

Demolished - 1991

Survey No. B-2071

# Maryland Historical Trust State Historic Sites Inventory Form

MARYLAND INVENTORY OF  
HISTORIC PROPERTIES

Magi No.

DOE  yes  no

## 1. Name (indicate preferred name)

historic Moale-McGlannan House

and/or common 115 West Franklin Street

## 2. Location

street & number 115 West Franklin Street N/A not for publication

city, town Baltimore N/A vicinity of congressional district third

state Maryland county independent city

## 3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <span style="margin-left: 100px;"><input type="checkbox"/> museum</span>
<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial <span style="margin-left: 100px;"><input type="checkbox"/> park</span>
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational <span style="margin-left: 100px;"><input type="checkbox"/> private residence</span>
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment <span style="margin-left: 100px;"><input type="checkbox"/> religious</span>
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government <span style="margin-left: 100px;"><input type="checkbox"/> scientific</span>
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <span style="margin-left: 100px;"><input type="checkbox"/> transportation</span>
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military <span style="margin-left: 100px;"><input type="checkbox"/> other:</span>

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

name Mayor and City Council, Baltimore

street & number City Hall telephone no.: 301-396-3100

city, town North Holiday Street state and zip code Maryland 21201

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore City Courthouse liberJFC 1840

street & number Calvert and Fayette Streets folio 269

city, town Baltimore state MD 21201

## 6. Representation in Existing Historical Surveys

title Maryland Historical Trust Historic Sites Inventory

date 1985  federal  state  county  local

pository for survey records Maryland Historical Trust, 21 State Circle

city, town Annapolis state MD

# 7. Description

Survey No. B-2071

**Condition**

excellent  
 good  
 fair

deteriorated  
 ruins  
 unexposed

**Check one**

unaltered  
 altered

**Check one**

original site  
 moved      date of move

N/A

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

See continuation sheet 7.1

# 8. Significance

Survey No. B-2071

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** ca. 1836      **Builder/Architect** Jacob Wall, builder

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

Applicable Exception:  A  B  C  D  E  F  G N/A

Level of Significance:  national  state  local

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

See continuation sheet 8.1



**Contributing Resource Count: 1**

**SUMMARY**

The Moale-McGlannan House was a Greek Revival style townhouse located in the Cathedral Hill National Register Historic District of downtown Baltimore. The dwelling, whose construction is attributed to carpenter Jacob Wall circa 1836, occupied a mid-block lot on the south side of West Franklin Street and was originally part of a row of contiguous townhouses. The Johnston-Wolf House (B-2070) was located east of the Moale-McGlannan House; a paved parking lot occupied the lot adjoining the dwelling to the west.

The Moale-McGlannan House was constructed as a single family residence. The building survived intact and had undergone minimal modification since its construction. The building was used as a private residence until 1943. Between 1943 and 1991 it served as offices for the Cathedral Foundation and for the Enoch Pratt Free Library.

The construction of the Maryland Library for the Blind and Physically Handicapped necessitated the removal of the Moale-McGlannan House in the Spring of 1991.

**GENERAL DESCRIPTION**

The Moale-McGlannan House was a three-bay, three story, brick dwelling supported by a brick foundation and terminating in a shallow gable roof. Double straight stack brick chimneys defined the east party wall of the principal block. These chimneys terminated in arched flues.

The side-hall plan dwelling occupied a modified "L" shaped footprint incorporating a principal block and ell. The principal elevation (N) was oriented to the street and directly adjoined the public sidewalk. The facade was faced in Flemish bond brick and rose three stories from a low marble base to a cornice incorporating shallow dentils and a plain fascia. The basement level of the north elevation was marked by narrow street-level window openings.

The principal entrance to the building was housed in the first story, west bay of the north elevation. The entry was reached by way of a four-step marble stoop that projected from the building face. The string elements of the stoop were panelled marble blocks. The

stoop retained its original wrought iron railing. The entrance to the building was framed by a marble surround that incorporated simple pilasters and a full entablature. The double, three-panel, wooden entry doors were recessed from the wall plane. A single-light transom was located above the doors. Entry to the dwelling was gained by way of a shallow foyer. This foyer included decorative marble flooring and marble panels in place of wainscotting. The interior access doors to the dwelling were double leaf units with relief lower panels and elongated, round arch lights. The round arch openings were glazed with single diamond etched lights. The interior doors terminated with a single light transom.

Windows found on the first, second, and third stories of the building were original six-light-over-six-light sash enframed by simple surrounds. These units were supported by slightly projecting stone sills and terminated to gauged jack arches. The vertical dimensions of the window units decreased from first to third stories. Window shutters or blinds were documented through surviving hinge hardware and shutter ghosts.

The west elevation of the structure was blind and originally served as a party wall. The elevation was constructed in five course brick; variations in brick color indicated uneven firing. The gable roof line of the principal block was accented by a simple raking board.

The building ell was of similar brick construction to the principal block. The ell was supported by a brick foundation and rose two-and-one-half stories to a shed roof. An interior brick end chimney with a straight stack punctuated the shed roof plane. The rear elevation of the ell (S) had been modified. First story door and window bays had been infilled with brick; a single story bulkhead had been added to provide exterior access to the basement level. A single cell, second story frame addition was added to the building in 1936 (Baltimore City Record 47597). This addition was cantilevered over the rear yard and was supported by fabricated steel brackets. The addition may have served as a utility or sleeping porch for the upper story living spaces.

The east elevation wall of the ell was staggered to create a kitchen yard. The staggered wall plane resulted in the appearance of a two bay ell connected to the principal block of the building by a recessed single bay hyphen. The building corner between hyphen and ell was rounded.

The hyphen housed a secondary entrance to the building. This entrance incorporated double-leaf panelled doors similar in design to those found on the north elevation. The doors were enframed by a transom and side lights. The doors were secured by an interior cast iron box lock.

The shaft for a single passenger elevator adjoined the south elevation of the principal block. This element was added to the building in 1938 (Baltimore City Record 517). The east elevation of the principal block was a party wall shared with the Johnston-Wolf House (B-2070).

The interior design of the Moale-McGlannan House adopted a side-hall plan. The majority of the original interior finishes survived intact. Modifications to the interior fabric included the division of a second reception foyer from the hall and the installation of a receptionist's window between the hall and northeast chamber. The reception foyer was divided from the hall by a frame partition. A fireplace located in the northeast chamber also was infilled and replastered. Original floor surfaces throughout the building were sheathed with linoleum tile. Acoustic tile drop ceilings were installed selectively in the first and second stories. Contemporary mechanical systems had been introduced to the building.

Original plaster wall finishes survived, as did baseboards, chair rails, ceiling cornices, door surrounds, and window surrounds. The building's original six-panel interior doors survived; several of the central panels have been refitted with glass. All doors and windows retained their original interior hardware. Ornamentation and interior finishes followed a design hierarchy based on room use. Interior finishes decreased in elaboration from first through third floors and from the front to the back of the building. Elaborate moldings and mantels characterized the first and second floor front chambers. These elements were simplified progressively from the principal block to the ell, and between second and third stories.

An open stair rose the height of the building from the west wall of the hall. This stair included a turned newel and delicate three-quarter round handrail. Stair balusters were simple tapered elements.

A round arch divided the main hall from the ell on the first story level. This hall incorporated wide baseboards, chair rails, and a ceiling cornice.

Access to the northeast and southeast first floor chambers was gained through doors leading from the hall. These chambers also were connected by an interior door. Windows located on the north wall of the northeast chamber were floor to ceiling recessed units defined by panelled reveals and molded architraves incorporating corner blocks with central concave sphere motifs. The southeast chamber retained its east wall fireplace. The design of the mantel integrated simple pilasters supporting a full entablature. The restrained design was reminiscent of that found on the principal entrance to the building.

The first floor ell was divided into a single chamber and storage room. A vault door was installed leading to the storage room in 1946 (Baltimore City Record 47597). In that same year unspecified alterations were made to the interior and exterior woodwork (Baltimore Building Permit Record 47597).

The second and third stories of the building adopted a similar plan to that found on the main floor. The fireplace of the second story, northeast chamber included a polished black marble mantel of robust design. The design of the mantel incorporated pilasters flanking a broad entablature. The capitals of each pilaster incorporated a relief fleur-de-lis.

The third floor of the building included a shallow barrel vault ceiling which sprung from the depth of the principal block from north to south. This ceiling treatment was accentuated by the use of paired, round arch niches located on either side of the fireplaces on the east wall of the northeast and southeast chambers.

Despite its twentieth century use as an office, the design of the Moale-McGlannan House had not changed substantially since its construction in the second quarter of the nineteenth century.

## **SUMMARY**

The Moale-McGlannan House was a Greek Revival style townhouse built circa 1836. The construction of the dwelling is attributed to house carpenter Jacob Wall. The dwelling survived intact until 1991 with minimal modifications to its original design. The dwelling was an example of the early nineteenth century rowhouse development characteristic of the Cathedral Hill district.

The Moale-McGlannan House was a contributing element to the Cathedral Hill Historic District (B-118), a district listed in the National Register of Historic Places in April 1987. The historic district encompasses 97 contributing buildings located in a ten block area of downtown Baltimore. The historic district is recognized for its local significance to the City of Baltimore in the areas of architecture, religion, and social/humanitarian history.

The construction of the Maryland Library for the Blind and Physically Handicapped necessitated the removal of the Moale-McGlannan House. Documentation of the property was undertaken in partial fulfillment of a Memorandum of Agreement between the Maryland State Department of Education and the Maryland Historical Trust pursuant to Article 83-B Section 5-617 of the Annotated Code of Maryland. The Moale-McGlannan House was demolished in the Spring of 1991.

## **HISTORY AND SUPPORT**

The lot which encompassed the Moale-McGlannan House was originally part of "Lunn's Lot," a land grant first patented in 1673 by Edward Lunne (Baltimore County Patents 17:189,338). It is uncertain if this grant ever was seated during the seventeenth century. In 1763, Cornelius Howard purchased a 414-acre portion of the Lunn tract, identified in period deeds as "Lunn's Lot Enlarged" (Baltimore County Patents 21:6,28); John Eager Howard inherited this tract of land from his father. By 1782, all of the Howard property had been annexed by the City of Baltimore.

Between the time of annexation and the early nineteenth century, John Eager Howard's property remained rural agricultural land. In 1805, Howard sold the site of the Basilica of the Assumption of the Blessed Virgin Mary to the Roman Catholic Church for \$20,000.00 (Hoyt 1951:441-45). The subdivision of the remainder of Howard's property into town lots began shortly thereafter; the first individual residences in what would become the Cathedral Hill Historic District were concentrated along the Charles Street corridor (Davis 1985:11-17). Residential development of the Howard land in the vicinity of the Basilica

accelerated following John Eager Howard's death in 1827. The Lucas "Plan of the City of Baltimore" documented that the 100 block of West Franklin Street was developed fully by 1845 (Lucas 1845).

The site of the Moale-McGlannan House was developed during this period. This parcel, designated Lot 183, originated as part of John Eager Howard's estate. His son, Benjamin Howard, inherited Lot 183 of the estate in 1827. The property was sold two years later to Edward M. Greenaway for \$1,800. Greenaway, in turn, transferred title to Jacob Wall in 1836 (Deeds TK 229:347 A summary Chain of Title accompanies the documentation). Wall subsequently sold the lot to Randle H. Moale, a solicitor, in 1837 for \$10,000 (Deeds TK 271, 157). These transactions suggest that Wall, a carpenter, bought the unimproved lot and built the townhouse. The property remained in control of the Moale family until 1887 (Baltimore City Wills AM 327:504).

Research suggests that Jacob Wall was among the second generation of Wall carpenters to practice in Baltimore City. Robinson family records in the collection of the Maryland Historical Society include bills for carpentry work completed by George and Jacob Wall, Sr. ( -1823) between 1794 and 1823. The accounts suggest that work was undertaken on five buildings: a dwelling, a tavern, a building on Howard Street, a building on Fayette Street, and an unspecified structure controlled by William Phillips (Maryland Historical Society Vertical Files, see Bibliography for complete citation). Jacob Wall was recorded as Master on the Baltimore County Apprenticeship Indentures for Henry Bayley in 1798 (Orphans Court of Baltimore 1:210), and for William Dew in 1798 (Orphans Court of Baltimore 1:293). Wall also was listed among the honorary members of The Ancient and Honorable Mechanical Company of Baltimore for 1805. This listing suggests that the senior Wall was a contributor to the fire company.

Following the senior Wall's death in 1823, William and Jacob Wall (1800-1855) assumed the Robinson account. Robinson family records indicate that William and Jacob Wall undertook miscellaneous repairs on a building located on Fayette Street for Mrs. Eve Robinson between July 1824 and May 1825 (Maryland Historical Society Vertical Files).

By the Civil War, the Cathedral District had become an upper middle class residential area. Rowhouses frequently combined professional offices with upper story residential space. The headquarters of religious, social, and fraternal groups also were interspersed among the residential lots within the district (Davis 1985:11-17). The 1869 E. Sachse & Co.'s, "Bird's Eye View of the City of Baltimore" depicted the block surrounding the Moale-McGlannan House as divided into regular, rectangular lot divisions occupied by a row of contiguous buildings ranging in height from three to four stories. Buildings were constructed without setbacks, and building lots extended from West Franklin Street to North Alley, a narrow corridor connecting Park Street and Cathedral Street.

The earliest historical map depicting structural details for the Moale-McGlannan House is the 1890 Sanborn Fire Insurance Map. This map recorded a typical three-story townhouse with a narrow three-story rear ell; a small detached two-room single-story structure also was shown in the back yard of the property. The type and use of this detached structure was not noted; it probably was a privy. The outbuilding did not appear on the 1896 Sanborn Fire Insurance Map.

Following the Civil War, commercial and professional development changed the formerly residential and institutional character of the Cathedral Hill neighborhood; the trend towards commercialization was accelerated by Baltimore's major fire in 1904. This fire gutted the downtown commercial center, prompting many businesses to relocate into undamaged areas of the city, such as the Cathedral Hill District.

By the time of the First World War, many dwellings near 115 West Franklin Street were partially or totally converted to commercial use or professional offices; residential space frequently was confined to the upper floors of the buildings. The architectural character of the block surrounding the Moale-McGlannan House underwent significant changes as a result of increased commercialization. By the 1920s, all but one of the former residences in the block housed business enterprises on their ground floors, and provided multi-family living space on the floors above (Polk Directories 1904-1964).

Between 1887 and 1918, the Moale McGlannan House remained in residential use; it first was owned by Henry Bisset (JB 1161:380), and then by Edward F. Mulholland (JB 1361:28). Dr. Alexis B. McGlannan and his wife, Sally, purchased the townhouse at 115 West Franklin Street in 1918 (Deeds SCL 3185:350). McGlannan was perhaps the most noted twentieth century owner of the building.

Dr. McGlannan was born in 1872, and studied at Calvert Hall College and at the Maryland College of Pharmacy. He served as professor of surgery at the University of Maryland Medical School and was affiliated as a surgeon with other Baltimore medical institutions. Sally McGlannan also studied medicine, but never practiced (Baltimore Catholic Review 1940).

The 1931 building survey recorded two structures at 115 West Franklin Street: a garage and dwelling house. The first floor of the townhouse served as Dr. McGlannan's office (Baltimore City Archives RG48, Series 52). After Dr. McGlannan's death in 1940, his wife resided at the Franklin Street property until her death in 1943 (Baltimore News-Post 1943).

Mrs. McGlannan's will directed that the townhouse be dismantled and rebuilt on the property of the Oblate Sisters of Providence; the lot itself was bequeathed to the Mayor and City Council for use as a city park. The terms of the will never were enforced. The property was acquired by the Cathedral Foundation in 1946 (MLP 6993:206). Polk's Baltimore City Directory for 1964 recorded that the premises at 115 West Franklin Street were occupied by the offices of two publications: the Catholic Review and the Cathedral Digest. The property was transferred to the Mayor and City Council of Baltimore in 1965 (Deeds JFC 1840:269); it was utilized as office space for the Enoch Pratt Free Library until 1991.

The Moale-McGlannan House was an intact example of a Baltimore rowhouse designed in the Greek Revival style. This building type is characterized by its three-bay design, Flemish bond brick facade, gable roof, restrained ornamentation, and side-hall plan. As is common to many Baltimore buildings of the period, the design of the Moale-McGlannan House emphasized the integration of proportion, scale, massing, and symmetry as opposed to elaborate ornamentation. This emphasis was most apparent in the interior of the building where crisp, classically-derived interior finishes complemented the clean spatial geometry. The influence of the rational Neoclassical approach to architecture practiced in Baltimore by such architects as Latrobe, Godefroy, and the Longs, is illustrated in the Moale-McGlannan House in the curved elevation treatment of the ell, the integration of round arches, and the third story barrel vault ceiling.

Original and subsequent owners:

- 1763 Patent, recorded in Hall of Records Patent Index 55.  
to Cornelius Howard.
- 1827 Will, 139:164.  
John Edgar Howard to Benjamin Howard.
- 1829 Deed, 229:347.  
John Edgar Howard to Edward M. Greenway.
- 1836 Deed, No Reference.  
Edward M. Greenway to Jacob Wall.
- 1837 Deed, TK 271:157  
Jacob Wall to Randle H. Moale.
- 1867 Will, AM 327:504.  
Randle H. Moale to Elizabeth S. Moale.
- 1875 Will, RTB 58:131.  
Elizabeth S. Moale to Charles H. Moale et al.
- 1887 Deed, JB 1161:380.  
Charles M. Moale to Henry Bisset.
- 1891 Deed, JB 1161:28.  
Henry Bisset to Edward F. Mulholland.
- 1918 Deed, SCL 3185:350.  
Edward F. Mulholland to Alexis B. McGlannan.
- 1946 Deed, MLP 6993:206.  
to Cathedral Foundation.
- 1965 Deed, JFC 1840:269.  
Cathedral Foundation to Major and City Council.

## **Baltimore Archives**

Baltimore City Directories, 1800-1964.

Baltimore *Evening Sun*, various articles.

Baltimore City Land Records

Baltimore City Records

Baltimore *Sun*, various articles.

Brugger, Robert J.

1988 *Maryland, A Middle Temperament 1634-1980*. The Johns Hopkins University Press, Baltimore.

Davis, Janet

1985 Cathedral Hill Historic District Baltimore City, Maryland: Nomination to the National Register of Historic Places. Unpublished. On file with the Maryland Historical Trust, Annapolis, Maryland.

E. Sachse & Company

1869 *Bird's Eye View of the City of Baltimore*.  
In the collection of the Maryland Historical Society, Baltimore, Maryland.

Enoch Pratt Free Library: Maryland Department  
Vertical Files, Photographic Collection.

Hopkins, G. M.

1876 "City Atlas of Baltimore Maryland and Environs." G. M. Hopkins, Philadelphia.

Hoyt, William D.

1951 "Land for a Cathedral: Baltimore, 1806-1817." *Catholic Historical Review* 36:441-45.

Land Records of Baltimore City.

Lucas, Fielding

1845 "Place of the City of Baltimore Compiled from Actual Survey by Fielding Lucas, Jr." Baltimore.

Maryland Historical Society.

Vertical Files

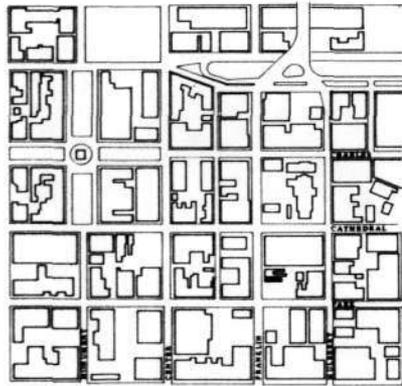
1794 Wall Geo. and Jacob  
Ephr (aim) Robinson, Dr.  
Bill for carpentry work

1826 Wall, Jacob, Estate of  
Mrs. Eve Robinson, Dr.  
Bill for carpentry work

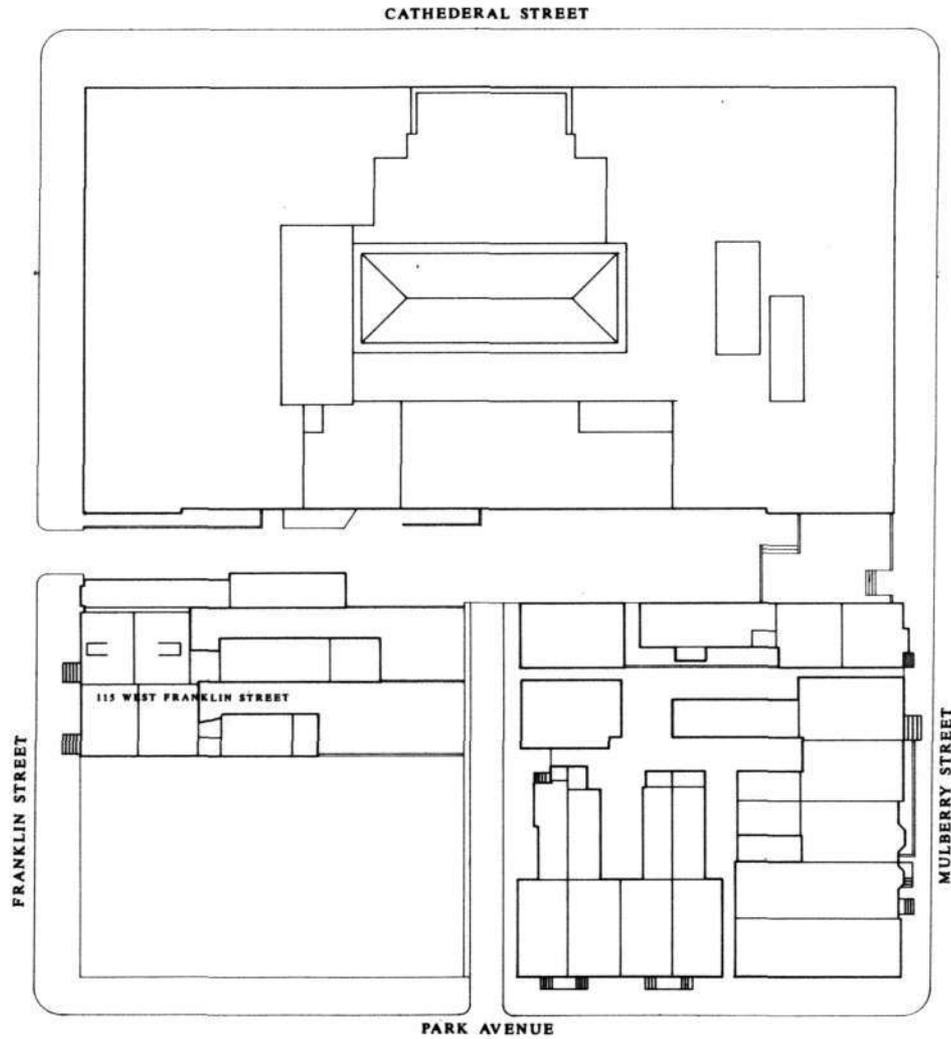
1826 Wall, Wm & Jacob  
Mrs. Eve Robinson  
Bill for misc. carpentry work

Sanborn Fire Insurance Maps 1890, 1901, 1914.

Polk Directories 1904-1964.



**LOCATION PLAN**



**SITE PLAN**



DELINEATED BY: **AYERS / SAINT / GROSS**  
 222 ST. PAUL PLACE BALTIMORE, MARYLAND 21202 301/347-6500

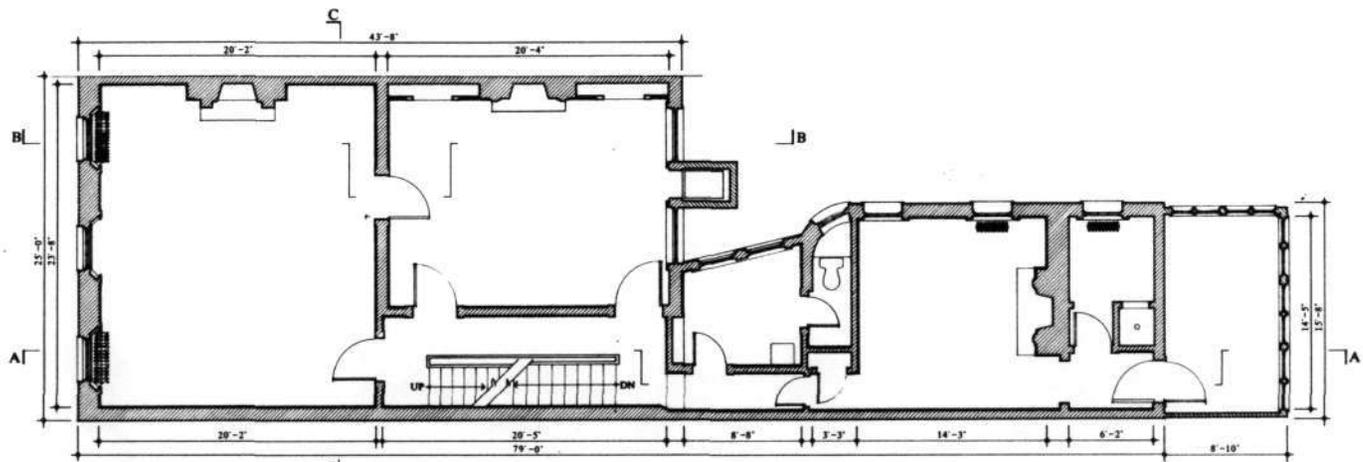
**MOALE - McGLANNAN HOUSE**  
 115 WEST FRANKLIN STREET

**BALTIMORE, MARYLAND**

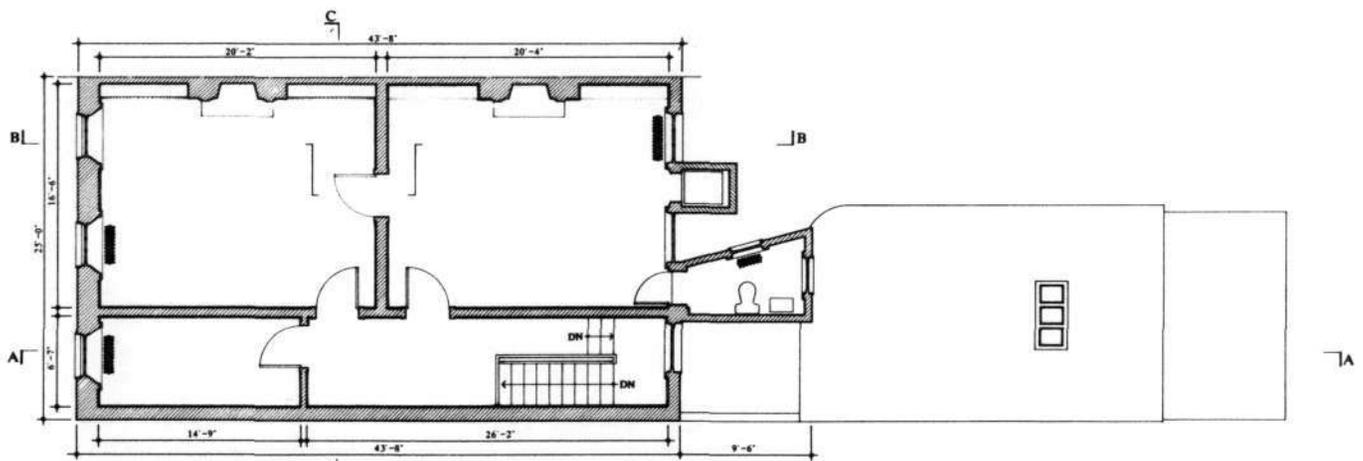
**THE MARYLAND HISTORICAL TRUST**  
 FEBRUARY 1991 SHEET 1 OF 5



B-2071



**SECOND FLOOR PLAN**

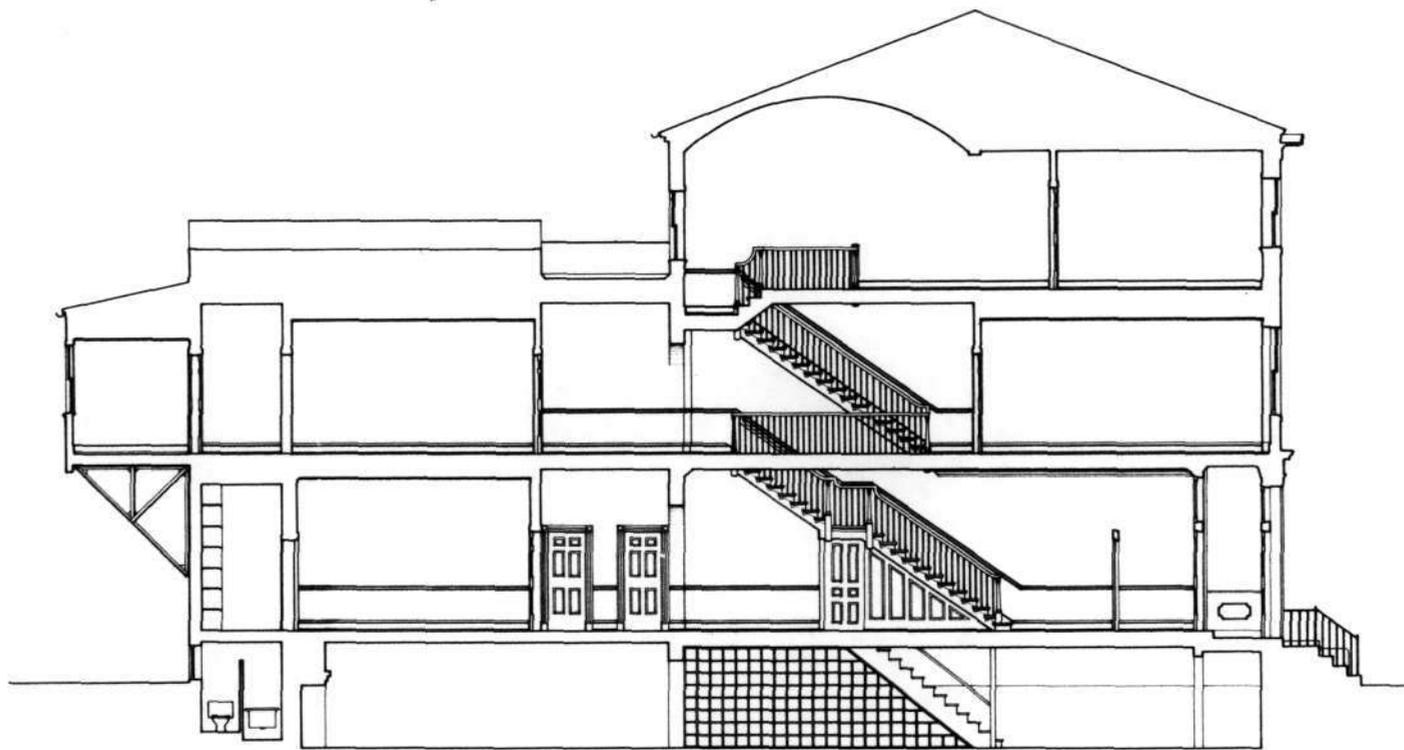


**THIRD FLOOR PLAN**

 ORIGINAL CONSTRUCTION  
 LATE 20th CENTURY CONSTRUCTION



B-2071



SECTION AA

DELINEATED BY: **AYERS / SAINT / GROSS**  
222 ST. PAUL PLACE BALTIMORE, MARYLAND 21202 301/347-8590

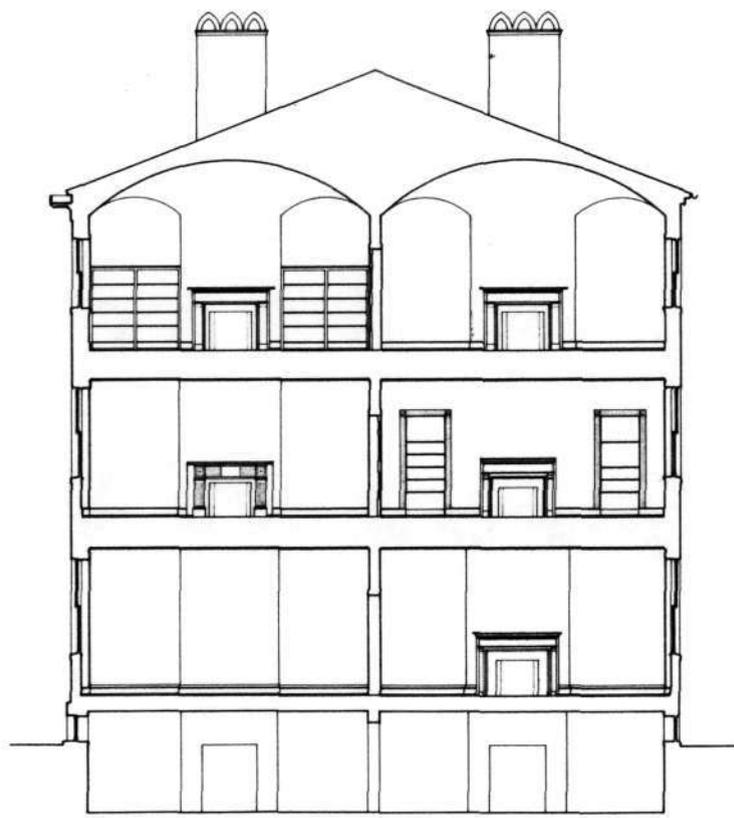
**MOALE - McGLANNAN HOUSE**  
115 WEST FRANKLIN STREET

**BALTIMORE, MARYLAND**

**THE MARYLAND HISTORICAL TRUST**  
FEBRUARY 1991

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B-2071



SECTION BB



SECTION CC

B-2071

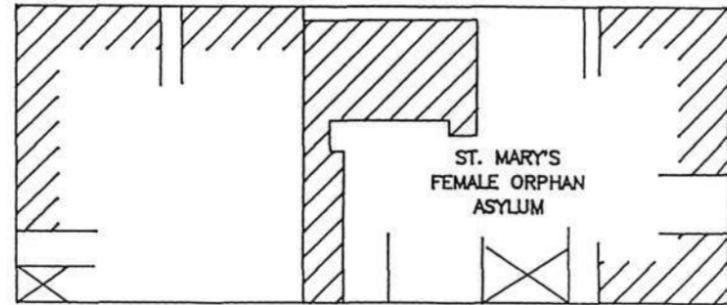
DELINEATED BY: **AYERS / SAINT / GROSS**  
 222 ST. PAUL PLACE BALTIMORE, MARYLAND 21202 301/347-8500

**MOALE - McGLANNAN HOUSE**  
 115 WEST FRANKLIN STREET BALTIMORE, MARYLAND

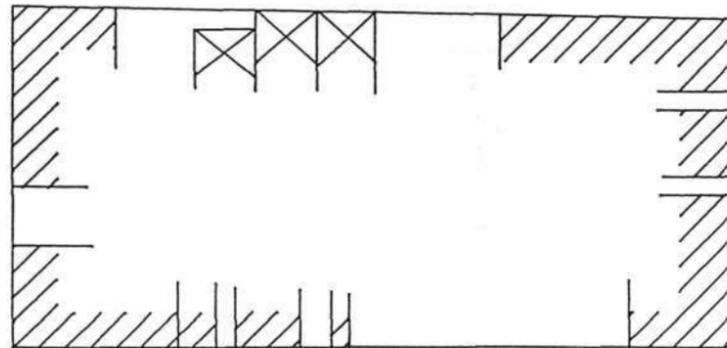
**THE MARYLAND HISTORICAL TRUST**  
 FEBRUARY 1991 SHEET 5 OF 5

### 1876 HOPKINS

W. FRANKLIN STREET



CATHEDRAL STREET

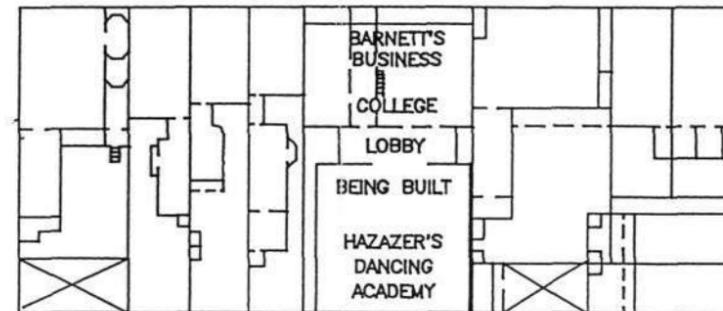


W. MULBERRY STREET

PARK AVENUE

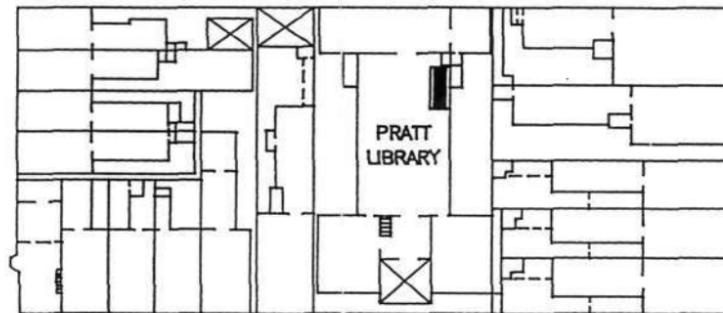
### 1890 SANBORN

W. FRANKLIN STREET



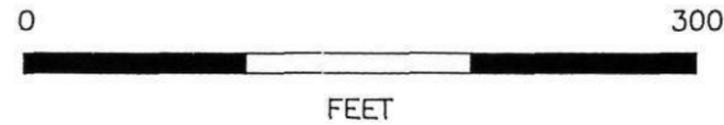
NORTH ALLEY

PARK AVENUE



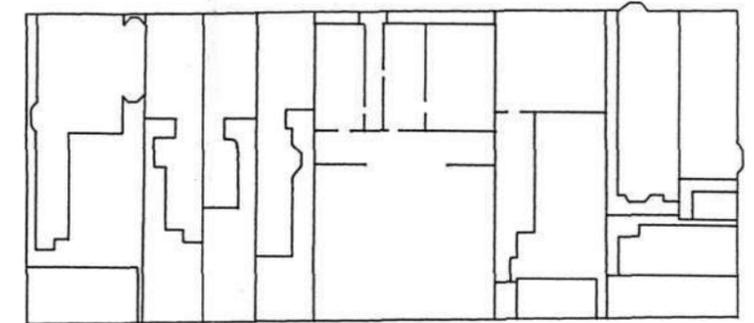
W. MULBERRY STREET

CATHEDRAL STREET



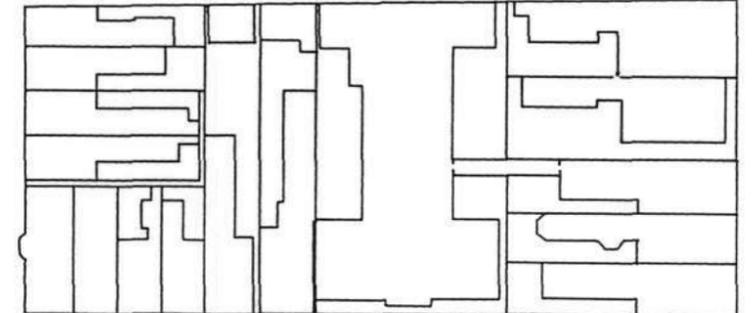
### 1914 SANBORN

W. FRANKLIN STREET



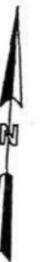
N. 1 ALLEY

PARK AVENUE



W. MULBERRY STREET

CATHEDRAL STREET



Excerpts from G. M. Hopkins' *City Atlas of Baltimore, Maryland and Environs* (1876), and the Sanborn-Perris *Insurance Maps of Baltimore, Maryland* (1901 and 1914), showing historic development of Block 564

## MARYLAND INVENTORY OF HISTORIC PROPERTIES

Moale-McGlannan House  
115 West Franklin Street  
Baltimore City  
Maryland

B-2071

Documentation: 13 exterior photographs (1991)  
14 interior photographs (1991)  
drawings: site plan (1991)  
floor plans (1991)  
sections (1991)

Maryland Historical Trust  
State Historic Sites Inventory Form (1991)

Harriet Wise, Photographer, March, 1991

- B-2071-1 VIEW SOUTHWEST LOOKING AT EAST AND NORTH ELEVATIONS OF THE ENOCH PRATT FREE LIBRARY GARAGE (B-2068A), THE JOHNSTON-WOLF HOUSE (B-2070), AND THE MOALE-McGLANNAN HOUSE.
- B-2071-2 VIEW SOUTHEAST LOOKING AT THE NORTH ELEVATIONS OF THE JOHNSTON-WOLF HOUSE (B-2070), AND THE MOALE-McGLANNAN HOUSE.
- B-2071-3 VIEW SOUTH LOOKING AT THE NORTH ELEVATION.
- B-2071-4 VIEW NORTHEAST LOOKING AT WEST AND SOUTH ELEVATIONS.
- B-2071-5 VIEW NORTH LOOKING AT SOUTH ELEVATIONS OF THE MOALE-McGLANNAN HOUSE AND THE JOHNSTON-WOLF HOUSE (B-2070).
- B-2071-6 VIEW SOUTH LOOKING AT THE NORTH ELEVATION.
- B-2071-7 VIEW SOUTH LOOKING AT THE NORTH ELEVATION.
- B-2071-8 VIEW EAST LOOKING AT THE WEST ELEVATION.
- B-2071-9 VIEW NORTH LOOKING AT THE SOUTH ELEVATION.
- B-2071-10 WINDOW DETAIL, NORTH ELEVATION.
- B-2071-11 VIEW SOUTH LOOKING AT ENTRANCE, NORTH ELEVATION.

- B-2071-12 VIEW SOUTH LOOKING AT ENTRANCE, NORTH ELEVATION.
- B-2071-13 VIEW SOUTH LOOKING AT ENTRANCE, NORTH ELEVATION.
- B-2071-14 VIEW SOUTH LOOKING AT HALL, FIRST FLOOR.
- B-2071-15 DETAIL OF NEWEL AND STRINGER, FIRST FLOOR HALL.
- B-2071-16 DETAIL OF NORTH WALL WINDOW, FIRST FLOOR, PRINCIPAL BLOCK, NORTHEAST CHAMBER.
- B-2071-17 DETAIL OF EAST WALL FIREPLACE, FIRST FLOOR, PRINCIPAL BLOCK, SOUTHEAST CHAMBER.
- B-2071-18 DETAIL OF NORTH WALL DOOR, FIRST FLOOR ELL.
- B-2071-19 DETAIL OF EAST WALL FIREPLACE, SECOND FLOOR, PRINCIPAL BLOCK, NORTHEAST CHAMBER.
- B-2071-20 DETAIL OF NORTH WALL DOOR, SECOND FLOOR, PRINCIPAL BLOCK, SOUTHEAST CHAMBER.
- B-2071-21 DETAIL OF EAST WALL, SECOND FLOOR, PRINCIPAL BLOCK, SOUTHEAST CHAMBER.
- B-2071-22 DETAIL OF SOUTH WALL WINDOW, SECOND FLOOR, PRINCIPAL BLOCK, SOUTHEAST CHAMBER.
- B-2071-23 DETAIL OF SOUTH WALL FIREPLACE, SECOND FLOOR ELL.
- B-2071-24 STAIRCASE DETAIL, THIRD FLOOR.
- B-2071-25 DETAIL OF NORTH WALL DOOR, THIRD FLOOR HALL.
- B-2071-26 DETAIL OF NORTH WALL WINDOW, THIRD FLOOR NORTHEAST CHAMBER.
- B-2071-27 VIEW SOUTHEAST OF THIRD FLOOR, SOUTHEAST CHAMBER.



B-2071-1



B-2071-2



B-2071-3



B-2072-4



B-2071-5



B-2071-6



B-2071-7



B-2071-8



B-2071-9



B-2071-10



B-2071-11



B-2071-12



B-2071-13



B-2071-14



B-2071-15



B-2071-16



B-2071-17



B-2071-18



B-2071-19



B-2071-20



B-2071-21



NO SMOKING

B-2071-22



B-2071-23



B-2071-24



B-2071-25



B-2071-26



B-2071-27

Demolished - 1991

BALTIMORE METROCENTER SURVEY

SURVEY NO.: B-2071

AREA: Cathedral Hill

MAGI NO.: 0420715411

Address: 115 West Franklin Street  
Current Name:



Block: 564 Lot: 14 Lot size: 26 ft. x 140 ft.  
Height: 3 Materials: Brick and wood  
Condition: Good Owner: Mayor and City Council  
Use: Accessible: Yes, restricted  
Designation: Liber/Folio: JFC 1840/269

Historic Name: Moale-McGlannan House  
Date: ca. 1836  
Architect/Builder: Jacob Wall, builder  
Style (if appropriate): Greek Revival

Description: The facade of the house has been little altered, with the three bays intact on all three floors. The side hall entrance has a very plain surround, double paneled doors, and a rectangular transom. The flemish bond exterior rests on a low marble base. The marble steps and iron railings are apparently original. The windows are 6/6, with gauged flat arches and stone sills. Each floor has aluminum storm windows and at least one air conditioner. The cornice has shallow modillions and a plain fascia.

Significance:

Area: architecture

Level: local

The house is very little changed because its ownership has been relatively stable since its construction by the house carpenter Jacob Wall in about 1836. Wall sold the house in early 1837 to Randle H. Moale, a solicitor. The Moale family retained the house until 1887. After a period of years and two other owners, it was sold in 1918 to Alexius McGlannan, a physician. McGlannan and his wife remained in the house until 1946. The building has also been used as offices for the Cathedral Foundation and Catholic Review newspaper.

Sources: Land records; city directories  
Surveyor and Date: Janet Davis, May 1985



Baltimore Metrocenter Survey  
 Cathedral Hill Area  
 Moale-McGlannan House  
 115 West Franklin Street  
 B-2071



Moale-McGlannan House B-2071  
115 West Franklin Street  
Cathedral Hill - Metrocenter Survey  
Baltimore (City), Maryland  
Photo: Janet Davis  
Date: August 1984  
Neg. loc.: Maryland Historical Trust  
North elevation

Demolished - 1991

B-2071  
MAGI #0420715403

MARYLAND HISTORICAL TRUST WORKSHEET

NOMINATION FORM  
for the  
NATIONAL REGISTER OF HISTORIC PLACES, NATIONAL PARKS SERVICE

SEE INSTRUCTIONS

**1. NAME**

COMMON:  
115 West Franklin Street

AND/OR HISTORIC:

**2. LOCATION**

STREET AND NUMBER:  
115 West Franklin Street

CITY OR TOWN:  
Baltimore

STATE: Maryland COUNTY:

**3. CLASSIFICATION**

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure	<input type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered <input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No

PRESENT USE (Check One or More as Appropriate)

<input type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input checked="" type="checkbox"/> Comments Pratt Library Annex
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Private Residence	<input type="checkbox"/> Other (Specify)	
<input checked="" type="checkbox"/> Educational	<input type="checkbox"/> Military	<input type="checkbox"/> Religious		
<input type="checkbox"/> Entertainment	<input type="checkbox"/> Museum	<input type="checkbox"/> Scientific		

**4. OWNER OF PROPERTY**

OWNER'S NAME:  
Mayor and City Council

STREET AND NUMBER:  
115 West Franklin Street

CITY OR TOWN: Baltimore STATE: Maryland

**5. LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTRY OF DEEDS, ETC.:  
Courthouse Rm. 610 Land Records Office

STREET AND NUMBER:

CITY OR TOWN: Baltimore STATE: Maryland

Title Reference of Current Deed (Book & Pg. #): JFC 1809-64 1840-269

**6. REPRESENTATION IN EXISTING SURVEYS**

TITLE OF SURVEY:  
City of Baltimore Neighborhood Survey

DATE OF SURVEY: 1/4/75  Federal  State  County  Local

DEPOSITORY FOR SURVEY RECORDS:  
Commission for Historical and Architectural Preservation

STREET AND NUMBER:  
Rm. 900 26 S. Calvert Street

CITY OR TOWN: Baltimore STATE: Maryland 21202

7. DESCRIPTION

CONDITION	(Check One)				
	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins
	(Check One)		(Check One)		
	<input type="checkbox"/> Altered	<input checked="" type="checkbox"/> Uncltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site	

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

*Greek Revival house*  
 This ~~building~~ is semi-detached and consists of three and one half stories. It has three bays, a water table made of stone and a wooden cornice. The walls are made of running bond brick. There are three chimneys on the low pitched gabled roof.

The front door is located on the right hand side of the front of the building. The door opening is rectangular, and is topped by a transom. The door is located between two marble pilasters which are topped by a structure resembling an entablature. Five steps lead up to the stoop and the door. The steps have iron railings on both sides, the railings are capped by finials.

There are two windows on the first story. ~~Both are rectangular in shape.~~ Their pane arrangement is six-over-six. The lintels are flat arched and made of brick, the sills are made of stone. The windows on the second story are the same. The windows on the third story are also the same, except that they are slightly smaller.

Proportionally this building is about the same as the one next to it.

SEE INSTRUCTIONS

**B. SIGNIFICANCE**

**PERIOD (Check One or More as Appropriate)**

- Pre-Columbian       16th Century       18th Century       20th Century
- 15th Century       17th Century       19th Century

**SPECIFIC DATE(S) (If Applicable and Known)**

**AREAS OF SIGNIFICANCE (Check One or More as Appropriate)**

- |   |   |   |   |
|---|---|---|---|
| <input type="checkbox"/> Aboriginal<br><input type="checkbox"/> Prehistoric<br><input type="checkbox"/> Historic<br><input type="checkbox"/> Agriculture<br><input checked="" type="checkbox"/> Architecture<br><input type="checkbox"/> Art<br><input type="checkbox"/> Commerce<br><input type="checkbox"/> Communications<br><input type="checkbox"/> Conservation | <input type="checkbox"/> Education<br><input type="checkbox"/> Engineering<br><input type="checkbox"/> Industry<br><input type="checkbox"/> Invention<br><input type="checkbox"/> Landscape<br><input type="checkbox"/> Literature<br><input type="checkbox"/> Military<br><input type="checkbox"/> Music | <input type="checkbox"/> Political<br><input type="checkbox"/> Religion/Philosophy<br><input type="checkbox"/> Science<br><input type="checkbox"/> Sculpture<br><input type="checkbox"/> Social/Humanitarian<br><input type="checkbox"/> Theater<br><input type="checkbox"/> Transportation | <input type="checkbox"/> Urban Planning<br><input type="checkbox"/> Other (Specify)<br><hr/><br><hr/><br><hr/><br><hr/><br><hr/><br><hr/> |
|---|---|---|---|

**STATEMENT OF SIGNIFICANCE**

see 113 West Franklin St.

SEE INSTRUCTIONS

## 9. MAJOR BIBLIOGRAPHICAL REFERENCES

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## 10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		° ' "	° ' "	
NE	° ' "	° ' "		° ' "	° ' "	
SE	° ' "	° ' "		° ' "	° ' "	
SW	° ' "	° ' "		° ' "	° ' "	

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

Acreage Justification:

The lot measures 26'6" by 140'

SEE INSTRUCTIONS

## 11. FORM PREPARED BY

NAME AND TITLE: Cleora Thompson	
ORGANIZATION Commission for Historical and Architectural Preservation	DATE 11/ 22/75
STREET AND NUMBER: Rm. 900 26 S. Calvert Street	
CITY OR TOWN: Baltimore	STATE Maryland 21202

## 12. State Liaison Officer Review: (Office Use Only)

Significance of this property is:

National  State  Local 

Signature \_\_\_\_\_

**REVISIONS**

LOTS 3, 4, 7, 8, 10, 12, 14, 15 (1/4) 26 PER DEED (PL. 5, C.M. 84-387)

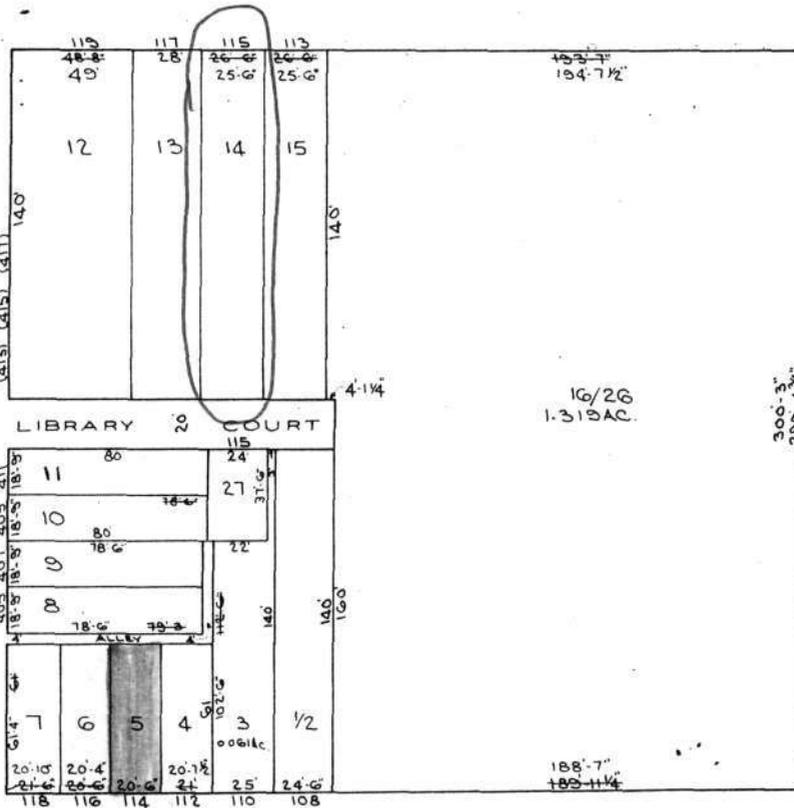
B-2071

550

W. FRANKLIN ST.

PARK AVE.

CATHEDRAL ST.



579

W. MULBERRY ST.

CATHEDRAL ST.

565

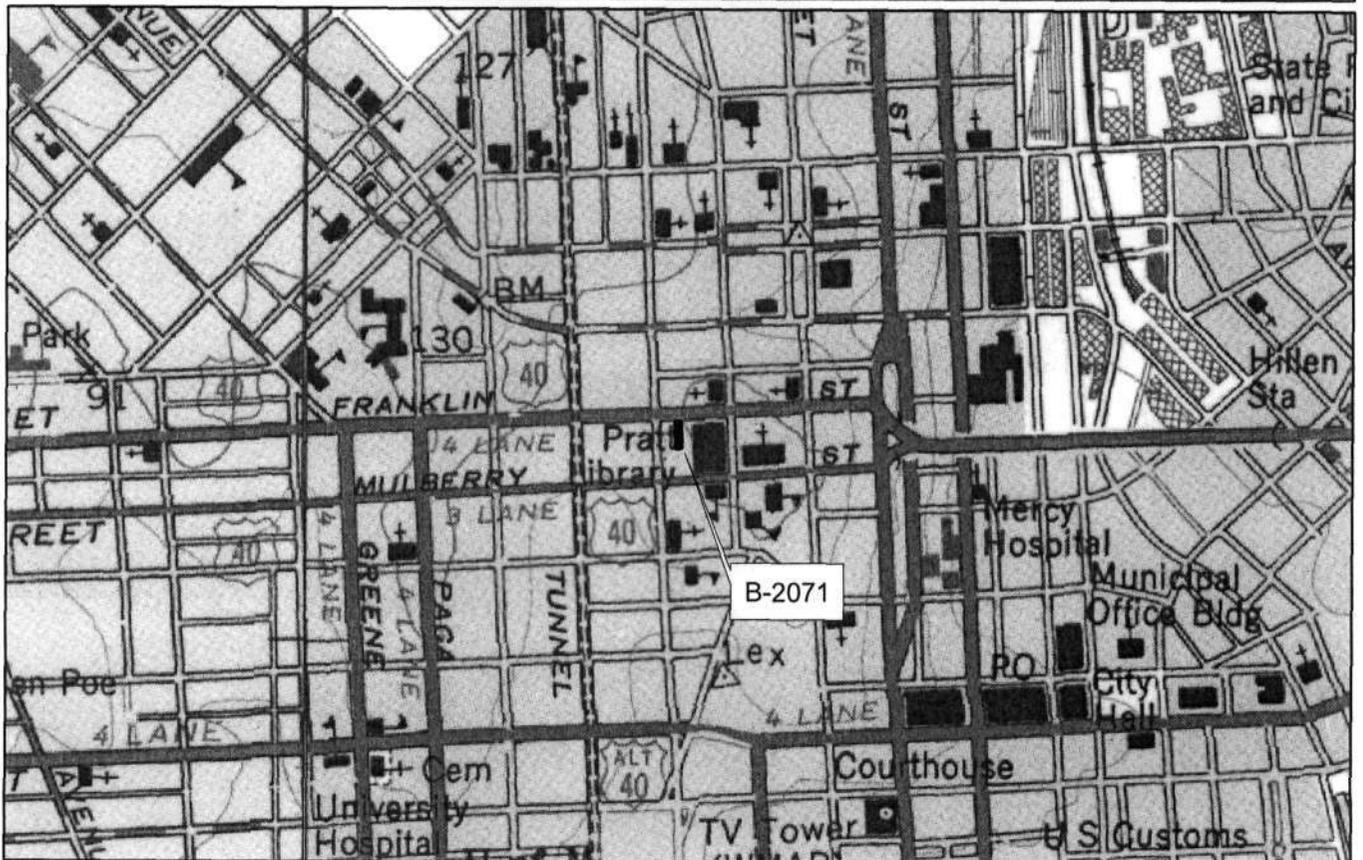
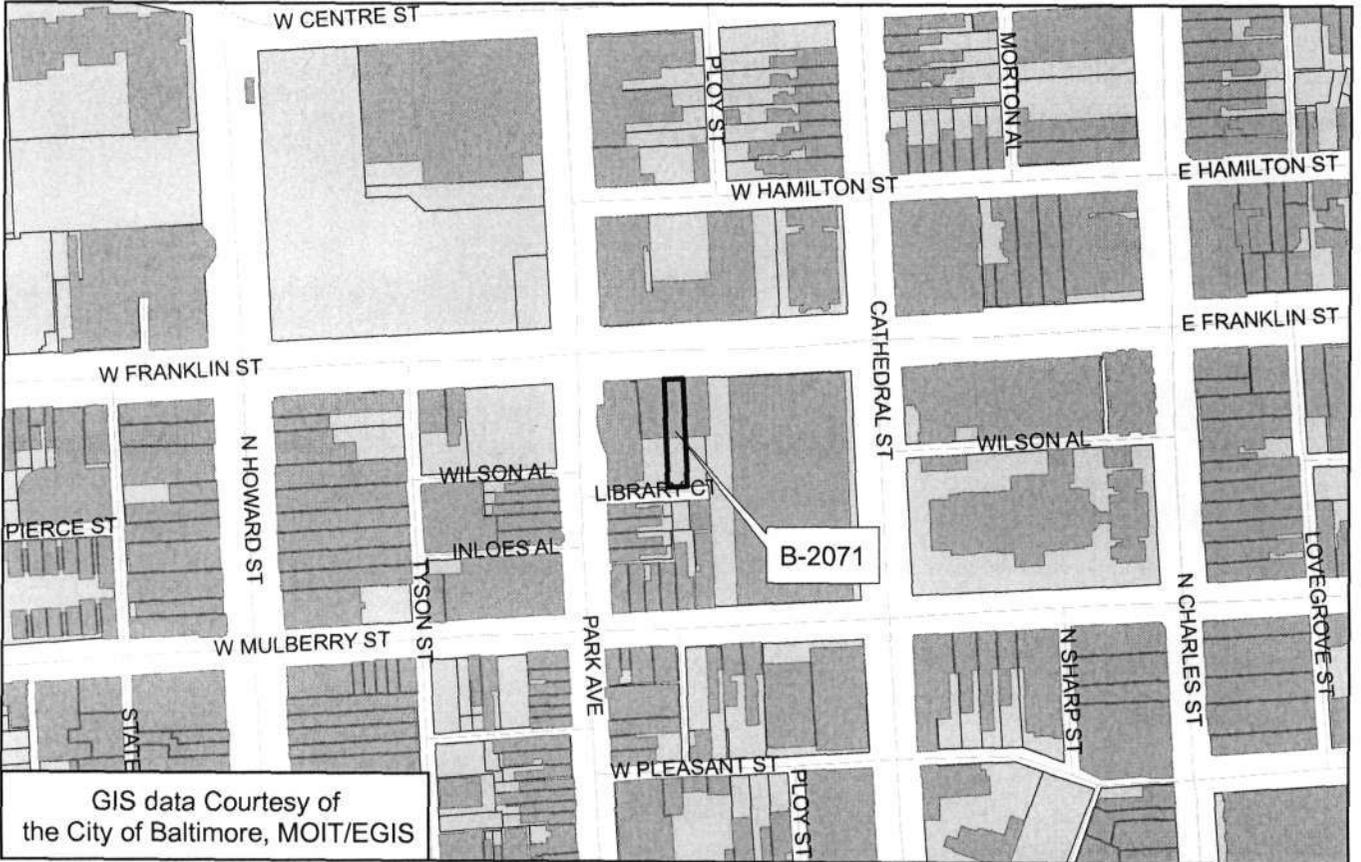
ED BY D. G.  
 RED BY D. G.  
 KED BY

**NOTICE**  
 THIS IS A REAL PROPERTY PLAT AS PROVIDED FOR UNDER ARTICLE 76(d) 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  
 PROPERTY LOCATION DIVISION  
 WARD **4** SECTION **2**  
 BLOCK **564**  
 SCALE 1"=50' DATE MARCH 1954

B-2071  
Moale-McGlannan House  
115 W. Franklin Street  
Block 0564 Lot 012  
Baltimore City  
Baltimore East Quad

**Demolished**





115 W. Franklin St

6-2071

BLK 5634  
Neg 17