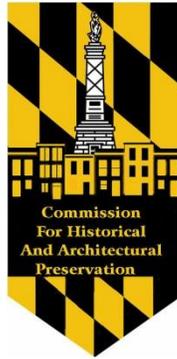


**Baltimore City
Commission for Historical and
Architectural Preservation**



**Landmark Designation Report
October 11, 2022**

3818 Roland Avenue
3818 Roland Avenue
Baltimore, Maryland



Commission for Historical & Architectural Preservation

ERIC HOLCOMB, *Executive Director*

Charles L. Benton, Jr. Building 417 East Fayette Street Eighth Floor Baltimore, MD 21202-3416
410-396-4866



BRANDON M. SCOTT
Mayor



CHRIS RYER
Director

Significance Summary

The property at 3818 Roland Avenue is significant for its length of female homeownership in the early twentieth century, specifically for its association with Katherine “Kate” 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 19th century and underwent its most significant alterations during the ownership of Katherine Chambers Naylor.

Architectural Description

The house at 3818 Roland Avenue (historically known as 518 Roland Avenue) is a two-story Renaissance Revival-style 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 2nd story projecting frame bay on the north elevation.¹ The building has a flat roof with a wooden cornice that wraps around the front façade. There is bracketed Italianate cornice along the south elevation. There is a simpler cornice over the two-story brick bay on the north elevation. 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 1st and 2nd stories are double hung and predominantly wood. The windows on the façade have a decorative multi-lite top sash and single-lite bottom sash. The 2nd 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. The windows on the south elevation are 1/1, 2/2, 4/4 and 6/6, as this elevation was enlarged in the early 20th century. The two-story wrap-around porch is one of the most distinctive features. The wooden porch spans the front façade and wraps around the southeastern corner of the building and runs back to the edge of the projecting brick bay on the south elevation. Both stories have a wooden railing with square balusters. The first story has Doric columns supporting the porch roof with a tall entablature below a second cornice. The upper story porch railing spans between square wood columns. A shallow pedimented roof tops the second story porch on the south elevation. The frame additions on the rear have been altered and expanded over time and are now attached to the garage. The garage was initially constructed between 1906 and 1914, but has been expanded and altered since that time.

The Renaissance Revival style gained popularity in the United States in the last decades of the 19th century. In Baltimore, the work of the architectural firm McKim, Mead & White was heavily influential on the adaptation this style to residential building. In Baltimore, this style was predominated by “flat roof, flat-façade, brown-brick rowhouses” with “minimal ornamental detail.”² As the form was adapted to two-story rowhouses, builders constructed “swell-fronts” with rounded or squared projecting bays that “enhanced the rhythm of the streetscape.”³ While this square-front bay form can be found in rowhouse form, its use in a detached dwelling is uncommon. The other bays and two-story front porch combine for a unique and distinctive building along Roland Avenue.

Chronology of Construction

In 1887 the property transferred to Arthur Jackson from Moses Walter (trustee). In 1887, Hampden was still a part of Baltimore County, but would be annexed into Baltimore City in 1888. The building at 3818 Roland Avenue (then 518 Roland Avenue) first appeared on 1894

City of Baltimore Topographical Map (Image 1), meaning that Arthur Jackson was likely responsible for the initial construction of the building. In 1902, the building was sold by Arthur Jackson to Katherine “Kate” M. Chambers, who bought the property after several years of renting it.

The building appears on the 1902 Sanborn Map (Image 3) as a two-story brick house with side porch. There is a small warehouse and stable in the rear on what was then called Church Lane or St. Mary’s Lane (now Rectory Lane). There was an angled brick bay on Church Lane, a square brick bay south side, and both one-story and two-story rear additions. In 1903, Kate Chambers obtained a permit to build a second story on a square bay on the south elevation.⁴ In 1906 she received a permit to build an addition.⁵ The 1914-1915 Sanborn Map (Image 6) shows a one-story front porch added and new detached garage along Rectory Lane. The 1928-1936 Sanborn Map (Image 7) shows a one-story front porch and a two-story porch on south side and 2nd story angled bay at northeast corner near façade and new angled bay at southwest corner of south elevation. There is also a new, larger garage in the rear of the property by this point. The rear frame addition was enlarged to its current size after 1954.

Contextual History

Constructed in the late 19th century, the house at 3818 Roland Avenue was the home of a dressmaker named Katherine “Kate” M. Chambers. Katherine Chambers was born on a farm in Howard County in the 1860s to Levi and Mary Chambers. Kate and her family moved to Baltimore when she was 9 years old, settling in Woodberry.⁶ Kate and many of her nine siblings worked in a cotton mill and attended Woodberry M. E. Church with their parents.⁷ In the fall of 1897, Kate moved with her family to the house on Roland Avenue, then known as 518 Roland Avenue.⁸ In 1900, the census lists Kate, age 33, as the head of household at 518 Roland Avenue, living with her elderly father Levi, sister Carrie, nephew Walter, and a female boarder. Kate, Carrie and the boarder were all working as dressmakers in 1900.⁹ In 1902, her sister Carrie’s wedding reception was held at their home on Roland Avenue.

In 1902 Kate Chambers purchased the house on Roland Avenue from Arthur H. Jackson for \$1,600 and quickly began improving and expanding the property.¹⁰ In January of 1903 Kate bought an adjoining lot and constructed a second story addition on the south elevation. In January of 1904 Kate bought a third adjacent lot from Arthur Jackson. In 1906 she built another addition. In 1907 she joined her neighbors in one of a number of “Annex Tax Suits” brought against the City in this era, contesting the City’s collection of property taxes at the full rate in the area of the City annexed in 1888.¹¹ Similar suits were filed from other neighborhoods within the Annex.

While she was improving the property at 3818 Roland Avenue, Kate Chambers also invested in other real estate in Hampden. In 1910, she purchased a lot “improved with many dwellings” on the west side of Hickory Avenue with her brothers Levi and James Chambers for \$6,000.¹² Her brother Levi Chambers was a successful builder who constructed many of the homes in Guilford, Homeland and Roland Park. In 1911 Kate got a building permit to construct nine two-story dwellings on the south side of West 37th Street between Hickory Avenue and Falls Road. A notice in *The Sun* said the houses would be two-story brick dwellings with metal cornices and

steam heat, designed by architect H. J. Tinley and each costing \$18,000.¹³ These houses are all still standing on the south side of the 1100 block of West 37th Street (image 12).

In December of 1909, Kate Chambers, around age 36, married Dr. Harry Naylor, an English-born dentist living in Baltimore. Kate's brother, Dr. Morgan Chambers, a Methodist Episcopal minister (who served as the minister of Strawbridge M. E. Church at one point) officiated the wedding.¹⁴ The couple continued to live in the house at 3818 Roland Avenue, where Kate ran her dress-making business. Although she was married, she was still listed professionally as Kate or Katherine Chambers in the Baltimore City Directories into the 1920s. In the 1920 census, she and her husband still lived at 3818 Roland Avenue where Katherine is listed as a dressmaker and employer. They also had two boarders living with them, one of whom is a dressmaker employed in a nearby shop.¹⁵ Like Kate, her husband Dr. Harry Naylor invested in real estate, purchasing a lot further north on Roland Avenue, near University Parkway, to construct an apartment building. By 1940, Kate and her husband lived at 4135 Roland Avenue with her niece Beulah, who was also a dressmaker, along with several other boarders.¹⁶

Since her girlhood, Kate was involved in the Woodberry M. E. Church, continuing her involvement long after she moved to Roland Avenue. Her financial success not only allowed her to purchase the home at 3818 Roland Avenue, but allowed her to move up into Baltimore society. In 1899, the Sun listed her among a group of ladies visiting Atlantic City. In 1907 she sailed to the Jamestown Exposition with members of the Builder's Exchange for a three-day trip.¹⁷ Kate may have been involved in the Builders Exchange because of her brothers or on her own merits as a developer. In the 1930s, Katherine Chambers Naylor was an active member of many women's civic organizations, including the Women's City Club, the Women's Southern Club, and the Women's Club of Roland Park.

Katherine Chambers Naylor died on December 21, 1944 at her home at 4135 Roland Avenue. She was still the owner of the property at 3818 Roland Avenue at the time of her death. In 1946, Dr. Harry Naylor and his new wife (Kate's niece) Beulah Chambers Naylor, sold the house at 3818 Roland Avenue to Lawrence and Elizabeth Orrts. Two year later, the Orrts sold the property to Austin and Ana Donovan, who opened a funeral home in the property.¹⁸ The property operated as Donovan's Funeral Home until 1970, when it was sold to Alan Seitz, who operated his own funeral home. In 2000 Good Shephard United Methodist Church took ownership of the property, and in 2002, the property was renovated for use by the Junior League of Baltimore.

Katherine "Kate" Chambers Naylor took a skill she likely learned as a child working in a cotton mill and became a successful dressmaker. Her skills brought her the financial freedom to purchase a large home and support her father and sisters. It also allowed her to invest in and develop real estate. All of this allowed her to gain upward social mobility, to travel, and to gain entry into some of the city's more exclusive social groups. Even after she married in 1909, she retained a professional identity tied to her maiden name and continued to run a successful business and mentor others. Her success and financial independence at a time when many women were dependent on their fathers, husbands, and brothers, is an important story about women in early 20th century Baltimore.

Application of Landmark Designation Criteria

The property meets CHAP Landmark Designation criteria, as follows:

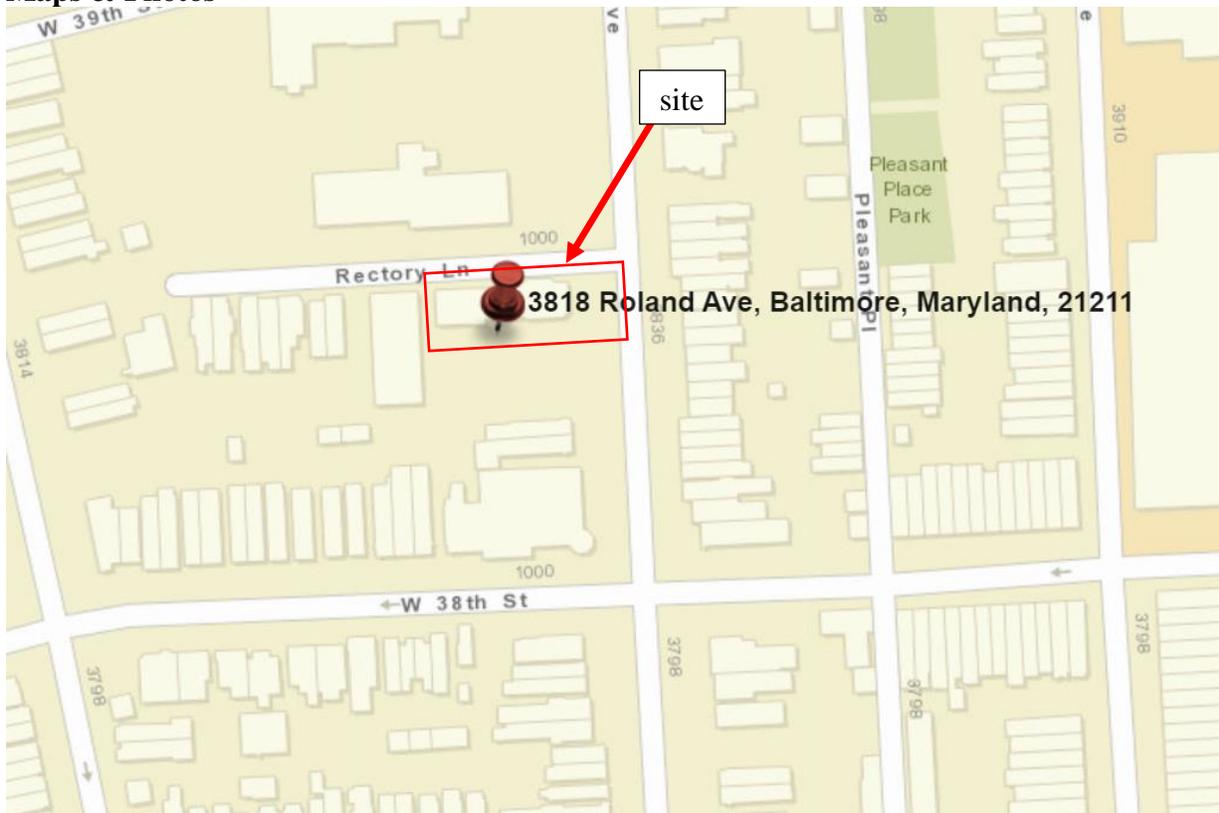
The quality of significance in Baltimore history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, public interiors, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

B. A Baltimore City Landmark may be a site, structure, landscape, building (or portion thereof), place, work of art, or other object:

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 20th 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 19th century and underwent its most significant alterations during the ownership of Katherine Chambers Naylor.

Maps & Photos



Current Map of 3818 Roland Avenue, Baltimore City View



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

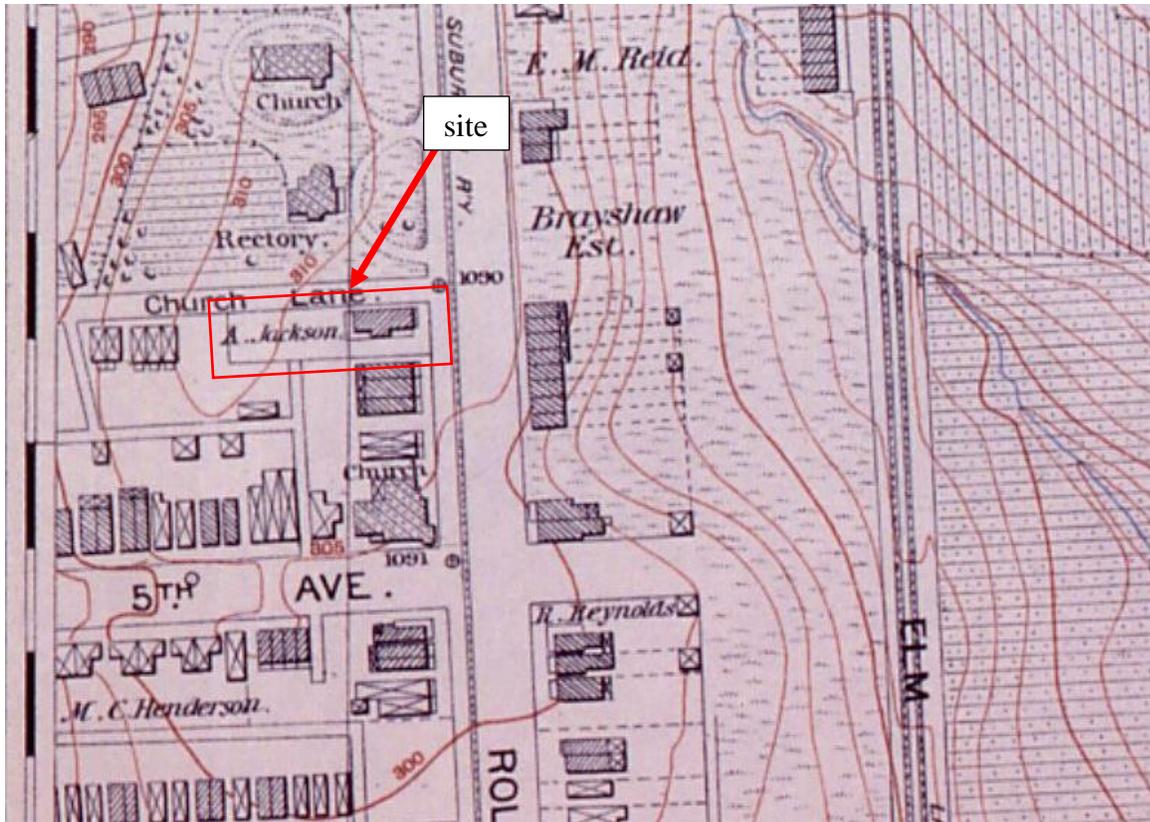


Image 1: 1894 City of Baltimore Topographical Map with site outlined in red.



Image 2: 1896 Bromley Atlas of Baltimore with site outlined in red.

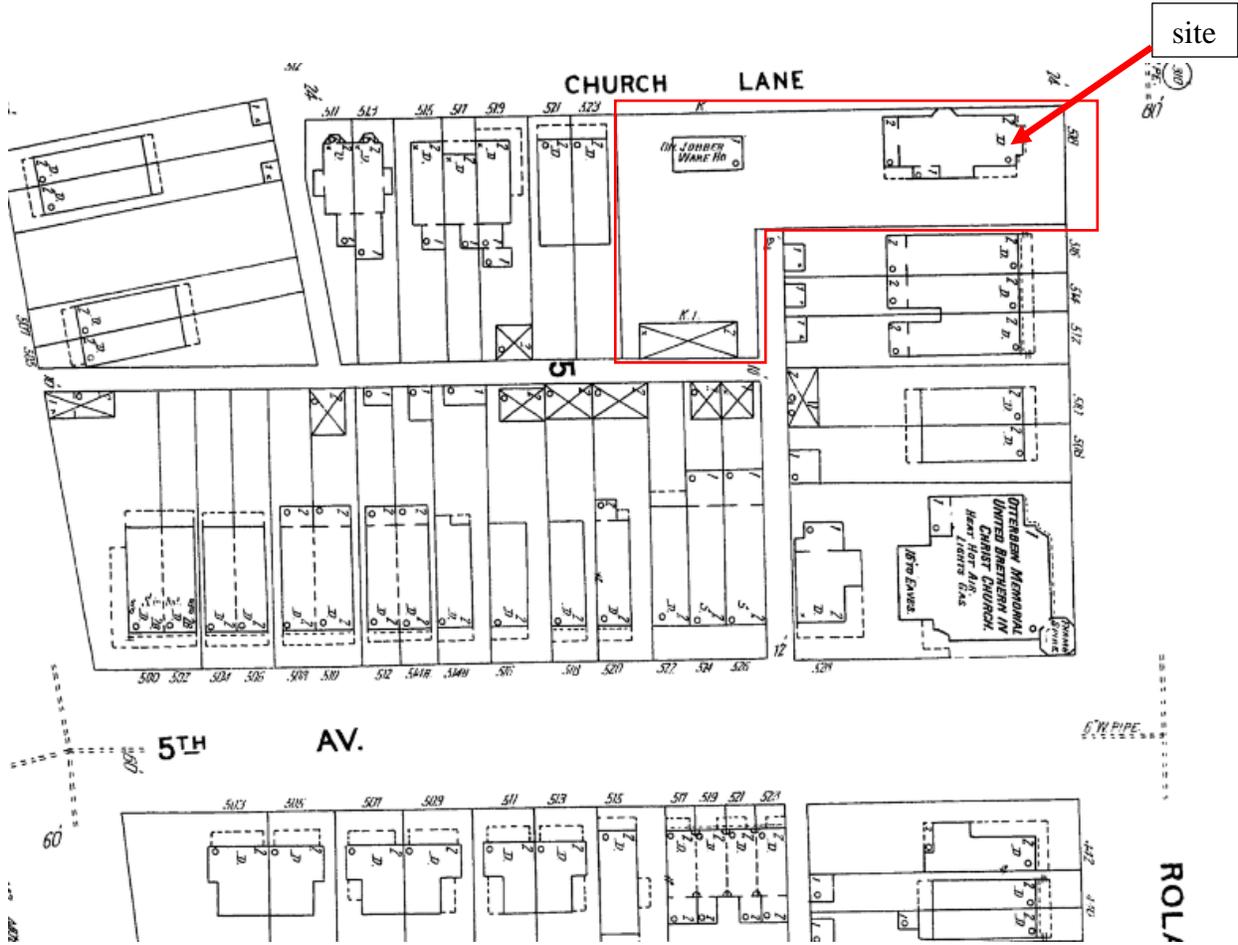


Image 3: 1902 Sanborn Fire Insurance Map with property outlined in red.

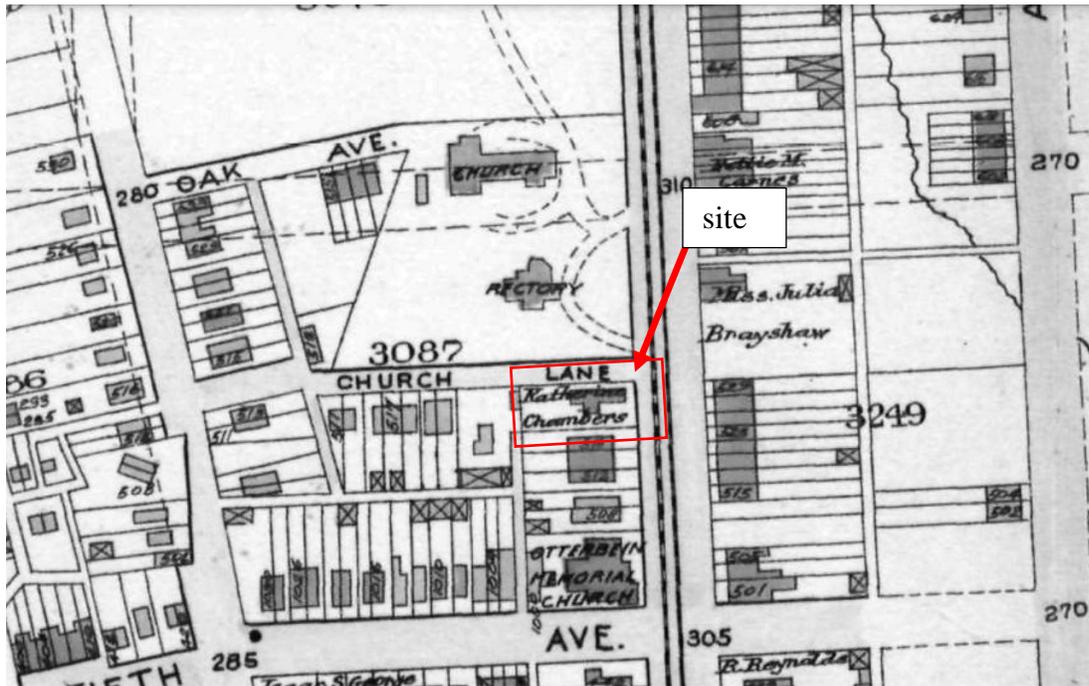


Image 4: 1906 Bromley Atlas of Baltimore with site outlined in red.

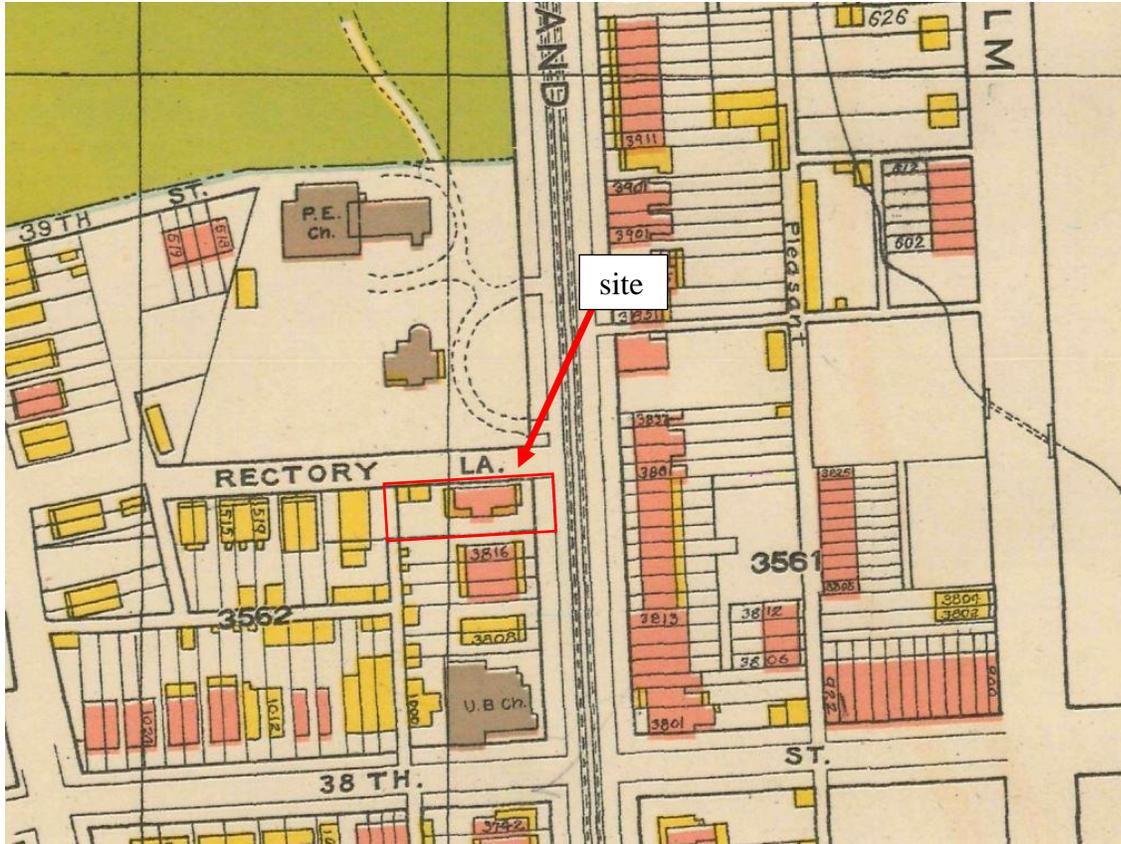


Image 5: 1914 Topographical Survey of Baltimore City with site outlined in red.

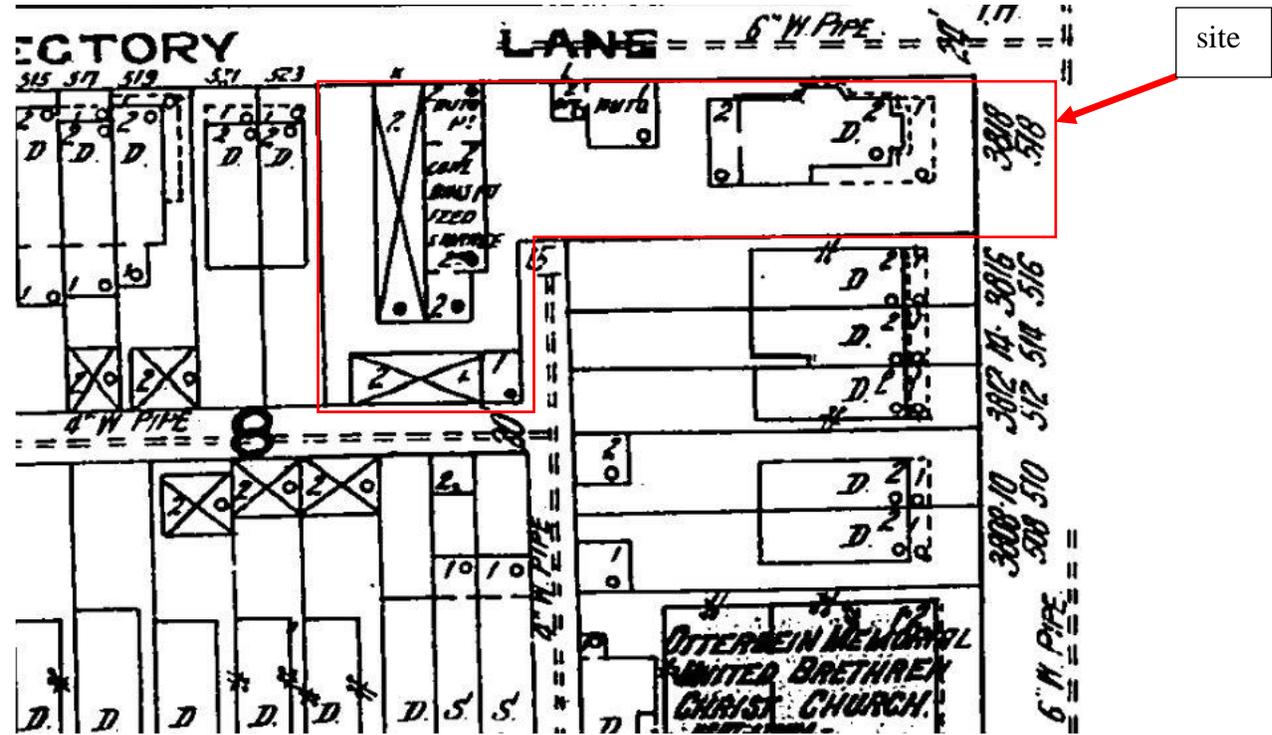


Image 6: 1914-1915 Sanborn Fire Insurance Map with property outlined in red.

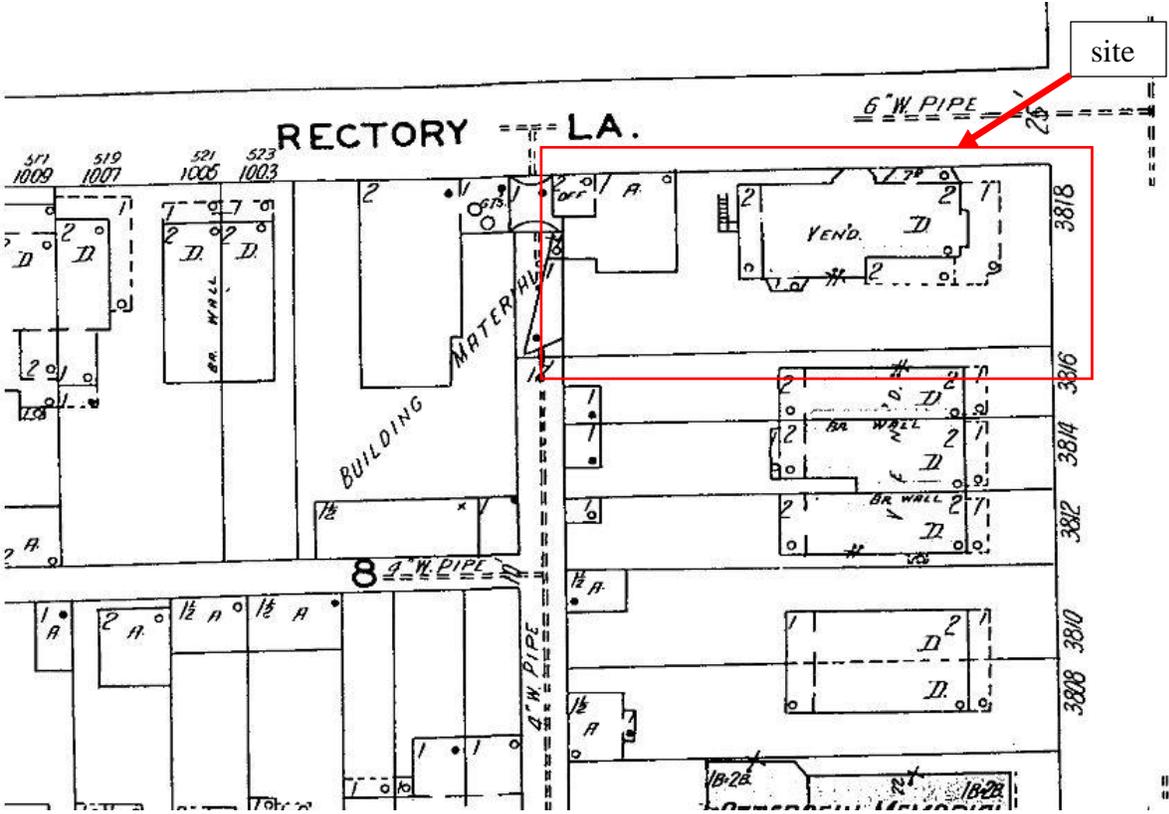


Image 7: 1928-1936 Sanborn Fire Insurance Map with property outlined in red.

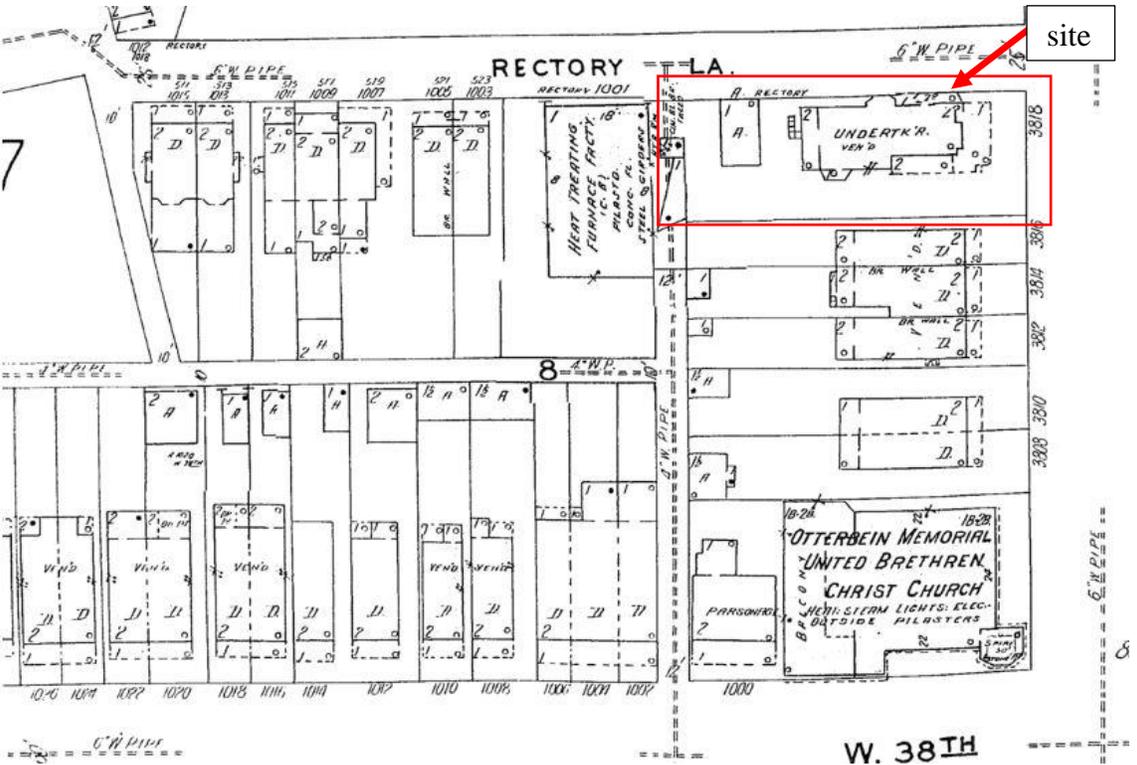


Image 8: 1914-1951 Sanborn Fire Insurance Map with property outlined in red



Image 9: 3818 Roland Avenue façade and north elevation, September 2022



Image 10: 3818 Roland Avenue, south elevation, September 2022



Image 11: 3818 Roland Avenue, rear and north elevation from Rectory Lane, September 2022



Image 12: South side of the 1100 block of West 37th Street, a block built by Katherine Chambers

Corn Grows In Roland Park



Image 13: Image of Katherine Chambers Naylor in the *Baltimore Sun*, August 19, 1938.

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- ¹ Mary Ellen Hayward, "Hampden Historic District," National Register of Historic Places Nomination Form (Crownsville, MD: Maryland Historical Trust, 2004.) pp. 22.
- ² Hayward, Mary Ellen and Belfoure, Charles. The Baltimore Rowhouse. New York: Princeton Architectural Press, 2001. Pg. 101.
- ³ Hayward and Belfoure, pg. 103.
- ⁴ Permits to Build... *The Sun* (1837-); Jul 18, 1903; ProQuest Historical Newspapers: The Baltimore Sun pg. 10.
- ⁵ Permits to Build... *The Sun* (1837-); Jul 10, 1906; ProQuest Historical Newspapers: The Baltimore Sun pg. 9.
- ⁶ Chambers, Levi L. *1880 United States Federal Census* [database on-line]. Lehi, UT, USA: Ancestry.com Operations Inc, 2010.
- ⁷ Woodberry Church Has Lawn Fete...*The Sun* (1837-); Aug 18, 1905; ProQuest Historical Newspapers: The Baltimore Sun. pg. 9.
- ⁸ Marriage Announcement 6 -- No Title. *The Sun* (1837-); Nov 18, 1897; ProQuest Historical Newspapers: The Baltimore Sun pg. 10.
- ⁹ Chambers, Levi L. *1900 United States Federal Census* [database on-line]. Lehi, UT, USA: Ancestry.com Operations Inc, 2010.
- ¹⁰ Realty and Building...*The Sun* (1837-); Aug 3, 1902; ProQuest Historical Newspapers: The Baltimore Sun pg. 13.
- ¹¹ No End to Annex Tax Suits... *The Sun* (1837-); Aug 22, 1907; ProQuest Historical Newspapers: The Baltimore Sun pg. 8.
- ¹² Mr. Lucas Buys Tract: To Erect \$10,000 Dwelling On University Parkway ... *The Sun* (1837-); Dec 3, 1910; ProQuest Historical Newspapers: The Baltimore Sun pg. 4.
- ¹³ Many Other Improvements. *The Sun* (1837-); Jun 4, 1911; ProQuest Historical Newspapers: The Baltimore Sun pg. L5.
- ¹⁴ Baltimore City Court of Common Pleas (Marriage Index, Male) 1886-1914, folio 131, marriage of Harry Naylor to Katherine M. Chambers, 1901, T2426-73. Online, Maryland State Archives, <http://guide.msa.maryland.gov/pages/series.aspx?id=T2426>.
- ¹⁵ Naylor, Katherine C. *1920 United States Federal Census* [database on-line]. Lehi, UT, USA: Ancestry.com Operations Inc, 2010.
- ¹⁶ Naylor, Katherine C. *1940 United States Federal Census* [database on-line]. Lehi, UT, USA: Ancestry.com Operations Inc, 2010.
- ¹⁷ Sailed For Jamestown: Members And Families Of Builders' Exchange On ... *The Sun* (1837-); Sep 1, 1907; ProQuest Historical Newspapers: The Baltimore Sun pg. 8.
- ¹⁸ Economy Mayor To Confer: City Council Bloc To Discuss Budget Reductions...*The Sun* (1837-); Dec 7, 1948; ProQuest Historical Newspapers: The Baltimore Sun pg. 30.