

## BALTIMORE METROCENTER SURVEY

SURVEY NO.: B-2014

AREA: Cathedral Hill

MAGI NO.: 0420145404

Address: 8 E. Franklin Street  
 Current Name: Don Weber Interiors

Block: 552      Lot: 26      Lot size: 30 ft.x 140 ft.  
 Height: 3      Materials: Brick  
 Condition: Good      Owner: Tio Pepe Inc.  
 Use: Commercial/Residential      Accessible: yes, unrestricted  
 Designation:      Liber/Folio: RHB2924/715



Historic Name: Old St. Paul's Parish Boys School  
 Date: ca. 1830  
 Architect/Builder:  
 Style (if appropriate): Greek Revival

## Description:

The three-story facade originally had three bays with a side-hall entry. In 1923, the present bow window replaced the high, narrow 2/2 windows on the first story. A recessed entry is framed by simple marble posts with rosettes at the tops and a plain entablature. The wall surface is flemish bond brick. The windows on the upper floors are 6/6 and have marble sills and gauged brick arches. A wide dentil cornice and a single off-center dormer on the gable roof complete the facade. The building should be studied as a pair with No. 10 E. Franklin.

## Significance:

Area: Architecture

Level: Level

The Old St. Paul's Parish Boys School is architecturally significant as a good example of the Greek Revival period in Baltimore rowhouse development. Built as a pair with #10 East Franklin Street, the two facades have identical entrance surrounds and window arrangements. Except for slight differences in the cornice treatment and the bow windows in the first story of each facade, the main elevations are unchanged from the date of construction.

See Maryland Historical Trust Inventory form.

Sources: City directories and land records; Beirne, St. Paul's Parish, Baltimore; Shivers, Those Old Placid Rows.  
 Surveyor and Date: Janet Davis, January, 1985

Old St. Paul's Parish Boys School  
8 East Franklin Street  
Private

ca. 1830

Summary

The Old St. Paul's Parish Boys School is architecturally significant as a good example of the Greek Revival Period in Baltimore rowhouse development. Built as a pair with #10 East Franklin Street, the two facades have identical entrance surrounds and window arrangements. Except for slight differences in the cornice treatment and the bow windows in the first story of each facade, the main elevations are unchanged from the date of construction.

# Maryland Historical Trust State Historic Sites Inventory Form

## 1. Name (indicate preferred name)

historic Old St. Paul's Parish Boys School

and/or common

## 2. Location

street & number 8 East Franklin Street  not for publication

city, town Baltimore  vicinity of 3rd congressional district

state Maryland county

## 3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

## 4. Owner of Property (give names and mailing addresses of all owners)

name Tio Pepe Inc.

street & number 8 East Franklin Street telephone no.: 539-4675

city, town Baltimore state and zip code Maryland 21202

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore City Courthouse liber RHB 2924

street & number Fayette and Calvert Streets folio 715

city, town Baltimore state Maryland

## 6. Representation in Existing Historical Surveys

title Baltimore Neighborhood Survey

date 1975  federal  state  county  local

depository for survey records Commission for Historical and Architectural Preservation

city, town Baltimore state Maryland

# 7. Description

Survey No. B-2014

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

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

## Summary

The Old St. Paul's Parish Boys School is an early 19th century brick 3-story rowhouse with Greek Revival details located on the north side of East Franklin Street about midway between North Charles Street and St. Paul Place in central Baltimore, Maryland. The facade is almost a mirror image of the neighboring building on the east, 10 East Franklin (B-2015), and share a common ownership through much of their history. The two facades should thus be regarded as a pair.

## General Description

The facade is three bays wide with flemish bond brick masonry and marble trim at the doorway and window sills. White marble steps with block closers match those of 10 E. Franklin. The side entrance indicates the hall-parlor original plan of the house, which was built as a residence. The first story originally had tall narrow windows with grilles, probably with 6/6 sash. Late in the 19th century, the first floor windows were 2/2. After 1922, the windows were replaced with a single bow window. The entrance surround remains relatively unaltered. Narrow sidelights are flanked by plain marble jambs with incised rosettes just below the frieze of the plain entablature. Iron gates in an elaborate design enclose a small foyer before the inner door. The upper floors have 6/6 windows with gauged brick flat arches and marble sills. An insurance plaque is attached to the wall below the center window on the third story. A wide dentil cornice completes the facade. A single off-center dormer with an arched window and pediment returns breaks the gable roof west of a tall brick chimney.

# 8. Significance

Survey No. B-2014

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 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 type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater		
<input 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 ca. 1830

Builder/Architect

check: Applicable Criteria:  A  B  C  D  
and/or

Applicable Exception:  A  B  C  D  E  F  G

Level of Significance:  national  state  local

Prepare both a summary paragraph of significance and a general statement of history and support.

### Summary

The Old St. Paul's Parish Boys School is architecturally significant as a good example of the Greek Revival period in Baltimore rowhouse development. Built as a pair with #10 East Franklin Street, the two facades have identical entrance surrounds and window arrangements. Except for slight differences in the cornice treatment and the bow windows in the first story of each facade, the main elevations are unchanged from the date of construction.

### History and Support

Numbers 8 & 10 East Franklin Street were apparently built between 1830 and 1835, according to land records. At that period, the Greek Revival style was gaining ascendancy as the most popular architectural style. As Natalie Shivers states in Those Old Placid Rows (p. 26), "On a more modest scale, the portico was suggested by rectangular pilasters set flat against the facade and supporting a horizontal entablature or sometimes a triangular pediment. The portico suited Baltimore's peculiar sense of fitness, conveying grandeur without self-consciousness." Shivers further points out that the basic form and materials of the Greek Revival rowhouse remained closely related to the Federal style: Flemish bond brick masonry and white marble trim, but with higher window openings and full third stories, giving a more attenuated overall appearance. The Franklin Street houses amply illustrate the fusion of the two stylistic forms.

Built as residences, Numbers 8 & 10 remained in private use until 1885, when the trustees of the Boys School of St. Paul's Parish purchased the buildings. The school had been founded in 1849 as a parish day school and the first classes were held in the St. Paul's Sunday School room for which the trustees paid \$150 to the Vestry. Incorporated in 1853 as "The Boys School of St. Paul's Parish",

(continue, please)

## 9. Major Bibliographical References

Survey No. B-2014

Baltimore City Directories  
Baltimore City Land Records  
Beirne, F.F., St. Paul's Parish, Baltimore: A Chronicle of the Mother Church, Baltimore: Horn-Schafer Co., 1967  
Shivers, Natalie W. Those Old Placid Rows. Baltimore: Maclay & Associates, 198

## 10. Geographical Data

Acreage of nominated property \_\_\_\_\_

Quadrangle name Baltimore EastQuadrangle scale 1:24000

UTM References do NOT complete UTM references

A	<input type="text"/>	<input type="text"/>	<input type="text"/>	B	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<input type="text"/>	<input type="text"/>	<input type="text"/>	D	<input type="text"/>	<input type="text"/>	<input type="text"/>
E	<input type="text"/>	<input type="text"/>	<input type="text"/>	F	<input type="text"/>	<input type="text"/>	<input type="text"/>
G	<input type="text"/>	<input type="text"/>	<input type="text"/>	H	<input type="text"/>	<input type="text"/>	<input type="text"/>

### Verbal boundary description and justification

co-terminous with lot measuring approximately 30 ft. by 140 ft.

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

state	code	county	code

## 11. Form Prepared By

name/title	Janet Davis, Historical Preservation Analyst		
organization	Comm. for Hist. & Arch. Pres.	date	January, 1985
street & number	Rm. 606 Tower Suites, 118 N. Howard St.	telephone	396-4866
city or town	Baltimore	state	Maryland

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  
Shaw House  
21 State Circle  
Annapolis, Maryland 21401  
(301) 269-2438

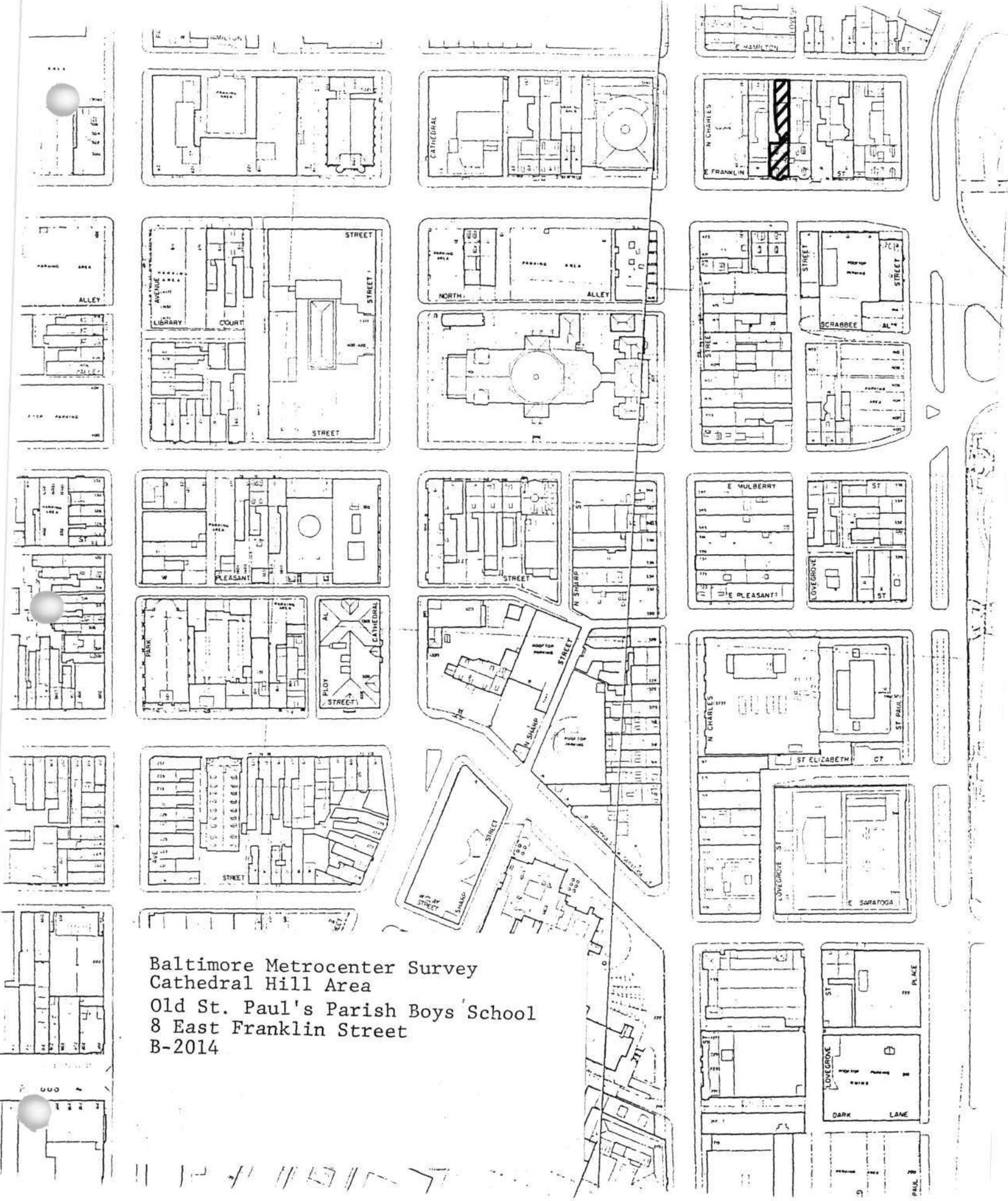
the school's purpose as stated in its charter was " to establish an institution for the maintenance and education of poor boys". In 1858, a committee was appointed to investigate the establishment of an "asylum" or boarding school for the boys. In 1866, a building at Saratoga and Pearl Streets then occupied by the Maryland Asylum for the Blind was purchased as the school's first home.

The opening of the school in 1868 signaled a change in purpose as well as location. Whereas the original students were of the poorer classes, the revised intent was to educate boys with more economic means and of better abilities in the academic sense. High moral and religious character were stressed and, significantly for the church's history, regular choir practice was emphasized. In 1873, the St. Paul's Church choir was made all-male with boys from the school participating. The accomplishments of this choir over the years became one of the key factors in the popularity of St. Paul's church services.

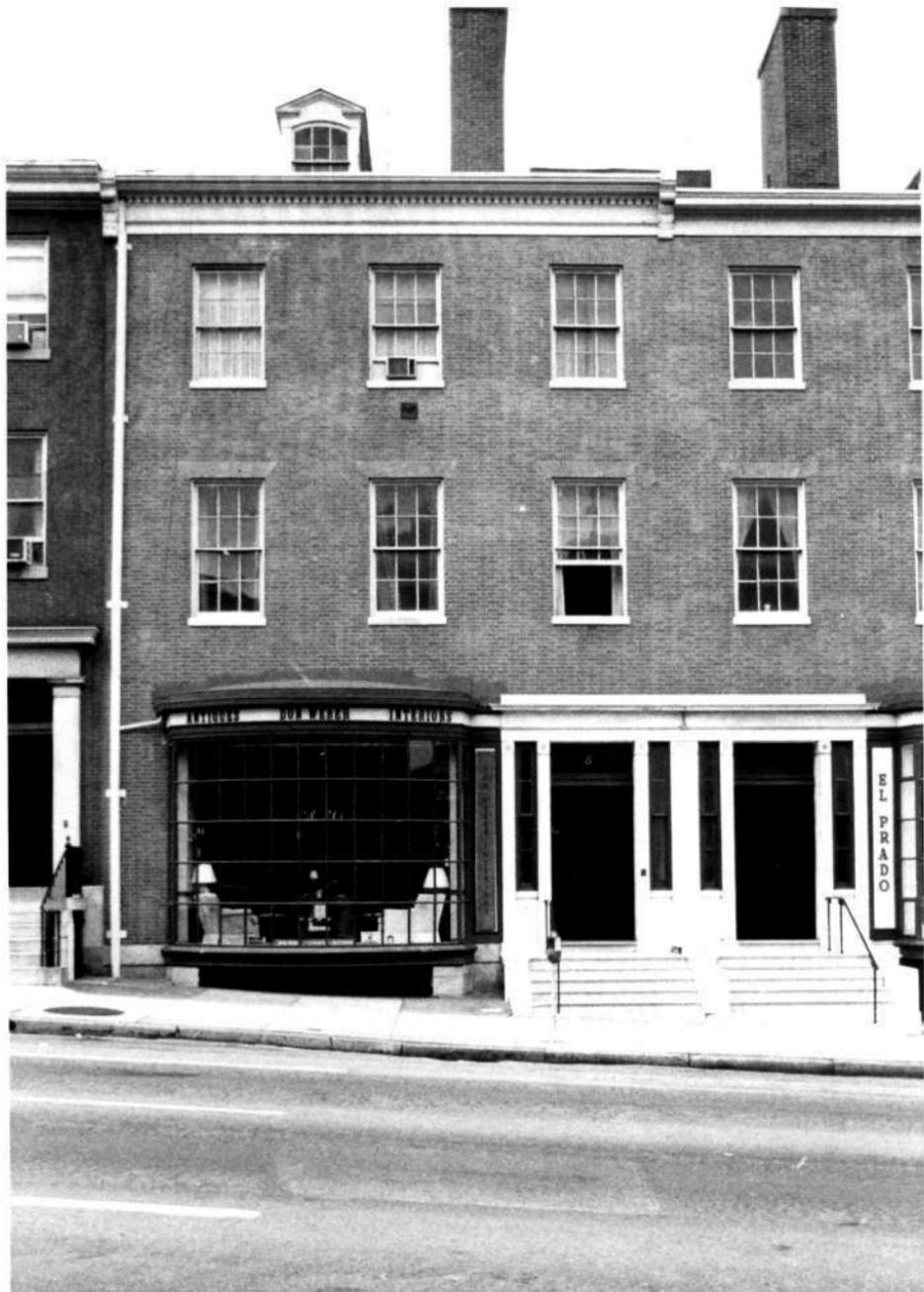
During the mid-1870's, the school had many financial crises. In 1879, it was moved to 95 St. Paul Street and later to East Monument Street. In 1884, Miss Frances Donaldson donated funds to help finance the purchase and furnishing of 8 and 10 East Franklin Street. The school remained there for 38 years. The choir continued to be an important responsibility and various memoirs of the Charles Street area often include mention of the choir boys marching to St. Paul's in mortarboard caps and choir robes for the afternoon services. The church members and the school boys were very often in contact during these years and several members made special activities possible. One member provided ice cream and cake for the boys one Sunday a month. Mrs. Caroline Rennert, widow of the hotelier Robert Rennert, invited the choir boys to all-they-can-eat suppers at the Rennert Hotel after musical programs. The architect J.B. Noel Wyatt was a trustee for many years and was an almost daily visitor.

As the character of the area around the school changed, especially after the advent of the automobile, it became clear that the school must eventually move to larger and more convenient quarters. The boys played in Franklin Street, which was a much steeper incline toward the east in the early 20th century, and occasionally a boy was hit by traffic in the street. Athletic fields were used in Druid Hill Park, to which the boys walked, and later a rented field in Roland Park was acquired for soccer. Gyms at the Marston School on Cathedral Street and at the Central YMCA on West Franklin were also used. In 1922, a site on Rogers Avenue in Mount Washington was purchased and the Boys School opened for the 1923 term in their new location. In 1952, the School moved to its present campus in Brooklandville.

In 1923, Number 8-10 East Franklin Street was purchased by John G. Matthews, an antique dealer. His store occupied the building and part of Number 10 for approximately 45 years. The bow windows were added during Matthews' ownership. In 1972, the present principal occupant, Tio Pepe Restaurante, acquired the two buildings. No. 8 is now occupied by an antique and interior decoration firm, Don Weber Interiors, and apartments on the upper floors.



Baltimore Metrocenter Survey  
 Cathedral Hill Area  
 Old St. Paul's Parish Boys' School  
 8 East Franklin Street  
 B-2014



THIS PA  
MANUFA  
BY 1

THIS PA  
MANUFA  
BY 1

Old St. Paul's Parish Boys School  
8 East Franklin Street B-2014  
Baltimore (City), Maryland  
Photo: Janet Davis  
Date: July 1984  
Neg. loc.: Maryland Historical Trust  
South elevation

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

**1 NAME**

HISTORIC 8 E. Franklin Street

AND/OR COMMON

**2 LOCATION**

STREET & NUMBER 8 E. Franklin Street

CITY, TOWN Baltimore VICINITY OF CONGRESSIONAL DISTRICT

STATE Maryland COUNTY

**3 CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS <u>above 1<sup>st</sup></u>	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED <u>1<sup>st</sup> Floor</u>	<input checked="" type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

**4 OWNER OF PROPERTY**

NAME 110 Pepe Inc. 8 E. Franklin St Telephone #:

STREET & NUMBER 8 E. Franklin Street

CITY, TOWN Baltimore VICINITY OF Maryland STATE, zip code 21202

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTRY OF DEEDS, ETC. Records Office, Room 601

Liber #: RHB 2924-  
Folio #: 715

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

## 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

This house is identical to 8 E. Franklin Street with several slight exceptions. The cornice is a later type with dentils and a bracket at each end. There is an iron grill under the low window at the basement level.

# 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 type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

See 10 E, FRANKLIN ST.

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

CONTINUE ON SEPARATE SHEET IF NECESSARY

## 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY \_\_\_\_\_

VERBAL BOUNDARY DESCRIPTION

60'2" x 140'

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

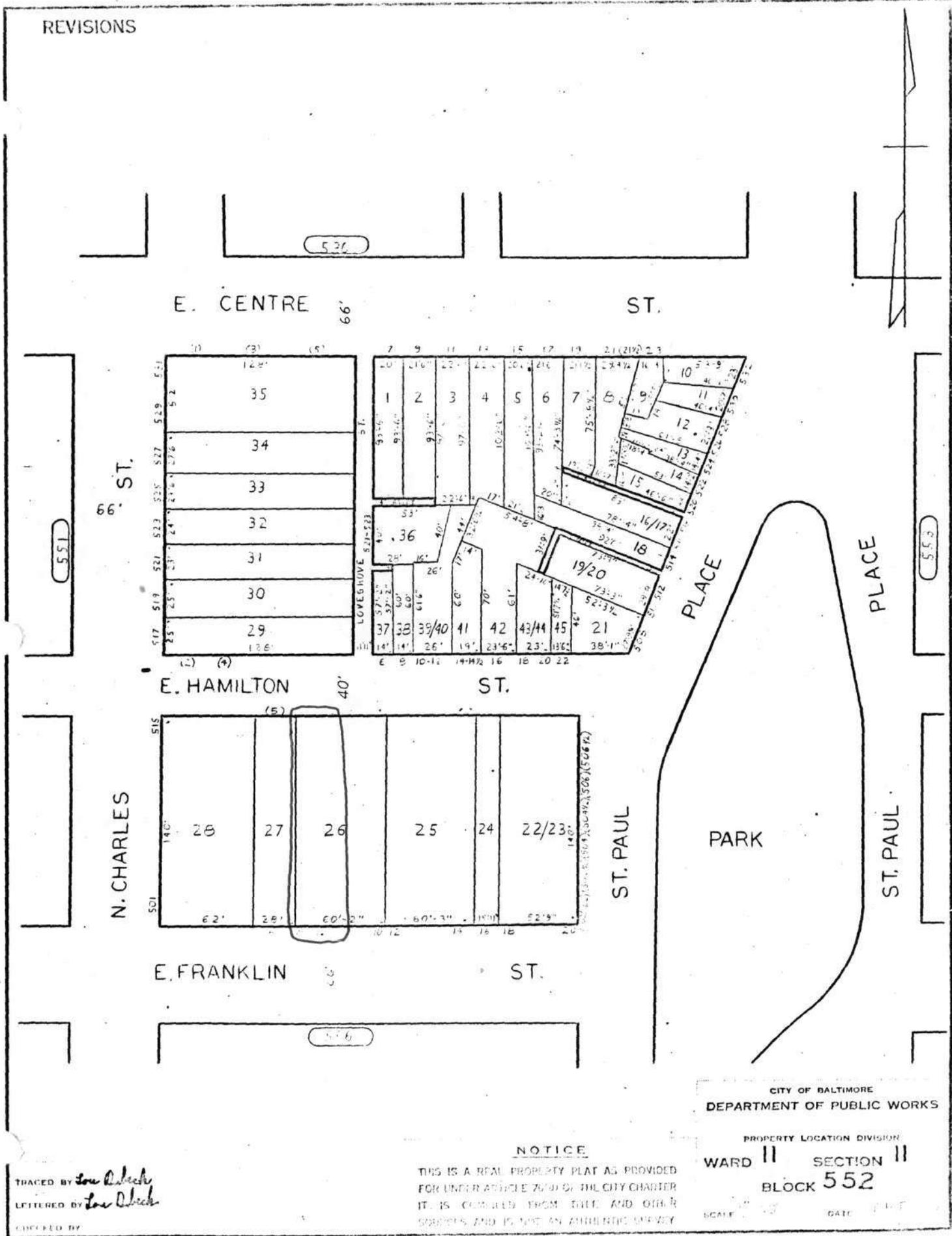
Maryland 21202

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

REVISIONS

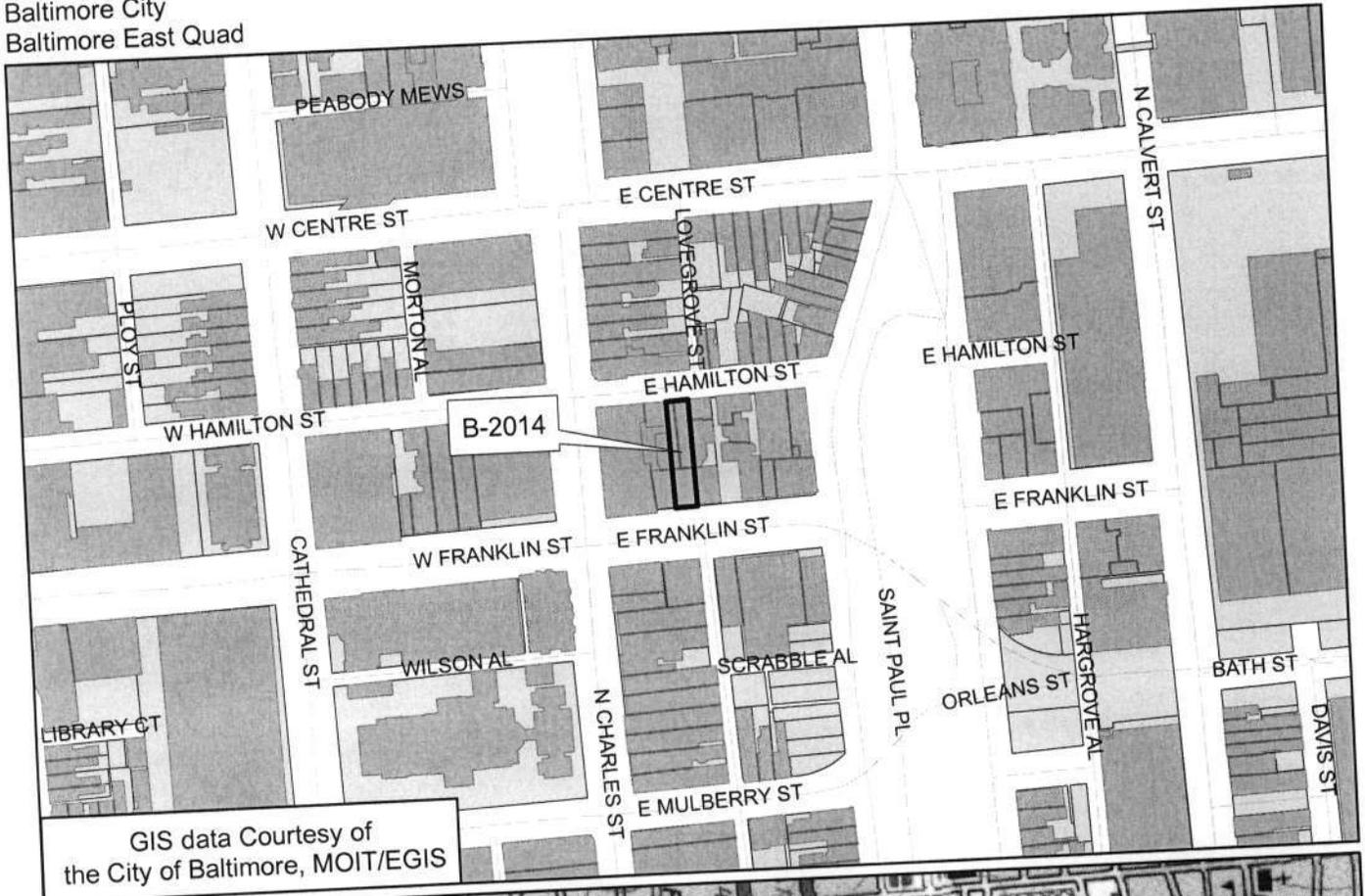


TRACED BY *Tom Dieck*  
 LETTERED BY *Tom Dieck*  
 CHECKED BY

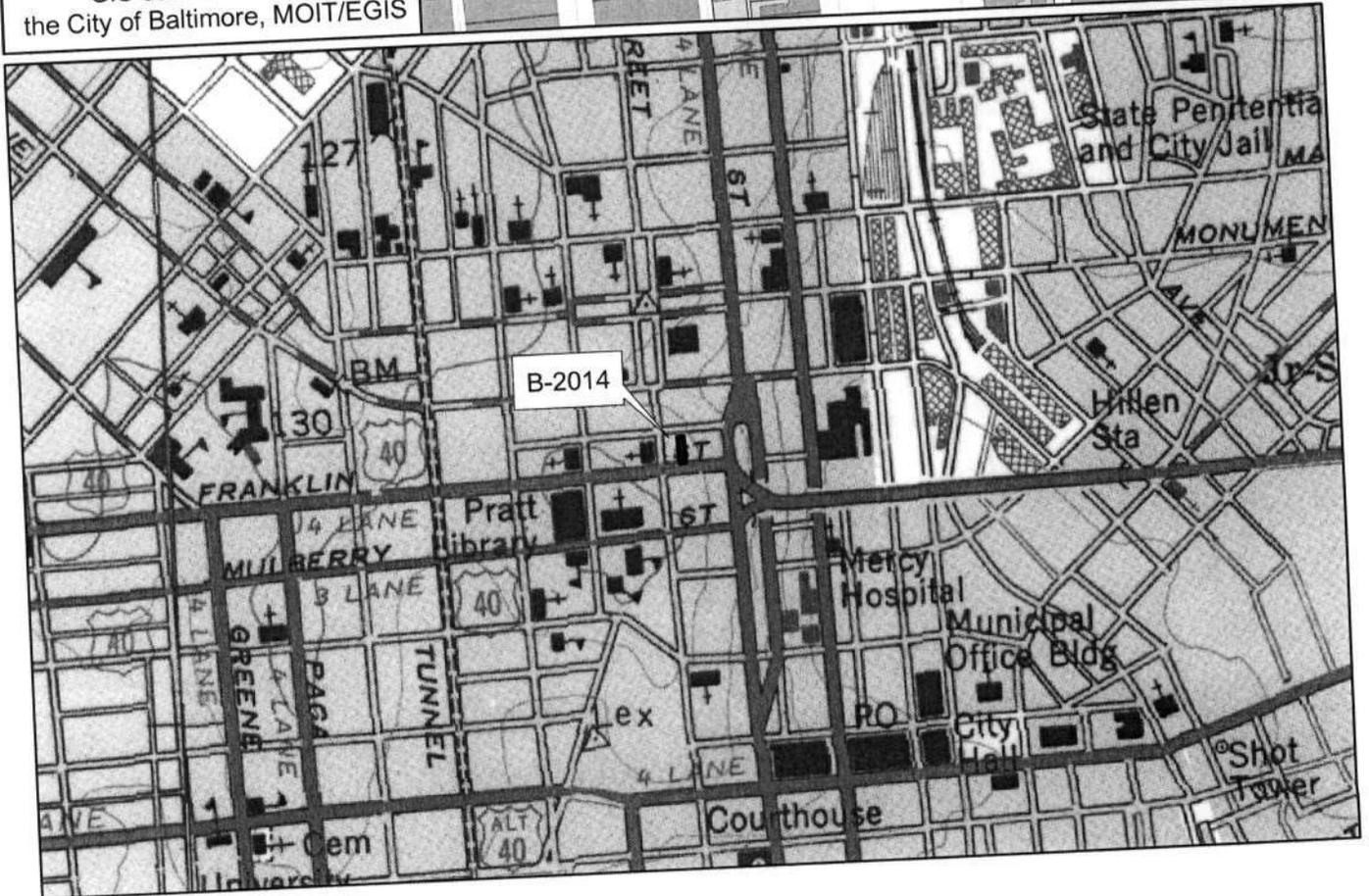
**NOTICE**  
 THIS IS A REAL PROPERTY PLAT AS PROVIDED FOR UNDER ARTICLE 70-10 OF THE CITY CHARTER. IT IS COMPILED FROM TITLE AND OTHER SURVEYS AND IS NOT AN AUTHENTIC SURVEY.

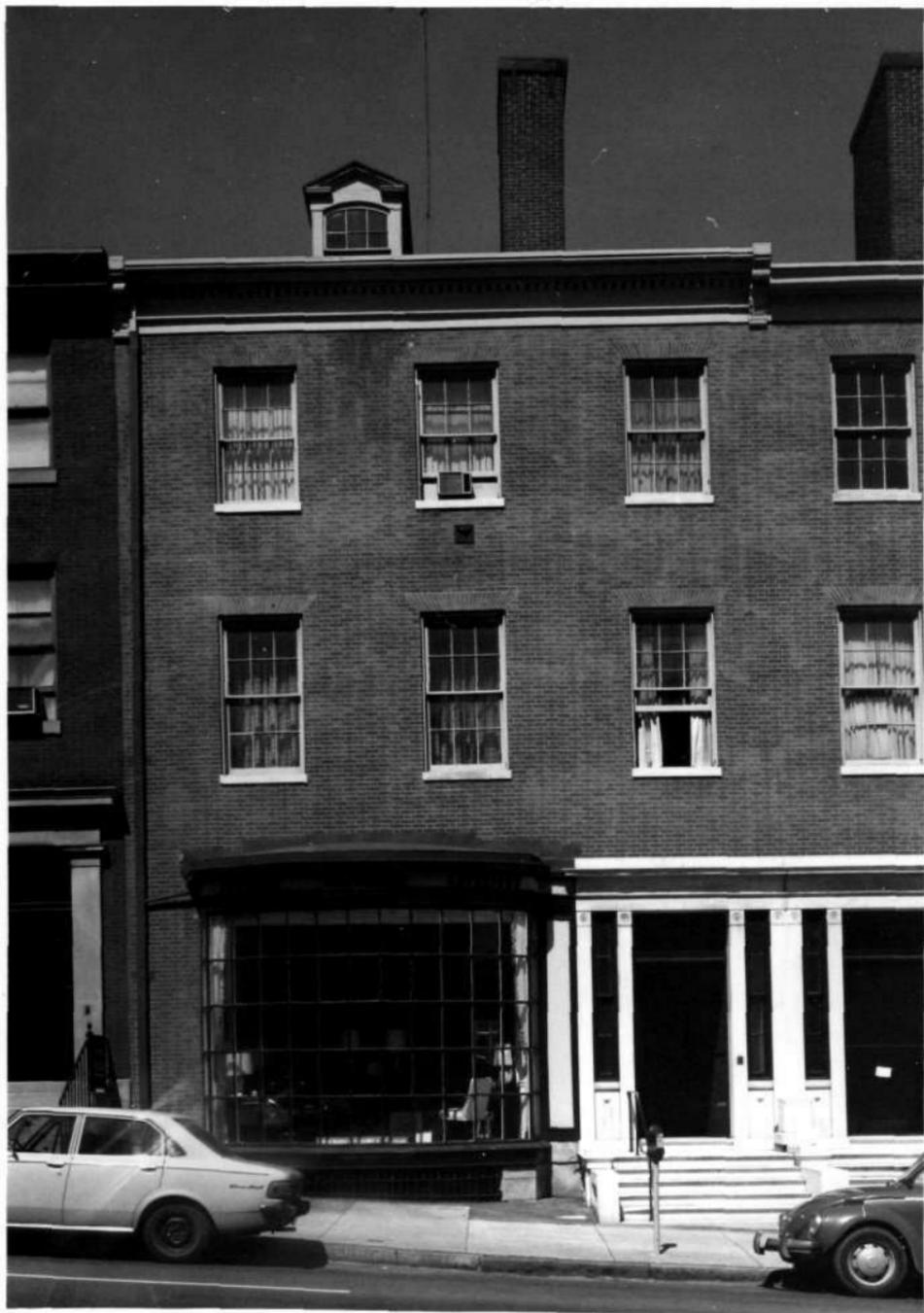
CITY OF BALTIMORE  
 DEPARTMENT OF PUBLIC WORKS  
 PROPERTY LOCATION DIVISION  
 WARD 11 SECTION 11  
 BLOCK 552  
 SCALE DATE

B-2014  
Old St. Paul's Parish Boys School  
8 E. Franklin Street  
Block 0552 Lot 026  
Baltimore City  
Baltimore East Quad



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





8 E. Franklin

B-2014

BIK552  
Nov 9