

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes
no

Property Name: Catonsville Manor ~~District~~ Survey District Inventory Number: BA-3195
 Address: Bounded by Johnnycake Rd., Brigadoon, I-70, Ingleside Ave., Edmondson Hts./West Edmondale, and MD40 Historic district: X yes no
 City: Catonsville Zip Code: 21207 County: Baltimore County
 USGS Quadrangle(s): Baltimore West
 Property Owner: various Tax Account ID Number: n/a
 Tax Map Parcel Number(s): _____ Tax Map Number: _____
 Project: Red Line Corridor Transit Study Agency: Mass Transit Administration
 Agency Prepared By: John Milner Associates, Inc.
 Preparer's Name: Katherine Larson Farnham Date Prepared: 1/12/2006

Documentation is presented in: Enoch Pratt Free Library--Maryland Room vertical files; Arthur V. Watkins "I Remember...Building-Lot Booms of the '20s": Sunday Sun Magazine, October 6, 1963

Preparer's Eligibility Recommendation: _____ Eligibility recommended X Eligibility not recommended
 Criteria: A B C D Considerations: A B C D E F G

Complete if the property is a contributing or non-contributing resource to a NR district/property:

Name of the District/Property: _____

Inventory Number: _____ Eligible: _____ yes Listed: _____ yes

Site visit by MHT Staff yes no Name: _____ Date: _____

Description of Property and Justification: *(Please attach map and photo)*

Catonsville Manor is a sprawling suburban neighborhood development that was farmland until 1920, when developers platted it into streets and small building lots, which were sold to speculators and individuals to build homes. The streets were planned in a grid pattern and aligned with Ingleside Avenue, which ran northeast-southwest, and Johnnycake Rd., which ran northwest-southeast. The community had no set building plan or requirements, and the result was a hodgepodge of modest one- and two-story homes in a variety of common architectural styles, including Craftsman/Bungalow, Foursquare, Tudor Revival, Colonial Revival, Minimal Traditional, and Ranch. Nearly all examples of these styles are simple, low-end or minimal examples, and there are few homes that exhibit rich detail or distinctive features. Housing was built sporadically with a number of infill lots, meaning that a typical block contains housing with a broad range of construction dates, and homes have continued to be built into recent times. Groupings of homes from a common period are rare, and even these often have more modern homes interspersed into the block. There is no clear pattern to the spread of development within the neighborhood; pre-1950 homes can be found on every street, although some streets have greater concentrations of such homes than others. Some streets are nearly all post-1960 housing with just a few older homes interspersed among them.

MARYLAND HISTORICAL TRUST REVIEW	
Eligibility recommended <input type="checkbox"/>	Eligibility not recommended <input checked="" type="checkbox"/>
Criteria: <u> </u> A <u> </u> B <u> </u> C <u> </u> D	Considerations: <u> </u> A <u> </u> B <u> </u> C <u> </u> D <u> </u> E <u> </u> F <u> </u> G
MHT Comments:	
<u>Tom Janulis</u> Reviewer, Office of Preservation Services	<u>7/27/06</u> Date
<u>B. Kuntz</u> Reviewer, National Register Program	<u>8/7/06</u> Date

At the intersection of Ingleside Avenue and Johnnycake Road, Catonsville Manor has a small commercial sector with a modern gas station, seafood restaurant, landscaping/nursery business, storefronts, and some commercialized homes housing small businesses. The large, two-story building housing the restaurant and storefronts is the most prominent of the commercial buildings, but has been heavily modernized with a nautical theme, and its age and original appearance are unknown.

Arthur V. Watkins, son of the man who developed Catonsville Manor, described the development process in detail in a 1963 article. Developers like his father typically scouted growing cities to ascertain which way they might expand, and strategically purchased farmland that lay in the path of potential suburbs. Mr. Watkins' father and his company purchased several large tracts around the intersection of Ingleside Ave. and Johnnycake Rd. in 1920, and named it Catonsville Manor. His father platted and named the streets, and had them scraped out with horse-drawn scoops. Catonsville Manor's streets were named after Maryland counties and members of the Watkins family. The lots were only 20 feet wide and were priced at \$49 to \$99 apiece, but their small size meant that buyers needed to purchase two or three to gain sufficient space to erect a freestanding home. The developer relied strongly on sales tactics such as running full-page newspaper ads extolling Catonsville Manor's low taxes and a lovely setting, and providing visitor amenities like a refreshment tent, onsite sales pitches, and a free passenger jitney service to connect the site to the nearest streetcar stops. Financing was available but many buyers paid cash. Nothing was done by the developer to improve the lots, and there were no zoning or building restrictions on them, giving purchasers complete freedom to build as they pleased. As Baltimore's suburbs expanded, those who bought land in Catonsville Manor and hung onto it saw their investments double or triple. The developer's affiliation with the neighborhood ended when all the lots had sold. Utilities and street paving were installed after the neighborhood developed, at public cost. Catonsville Manor was one of numerous between-the-wars suburbs that sprang up following this development model, which differed from both early, carefully planned suburban neighborhoods like Ten Hills where lots were sold with certain stipulations to ensure the development of a "quality" neighborhood, and from later cookie-cutter suburbs like Westview Park, where the developer built all the houses in a unified style and buyers purchased a "complete" product.

Although Catonsville Manor represents a pattern of suburban development that was relatively common, it illustrates the aesthetic drawbacks of this type of development in its uneven quality and lack of cohesiveness. Most of the older homes in the neighborhood were modest structures lacking distinctive stylistic qualities when built, and the majority of these have undergone considerable renovation with modern materials, resulting in an overall lack of both distinctiveness and integrity. Due to the extensive time range in which houses were built, the neighborhood does not convey a sense of a particular time or place, and the presence of a large number of newer buildings interspersed randomly among older homes is jarring. Catonsville Manor does not meet any of the Criteria for Eligibility and is recommended not eligible for the NRHP.

MARYLAND HISTORICAL TRUST REVIEW	
Eligibility recommended _____	Eligibility not recommended _____
Criteria: ___ A ___ B ___ C ___ D	Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G
MHT Comments:	
_____	_____
Reviewer, Office of Preservation Services	Date
_____	_____
Reviewer, National Register Program	Date



BA-3195

5617 Johnnygoose Rd, Catonsville Manor District

Baltimore County, MD

Kate Farnham

6/9/2005

MD SHPD

view to W

#1 of 14

012

26



THE ART OF BEAUTY

Hair Dressing

WASH TUBS AND AUTOMATIC

ART

410

BA-3195

5606 Talbot Pl., Catonsville Manor District

Baltimore County, MD

Kate Farnham

6/9/2005

MD SHPO

view to NE

#2 of 14

008

22



8A-3195

5610 Talbott Pl., Catonsville Manor District
Baltimore County, MD

Kate Farnham

6/9/2005

MD SHPO
view to N

#3 of 14

013

27

Fujicolor



Gregory

BA-3195

Corner of Johnny Lee + Gregory, Catonsville Manor District
Baltimore County, MD

Kate Farnham

6/9/2005

MD SHPS

View to N

#4 of 14

201

1199



BA-3195

5627 Johnnycake Rd, Catonsville Manor District
Baltimore County, MD

Kate Farnham

24 BARBONS HWY # 5614

6/9/2005

MD SHPO

view to W

#5 of 14

2



20

OFFICES

BA-3195

1000 blk. IngleSide Ave, Catonsville Manor District
Baltimore County, MD

Lynn Jones, JMA

12/22/2005

202 BANKING UNIT - 1 6022

MD SHPO

View to E from Calyn Rd.

#6 of 14

002

202



BA-3195

Calyn Rd, Catonsville Manor District

Baltimore County, MD

Lynn Jones, JMA

12/22/2005

MD SHPS

view to NE

#7 of 14 207

207



BA-3195

5700 blk. Johnny cake Rd, Catonsville Manor district
Baltimore County, MD

Lynn Jones, JMA

12/22/2005

MD SHPO

View to SE

48 of 14 ²⁰⁶

206



BA-3195

Johannycake Rd/Ingleside Ave intersection, Catonsville Manor District
Baltimore County, MD

Lynn Jones, JMA

12/22/2005

MD SHPD

views to N of commercial area

#9 of 14⁰⁰²

209



BA-3195

1100 Blk. Baker Ave, Catonsville Manor District

Baltimore County, MD

Lynn Jones, JMA

12/22/2005

MD SHPO

view to E of oldest homes

#10 of 14 001

208



8A-3195

1100 Blk. Baker Ave., Catonsville Manor District

Baltimore County, MD

Lynn Jones, JMA

12/22/2005

MD SHPD

View to NE

#11 of 14

210



BA-3195

1200 blk. Dorchester Ave, Catonsville Manor District

Baltimore County, MD

Lynn Jones, JMA

BARNONE JRY 2 5823

12/22/2005

MD SHPO

View to NE

006

213

#12 of 14



BA-3195

1300 blk. Ingheside Ave., Catonsville Manor District

Baltimore County, MD

Lynn Jones, JMA

12/22/2005

MD SHPO

view to W of north side

#13 of 1405



BA-3195

1400 blk. Ingleside Ave., Catonsville Manor District

Baltimore County, MD

Lynn Jones, JMA

12/22/2005

MD SHPO

View to N of N side

#14 of 14⁰⁴

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