the results of the multi-weekly games held between these amateur teams.

The former one-story United Railways and Electric Co. car barn survives a few blocks to the north, on the northeast corner of E. Preston and N. Potomac Streets.

Architecturally, the houses built in the Berea/Biddle Street Historic District are representative of the transition that took place in rowhouse building at the end of the nineteenth century into the first decades of the twentieth century—changes that closely reflected nationwide trends towards suburbanization. The first rowhouses built in the district (along its western edge in the period between about 1886 and 1910), show the stylistic influences of the late Italianate, Queen Anne, and Renaissance Revival styles. But beginning around 1914, builders added front porches and often short front lawns to give their houses the appeal of suburbia. These houses were also wider and shallower, to allow sunlight into every room. Then, when residential building resumed in the early 1940s, builders offered homes in the newly popular red-brick Colonial Revival style. Initially patterned after the eighteenth-century houses being reconstructed in Colonial Williamsburg—with their gable roofs and multi-paned windows, “Early American”-style houses had become the design of choice for homes in Baltimore’s elite residential suburbs. It did not take rowhouse builders long to adapt the style to the modest rowhouse form and to find ways to make an even more affordable product, like imitating the effect of a true gable roof with a short, false mansard set in front of (and hiding) an almost flat roof.

⁷ *Baltimore American*, November 22, 1910

United States Department of the Interior
National Park Service

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B-5271
Berea/Biddle Street Historic District

Name of Property

Baltimore City, Maryland

County and State

Section 9 Page 1

Major Bibliographical References:

Secondary Sources

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

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

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

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, 1880-1940, and online through Genealogy Bank.com

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

Sanborn Fire Insurance Maps, 1890, 1914, 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-5271
Berea/Biddle Street Historic District

Name of Property

Baltimore City, Maryland

County and State

Section 10 Page 1

Geographical Data

UTM References:

Baltimore East, MD USGS quad

A: 18-363524-4352322

B: 18-364378-4352282

C: 18-364380-4351816

D: 18-364006-4351805

E: 18-364011-4351543

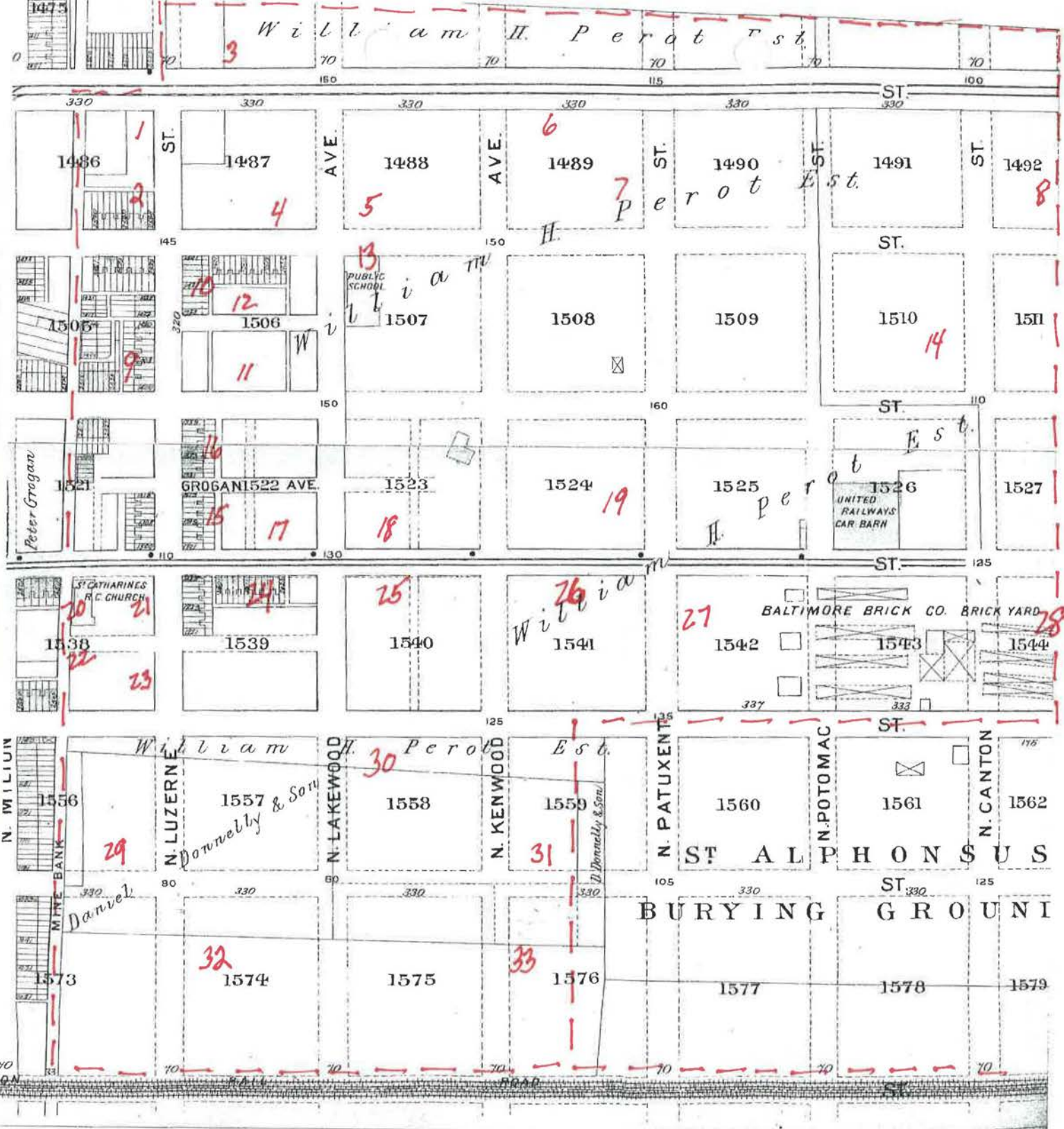
F: 18-363581-4351530

Verbal Boundary Description:

Beginning along the east side of N. Luzerne Street, at the southwest corner of the Baltimore Cemetery, and extending along the southern boundary of the cemetery east to Edison Highway; the south along Edison Highway to the north side of E. Chase Street; then west along E. Chase St. to Linwood Avenue; south along Linwood to E. Eager Street; then west along E. Eager to N. Rose Street; then north along N. Rose Street to Federal Street; east to N. Luzerne; and then north a half block to the place of beginning.

Boundary Justification:

The Berea/Biddle Street Historic District adjoins the National Register-listed Baltimore East/South Clifton Park Historic District on the west, and adjoins the National Register-listed East Monument Street Historic District on the south. Changes in land use determine the north and east boundaries: the northern boundary is defined by the Baltimore Cemetery, and major industrial facilities are located to the east, across multi-laned Edison Highway.



B-5217
 BEREA / BIDDLE STREET HISTORIC DISTRICT, BALTIMORE CITY, MD.
 BLOCK NUMBER MAP
 WITH PHOTO NUMBERS

Detail, Baltimore City Atlas, 1906

SURCHARGE

BALTIMORE
LAKEMAN
LAKELANE

2 LANE
8 LANE

B-5217

BEREA BONDUE STREET
HISTORIC DISTRICT
BALTIMORE CITY, MD
PHOTO MAP



EDISON
MONUMENT
MILTON
STREET

TRACKS
ST

TIMOR

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

B-5271
Berea/Biddle Street Historic District

Property Name

Baltimore City, Maryland

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-5271
Name of Property: Berea/Biddle Street Historic District
Location: Baltimore City, Maryland
Photographer: Mary Ellen Hayward
Date taken: 2013
Location of original digital files: MD SHPO

Photo captions: with block numbers, builder, and date

1. MD_BaltimoreCity_Berea/BiddleStreetHD_0001.tif
1500-18 N. Luzerne Street (Block 1486) James C. Byrne, 1929
East elevation
2. MD_BaltimoreCity_Berea/BiddleStreetHD_0002.tif
2520-38 Oliver Street (Block 1486) William H. Perot, 1893
South elevation
3. MD_BaltimoreCity_Berea/BiddleStreetHD_0003.tif
2612-40 Federal Street (Block 1487) Edison Realty Co., 1946
South elevation
4. MD_BaltimoreCity_Berea/BiddleStreetHD_0004.tif
2600-44 Oliver Street (Block 1487) William H. Perot, 1903
South elevation
5. MD_BaltimoreCity_Berea/BiddleStreetHD_0005.tif
2700-18 Oliver Street (Block 1488) Grogan estate, c. 1914
South elevation
6. MD_BaltimoreCity_Berea/BiddleStreetHD_0006.tif
2823-43 Federal Street (Block 1489) Edison Realty Co., 1947
North elevation

United States Department of the Interior
National Park Service

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Berea/Biddle Street Historic District
Property Name

Baltimore City, Maryland
County and State

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7. MD_BaltimoreCity_Berea/BiddleStreetHD_0007.tif
1500-16 N. Linwood Street (Block 1489) Kenhill Construction Co., 1947
East elevation

8. MD_BaltimoreCity_Berea/BiddleStreetHD_0008.tif
1500-28 Edison Highway (Block 1492) Henry Knott, 1946
East elevation

9. MD_BaltimoreCity_Berea/BiddleStreetHD_0009.tif
1400-20 N. Luzerne Street (Block 1505) Daniel Donnelly, 1887
East elevation

10. MD_BaltimoreCity_Berea/BiddleStreetHD_0010.tif
1423-41 N. Luzerne Street (Block 1506) Hiram J. Griffin, 1902
North elevation

11. MD_BaltimoreCity_Berea/BiddleStreetHD_0011.tif
2600-46 Hoffman Street (Block 1506) Abraham Neifeld, 1907
South elevation

12. MD_BaltimoreCity_Berea/BiddleStreetHD_0012.tif
2600-26 Llewelyn Street (Block 1506) Hiram K. Griffin, 1902
South elevation

13. MD_BaltimoreCity_Berea/BiddleStreetHD_0013.tif
Lakewood Elementary School (Block 1541)

14. MD_BaltimoreCity_Berea/BiddleStreetHD_0014.tif
1400-30 N. Ellwood Street (Block 1510) Whitely Realty Co., 1947
East elevation

15. MD_BaltimoreCity_Berea/BiddleStreetHD_0015.tif
1301-19 N. Luzerne Street (Block 1522) Peter Grogan c. 1895
West elevation

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National Park Service

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16. MD_BaltimoreCity_Berea/BiddleStreetHD_0016.tif
1327-33 N. Luzerne Street (Block 1522) Peter Grogan, c. 1888-90
West elevation
17. MD_BaltimoreCity_Berea/BiddleStreetHD_0017.tif
2600-10 E. Preston Street (Block 1522) Grogan estate, c. 1910-14
South elevation
18. MD_BaltimoreCity_Berea/BiddleStreetHD_0018.tif
2700-18 E. Preston Street (Block 1523) Consolidated Building Co., 1937
South elevation
19. MD_BaltimoreCity_Berea/BiddleStreetHD_0019.tif
1300-30 N. Linwood Street (Block 1524) Ephraim Macht, 1941
East elevation
20. MD_BaltimoreCity_Berea/BiddleStreetHD_0020.tif
St. Katherine of Sienna Church and Rectory, 1902-3 (Block 1538)
North elevation
21. MD_BaltimoreCity_Berea/BiddleStreetHD_0021.tif
St. Katherine of Sienna Church, 1932 (Block 1538)
North and east elevations
22. MD_BaltimoreCity_Berea/BiddleStreetHD_0022.tif
St. Katherine of Sienna School (Block 1538)
West elevation
23. MD_BaltimoreCity_Berea/BiddleStreetHD_0023.tif
1200-18 N. Luzerne Street (Block 1538) Grogan estate, 1915
East and south elevations
24. MD_BaltimoreCity_Berea/BiddleStreetHD_0024.tif
2601-23 E. Preston Street (Block 1539) Peter Grogan, c. 1895
North elevation

United States Department of the Interior
National Park Service

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Property Name

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25. MD_BaltimoreCity_Berea/BiddleStreetHD_0025.tif
2701-45 E. Preston Street (Block 1540) Irvington Building Co., 1938
North elevation
26. MD_BaltimoreCity_Berea/BiddleStreetHD_0026.tif
2817 E. Preston Street (Block 1541) Simpson & Doeller Co., 1909-12
North elevation
27. MD_BaltimoreCity_Berea/BiddleStreetHD_0027.tif
1201-41 N. Linwood Street (Block 1542) Donohue Home Building Co., 1926
28. MD_BaltimoreCity_Berea/BiddleStreetHD_0028.tif
1200-30 Edison Highway (Block 1544) Roland Realty Co, 1937
East elevation
29. MD_BaltimoreCity_Berea/BiddleStreetHD_0029.tif
2500-28 E. Chase Street (Block 1556) Highland Home Building Co., 1924
South elevation
30. MD_BaltimoreCity_Berea/BiddleStreetHD_0030.tif
2701-45 E. Biddle Street (and 2601-39, far right) (Block 1558; 1557) Grogan estate, 1926
North elevation
31. MD_BaltimoreCity_Berea/BiddleStreetHD_0031.tif
2806-14 E. Chase Street (Block 1559) Highland Home Building Co., 1926
South elevation
32. MD_BaltimoreCity_Berea/BiddleStreetHD_0032.tif
2600-46 Beryl Street (Block 1574) Roland Realty Co., 1940
South elevation
33. MD_BaltimoreCity_Berea/BiddleStreetHD_0033.tif
1001-39 N. Kenwood Avenue (Block 1576) Roland Realty Co., 1941
West elevation

BALTIMORE CEMETERY 6

E FEDERAL ST

E OLIVER ST

LLEWELYN AVE

GROGAN AVE

E PRESTON ST

MURA ST

N LUZERNE AVE

ASE ST

E EAGER ST

N KENWOOD AVE

N KENWOOD AVE

N LAKEWOOD AVE

N BE

N DECKER AVE

N ELLWOOD AVE

E HOFFMAN ST

KENHILL AVE

N LINWOOD AVE

N POTOMAC ST

EDISON HWY

N LINWOOD AVE

N CURLEY ST

N DECKER AVE

N ELLWOOD AVE

E BIDDLE ST

EDISON HWY

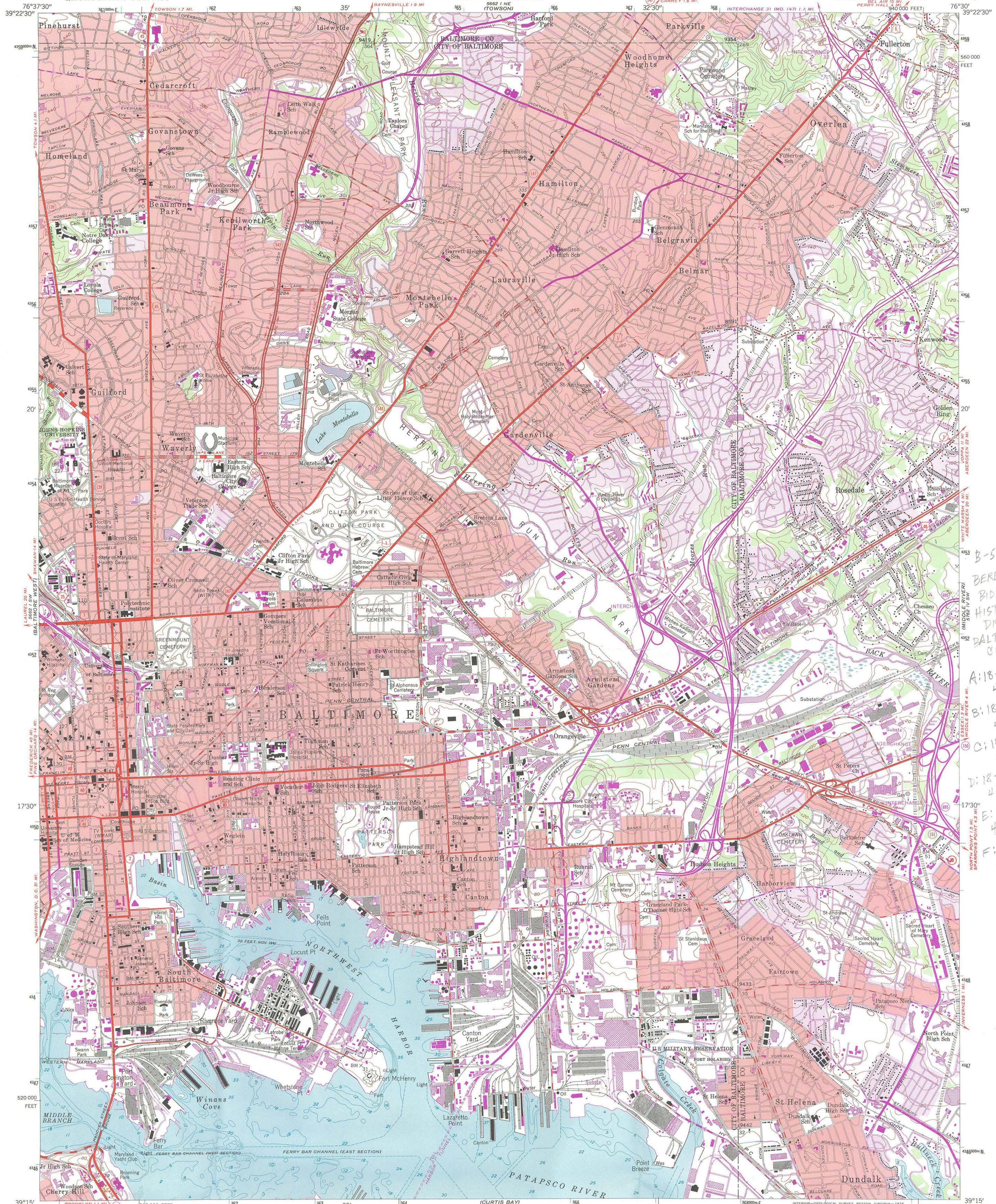
B-5271

Berea-Biddle Street

Historic District
1 inch = 200 feet



Baltimore City, Maryland



B-5217
BEREA /
BIDDLE STREET
HISTORIC
DISTRICT
BALTIMORE
CITY, MD
A: 18-363524-
4352322
B: 18-364378-
4352282
C: 18-364380-
4351816
D: 18-364006-
4351805
E: 18-364011-
4351543
F: 18-363581-
4351530

Mapped by the Army Map Service
Edited and published by the Geological Survey
Control by USGS, USC&GS, USCE, and City of Baltimore
Topography from aerial photographs by photogrammetric methods. Aerial photographs taken 1943. Field checked 1944
Culture revised by the Geological Survey 1953
Hydrography compiled from USC&GS Chart 545 (1951)
Polyconic projection. 1927 North American datum
10,000-foot grid based on Maryland coordinate system
100-meter Universal Transverse Mercator grid ticks, zone 18, shown in blue
Red tint indicates areas in which only landmark buildings are shown
Revisions shown in purple compiled by Geological Survey from aerial photographs taken 1966 and 1974. This information not field checked
Purple tint indicates extension of urban areas

SCALE 1:24,000
CONTOUR INTERVAL 20 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
DEPTH CURVES AND SOUNDINGS IN FEET—DATUM IS MEAN LOW WATER
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE MEAN RANGE OF TIDE IS APPROXIMATELY 1.1 FEET

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION
Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt ———
○ Interstate Route ○ U.S. Route ○ State Route

BALTIMORE EAST, MD.
SE/4 BALTIMORE 15' QUADRANGLE
N3915-W7630/7.5
1953
PHOTOREVISED 1966 AND 1974
AMS 5662 I SE—SERIES V833



NO STOPPING

LUCKY GROCERY & DELI STORE
COFFEE · SODA · SNACK · SANDWICH

LUCKY GROCERY & DELI STORE
COFFEE · SODA · SNACK · SANDWICH

ATM
INDICE





2532

2512

2534

TOTAL RENOVATIONS
SERVICES
1-800-338-1714







NO PARKING
IN FRONT OF
BUS STOP
8-11-04

STOP





NO STOPPING
→

N LINWOOD
OLIVER

STOP





LAWBREAKER
AWARE!
NEIGHBORHOOD
BLOCK WATCHERS

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THURSDAY
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WY 7525





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NO STOPPING
TUESDAY AND
FRIDAY
11:00AM-2:00PM

Audi

SUV

Minivan







GREATER GETHESEMANE MINISTRIES

GREATER GETHESEMANE BAPTIST CHURCH
JOIN US FOR WORSHIP ON SUNDAYS

E. WILSON ST.



SCHOOL



E. WILSON ST.





NO STOPPING

STOP



2623

2621

ONE WAY





5
NO STOPPING
ANY TIME

SEWELL ST
5th St







LONG & FOSTER
SALE







NO PARKING
TUESDAY
FROM
11AM-2PM
←

2217





National Register of Historic Places
Memo to File

Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Berea--Biddle Street Historic District

MULTIPLE NAME:

STATE & COUNTY: MARYLAND, Baltimore

DATE RECEIVED: 11/14/14 DATE OF PENDING LIST: 12/11/14
DATE OF 16TH DAY: 12/26/14 DATE OF 45TH DAY: 12/31/14
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14001092

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 12.29.14 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



Maryland Department of Planning
Maryland Historical Trust

Sustainable _____ Attainable

January 31, 2014

The Honorable Stephanie Rawlings Blake
Mayor, City of Baltimore
100 North Holliday Street
Room 250
Baltimore, Maryland 21202

RE: BEREА/BIDDLE STREET HISTORIC DISTRICT
Baltimore City, Maryland

Dear Mayor Rawlings Blake:

The Bereа/Biddle Street Historic District will be considered by the Governor's Consulting Committee for nomination to the National Register of Historic Places on Tuesday, March 4, 2014. The National Register is the official list of historic properties recognized by the Federal Government as worthy of preservation for their significance in American history, architecture, archaeology, engineering, and culture. In Maryland, the nomination process is administered by the Maryland Historical Trust. Enclosed you will find a copy of the criteria under which properties are evaluated for listing. The meeting will be held at the People's Resource Center, 100 Community Place, Crownsville, Maryland, beginning at 10:00 a.m. You 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 Annotated Code of Maryland, 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.

Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

Richard Eberhart Hall, AICP, Secretary
Amanda Stakem Conn, Esq., Deputy Secretary

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 the Office of Preservation Services of the Maryland Historical Trust at (410) 514-7630.

3. Eligibility for a Maryland income tax benefit for the rehabilitation of historic property. For further information on the Heritage Preservation Tax Credit, contact the Office of Preservation Services of the Maryland Historical Trust at (410) 514-7628.

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) 514-7632.

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 J. Rodney Little, State Historic Preservation Officer, ATTN: Peter 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.

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If you wish to comment on whether the property should be nominated to the National Register, please send your comments to J. Rodney Little, State Historic Preservation Officer, ATTN: Peter E. Kurtze, before the Governor's Consulting Committee considers the nomination. Copies 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 of Evaluation and Registration, Maryland Historical Trust at (410) 514-7649.

Sincerely,



J. Rodney Little
Director-State Historic
Preservation Officer

JRL/jmg

cc: Hon. Bernard C. Young
Mr. Harry T. Spikes II
Mr. Larry S. Gibson
Ms. Kathleen Kotarba
Dr. Mary Ellen Hayward



Maryland Department of Planning

Sustainable _____ Attainable

February 25, 2014

Mr. J. Rodney Little
 Director, State Historic Preservation Officer
 Maryland Historical Trust
 100 Community Place
 Crownsville, MD 21032-2023

STATE CLEARINGHOUSE RECOMMENDATION

State Application Identifier: MD20140115-0024

Applicant: Maryland Historical Trust

Project Description: HISTORIC NOMINATION: Berea/Biddle Street Historic District

Project Location: Baltimore City

Approving Authority: U.S. Department of the Interior DOI/NPS

CFDA Number: 15.914

Recommendation: Consistent Including General Comment(s)

Dear Mr. Little:

In accordance with Presidential Executive Order 12372 and Code of Maryland Regulation 34.02.01.04-.06, the State Clearinghouse has coordinated the intergovernmental review of the referenced project. This letter constitutes the State process review and recommendation based upon comments received to date. This recommendation is valid for a period of three years from the date of this letter.

Review comments were requested from the Maryland Department(s) of Natural Resources, Transportation; Baltimore City; and the Maryland Department of Planning. As of this date, the Maryland Department of Transportation has not submitted comments. **This recommendation is contingent upon the applicant considering and addressing any problems or conditions that may be identified by their review. Any comments received will be forwarded.**

The Maryland Department of Natural Resources; Baltimore City; and the Maryland Department of Planning found this project to be consistent with their plans, programs, and objectives.

Any statement of consideration given to the comments(s) should be submitted to the approving authority, with a copy to the State Clearinghouse. The State Application Identifier Number must be placed on any correspondence pertaining to this project. The State Clearinghouse must be kept informed if the approving authority cannot accommodate the recommendation.

Please remember, you must comply with all applicable state and local laws and regulations. If you need assistance or have questions, contact the State Clearinghouse staff person noted above at 410-767-4490 or through e-mail at myra.barnes@maryland.gov. **Also please complete the attached form and return it to the State Clearinghouse as soon as the status of the project is known. Any substitutions of this form must include the State Application Identifier Number. This will ensure that our files are complete.**

Martin O'Malley, Governor
 Anthony G. Brown, Lt. Governor

Richard Eberhart Hall, AICP, Secretary
 Amanda Stakem Corin, Esq., Deputy Secretary

Mr. J. Rodney Little

February 25, 2014

Page 2

State Application Identifier: **MD20140115-0024**

Thank you for your cooperation with the MIRC process.

Sincerely,



Linda C. Janey, J.D., Assistant Secretary

LCJ:MB
Enclosure(s)

cc: Melinda Gretsinger - MDOT

Greg Golden - DNR

Jaime Cramer - BCIT

Peter Conrad - MDPL

14-0024_CRR.CLS.doc

MARYLAND HISTORICAL TRUST
CERTIFIED LOCAL GOVERNMENT/NATIONAL REGISTER
RECOMMENDATION FORM

Property Name Berea - Biddle 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 Berea/Biddle Street Historic District is significant according to criteria A and C. The area represents one of the last land pockets to be developed south of North Avenue, or within the old city boundaries (1851). Much remained undeveloped until the period after WWI due to the location of active brickyards. When houses were developed they were done in the Daylight style, with front porches and two-room-wide by two-room-deep floor plan. These new homes appealed to many of the Bohemian immigrant families who had first settled along the alley streets of East Baltimore in the area around Johns Hopkins Hospital. The period of significance, 1886-1950, begins with the initial development of housing in the area by Peter Grogan, and ends c. 1950, by which date the district was substantially built out, achieving its historic and present form and appearance.


signature of commission chairman

6/10/14
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 _____



Maryland Department of Planning
Maryland Historical Trust

Sustainable — Attainable



November 6, 2014

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

RE: BERA/BIDDLE STREET HISTORIC DISTRICT
Baltimore City, Maryland

Dear Mr. Loether:

Enclosed is documentation for nominating the Berea/Biddle Street Historic District, Baltimore City, Maryland 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 (410) 514-7649.

Sincerely,

J. Rodney Little
Director-State Historic
Preservation Officer

JRL/jmg

cc: State Clearinghouse #MD20140115-0024

Enclosures: NR form and 45 continuation sheets
1 USGS map
33 - 5x7 b/w prints
1 - CD

Correspondence: letter Little to Rawlings Blake, 11 January 2014
letter, Janey to Little, 25 February 2014
CLG recommendation form, 10 June 2014

Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

Richard Eberhart Hall, AICP, Secretary
Amanda Stakem Conn, Esq., Deputy Secretary