

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Retail District

other names/site number Market Center (preferred) B-1262

2. Location

street & number Twenty four blocks in the western half of the downtown area centering on Howard and Lexington Streets (see map) not for publication

city or town Baltimore vicinity

state Maryland code MD county Baltimore City code 510 zip code 21201

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

[Signature] 12-23-99
Signature of certifying official/Title Date

State Historic Preservation Officer
State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

- entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other. (explain:)

Market Center Historic District
Name of Property

Baltimore Ci Maryland
County and State

B-1262

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
403	53	buildings
0	22	sites
0	0	structures
0	0	objects
403	75	Total

Name of related multiple property listing
(Enter "NA" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed
in the National Register

21

6. Function or Use

Historic Functions
(Enter categories from instructions)

COMMERCE/TRADE

DOMESTIC (single dwelling; multiple dwelling; hotel)

RECREATION/CULTURE

RELIGION

Current Functions
(Enter categories from instructions)

COMMERCE/TRADE

DOMESTIC (single dwelling; multiple dwelling; hotel)

RECREATION/CULTURE

RELIGION

7. Description

Architectural Classification
(Enter categories from instructions)

EARLY REPUBLIC; MID-19TH CENTURY; LATE

VICTORIAN; LATE 19TH AND 20TH CENTURY

REVIVALS; LATE 19TH AND 20TH CENTURY

AMERICAN MOVEMENTS; MODERN MOVEMENT

Materials
(Enter categories from instructions)

foundation BRICK; TERRA COTTA; STONE; CONCRETE

walls BRICK; TERRA COTTA; STONE; METAL;
GLASS; CONCRETE; STUCCO

roof SLATE; TILE

other STOREFRONTS: WOOD; CERAMIC TILE; GLASS; STUCCO;
METAL

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

See continuation sheets

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

- COMMERCE
- ARCHITECTURE
- ENTERTAINMENT/RECREATION

Period of Significance

c. 1820-1945

Significant Dates

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

MANY

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

10. Geographical Data

Acreage of Property 114 (approximately)

UTM References See Continuation Sheet, Section 10, Page 2
(Place additional UTM references on a continuation sheet.)

1	Zone	Easting	Northing
2	Zone	Easting	Northing

3	Zone	Easting	Northing
4	Zone	Easting	Northing

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Fred B. Shoken (1986) / Betty Bird & Heather Ewing (1999)
 organization Commission for Historical & Architectural Preservation (1986) / Betty Bird & Associates (1999) date June 25, 1999
 street & number 2607 24th Street, NW Suite 3 telephone (202) 588-9033
 city or town Washington, D.C. state N/A zip code 20008

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Multiple Ownership
 street & number _____ telephone _____
 city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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B-1262
Market Center
Historic District

Baltimore city, MD

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SUMMARY DESCRIPTION

The Market Center Historic District is an approximately 24 block area in downtown Baltimore that includes buildings associated with the development of the area as Baltimore's historic retail district. The area evolved from an early 19th century neighborhood of urban rowhouses to a premiere shopping district featuring large department stores, grand theaters, and major chain stores. The diverse size, style, scale, and types of structures within the district reflect its residential origins and evolution as a downtown retail center. The brick rowhouses, which date from ca. 1820s through the late 19th century, late 19th century churches, and schools reveal the mix of residential and commercial use that characterized urban land use until the early 20th century. The district also includes a noteworthy collection of 19th century commercial buildings, including brownstones and structures with cast iron fronts, that testify to the prosperity of Baltimore's merchant class. The presence of larger structures like department stores and national chain stores on Howard and Lexington Streets emphasizes the historic prominence of these two streets and changing retail practice in the decades before World War I. The vitality of the area spawned additional enterprises, resulting in hotels and theaters as well as subsidiary buildings like clubs, banks, fire stations, a police station, and a bus station that supported activity in the area. The district also contains office buildings and warehouses as well and loft buildings associated with Baltimore's wholesale clothing manufacturers. Intrusions in the district include mid-20th century high rise garages and Lexington Market as well as faddish, late 20th century streetscape improvements like the Lexington Street pedestrian mall and overscale light fixtures on Lexington Street and Howard Street.

The variety of building types yields an equally rich vocabulary of architectural styles ranging from discreet Federal and Italianate ornament on rowhouses to the sober Romanesque Revival and Classical Revival styles used in banks. Purpose-built commercial and retail structures adopted the more exuberant and eclectic versions of fashionable style resulting in grand statements of Italianate, Italian Renaissance Revival, Romanesque Revival, Art Deco, and Streamline Moderne. Hotels and theaters went over the top, producing baroque combinations of French and Italian renaissance revival styles. In keeping with continuous retail use of the area, many of the 1st and 2nd floor storefronts have been altered over the years. The street facades of numerous buildings were updated with stucco, metal, and tile cladding in the late 20th century. None of these changes affect the overall form and scale of the buildings. The district retains sufficient integrity to convey its architectural character and historic associations.

GENERAL DESCRIPTION

The Market Center Historic District is a diverse commercial area in the western half of downtown Baltimore. It is generally bounded by the Cathedral Hill Historic District (B-118), and Charles Center on the east; the Mount Vernon Place and Seton Hill Historic Districts (B-3722 and B-3732) on the north; the University of Maryland campus and Social Security complex on the west; and the Loft

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Historic District-North (B-4045) and the Arena/Civic Center on the south. The district takes in some 24 blocks and consists of over 450 structures. The area is primarily commercial and retail in character; however, it includes two churches, a few residential buildings, some institutional structures, and warehouse buildings. There is a great range of commercial buildings, including small, two- and three-story storefronts, a 12-story department store building, large municipal market buildings, parking garages, banks, and a few office buildings. There are extant buildings from the early 19th century to the present day. The buildings cover a wide range of architectural styles, including traditional vernacular brick buildings, Gothic Revival, Queen Anne, Renaissance and Romanesque Revival, Classical Revival, Commercial style, Art Deco and Moderne. The major retail structures are located primarily along Howard Street and the Lexington Mall, a brick paved pedestrian way along Lexington Street lined with trees and benches. Most of the residential structures are located to the north and west, while the retail character of the district changes to warehousing and light industrial at the southern edges. The street layout conforms to a strict grid pattern, except for Liberty Street, which is oriented along a diagonal on the eastern edge of the district. There has been a great deal of alteration, primarily to the storefronts of commercial buildings in the district, changes typical of small-scale commercial buildings in continuous use. A number of large, mid- to late 20th century intrusions break up the mostly 19th and early 20th century character of the streetscapes. Approximately 90 percent of the resources contribute to the historic character of the area. There are 21 resources listed individually on the National Register. They are as follows:

- St. Alphonsus Church, 116 W. Saratoga (B-22)
- St. Alphonsus rectory, convent, and hall, 112-114 and 125-127 W. Saratoga (B-128)
- Baltimore Equitable Society, 21 N. Eutaw (B-94)
- Krug Iron Works, 415 W. Saratoga (B-1038)
- Faust Bros. Building, 307-309 W. Baltimore (B-1081)
- 419 W. Baltimore (B-1271)
- 423 W. Baltimore (B-1276)
- Baltimore College of Dental Surgery, 429-433 N. Eutaw (B-2258)
- Hutzler Bros. Palace Building, 210-218 N. Howard (B-2279)
- Sanitary Laundry Co., 118-120 N. Paca (B-2294)
- Baltimore General Dispensary, 500 W. Fayette (B-2296)
- Knipp, George & Brother, 121 N. Howard (B-2320)
- Frank, L. & Sons Building, 407 W. Baltimore (B-2360)
- Baltimore City College, 530 N. Howard (B-2488)
- 409 W. Baltimore (B-2359)
- Paca Street Firehouse, 196 N. Paca (B-3695)
- Provident Bank, 114 W. Lexington (B-3699)
- Swiss Steam Laundry Building, 100-102 N. Greene (B-4091)
- Brewer's Exchange, 20 Park Ave. (B-4099)
- Stewart's Department Store, Lexington and Howard (B-2290)

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- Hotel Kernan, 306-312 W. Franklin (B-2250)

The Market Center Historic District takes in most of the remaining 19th- and early 20th-century structures in the western portion of downtown Baltimore. The area is hemmed in by recently redeveloped areas to the east (Charles Center) and west (University of Maryland and Social Security Complex), and the Arena/Civic Center to the south. It is contiguous to existing historic districts to the north (Seton Hill and Mount Vernon Place) and to the south (Loft Historic District-North). The major east-west streets within the district are: Baltimore, Fayette, Lexington, Saratoga, Mulberry, Franklin, and Centre. The major north-south streets are: Greene, Paca, Eutaw, Howard, and Park. Liberty Street runs diagonally along the eastern edge of the district; it is the only street which does not conform to the strict grid pattern of the district. Many of the north-south streets are wider than the east-west streets. Howard Street, for example, is 82'6" wide, while Fayette Street is 56' wide. Much of Lexington Street has been paved with bricks and converted to a pedestrian mall. The 600 block of West Lexington has been divided around a large island, the former site of the westernmost shed of Lexington Market, now the location of the Market Center Post Office building and a hardscape park area.

The northern boundary of the district has been eroded with the demolition of much of the small-scale fabric north of Franklin Street. The buildings remaining at the north end of the district are primarily major buildings, such as the Hotel Kernan, the Mayfair Theater, the Old City College Building, and the Greyhound Station. The western boundary of the district has also been eroded. Contributing fabric remains at the perimeter of the historic district along Pearl and Greene surrounding Lexington Market developments.

The most important topographical features in and around the district are two hills: Cathedral Hill, just to the northeast of the area, and "Howard's Hill," which is centered along Paca Street north of Lexington. Most of Howard Street lies in a depression between these two hills. There is a distinctive downward easterly slope of land from Paca Street to Howard Street between Lexington and Franklin. East of Howard Street, the land slopes upwards to Cathedral Street, most notably along Mulberry Street and Franklin Street. There is also a downward slope of the land west of Paca Street, and a southerly downward slope along Liberty Street from Cathedral Hill. The lowest elevation is in the southwestern corner of the district.

The area is urban in character. There are very few parks, landscaped areas, or open spaces (excluding numerous parking lots). Nearly all of the buildings are built directly on the street without setbacks. The Lexington Mall features some landscaping and benches along the pedestrian way. A large depressed paved open area is adjacent to the Metro Station on Lexington Street. A small park-like sitting area is adjacent to the Saratoga Street Metro Station. There is also a small paved park area in front of the Market Center Post Office station in the 600 block of Lexington. Sidewalks and streets in the area are generally paved in traditional materials, concrete and asphalt; however, portions of

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sidewalk at Howard Street are being repaved in a combination of brick and concrete. A few cobblestone alleys are extant.

The built environment of Market Center varies greatly in style, scale, type, and date of construction. The earliest structures, dating from c. 1820 to 1850, were Federal style brick residential and commercial buildings, of the type typically associated with Baltimore. Built close to the street, they featured flat facades, with decorations used only to highlight the doors, windows, and rooflines. In the mid-19th century, brownstone and cast iron structures were erected, and in the late 19th and early 20th centuries, when many commercial buildings were erected in the district, Revival styles flourished. In the first decades of the 20th century, there was a return to Classical design elements, as well as the first instances of streamlined and early Moderne decorations for commercial buildings. In a manner typical of commercial buildings, retail storefronts of older buildings were covered up or altered to present an up-to-date architectural image. Beginning in the early 1930s, storefronts and sometimes also 2nd floor fronts of small 19th century commercial buildings were altered to correspond with a streamlined, modern aesthetic. This process was accelerated after World War II as new materials made it possible to sheath older facades entirely with blank surfaces that served as backdrops for signage. While these post-World War II alterations mask facades that date to the period of significance of the Market Center Historic District, the covered buildings still retain their earlier size, scale, materials, and massing behind the new fabric. A majority of buildings in the district dates from the 19th through the early 20th century and falls within the period of significance, c. 1820-1945.

The earliest structures within the area are two-and-one-half or three-and-one-half story rowhouses with gabled roofs and dormers. These houses have flat facades with decorative elements used only (if at all) at doors, windows, and roofline. Many have Flemish bond brickwork, indicative of an early date of construction. Approximately 15 to 20 structures of this type are scattered throughout the area. Some good examples of the buildings of this type include:

- 512-516 West Fayette
- 410-414 Park
- 106 West Saratoga
- 316-318 North Paca
- 405 North Paca

The district also includes some mid-19th century rows of gabled roof houses without dormers. The north side of the 600 block of West Lexington, consisting of four-story structures, several with extant 19th-century storefronts, is an excellent example of a commercial row of this type.

In the mid- to late 19th century, houses with flat roofs became popular because of fashion, fire safety, and changing building technologies. Many brick rowhouses were constructed throughout the Market Center area during the last half of the 19th century. Some notable examples include:

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- 101-103 West Saratoga
- 117-123 West Saratoga
- 416-424 West Baltimore
- 409-413 West Saratoga
- 308-310 North Eutaw
- 405-411 Park Avenue
- 313 North Howard

These rowhouses, a housing type particularly identified with Baltimore, incorporate the flat fronts and simple Federal or Italianate style detail that are the hallmarks of this local type. Although all of these buildings feature flat facades, with details used only to highlight the doors, windows, and rooflines, there is a great variety in the decorative treatments on these houses. Cornices range from highly ornate bracketed ones to simple dentilled ones. Windows feature flat arches, full arches, or segmental arches. Some of the houses include decorative window hoods or cornices. The group at 405-411 Park Avenue dates from c. 1833 and is one of the earliest houses of this type. It is distinctive for its stuccoed treatment, blank arches over the windows, and grouped entrances. In contrast to the two and three story rowhouses found throughout Baltimore, within Market Center there are many four-story buildings of this type; 313 North Howard Street is five stories.

The most distinctive structures built within this area during the early 19th century were churches. Two churches are extant within the district:

- St. Alphonsus - Saratoga and Park Avenue
- St. Jude Shrine - Saratoga and Paca

St. Alphonsus is a Gothic Revival-style building designed in 1841 by distinguished architect Robert Cary Long, Jr., featuring a 200-foot spire, buttresses, and battlemented walls. The St. Jude Shrine is a skillfully designed Greek Revival-style building, with a large pedimented entrance supported by four Ionic columns. Although these two churches are stylistically different, both are buildings based on distinctive, recognized styles, in contrast to the vernacular buildings that characterized this area in the first half of the 19th century.

Within the Market Center area there are many 19th-century streetscapes, composed primarily of small-scale Federal style brick buildings. Among the most notable are:

- 100 block North Howard (west side)
- 300 block Park Ave (west side)
- 300 block North Paca (west side)

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These streetscapes are fairly intact, without many 20th-century intrusions, except for storefront alterations. They provide an impression of the traditional physical appearance of the area before large-scale commercial structures were built in the first decades of the 1900s, and before the widespread introduction of Revival style architecture in the late 19th century. In 1999, two buildings in the 300 block of Park Avenue have been condemned because of fire.

In the mid-19th century materials other than brick, such as brownstone and cast iron fronts, appeared in the district:

- 426 West Baltimore
- 307, 322 West Baltimore
- McCrory's, 227-229 W. Lexington

426 West Baltimore, a former bank, is one of the few full brownstones in the area, and the only one to be designed in the Italianate vocabulary of similar commercial brick structures. Although the storefront has been altered, the upper floors featuring traceried windows and decorative window hoods are intact. 307 and 322 West Baltimore are the best examples of cast iron construction in the district. Part of the McCrory's Building is made of cast iron, but the first two floors of this five-story building have been altered.

The popularity of the Second Empire style in the 1860s and 1870s brought a new type of roof treatment to buildings in the area, the mansard roof. Good examples of this style in the district are:

- 110 West Saratoga
- 221-223 West Franklin
- 327-329 West Lexington

Queen Anne-style commercial and industrial buildings, constructed in this area in the late 19th century, are characterized by decorative terra cotta panels, corbelled brickwork, an irregular roofline, and varying window configurations. Some notable examples in the district include:

- 103 West Lexington
- Princess Shops at 315-319 West Lexington
- Rosello Building, 121 North Greene

There are a few examples of Romanesque Revival-influenced buildings in the area, characterized by rough stonework, arched windows, turrets, and intricate stone decorations. Adorned with additional decorative motifs and design elements, many of the Revival buildings from the late 19th century can be considered eclectic in character. Some notable examples in the district include:

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- 10-12 North Howard
- 200 West Fayette
- 219-237 Park Avenue
- 406 Park Avenue
- 318 West Baltimore

The commercial row on Park Avenue illustrates the transition in the late 19th century from Federal style brick construction to more eclectic designs. The row retains the basic arrangement of Federal style rows; the decorative band courses, projecting brickwork, and ornamental terra cotta panels, however, are a break from the sparsely ornamented flat facades of earlier Federal style structures. The building at 237 Park Avenue, which features a bowed front anchoring the corner of Park and Saratoga, highlights the change from the flat facades characteristic of Baltimore rowhouse design. 318 West Baltimore, the pinnacle of Eclecticism in the district, is an exuberantly designed building, with a bowed central bay, decorative panels and figures, a variety of window treatments, and an unusual roofline.

A number of buildings are good examples of the Renaissance Revival style:

- 409 N. Howard
- 108 W. Lexington
- 306 N. Eutaw

By the turn of the century, many commercial buildings were constructed with steel-frame structures. Obviating the need for load-bearing brick walls allowed for large window openings on the front facade. Some notable examples of this type include:

- 109-111 North Howard
- 422-424 North Howard
- 320 North Eutaw

The buildings of the late 19th and early 20th centuries in the Market Center area display a great diversity of architectural style and design. There are also purpose-built buildings in the area. Among these types are: department store, banks, public buildings, hotels, office buildings, and theaters. The architectural design of these structures stands out from most of the smaller commercial buildings.

Department stores were first constructed in Baltimore in the late 19th century. Many of the department stores started as small commercial establishments which expanded into adjoining structures as business increased. The principal examples in the area are:

- Hutzler's Palace Building, 210-218 North Howard

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- Stewart's Department Store, North Howard and Lexington
- Bernheimer Building, 308 West Fayette

The earliest extant example in Baltimore is Hutzler's, designed by prominent local architects Baldwin & Pennington in 1888; it features a Romanesque-Revival design with a richly decorated stone facade. Stewart's (originally established as Posner's), was built in 1903 by Charles E. Cassell in the Renaissance Revival style; it is a large commercial steel-frame structure, exuberantly decorated. The last department store of this era was the Bernheimer Building, an elaborate Beaux Arts design featuring large Ionic columns, also designed by Cassell.

There is a great variety of bank buildings in the area. The earliest banks are brownstone designs featuring Renaissance Revival or Classical treatments. Many one-story bank buildings were constructed around the turn of the century, as part of a wave of bank buildings in Baltimore which was detailed in an August 1907 *Architectural Record* article. These buildings were typically low height fireproof structures with a grand exterior symbolizing financial stability and a correspondingly impressive large interior space. Some of the notable examples in the district include:

- Equitable Society, 21 North Eutaw
- Eutaw Savings Bank, 20 North Eutaw
- Western National Bank, 14 North Eutaw
- former Howard Bank, Howard and Fayette
- Provident Bank, 240 Howard
- Drivers and Mechanics Bank, Eutaw and Fayette
- former Calvert Bank, Howard and Saratoga

The Eutaw Savings Bank was originally located in the Equitable Society building, an 1857 Italian Renaissance Revival building designed by Joseph Kemp. In 1887, it moved across the street to the larger, more elaborate brownstone Renaissance building, designed in keeping with the 1857 building by Charles Carson. The Western National Bank was originally designed in a Queen Anne style, but altered to its present classical appearance in 1911. The Provident Bank was built in 1903 by Joseph Sperry and York & Sawyer; it has been converted to a nightclub. The old Drivers and Mechanics Bank is the only high-rise banking structure in the area. The former Calvert Bank is a three-story, tan brick, Renaissance Revival structure with separate office space on the second and third floors.

Many public buildings were built in this area in the late 19th and early 20th centuries. The three firehouses in the district were built in the early 1900s; each features Renaissance Revival detailing, but differs in scale, materials, and ornamentation. The massive Romano-Tuscan Old City College building, today remodeled for residential use and called Chesapeake Commons, is one of the most elaborate school buildings ever built in Baltimore. The Poe School, a large Queen Anne building

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which originally housed an elementary school, is most notable for its unusual roofline and jigsaw designs in the woodwork of the roof dormers.

- 196 N. Paca (B-3695)
- 325 N. Paca
- 220-222 W. Saratoga
- Old City College Building, N. Howard and Centre
- old Poe School, Fayette and Greene

Two notable hotels, both still extant, were built in Market Center in the early 1900s. The Hotel Kernan, later known as the Congress Hotel, is a large Second Empire-style building with projecting bays and intricate decorative details. The New Howard Hotel has Renaissance Revival features, such as brick rustication and a heavy roof cornice.

The Market Center area contains a number of theaters, many constructed from around the turn of the century:

- Hippodrome, unit block N. Eutaw
- Town Theater, 300 block W. Fayette
- Mayfair Theater, 500 block North Howard
- Howard Theater, 113-115 North Howard
- Strand, 404-406 North Howard
- Blaney's Theater, 300 block of Eutaw

The Hippodrome is the largest theater in the district, featuring a traditional theater facade with three central windows and decorative projecting brickwork. Its large cornice has been removed, although the decorative entablature is still intact. The Town Theater facade features some classical detailing with stone rustication and the traditional drama ornaments, tragedy and comedy masks. The Mayfair Theater, severely deteriorated, is an elaborate Second Empire style building. The Howard and the Strand represent some of the smaller theater buildings still extant but converted to other uses. The Howard has been stripped of most of its detailing. The Strand has been converted to office and retail use. Blaney's Theater, constructed originally as a church, has also been much altered.

A few buildings in the area were built as clubhouses or headquarters for civic and business associations:

- Sons of Italy Building, 410 West Fayette
- Junior Order of United American Mechanics Lodge, 102 North Paca
- Brewer's Exchange Building, 20 Park Avenue

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The Sons of Italy building, built for the Loyal Order of the Moose, is of tan brick construction and features large arched windows and blue decorative tiles. The Junior Order building, which serves today as the Century Nursing Home, is a fairly plain yellow brick building with decorative lintels. The terra cotta-faced Brewer's Exchange, erected as a business association building, is of elaborate Beaux Arts design.

A few large office buildings still extant in the district date from the early 20th century and share qualities with buildings commonly found in the Baltimore Business and Government Historic District:

- Baltimore Bargain House, Baltimore and Park
- J. Henry Miller Building, Franklin and Paca
- Office Building, Park and Saratoga

The massive Baltimore Bargain House, built in 1911, anchors the southeast corner of the district with a dramatic curved corner facade. Although many of its characteristics are typical of office buildings, such as the large projecting cornice, the building was originally constructed as a wholesaling establishment.

While the Market Center area is primarily retail in character, a few loft-type manufacturing buildings were built on the southern portion of the district, the boundary of the area that runs closest to the Loft Historic District (North). They are separated from those similar loft buildings by structures that are primarily retail in character. Some of the most notable examples in the area include:

- Swiss Steam Laundry Building, 100-102 N. Greene
- Townsend Scott and Sons building, 209 West Fayette

Both of these buildings are tall, vertical manufacturing facilities with high ceilings. The Swiss Steam Laundry Building features Romanesque detailing, while the Townsend Scott building is more of a Renaissance Revival style design, with rusticated walls and classical detailing.

In the early to mid-20th century, many new types of structures were built in the area, reflecting great changes in the retail activities of the city in general. These new building types included 5 and 10 cent stores, chain stores, and smaller one- or two-story commercial buildings. Smaller buildings, dedicated entirely to retail rather than mixed use, were erected. Larger chain stores replaced small local establishments, building wider structures and taking up a larger street frontage. Architecturally these new buildings embodied the popular styles of the era, such as Early Moderne and Art Deco. New materials, such as "Carrara" glass, glass block, glazed terra cotta, mosaics or tiles, and aluminum, as well as the use of large decorative sheaths of polished marble or granite, characterized the new architectural design aesthetics.

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There are a few good examples of two-story commercial buildings erected as speculative commercial structures with first floor storefronts and second floor office space:

- Eutaw Building, Baltimore and Eutaw
- SW corner of Howard and Fayette

In the 1920s and 1930s, many of the 5 and 10 cent stores, or chain stores, were built along West Lexington with streamlined, Art Deco, or Early Moderne elements. These buildings typically feature details such as chevrons, multi-colored tile panels, fluted pilasters, and rounded corners. Some notable examples in the district include:

- McCrory's, 227-229 West Lexington
- Schulte United, 215-219 West Lexington
- Kresge's, 119-123 West Lexington
- Hecht Company, Howard and Lexington
- Hutzler's Tower Building, 220-228 North Howard

Although the larger chain stores and department stores are the most apparent examples of Art Deco or Art Moderne styling in the area, several other buildings feature these elements. The Greyhound Bus Station has many important Moderne details, including curved corners and streamlined panels. The Hochschild-Kohn Warehouse (205 Centre) is more of a utilitarian design, but does display some distinctive streamlined decorative aspects. Even small-scale commercial buildings such as 320 Park Avenue are of interest because of the use of glazed panels, signage, and stainless steel -- which may be considered a later adaptation of streamlined design.

By the mid-20th century, the influence of the Modern movement and the availability of new materials brought about the transformation of a large number of older buildings in the area, and the construction of a few new ones. Ornate 19th-century structures were refaced with false fronts. Two notable streetscapes of false fronts are:

- 200 block of West Lexington (north side)
- unit block of North Howard (east side)

A number of large scale buildings have been erected in the Market Center area in the last several decades. Many of these occupy entire city blocks, contrasting with the small-scale 19th- and early 20th-century fabric of the historic district. Some examples are:

- Lexington Market
- One Market Center, Eutaw and Lexington
- MTA Operations Center, Eutaw and Saratoga

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- Maryland State Library for the Blind and Physically Handicapped, Park and Franklin

Since Market Center is largely a commercial area, many of the structures are not products of one time period, but often have storefronts of one era and upper story facades of another. There is a great variety of storefront designs in the area ranging from picturesque 19th century styles to the modern. A few buildings have show windows on both the first and second floors, an indication of the commercial strength of this area, with retail establishments on two levels. There are many good 19th century storefronts in the area, a number with elaborate ornamental detail:

- 219-237 Park Ave
- 121-123 West Saratoga
- 108 West Saratoga
- 326 Park Avenue
- 612 West Lexington
- 17 North Eutaw
- 400 block West Baltimore, particularly 419

There are many good early 20th-century storefronts in the area, characterized by large show windows and a variety of decorative detail:

- 411 W. Baltimore
- 202 W. Fayette
- 205 W. Fayette
- 327 N. Eutaw
- 200 block W. Saratoga

The building at 411 W. Baltimore features a slightly projecting central show window flanked by entrance doors. The storefront at 202 W. Fayette has a transom surrounded by heavy molding with garlands and acanthus leaves. Directly across the street, the storefront at 205 W. Fayette is unusual for its segmental arches and bracketed cornice. 327 N. Eutaw is distinctive for its two-level storefront with decorative pilasters and second-story French windows. Many of the buildings on the south side of the 200 block of W. Saratoga have show windows on the second floor as well as the first floor. There are also numerous examples of "Carrara" glass:

- Charles Fish & Sons, SE corner of Franklin & Eutaw
- 421 N. Howard
- 412 W. Baltimore

Some buildings retain signage from early modernization efforts:

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- 308 N. Eutaw
- 304-306 Park Avenue
- Kunkel Piano Company (former), 111 W. Saratoga

The building at 308 N. Eutaw has a large sign panel above a curving glass storefront. A few of the storefronts in the area are decorated with polychrome tile, such as seen at 304-306 Park Avenue. The former Kunkel Piano Company at 111 W. Saratoga has an unusual storefront with a curving glass show window and side mirrors, giving the impression of an invisible show window.

Most of the commercial buildings in the Market Center Historic District have been altered with new storefronts on the first or first and second stories. These changes are typical of commercial buildings in continuous use and do not detract from the integrity of the structures. Some buildings, however, have been entirely covered in false fronts, making it difficult to determine their level of integrity. The size and scale of the buildings contribute to the district by maintaining the integrity of the streetscape in an area already marred by large empty lots. With some buildings it is possible to read elements of the original facade, such as a projecting cornice. With others, where it is not possible to tell whether the original fabric remains, buildings are presumed to retain early fabric beneath the false front. Removing recent cladding may reveal that the integrity of a covered building has in fact been more severely compromised.

The general condition of the area is fair. There is a great variety of building conditions, from rehabilitated structures in excellent condition (Brewer's Exchange, for example) to severely deteriorated historic buildings (Mayfair Theater, for example). Most of the vacant structures are located along the western edges of the district. Because this area developed over a long period of time, with a period of significance ranging from c. 1820 to 1945, buildings of various ages and styles are adjacent to one another. The most notable modern intrusions are open lots, modern block-size garages, and enormous contemporary buildings such as the Trailways building, the MTA Operations building, and other late 20th century construction.

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STATEMENT OF SIGNIFICANCE

The Market Center Historic District comprises Baltimore's historic retail core. Spurred by the activity generated by Lexington Market in the early 19th century, the area evolved from a small-scale urban residential neighborhood into the city's premiere, early 20th century shopping district. The increasing importance of the automobile and growth of the outlying shopping areas led to the slow decline of the area's retailing following World War II. The locally significant Market Center Historic District meets National Register Criterion A because it represents Baltimore's retail growth and development from ca. 1820 to 1945. The rowhouses, small commercial buildings, churches, schools, hotels, department stores, and chain stores record the evolution of the city over a 100 year period. The Market Center Historic District also meets Criterion C because of the variety of architectural styles and building types represented in the historic district and for the work of locally important architects within the historic district boundaries. Baldwin and Pennington, Joseph E. Sperry, Robert Cary Long, Jr., and Charles E. Cassell all designed buildings in the district. While major late 20th century buildings intrude on the historic scale and architectural fabric of the historic districts, many of these intrusions are associated with Lexington Market and the continuation of its historic use as a vital, urban market. Virtually all of the buildings presently in commercial use display 1st and 2nd floor storefront alterations typical of the retail evolution of urban buildings. These alterations do not impair the integrity of the individual buildings or the overall integrity of the historic district.

HISTORY AND SUPPORT

The Market Center area was laid out in a strict grid plan as an extension of early Baltimore Town in the mid-1700s. In 1753, the boundaries of the town were extended to Liberty Street with Halls Addition. Most of the Market Center area falls within the tract of land known as Lunn's Lot, which was annexed in 1782. The street layout within the district today has virtually remained the same since that date. Exceptions include Park Avenue and the northern section of the area, which became part of the city in 1799. The western portion of the area (west of Eutaw Street) was not officially added to the city until 1816, although some development had taken place earlier.

This area first developed as the western extension of the early town of Baltimore. Much of the land to the east was marshland and had to be filled in before development could take place. The Jones Falls originally curved to the west as far as Calvert Street, creating a problem for expansion to the north, which was augmented by the retention of John Eager Howard's Belvedere estate. Because of these obstacles to the north and east, the expansion of Baltimore to the west made sense; the city expanded as well towards the hinterland, where trade to Ellicott City and beyond was vital to Baltimore's continued growth.

Market Center's development in the time following the Revolutionary War was reflected in the patriotic street names selected by John Eager Howard when he subdivided Lunn's Lot in 1782: Lexington, Saratoga, and Eutaw after important battles; Greene, after Howard's commander in the southern campaign; Paca for William Paca, signer of the Declaration of Independence; and Fayette for the famed French volunteer, the Marquis de la Fayette.

The original development of Baltimore's western extension was primarily residential, to accommodate the growing population, which had increased from 13,503 to 31,504 between 1790 and 1800. Although the building stock consisted primarily of houses in this area, a few notable early inns were established to cater to travelers from the

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west, though none of these is still extant. At Baltimore Street and Paca Street, the General Wayne Inn was founded around 1785. The Indian Queen Hotel was located one block to the east at Baltimore and Eutaw; other inns that were constructed in the area in the early 19th century included Eutaw House and the Saratoga Hotel.

Many early churches located in this area in the early to mid-19th century. The English Evangelical Lutheran Church was built in 1826 on the north side of Lexington Street, between Howard and Park Avenue. The Central Presbyterian Church at the southwest corner of Saratoga and Liberty featured a corner tower. This tower and Gothic spire of St. Alphonsus dominated the mid-19th century landscape of early Market Center. St. Alphonsus, at Saratoga and Park, designed in 1841 by Robert Cary Long, Jr., and the St. Jude's Shrine (originally a Baptist Church), at Paca and Saratoga, are the only remaining church buildings in the area.

Although Lexington Market was established as early as 1782, apparently no market operated here until 1803, and there was no permanent structure until 1811. Lexington Market would not become an important center of commerce for Baltimore until the mid-19th century. Three earlier markets, Centre, Camden, and Fells Point Markets, were more important to early Baltimore than Lexington Market, as they were located closer to early population centers.

Until the mid-19th century, Baltimore was such a small city that a central downtown did not exist. There was little separation of residential and business activities. Transportation was limited. Except for churches, a few governmental buildings, and some institutions, much of what is downtown Baltimore featured residential-scale buildings. It was not until the mid- to late 19th century that a true downtown area emerged. Baltimore Street became the leading commercial center for the city, with tall cast iron structures dominating the street. Other important businesses constructed buildings of stone or marble. Downtown became an area chiefly of commerce, and the wealthy moved to residential areas to the north. Business activities spread throughout the downtown area; distinctive sub-centers specializing in retail, wholesaling, or financial activities would not occur until the end of the 19th century.

The character of Market Center shifted from residential to commercial in the mid-19th century. Some former residential buildings were adapted to commercial usage, while other businesses built new structures. This evolution of the area took place at a steady pace. The only large-scale redevelopment occurred in 1873 as a result of the Clay Street fire, which destroyed approximately 90 buildings in the vicinity of Saratoga and Lexington Streets at Park Avenue. Small commercial structures on a residential scale replaced the destroyed buildings. A small Chinese community developed just north of the area destroyed in the fire. The 300 block of Park Avenue has been important to the Chinese community since the late 19th century, and a few Chinese restaurants, associations, and grocery stores are still located in the area.

Several institutions were located in the Market Center area in the mid- to late 19th century. Baltimore's earliest public schools were built at Greene and Fayette Streets. The Poe School, which replaced an earlier school building, is still standing at this corner, although it is no longer a public school. The Dental College, located at Lexington and Eutaw Streets, and Ford's Opera House at Fayette Street near Eutaw were built in the early 1870s. The Academy of Music and an early City College building were constructed in the 500 block of North Howard Street around the same time period. A few important early banks, such as the Eutaw Savings Bank, originally housed in the 1857 Equitable Society building, were established here in the mid- to late 19th century.

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As land value increased in the downtown area, specialized activities converged on specific sub-centers. Port-related industries naturally located near the harbor. Wholesaling centered around Hopkins Place in order to be near both shipping and Camden Station, the major railroad node. Banks, insurance companies, and other financial concerns located just north of the harbor, away from the industrial character of the waterfront, but close to the port-related activities which were vital to Baltimore's economic security. The first office buildings were built in this area as well. Governmental activities located in the vicinity of the Battle Monument, the site of Baltimore's first courthouse. Baltimore's major retail activities shifted from Baltimore Street to Lexington and Howard, a location close to Lexington Market. This corner was to become the most valuable retail location in Baltimore, and by the early decades of the 20th century the anchor for most of the city's principal department stores. These subcenters of activities were not exclusive. Retail establishments, banks, and office buildings emerged in many parts of the downtown area, but definite centers of these activities began forming around the 1890s.

Although Baltimore Street, rather than Lexington and Howard Streets, was the city's major commercial street in the early to mid-19th century, there were commercial activities along Howard Street as early as 1800. Some of the small shops of the early and mid-19th century would become the retail giants of Baltimore. The small shop that Moses Hutzler opened at Howard just north of Lexington in 1858 would evolve into Baltimore's first major department store building, built by prominent local architects Baldwin & Pennington in 1888. Howard Street had many advantages as a retail center. It was the widest street near the center of the city and was easily accessible to the early northern suburbs. It was also close to both the emerging wholesale district to the south and Lexington Market to the west. By the 1890s, Howard Street served as one of the principal trolley line routes.

In the mid-19th century Lexington Market became Baltimore's premiere market. Its centralized location and accessibility were prime factors in its leading role. The earlier Centre and Camden Markets were constrained by their location next to port activities; eventually, both would become primarily wholesale markets. Centre Market was also hindered by the flooding of the Jones Falls. Even after the Baltimore Fire of 1904 and the construction of new market buildings at Centre Market, Baltimoreans continued to flock to the old Lexington Market. Lexington Market is still active today. The Camden Market was destroyed with the redevelopment of the Inner Harbor. All of the Centre Market buildings have been razed, except for the Fish Market, which is no longer in operation. Other city markets, such as Fells Point, Broadway, Hollins, Cross Street, Belair, Northeast, or Lafayette, cater to their particular neighborhoods. The original Lexington Market had three wooden sheds in the middle of Lexington Street between Eutaw and Pearl. Market activities spilled onto surrounding street corners and into the commercial buildings which surrounded the market.

Lexington Market acted as the centerpiece for the shopping district. Department stores were established near the market to take advantage of its tremendous popularity. Other department stores were quick to follow the construction of the pioneering Hutzler's Palace Building in 1888. Julius Gutman built his store on Eutaw Street just south of the market; Brager's department store was located on Eutaw near Saratoga; Stewart's (originally Posner's) was constructed in 1903 at the corner of Howard and Lexington, the Bernheimer department store was first built in the 300 block of West Lexington Street, with an annex built later on Fayette, and finally in 1925 the present day Hecht Company was built at Howard and Lexington as a merger of Bernheimer-Leader. This corner of Howard and Lexington was the location of three major department stores: Hochschild-Kohn, Bernheimer-Leader (later the May Company and the Hecht Company), and Posner's, which became Stewart's in 1904. Several other

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smaller department stores located in the general Market Center area around the turn of the century. By the 1890s, guidebooks for Baltimore were calling this area the shopping and retail center of the city.

As retail activities changed in the early 20th century, the Market Center area changed as well. The 1920s and 1930s brought 5 and 10 cent stores or chain stores to Baltimore. New buildings were constructed for Kresge's, McCrory's, and Schulte United in the 100 and 200 blocks of West Lexington Street. Grant's and Woolworth's were housed in existing structures in the 200 block of West Lexington. Besides these large stores, smaller specialty stores located throughout the area. The headquarters for Read's drugstores was located at the corner of Howard and Lexington. Hundreds of other retail stores located on Howard Street, Lexington Street, and adjacent blocks.

The Market Center area was primarily a center for retail activity, but other uses -- such as banking, theaters, educational facilities, hotels, and wholesale establishments -- remained in the area. Among the area's important 19th- and 20th-century banks were Provident Savings Bank (at 240 Howard, built in 1903), Eutaw Savings Bank (Eutaw and Fayette, built in 1887), Western National Bank (14 N. Eutaw, built in 1911), Howard Bank (Howard and Fayette), German Savings Bank (Baltimore and Eutaw), Calvert Bank (Howard and Saratoga), and the Drivers and Mechanic Bank (Eutaw and Fayette). Four of these banks located on Eutaw Street in the vicinity of Baltimore and Fayette Streets. The area remained a center for banks into the mid-20th century.

Many of Baltimore's surviving movie palaces of the early 20th century are located in the district. Three major theaters -- the Hippodrome, Town, and Mayfair -- are still extant, although the Mayfair is severely deteriorated. Other major theaters, such as the Stanley and the Maryland, have been demolished. Several smaller theater buildings in the area also survive. The principal theaters of the Market Center area, along with Ford's Theater, created a major entertainment center for the city. This was especially notable at Howard and Franklin Streets, where the Maryland Theater, Stanley Theater (former site of the Academy of Music), and the Mayfair Theater (originally the Auditorium Theater) were located. The adjoining Hotel Kernan (or Congress Hotel) -- built in 1903 and also a venture of James L. Kernan, who owned the Maryland and the Mayfair Theaters -- catered to many of the performers. The Hotel Kernan and the new Howard Hotel are the last remaining hotel buildings in the area. Market Center was once, however, a major center for hotels, going back to the days of the General Wayne Inn, the Indian Queen Hotel, the Eutaw House, and the Saratoga Hotel.

A small educational center was located in the vicinity of Howard and Centre Streets. The Baltimore City College Building is the last educational structure around the 500 block of North Howard Street, an area which originally housed Johns Hopkins University and the old Visitation Academy -- which was located on the present-day site of the former Greyhound Station.

The southern portion of Market Center had many wholesale or light industrial establishments. The wholesaling center and garment district of the city was slightly south of the retail district, but there was not a sharp line of distinction between these areas. A few loft-type wholesale/industrial structures survive in the vicinity of Baltimore and Fayette streets. Many cast iron facades used for such activities are also extant on West Baltimore. The Baltimore Bargain House at Baltimore and Liberty, built in 1911, may have been the most lavish wholesaling structure ever constructed in Baltimore.

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This area remained Baltimore's prime retail district until the advent of World War II. With the spread of suburban sections of Baltimore and the growth of automobile transportation, shopping centers and other large commercial establishments were built in outlying areas of the city. Other shifts in retailing activities, such as the dominance of nationwide department stores and chain stores, greatly affected Baltimore's retail center. As early as 1938, Sears built a department store on North Avenue, far removed from the main retail district, but closer to suburban shoppers on an important arterial route. The creation of Edmonson Village Shopping Center in the 1940s is another early instance of suburban competition faced by the retail district. By the 1960s, three of the major department stores -- Hecht's, Stewart's, and Hutzler's -- had built new stores on York Road, often in conjunction with small shopping centers, to take advantage of shoppers in the northern suburbs and Towson. Large regional shopping centers were also built in the area, with Mondawmin Mall less than three miles from Lexington Market. More recently, the enclosed suburban malls near interstate highways have become the strongest retail centers in the Baltimore area.

The old Lexington Market was destroyed by fire in the 1950s and replaced with two new, indoor modern market buildings, one of which included a large garage. Lexington Market also faced competition from suburban supermarkets, no longer the strong magnet for the department stores and other retail activities in the area. The retail section was no longer growing, but in a decline. Automobile traffic created congestion that discouraged shoppers. New suburban shopping centers had ample free parking and were closer to customers.

Nearby redevelopment projects, such as Charles Center and the Civic Center, created barriers between the retail district and the rest of downtown. In the early 1970s, in an effort to encourage shoppers, Lexington Mall was created by pedestrianizing the 100 and 200 blocks of West Lexington. Nevertheless, two of the area's major department stores, Stewart's and Hochschild-Kohn, closed within a few years. Other smaller stores also closed or moved to the suburbs.

Renewal plans to revitalize the Retail District were hatched, one of which would have destroyed many of the buildings in the Howard and Lexington Streets vicinity to create a downtown, indoor shopping center. These plans were rejected in favor of proposals calling for the rehabilitation of much of the area. Lexington Market was expanded with the construction of an arcade, featuring additional seating for lunch time customers, and the erection of a new garage. One Market Center has been constructed at the northwest corner of Howard and Lexington streets, replacing the old Hochschild-Kohn building destroyed by fire. It includes office space and smaller retail shops. The adjoining Hutzler's Tower Building was converted to offices. Other residential projects, including the adaptive reuse of the Old City College Building as Chesapeake Commons, will also increase the population base of potential shoppers. The Lexington Mall has been expanded to Lexington Market and portions of Howard Street have been converted into a transit mall with wider sidewalks and restricted streetcar lanes. Market Center will never return to a position of primary retail importance for Baltimore, but its revitalization, largely through the rehabilitation of existing buildings, will contribute to the overall redevelopment of downtown Baltimore.

The architectural character of the Market Center area is extremely diverse. It retains structures from the early 19th century through the present day. The evolution of the area can be traced in Market Center's built environment. Buildings remain from every important time period of the area's history. A few early houses represent the early history of the area as a part of Lunn's Lot, the western residential addition to early Baltimore Town. There are several small institutional structures and cast iron commercial buildings, which relate to the area as a part of an

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emerging downtown section. The major department stores and large 5 and 10 cent stores were constructed when this was the retail center for Baltimore. The Lexington Market Metro station and other new structures represent the present day revitalization of the area.

Market Center has significant structures of many types, including department stores, small commercial establishments, banks, movie theaters, public buildings, hotels, and churches. The area is unusual for its diversity in age, style, and type of buildings for downtown Baltimore, specifically the area known as Metro Center. Some areas of Metro Center have been completely redeveloped, such as Charles Center, the Inner Harbor, and the University of Maryland. Others are largely residential in character, such as Seton Hill, Mount Vernon, and Ridgely's Delight. Most of Baltimore's Business and Government Historic District was rebuilt in a relatively small time span in the early 20th century after the Baltimore Fire. The Cathedral Hill district has buildings of many periods, but it does not have the diversity in type and style that Market Center displays. Architecturally, the Market Center area is unique in downtown Baltimore, retaining the largest enclave of 19th-century commercial buildings, the surviving large department stores, and one of the great downtown movie palace buildings. The diversity of the area does not allow it to be placed in one particular time period, but it is unified by the fact that it was the shopping and retail center for downtown Baltimore.

Many of the early buildings of Market Center are not individually distinctive, but are representative of the earliest houses in the area, depicting the evolution of the vernacular rowhouse. Traditional early houses with a gabled roof and dormer windows, both two-and-one-half and three-and-one-half story examples, are still standing. Later rowhouses with shallow gabled roofs and no dormers or flat roofs with cornices are located throughout the district. Many of these buildings have outstanding details, such as decorative lintels or classical door surrounds. Many 19th century streetscapes survive. These early traditional structures are probably most numerous in the district. The only other important early 19th century buildings are churches.

The area has many significant examples of mid- to late 19th century buildings of varied design, including cast iron facades, a brownstone commercial structure, mansard roof adaptations of vernacular building design, and eclectic Revival style structures. Commercial buildings feature Queen Anne details, Romanesque ornamentation, and Renaissance Revival elements. Technological breakthroughs allowed for taller steel-frame buildings with commercial style wide-bay windows around the turn of the century; these buildings are also extant in the Market Center area.

The area is the only one in Baltimore which has major turn of the century department store buildings, in a variety of styles and details. It has the earliest bank building in Baltimore and some of the finest examples of Classical or Renaissance Revival bank buildings with large one-level banking spaces. There are some major public buildings, such as the Old City College (Chesapeake Commons). A few important office type buildings stand out from the prevailing retail-oriented buildings. One of Baltimore's best downtown movie house buildings is still extant in the district, and at least two noteworthy, loft-type industrial structures stand in this diversified area.

The architectural evolution of the area continued into the 20th century with newer retail buildings, often displaying streamlined architectural detailing. A few small one- or two-story structures were constructed as speculative retail buildings. The first 5 and 10 cent stores were built in the 1920s and 1930s, as well as a few later department store

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structures. Some of the best Art Deco buildings in Baltimore were built in the Market Center area at this time. A few buildings of the early 1930s feature streamline design and contribute to the character of the district.

In a manner typical of commercial buildings, retail storefronts of older buildings were covered up or altered to present an up-to-date architectural image. In the early 1930s, architect James Edmunds modernized department stores like Hutzler's Palace and Hochschild Kohn with elegant art deco storefronts. Entire street facades of many smaller 19th century commercial buildings were completely altered to correspond with a streamlined, modern aesthetic. This process was accelerated after World War II as new materials made it possible to sheath older facades with blank surfaces that served as backdrops for signage. While these post-World War II alterations mask facades that date to the period of significance of the Market Center Historic District, the covered buildings still retain their earlier size, scale, materials, and massing behind the new fabric.

Many important local architects associated with this area are chiefly responsible for the excellent design of its built environment. They include Baldwin and Pennington, Joseph Evans Sperry, Charles E. Cassell, Otto Simonson, Wyatt and Nolting, and James R. Edmunds. Robert Cary Long, Jr., an important early Baltimore architect, designed St. Alphonsus Church. Baldwin and Pennington, the premiere local architectural firm of the late 19th century, designed the German Savings Bank, Old Baltimore City College, Hutzler's Palace Building, the Meyer and Thalheimer Building, and the Eutaw Savings Bank addition. Joseph Evans Sperry, another notable local architect at the turn of the century, designed many of the finest bank buildings in this district as well as other commercial structures, including the Drivers and Mechanics Bank, Provident Savings Bank, Calvert Bank, Howard Bank, Brewer's Exchange, and Arcade des Arts. Charles E. Cassell, best known for the Greek Orthodox Church on Preston Street, was responsible for two major department store buildings, Stewart's and the Bernheimer Building on Fayette Street. The firm of Wyatt and Nolting, the architects of the Baltimore City Courthouse, designed the New Howard Hotel in Market Center. Otto Simonson designed the Town Theater and Engine Company No. 1. James R. Edmunds designed some of the important later buildings of the district, including the Hutzler's Tower building and the Hochschild-Kohn warehouse. A few architects from other cities were responsible for some of Market Center's theaters. Thomas W. Lamb designed the Hippodrome; W.H. McElfattrick was associated with Otto Simonson in the design of the Town Theater; and John D. Allen, a Philadelphia architect, designed both the Mayfair Theater and the Hotel Kernan.

The Market Center area is also associated with many civic leaders important to the growth and development of Baltimore. Jacob Epstein built the Baltimore Bargain House at Baltimore and Liberty Streets into one of the largest wholesaling establishments in the country. Epstein was a leading philanthropist in Baltimore, leaving an outstanding art collection to the Baltimore Museum of Art. Moses Hutzler, who began with a dry goods store on Howard Street in 1858, was responsible for Baltimore's first department store. James L. Kernan, an important theater entrepreneur who left his fortune to the hospital for crippled children he had founded, was responsible for the Triple Million-Dollar Enterprise --the Hotel Kernan, Maryland Theater (demolished), and the Mayfair Theater. Important Baltimoreans attended Baltimore City College on Howard Street. Many well-known performers were featured at the early theaters in the area. In 1931, Henry Fonda married Margaret Sullivan in Baltimore while performing at the now demolished Maryland Theater, holding the wedding reception in the adjacent Hotel Kernan.

The period of significance of the Market Center Historic District starts at c. 1820, the date of the earliest buildings, and concludes in 1945, at the end of World War II and the beginning of the rapid decline of the area as the city's

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principal retail center. Despite many post-war intrusions to the Market Center area, the district retains its historic character as Baltimore's primary retail district from the late 19th century through the end of World War II. The major intrusions to the district are large-scale late 20th century buildings and vacant lots. The fabric of Market Center area does not date from one time period but evolved from the early 19th century through to the present day.

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United States Department of the Interior
National Park Service

B-1262
Market Center
Historic District
Baltimore city, MD

National Register of Historic Places Continuation Sheet

Section number 10 Page 1

VERBAL BOUNDARY DESCRIPTION

The boundaries of the Market Center Historic District are delineated on the attached map.

BOUNDARY JUSTIFICATION

The boundaries of the Market Center Historic District encompass the historic structures that constitute Baltimore's historic retail district. This district, which radiated outward from North Howard and West Lexington Streets, developed from the commercial activity generated by Lexington Market. Late 20th century redevelopment south, west, and east of this historic area forms obvious visual boundaries for this historic area. Boundaries are also defined by the architectural character of adjacent historic districts including the Loft Historic District to the south, the Cathedral Hill Historic District to the east, and the Mount Vernon and Seton Hill Historic Districts to the north.

The distinctive diagonal of Liberty Street forms the lower portion of the eastern boundary of the historic district between Baltimore and Saratoga. Liberty Street separates the historic district from the ca. 1960s urban redevelopment at Charles Center. While the Baltimore Gas and Electric Building (1915) is situated across Liberty Street from the historic district, the corporate character of this high-rise office building differs from the associations embodied in the Market Center Historic District. The eastern boundary above Saratoga is contiguous with the previously defined boundaries of the Cathedral Hill and Mount Vernon Historic Districts. The erection of the 1992 Maryland State Library for the Blind and Physically Handicapped at the corner of Park Avenue and Franklin Street has changed the internal configuration of the block bounded on the east by the Enoch Pratt Free Library; the boundary follows the west or rear elevation of the Enoch Pratt Public Library. (See attached map.)

Major historic buildings and the southern boundaries of the Seton Hill and Mount Vernon Historic Districts define the northern boundary of the Market Center Historic District. (See attached map.) The northern boundary has been drawn to include the Old City College Building (Chesapeake Commons) situated on Centre Street between Eutaw and Howard and the Greyhound Building complex at the corner of Howard and Eutaw.

The western boundary of the Market Center Historic District above Franklin Street has been drawn contiguous to the eastern boundary of the Seton Hill Historic District. (See attached map.) Below Franklin Street, the boundary excludes blocks that have experienced demolition and recent redevelopment. Diamond Street between Franklin and Saratoga separates the Market Center Historic District from a new nursing home, a recent service station, the Social Security Complex, and vacant lots. The western boundary shifts west to Pearl Street between Saratoga and Lexington to include historic structures as well as the late 20th century building that houses Lexington Market, which survives as a vital urban marketplace. South of Lexington the edge created by late 20th century construction associated with the University of Maryland at Baltimore moves the western boundary eastward to the alley at the rear of the buildings along Greene Street and then to Paca Street. (The Reiman Block, Pascault Row, and Westminster Church and Cemetery, the only historic features immediately outside the western boundary, are all individually listed on the National Register.)

The southern boundary of the Market Center Historic District abuts the northern boundary of the Loft Historic District and has been drawn to encompass historic structures on the south side of Baltimore Street. The southern

United States Department of the Interior
National Park Service

B-1262
Market Center
Historic District

Baltimore city, MD

National Register of Historic Places Continuation Sheet

Section number 10 Page 2

boundary excludes a recent building at the corner of Howard and Baltimore Streets and avoids the block occupied by the 1961 Baltimore Civic Center before it joins the eastern boundary of the Market Center Historic District at the foot of Liberty Street.

UTM References

Baltimore East, MD and Baltimore West, MD quads

A: 18-360390-4350850

B: 18-360600-4350330

C: 18-360380-4349820

D: 18-360070-4349900

E: 18-359800-4350090

F: 18-359800-4350340

**Market Center Historic District
Baltimore, Maryland
B-1262**

LIST OF NONCONTRIBUTING BUILDINGS

210 Baltimore Street
315 Baltimore Street
405 Baltimore Street

Corner of Eutaw & Fayette
115-117 Eutaw Street
200 block Eutaw Street
222 Eutaw Street
NE corner of Eutaw & Saratoga
SE corner of Eutaw & Saratoga
312 Eutaw Street
316-322 Eutaw Street
328 Eutaw Street
401 Eutaw Street

210 Fayette Street
226 Fayette Street
401 Fayette Street

215 Franklin Street
304 Franklin Street
307-11 Franklin Street

108 Greene Street
100 block E side (no number) Greene Street
Market Center Post Office Station

11 Howard Street
Corner of Howard and Fayette
312-318 Howard Street
331 Howard Street
330-332 Howard Street
401 Howard Street
420 Howard Street

105-07 Lexington Street
109-11 Lexington Street
116 Lexington Street
204-06 Lexington Street
224 Lexington Street

List of Noncontributing Buildings (continued)

B-1262
Market Center H. D.
Baltimore city, MD

Lexington Street between Howard and Eutaw
611-13 Lexington Street

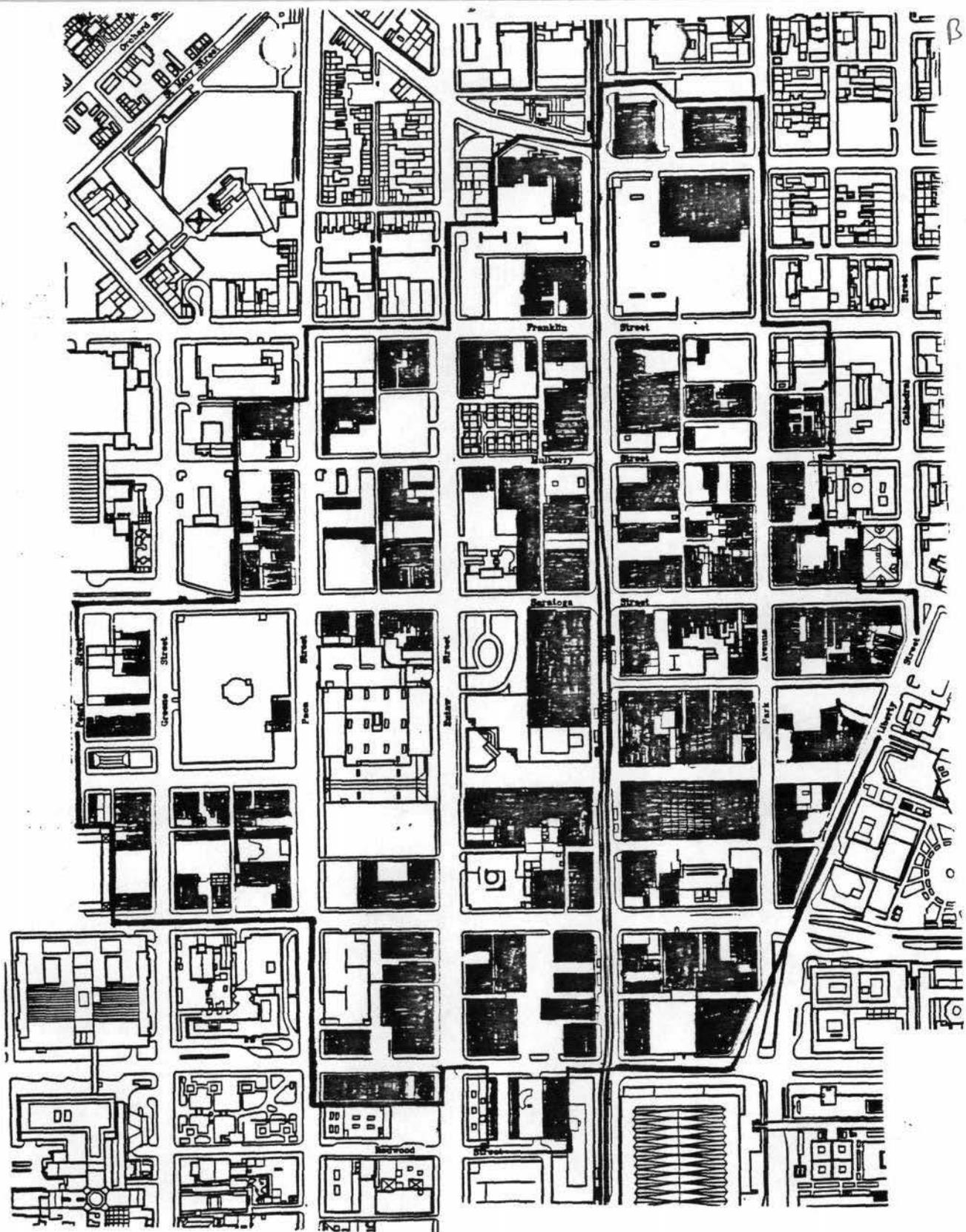
14 Liberty Street
100 blk Liberty Street at Marion Street
208 Liberty Street
232 Liberty Street

NW corner of Mulberry and Park
SE corner of Mulberry Street and Paca

116 Paca Street
225 Paca Street
411 Paca Street
415 Paca Street

415 Park Avenue

214 Saratoga Street
229 Saratoga Street



National Register Boundaries, Market Center Historic District, Baltimore city, MD, 1999

Boundaries are indicated by a solid line; contributing resources are shaded (dark)

Source: Baltimore City Planning Dept. Map,
1"=200' (reduced)



Market Center Historic District
Baltimore City, Maryland
LOCATIONAL MAP SHOWING BOUNDARIES
AND CONTRIBUTING BUILDINGS



MARKET
CENTER
HISTORIC
DISTRICT
B-1262
BALTIMORE
CITY, MD

E: 18-359800
4350090

F: 18-359800
4350340

Balto. West

OVERLEA 6.8 MI.
BEL AIR 23 MI.
(BALTIMORE EAST)
5662 1 SE

5.5 MI. TO MD. 7
HAVRE DE GRACE 37 MI.

17'30"

2.8 MI. TO U.S. 40

4349

1.3 MI. TO U.S. 40

4348

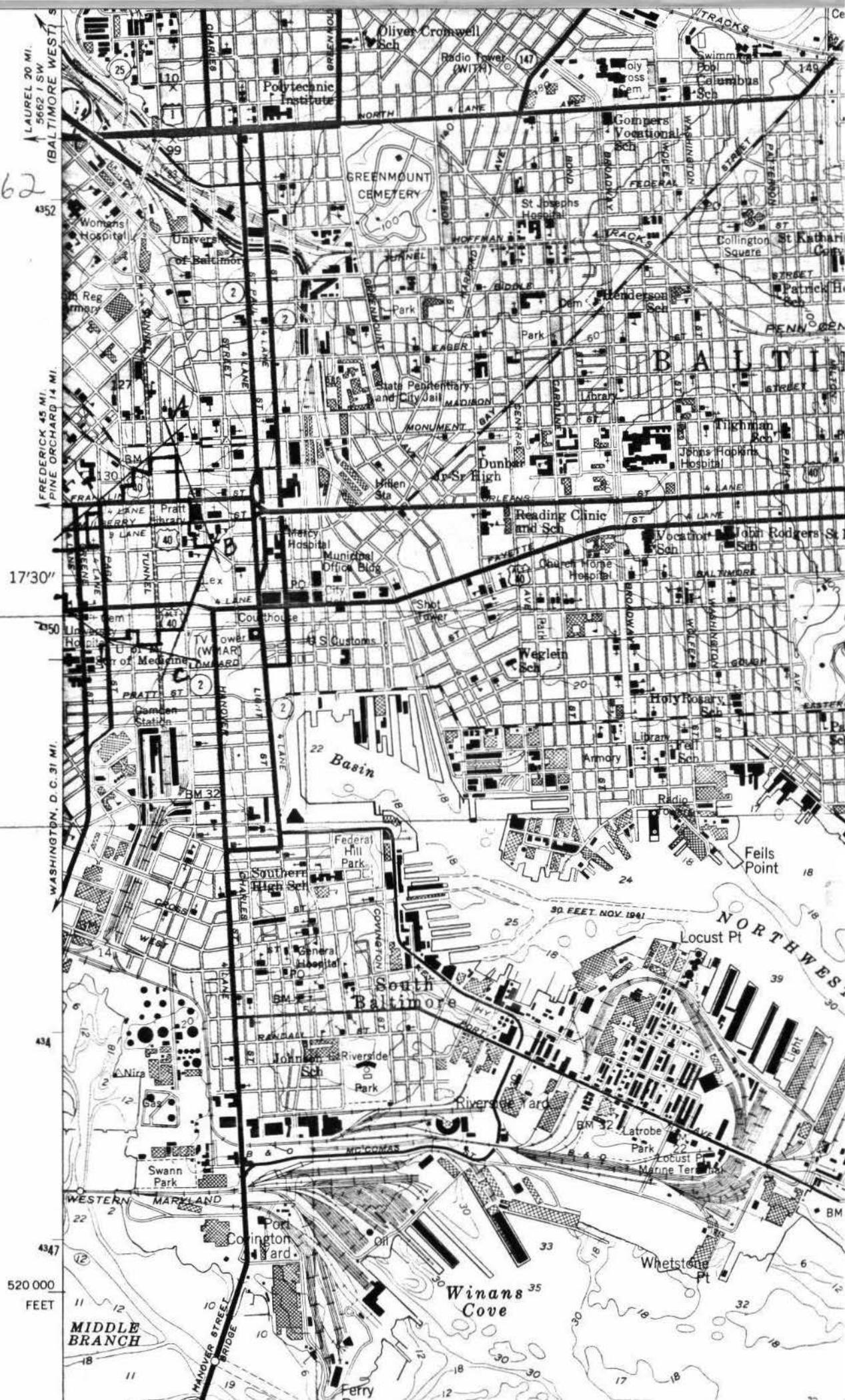
4347

10

MARKET
CENTER
HISTORIC
DISTRICT
B-1262
BALTIMORE
CITY, MD

- A: 18-360390
4350850
- B: 18-360600
4350330
- C: 18-360380
4349820
- D: 18-360070
4349900

Balto. East



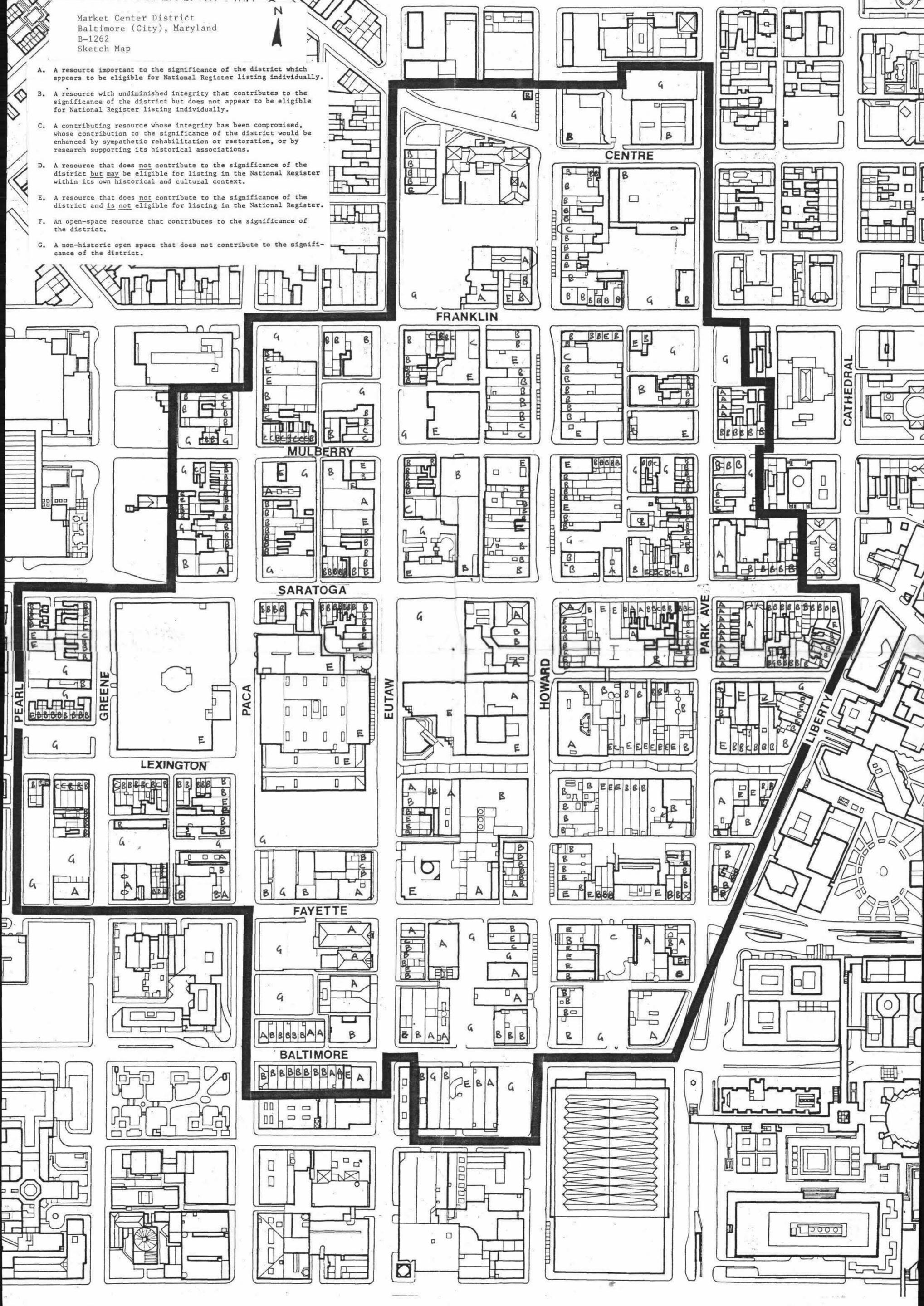
LAUREL 20 MI.
5662 I SW
(BALTIMORE WEST) S
4352
FREDERICK 45 MI.
PINE ORCHARD 14 MI.
17'30"
4350
WASHINGTON, D. C. 31 MI.

520 000
FEET

Market Center District
 Baltimore (City), Maryland
 B-1262
 Sketch Map



- A. A resource important to the significance of the district which appears to be eligible for National Register listing individually.
- B. A resource with undiminished integrity that contributes to the significance of the district but does not appear to be eligible for National Register listing individually.
- C. A contributing resource whose integrity has been compromised, whose contribution to the significance of the district would be enhanced by sympathetic rehabilitation or restoration, or by research supporting its historical associations.
- D. A resource that does not contribute to the significance of the district but may be eligible for listing in the National Register within its own historical and cultural context.
- E. A resource that does not contribute to the significance of the district and is not eligible for listing in the National Register.
- F. An open-space resource that contributes to the significance of the district.
- G. A non-historic open space that does not contribute to the significance of the district.





CHARLES FISH & SONS

CHARLES FISH & SONS

FRANKLIN

RENTAL SPACE AVAILABLE

RENTAL SPACE AVAILABLE

RENTAL SPACE AVAILABLE

RENTAL SPACE AVAILABLE

SONY

SONY

SONY

B-1262

MARKET CENTER HISTORIC DISTRICT

BALTIMORE CITY MARYLAND

BETTY BIRD

APRIL 1999

MDSHPD

CHARLES FISH & SONS, 429 N. EUTAW, LOOKING SE

1 OF 47

S023 -1 T00348 P055



MARYLAND
SQUARE
RESTAURANT
SEAFOOD STEAKS

RESTAURANT

303

P

B-1262

MARKET CENTER HISTORIC DISTRICT

BALTIMORE CITY MARYLAND

BETTY BIRD

APRIL 1999

MD SHPo

SOUTH SIDE OF 300 BLOCK W FRANKLIN ST, LOOKING SW

2 OF 47

S023 -1 T00351 P057



B-1262

MARKET CENTER HISTORIC DISTRICT

BALTIMORE CITY, MARYLAND

BETTY BIRD

APRIL 1999

MDSHPO

300 BLOCK N. HOWARD, EAST SIDE, LOOKING S

3 OF 47

S023 -1 T00264 P064



B-1262

MARKET CENTER HISTORIC DISTRICT

BALTIMORE CITY, MARYLAND

BETTY BIRD

APRIL 1999

MDSHPs

409 N. HOWARD, LOOKING E

4 OF 47

9504 982001 1 - 0205



RODEO

B-1262

MARKET CENTER HISTORIC DISTRICT

BALTIMORE CITY, MARYLAND

BETTY BIRD

APRIL 1999

MDSHPo

220-222 W SARATOGA ST, LOOKING N

5 OF 47

S023 -1 100394 P067



FLAG • BARNES • PENNANTS

RAZOR SHARP

BARBER
SHOP
547-0609



405
PARK AVENUE

B-1262

MARKET CENTER HISTORIC DISTRICT

BALTIMORE CITY, MARYLAND

BETTY BIRD

APRIL 1999

MDSHPO

405-411 PARK AVENUE, WEST ELEVATIONS

VIEW LOOKING E

S023 -1 T00434 P074

6 OF 47



B-1262

MARKET CENTER HISTORIC DISTRICT

BALTIMORE CITY, MARYLAND

BETTY BIRD

APRIL 1999

MDSHPO

DETAIL OF CAST IRON ON STOOP

405-407 PARK AVENUE, LOOKING SE

S023 -1 T00219 P076

7 OF 47



B-1262

MARKET CENTER HISTORIC DISTRICT
BALTIMORE CITY, MARYLAND

BETTY BIRD

APRIL 1999

MDSHPO

ST. ALPHONSUS CHURCH (B-22),
116 W. SARATOGA ST, LOOKING NE

8 OF 47

5023 - 4 100457 P015



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12 PK

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HAIR SALON
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MARKET CENTER HISTORIC DISTRICT

BALTIMORE CITY, MARYLAND

HEATHER EWING

MAY 1999 MDSHP0

214 W. SARATOGA, LOOKING NE

9 OF 47

5022 +1 180480 P011



B-1262

MARKET CENTER HISTORIC DISTRICT
BALTIMORE CITY, MARYLAND

HEATHER EWING

JUNE 1999 MDSHPO

VIEW N ON PACA FROM FAYETTE ST
SHOWING LEXINGTON MARKET

10 OF 47

S022 -1 188398 P049

4



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B-1262

MARKET CENTER HISTORIC DISTRICT

BALTIMORE CITY, MARYLAND

HEATHER EWING

JUNE 1999 JDS/PPB

426 W BALTIMORE

11 OF 47

5022 - 1 100427 P051



LEXINGTON
MARKET

SARATOGA

LEXINGTON
MARKET

B-1262

MARKET CENTER HISTORIC DISTRICT

BALTIMORE CITY, MARYLAND

HEATHER EWING

MAY 1999 MDSHPD

VIEW SE FROM GREENE AND SARATOGA

SHOWING LEXINGTON MARKET

12 OF 47

S022NOR T00865 P023

2



8-1262

MARKET CENTER HISTORIC DISTRICT

BALTIMORE CITY, MARYLAND

HEATHER EWING

MAY 1999

VIEW OF 21 N. EUTAW ST LOOKING NE
13 OF 47

S022NOR T00509 P017

2



B-1262

MARKET CENTER HISTORIC DISTRICT

BALTIMORE CITY MARYLAND

HEATHER EWING

MAY 1999

MDSHPo

VIEW OF 600 BLK OF LEXINGTON ST. FROM REAR ON
PEARL STREET LOOKING SOUTH

S022N0R 100687 P021

14 OF 47

2



B-1262

MARKET CENTER HISTORIC DISTRICT

BALTIMORE CITY, MARYLAND

HEATHER EWING

JUNE 1999

MDSHPD

VIEW OF 600 BLOCK OF W. LEXINGTON STREET SHOWING
ORIGINAL STOREFRONTS, LOOKING NE

S822 - 1 780721 P036

15 OF 47

4



B-1262

MARKET CENTER HISTORIC DISTRICT

BALTIMORE CITY MARYLAND

HEATHER EWING

MAY 1999

MDSHPD

VIEW OF 300 BLOCK OF N. PACA, WEST SIDE, LOOKING S

16 OF 47

S022 +2 T00378 P016

E



B-1262
MARKET CENTER HISTORIC DISTRICT
BALTIMORE CITY, MARYLAND
HEATHER EWING
JUNE 1999
MDSHPO
512-516 W. FAYETTE, LOOKING N
17 OF 47

S022 -1 T00365 P044

4



MAYFAIR



B-1262

MARKET CENTER HISTORIC DISTRICT

BALTIMORE CITY, MARYLAND

HEATHER EWING

MAY 1999

MDSHPO

VIEW OF WEST SIDE OF 500 BLOCK OF N. HOWARD,
SHOWING MAYFAIR THEATRE, LOOKING W

S022 +2 T00455 P021

18 OF 47



B-1262

MARKET CENTER HISTORIC DISTRICT

BALTIMORE CITY, MARYLAND

HEATHER EWING

MAY 1999

MDSHPO

422-424 N. HOWARD, LOOKING SW

19 OF 47

S022 +1 T00531 P020

E



B-1262

MARKET CENTER HISTORIC DISTRICT

BALTIMORE CITY, MARYLAND

HEATHER EWING

MAY 1999

MDSHPO

FORMER GREYHOUND STATION, THE CORNER OF HOWARD AND
CENTRE STREETS, LOOKING NE

S022 -2 T00476 P003

20 OF 47

E



APARTMENTS
NOW
LEASING
539-
0090
ENTRANCE
601
N. DITWELL ST.

B-1262

MARKET CENTER HISTORIC DISTRICT

BALTIMORE CITY, MARYLAND

HEATHER EWING

MAY 1999

MDSHPO

OLD CITY COLLEGE BUILDING, SW CORNER OF HOWARD
AND CENTRE STREETS, LOOKING SW

S022 +1 T00572 P023

21 OF 47

8



8-1262

MARKET CENTER HISTORIC DISTRICT

BALTIMORE CITY MARYLAND

HEATHER EWING

MAY 1999

MDSHPO

320 N. EUTAW, LOOKING W

22 OF 47

3

S022 +1 100394 P003



B-1262

MARKET CENTER HISTORIC DISTRICT

BALTIMORE CITY MARYLAND

HEATHER EWING

MAY 1999

MDSHPO

221-223 W. FRANKLIN STREET, LOOKING S

23 OF 47

3

S022 41 100433 P006



B1262

MARKET CENTER HISTORIC DISTRICT

BALTIMORE CITY, MARYLAND

HEATHER EWING

MAY 1999

MDSAPO

VIEW LOOKING S ON LIBERTY STREET, SHOWING E BOUNDARY
OF DISTRICT

S022 -1 T00464 P003

24 OF 47

2



PARK AVE.

BLUE SHIRT

539 8141

FILESWA

NATURAL

dm

COMFORTLAND
FURNITURE

B-1262

MARKET CENTER HISTORIC DISTRICT

BALTIMORE CITY, MARYLAND

HEATHER EWING

MAY 1999

MDSKPO

VIEW LOOKING S ON PARK AVENUE SHOWING

219-237 PARK

25 OF 47

S022MOR T00348 P001



B-1262

MARKET CENTER HISTORIC DISTRICT
BALTIMORE CITY, MARYLAND
HEATHER EWING

MAY 1999

MOSHPD

VIEW OF N SIDE OF SAKATOGA, 100 BLOCK WITH ST ALPHONSUS
AT CORNER, LOOKING NW

26 OF 47

3

5822 +1 100454 P012

WIG HOUSE *Beauty Salon*
SPECIALTY HAIR WEAVES

PEDICURE **NAIL SALON** AIR BRUSH
FRENCH COLOR HAND PAINT

HAIR WEAVE

BEAUTY

Salon

WIGS ARE
WELCOME

SALE



WIG
U.S. HA

B-1262

MARKET CENTER HISTORIC DISTRICT

BALTIMORE CITY, MARYLAND

HEATHER EWING

MAY 1999

MDSHP0

112 W. LEXINGTON, LOOKING N

27 OF 47

2

8022 +1 100469 P008



CITYZONE

One Price
SALES & SERVICE

BEAUTY LANE
WHOLESALE

B-1262

MARKET CENTER HISTORIC DISTRICT

BALTIMORE CITY, MARYLAND

HEATHER EWING

MAY 1999

MD SAPO

215-219 W LEXINGTON, LOOKING SE

28 OF 47

5022MOR 100551 P086



THE
MART

THE M

WMS FASHION BUG PLUS GALLO CLOTHING

B-1262

MARKET CENTER HISTORIC DISTRICT

BALTIMORE CITY, MARYLAND

HEATHER EWING

MAY 1999

MDSHP0

315-319 W LEXINGTON, LOOKING SE

29 OF 47

S622NOR T00377 P015



B-1262

MARKET CENTER HISTORIC DISTRICT

BALTIMORE CITY, MARYLAND

HEATHER EWING

MAY 1999

MDSHPO

327-329 W. LEXINGTON, LOOKING SE

30 OF 47

S022NOR 100369 P005

2



My Street SIZES 14-26

My Street
INCEA
Employees

My Street

My Street

B-1262

MARKET CENTER HISTORIC DISTRICT

BALTIMORE CITY, MARYLAND

HEATHER EWING

MAY 1999

MDSHPO

VIEW OF LEXINGTON MALL, LOOKING E

31 OF 47

2

S022 - 1 T00398 P014



A black and white photograph capturing the bustling entrance of Lexington Market. The central focus is a large, dark-framed glass gable structure that reflects the sky and surrounding buildings. Below this glass section, the words "LEXINGTON MARKET" are prominently displayed in a bold, sans-serif font. The entrance is flanked by dark awnings. In the foreground, a diverse group of pedestrians is seen walking across a paved plaza. On the left, a tall, dark utility pole stands with several rectangular light fixtures. To the right, a man in a light-colored shirt and hat is walking towards the camera, gesturing with his right arm. Further back, a man in a dark suit is seen from behind, looking towards the market. The background shows a large building with a corrugated metal roof and several vertical banners hanging from poles. A car is partially visible on the right side of the frame. The overall scene conveys a sense of active commerce and public life.

LEXINGTON MARKET

B-1262

MARKET CENTER HISTORIC DISTRICT

BALTIMORE CITY, MARYLAND

HEATHER EWING

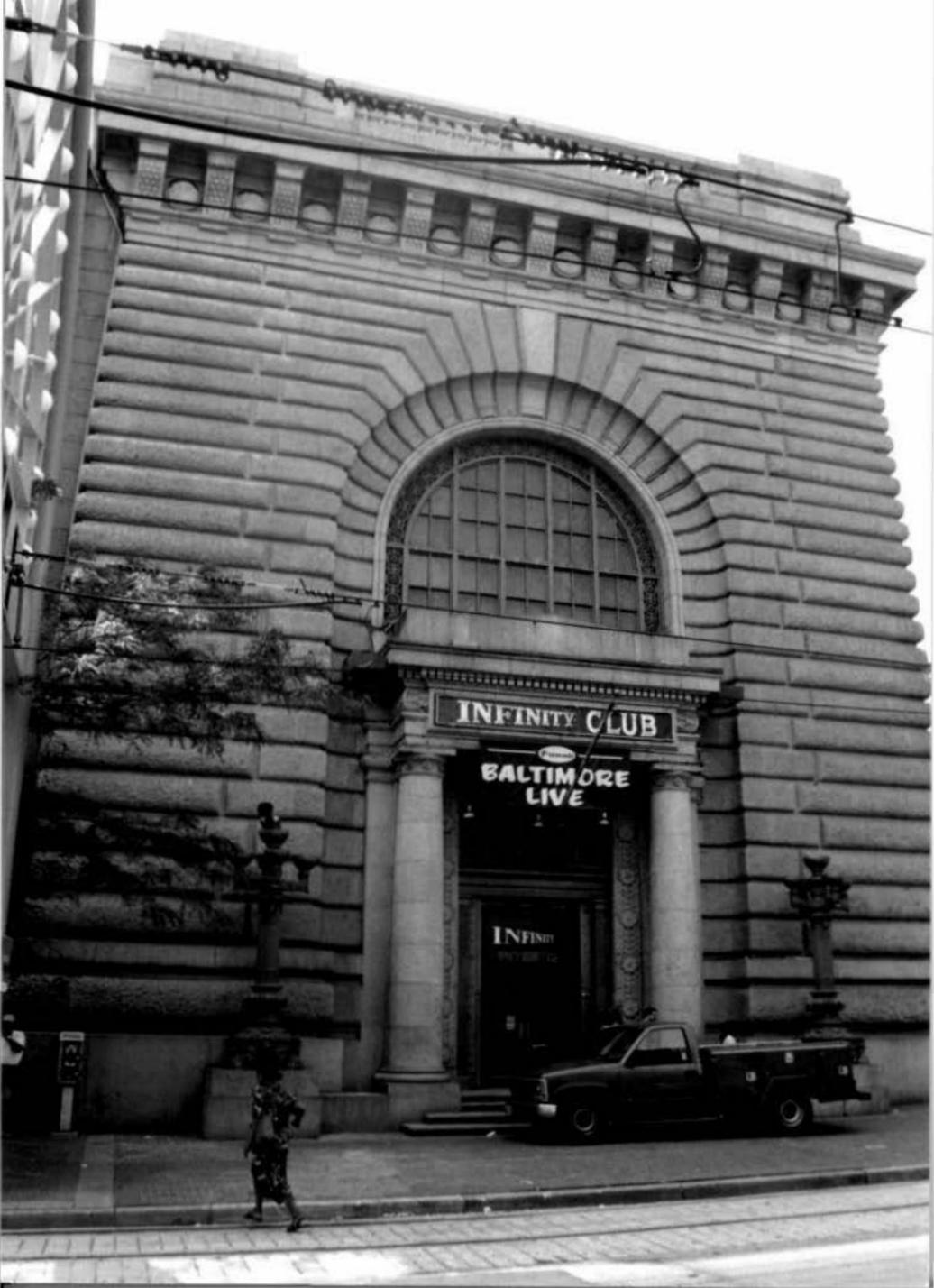
MAY 1999

MDSHPO

LEXINGTON MARKET, 200 BLOCK OF EUTAW STREET, LOOKING W
32 OF 47

S022 +1 100733 P013

16



INFINITY CLUB

BALTIMORE
LIVE

INFINI
TY CLUB

B-1262

MARKET CENTER HISTORIC DISTRICT

BALTIMORE CITY, MARYLAND

HEATHER EWING

MAY 1999

MDSHP0

FORMER PROVIDENT BANK, 240 N. HOWARD, LOOKING W

33 OF 47

2

S022N0R 100650 P004



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SALE 3¢
CELLULAR PHONE
34



B-1262

MARKET CENTER HISTORIC DISTRICT

BALTIMORE CITY, MARYLAND

BETTY BIRD

APRIL 1999

MDSHPO

313-315 N. HOWARD ST, LOOKING E

34 OF 47

5023 - 1 100368 P065



8-1262

MARKET CENTER HISTORIC DISTRICT

BALTIMORE CITY, MARYLAND

HEATHER EWING

MAY 1999

MPSHPO

HUTZLER'S, 220-228 N. HOWARD, LOOKING NW

35 OF 47

3

5022NOR 100481 P005

Uniform City U.S.A.

UNIFORM CITY

UNIFORMS SHIRTS
AT BARGAIN!

UNIFORM CITY

B-1262

MARKET CENTER HISTORIC DISTRICT

BALTIMORE CITY, MARYLAND

HEATHER EWING

MAY 1999

MDSHPO

FORMER STRAND THEATER, 404-406 N. HOWARD, LOOKING W

36 OF 47

S022 11 100336 P009

E



WELCOME TO
GARFOLA
STATE CENTER
GARAGE

B-1262

MARKET CENTER HISTORIC DISTRICT

BALTIMORE CITY, MARYLAND

HEATHER EWING

JUNE 1999

MDSHPO

307-317 W MULBERRY STREET, LOOKING SE

37 OF 47

S022 -1 T00394 P028

4



MULBERRY ST.

EUTAW ST.

APARTMENTS
AVAILABLE

NEW
APARTMENTS
AVAILABLE
CALL 302-7801

EXPRESSIONS

B-1262

MARKET CENTER HISTORIC DISTRICT

BALTIMORE CITY, MARYLAND

HEATHER EWING

JUNE 1999

MDSHPO

MULBERRY COURT, 401 N. EUTAW, LOOKING NE FROM THE
CORNER OF EUTAW AND MULBERRY

S022 -1 T00698 P073

38 OF 47

J



B-1262

MARKET CENTER HISTORIC DISTRICT

BALTIMORE CITY, MARYLAND

HEATHER EWING

JUNE 1999

MDSHP0

323-325 N. PACA, LOOKING E

39 OF 47

S022 -1 T00472 P013

4



B-1262

MARKET CENTER HISTORIC DISTRICT

BALTIMORE CITY, MARYLAND

HEATHER EWING

JUNE 1999

MDSHPO

~~VIEW OF 400~~ BLOCK OF W. SARATOGA, SHOWING KRUG
IRONWORKS, 415 W. SARATOGA, LOOKING SE

40 OF 47

S822 -1 T88475 P833

4

STEEL & I

G. KRUG

1794

HOURS
DAILY
7 to 4

B-1262

MARKET CENTER HISTORIC DISTRICT

BALTIMORE CITY, MARYLAND

BETTY BIRD

APRIL 1997

MDSHPO

DETAIL OF 415 W. SARATOGA LOOKING S

41 OF 47

2

5022 +1 100428 P019



B-1262

MARKET CENTER HISTORIC DISTRICT

BALTIMORE CITY MARYLAND

HEATHER EWING

JUNE 1999

MDSHPO

MTA OPERATIONS CENTER, EUTAW AND SARATOGA, LOOKING NE

42 OF 47

S022 -1 T00421 P056

+



B-1262
MARKET CENTER HISTORIC DISTRICT
BALTIMORE CITY, MARYLAND

HEATHER EWING

JUNE 1999

MDSHPO

VIEW OF WHOLE BLOCK OF N. EUTAW STREET, LOOKING SW, SHOWING
EUTAW SAVINGS BANK, WESTERN NATIONAL BANK, AND THE
HIPPODROME THEATER

S022 -1 T00362 P063

43 OF 47

J



EL DORADO RESTAURANT
& GENTLEMEN'S CLUB

FIRST CLASS SURETY
INSURANCE & BONDS

410-685-1041

EAGLE TRADING INC.

B-1262

MARKET CENTER HISTORIC DISTRICT

BALTIMORE CITY, MARYLAND

HEATHER EWING

JUNE 1999

MDSHPO

318-322 W. BALTIMORE STREET, LOOKING N

44 OF 47

J

950J 855001 1 - 2205



B-1262

MARKET CENTER HISTORIC DISTRICT

BALTIMORE CITY, MARYLAND

HEATHER EWING

JUNE 1999

MDSHPO

BALTIMORE BARGAIN HOUSE, LIBERTY AND BALTIMORE STREETS,
LOOKING NW

S022 -1 700382 P023

4

45 OF 47

ON LEONG
CHINESE MERCHANTS' ASSOCIATION

香港酒家

WONG'S PEKING DUCK HOUSE
TEL: 410-539-5666

BRU

B-1262

MARKET CENTER HISTORIC DISTRICT

BALTIMORE CITY, MARYLAND

HEATHER EWING

MAY 1999

MDSHPO

325 PARK AVENUE, LOOKING E

46 OF 47

3

S022 +1 100523 P013

PLEASE SAVE
OUR BLOCK

HIPPODROME HATTERS

bring

**hats
& caps**

Starring

SOLD • CLEANED •
BLOCKED • RENOVATED

NO
SMOKING

PLEASE DO NOT
SMOKE IN THIS
RESTAURANT

CRITERIA

B-1262

MARKET CENTER HISTORIC DISTRICT

BALTIMORE CITY MARYLAND

HEATHER EWING

MAY 1999

MDSHPO

DETAIL OF A STOREFRONT IN THE UNIT BLOCK OF N. EUTAW,
2

LOOKING E

47 OF 47

8022 +1 100362 P018

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For HCERS use only
received _____
date entered _____

1. Name

historic Retail District
and/or common Market Center (preferred)

2. Location

street & number Twenty four blocks in the western half of the _____ not for publication
downtown area centering on Howard
city, town Baltimore _____ vicinity of _____ congressional district 7th
state Maryland code _____ county _____ code _____

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input checked="" type="checkbox"/> transportation
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Multiple public and private owners c/o Market Center Devlopment Corp.
street & number 118 North Howard Street
city, town Baltimore _____ vicinity of _____ state Maryland

5. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore City Land Records -- Baltimore City Courthouse
street & number 100 North Calvert Street, Room 612 Courthouse West
city, town Baltimore _____ state Maryland

6. Representation in Existing Surveys

title Baltimore Retail District Survey has this property been determined elegeble? yes no
date 1980 _____ federal state _____ county _____ local _____
depository for survey records Maryland Historical Trust
city, town Annapolis _____ state Maryland

7. Description

B-1262

Condition
 excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one
 unaltered
 altered

Check one
 original site
 moved . date _____

Describe the present and original (if known) physical appearance

Number of Resources

Contributing	Noncontributing	
<u>499</u>	<u>72</u>	buildings
_____	<u>44</u>	sites
_____	_____	structures
_____	_____	objects
<u>499</u>	<u>116</u>	Total

Number of previously listed
 National Register properties
 included in this nomination: 7

Original and historic functions and uses:

<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> commercial	<input checked="" type="checkbox"/> park
<input checked="" type="checkbox"/> educational	<input checked="" type="checkbox"/> residential
<input checked="" type="checkbox"/> entertainment	<input checked="" type="checkbox"/> religious
<input type="checkbox"/> government	<input type="checkbox"/> scientific
<input checked="" type="checkbox"/> industrial	<input checked="" type="checkbox"/> transportation
<input type="checkbox"/> military	<input type="checkbox"/> other:

DESCRIPTION SUMMARY:

The Market Center area is a diverse commercial area in the western half of downtown Baltimore. It is generally bounded by Cathedral Hill, Charles Center and the Civic Center on the east; the Mount Vernon and Seton Hill historic districts on the north; the University of Maryland campus and Social Security complex on the west; and the Loft Historic District on the south. The district takes in some twenty-four blocks and consists of approximately 300 structures. The area is primarily commercial/retail in character, however it includes two churches, a few residential buildings, some institutional structures and warehouse buildings. There is a great range of commercial buildings including: small two and three story high storefronts, a twelve story high department store building, large municipal market buildings, parking garages, banks, and a few office buildings. There are extant buildings from the early nineteenth century to the present day. Stylistically the buildings range from the traditional to the eclectic; Queen Anne to Modern; Commercial to Art Deco; Gothic to Classical; and Romanesque to Renaissance Revival. The major retail structures are primarily located along Howard Street and the Lexington Mall, a brick paved pedestrian way lined with trees and benches. Most of the residential structures are located to the north and west; while the retail character of the district changes to warehousing and light industrial at the southern edges. The street lay-out conforms to a strict grid pattern except for Liberty Street, which has a diagonal orientation along the eastern edge of the district. There has been a great deal of alteration, primarily changes to the storefronts of commercial buildings in the district, and many mid to late twentieth century intrusions break up the mostly nineteenth to early twentieth century character of the streetscapes. Approximately eighty percent of the resources contribute to the historic character of the area.

GENERAL DESCRIPTION:

The Market Center area takes in most of the remaining nineteenth and early twentieth century structures in the western portion of downtown Baltimore. The area is hemmed in by recently redeveloped areas to the east (Charles Center) and west (University of Maryland and Social Security Complex). It is contiguous to existing historic districts to the north -- Seton Hill and Mount Vernon. The district primarily abuts the Loft Historic District and Baltimore Civic Center (Arena) on the south. The major east-west streets within the district are: Baltimore, Fayette, Lexington, Saratoga, Mulberry, Franklin, and Centre. The major north-south streets are: Greene, Paca, Eutaw, Howard, and Park. Liberty Street runs diagonally along the eastern edge of the district. It is the only street which does not conform to the strict grid street pattern of the district. Many of the north-south streets are wider than the east-west streets. Howard Street, for example, is 82'6" wide compared to Fayette Street which is 56' wide. Much of Lexington Street has been paved with bricks and has been converted into a pedestrian mall. Another unusual street configuration is the 600 block of West Lexington Street which is divided around a large island, the former site of the westernmost shed of Lexington Market.

The most important topographical features in and around the district are two hills: Cathedral Hill, just to the northeast of the area, and "Howard's Hill" which is centered along Paca Street north of Lexington Street. Most of Howard Street lies in a depression between these two hills. There is a distinctive downward easternly slope of land from Paca Street to Howard Street between Lexington Street and Franklin Street. East of Howard Street, the land slopes upwards to Cathedral Street, most notably along Mulberry Street and Franklin Street. There is also a downward slope of the land west of Paca Street and a southernly downward slope along Liberty Street from Cathedral Hill. The lowest elevation is in the southwestern corner of the district.

The area is urban in character. There are very few parks, landscaped areas or open space (excluding parking lots). Nearly all of the buildings are built directly on the street without setbacks. The Lexington Mall features some landscaping and benches along the pedestrian way. A large depressed paved open area is adjacent to the Metro Station on Lexington Street. A small park-like sitting area is adjacent to the Saratoga Street Metro Station. Recently, a small park has been created just north of Chesapeake Commons (Old City College Building). This park at the northwest corner of Howard Street and Centre Street includes a contemporary monument to John Eager Howard. Sidewalks and streets in the area are generally paved in traditional materials, concrete and asphalt, however portions of sidewalk at Howard Street are being repaved in a combination of brick and concrete. A few cobblestone alleys are extant.

The built environment of Market Center includes a great variety in the style, scale, type and age of structures. The earliest structures which date from c. 1820 to 1850, were traditional Baltimore brick residential and commercial buildings. They had flat facades with decorations used only to highlight the doors, windows and rooflines. From the mid-nineteenth century to the early twentieth century, there was a break from tradition in materials and style. Brownstone and cast iron structures were built in the mid-1800s. Popular architectural styles from c. 1875 to 1915, including

Queen Anne, Romanesque and Renaissance Revival, added decorations and details that were not commonly seen on the traditional Baltimore building. In the early twentieth century, there was a return to Classical design elements, as well as the first instances of streamlined and early moderne decorations for commercial buildings. The Market Center area has most recently been influenced by modern design trends including new glass and metal buildings with straight lines, and the cover-up of facades of older structures with stucco or other materials hiding the elaborately decorated buildings of the nineteenth century. Despite this diverse architectural context, a majority of buildings date from the nineteenth through early twentieth century.

The earliest structures within the area are two and one half or three and one half story high traditional rowhouses with a gabled roof and dormer. These houses have flat facades with decorative elements used only (if at all) at doors, windows and the roofline. Many have Flemish bond brickwork which is indicative of an early date of construction. Approximately fifteen to twenty structures of this type are scattered throughout the area. Some good examples of the smaller buildings of this type include: 512-516 West Fayette Street, 410-414 Park Avenue and 416-428 West Mulberry Street. The Fayette Street houses are fairly intact, while the Park Avenue buildings have been commercialized and the Mulberry Street houses are deteriorated. Among the better examples of three and one-half story high houses of this type are: 106 West Saratoga Street, 405 North Paca Street and 316-318 North Paca Street. These larger houses are generally more ornate than the two and one-half story house. The house at 106 West Saratoga Street features marble entrance stairs, decorative lintels and a cornice in front of the gabled roof.

The district also includes some mid-nineteenth century rows of gabled roof houses without dormers. The north side of the 600 block of West Lexington Street is an excellent example of a commercial row of this type. These houses are unusual because they are four stories high. A similar row built on a residential scale is seen at 233-239 North Pearl Street. These simple two bay wide houses feature corner blocks at the lintels at the third floor.

In the mid to late nineteenth century houses with flat roofs became popular because of fashion, fire safety and changing building technologies. Many traditional houses with flat roofs and cornices were constructed throughout the Market Center area during the last half of the nineteenth century. Some notable examples of this type of building include: 101-103 and 117-123 West Saratoga Street, 416-424 West Baltimore Street, 409-413 West Saratoga Street, and 308-310 North Eutaw Street. Although all of these buildings feature flat facades with details used only to highlight the doors, windows and rooflines, there is a great variety in the decorative treatments on these houses. Cornices range from highly ornate bracketed ones to simple dentilled cornices. Windows feature flat arches, full arches or segmental arches. Some of the houses include decorative window hoods or cornices, while other houses feature window baskets. There are a variety of storefront designs. The group at 405-411 Park Avenue dates from c. 1833 and is one of the earliest houses of this type. It is distinctive for its stuccoed treatment, blank arches over windows and grouped entrances to the houses. The traditional Baltimore style house with a flat roof and cornice is located throughout the district. This type of structure is common in rowhouse neighborhoods throughout Baltimore, but it is usually limited to a

three story height outside of the downtown area. Within Market Center there are many four story high buildings of this type and one which is five stories high -- 313 North Howard Street.

The most distinctive structures built within this area during the early nineteenth century were churches. Two churches are extant within Market Center: Saint Alphonsus and Saint Jude Shrine. Saint Alphonsus at the northeast corner of Saratoga Street and Park Avenue is a Gothic Revival design featuring a 200-foot high spire, buttresses and battlemented walls. Saint Jude Shrine at the northwest corner of Saratoga Street and Paca Street is representative of Greek Revival architecture featuring four Ionic columns supporting a large central pediment. Although these two churches are stylistically different, both represent architect-designed buildings based on a distinctive, recognized style as opposed to the traditional design of buildings in this area in the first half of the nineteenth century.

Within the Market Center area there are many nineteenth century streetscapes made up of smaller scale traditional Baltimore buildings. Among the best nineteenth century streetscapes are the 100 block North Howard Street (west side), 300 block Park Avenue (west side) and 300 block North Paca Street (west side). These streetscapes are fairly intact without many twentieth century intrusions, except for storefront alterations. They provide an impression of the traditional physical appearance of the area before large scale commercial structures were built and popular architectural styles replaced traditional design within the area.

A break from the traditional structures in the area came in the mid-nineteenth century with the use of materials other than brick. The former bank at 426 West Baltimore Street is built of brownstone. Although the storefront has been altered, the upper floors featuring traceried windows and decorative window hoods are intact. It is one of the few full brownstone buildings in the area and the only brownstone which was designed to be compatible with similar commercial structures built of brick. Another change in the use of materials was the construction of cast iron buildings in the mid-nineteenth century. There are six full cast iron fronts (except for altered first floors) in the Market Center area. All are on Baltimore Street. A part of the McCrory's Building on Howard Street is made of cast iron, but the first two floors of this five story building has been altered. The best examples of cast iron construction in the area are 307 and 322 West Baltimore Street. Both of these structures include decorative columns, arched openings, projecting band courses and moldings.

The popularity of the Second Empire Style around the 1860s and 1870s brought a new type of roof treatment to buildings in the area -- the mansard roof. Among these buildings are 108 West Saratoga Street, 221-223 West Franklin Street and 327-329 West Lexington Street. The traditional facade remains on most of these buildings, but a mansard roof with dormers is a concession to the Second Empire Style. Queen Anne Style commercial and industrial buildings were constructed in this area in the late nineteenth century. This style brought many unusual architectural details to buildings in this area, including decorative terra cotta panels, corbelled brick work, an irregular roof line, and varying window configurations. Among the better Queen Anne-influenced commercial designs are 103 West Lexington Street, 521 North Howard Street and the Princess Shops at 315-319 West Lexington Street. The Rosello Building at 121 North Greene Street is a good example of

Queen-Anne influenced design in an industrial structure, it features decorative brickwork in a woven pattern.

There are a few examples of Romanesque Revival influenced buildings in the area. The large industrial structure at 10-12 North Howard Street and the office building at 200 West Fayette Street are good examples of structures in the area which feature Romanesque design elements. Among these details are rough stone work, arched windows, turrets and intricate stone decorations. Since these buildings feature a variety of design elements besides Romanesque, they can be considered eclectic in character. Among the better eclectic designs in Market Center are: 219-237 Park Avenue, 406 Park Avenue and 318 West Baltimore Street. The commercial row on Park Avenue illustrates the manner in which traditional structures evolved into eclectic designs. The row retains the basic arrangement of the traditional building; however, decorative band courses, projecting brick work and ornamental terra cotta panels are a break from the simple facade of traditional structures. The Park Avenue building with a bowed front illustrates the change from the flatness of the traditional building. The exuberantly designed structure on West Baltimore Street is a complete change from the traditional building. It features a bowed central bay, a great deal of decorative panels and figures, a variety of window treatments, and an unusual roofline. This building is the pinnacle of eclecticism in the area; with the turn of the century, structures were commonly built with more restrained Classical influences.

Many commercial structures were influenced by the Renaissance Revival. Two smaller commercial structures are good examples of Renaissance Revival in the Market Center area: 409 North Howard Street and 108 West Lexington Street. The Howard Street building combines classical features such as the oversized antefixes at the roof and slim columns between windows with large openings allowing a great deal of light into the interior. The Lexington Street structure features pediments over windows and stuccoed walls. The commercial building at 306 North Eutaw Street also includes some Renaissance Revival characteristics such as arched openings, a central pediment and Doric pilasters.

With the turn of the century, many commercial buildings were constructed with a steel frame structure. This allowed for large window openings on the front facade since load bearing brick walls were not needed. The airy commercial appearance of such structures allowed for large bowed windows. An elaborate example of this type of structure can be seen at 422-424 North Howard Street. A simpler version is 109-111 North Howard Street. At times buildings were constructed with a colossal colonnade between the large window openings to lend these structures a more dignified appearance. The large four story high structure at 320 North Eutaw Street is an excellent example of this type of building.

The buildings of the late nineteenth and early twentieth century in the Market Center area display a great diversity of architectural style and design. There are also particular types of buildings in the area that were designed for a special function, beyond the small commercial uses of most of the buildings. Among these types are: department store buildings, banks, public buildings, hotels, office buildings, and theatres. The architectural design of these structures stand out from most of the smaller commercial buildings.

Department stores were first constructed in Baltimore in the late nineteenth and early twentieth century. Many of the department stores started as small commercial establishments and expanded to adjoining structures as the business and variety of goods sold increased. The earliest extant department store structure in the area is the Hutzler's Palace Building. This building features largely Romanesque design elements with a richly decorated stone facade. It was designed to be a veritable palace of retail goods. The Stewart's Building (originally Posner's) at the northeast corner of Howard and Lexington Streets was built in the Renaissance Revival style. It is an exuberantly decorated large commercial structure. The last department store structure of this era was the Bernheimer Building at 308 West Fayette Street, an elaborate Beaux Arts design featuring large Ionic columns.

There is a great variety of bank buildings in the area. The earliest banks are brownstone designs featuring Renaissance Revival or Classical treatments. The small, dignified brownstone building of the Equitable Society at 21 North Eutaw Street was originally the Eutaw Savings Bank. This bank moved into a larger, more elaborate brownstone Renaissance style structure directly across the street in 1887. The adjoining building Western National Bank, now a First National branch was originally an excellent Queen Anne design but it was changed to its present classical appearance in 1911. Many small one story high bank buildings were constructed at the turn of the century, often with classical elements. The former Howard Bank at the northwest corner of Howard Street and Fayette Street, and the former German Bank at the southwest corner of Baltimore Street and Eutaw Street are good examples of this type of structure. The Provident Bank at 240 Howard Street is a unique, massive structure designed as a Renaissance strong box to give an impression of strength and stability. Two additional bank buildings were not one story banking spaces, but included additional office space for non-banking functions. The old Drivers and Mechanics Bank at Eutaw and Baltimore Streets is the only high rise banking structure in the area. The former Calvert Bank at the southeast corner of Howard Street and Saratoga Street is a three story, tan brick Renaissance Revival structure with separate office space on the second and third floors.

Many public buildings were built here in the late nineteenth and early twentieth centuries. The three firehouses were built in the early 1900s. Each features Renaissance Revival detailing, but they differ in scale, materials and degree of ornamentation. The two schools include the huge Romano-Tuscan Old City College Building, one of the largest, most elaborate school buildings ever built in Baltimore and the old Poe School, a large Queen Anne school design that originally housed an elementary school. The Poe School is most notable for its unusual roofline and jig saw designs in the woodwork of roof dormers.

Two notable hotels were built in Market Center in the early 1900s. Both of these large structures, the Congress Hotel and New Howard Hotel, are extant. The Congress Hotel on Franklin Street is a large Second Empire style building with projecting bays and intricate decorative details. The New Howard Hotel has Renaissance Revival features including brick rustication and a heavy roof cornice.

A few large office type buildings which are still standing were built in the early twentieth century. The Baltimore Bargain House at the northeast corner of Baltimore Street and Park Avenue, built in 1911, is a massive building with a curved corner. It features a large projecting cornice and office building appearance, although it was originally built as a wholesaling establishment. The J. Henry Miller Building at Franklin and Paca streets is a large brick office building with a heavy cornice and storefront but little ornamentation along most of the facade. The office building at Park and Saratoga streets, constructed in 1913, is a typical tall office structure of the era. It is more common to buildings in the Financial District.

There were also many movie theatres constructed in this area around the turn of the century. The Hippodrome is the largest theatre. It features a traditional theatre facade of the early twentieth century with three central windows and decorative projecting brick work. Its large cornice has been removed, although the decorative entablature is intact. The Town Theatre features some classical detailing with stone rustication and traditional tragedy and comedy faces. The Maryfair Theatre is an elaborate Second Empire design. A few of the smaller theatre buildings which are still extant include the Howard at 113-115 North Howard Street and the Strand at 404-406 North Howard Street. Most of the elaborate details on the Howard have long been removed, and the building has been converted into a doughnut shop. The Strand has been recently converted into two commercial establishments with the original arched windows on the second floor and a tile roof. Blaney's Theatre in the 300 block of Eutaw Street has been greatly altered. It was originally a church, than a theatre and more recently the annex of a department store. The oversized mansard roof is the most notable feature on this building.

A few buildings in the area were built as club houses or headquarters for civic and business associations. The Sons of Italy Building at 410 West Fayettee Street was built for the Loyal Order of the Moose. It is a tan brick building with large arched windows and decorative blue tiles. Another lodge building is the present day Century Nursing Home, originally the Junior Order of United American Mechanics Lodge at 102 North Paca Stret. It is a fairly plain yellow brick building with decorative lintels. The Brewer's Exchange Building was constructed as a business association building. It is an elaborate Beaux Arts terra cotta building providing the appearance of a small institutional structure, differing from the surrounding commercial structures.

Although the Market Center area is primarily retail in character, a few loft type manufacturing buildings were built on the southern portion of the district. Two of the most notable buildings of this type are the Swiss Steam Laundry Building at the corner of Fayette and Greene streets, and the Townsend Scott and Sons building at 209 West Fayette Street. The first building features Romanesque detailing, while the later is more of a Renaissance Revival design with rusticated walls and classical detailing. Both are tall, vertical manufactories with high ceilings. These buildings are more in keeping with structures in the Loft historic districts to the south, but they are separated from similar structures by buildings which are primarily retail in character.

In the early to mid twentieth century, many new types of structures were

built in the area. These include 5¢ and 10¢ stores, chain stores, parking garages and smaller one or two story commercial buildings. These new types of buildings reflect great changes in retail activities in the area and the city as a whole. Smaller buildings were built since they functioned only as retail establishments. Upper levels weren't needed as a residence, although at times a second floor was rented for office space. Larger chain stores replaced smaller local establishments and usually built wider buildings taking up a larger street frontage. With the rise of automobile transportation, parking garages were built throughout the area in order to attract suburban shoppers. Architecturally these new buildings reflected popular styles of the era, including: early Moderne, Art Deco, streamlined design and restrained Classical architecture. New materials were popular such as "Carrara" glass, glazed terra cotta, and glass block.

There are a few good examples of two story high commercial buildings that were built as speculative commercial structures with many first floor storefronts and second floor office space. The brick building with restrained Classical details at the northwest corner of Baltimore and Eutaw streets is probably the best example of this type of structure in the area. Other examples are at the southwest corner of Howard Street and Fayette Street and a three storefront building at 531-535 North Howard Street. Many of the one story commercial buildings feature "Carrara" glass, such as 515-517 North Howard Street and 305-307 West Franklin Street.

In the 1920s and 1930s, many of the 5¢ and 10¢ stores or chain stores were built along West Lexington Street with streamlined, Art Deco or Early Moderne elements. The best examples of these buildings are: McCrory's (227-229 West Lexington Street), Schulte United (215-219 West Lexington Street) and Kresges (119-123 West Lexington Street). These buildings feature: chevrons, multi-colored tile panels, fluted pilasters, rounded corners, and other streamlined details. A few large department stores were built in this general time period. The Hecht Company building which was first constructed in 1925 but expanded twice in the 1940s, is a massive building at the southwest corner of Howard Street and Lexington Street. It has restrained Classical detailing. The Epsteins Department Store (Old Brager Gutmans) at the southwest corner of Park Avenue and Lexington Street also features a restrained Classical treatment, but includes more streamlined detailing. The Hutzler's Tower Building, at 220-228 North Howard Street, is one of the finest Art Deco designs in Baltimore. It features polychromed glazed brick, polished granite storefront, bronze cut letter signage and a strong vertical emphasis.

Although the larger chain stores and department stores are the most apparent examples of Art Deco or Art Moderne styling in the area, several other buildings in the area feature these elements. The Greyhound Bus Station at the northeast corner of Howard Street and Centre Street has many important Art Moderne elements, such as curved corners and streamlined panels. The Hoschild Kohn Warehouse at the southwest corner of Park Avenue and Centre Street is more of a utilitarian design, however some distinctive streamlined elements are apparent. Even the White Tower restaurant at 550 North Howard Street and the White Rice Inn at 320 Park Avenue are of interest because of their use of glazed panels, signage and stainless steel which may be considered a later adaption of streamlined design.

A shift in transportation patterns in the mid-twentieth century from mass

transit to automobiles led to the creation of surface parking lots and the construction of many parking garages in the area. The earliest garages were designed to look like commercial buildings. The Hutzlers garage between the 300 block of Mulberry Street and Saratoga Street features some Gothic detailing, casement windows and projecting brickwork. There are a couple of reinforced concrete, two level garages on Mulberry Street. They were built in the late 1940s and early 1950s with slightly streamlined decoration. In the 1950s and 1960s large garages were built in the area. Among these garages are the conversion of a commercial building into a garage (the Old Baltimore Bargain House at 213-221 Fayette Street), a new garage of brick and reinforced concrete with straight line and no windows (229-231 West Saratoga Street), and massive modern garages such as the Parkade at the northeast corner Fayette and Eutaw streets.

With the influence of Modern Architecture in the mid-twentieth century and the popularity of straight lines and little ornamentation, a few modern buildings were constructed and alterations of earlier buildings took place. Three bank buildings in the 200 and 300 blocks of North Howard Street (Loyola Federal, Liberty Federal and Augusta Federal) illustrate the modern influence in the area. Each of these small buildings feature straight lines and large windows in a steel and glass or concrete and glass composition. The Trailways building on Fayette Street is another example of a large modern office building in the area. When Lexington Market was rebuilt in the 1950s, the design was clearly modern with straight lines and little ornamentation, a break from the early shed roof market structures. This was not unusual for market buildings of the 1950s, since similar structures on a smaller scale replaced the Cross Street and Lafayette Markets around the same time.

Ornate nineteenth century structures were covered up with plain facades in this era of modernism. This is most visible in the 200 block of West Lexington Street. The Woolworths building was covered with aluminum panels. Nearly the entire north side of this block was covered over in a variety of materials. Sometimes the old facades were just hidden, at other times projecting details were destroyed in the process. Another notable streetscape of cover-up facades is located in the northern half of the unit block of North Howard Street (east side). At times geometrical patterns were utilized in the cover-up treatment, for example the Farbers's Building at 222-224 North Eutaw Street.

Some recently constructed buildings have features which are popular in contemporary architectural design. The new Lexington Market arcade shows a concession to historical precedents adding a new brick and glass shed-like structures to a modern 1950s style market building. The new One Market Center building features arches and two-tone brick work. It attempts to blend into the character of the area with its materials, scale and restrained decoration. The new MTA operations center features aluminum panels over an open base. The silver, curving skin of the building is unusual in Baltimore, although it has been often used in other American cities.

Since Market Center is largely a commercial area, many of the structures are not products of one time period, but often have storefronts of one era and upper story facades of another. There is a great variety of storefront designs in the area ranging from the Victorian to the modern. A few

buildings have show windows on both the first and second floors, an indication of the commercial strength of this area, with retail establishments on two levels. There are many good early storefronts in the area. The row at 219-237 Park Avenue retains much of the original details on storefronts including stained and leaded glass transoms and cornices with consoles and egg and dart molding. The commercial buildings at 121-123 West Saratoga Street do not have storefronts taking up the entire first floor, instead they feature large show windows adjacent to a separate entrance above a flight of steps. The building at 108 West Saratoga is similar, but has a segmentally arched show window. The small building at 326 Park Avenue has a wood storefront with a central door flanked by diagonally projecting show windows. The commercial building at 612 West Lexington Street has an original wood storefront with painted window signs and cast iron columns within the show windows. Many of the early storefronts are decorated with garlands and festoons. The storefront at 17 North Eutaw Street is decorated with angel heads, as well. The 400 block West Baltimore Street has many early storefronts. An early cast iron storefront is extant at 419 West Baltimore Street.

There are many good early twentieth century storefronts in the area. The building at 411 West Baltimore Street features a slightly projecting central show window flanked by entrance doors. The storefront at 202 West Fayette Street has a transom surrounded by heavy molding with garlands and acanthus leaves. Directly across the street, the storefront at 205 West Fayette Street is unusual for its segmental arches and bracketed cornice. The storefront at 327 North Eutaw Street is unusual for its two level storefront with decorative pilasters and second level French windows. Many of the buildings of the south side of the 200 block West Saratoga Street have show windows on the second floor, as well as the first floor. There are many good examples of "Carrara" glass on storefronts of the early twentieth century. These include: the building at the southeast corner of Franklin Street and Eutaw Street, 421 North Howard Street, and 412 West Baltimore Street. Some of these buildings retain original signage. The building at 308 North Eutaw Street has a large sign panel above a curving glass storefront. A few of the storefronts in the area are decorated with some polychrome tile such as 304-306 Park Avenue. The former Kunkel Piano Company at 111 West Saratoga Street has an unusual storefront with a curving glass show window and side mirrors which gives the impression of an invisible show window. Along West Lexington Street and Howard Street most of the storefronts have been recently altered. Many feature bronzed aluminum, fake mansards, roll top security grills and awnings.

The general condition of the area is fair. There is a great variety of building conditions ranging from excellent, rehabilitated structures, such as the Brewer's Exchange, to near ruins in the 400 block of West Mulberry Street. Most of the vacant structures are located along the western edges of the area. Generally the buildings in the best condition are along Lexington Mall and the central retail core. Since this area developed over a long time period, c.1820 to the present, buildings of various ages and styles are adjacent to each other. The most notable modern intrusive buildings are garages, cover-up facades of earlier structures, and large modern buildings such as Trailways and the new MTA Operations Building. In useage the Lexington Market structures and new One Market Center Building, contribute to the historic retail character of the area, however, they are stylistically, non-contributing buildings, because they differ from the

Market Center B-1262 Descrip. p. 10

historic nineteenth to early twentieth century character of most of Market Center. Approximately eight per cent of the resources contribute to the character of the district, but many of the intrusive structures are quite large, at times taking up entire blocks.

8. Significance

B-1262

Period	Areas of Significance—Check and justify below					
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input checked="" type="checkbox"/> religion		
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science		
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture		
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/		
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian		
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input checked="" type="checkbox"/> theater		
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation		
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)		

Specific dates c. 1820 -1945 **Builder/Architect** Many

Statement of Significance (in one paragraph)

SUMMARY SIGNIFICANCE:

The Market Center area has played an important role in the developmental history of Baltimore City. The area is significant as the historic retail center for Baltimore. From the late-nineteenth century until the Second World War, this area housed Baltimore's major retail establishments including large department stores, chain stores and the city's largest municipal markethouse. The area was not, however, entirely retail in character, but housed many prominent banks, wholesale establishments, hotels, theatres and educational facilities. Architecturally, the area is extremely diverse in age, style and building types. The structures which range from small commercial buildings to large department stores and banks were constructed from the early nineteenth century to the present. Styles range from the traditional Baltimore rowhouses to modern architectural design. The buildings in the area are associated with many notable architects including: Baldwin and Pennington, Joseph E. Sperry, Robert Carey Long, Jr. and Charles E. Cassell. The commercial establishments in the area are associated with many important Baltimore businessmen including: Moses Hutzler, Jacob Epstein, and James L. Kernan. After World War II, the retail character of the area declined. Suburban retail stores and malls which were oriented to the automobile replaced the old retail district as the prime shopping centers surrounding Baltimore. Today, the area is undergoing revitalization both through new construction and the rehabilitation of older buildings. Major new construction projects in the area include the Metro Station, One Market Center and the Arcade addition to Lexington Market; major new rehabilitation projects include the Brewer's Exchange and Chesapeake Commons.

HISTORY AND SUPPORT:

The Market Center area was laid out in a strict grid plan as an extension of early Baltimore Town in the mid 1700s. In 1753, the boundaries of the town were extended to Liberty Street with Halls Addition. Most of the Market Center area falls within the tract of land known as Lunn's Lot, which was annexed in 1782. The street layout within the district today has virtually remained the same since that date. Exceptions include Park Avenue and the northern section of the area, which became part of the city in 1799. The western portion of the area (west of Eutaw Street) was not officially added to the city until 1816, although some development had taken place earlier.

This area first developed as the western extension of the early town of Baltimore. Much of the land to the east was marsh land and had to be filled in before development could take place. The Jones Falls originally curved to the west as far as Calvert Street, creating a problem for expansion to the north, which was augmented by the retention of John Eager Howard's Belvedere estate. The expansion of Baltimore to the west made sense because of these obstacles to the north and east, plus the city expanded towards the hinterland, where trade to Ellicott City and beyond was vital to Baltimore's continued growth.

When John Eager Howard subdivided Lunn's Lot in 1782, he used appropriate patriotic street names reflecting the early development of Market Center just after the Revolutionary War era: Lexington, Saratoga and Eutaw are named after important battles; Greene was named after Howard's commander in the southern campaign; Paca for William Paca, signer of Declaration of Independence; and Fayette for the French Volunteer, Marquis de La Fayette.

The original development of this western extension of Baltimore was primarily residential to accommodate Baltimore's growing population. The city's population had increased from 13,503 to 31,504, between 1790 and 1800. Although houses were primarily built within this area, a few notable early inns located here to cater to travelers from the west. At Baltimore Street and Paca Street, the General Wayne Inn was founded around 1785. The Indian Queen Hotel was located one block to the east at Baltimore Street and Eutaw Street. Other inns that were constructed in the area in the early nineteenth century include the Eutaw House and Saratoga Hotel.

Many early churches located in this area in the early to mid-nineteenth century. The English Evangelical Lutheran Church was built in 1826 on the north side of Lexington Street between Howard Street and Park Avenue. The Central Presbyterian Church at the southwest corner of Saratoga and Liberty street featured a corner tower. This tower and the Gothic spire of Saint Alphonsus would dominate the mid-nineteenth century landscape of early Market Center. Saint Alphonsus and Saint Judes Shrine (originally a Baptist Church) are the only remaining church buildings in the area.

Although Lexington Market was established as early as 1782, apparently no market operated here until 1803 and there was no permanent structure until 1811. Lexington Market would not become an important center of commerce for Baltimore until the mid-nineteenth century. Three earlier markets, Centre Market, Camden Market and Fells Point Market, were more important to early Baltimore than Lexington Market. These markets were closer to early

population centers than Lexington Market.

Until the mid-nineteenth century, Baltimore was such a small city that a central downtown area did not exist. There was little separation of residential and business activities. Transportation was limited. Except for churches, a few governmental buildings and some institutions, much of what is downtown Baltimore, featured residential scale buildings. It was not until the mid to late nineteenth century that a true downtown area emerged. Baltimore Street became the leading commercial center for the city with tall cast iron structures dominating the street. Other important businesses constructed buildings of stone or marble. Downtown became an area chiefly of commerce, and the wealthy moved to residential areas to the north. Business activities spread throughout the downtown area, distinctive sub-centers specializing in retail, wholesaling or financial activities would not occur until the end of the nineteenth century.

The character of Market Center shifted from residential to commercial in the mid-nineteenth century. Some former residential buildings were adapted to commercial useage, while other businesses built new strutures. This evolution of the area took place at a steady pace. The only large scale redevelopment occured in 1873 as a result of the Clay Street fire which destroyed approximately ninety buildings in the vicinity of Saratoga and Lexington streets at Park Avenue. Small commercial structures on a residential scale replaced the destroyed buildings. A small Chinese community developed just north of the area destroyed in the Clay Street Fire. The 300 block of Park Avenue has been important to the Chinese community since the late nineteenth century. A few Chinese restaurants, associations and grocery stores are still located in this area.

Several institutions were located in the Market Center area in the mid to late nineteenth century. Baltimore's earliest public schools were built at Greene and Fayette streets. The Poe School, which replaced an earlier school building, is still standing at this corner, although it is no longer a public school. The Dental College, located at Lexington and Eutaw streets, and Ford's Opera House at Fayette Street near Eutaw Street were built in the early 1870s. The Academy of Music and an early City College building were constructed in the 500 block of North Howard Street around the same time period. A few important early banks, such as the Eutaw Savings Bank, located here in the mid to late nineteenth century.

As land value increased in the downtown area, specialized activities converged on specific sub-centers. Port related industries naturally located near the harbor. Wholesaling centered around Hopkins Place in order to be near both shipping and Camden Station, the major railroad node. Banks, insurance companies and other financial concerns located just north of the harbor, away from the industrial character of the waterfront, but close to the port related activities which were vital to Baltimore's economic security. The first office buildings were built in the Financial District, as well. Governmental activities located in the vicinity of the Battle Monument, the site of Baltimore's first courthouse. Baltimore's major retail activities shifted from Baltimore Street to Lexington and Howard streets, a location close to Lexington Market. This corner was to become the most valuable retail location in Baltimore. These sub-centers of activites were not exclusive. Retail establishments, banks and office buildings located in many parts of the downtown area, but definite centers

of these activities began forming around the 1890s.

Although Baltimore Street, rather than Lexington and Howard streets, was the city's major commercial street in the early to mid-nineteenth century, there were commercial activities along Howard Street as early as 1800. Some of the small shops of the early and mid-nineteenth century would become the retail giants of Baltimore. The small shop that Mosses Hutzler opened up at Howard Street just north of Lexington Street in 1858, would evolve into Baltimore's first major department store building in forty years. Howard Street had many advantages as a retail center. It was the widest street near the center of the city and was easily accessible to the early northern suburbs. It was also close to both the emerging wholesale district just to the south and Lexington Market to the west.

In the mid-nineteenth century, Lexington Market would become Baltimore's premier market. Its centralized location and accessibility were prime factors in its leading role. The earlier Centre and Camden markets were hampered by their location next to port activities; eventually both would become primarily wholesale markets. Centre Market was also hampered by the flooding of the Jones Falls. Even after the Baltimore Fire and the construction of new market buildings at Centre Market, Baltimoreans continued to flock to the old Lexington Market. Lexington Market is still active today. The Camden Market was destroyed with the redevelopment of the Inner Harbor. All of the Centre Market buildings have been razed, except for the Fish Market, which is no longer in operation. Other city markets, such as Fells Point or Broadway, Hollins, Cross Street, Belair, Northeast, or Lafayette, cater to their particular neighborhoods. The original Lexington Market had three wooden sheds in the middle of Lexington Street between Eutaw and Pearle streets. Market activities spilled onto surrounding street corners and the commercial buildings which surround the market.

Lexington Market acted as the centerpiece for the shopping district. Department stores located near the market to take advantage of its tremendous popularity. After the construction of the Hutzler's Palace Building in 1889, other department stores were soon built. Julius Gutman built his store on Eutaw Street just south of the market. Bragers department store was located on Eutaw Street near Saratoga Street. The Bernheimer department store was first built in the 300 block of West Lexington Street, later an annex was built on Fayette Street, finally in 1925, the present day Hecht Company department store was built at Howard and Lexington streets as a merger of Bernheimer-Leader. This corner of Howard and Lexington, was the location of three major department stores: Hoschild-Kohn, Bernheimer-Leader (later the May Company and the Hecht Company) and Posner's, which became Stewarts in 1904. Several other smaller department stores located in the general Market Center area around the turn of the century. Guidebooks for Baltimore in the 1890s began calling this area the shopping and retail center of the city.

As retail activities changed in the early twentieth century, the Market Center area changed, as well. The 1920s and 1930s brought 5¢ and 10¢ stores or chain stores to Baltimore. New buildings were constructed for Kresges, McCrorys and Schulte United in the 100 and 200 blocks of West Lexington Street. Grants and Woolworths were housed in existing structures in the 200 block of West Lexington Street. Besides these large stores,

smaller specialty stores located throughout the area. The headquarters for Reads drugstores was located at the corner of Howard and Lexington streets. Hundreds of other retail stores located on Howard Street, Lexington Street and adjacent blocks.

The Market Center area was primarily a center for retail activity, but other uses, such as banking, theatres, educational facilities, hotels and wholesale establishments, remained in the area. Among the area's important nineteenth and early twentieth century banks were Provident Savings Bank, Eutaw Savings Bank, Western National Bank, Howard Bank, German Savings Bank, Calvert Bank and the Drivers and Mechanics Bank. Four of these banks located on Eutaw Street in the vicinity of Baltimore and Fayette streets. The area remained a center for banks into the mid-twentieth century. Three banks, Liberty, Loyola and Augusta, were built in the 1950s and 1960s on North Howard Street in the vicinity of Mulberry and Franklin streets. These three banks and branches of CentraBank, Provident, First National and Maryland National remain in the Market Center area.

Many of Baltimore's surviving movie palaces of the early twentieth century are located in the Market Center area. Most were built in the early twentieth century. Three major theatres, the Hippodrome, Town and Mayfair are still operating. Other major theatres such as the Stanley and Maryland have been demolished. Several smaller theatre buildings in the area survive. The major theatres of the Market Center area, plus Ford's Theatre, created a major entertainment center. This was especially notable at Howard and Franklin streets, where the Maryland Theatre, Stanley Theatre (former site of the Academy of Music), and the Mayfair Theatre (originally the Auditorium Theatre) were located. The adjoining Congress Hotel (originally Hotel Kernan) catered to many of the performers. The Congress Hotel and the New Howard Hotel are the last remaining hotel buildings in the area, but Market Center was a major center for hotels going back to the days of the General Wayne Inn, Indian Queen Hotel, Eutaw House and Saratoga Hotel.

A small educational center was in the vicinity of Howard and Centre streets. The Baltimore City College Building is the last educational structure around the 500 block of North Howard Street, an area which originally housed Johns Hopkins University and the old Visitation Academy, which was located on the present day site of the Greyhound Bus Station.

The southern portion of Market Center had many wholesale or light industrial establishments. The wholesaling center and garment district of the city was slightly south of the retail district, but there was not a sharp line of distinction between these areas. A few loft type wholesale/industrial structures survive in the vicinity of Baltimore and Fayette streets. Many cast iron facades used for such activities are also extant on West Baltimore Street. The Baltimore Bargain House at Baltimore and Liberty streets may have been the most lavish wholesaling structure ever constructed in Baltimore.

This area remained as Baltimore's prime retail district until World War II. With the spread of suburban sections of Baltimore and the growth of automobile transportation, shopping centers and large commercial establishments were built in suburban areas. Other shifts in retailing activities, such as the dominance of nation-wide department stores and

chain stores greatly affected Baltimore's retail center. As early as 1938, Sears built a department store on North Avenue, far removed from the main retail district, but closer to suburban shoppers on an important main street. The creation of Edmonson Village Shopping Center in the 1940s, is another early instance of suburban competition faced by the retail district. By the 1960s, three of the major department stores -- Hechts, Stewarts and Hutzlers -- had built new stores on York Road often in conjunction with small shopping centers, to take advantage of shoppers in the northern suburbs and Towson. Large regional shopping centers were also built in the area, with Mondawmin Mall less than three miles from Lexington Market. More recently, enclosed suburban malls near interstate highways have become the strongest retail centers in the Baltimore area.

Starting in the 1940s, garages were built in the Market Center area to attract automobile oriented shoppers. Garges ranging from small two level structures to massive designs such as the Hecht Company garage at Fayette and Eutaw streets were built throughout the area. The old Lexington Market was destroyed by fire in the 1950s and replaced with two new indoor, modern market buildings, one of which included a large garage. Lexington Market also faced competition from suburban supermarkets, no longer the strong magnet for the department stores and other retail activities in the area. The retail section was no longer growing, but in a decline. Automobile traffic created congestion that discouraged shoppers. New suburban shopping centers had ample free parking and were closer to customers. Nearby redevelopment projects such as Charles Center and the Civic Center created barriers between the retail district and the rest of downtown. In the early 1970s, Lexington Mall was created by closing the 100 and 200 blocks of West Lexington Street to street traffic. It was hoped that a pedestrian mall would encourage shoppers, but two of the major department stores, Stewarts and Hoschild Kohn, closed within a few years. Other smaller stores have also closed or moved to the suburbs.

Plans were made to revitalize the Retail District. One scheme would have destroyed many of the buildings in the Howard and Lexington Street vicinity in order to create a downtown, indoor shopping center. These plans were rejected in favor of proposals calling for the rehabilitation of much of the area. The area was re-named Market Center, and it is now undergoing revitalization, aided in part by Baltimore's Metro which has made the area more accessible. Lexington Market was recently expanded with the construction of an arcade which includes additional seating for lunch time customers. A new garage for the market has also been built. A new building, One Market Center, has been constructed at the northwest corner of Howard and Lexington streets, replacing the old Hoschild-Kohn Building that was destroyed by fire. It includes office space, the Hutzler's department store and smaller retail shops. Hutzler's has retained the first floor of the old Palace Building for retail use, while the adjoining Hutzler's Tower Building is slated for office conversion. New office space has been created in the upper floors of the Hecht's department store building. This additional office space increases the population base of the Market Center area. Other residential projects, including the adaptive re-use of the Old City College Building as Chesapeake Commons, an apartment building, will also increase the population base of potential shoppers. The Lexington Mall has been expanded to Lexington Market and portions of Howard Street will be converted into a transit mall with wider sidewalks and the street restricted to busses. Market Center is slated to become a

multi-use center with market, retail, office and residential components. It will never return to a position of primary retail importance for Baltimore, but its revitalization, largely through the rehabilitation of existing buildings, will contribute to the overall redevelopment of downtown Baltimore.

The architectural character of the Market Center area is extremely diverse. It retains structures from the early nineteenth century through the present day. The evolution of the area can be traced in Market Center's built environment. Buildings remain from every important period of the area's history. A few early houses represent the early history of the area as a part of Lunn's Lot, the western residential addition to early Baltimore Town. There are several small institutional structures and cast-iron commercial buildings, which relate to the area as a part of an emerging downtown section. The major department stores and large 5¢ and 10¢ stores, were constructed when this was the retail center for Baltimore. The Lexington Market Metro station and new structures represent the present day revitalization of the area.

Market Center has significant structures of many types, including: department stores, small commercial establishments, banks, movie theatres, public buildings and hotels. Stylistically, the buildings of the area range from traditional rowhouse buildings to palatial department stores to parking garages. The area is unusual for its diversity in age, style and type of buildings for downtown Baltimore, specifically the area known as Metro Center. Some areas of Metro Center had been completely redeveloped, such as Charles Center, the Inner Harbor and the University of Maryland. Others are largely residential in character such as Seton Hill, Mount Vernon and Ridgely's Delight. Most of the Financial District was built in a relatively small time span in the early twentieth century after the Baltimore Fire. The Cathedral Hill area has buildings of many periods, but it does not have the diversity in type and style as Market Center. Architecturally, the Market Center area is unique in downtown Baltimore, retaining the largest enclave of nineteenth century commercial buildings, the surviving large department store buildings, and the last of the great downtown movie palaces. The diversity of the area does not allow it to be placed in one particular time period, but it is unified by the fact that it was, and still is to some degree, the shopping and retail center for downtown Baltimore.

Many of the early buildings of Market Center are not individually distinctive, but are representative of the earliest houses in the area depicting the evolution of traditional rowhouse buildings. Traditional early rowhouses with a gabled roof and dormer windows are still standing as both small two and one-half story houses and large three and one-half story buildings. Later rowhouse type structures with shallow gabled roofs and no dormers or flat roofs with cornices are located throughout the district. Many of these buildings have outstanding details such as decorative lintels or classical door surrounds. Many nineteenth century streetscapes survive. These early traditional structures are probably most numerous in the district. The only other important early nineteenth century buildings are churches.

The area has many significant examples of mid to late nineteenth century buildings that represent a break from traditional design in the area.

These structures include cast-iron facades, a brownstone commercial structure, mansard roof adaptations of traditional buildings and eclectic designs. Many of the buildings are good examples of the influence of popular styles in the late nineteenth century. Commercial structures feature Queen Anne details, Romanesque ornamentation, and Renaissance Revival elements. Technological breakthroughs allowed for taller buildings with commercial style, wide bay windows around the turn-of-the-century. These buildings are also extant in the Market Center area.

This area is the only area in Baltimore which has major turn of the century department store structures, in a variety of styles and details. It has the earliest bank building in Baltimore and some of the finest examples of Classical or Renaissance Revival bank buildings with large one level banking spaces. There are some notable public buildings in the area, such as the Old City College. Two notable hotel buildings are located in Market Center. A few important office type buildings stand out from the majority of the retail oriented buildings. The best of the remaining downtown movie houses are located in Market Center. At least two notable, loft type industrial structures stand in this diversified area.

The architectural evolution of the area continued into the twentieth century with newer retail buildings, often displaying streamlined architectural detailing. A few small one or two story structures were constructed as speculative retail buildings. The first 5¢ and 10¢ stores were built in the 1920s and 1930s, as well as a few later department store structures. Some of the best Art Deco buildings in Baltimore were built in the Market Center area at this time. A few buildings of the early 1940s feature streamline design and contribute to the character of the area. After World War II, the retail character of the district began declining. Most of the later parking structures and new commercial structures do not contribute to the historic character of the district. The architectural character of these buildings do not have the high degree of ornamentation as earlier structures. Many older facades were covered-up or destroyed as owners attempted to imitate the modern design of the 1950s and 1960s. Some of the recently designed structures, such as One Market Center and the Lexington Market Arcade, are more compatible in design to the historic character of the district. They are too new, however, to be considered to contribute to the character of the district.

Many important local architects are associated with this area since they are chiefly responsible for the excellent design of its built environment. They include: Baldwin and Pennington, Joseph Evans Sperry, Charles E. Cassell, Otto Simonson, Charles L. Carson, Wyatt and Nolting and James R. Edmunds. Robert Cary Long, Jr., an important early Baltimore architect designed St. Alphonsus Church. Baldwin and Pennington, the premier local architectural firm of the late nineteenth century designed the German Savings Bank, Old Baltimore City College, Hutzler's Palace Building, the Meyer and Thalheimer Building, and Eutaw Savings Bank addition in the Market Center area. Joseph Evans Sperry, another notable local architect, designed many of the finest bank buildings in this area, as well as other commercial structures. He was the architect for the Drivers and Mechanics Bank, Provident Savings Bank, Calvert Bank, Howard Bank, Brewer's Exchange and Arcade de Arts. Charles L. Carson, an important nineteenth century architect, designed the Eutaw Savings Bank (before the Baldwin and Pennington changes and additions). He was the original architect of the

Western National Bank, however, a new facade was placed on the building in 1911. Charles E. Cassell, best known for the Greek Orthodox Church on Preston Street, was responsible for two major department store buildings Stewarts and the Bernheimer Building on Fayette Street. The firm of Wyatt and Nolting, the architects of the Baltimore City Courthouse, designed the New Howard Hotel in Market Center. Otto Simonson designed the Town Theatre and Engine Company No. 1. James R. Edmunds designed some of the important later buildings of the district including the Hutzler's Tower building and the Hoschild Kohn Warehouse. A few architects from other cities were responsible for some of Market Center's theatres. Thomas W. Lamb designed the Hippodrome. W. H. McElpatrick was associated with Otto Simonson in the design of the Town Theatre. John D. Allen, a Philadelphia architect, designed both the Mayfair Theatre and the Congress Hotel.

The Market Center area is also associated with many civic leaders important to the growth and development of Baltimore. Jacob Epstein, built the Baltimore Bargain House at Baltimore and Liberty streets into one of the largest wholesaling establishments in the country. Epstein was a leading philanthropist in Baltimore, leaving an outstanding art collection to the Baltimore Museum of Art. Moses Hutzler opened a dry goods store on Howard Street in 1858. He was responsible for Baltimore's first department store and later the Hutzlers family have been involved in many civic concerns. James L. Kernan, an important theatre entrepreneur, responsible for the Congress Hotel, Mayfair Theatre and Maryland Theatre (demolished) left his fortune to the Kernan Hospital for crippled children. Arunah S. Abell, the publisher of the Baltimore Sun, built a loft industrial building on Baltimore Street in the Market Center area. Important Baltimoreans attended Baltimore City College on Howard Street. Many well known theatrical performers were featured at the early theatres of the Market Center area. Henry Fonda married Margaret Sullivan in Baltimore while performing at the Maryland Theatre. The wedding reception was at the Congress Hotel.

Despite many intrusions to the Market Center area which took place after World War II, Market Center retains the character of Baltimore's primary retail district from the late nineteenth century until the end of World War II. The major intrusions to the district are parking garages, modern commercial buildings, vacant lots and early facades that have been completely covered over, leaving nothing of the original exterior design. The Market Center area does not date from one time period but evolved from the early nineteenth century through the present day. The period of significance of Market Center starts at c. 1820, the date of the earliest buildings. The end of World War II, marks the beginning of the decline of the area as Baltimore's retail center, therefore the period of significance ends at c. 1945. A few later structures, such as the White Tower restaurant on North Howard Street, are considered contributing buildings, because of their design which evokes streamline architectural design, rather than the straight lines and lack of detailing of modern architecture that dominated Market Center after World War II. Many of the newer structures in the area are being designed in a manner that is more compatible to the historic character of Market Center, but they can not be considered contributing structures, because of their recent date of construction.

Market Center District B-1262

Boundary Justification:

The boundaries of the Market Center district were largely determined by adjacent districts which have been previously designated, determined eligible for National Register listing, or completely redeveloped.

The eastern boundary is defined by Liberty Street between Baltimore Street and Saratoga Street. East of Liberty Street is the Charles Center area, which has been completely redeveloped, except for the Baltimore Gas and Electric Building. This building, a high-rise office building dating from 1915, is different in character from most of Market Center and would be individually National Register eligible. Liberty Street forms a distinctive boundary between Market Center and Charles Center. The northern portion of the eastern boundary, between Saratoga and Centre streets, is determined by the previously defined boundaries of the Cathedral Hill and Mount Vernon districts.

The northern boundary line is defined by the southern boundary of the Mount Vernon historic district and Druid Hill Avenue between Eutaw and Howard streets. The small park below Druid Hill Avenue separates Market Center from the northernmost portion of Howard Street. Above Druid Hill Avenue, there are few older structures and many gaps along the west side of the street. The buildings north of Druid Hill Avenue are more consistent to the buildings on the east side of Howard Street (part of the Mount Vernon District), than Market Center.

The western boundary of Market Center abuts the Seton Hill historic district. Below Franklin Street, the boundary excludes a new nursing home structure and borders Diamond Street. West of Diamond Street are vacant lots, a service station and the Social Security Complex. Between Saratoga and Fayette Streets, the western boundary is Pearl Street. The only older structures west of Pearl Street is Reiman Block and Pascault Row, both are individually listed on the National Register. Below Fayette Street, the boundaries are defined by the University of Maryland at Baltimore, a district of new buildings, except for Westminster Church and Cemetery (individually listed in the National Register).

The southern boundary primarily abuts the National Register Loft historic district (north) and the Baltimore Civic Center, built in 1961. Redwood Street between Eutaw and Howard streets defines a portion of the southern boundary. Only a few older structures are extant south of Redwood Street. The two most notable buildings, the Johnston and Rombro buildings on Howard Street, could be individually listed on the National Register. The remaining buildings are slated for future demolition.

Market Center District B-1262

Major Bibliographical References:

Baltimore City Land Records.

Baltimore Sun, Baltimore American and Baltimore Daily Record, various dates from 1845-1950.

Baltimore: Building of an American City, Sherry Olson, Baltimore: Johns Hopkins University Press, 1980.

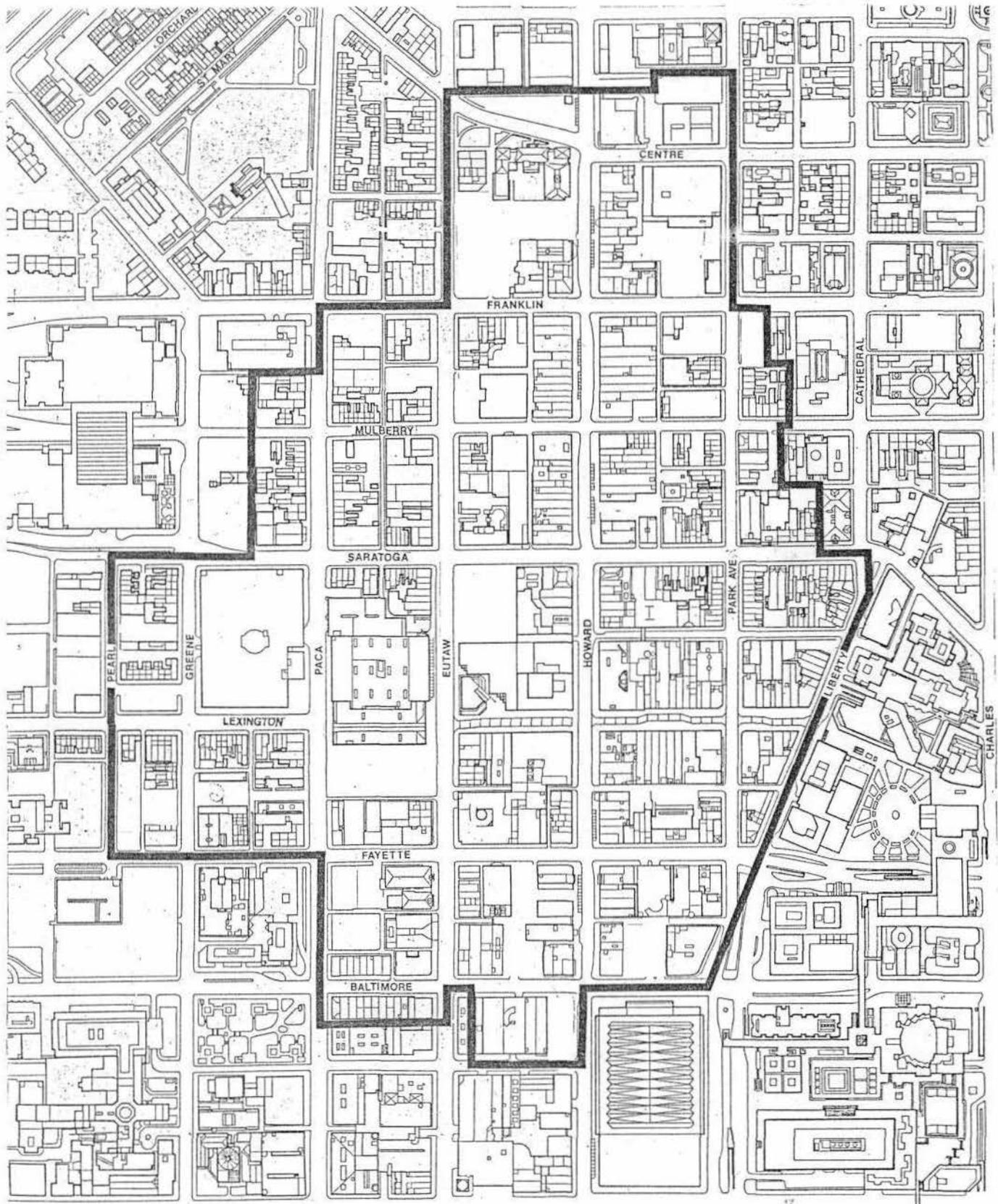
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Guide to Baltimore Architecture 2nd Edition, John Dorsey and James Dilts, Centreville, Maryland: Tidewater Publishers, 1981.

Maryland Heritage, edited by John B. Boles, Baltimore: Maryland Historical Society, 1976.

Vertical Files of the Enoch Pratt Free Library -- Maryland Room.



Market Center District
 Baltimore (City), Maryland
 B-1262
 Boundary Map
 Scale: 1" = 400'





Market Center District
USGS Map
Baltimore East Quadrangle
Scale: 1:2400

B-1262



520 000
FEET
MIDDLE
BRANCH

LAUREL 20 MI.
5662 I SW
(BALTIMORE WEST) SH

FREDERICK 45 MI.
PINE ORCHARD 14 MI.

17'30"

WASHINGTON, D. C. 31 MI.

434

437

WESTERN

MARYLAND

OVER STREET
BRIDGE

Oliver Cromwell
Sch

Radio Tower
(WITH)

Polytechnic
Institute

GREENMOUNT
CEMETERY

Gompers
Vocational
Sch

Baltimore
Hebrew
Cem
Catholic Gir
High Sch

BALTIMORE
CEMETERY

Womans
Hospital

University
of Baltmor

St Josephs
Hospital

St Katharines
Convent

Worthington
Sch

Park

Henderson
Sch

Patrick Henry
Sch

St Alphonus
Cemetery

State Penitentiary
and City Jail

BALTIMORE

Dunbar
High

Johns Hopkins
Hospital

Highman
Sch

Pratt
Library

Mercy
Hospital

Reading Clinic
and Sch

Vocational
Sch

John Rodgers
Sch

St Elizabeth
Sch

University
Hospital

City
Library

Municipal
Office Bldg

Church Home
Hospital

John Rodgers
Sch

St Elizabeth
Sch

Patterson
Sch

Pratt
Library

City
Library

Municipal
Office Bldg

Church Home
Hospital

John Rodgers
Sch

St Elizabeth
Sch

Patterson
Sch

South
Baltimore

Locust Pt

NORTHWEST

HARBOR

Winans
Cove

Whetstone
Pt

Fort
McHenry

Light

B-1262

Market Center District

SEE VERTICAL FILES FOR PHOTOS

(1 thru 103)

MARYLAND HISTORICAL TRUST
~~**SHORT FORM FOR INELIGIBLE PROPERTIES**~~

*File with
 B-1262, Market
 Center/ Retail
 Historic District*

Property Name: 114 N. Greene St.
 Address: 114 N. Greene Street
 City: Baltimore Zip Code: 21201 County: Baltimore City
 USGS Quadrangle(s): Baltimore West
 Tax Map Parcel Number(s): _____ Tax Map Number: 4
 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: 1/3/2006
 Preparer's Eligibility Recommendation: Eligibility not recommended

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

Name of the District/Property: _____
 Inventory Number: _____ Eligible: yes Listed: yes

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

The building at 114 N. Greene St. is a brick double townhouse, three stories tall with a side-gabled roof and a pair of back-to-back brick chimneys near the roof peak. The shared façade of the two houses is painted white and no separation between them is visible. The upper stories are each two bays wide with one-over-one wooden sash windows that were probably installed in the early twentieth century. The windows have plain flush stone lintels, also painted white. The third floor windows are shorter than the second floor windows, suggesting that the houses were probably Greek Revival in style at the time of their construction, but no other stylistic details have survived. The first floor of the pair has been combined and commercialized, and appears to have been used most recently as a newsstand/stationery store. The left (south) half has a door with two adjacent plate glass windows in steel frames, and the right side has a pair of similar steel-framed windows. A modern metal awning frame spans the top of the first floor.

According to tax records on the nearly identical buildings next door at 118 N. Greene St., this pair of houses was probably constructed ca. 1860. The pair has been heavily altered, probably multiple times, since the neighborhood became a retail hub for the city in the late 1800s. Little original fabric remains, the property overall lacks distinction and is not a good example of a preserved urban dwelling, and the adjacent houses next door to the south were torn down in recent years to construct a modern parking facility, disrupting the setting. 114 N. Greene St. is recommended not eligible for the NRHP.

MARYLAND HISTORICAL TRUST REVIEW	
Eligibility recommended <input checked="" type="checkbox"/>	Eligibility not recommended <input type="checkbox"/>
MHT Comments: <i>contributes to Market Center NRHD</i>	
<i>[Signature]</i> _____ Reviewer, Office of Preservation Services	<i>7/26/06</i> _____ Date
<i>[Signature]</i> _____ Reviewer, National Register Program	<i>8/7/06</i> _____ Date

B-1242



114 N. Greene St.
Baltimore, MD
(Within Market Center)
Retail H.D.)

Baltimore West

Baltimore East

Baltimore East



114 N. Greene St., Baltimore City
(white brick building on left)



MARYLAND HISTORICAL TRUST
~~SHORT FORM FOR INELIGIBLE PROPERTIES~~

File with
B-1262, Market
Center / Retail
Historic District

Property Name: 118 N. Greene St.
Address: 118 N. Greene Street
City: Baltimore Zip Code: 21201 County: Baltimore City
USGS Quadrangle(s): Baltimore West
Tax Map Parcel Number(s): _____ Tax Map Number: 4
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: 1/3/2006
Preparer's Eligibility Recommendation: Eligibility not recommended
Complete if the property is a non-contributing resource to a NR district/property:
Name of the District/Property: _____
Inventory Number: _____ Eligible: _____ yes Listed: _____ yes

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

The building at 118 N. Greene St. is a brick double townhouse, three stories tall with a side-gabled roof. The shared façade of the two houses is covered with formstone and no separation between them is visible. The upper stories are each two bays wide and originally had wooden sash windows, which have all been removed and the openings boarded up from the interior. The formstone siding conceals the original window lintels and other façade details that might have existed. The third floor windows are shorter than the second floor windows, suggesting that the houses were probably Greek Revival in style at the time of their construction, but no other stylistic details have survived. The first floor of the pair has been combined and commercialized, and is currently in use as a grocery store. The left (south) half has a modern steel and glass door, and the remainder of the storefront has three pairs of steel-framed windows. Mismatched brick and formstone infill below the windows suggests that the configuration of the storefront has changed a few times since the original formstone siding was applied in the mid-twentieth-century. A modern metal-framed awning spans the top of the first floor.

According to tax records, this pair of houses was constructed ca. 1860. The pair has been heavily altered, probably multiple times, since the neighborhood became a retail hub for the city in the late 1800s. Almost no original exterior fabric remains, the property overall lacks distinction and is not a good example of a preserved urban dwelling, and the houses in the southern part of the block were torn down in recent years to construct a modern parking facility, disrupting the setting. 118 N. Greene St. is recommended not eligible for the NRHP.

MARYLAND HISTORICAL TRUST REVIEW	
Eligibility recommended <input checked="" type="checkbox"/>	Eligibility not recommended <input type="checkbox"/>
MHT Comments: <u>contributes to Market Center NRHD</u>	
<u>Jim Paulino</u> ✓ Reviewer, Office of Preservation Services	<u>7/26/06</u> Date
<u>B. Kuntz</u> Reviewer, National Register Program	<u>8/7/06</u> Date

B-1262



118 N. Greene St.
Baltimore, MD
(within Market Center)
Retail/H. Q.

Baltimore West

Baltimore East

Baltimore East



B-1262

118 N. Greene St., Baltimore City
(formstone building on right)

