



*Brandon M. Scott*  
Mayor

**COMMISSION FOR  
HISTORICAL & ARCHITECTURAL  
PRESERVATION**

*Harry Spikes, Chairman*

**STAFF REPORT**



*Chris Ryer*  
Director

**October 11, 2022**

**REQUEST:** Designate as a Baltimore City Landmark

**ADDRESS:** 3818 Roland Avenue

**RECOMMENDATION:** Approval of designation as a Baltimore City Landmark

**STAFF:** Stacy Montgomery

**PETITIONER(S):** Councilmember Odette Ramos

**OWNER:** 3535 Chestnut LLC

**SITE/HISTORIC DISTRICT**

General Area: The building is located on the west side of Roland Avenue south of Rectory Lane and north of 38<sup>th</sup> Street at the northern edge of Hampden. Hampden is largely a neighborhood of late 19<sup>th</sup> and early 20<sup>th</sup> century rowhouses interspersed with churches and several schools. Immediately to the north of 3818 Roland Avenue, on the north side of Rectory Lane, is a large apartment tower. There is a parking lot to the south of 3818 Roland Avenue (where a small group of row houses once stood) and an industrial building to the west of the building, along Rectory Lane. The east side of Roland Avenue is predominantly rowhouses and a single home, the Shelley House, which is already a Baltimore City Landmark.

Site Conditions/Architectural Description: The house at 3818 Roland Avenue is a two-story brick dwelling with a square brick bay projecting from the façade, a two-story, wooden wrap-around porch, two projecting brick bays on the side elevations, and one 2<sup>nd</sup> story projecting frame bay on the north elevation. The building has a flat roof with a wooden cornice. The house has a two-story frame addition and a two-bay garage at the rear of the lot. There are a variety of window configurations, however, all the windows on the 1<sup>st</sup> and 2<sup>nd</sup> stories are double-hung and predominantly wood. The 2<sup>nd</sup> story windows have brick jack arch lintels with a thin, decorative band of darker brick running between the lintels and wrapping around the building's façade.

**BACKGROUND**

- Councilmember Ramos initiated the potential landmark designation request in May of 2022, and formally requested the designation in July 2022
- Councilmember Ramos introduced the landmark designation bill in City Council on August 15, 2022.

- At the September 13, 2022 CHAP Hearing, the commission voted to approve the Potential Landmark Designation of the property.

## **PROPOSAL & PROCEDURES**

The proposal is to designate this property as a Baltimore City Landmark.

## **APPLICATION OF GUIDELINES**

For requests to designate properties as a Baltimore City Landmark, CHAP staff applies the Criteria for Designating District and Landmarks, which considers the quality of significance in Baltimore history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, public interiors, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and

1. That are associated with events that have made a significant contribution to the broad patterns of Baltimore history; or
2. That are associated with the lives of persons significant in Baltimore's past; or
3. That embody the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
4. That have yielded or may be likely to yield information important in Baltimore prehistory or history.

Staff has determined that the building at 3818 Roland Avenue meets two of the four designation criteria:

1. That are associated with events that have made a significant contribution to the broad patterns of Baltimore history; or
3. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

The property at 3818 Roland Avenue is significant for its length of female ownership in the early 20<sup>th</sup> century, specifically for its association with Katherine Chambers Naylor, a dressmaker who owned the property from 1900 to 1944 and made many of the improvements to the property. The property is also significant for its architecture. The building at 3818 Roland Avenue is a unique and distinctive brick home with brick and frame bays and a two-story porch. The building was constructed in the late 19<sup>th</sup> century and underwent its most significant alterations during the ownership of Katherine Chambers Naylor.

## **NEIGHBORHOOD COMMENTS**

The property is not located within a CHAP district; therefore, comments from an Architectural Review Committee are not applicable.

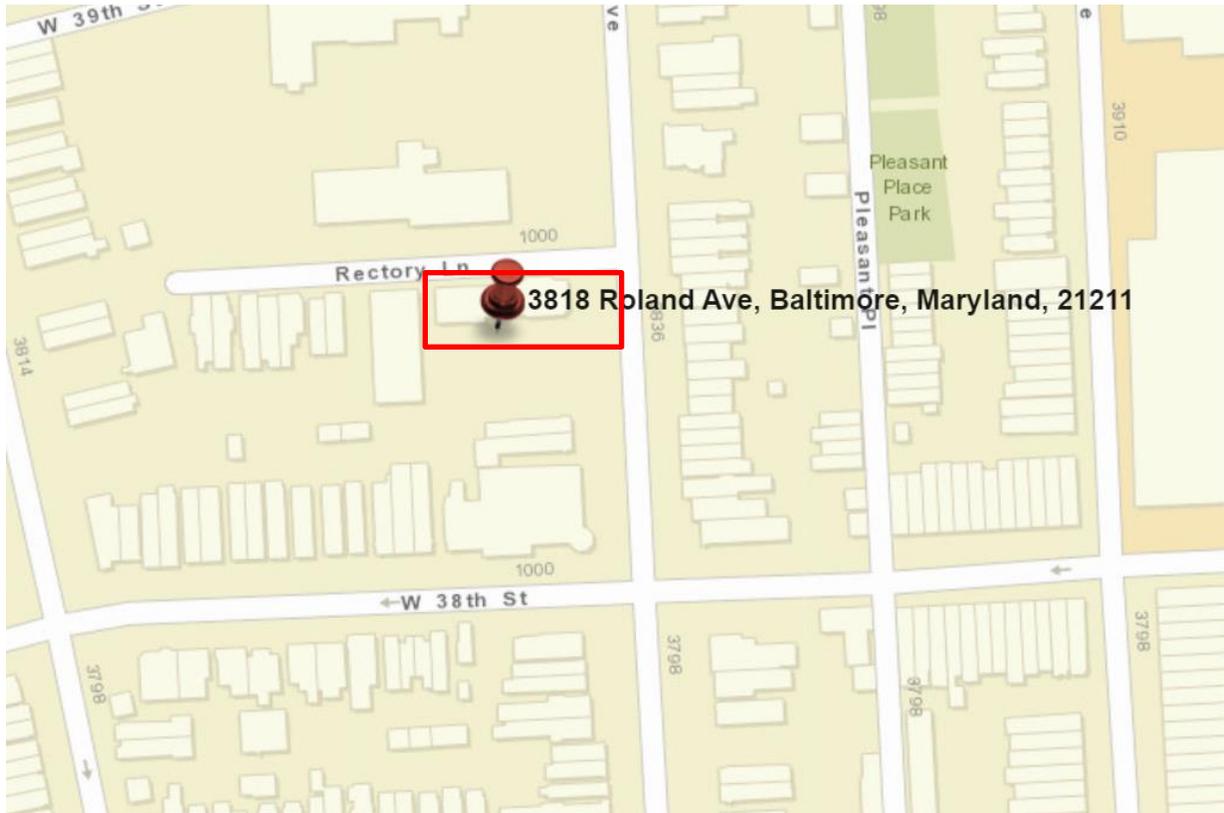
**RECOMMENDATION**

**Staff recommends a finding of approval for the designation of this property as a Baltimore City Landmark, because it meets criteria 1 and 3 of CHAP's criteria for designation.**

A handwritten signature in black ink, appearing to read "E. L. Holcomb". The signature is written in a cursive, slightly stylized font.

**Eric L. Holcomb  
Executive Director**

**Maps and Photos**



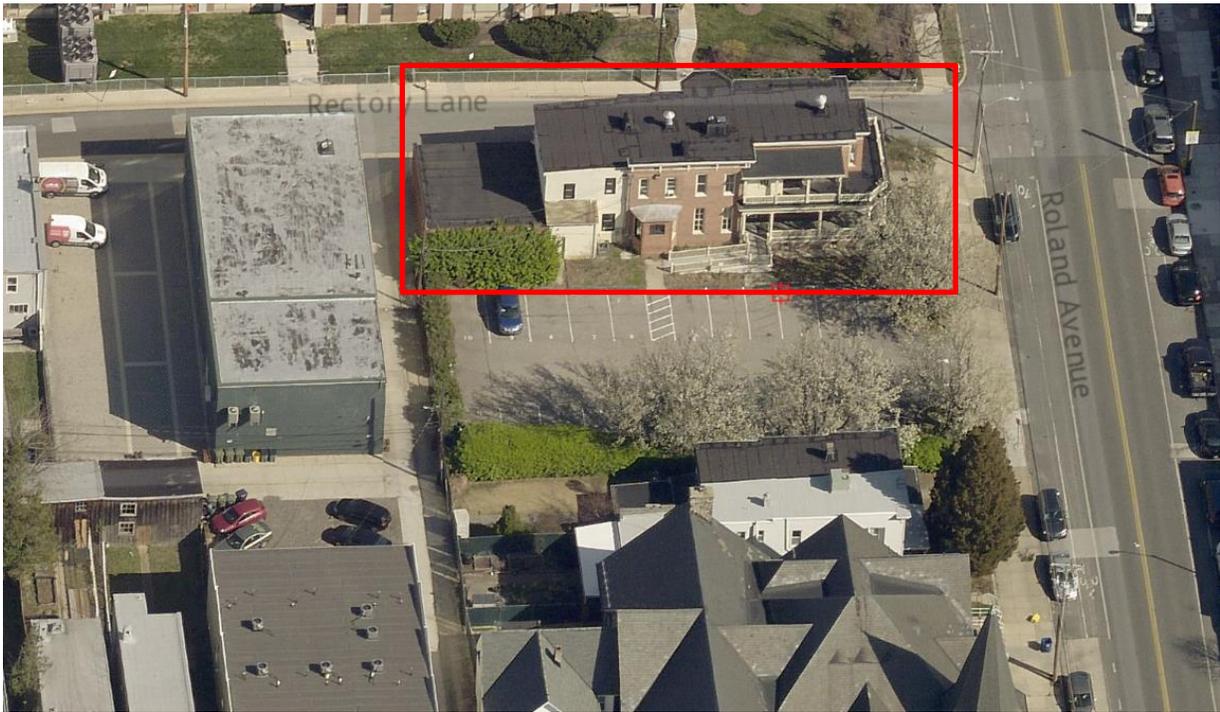
Current Map of 3818 Roland Avenue, Baltimore City View



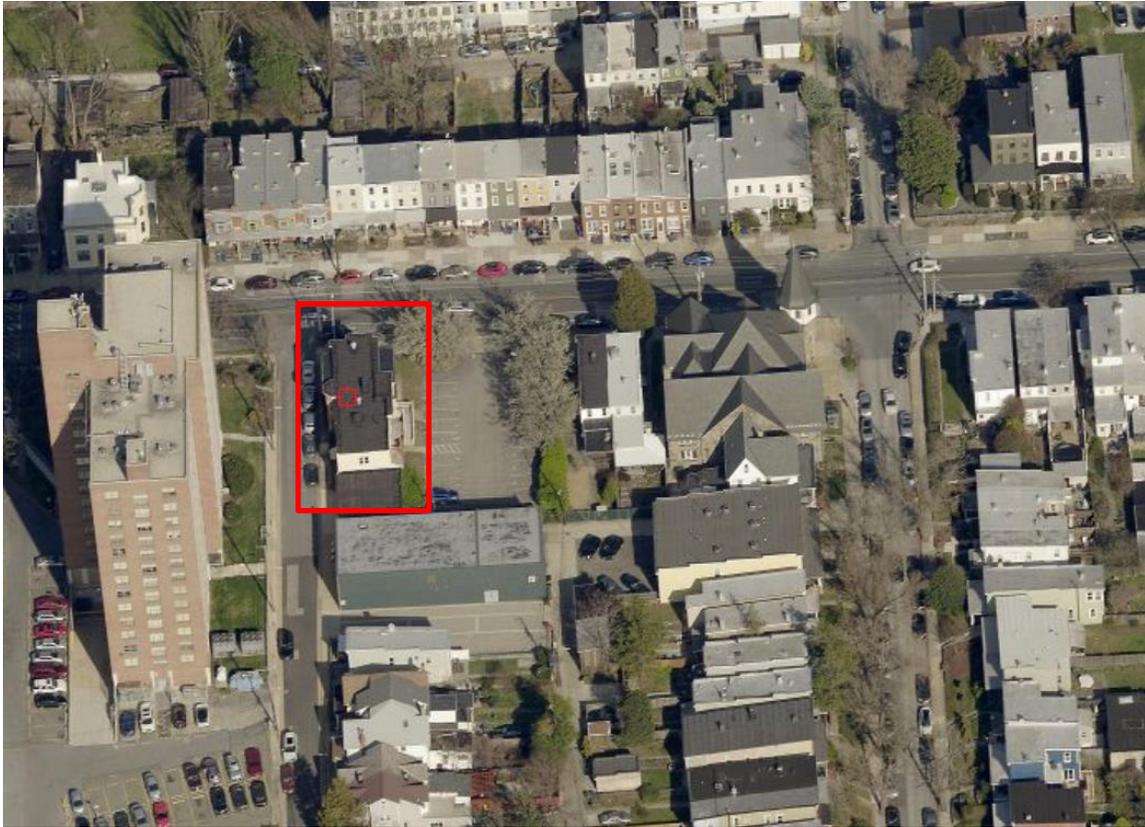
3818 Roland Avenue Outlined in Red, Connect Explore, April 2022



3818 Roland Avenue facing West, Connect Explore, April 2022



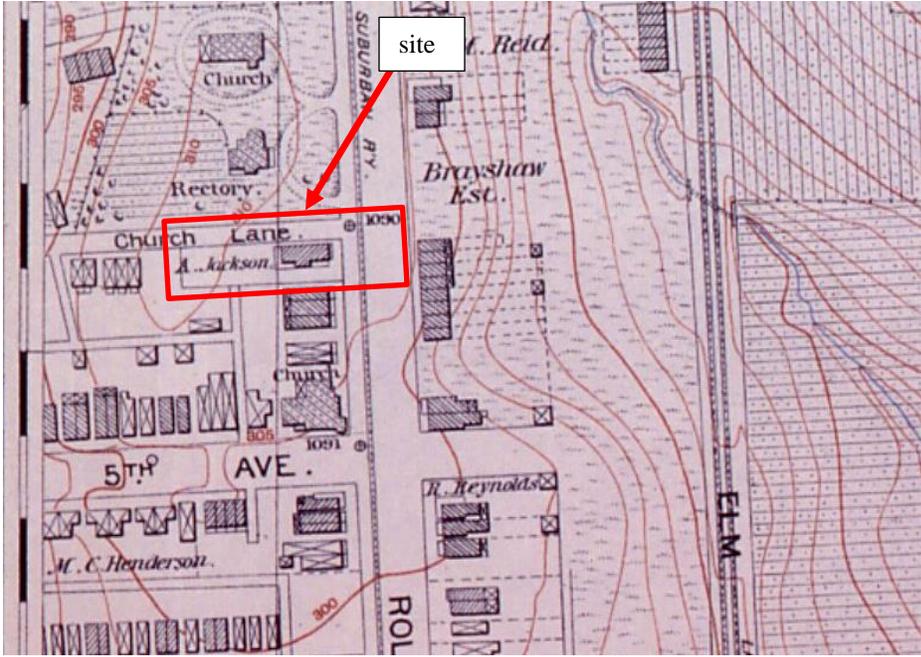
3818 Roland Avenue facing West, Connect Explore, April 2022



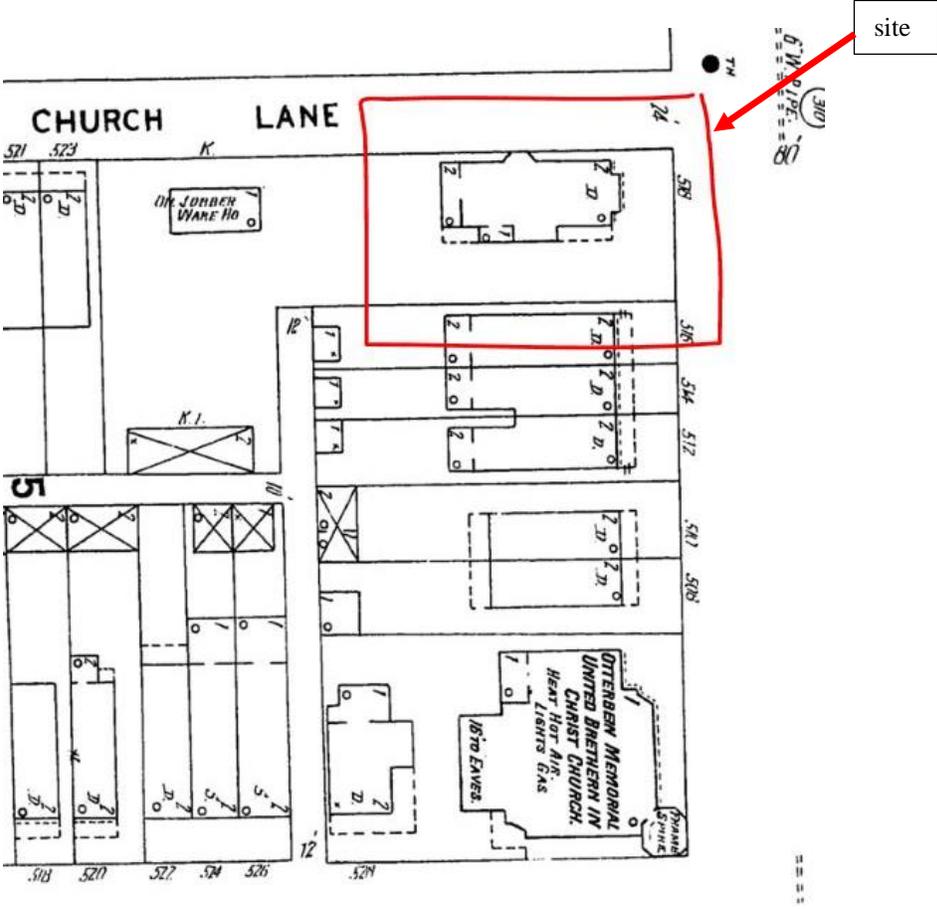
3818 Roland Avenue facing East, Connect Explore, April 2022



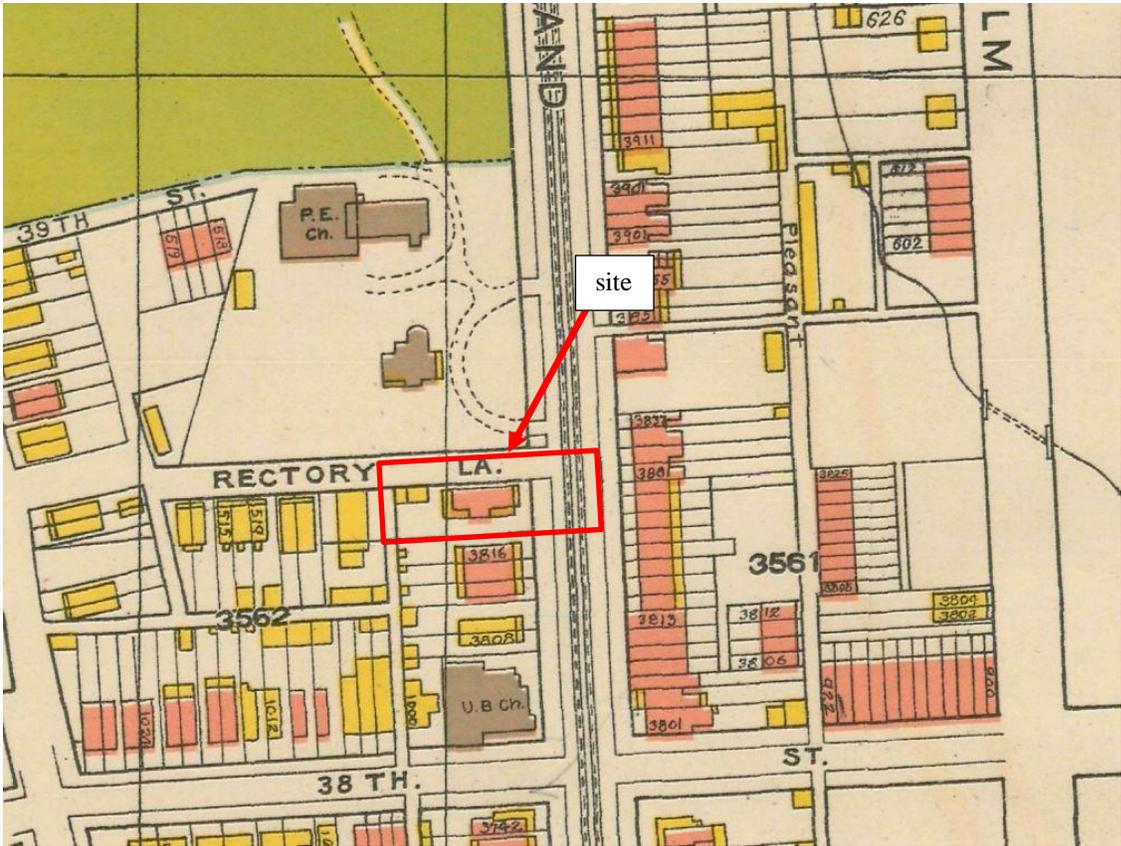
3818 Roland Avenue facing South, Connect Explore, April 2022



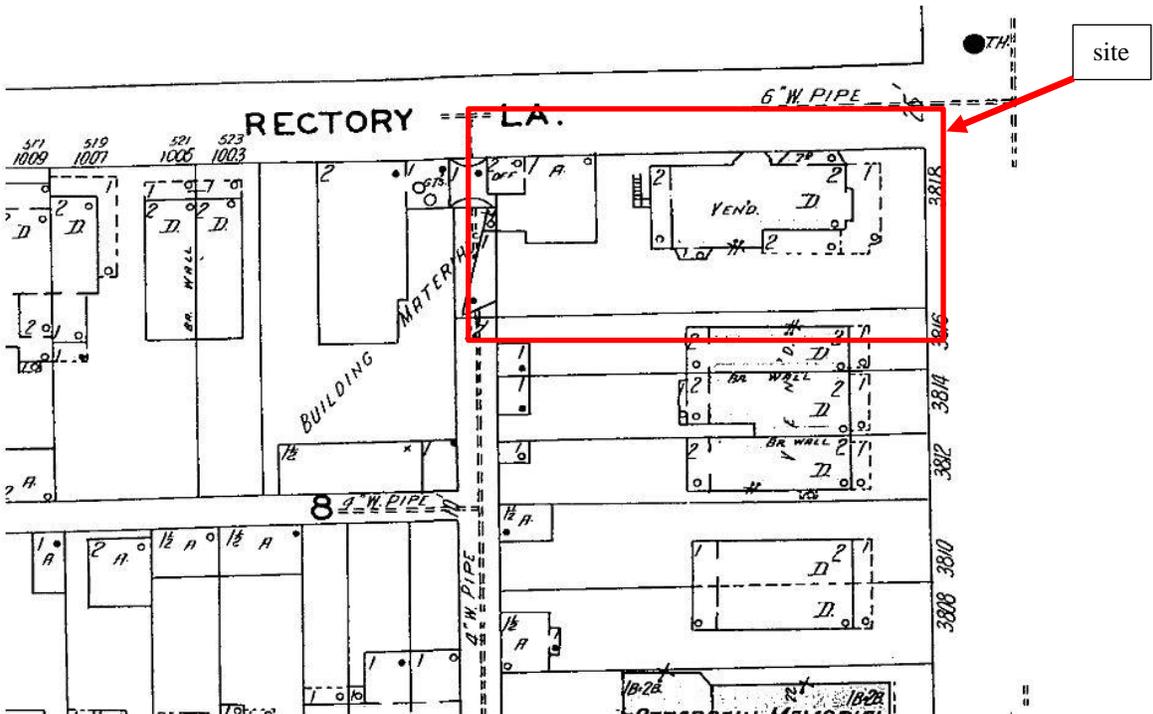
1894 City of Baltimore Topographical Map with site outlined in red.



1902 Sanborn Fire Insurance Map with property outlined in red.



1914 Topographical Map of Baltimore City with site outlined in red.



1928-1936 Sanborn Fire Insurance Map with property outlined in red.



Façade of 3818 Roland Avenue, September 2022



North Elevation and façade of 3818 Roland Avenue from Rectory Lane, September 2022