

**BALTIMORE METROCENTER SURVEY**

SURVEY NO.: B-2001

AREA: Cathedral Hill

MAGI NO.: 0420015725

Address: 24-30 West Franklin Street

Current Name: Comfort Inn

Block: 551      Lot: 6      Lot size: 113 ft. x 143 ft.  
 Height: 7      Materials: Brick and terra cotta  
 Condition: Good      Owner: Balto. Budget Hotel P'ship  
 Use: Hotel      Accessible: yes, restricted  
 Designation:      Liber/Folio: SEB 36/423



Historic Name: Central YMCA Building

Date: 1907-08

Architect/Builder: Joseph E. Sperry, arch; Morrow Brothers, builder

Style (if appropriate): Classical Revival

**Description:** A restrained Renaissance Revival palazzo design, this building has a rusticated base of two stories with a stone central entrance between three bays on each side of the Franklin Street elevation. The main floor windows have flared brick arches and stone sills on ogee scroll consoles. The central doorway has rusticated pillars and the Central YMCA inscription in the cushion frieze. The hotel has added a canopy extending from the door to the curb. Above the second and fifth floors are dentil cornices. The fourth and seventh floors have paired round arched windows with stone and terra cotta medallions over each pair. The central medallion has the YMCA logo incorporating Christian symbols. Below each of the arched windows is a diamond motif in terra cotta. A course of floral medallions separates the arched window pairs from the floor below. An elaborate overhanging cornice with dentils, egg and dart molding, rosettes, scrolled brackets, and lion heads provides an emphatic termination to the facade. The Cathedral Street facade has nine bays, with a garage entrance and handicapped ramp.

**Significance:**

Area: architecture, social/humanitarian Level: local

The YMCA Central Building was the second building in the Cathedral Hill area (see B-2158) erected by the organization. This building, like the older structure, provided an outstanding architectural emphasis for the Association on a prominent downtown corner. Joseph E. Sperry's Renaissance palazzo echoed the Classical Revival designs which became the most popular style after the 1904 Fire. The Baltimore YMCA is the second oldest in the nation, founded in 1852. The present Comfort Inn hotel was its third building.

Sources: CHAP file

Surveyor and Date: Janet Davis, April 1985



Baltimore Metrocenter Survey  
 Cathedral Hill Area  
 Old Central YMCA Building  
 24-30 West Franklin Street  
 B-2001



Hoffman House on site of  
Old Central YMCA Bldg.  
24-30 West Franklin Street  
B-2001

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Dim. Lot 7 Changed Per P.S. C.Sh. 4004A  
 Lot 14/15 PER APP C. SH. 8131  
 LOT 7 Ho. No. CHANGE PER FIELD C. SH. 9568-A

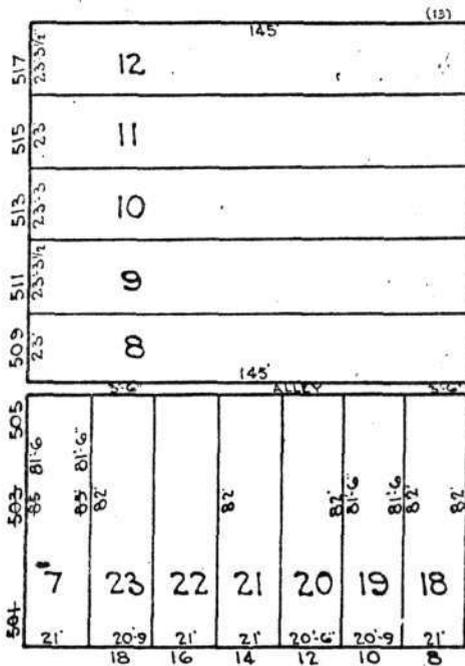
B-2001

WASHINGTON PLACE

W. CENTRE ST.

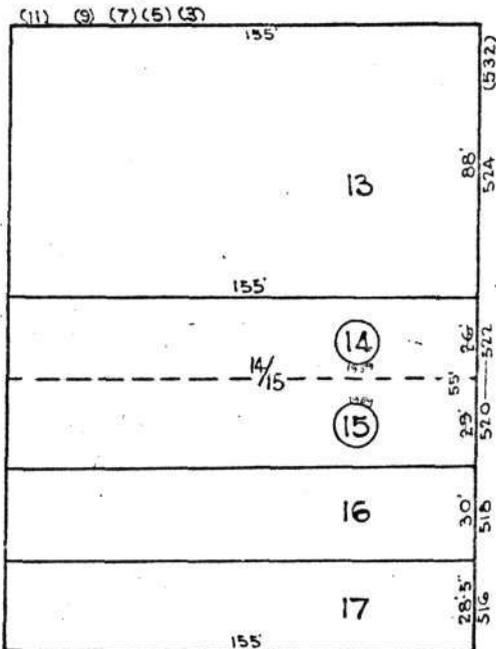
ST.

ST.



ST. ALLEY

MORTON

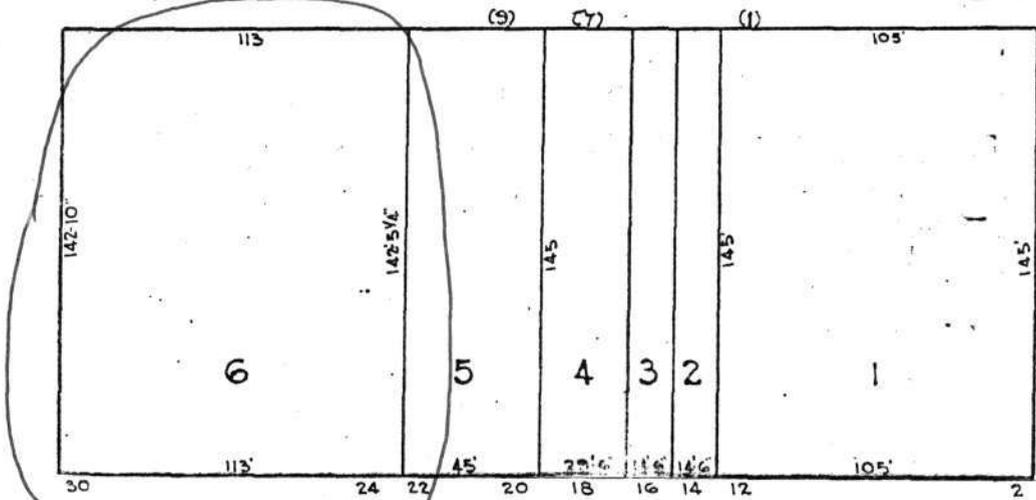


ST.

W. HAMILTON ST.

ST.

CATHEDRAL



N. CHARLES

W. FRANKLIN ST.

ST.

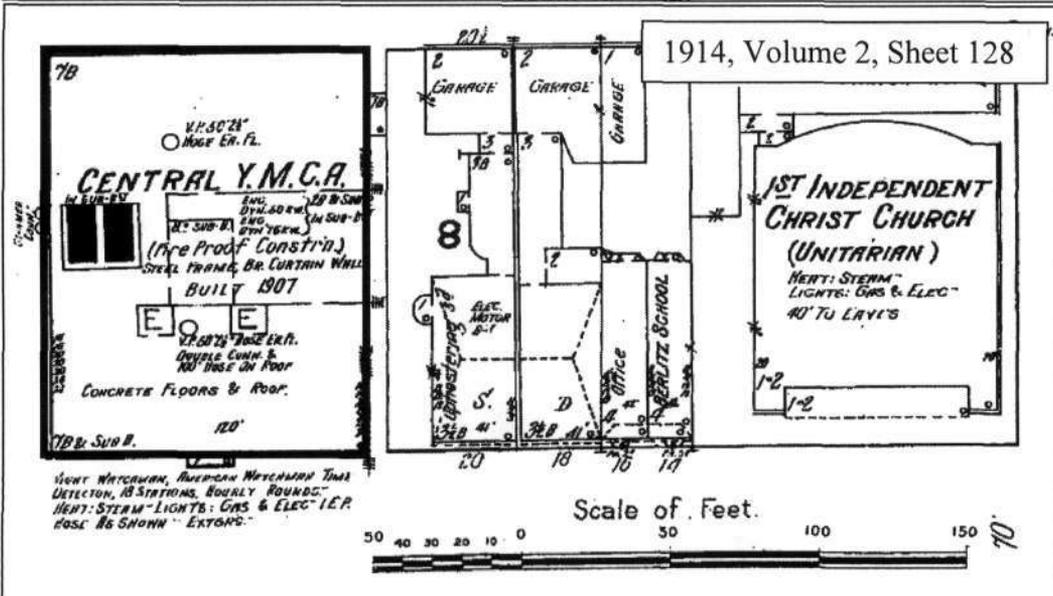
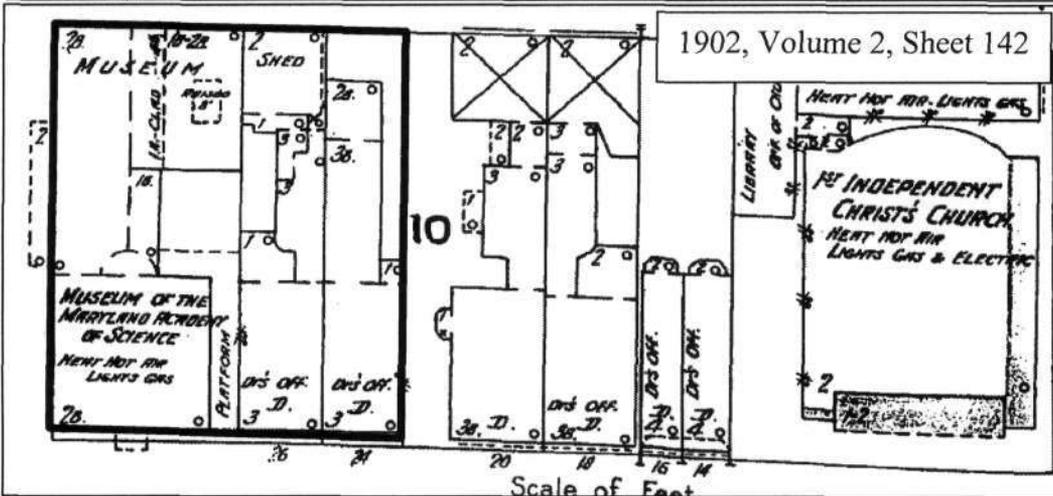
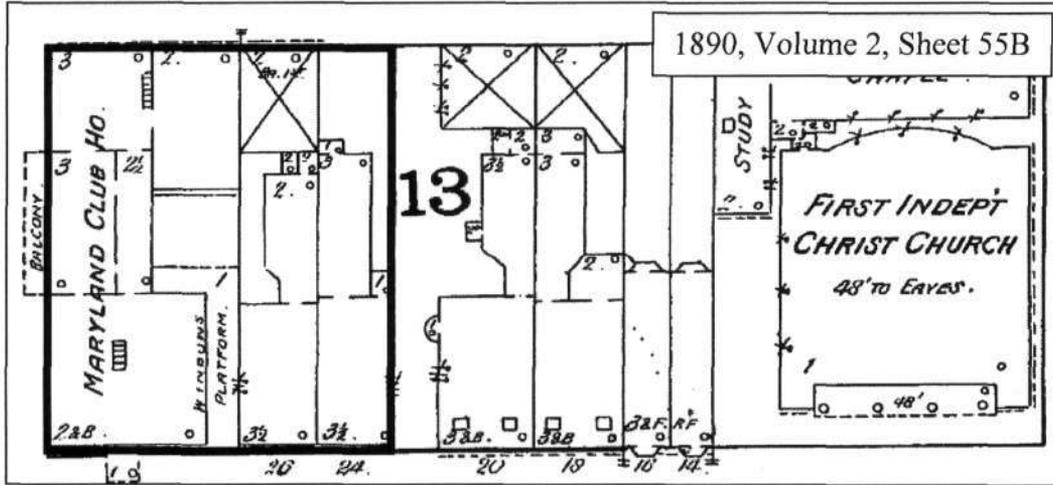
**NOTICE**

THIS IS A REAL PROPERTY PLAT AS PROVIDED FOR UNDER ARTICLE 75(a) OF THE CITY CHARTER. IT IS COMPILED FROM TITLE AND OTHER SOURCES AND IS NOT AN AUTHENTIC SURVEY.

CITY OF BALTIMORE  
 DEPARTMENT OF PUBLIC WORKS  
 BUREAU OF PLANS & SURVEYS  
 PROPERTY LOCATION DIVISION  
 WARD II SECTION 10  
 BLOCK 551  
 SCALE 1 INCH = 40 FT. DATE August 25-47

TRACED BY *W. Sienkiewicz*  
 LETTERED BY *W. S.*  
 CHECKED BY

B-2001  
 Central Y.M.C.A.  
 24-30 W. Franklin Street, Baltimore  
 Sanborn Maps







24-30 W. Franklin

B-2001

BK 551 66  
NEG 17

The following National Register of Historic Places form was prepared for inventory documentation purposes only; the property has not been nominated to the National Register

INDIVIDUALLY, BUT WITHIN

CATHEDRAL HILL HISTORIC DISTRICT (B-118) LISTED 4/27/1987.

Magi # 0441032704

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 Central Y.M.C.A.

and/or common

## 2. Location

street & number 24 West Franklin Street N/A not for publication

city, town Baltimore \_\_\_\_\_ vicinity of \_\_\_\_\_ congressional district Third

state Maryland code 024 county independent city code 510

## 3. Classification

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

## 4. Owner of Property

name Cathedral-Franklin Partnership *Mr. Andrew D. Coleman*

street &amp; number 36 South Charles Street, Suite 100

city, town Baltimore \_\_\_\_\_ vicinity of \_\_\_\_\_ state Maryland 21201

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore City Courthouse

street &amp; number Calvert Street

city, town Baltimore \_\_\_\_\_ state Maryland

## 6. Representation in Existing Surveys

title Maryland Historical Trust  
Historic Sites Survey has this property been determined eligible?  yes  nodate 1982  federal  state  county  local

depository for survey records Maryland Historical Trust

city, town Annapolis \_\_\_\_\_ state Maryland

# 7. Description

B-2001

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site	
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

### Describe the present and original (if known) physical appearance

#### DESCRIPTION SUMMARY

Located on the northeast corner of the intersection of Franklin and Cathedral Streets, the Central Y.M.C.A. building is a seven story brick eclectic Renaissance Revival-Tuscan influenced facaded structure with monumental proportions which was erected in 1907-1908. The street elevations are divided horizontally into seven bays along Franklin Street and nine along Cathedral. The bays on the third, fourth, sixth, and seventh levels have paired round-arch windows tied together by large round arches with terra-cotta decoration. The surface planes of these elevations are divided horizontally into three sections: the bottom consisting of two stories having rustication, the middle made up of levels three to five and terminated by a shallow dentilled cornice, and the top section of two floors under a boldly projecting dentilled and modillioned cornice. The principal entranceway has a rusticated columned frontispiece with the name Central Young Men's Christian Association carved into the entablature. The interior of the building was gutted recently with no fragments of its original appearance still remaining intact.

#### GENERAL DESCRIPTION

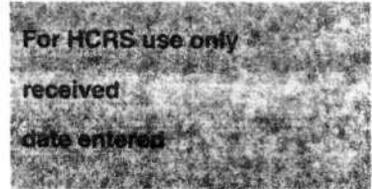
Located at the corner of Cathedral and Franklin Streets, the Baltimore Young Men's Christian Organization was built between the late summer of 1907 and July of 1908. This monumental structure was designed by Joseph Evans Sperry and constructed by Morrow Brothers, Builders. Today, the exterior is remarkably intact and the original design needs only small cosmetic treatment and professional water/chemical cleaning. The only losses to the original exterior are eight projected balconies which were removed years ago.

The primary structural materials of the exterior are cream-colored brick and terra cotta. Although the overall form of the seven story structure is rectangular, the actual plan is U-shaped with a court yard acting as a light well. The symmetrical facade on Franklin Street is seven bays wide, and the symmetrical elevation on Cathedral Street is nine bays long. With the exception of the central doorway facing Franklin Street, these two elevations match in all details of fenestration, brick work and ornamentation. The main doorway is flanked by engaged, restricted columns of the Tuscan order, crowned by a flat entablature with architrave and details. Prominent brick cornices with details separate both the second and third floors and the fifth and sixth floors. Towering arches in the brick walls unite the windows of each bay for the third and fourth floors and the sixth and seventh floors. The paired windows in each story enframed by these arches are ornamented with spandrels and lozenge-shaped panels done in polychromatic terra cotta.

A strong horizontal emphasis is given to the exterior walls of the first and second floors by the brick work which is simultaneously smooth, rusticated masonry. The roof-line is defined by an elegant terra cotta cornice, having dentiles, medallions with canthi scrolls and small lions' heads.

United States Department of the Interior  
Heritage Conservation and Recreation Service

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



Continuation sheet Central Y.M.C.A.  
Baltimore city, Maryland Item number 7 Page 1

GENERAL DESCRIPTION (Continued)

The interior of the Y.M.C.A. was completely altered in the 1930s, and again in the 1960s, as the needs of the community and the organization's staff changed over the years. The building has been vacant since the summer of 1981, and has been gutted. No interior walls remain.

Judging from the few original photographs remaining from the building's dedication, the interior of the Y.M.C.A. was "functional" and had no ornamentation or interesting architectural features. This is in stark contrast to the exterior of the structure, which is both elaborate and beautiful.

## 8. Significance

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 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 checked="" 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 type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input 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** 1907-1908 **Builder/Architect** Joseph Evans Sperry, architect

**Statement of Significance (in one paragraph)**

Applicable Criteria: A, C

SIGNIFICANCE SUMMARY

The Central Y.M.C.A. of Baltimore was built in 1907 to serve the Baltimore community which by this time had long outgrown the Y.M.C.A. facility a few blocks away at Charles and Saratoga Streets. The building was designed by Joseph Evans Sperry, who was by this time, one of Baltimore's most famous architects. Sperry designed the famous Bromo Seltzer tower, the Oheb Shalome synogogue on Eutaw Place, the Masonic Temple on North Charles Street, the Equitable Building at Calvert and Fayette Streets, and the Provident Savings Bank Building at Howard and Saratoga Streets. Sperry also redesigned and modernized several other landmark structures in downtown Baltimore. This building is not as elaborate or complex in design as most of Sperry's buildings.

HISTORY AND SUPPORT

Below is a quote from the dedication brochure:

"the exterior of the building recalls the style of architecture prevalent in the north of Italy during the renaissance. The windows of the seven stories are grouped so as to give three strongly marked horizontal divisions. By this simple treatment a largeness of scale has been produced, without sacrificing the light of the various apartments or complicating the structural requirements of the building. The colors of the brick and terra cotta have been selected to harmonize with the Milford pink granite base, and the archaic Christian emblems have been introduced in the spandrels of the windows, which indicate the character of the building. The whole effect produced is simple and dignified."

To three generations of Baltimoreans, the Central Y.M.C.A. provided recreation, education, fellowship, and leadership. Thousands of men of all ages used the facilities for over seventy years.

# 9. Major Bibliographical References

Brochure on Opening of Central Y.M.C.A., November 1908.

Maryland Historical Trust Historic Sites Inventory: Baltimore.

# 10. Geographical Data

Acreeage of nominated property less than one acre

Quadrangle name Baltimore

Quadrangle scale 1:24,000

### UMT References

A	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing
C	<input type="text"/>	<input type="text"/>	<input type="text"/>
E	<input type="text"/>	<input type="text"/>	<input type="text"/>
G	<input type="text"/>	<input type="text"/>	<input type="text"/>

B	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing
D	<input type="text"/>	<input type="text"/>	<input type="text"/>
F	<input type="text"/>	<input type="text"/>	<input type="text"/>
H	<input type="text"/>	<input type="text"/>	<input type="text"/>

### Verbal boundary description and justification

### List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	code
state		code	county	code

# 11. Form Prepared By

name/title	Andrew D. Coleman, Project Manager		
organization	Cathedral-Franklin Partnership	date	26 February 1982
street & number	36 South Charles Street	telephone	(301) 244-0923
city or town	Baltimore	state	Maryland 21201

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national     state     local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

title STATE HISTORIC PRESERVATION OFFICER date

**For HCRS use only**

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest: date

Chief of Registration

B-2001



MARYLAND HISTORICAL TRUST

551  
B-2001

MAG 1 #0420015025

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

**1 NAME**

HISTORIC

AND/OR COMMON

Central Y M C A

**2 LOCATION**

STREET & NUMBER

24- 30 W. Franklin Street

CITY, TOWN

Baltimore

CONGRESSIONAL DISTRICT

\_\_\_ VICINITY OF

STATE

Maryland

COUNTY

**3 CLASSIFICATION**

**CATEGORY**

DISTRICT  
 BUILDING(S)  
 STRUCTURE  
 SITE  
 OBJECT

**OWNERSHIP**

PUBLIC  
 PRIVATE  
 BOTH  
**PUBLIC ACQUISITION**  
 IN PROCESS  
 BEING CONSIDERED

**STATUS**

OCCUPIED  
 UNOCCUPIED  
 WORK IN PROGRESS  
**ACCESSIBLE**  
 YES: RESTRICTED  
 YES: UNRESTRICTED  
 NO

**PRESENT USE**

AGRICULTURE  
 COMMERCIAL  
 EDUCATIONAL  
 ENTERTAINMENT  
 GOVERNMENT  
 INDUSTRIAL  
 MILITARY  
 MUSEUM  
 PARK  
 PRIVATE RESIDENCE  
 RELIGIOUS  
 SCIENTIFIC  
 TRANSPORTATION  
 OTHER:

**4 OWNER OF PROPERTY**

NAME

Y M C A

Telephone #:

STREET & NUMBER

24 - 30 W. Franklin Street

CITY, TOWN

Baltimore

\_\_\_ VICINITY OF

Maryland 21201

STATE, zip code

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Records Office Room 601

Liber #: RO 2299-  
Folio #: 459

STREET & NUMBER

Baltimore City Courthouse

CITY, TOWN

Baltimore

STATE

Maryland 21202

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

City of Baltimore Neighborhood Survey

DATE

1975

\_\_\_ FEDERAL \_\_\_ STATE \_\_\_ COUNTY  LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

Commission for Hist. & Arch. Pres.

CITY, TOWN

Baltimore

STATE

Maryland 21202

# 7 DESCRIPTION

B-2001

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED      DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Central YMCA is a massive building in the Second Renaissance Revival style which dwarfs the residential row it adjoins. The first two floors are rectangular in shape, above that level the plan is a "V" with the light well in the rear opposite the Cathedral Street side of the building. All faces of the building are similarly finished in brown-brick with granite trim, except the interior walls of the light wall, which are not ornamented. There is a low basement surfaced in granite. The W. Franklin Street facade (front) has seven bays and the Cathedral Street side has nine. There are six basement windows on the front which have been bricked in. The facades are divided into three horizontal bands by dentiled cornices. All windows are double hung.

The first two floors form the first horizontal band which is ornamented by the equivalent of a rustication in brick. Recessed courses which fan out from the arches of the first floor windows and form horizontal stripes create this effect. The tall windows on the first floor are basically 6-over-6 with a semicircular extension to the upper sash which is divided into four radiating panes around a half round pane. The second floor is treated as a mezzanine with 6-over-6 windows half the height of those on the first floor.

The main entrance, a shallow rusticated granite porch with a central arch and two slightly imbedded rusticated Tuscan columns, is centered on Franklin Street facade. Several stairs lead up to the paired contemporary glass and steel doors with their transom. A semi-circular transom is within the arch which is adorned with Corinthian Keystone. Above the heavy entablature one of the mezzanine windows is flanked by two narrow 2-over-2 windows.

The second band consists of the third, fourth and fifth floors. The windows of the third and fourth floors are grouped within vertical slightly recessed bays with fully arched tops. There is a molded string course at the sill level of the lower 6-over-6 flat topped windows. There is a rectangular panel decorated with a green diamond below each pair of the third floor windows which are fully arched. Under the arch of each bay, between the two arches of the windows is a decorative roundel. These are decorated with alternating crosses and 6 pointed stars in green and white. The roundel above the main entrance contains the YMCA symbol. There are plain stone caps set into the brickwork at the base of the window and arches. The arched windows are similar to those on the first floor. The fifth floor is again treated as a mezzanine with each small 1-over-1 window framed by a flat relief of brick.

The six and seventh floors form the third horizontal band. The windows are again arranged in bipartite arched bays two floors in height. The sill level string course and diamond panels also re-occur. There is no mezzanine. The roundels contain alternating crosses and trefoils. At the level of the bases of the arches there is a stone string course.

The building is capped by a deep elaborate cornice with dentiles, modillions, rosettes in the coffering, and a cyma recta decorated with lion heads.

CONTINUE ON SEPARATE SHEET IF NECESSARY

# 8 SIGNIFICANCE

## PERIOD

- PREHISTORIC
- 1400-1499
- 1500-1599
- 1600-1699
- 1700-1799
- 1800-1899
- 1900-

## AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

- |  |   |   |  |
|--|---|---|--|
| <input type="checkbox"/> ARCHEOLOGY-PREHISTORIC  | <input type="checkbox"/> COMMUNITY PLANNING     | <input type="checkbox"/> LANDSCAPE ARCHITECTURE | <input type="checkbox"/> RELIGION            |
| <input type="checkbox"/> ARCHEOLOGY-HISTORIC     | <input type="checkbox"/> CONSERVATION           | <input type="checkbox"/> LAW                    | <input type="checkbox"/> SCIENCE             |
| <input type="checkbox"/> AGRICULTURE             | <input type="checkbox"/> ECONOMICS              | <input type="checkbox"/> LITERATURE             | <input type="checkbox"/> SCULPTURE           |
| <input checked="" type="checkbox"/> ARCHITECTURE | <input type="checkbox"/> EDUCATION              | <input type="checkbox"/> MILITARY               | <input type="checkbox"/> SOCIAL/HUMANITARIAN |
| <input type="checkbox"/> ART                     | <input type="checkbox"/> ENGINEERING            | <input type="checkbox"/> MUSIC                  | <input type="checkbox"/> THEATER             |
| <input type="checkbox"/> COMMERCE                | <input type="checkbox"/> EXPLORATION/SETTLEMENT | <input type="checkbox"/> PHILOSOPHY             | <input type="checkbox"/> TRANSPORTATION      |
| <input type="checkbox"/> COMMUNICATIONS          | <input type="checkbox"/> INDUSTRY               | <input type="checkbox"/> POLITICS/GOVERNMENT    | <input type="checkbox"/> OTHER (SPECIFY)     |
|  | <input type="checkbox"/> INVENTION              |   |  |

SPECIFIC DATES 1907

BUILDER/ARCHITECT

## STATEMENT OF SIGNIFICANCE

THIS PROPERTY IS SIGNIFICANT AS A

... ..

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

CONTINUE ON SEPARATE SHEET IF NECESSARY

## 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 1.25 ± 12.016

single parcel of land

### VERBAL BOUNDARY DESCRIPTION

113' x 142' 10" x 113' x 142' 5 1/4"

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE COUNTY

STATE COUNTY

## 11 FORM PREPARED BY

NAME / TITLE

Marsha Rozansky Planning Assistant

ORGANIZATION

Commission for Hist. & Arch. Pres.

DATE

STREET & NUMBER

26 S. Calvert Street Room 900

TELEPHONE

396-4866

CITY OR TOWN

Baltimore

STATE

Maryland 21202

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust  
The Shaw House, 21 State Circle  
Annapolis, Maryland 21401  
(301) 267-1438



Old Central YMCA Building      B-2001  
24-30 West Franklin Street  
Cathedral Hill - Metrocenter Survey  
Baltimore (City), Maryland  
Photo: Janet Davis  
Date: August 1984  
Neg. loc.: Maryland Historical Trust  
Southwest corner view