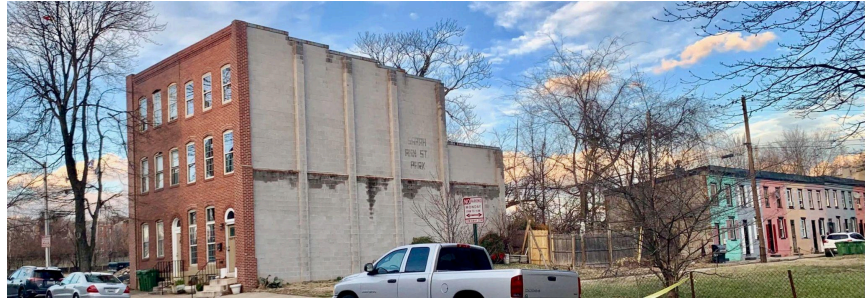


CHAP Local Historic District
319 and 321 N. Carrollton Ave. and 1122 - 1102 Sarah Ann St. (overview)
Support the Preservation of Black History in Baltimore

The uninterrupted group of a dozen row and alley houses beginning on 319 N. Carrollton Avenue and ending at 1102 Sarah Ann Street represent the under-documented Black history and homeownership in Baltimore from the late-19th and into the 21st century in Southwest Baltimore. The homes were built circa 1870 and include both traditional Baltimore row and alley houses (an endangered architectural form).



Rose Wagner's recent *Baltimore Sun* story [Alley houses, now an 'endangered species,' were once the core of working-class Baltimore](#) (July 29, 2021) details the significance of the alley homes as well as the Baltimore Heritage video: [Five Minute Histories: Sarah Ann Street Alley Houses](#).

These alley houses provided affordable housing for Black Baltimore residents following the Civil War while the larger three-story Italianate rowhouse on 319 N. Carrollton Avenue, which has been owned by two Black families since 1928, demonstrates the perseverance and upward mobility of African American homeowners in the early 20th century.

In her award winning book, *Baltimore's Alley Houses: Homes for Working People since the 1780s* (Johns Hopkins Press, 2008) Dr. Mary Ellen Hayward wrote that alley houses "led to one of the largest homeownership ratios in the country by the late nineteenth century" as well as racially integrated communities. Alley house neighborhoods forged a sense of community among residents, as a place "where children could play without fear of onrushing traffic and where stoop-sitting neighbors could easily converse as well as look after each other's houses," according to Hayward.

Johns Hopkins of Baltimore Heritage, as quoted in the *Sun* article, "only a few hundred [alley houses] remain standing, threatening the preservation of Baltimore's history." He continues:



What we are losing is affordable housing, both rental housing and co-ownership opportunities and we are losing it in neighborhoods where other urban policies are spending a lot of money to promote affordable housing opportunities, rental and homeownership. We are missing something by not taking an opportunity to look into historical houses with this rich history and function that is just as needed today as it was when they were built. (Johns Hopkins, Baltimore Heritage, 2021)

The preservation of historic alley and row houses is something to fight for now to make Baltimore a more inclusive and equitable city with housing opportunities for all residents, including the city's Black legacy residents.

Black Homeownership & Upward Mobility on N. Carrollton Ave.



The home at 319 N. Carrollton Avenue—located in Block 155 which includes the 1100 block of Sarah Ann Street—is more than 150 years old. Built in 1871 by local carpenter George Mallonee, 319 N. Carrollton was part of a group of eight rowhouses erected on the half-block stretching from Sarah Ann to Mulberry streets. Mallonee leased the land from a local real estate broker who loaned him construction money in what was known as an advanced mortgage. In that, 319 N. Carrollton Avenue was typical of many other rowhouses built on speculation for house-hungry white Baltimoreans—Black Baltimoreans often being denied homeownership options in post-Civil War Baltimore and for decades beyond.

[J. Thomas Scharf](#), who fought for the Confederacy in the Civil War and is known for his histories of Baltimore, was 319 N. Carrollton's first owner. Scharf's ownership was short-lived, which became a pattern over the next decade as the property changed hands several times. However, since 1882, 319 N. Carrollton stabilized and has been

owned by only four families (some of whom rented it out at various times). And since 1928, 319 N. Carrollton Ave. has been home to two Black families, the Sewells and then the Waugh/Eaddys. As such, 319 N. Carrollton Avenue speaks volumes about the little-known and under-documented history of Black homeownership in Baltimore.

Donald “China” Waugh grew up and still lives in Poppleton and was one of the early arabbers at the Carlton Street stable. He is featured in Roland Freeman's iconic book *The Arabbers of Baltimore* (1989) and the film *We Are Arabbers* (2004) among other research on Baltimore arabbers. This personal history deepens the significance of 319 N. Carrollton. Also, Waugh purchased the home to build generational wealth—which was often denied to Black residents throughout U.S. history due to redlining and racist lending practices. These practices have continued into the 21st century (see [Wells Fargo lawsuit of 2012](#)).

Waugh passed down the home to his daughter Sonia and her husband Curtis Eaddy. Curtis Eaddy Sr. is a contractor, small business owner, and a minister. Sonia Eaddy is a dedicated community organizer and caregiver. Sonia and Curtis Eaddy, Sr. raised their five children and now host their many grandchildren in their rowhouse, which has been meticulously restored and maintains its historical integrity. The Eaddy family built and restored their home after a fire in 2012 with City permits and want to stay and continue the work to build a better future for Poppleton and West Baltimore along the Highway to Nowhere.

Due to a long-delayed development project dating back to 2004, this block is one of the few remaining contiguous rows of homes of this diverse type and character in solid condition in Poppleton. The Sarah Ann Street alley houses were always listed as homes that were to be preserved and rehabilitated for homeownership from the beginning of the development agreement. Now seventeen years later, the Carrollton Avenue homes add to the important architectural and social significance of the rare surviving row of homes representing Black homeownership in Poppleton and West Baltimore.

Early Black Women Homeowners: Sarah Ann Alley Houses

Catharine (or Kate) Kennedy owned 1102 Sarah Ann Street for some 13 years before selling it in 1886 to a white Pennsylvania Avenue jeweler. City directory listings indicate that Kennedy lived there (with some gaps) with other people, presumably her tenants. Those people were almost exclusively Black, and included men and women who worked as laundresses, porters, hostlers, hod carriers, barbers, and

laborers. In an intriguing wrinkle, a German shoemaker is listed at Kennedy's address from 1875 to 1881. Catherine Kennedy died in December 1890 and was buried in Sharp Street Cemetery.

Luberta Williams (1879-1956) was 26 years old in May 1905 when she paid \$300 for 1124 Sarah Ann. Recently widowed and the mother of a six-year-old, the North Carolina native had been a tenant there for some two or three years. Williams would own the property until 1928, maybe longer, mortgaging it some 16 times. Williams may have used it as collateral for other real estate ventures in an era when Black Americans, especially women, had little access to capital.

Luberta Williams left 1124 Sarah Ann by 1907, moving uptown into the 1200 block of Druid Hill Avenue. By the time of her death in 1956, Luberta Williams was characterized in an *Afro* article as a colorful and eccentric recluse who had amassed an estate worth \$26,000, with all but \$1,000 left to care for the indigent of Baltimore city. The *Afro* reporter wrote: "Mrs. Williams was a familiar figure on the streets of Baltimore. Usually wearing pants, sweaters and a battered hat, she was often seen dragging a load of tools, including equipment for paper hanging."

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This is a brief overview of the extensive historical research performed by Dr. Mary Ellen Hayward, Dean Krimmel of Creative Museum Services, and Dr. Nicole King (Department of American Studies, UMBC) in collaboration with Poppleton residents and her students.

For more information: nking@umbc.edu

See the *Baltimore Traces* project A Place Called Poppleton:
<https://baltimoretraces.umbc.edu/poppleton/>

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Sign the Save Our Block petition on Change.org

<https://www.change.org/p/baltimore-city-council-save-our-block-in-poppleton-baltimore>

PLEASE EMAIL YOUR SUPPORT for the CHAP local history district to Director, Eric Holcomb: eric.holcomb@baltimorecity.gov

CHAP encourages the submission of written testimony prior to the hearing; testimony should be sent to eric.holcomb@baltimorecity.gov by **5 pm on May 10th** so it can be incorporated into the staff report and distributed to the Commission. There will also be an opportunity to provide testimony during the hearing.

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