

MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM

NR Eligible: yes ___
no

Property Name: 5745 Edmondson Avenue Inventory Number: BA-2742
Address: 5741-5745 Edmondson Avenue City: Baltimore Zip Code: 21228
County: Baltimore County USGS Topographic Map: Baltimore West
Owner: BURLEIGH ENTERPRISES LIMITED PARTNERSH Is the property being evaluated a district? ___ yes
Tax Parcel Number: 110 Tax Map Number: 101 Tax Account ID Number: 2200028411
Project: _____ Agency: HUD
Site visit by MHT staff: no ___ yes ___ Name: _____ Date: _____
Is the property is located within a historic district? ___ yes no

If the property is within a district District Inventory Number: _____
NR-listed district ___ yes Eligible district ___ yes Name of District: _____
Preparer's Recommendation: Contributing resource ___ yes ___ no Non-contributing but eligible in another context ___ yes

If the property is not within a district (or the property is a district) Preparer's Recommendation: Eligible ___ yes no

Criteria: ___ A ___ B ___ C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G ___ None

Documentation on the property/district is presented in:
MHIP Form

Description of Property and Eligibility Determination: (Use continuation sheet if necessary and attach map and photo)
The house at 5745 Edmondson Avenue was originally part of a sixteen-acre site containing a large Dutch Colonial House, built circa 1898 at 5741 Edmondson Avenue, known as Glyntaff. The property was sold to M. Albert and Johanna M. Obitz in 1923. According to the 1930 Sanborn Fire Insurance Maps, the house at 5741 Edmondson Avenue was converted from a residence to a nursing home and was known as the "Reverend A. Opitz Home for Aged and Invalids." The single dwelling at 5745 Edmondson Avenue does not appear on the 1915 Bromley Atlas of Baltimore yet it does appear on the 1930 Sanborn map indicating a construction date between 1915 and 1930. Its modest design and scale suggests that the house was built as a secondary structure or a caretaker's residence for the nursing home. 5745 Edmondson Avenue is located southeast of the house at 5741 Edmondson Avenue and is currently used as rental property for the Glynn Taff Assisted Living (5741 Edmondson Avenue) and Ridgeway Manor Nursing and Rehabilitation Center (5743 Edmondson Avenue). The property is not associated with events and trends that have made a significant contribution to the broad patterns of our history; therefore, the house at 5745 Edmondson Avenue is not eligible under Criterion A. The property is not associated with any person or group of persons of outstanding importance to the community, state, and nation. Therefore, 5745 Edmondson Avenue is not eligible under Criterion B. The house at 5745 Edmondson Avenue does not embody distinctive characteristics of the early twentieth century or of Dutch Colonial Revival dwellings in Baltimore County, rather it is a modest example of an exceptionally common architectural style. This dwelling also does not represent the work of a master or possess high artistic value therefore 5745 Edmondson Avenue is

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended ___ Eligibility not recommended

Criteria: ___ A ___ B ___ C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G ___ None

MHT Comments

Andrew Lewis _____ Date 4/18/05
Reviewer, Office of Preservation Services

Peter E. Kurtz _____ Date 4/19/05
Reviewer, NR Program

NR-ELIGIBILITY REVIEW FORM

5745 Edmondson Avenue

Inventory Number: BA-2742

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not eligible under Criterion C. The house at 5745 Edmondson Avenue was not evaluated under Criterion D. Thus, it has been determined that the residence at 5745 Edmondson Avenue is not eligible for listing on the National Register of Historic Places under Criteria A, B, or C.

Prepared by: EHT Tracerics, Inc.

Date Prepared: 3/7/2005

BA-2742
Glyntaff
5741-5745 Edmondson Avenue
Baltimore, Baltimore County
EHT Tracerics, Inc., Surveyor
March 8, 2005

ADDENDUM

The property at 5741-5745 Edmondson Avenue was re-evaluated in March, 2005. Initially, a determination of eligibility of the single dwelling at 5745 Edmondson Avenue was conducted as a response to the owner's desire to redevelop the property. Due to its location and association with the single-dwelling at 5741 Edmondson Avenue known as Glyntaff, it was determined that the house should be included as a contributing building of the property recorded in the Maryland Inventory of Historic Properties (BA-2742) in February, 2001. Architectural historians Patti Kuhn and Megan Rispoli of EHT Tracerics, Inc. conducted the survey of the property on March 2, 2005.

Section 2: Location

The property also includes 5745 Edmondson Avenue, Baltimore, Baltimore County.

Section 6: Classification

Resource Count

Contributing	Noncontributing
<u> 2 </u>	<u> 2 </u> buildings
<u> </u>	<u> </u> sites
<u> </u>	<u> </u> structures
<u> </u>	<u> </u> objects
<u> 2 </u>	<u> 2 </u> total

**Number of Contributing Resources
previously listed in the Inventory**

 1

Section 7: Description

5745 Edmondson Avenue

Two-stories high and three bays wide, the frame house at 5745 Edmondson Avenue was built circa 1925 and is an example of the Dutch Colonial Revival style which was popular in the United States and Baltimore County from 1880 to 1955. The house is clad in

weatherboard siding and sits on a brick foundation laid in four-course Flemish bond brick. The gambrel roof, along with the second story of the house, is clad in asphalt shingles. Fenestration includes 6/6 windows and two shed dormers containing 1/1 replacement windows which are located on the side elevations of the house. A two-bay, one-story wood porch with a hipped roof lines the front elevation and a one-story, one-bay porch is located on the rear of the house.

Outbuildings

In addition to the prefabricated shed (ca.1980), a non-contributing garage is also located on the site. This one-story frame structure (ca. 1960) is clad in vertical board wood siding and is capped with a front gable roof sheathed in asphalt shingles. The garage is located southeast of the house at 5741 Edmondson Avenue and directly west of the house at 5743 Edmondson Avenue.

Section 8: Significance

The house at 5745 Edmondson Avenue was originally part of the eighteen-acre site containing the large Dutch Colonial House, built circa 1898 at 5741 Edmondson Avenue known as Glyntaff. The property was sold to M. Albert and Johanna M. Obitz in 1923. According to the 1930 Sanborn Fire Insurance Maps, the house at 5741 Edmondson Avenue was converted from a residence to a nursing home and was known as the "Reverend A. Opitz Home for Aged and Invalids." The single dwelling at 5745 Edmondson Avenue does not appear on the 1915 Bromley Atlas of Baltimore yet it does appear on the 1930 Sanborn map further indicating a construction date between 1915 and 1930. Its modest design and scale suggests that the house was built as a secondary structure or a caretaker's residence for the nursing home. 5745 Edmondson Avenue is located southeast of the house at 5741 Edmondson Avenue and is currently used as rental property for the Glynn Taff Assisted Living (5741 Edmondson Avenue) and Ridgeway Manor Nursing and Rehabilitation Center (5743 Edmondson Avenue).

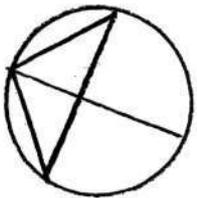
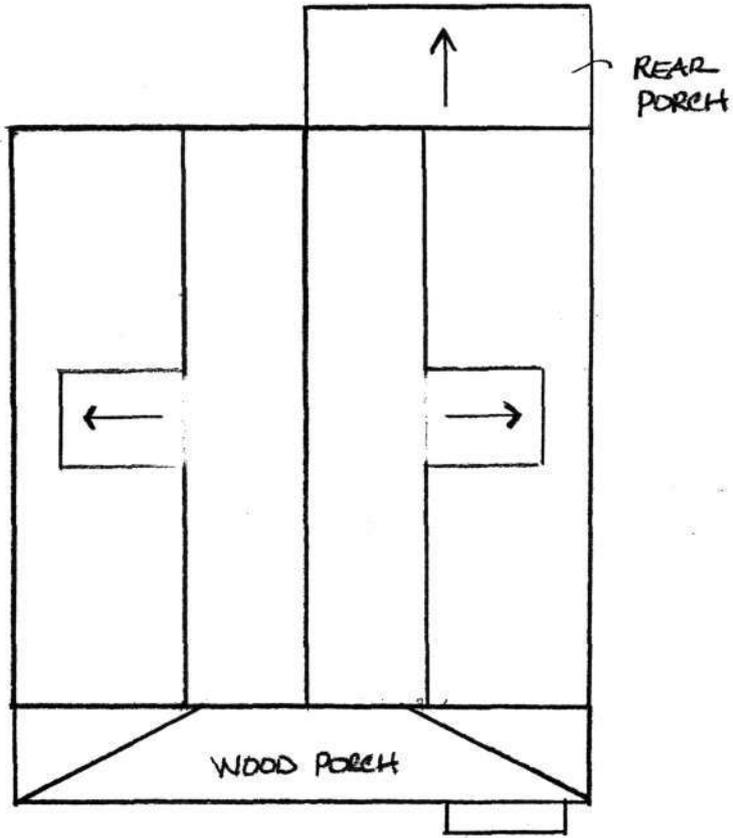
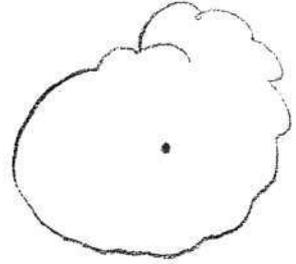
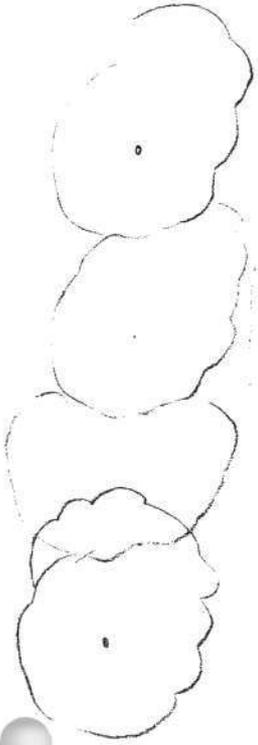
A determination of eligibility has not been previously completed for the property located at 5741-5743 Edmondson Avenue (BA-2742) and the single dwelling located on the same parcel at 5745 Edmondson Avenue was not included in the initial Maryland Inventory of Historic Properties evaluation. The property is not associated with events and trends that have made a significant contribution to the broad patterns of our history; therefore, the buildings at 5741-5745 Edmondson Avenue are not eligible under Criterion A. The property is not associated with any person or group of persons of outstanding importance to the community, state, and nation. Therefore, 5741-5745 Edmondson Avenue is not eligible under Criterion B. The house located at 5741 Edmondson Avenue has undergone extensive remodeling which includes late twentieth-century additions that have compromised its integrity. In addition, the late twentieth-century buildings located at 5743 Edmondson Avenue (ca.1990) have further compromised the significance of the site as they have substantially altered its original context. The house at 5745 Edmondson

Avenue does not embody distinctive characteristics of the early twentieth century or of Dutch Colonial Revival dwellings in Baltimore County, rather it is a modest example of an exceptionally common architectural style. Overall, these buildings do not represent the work of a master or possess high artistic value therefore the buildings located at 5741-5745 Edmondson Avenue are not eligible under Criterion C. The buildings at 5741-5745 Edmondson Avenue were not evaluated under Criterion D. Thus, it has been determined that the buildings at 5741-5745 Edmondson Avenue are not eligible for listing on the National Register of Historic Places under Criteria A, B, or C.

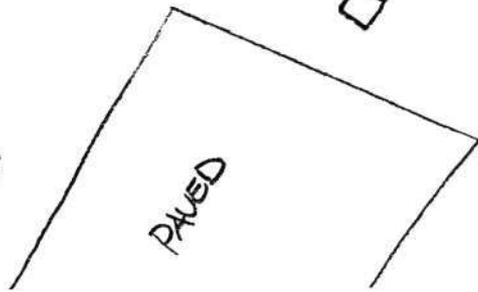
Section 10: Geographical Data

The property, known as Glyntaff, is located at 5741-5745 Edmondson Avenue in Baltimore, Maryland as noted on Tax Map 101, Parcel 110 and in the Deeds of Record Liber 12387 Folio 554, archived in Towson, Maryland. The single dwelling located at 5741 Edmondson Avenue has been associated with the site since its construction circa 1898.

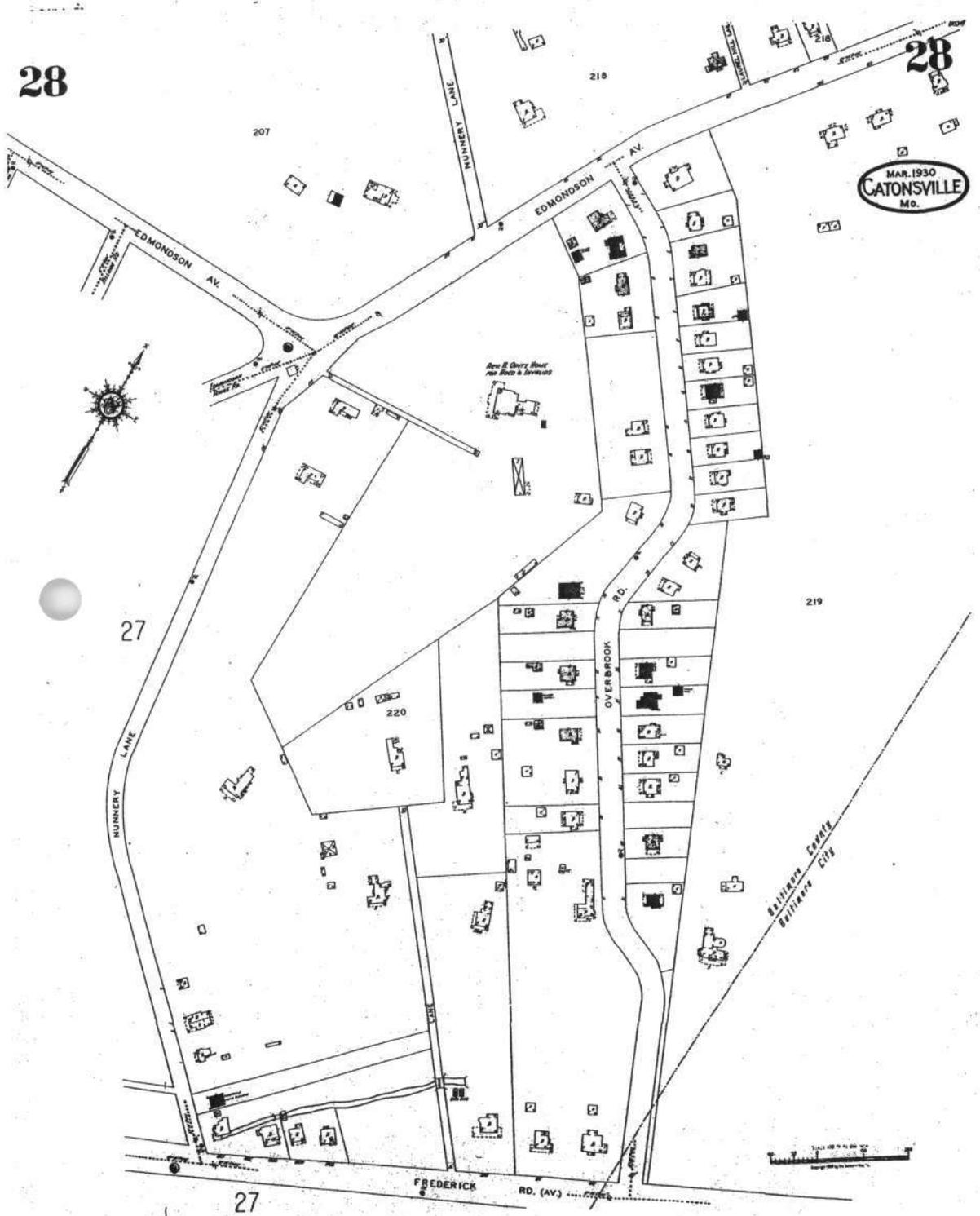
RESOURCE SKETCH MAP
BA-2712
GLYNDAFF (5745 EDMONDSON RD)
BALTIMORE
BALTIMORE COUNTY



NOT DRAWN TO SCALE



BA-2742



Sanborn Map 1930

Sanborn Fire Insurance Map
Catonsville, Baltimore County
1930

Updated 1958

28

28

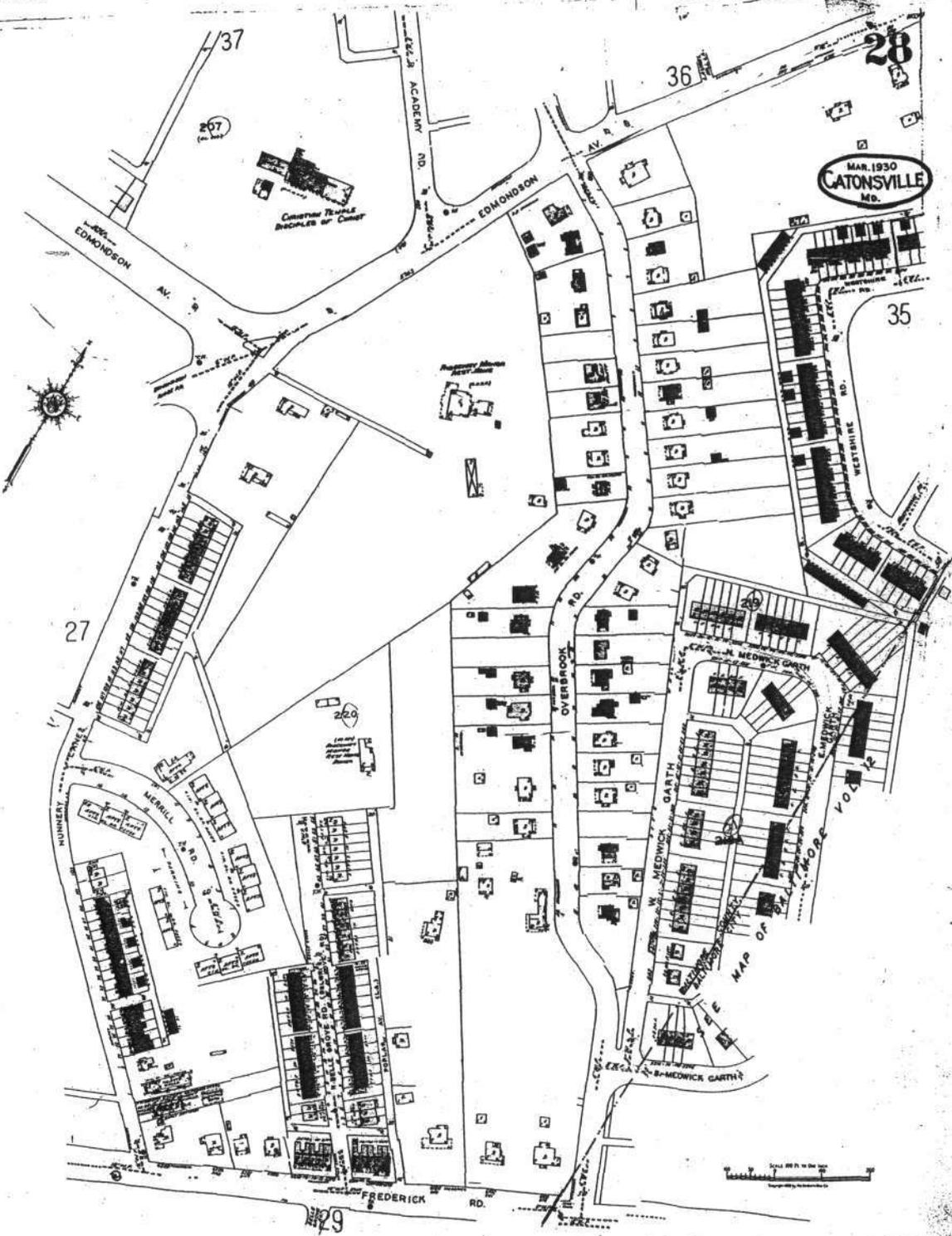
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35

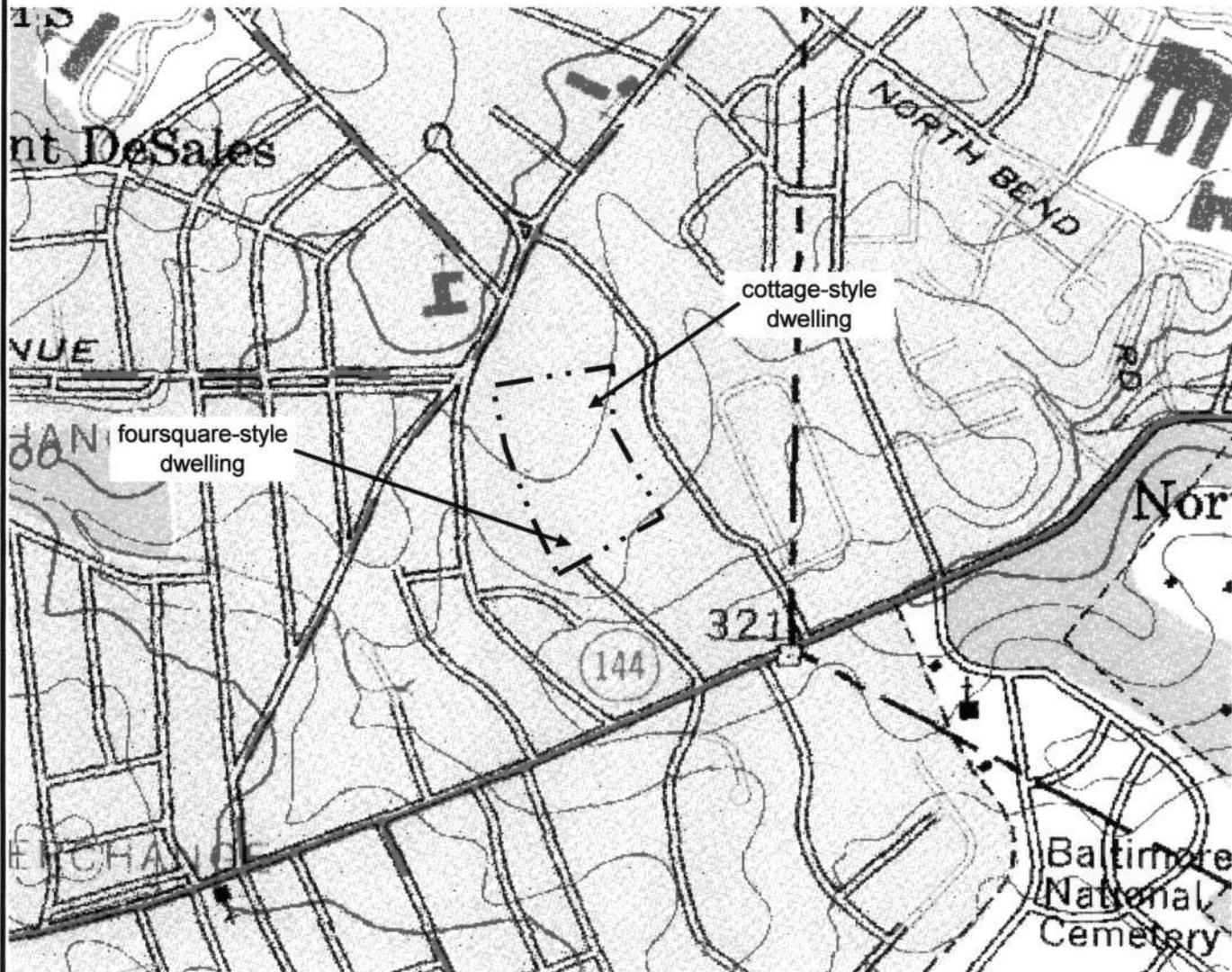
27

29

MAR. 1930
CATONSVILLE
MD.



Sanborn Fire Insurance Map
Catonsville, Baltimore County
Updated 1958



USGS 7.5 Minute Quadrangle of Baltimore West, Maryland
topographic map provided by <http://www.topozone.com>

----- - Approximate Site Boundary

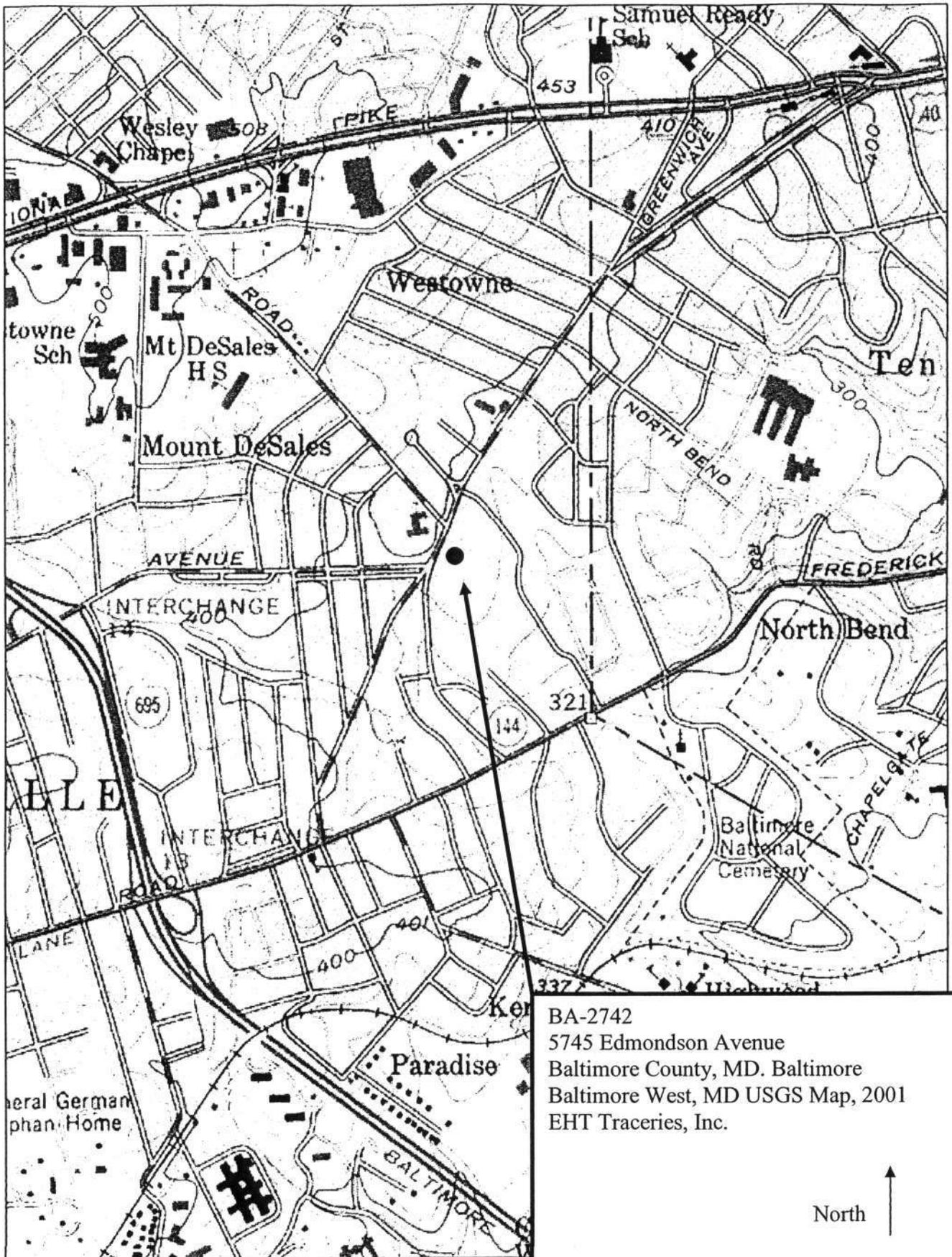


Froehling & Robertson, Inc.

SITE VICINITY MAP

Proposed Senior Apartments
Edmondson Road
Catonsville, Maryland

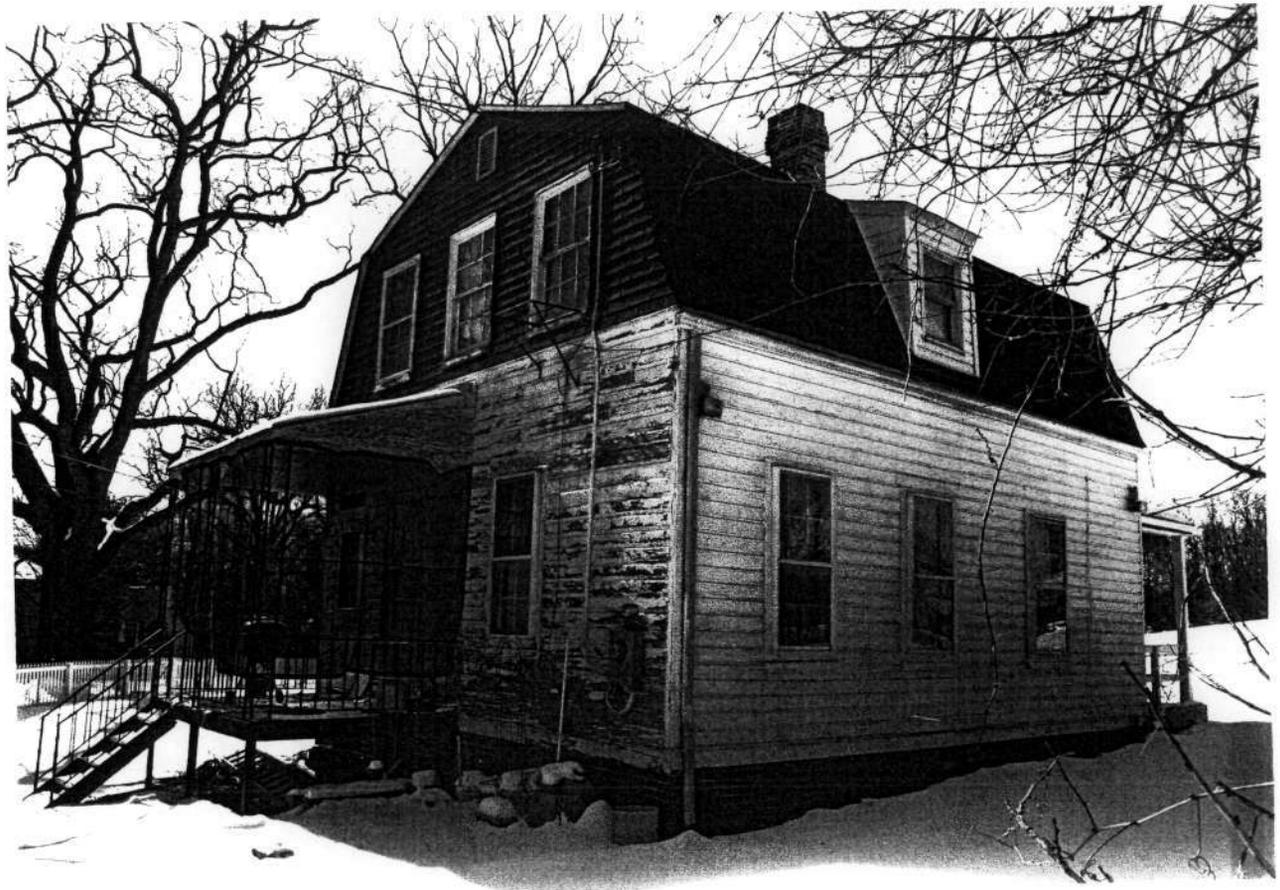
DRAWN:	ZCP	SCALE:	NTS	PROJ NO:	F54-423E
CHKD:	CLS	DATE:	6-Dec-04	DWG NO:	1



BA-2742
 5745 Edmondson Avenue
 Baltimore County, MD. Baltimore
 Baltimore West, MD USGS Map, 2001
 EHT Tracerics, Inc.



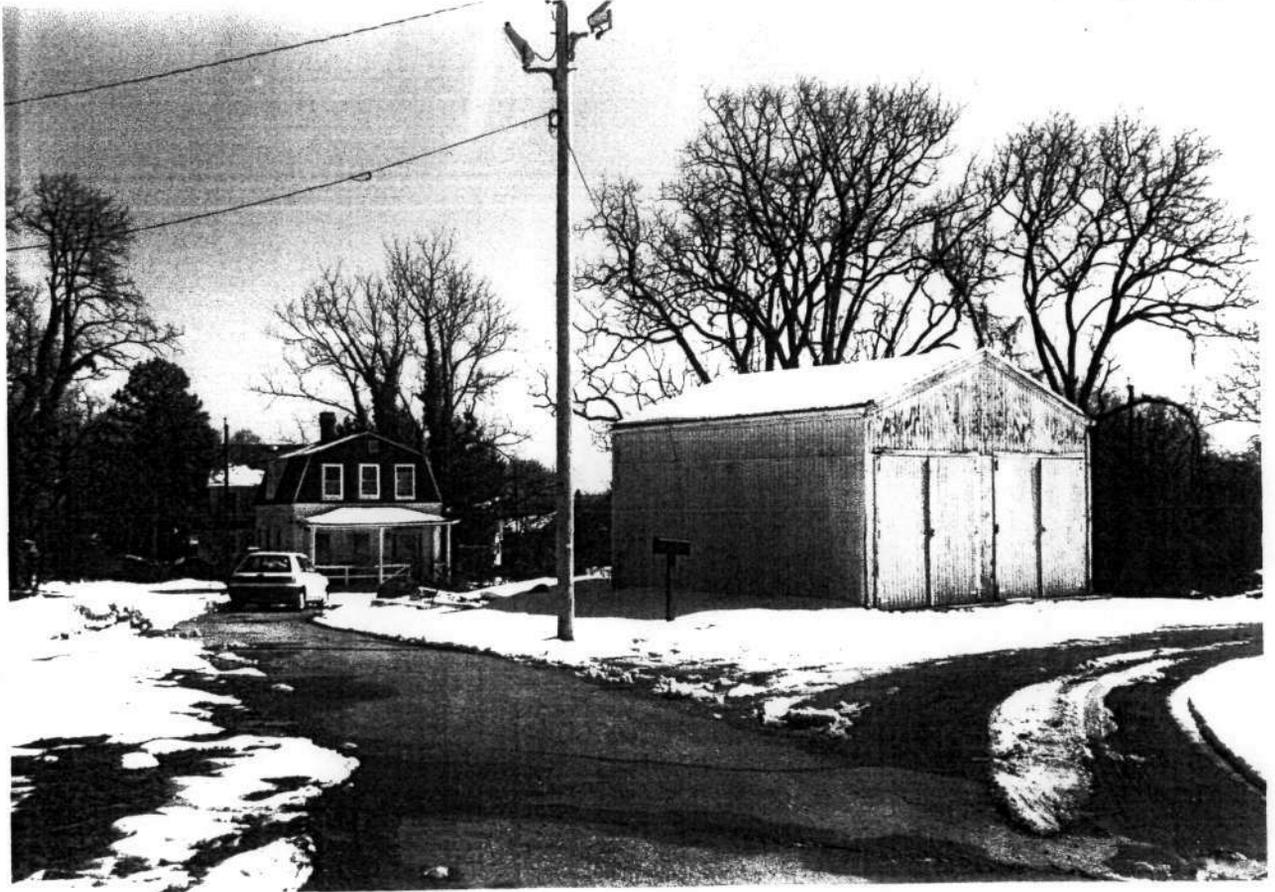
BA-2742



BA 2742



BA-2742





1. View of the cottage on the northern portion of the subject site



2. View of the grassed and wooded central portion of the subject site

CAPSULE SUMMARY
BA-2742
Glyntaff
5741-5743 Edmondson Avenue
Baltimore, Baltimore County
1898
Private

Glyntaff is located at 5741-5743 Edmondson Avenue near Catonsville in the First District of Baltimore County, Maryland. Constructed circa 1898, the Dutch Colonial Revival style house was designed by George Archer for Lewis H. Robinson, Jr. It was historically set on approximately eighteen acres that were part of four tracts of land known as "Frederick Stadt," "Frederick Stadt Enlarged," "Slade's Camp," and "Smith's Forest." In 1899 and 1900, Lewis sold two parcels to Elizabeth Evans. David E. Evans, who was noted for his work with electric streetcar railways and electric lighting, lived at Glyntaff during the first decade of the 20th century. Purchased in 1923 by Reverend Albert Opitz and his wife Johanna, the house was converted from a dwelling to a home for the aged and infirm by the 1930s. It has served as a nursing home since this time and is currently known as Glyntaff, a return to its historic name.

The oldest portion of the vinyl-sided building presents a gambrel slate roof, central mansard slate cap, cross gambrel projecting bays, a stone foundation, various types of dormer windows, brick corbeled cap interior paneled chimneys, and a rebuilt Colonial Revival style single-story full-width porch supported by paneled Tuscan posts. A rear two-and-a-half story wood frame vinyl-sided wing with hipped slate roof was added circa 1935. It connects to the main block via a gambrel-roofed wood frame hyphen. Both portions feature dormers. A three-bay Tuscan post full-width porch defines the rear elevation. In 1997, the building was substantially enlarged to accommodate the current health care facility. A modern hyphen and two portion hipped roof wing residential addition was added to the north of the main block. In addition, a large multi-section one-story health care facility addition was added facing the west elevation of the main block, creating a horseshoe-shaped form. The building sits on a grassy lot with a landscaped lawn, located on the south side of Edmondson Avenue.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. BA-2742

1. Name of Property (indicate preferred name)

historic Glyntaff (preferred), Glynn Taff, the Reverend A. Opitz House for Aged and Invalids
 other Ridgeway Manor

2. Location

street and number 5741-5743 Edmondson Avenue not for publication
 city, town Baltimore vicinity
 county Baltimore County

3. Owner of Property (give names and mailing addresses of all owners)

name Burleigh Enterprises I LLC
 street and number 5741-5743 Edmondson Avenue telephone (410)744-4977
 city, town Baltimore state Maryland zip code 21228-1926

4. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore County Courthouse liber 12387 folio 554
 city, town Baltimore tax map 101 tax parcel 110 tax ID number 2200028412

5. Primary Location of Additional Data

- Contributing Resource in National Register District
- Contributing Resource in Local Historic District
- Determined Eligible for the National Register/Maryland Register
- Determined Ineligible for the National Register/Maryland Register
- Recorded by HABS/HAER
- Historic Structure Report or Research Report at MHT
- Other: _____

6. Classification

Category	Ownership	Current Function		Resource Count	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	<input type="checkbox"/> landscape	Contributing	Noncontributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	<input type="checkbox"/> recreation/culture	<u> 1 </u>	<u> 1 </u> buildings
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/> religion	<u> </u>	<u> </u> sites
<input type="checkbox"/> site		<input type="checkbox"/> domestic	<input type="checkbox"/> social	<u> </u>	<u> </u> structures
<input type="checkbox"/> object		<input type="checkbox"/> education	<input type="checkbox"/> transportation	<u> </u>	<u> </u> objects
		<input type="checkbox"/> funerary	<input type="checkbox"/> work in progress	<u> 1 </u>	<u> 1 </u> Total
		<input type="checkbox"/> government	<input type="checkbox"/> unknown		
		<input checked="" type="checkbox"/> health care	<input type="checkbox"/> vacant/not in use		
		<input type="checkbox"/> industry	<input type="checkbox"/> other:		
				Number of Contributing Resources previously listed in the Inventory	
				<u> 1 </u>	

7. Description

Inventory No. BA-2742

Condition

excellent deteriorated
 good ruins
 fair altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

Constructed circa 1898, the three-bay wide Dutch Colonial Revival wood frame dwelling, known as Glynn Taff, is located at 5741-5743 Edmondson Avenue. Constructed throughout multiple building phases, the building now serves as a retirement/health care facility. The oldest portion of the vinyl-sided building presents a gambrel slate roof, central mansard slate cap, cross gambrel projecting bays, a stone foundation, various types of dormer windows, brick corbeled cap interior paneled chimneys, and a rebuilt Colonial Revival style single-story full-width porch supported by paneled Tuscan posts. A rear two-and-a-half story wood frame vinyl-sided wing with hipped slate roof was added circa 1935. It connects to the main block via a gambrel-roofed wood frame hyphen. Both portions feature dormers. A three-bay Tuscan post full-width porch defines the rear elevation. In 1997, the building was substantially enlarged to accommodate the current health care facility. A modern hyphen and two portion hipped roof wing residential addition was added to the north of the main block. In addition, a large multi-section one-story health care facility addition was added facing the west elevation of the main block, creating a horseshoe-shaped form. The building sits on a grassy lot with a landscaped lawn, located on the south side of Edmondson Avenue.

EXTERIOR DESCRIPTION

The primary façade, facing west, measures three-bays in width. The central entry, framed by a molded Colonial Revival style surround, consists of a double-leaf three-panel wood door with three-light transom with lead tracery and single-light and dado panel sidelights. The door, which accesses the slightly projecting enclosed vestibule, is flanked by three-sided projecting bays. The northern projecting bay features a central 2/2 window with 2/1 elongated sidelights. The Colonial Revival porch stretches across the façade with a slightly projecting central bay. It sits on a stone foundation with a replacement concrete pad, overhanging eaves, molded fascia, metal clad paneled Tuscan posts, and a dentiled cornice. The second story, which features a large front gambrel roof, is pierced with four evenly spaced 2/2 windows with molded wood surrounds and sills. The façade peak features three banked paired single-light casement windows fit with jalousie lights. A dining room addition was added to the south end of the main block. The one-story wood frame addition with vinyl siding sits on a poured concrete foundation. It features a half-hipped asphalt-shingled roof and a pair of vinyl 4/4 windows on the south elevation.

The south elevation of the main block features the projecting two-and-a-half story gambrel bay pierced by a pair of 4/4 casement wood windows with aluminum surrounds in the peak. The second story features an off-center 6/6 wood window with molded aluminum surround and sill. An eleven-light eyebrow dormer located on the half-hipped side projection further marks the main block, which extends two additional bays to the east. Beneath the projecting half-hip, the second story wall surface reveals a pair of 2/2 wood windows with molded aluminum surrounds. The first story, which is sheltered below the slightly overhanging eaves, features a 6/6 vinyl window with aluminum surround and sill and a three-sided projecting bay featuring a central 1/1 window with attenuated 1/1 sidelights. Circa 1935, a substantial two-story addition was added to the east elevation of the

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. BA-2742

Name Glyntaff, 5741-5743 Edmondson Avenue, Baltimore, Baltimore County
Continuation Sheet

Number 7 Page 2

main block. On the south elevation, the addition reveals a slate-clad gambrel-roofed hyphen and hipped block. The hyphen is capped with an off-center half-hipped slate dormer with a four-light casement window and two single-lights with jalousie insets. The second story is lit with a pair of 2/2 wood windows and a single-leaf fifteen-light wood door. The ground story, which projects slightly, features a 3/1 wood window with molded aluminum surround and sill. A nine-panel wood door is cut into the stone foundation, accessing the basement. The main block of the 1930s addition features a slate hipped roof with a central half-hipped dormer with jalousie lights. A one-story flat-roofed addition projects to the south. A metal exterior fire stair, which extends to the roof, accesses a single-leaf flush entry and 1/1 window with aluminum surround.

The east, or rear, elevation of the 1930s addition features a first story 4/4 window with aluminum surround and boarded-up single-leaf entry, partially enclosed by vinyl siding. The story is sheltered by a three bay full-width porch with Tuscan post wood supports, stone pier with lattice infill foundation, tongue-and-groove wood floor, beaded board ceiling, and molded wide fascia. The second story of the addition features two centrally placed 2/2 wood windows with aluminum surrounds and sills. The hipped roof with central interior corbeled cap chimney also features a half-hipped dormer with jalousie lights. Adjacent to the addition, located to the south, the one-story flat-roofed addition has a pair of vinyl 6/6 windows with a shared molded aluminum surround and sill.

The north elevation of the circa 1898 main block is dominated by a modern gabled hyphen which extends from the projecting gambrel to the L-shaped circa 1997 two-story residential hipped roof addition. The remainder of the original main block consists of a flared eave gambrel roof with central eleven-light eyebrow dormer with molded wood surround and slate shingles. Beneath the dormer, a half-hipped wall dormer projects from the main roofline. It is pierced with two 2/2 wood windows with molded aluminum surrounds and sills. The first story reveals three banked 1/1 wood windows with a shared aluminum surround and sill. A single-leaf metal six-panel replacement door placed at the inset northeast corner accesses the story. The rear or east elevation of the main block features the northeast end off the gambrel roof. The attic story is pierced with a 2/2 wood window with an air conditioner in the lower sash. The first story, separated by a molded wood stringcourse, is pierced with two 1/1 wood windows with aluminum surrounds and sills. A gambrel hyphen connects the original dwelling to the 1930s two-story addition. The hyphen features a centrally placed half-hipped dormer with three jalousie infilled single-light wood windows. The second story features a single-leaf flush metal door, accessed by an extended straight-flight with landings that are covered. It is also pierced with a vinyl 6/6 window with aluminum surround and sill. The first story, defined by a molded wood stringcourse, features two 2/2 wood windows with aluminum surrounds and sills. A sliding two-light wood window lights the basement. The main block of the 1930s addition features a pair of evenly spaced wood 2/2 windows on both the first and second stories, divided by a molded wood stringcourse. A half-hipped slate-clad dormer with jalousie lights caps the slate roof.

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Inventory No. BA-2742

Name Glyntaff, 5741-5743 Edmondson Avenue, Baltimore, Baltimore County
Continuation Sheet

Number 7 Page 3

The circa 1997 L-shaped residential addition projects to the north of the main block, connected by a gabled hyphen. The vinyl-clad addition measures two-stories in height and features two perpendicular asphalt-shingled hipped roofs. The slightly inset hyphen, which sits on a poured concrete foundation, features a pair of first story six-light vinyl casement windows on the façade, or west elevation. The hyphen is also pierced with a first story vinyl 4/4-window with molded aluminum surround, as is the second story, although it is a slightly smaller scaled window. The addition features a single-leaf flush metal door on the west elevation. The first and second stories also feature two square openings, each composed of four fixed 4/4-light windows with metal vent bases. A vinyl four-light, located between the larger windows, is also present on each story. The roof is pierced with two metal gabled vents. The north elevation of the addition is asymmetrically fenestrated. The elevation features an off-center gable, overhanging eaves, aluminum flush soffit, and boxed cornice. The wall plane beneath the gabled portion features a pair of square openings on each story, each composed of four fixed 4/4-light windows with metal vent bases. Similar single square openings on each story, each composed of four fixed 4/4-light windows with metal vent bases flank the gabled portion. One fixed vinyl four-light window is located on the interior side on each single window configuration. The excavated basement level also features a pair of single square openings on each story, each composed of four fixed 4/4-light windows with metal vent bases, flanked by a vinyl fixed four-light window on each end. The east elevation of the addition features a vinyl 4/4 window with molded aluminum surround on each of the two stories. Additionally, a flush metal single-leaf door accesses the elevation. The south elevation of the addition features four symmetrically placed 4/4 vinyl windows on each story, including the basement.

Projecting from the southern portion of the façade, or west elevation, a circa 1997 hyphen connects the original dwelling to the one-story health-care wing, known as Ridgeway Manor. This addition creates a horseshoe shape when joined with the main block. Built on a poured concrete foundation, the wood frame addition features asphalt-shingled roofs and vinyl siding. The hyphen features a small hipped-roof portion with central vinyl ten-light fixed window with elongated ten-light surrounds. Four similar windows and a pair of vinyl fifteen-light windows are banked along the south elevation of the gabled hyphen corridor, as is a single-leaf metal flush single-light door. The north elevation of the connecting corridor features a single-leaf six-light wood door in the small hipped-roof portion. Four vinyl ten-light fixed windows with elongated ten-light sidelight windows and a pair of vinyl fifteen-light windows are banked along the north elevation of the gabled hyphen corridor. The Ridgeway Manor facility features a pair of half-hipped roofs, forming the main block, accessed by the connecting corridor. The central portion features an inset three-bay porch supported by wood posts. The porch shelters a double-leaf single-light door, three single-light plate glass windows, and a sliding two-light vinyl window. The east elevation, to the south of the entry, features three two-light sliding vinyl windows and a three-light sliding vinyl window. The wing, which extends north from the entry, features five two-light sliding vinyl windows with metal vents below. A projecting half-hipped block anchors the north end of the addition. It is pierced with three two-light vinyl, sliding windows with vents. The north elevation of the anchoring block features no fenestration. The west elevation features a two-light sliding vinyl window in each of the two the

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Name Glyntaff, 5741-5743 Edmondson Avenue, Baltimore, Baltimore County
Continuation Sheet

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projecting half-hipped northern end bays. The west elevation of the elongated wing is pierced with five two-light sliding vinyl windows.

An ell extends to the west from the rear of the main block. On the north elevation the wing features a two-light sliding vinyl window near the juncture with the main block. A half-hipped one-story addition extends to the north, featuring three sliding vinyl three-light windows on the east, north and west elevations. Additionally, a two-light sliding vinyl window is located on the west elevation of the projection. The north elevation of the ell also is pierced with five sliding vinyl two-light windows. The west end of the rear ell features a single-leaf flush metal door and a single-light fixed vinyl window. The south wall of the ell is lit with eight two-light sliding vinyl windows. On the rear, or west elevation, of the main block located at the south end, a small half-hipped addition projects. It is lit with a sliding twenty-four light vinyl window. The south end of the Ridgeway Manor addition features fenestration in the form of a two-light sliding window and a single-leaf flush metal door.

INTERIOR DESCRIPTION

The center hall dwelling, constructed circa 1898, features an irregular plan with numerous additions, although much of the original main block interior detailing remains intact. Due to the facility's use as a retirement/health care facility some of the interior spaces were not accessible at the time of the survey. In addition, the non-historic additions were not surveyed. The center hall, which has been covered in wall-to-wall carpeting, features a grand stair in the northeast corner. The dogleg stair features a molded wood rail, turned post balusters, paneled square posts with egg-and-dart detailing, a paneled carriage, and paneled square newel with square replacement cap. The stair also features open stringers, square stringer brackets and a rounded lower step. In addition, the stair has been carpeted. The hall is accessed from the exterior porch via an enclosed entry vestibule. The vestibule features paneled walls and a tile floor. The interior space is connected a single-leaf single-panel and one-light door with spider-web-patterned three-light transom with molded surrounds and one-light and dado panel sidelights. The interior space features horsehair plaster and lath walls, a replacement drywall ceiling, nine-inch baseboards with ogee molded caps, four-foot high paneled walls with egg-and-dart detailed molded cap, egg-and-dart patterned crown molding, molded door and windows surrounds with square base blocks, and some full-height six-paneled wood pocket doors, although two sets have been removed. The hall also features a carved wood mantel with built-in over mirror. The mantel features a tile surround and hearth, a projecting molded shelf with reeding and egg-and-dart details, and pilaster supports with square base blocks. The mirror is more elaborately detailed with Corinthian-capped square post supports, a molded cap, carved reeding, and floral and egg-and-dart detailing. A modern bathroom extends south from the main hall. In addition, a front parlor extends to the north and south.

The north parlor features molded wood surrounds, nine-inch ogee capped baseboards, a projecting bay window, three-inch molded picture railing and wallpapered plaster walls. The room also features a corner fireplace with

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Maryland Inventory of Historic Properties Form

Inventory No. BA-2742

Name Glyntaff, 5741-5743 Edmondson Avenue, Baltimore, Baltimore County
Continuation Sheet

Number 7 Page 5

carved mantel and tiled inset and hearth. The mantel features a molded surround, and projecting dented shelf. A plaster with central crest and floral detailing further defines the mantel. A built-in mirror with pilaster supports, molded cap, shaped mirror and carved medallion details further accents the parlor, as does the iron inset with floral motif detailing.

A second parlor, now used as a recreation room, extends to the east of the north parlor. The large paneled pocket doors between the rooms remain intact. The focal point of the room is the built-in paneled window seat with molded surround. The room also features a molded three-inch chair rail, molded wood surrounds, crown molding, plaster walls, and a replacement vinyl floor. A carved wooden mantel also defines the space. It features a dented projecting shelf, central carved urn, paired Tuscan pilaster supports, and a tiled inset.

The south parlor, which extends from the main entry hall, is similarly detailed. The room features a molded three-inch chair rail, molded wood surrounds, crown molding and a replacement drywall ceiling and wall-to-wall carpeting. The room also displays a carved mantel with egg-and-dart projecting shelf, tiled inset, scrolled brackets, central panel with urn, and built-in mirror with swag detailing.

A circa 1997 dining room addition extend to the south of the south parlor. In addition, the kitchen is located in this area, but was not accessible at the time of the survey. The circa 1997 residential wing is accessed through the north wall of the north parlor.

The circa 1935 addition, which extends to the east from the stair hall, features an L-shaped residential and administrative hall. The interiors of the rooms were not accessible during the survey due to their private residential nature. However, the hall revealed molded door surrounds and baseboards, a replacement molded modern chair rail, vertical four-paneled wooden doors, and an acoustic-tile drop ceiling. The hall also features a pair of flush metal fire doors, which lead to basement and second floor stairs.

The basement features a poured concrete floor, stone and brick support piers, and some floor tiling. A wooden dogleg stair reaches the basement. The beams have been covered with fire retardant paper.

The second story revealed a square-edged six-inch chair rail, modern molded handrail, ogee capped nine-inch baseboards, and wall-to-wall carpeting. The second floor is used for residential purposes and many of the room were not accessible for survey.

A quarter-flight stair accesses the attic story, which has been partially finished with a plaster ceiling and walls. The attic story also displayed three-inch wooden floorboards, molded window and door surrounds with square cornerblocks, and square-edged molded six-inch baseboards. A hatched door opening revealed a birds-mouth falseplate, wire nails, circular saw marks, and six-inch floorboards. The stair creates a central open space with square balustrade and pyramidal square posts.

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OUTBUILDINGS

A circa 1980 prefabricated metal shed is located to the north of the 1930s main block addition. The shed sits on a concrete slab foundation and features a corrugated metal gambrel roof and siding. The building is accessed by a double-leaf centrally located metal sliding door. It is also pierced on the rear, or north elevation, with a square opening infilled with a metal louvered vent.

8. Significance

Inventory No. BA-2742

Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other:

Specific dates	1898 ca., 1923	Architect/Builder	George Archer, architect
Construction dates	1898 ca.		

Evaluation for:

National Register Maryland Register not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

Glyntaff is located at 5741-5743 Edmondson Avenue near Catonsville in the First District of Baltimore County, Maryland. Constructed circa 1898, the Dutch Colonial Revival style house was designed by George Archer for Lewis H. Robinson, Jr. It was historically set on approximately eighteen acres that were part of four tracts of land known as “Frederick Stadt,” “Frederick Stadt Enlarged,” “Slade’s Camp,” and “Smith’s Forest.” In 1899 and 1900, Lewis sold two parcels to Elizabeth Evans. David E. Evans, who was noted for his work with electric streetcar railways and electric lighting, lived at Glyntaff during the first decade of the 20th century. Purchased in 1923 by Reverend Albert Opitz and his wife Johanna, the house was converted from a dwelling to a home for the aged and infirm by the 1930s. It has served as a nursing home since this time and is currently known as Glyntaff, a return to its historic name.

HISTORY

Mary Althea and Lewis H. Robinson, Jr. originally owned the circa 1898 Dutch Colonial Revival style house known as Glyntaff. According to the 1898 Bromley Atlas, the property was set at the intersection of Edmondson Avenue and Nunnery Lane, to the northeast of Catonsville. The map indicates that the house had a T-shaped footprint and was set at the end of a long drive with a circular turn at the terminus. This sixteen-acre tract also had an additional outbuilding and a stable on the property. In 1899, the Robinsons sold the tract of land to Elizabeth Evans for \$17,500. Additionally, Evans bought the adjacent five-acre tract of land to the north from Katherine E. Howell at a public sale on June 18, 1900.

George Archer, who was born in Churchville in Harford County, Maryland on March 7, 1848, designed Glyntaff. He attended the College of New Jersey, now Princeton University, beginning in 1867 and receiving his Bachelor’s degree in 1870 and his Master’s degree in 1873. Following graduation, he worked with George A. Frederick until March 1875, when he opened his own office in Baltimore and became a member of the Baltimore Chapter of the A.I.A. Archer designed numerous buildings throughout the Baltimore area, including several buildings at Johns Hopkins Hospital (1889-1916), the Holy Trinity Episcopal Church in Churchville (1878), Fulton Station in Baltimore (1882, demolished), the National Marine Bank in Baltimore (1889), Centreville High School in Queen Anne’s County (1901), and Bellevue, a residence in Kingsville, Maryland

Maryland Historical Trust

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Inventory No. BA-2742

Name Glyntaff, 5741 Edmondson Avenue, Baltimore, Baltimore County
Continuation Sheet

Number 8 Page 2

(1887, BA-0362). In 1904, Raymond Allen joined Archer's business, creating the firm of Archer and Allen. George Archer died on January 6, 1920 and is buried at the Churchville Presbyterian Church in Churchville.¹

The house was designed in the Dutch Colonial Revival style. Popular in the United States between 1880 and 1955, the Colonial Revival style resulted from the rebirth of interest in the colonial English and Dutch houses of the eastern seaboard coincident with the Philadelphia Centennial. Stylistic details in Colonial Revival domestic buildings were drawn primarily from the Georgian and Federal styles. Although Colonial Revival buildings at the beginning of the 20th century reflected their colonial influences more clearly, those that were constructed after World War II were more simplified, with details that suggested rather than duplicated the original examples.

David E. Evans lived at Glyntaff during the early years of the 20th century. He was a noted member of the community, having served as the president of the Maryland Telephone Company and as director of the First National Bank of Catonsville. Evans immigrated to the United States from Wales, settling originally in Cleveland, Ohio. By 1882, he had moved to Baltimore where he worked in the manufacturing of railway and stationary motors. Evans opened a consulting and contracting firm, which installed electric lighting in Annapolis. His firm was also responsible for laying two-thirds of the electric streetcar lines in the city of Baltimore.² In fact, the United Railway and Electric Company railway line ran along Edmondson Avenue, passing by his property. Following his death in 1907, his wife Elizabeth Evans continued to live at Glyntaff. The 1915 Bromley Atlas shows the irregularly shaped lot of 16.4 acres with three buildings: the main house, a rectangular outbuilding of unknown use, and a wood frame stable. Additionally, Elizabeth Evans owned another tract of land to the immediate north of Glyntaff.

On March 26, 1923, Elizabeth Evans sold the two adjacent parcels of land to M. Albert and Johanna M. Opitz. The 1930 Sanborn Fire Insurance Map of Catonsville confirms that the property was owned by the Reverend A. Opitz. By this time, the dwelling had been converted from a residence to a nursing home and was known as the "Reverend A. Opitz Home for Aged and Invalids." Although the house retained the basic footprint from earlier maps, it appears as if a full-width porch had been constructed along the facade. Additionally, the unknown outbuilding had been demolished and replaced with a small masonry outbuilding at the east corner of the building. The stable remained, but two additional buildings had been constructed on the property. There was a two-story dwelling on the east corner of the property with a one-story wood frame outbuilding to its southwest. The Sanborn Maps of 1958 show no physical changes to the property, despite a name change to the Ridgeway Manor Rest Home.

¹ Irma Walker and James T. Wollon, Jr., "George Archer (1848-1920)," 1993, pp. 1-7. Located in the biographical files of the Baltimore Architectural Foundation.

² Jean Walsh, "Pages from the Past," *Catonsville Times*, August 1982.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. BA-2742

Name Glyntaff, 5741 Edmondson Avenue, Baltimore, Baltimore County
Continuation Sheet

Number 8 Page 3

The property was once again divided into two parcels, with one parcel being sold in 1959 to John E. Burleigh, Jr. and Mary D. Burleigh. The second parcel was purchased by the Burleighs on January 25, 1968, once again rejoining the two parcels of land. Burleigh Enterprises operated Ridgeway Manor, later renaming the nursing home Glyntaff, as it was known in the early 20th century.

Chain of Title:

Part 1:

June 16, 1899: Mary Althea Robinson and Lewis H. Robinson, Jr. to Elizabeth Evans
Land Records of Baltimore County
Liber 238 Folio 262

Part 2:

June 18, 1900: Safe Deposit and Trust Company, Trustees, to Elizabeth Evans
Land Records of Baltimore County
Liber NBM 244 Folio 546

All:

March 26, 1923: Elizabeth Evans to M. Albert Opitz and Johanna M. Opitz, wife
Land Records of Baltimore County
Liber WPC 570 Folio 66

Part 1:

August 20, 1959: Johanna M. Opitz, widow, to John E. Burleigh, Jr. and Mary D. Burleigh
Land Records of Baltimore County
Liber 3582 Folio 42

Part 2:

January 25, 1968: Johanna M. Opitz, widow, to John E. Burleigh, Jr. and Mary D. Burleigh, wife
Land Records of Baltimore County
Liber 4845 Folio 651

All:

April 2, 1991: John E. Burleigh, Jr. and Mary D. Burleigh, wife, to Burleigh Enterprises Limited Partnership
Land Records of Baltimore County
Liber SM 8750 Folio 196

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Maryland Inventory of Historic Properties Form

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Name Glyntaff, 5741 Edmondson Avenue, Baltimore, Baltimore County
Continuation Sheet

Number 8 Page 4

September 16, 1997: Burleigh Enterprises Limited Partnership to Burleigh Enterprises I, LLC
Land Records of Baltimore County
Liber 12387 Folio 554

9. Major Bibliographical References

Inventory No. BA-2742

Baltimore County Land and Will Records. Baltimore County Courthouse, Towson, Maryland.
Bromley's Atlas of Baltimore County, Maryland, 1898 and 1915.

Sanborn Fire Insurance Maps of Catonsville, Maryland: 1930 and 1958.

Walker, Irma and James T. Wollon, Jr. "George Archer (1848-1920)." November 30, 1993. Located in the biographical files of the Baltimore Architectural Foundation.

Walsh, Jean. "Pages from the Past." *Catonsville Times*. August 1982.

10. Geographical Data

Acreage of surveyed property 2.49 Acres

Acreage of historical setting 16.4 Acres

Quadrangle name Baltimore West

Quadrangle scale: 1:24,000

Verbal boundary description and justification

The property, known as Glyntaff, is located at 5743 Edmondson Avenue in Baltimore, Maryland as noted on Tax Map 101, Parcel 110 and in the Deeds of Record Liber 12387 Folio 554, archived in Towson, Maryland. The building has been associated with the site since its construction circa 1898.

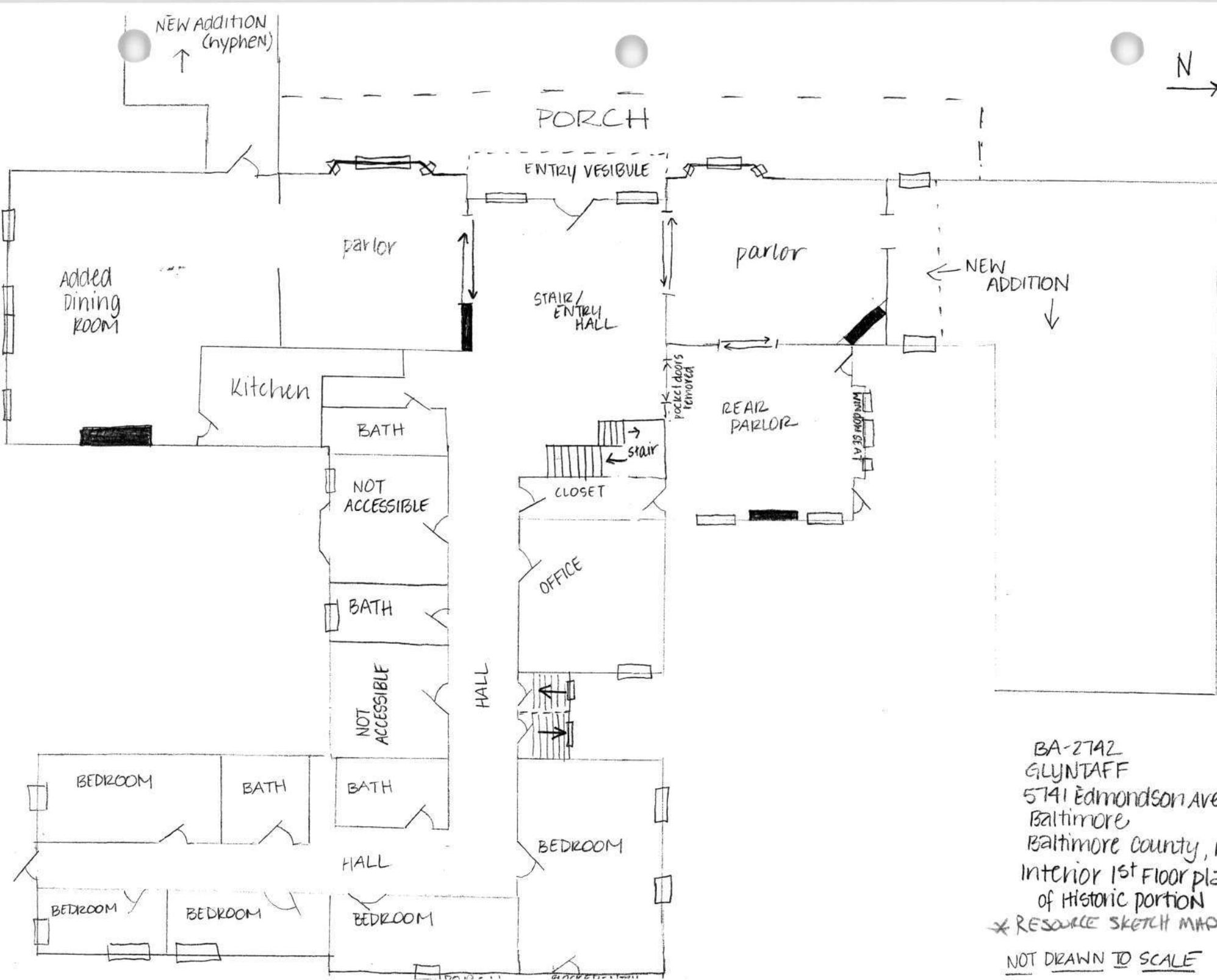
11. Form Prepared by

name/title	J. Bunting, R. Weidlich, and A. Didden, Architectural Historians		
organization	EHT Tracerics, Inc.	date	February 26, 2001
street & number	1121 5th Street, NW	telephone	(202)393-1199
city or town	Washington	state	DC

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

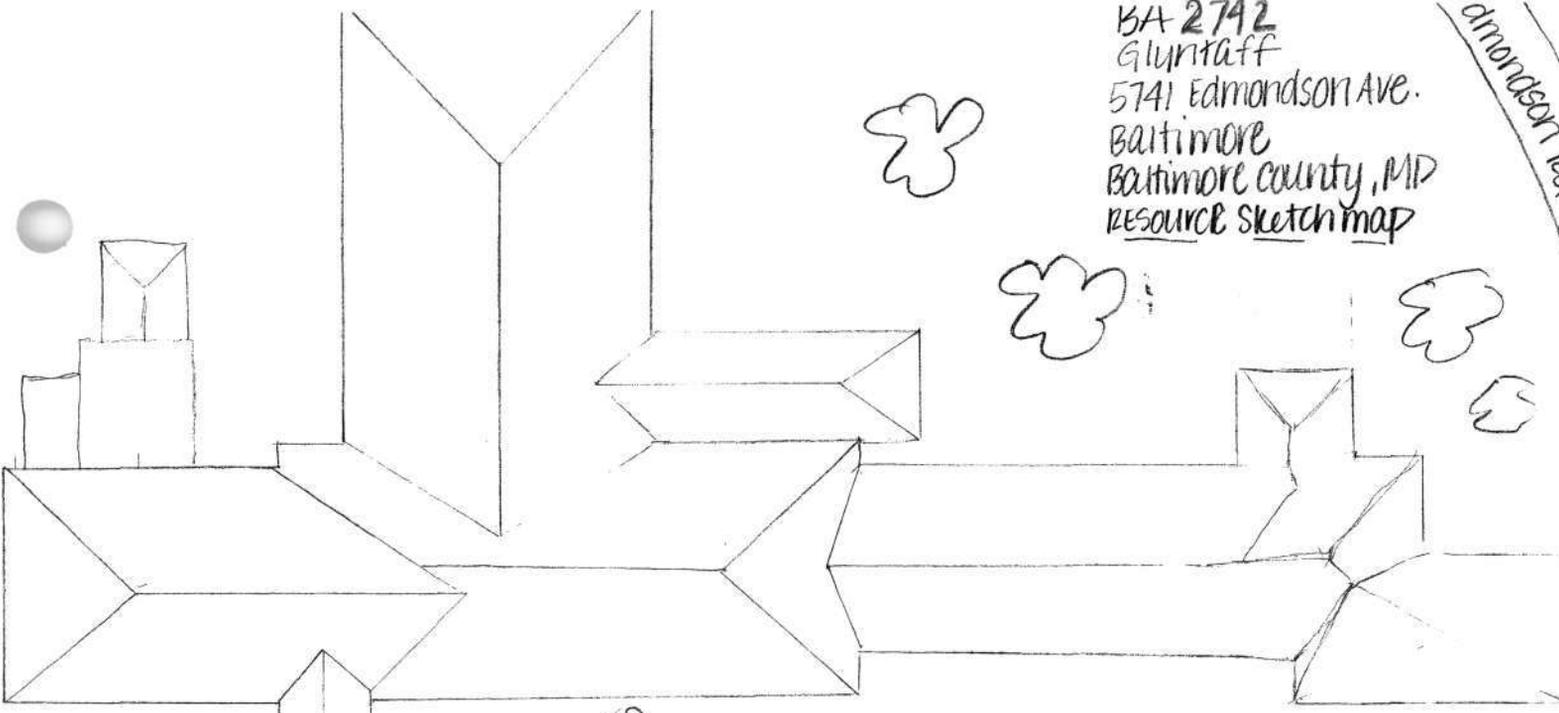
return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600



BA-2742
 GLYN TAFF
 5741 Edmondson Ave.
 Baltimore
 Baltimore County, MD
 Interior 1st Floor plan
 of Historic portion
 * RESOURCE SKETCH MAP *
 NOT DRAWN TO SCALE

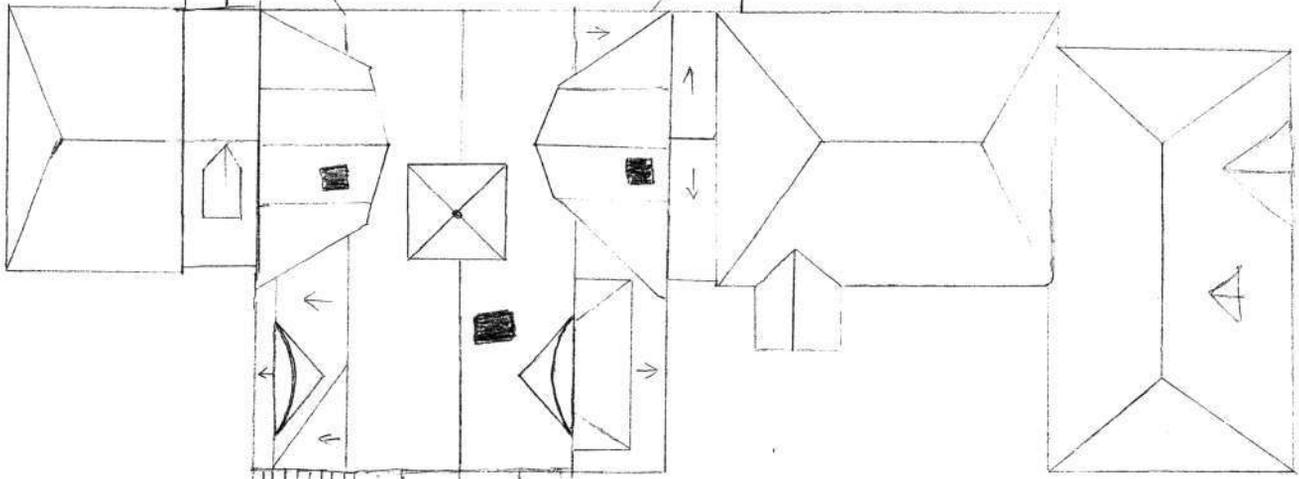
BA 2742
Glyniff
5741 Edmondson Ave.
Baltimore
Baltimore County, MD
Resource Sketch map

Edmondson Ave.



NEW WING

NEW WING



paved parking lot

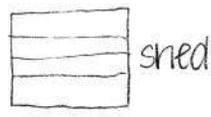
FIRE STAIR

COVERED FIRE STAIR

FLAT

WALKWAY

FLAT



N →

NOT DRAWN TO SCALE

4354

51
(ELLI)

4352

4351

4350

4349

4348

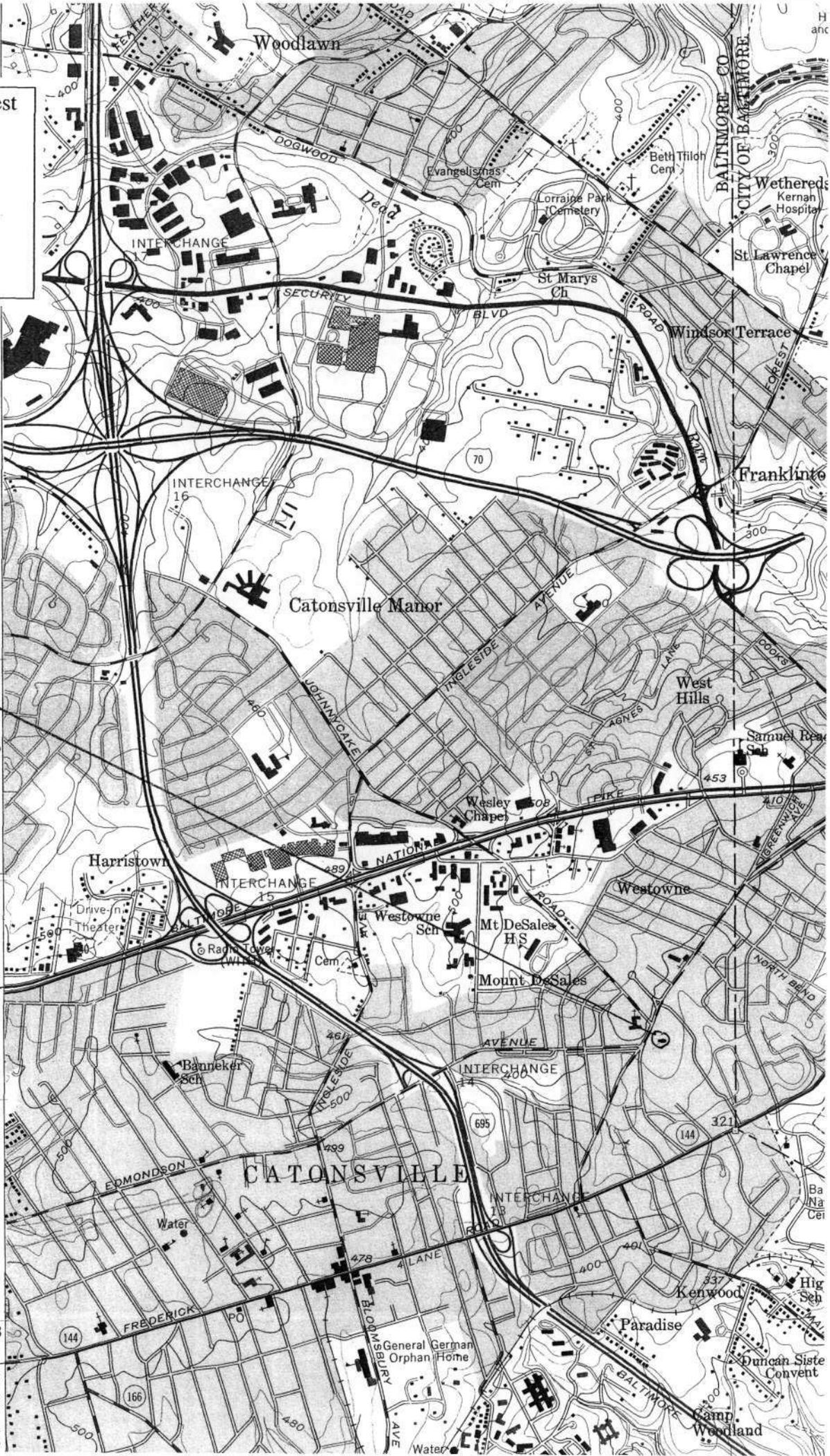
11. TO U.S. 40
CITY 2.8 MI.

USGS Quad: Baltimore West
Scale: 1:24,000

↑
N

BA-2742
GLYNDAFF
11-5743 EDMONDSON
AVENUE
BALTIMORE, BALTIMORE COUNTY

17'30"



FREDERICK 3.8 MI.
PINE ORCHARD 7.2 MI.

11. TO U.S. 40
CITY 2.8 MI.



BA 2742

Glyntaff

5741 Edmondson ave

Baltimore, Baltimore county, MD

Traceries

1/00

MD SHPO

Dwelling, west elevation, view looking East

1 of 14



BA 2742
Glyntaff
5741 Edmondson Avenue
Baltimore, Baltimore county, MD
Traceries
1/00
MD SHPO
Dwelling, Northeast corner, view looking Southwest

2 of 11



BA 2742

Glyntaff

5741 Edmondson Avenue

Baltimore, Baltimore County, MD

Traceries

11/00

MD SHPO

Dwelling, south elevation, view looking North



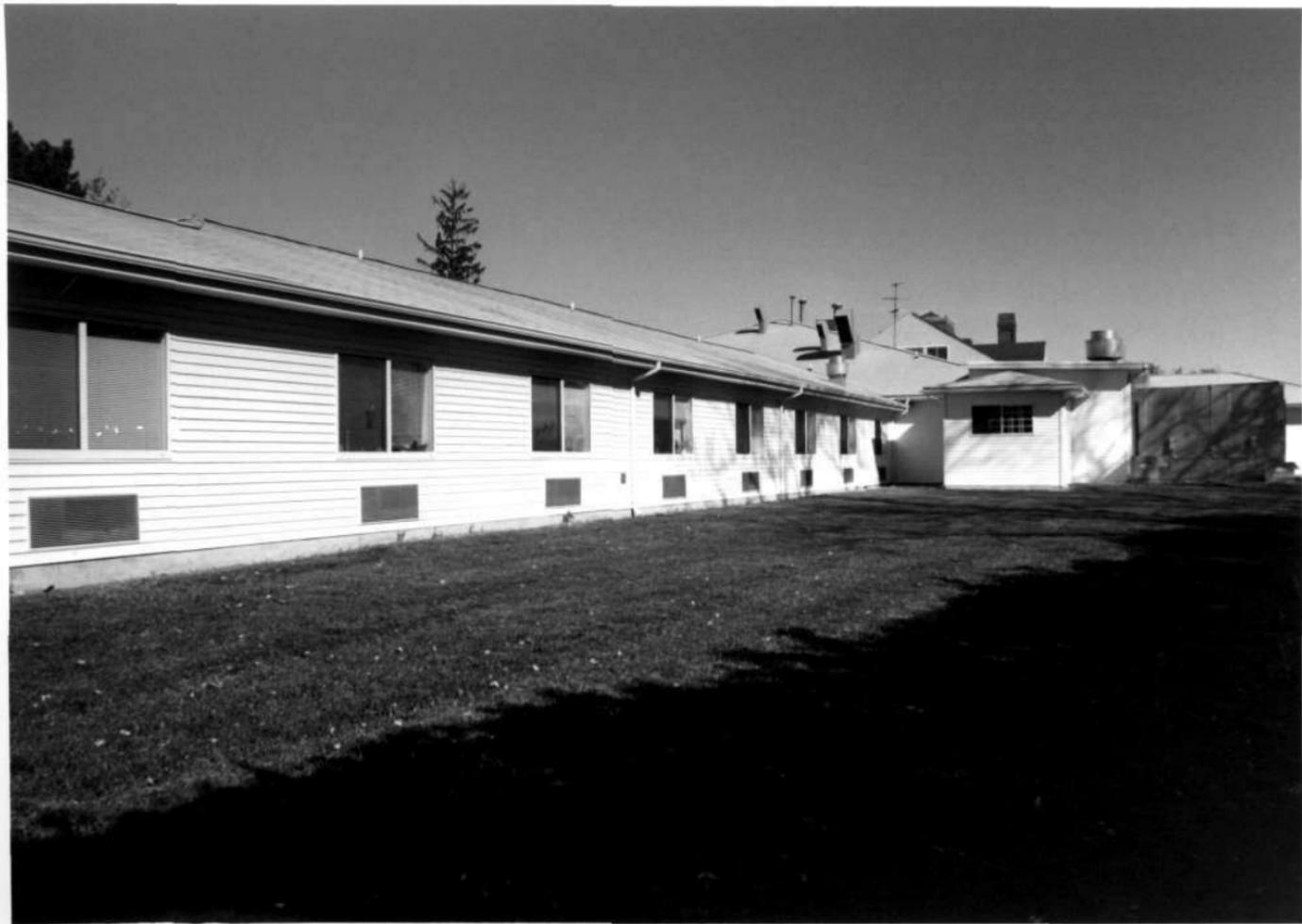
BA 2742
Glyntaff
5741 Edmondson Avenue
Baltimore, Baltimore County, MD

Traceries

11/00

MD SHPO

Dwelling, south elevation of addition hyphen, view looking North



BA 2742
Giuntaff
5741 Edmondson Avenue
Baltimore, Baltimore County, MD
Traceries

11/00
MD SHPO
Addition to Dwelling, South elevation, view looking EAST—



BA 2742
Glyntaff
5741 Edmondson Avenue
Baltimore, Baltimore County, MD

Traceries

1/00

MD SHPO

Addition to dwelling, north elevation, view looking south



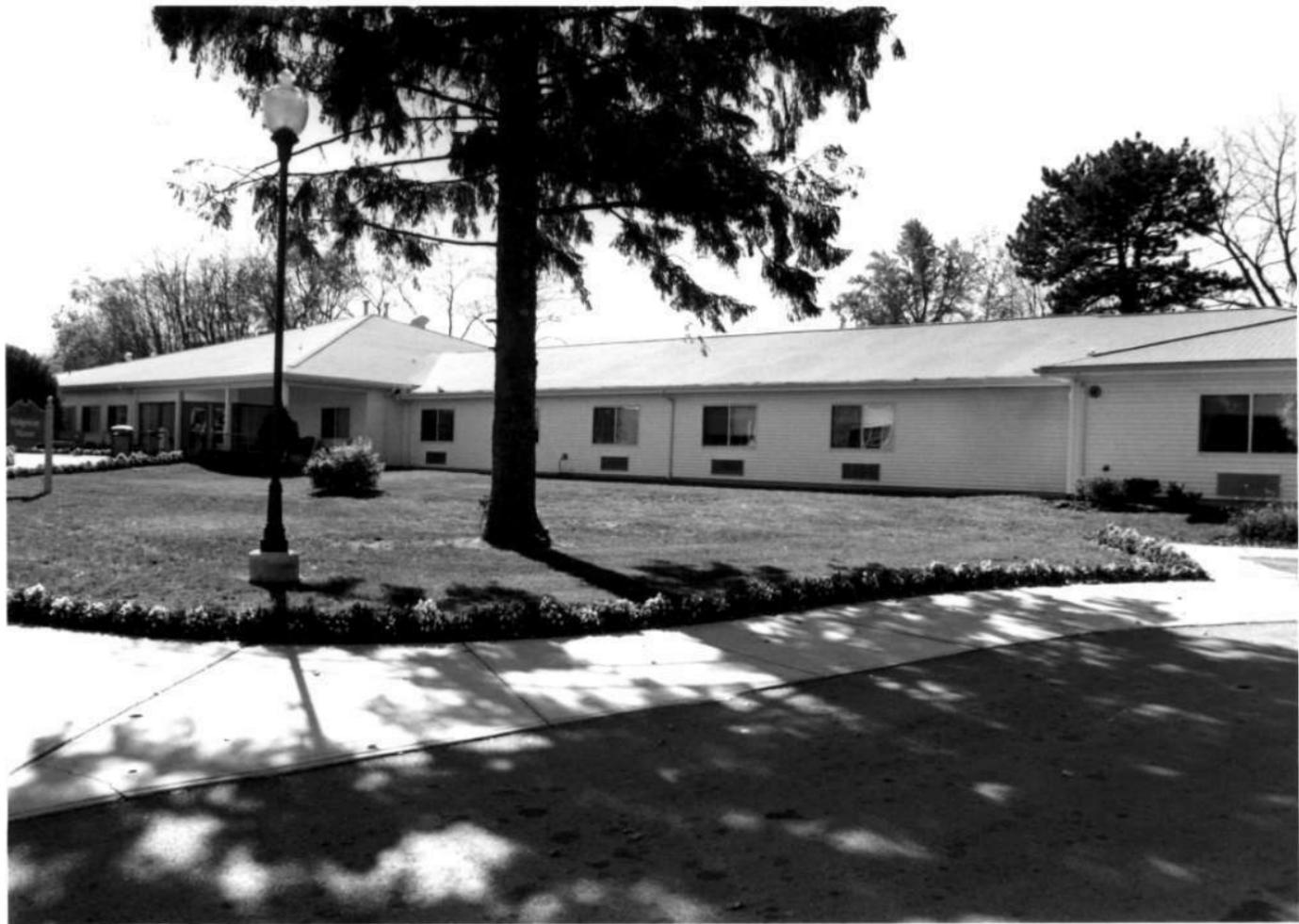
BA 2742
Giuntaff
5741 Edmondson Avenue
Baltimore, Baltimore county, MD

Traceries

11/60

MD SHPO

Addition to dwelling, North elevation, view looking South



BA 2742
Glyntaff
5741 Edmondson Avenue
Baltimore, Baltimore County, MD
Traceries

11/00
MD SHPO
Addition to dwelling, East elevation, view looking southwest



BA 2742
Glyntaff
5741 Edmondson Avenue
Baltimore, Baltimore County, MD
Traceries

1/00
MD SHPO
Dwelling, interior view, entry doors in stair hall, looking west



BA 2742
Glyntaff
5741 Edmondson Avenue
Baltimore, Baltimore County, MD

Traceries
1/00

MD SHPO
dwelling, interior view stair Hall, looking East



BA 2742
Glyntaff
5741 Edmondson Avenue
Baltimore, Baltimore County, MD
Traceries

1/00
MD SHPO
dwelling, rear parlor, view looking northeast



BA 2742
Glyntaff
5741 Edmondson Avenue
Baltimore, Baltimore County, MD
Traceries

1/00
MD SHPO
Dwelling, Front parlor mantel detail (North parlor)



BA 2742
Glyntaff
5741 Edmondson Avenue
Baltimore, Baltimore County, MD
Traceries
1/00
MD SHPO
Dwelling, Attic view, false plate

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BA 274Z
Glyntaff
5741 Edmondson Avenue
Baltimore, Baltimore County, MD
Traceries
1/00
MD SHPO
Dwelling, Interior view, 3rd Floor

14 of 14