

AREA: Financial District

MAGI NO.: 0411665711

Address: 300-302 East Baltimore Street
Current Name: Franklin Building

Block: 1330 Lot: 1	Lot size: 34' x 110'
Height: 5 stories	Materials: Brick & terra cotta
Condition: Fair	Owner: Benjamin and Sol Oidick
Use: Retail/upstairs vacant	Accessible: Yes
Designation: None	Liber/Folio: JFC 1910-594



Historic Name: Franklin Building

Date: 1904

Architect/Builder: McClure & Spahr (Pittsburg)/James Stewart and Co.

Style (if appropriate):

Description:

This five story brick building is located at the northeast corner of Baltimore Street and Guilford Avenue. It is seven bays wide along Guilford Avenue and two bays wide on Baltimore Street. A variety of storefront designs have altered the first floor of both elevations. A central entrance to the building on Guilford Avenue features wood and glass double doors with a filled transom displaying the numeral 5 (for the address, 5 Guilford Avenue) inside an ornamental wreath. The entrance is set into a foliated surround and is capped with a keystone and bracketed entablature which features the name of the building in projecting terra cotta letters. A band of bead and reel, and egg and dart molding plus a modillion block cornice caps the entrance. Above the cornice are terra cotta pilasters supporting a plain entablature and an arch featuring a date stone and keystone. Between the pilasters is a central fifteen over one window and two side four over one windows. The Flemish bond brick walls on the upper floors are punctuated by fifteen over one windows which are grouped in twos. They have terra cotta sills and splayed lintels with emphasized keystones. A projecting band course defines the fifth floor level which is capped by a decorative modillion block cornice and parapet wall.

Significance:

Area: Architecture

Level: Local

Despite the altered state of the first floor level of the building, this is an excellent small office building. The central entrance on Guilford Avenue is extremely elaborate and the unusual window design (fifteen over one) makes this building distinctive in the Financial District. If the original storefront design is restored and the peep show relocated, this could be an excellent office building for a law firm in close proximity to the court houses. Although this portion of the Financial District has declined, it is the uses of the structures, not the buildings themselves which are deteriorated. A clean-up of the 200 and 300 blocks of East Baltimore Street which would preserve the excellent architecture of the area and provide a retail core to the Financial District is severely needed.

Sources: BA 8/27/1904 (elevation); BS 8/3/1904 p. 10 c. 7 (permit issued)
Surveyor and Date: Fred B. Shoken, May 1985.

BALTIMORE FINANCIAL DISTRICT SURVEY
Address: 300-302 E. Baltimore Street

THE NEW FRANKLIN OFFICE BUILDING



Front elevation of the structure which is now in course of construction on the northeast corner of Baltimore and North streets. The building was designed by McClure & Spahr, of Pittsburg, and is being built for Mr. J. Harry Lee, trustee, by Stewart & Co. The building will have a frontage of 110 feet on North street and a depth of 34 feet on Baltimore street. The floor plan provides for one store on Baltimore street, one on the corner of Baltimore and North streets and three on North street.

The four upper floors will be used for offices and the floor plans, which are the same on each floor, provide for six large offices. Each floor will have a lavatory, etc. The lobby leading to the elevator will be sufficiently large to provide for a news and cigar stand. One of the features of the building will be that the basement will be subdivided into five parts, one for each store which will have its individual stairway. The facing of the building is to be of brick with trimmings and ornaments of terra cotta. The general construction is to be fireproof with steel frame and hollow fire-brick filling. Wood is to be eliminated wherever possible.

With the publication of the perspective of this structure The American has presented to its readers illustrations of the four buildings which will stand upon the four corners of Baltimore, North and South streets. The other buildings are The American's 16-story building on the southwest corner; the four-story Abell building on the southeast corner and the three-story Maryland Casualty building on the northwest corner.

BALTIMORE FINANCIAL DISTRICT SURVEY

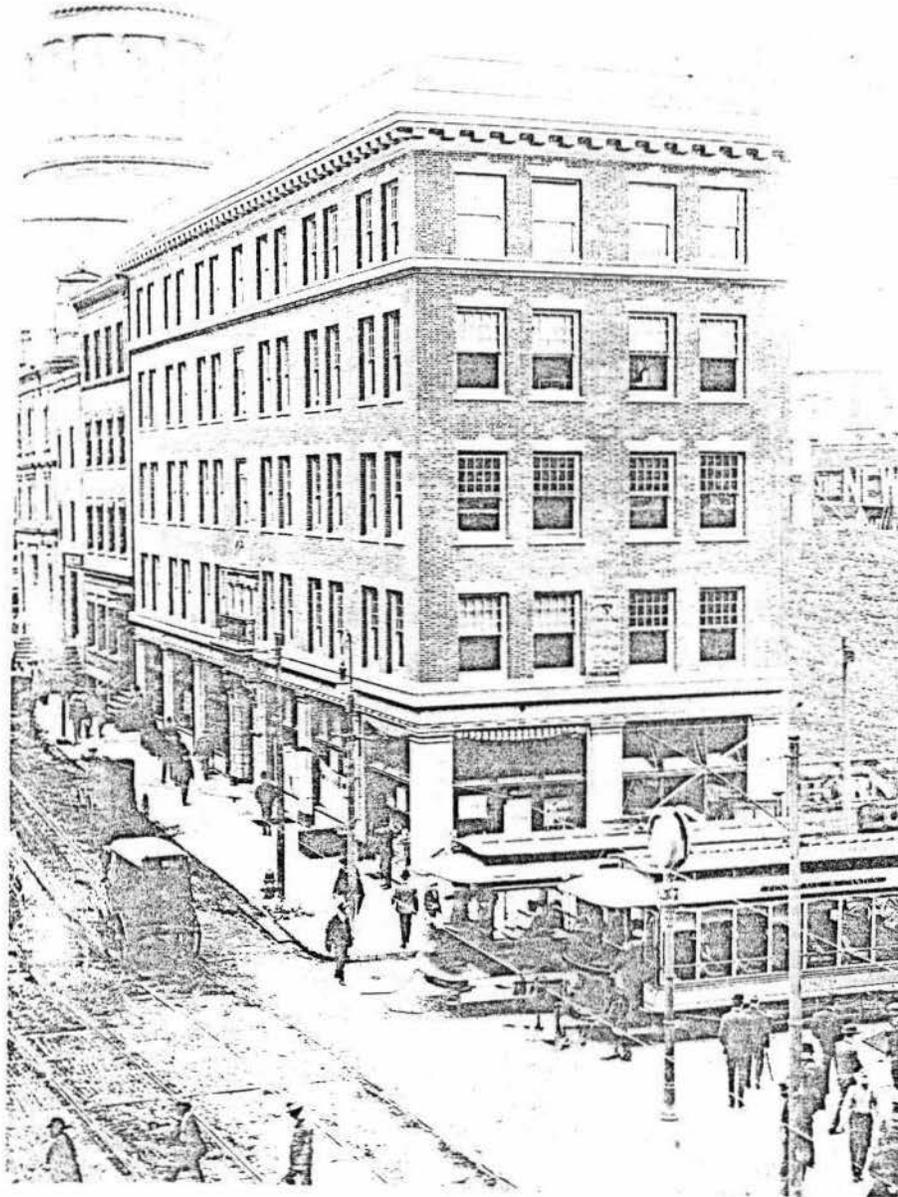
Address: 300-302 E. Baltimore Street

PEDESTRIANS FORCED TO USE STREET



A sample of the deplorable condition of some of the streets in the New District. In the illustration is represented North street, between Baltimore and Fayette streets, along which pedestrians have been unable to use the pavements for several days, with the result that walking was made necessary in the muddy street.

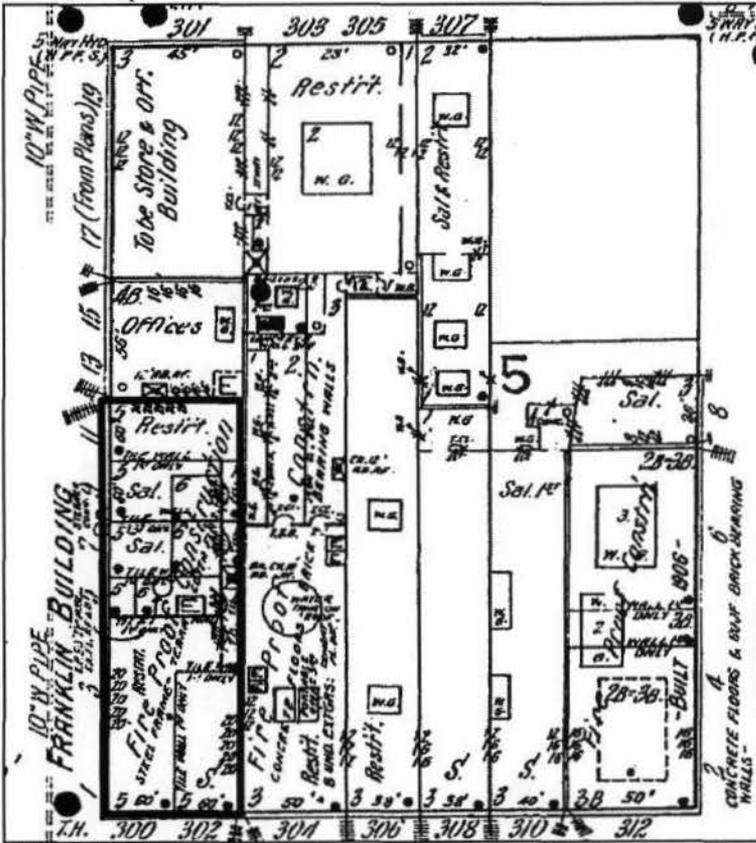
Baltimore Financial District Survey
Franklin Building
300-302 East Baltimore Street



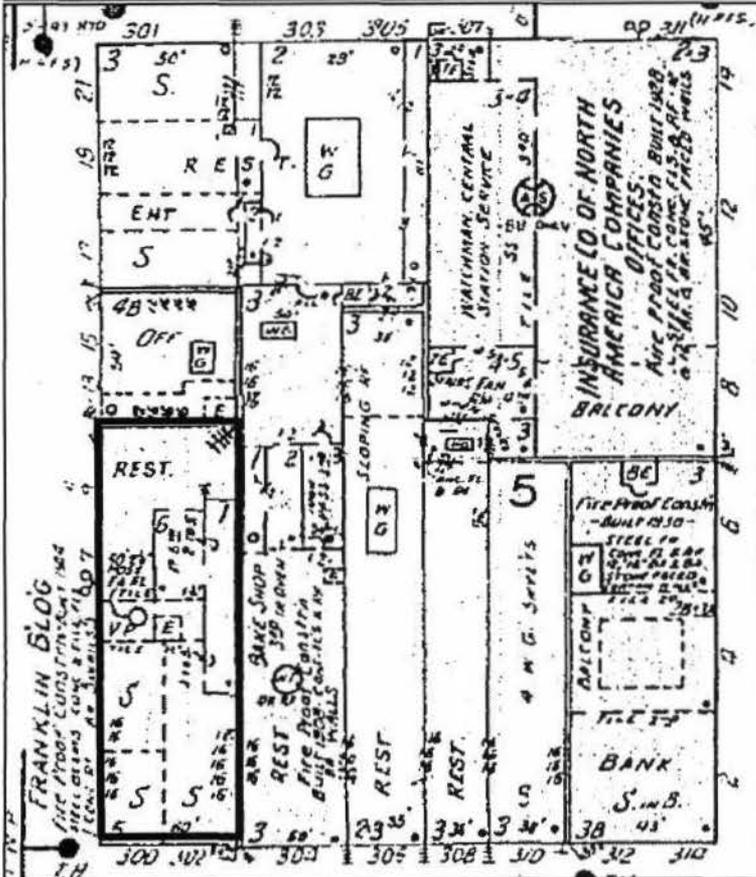
Photograph from: Bygone Baltimore, by Jaques Kelly, p. 81.

B-1166
 Franklin Building
 300-302 E. Baltimore Street
 Sanborn Maps

1914, Volume 3, Sheet 222

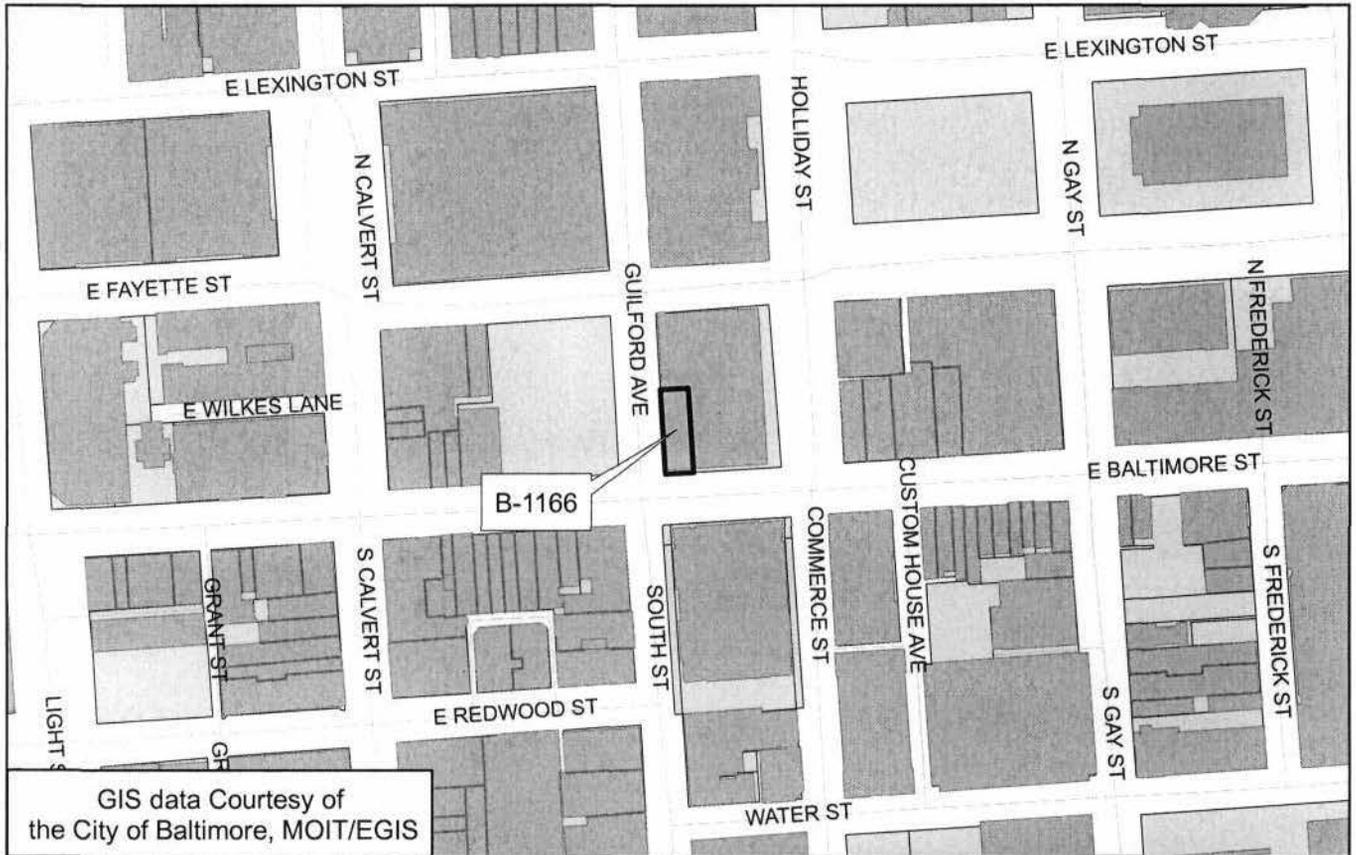


1952, Volume 1A, Sheet 34A

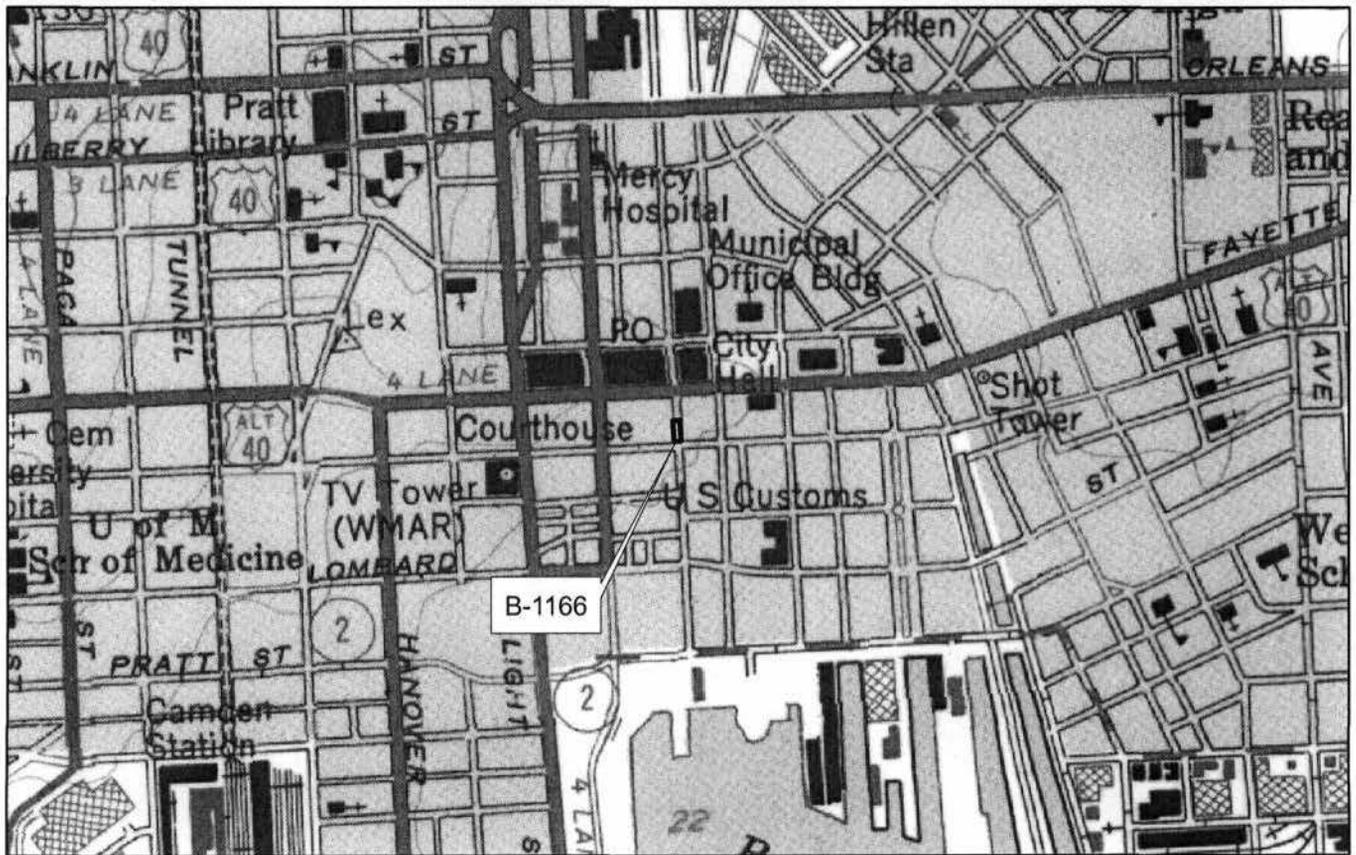


B-1166
Franklin Building
300-302 E. Baltimore Street
Block 1330 Lot 001
Baltimore City
Baltimore East Quad

Demolished



GIS data Courtesy of
the City of Baltimore, MOIT/EGIS





B-1166

Franklin Building
300-302 E. Baltimore Street
Financial District-Metrocenter Survey
Baltimore (City), Maryland
Photo: Fred Shoken
Date: October 1983
Neg.loc.: Maryland Historical Trust
Southwest corner view