

B-2206

MAGI#0422065604

demolished  
2/24/07

MARYLAND HISTORICAL TRUST WORKSHEET

NOMINATION FORM

for the

NATIONAL REGISTER OF HISTORIC PLACES, NATIONAL PARKS SERVICE

SEE INSTRUCTIONS

1. NAME

COMMON:  
345 St. Paul Place

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:  
345 St. Paul Place

CITY OR TOWN:  
Baltimore

STATE: Maryland COUNTY:

3. CLASSIFICATION

CATEGORY (Check One)		OWNERSHIP		STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District	<input checked="" type="checkbox"/> Building	<input type="checkbox"/> Public	Public Acquisition:	<input type="checkbox"/> Occupied	Yes:
<input type="checkbox"/> Site	<input type="checkbox"/> Structure	<input checked="" type="checkbox"/> Private	<input type="checkbox"/> In Process	<input type="checkbox"/> Unoccupied	<input type="checkbox"/> Restricted
<input type="checkbox"/> Object		<input type="checkbox"/> Both	<input type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Preservation work in progress	<input type="checkbox"/> Unrestricted
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 type="checkbox"/> Comments	
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Private Residence	<input checked="" type="checkbox"/> Other (Specify)	_____	
<input type="checkbox"/> Educational	<input type="checkbox"/> Military	<input type="checkbox"/> Religious	being renovated for		
<input type="checkbox"/> Entertainment	<input type="checkbox"/> Museum	<input type="checkbox"/> Scientific	medical use		

4. OWNER OF PROPERTY

OWNER'S NAME:  
Mercy Hospital

STREET AND NUMBER:  
301 St. Paul Place

CITY OR TOWN: Baltimore STATE: Maryland 21202

5. LOCATION OF LEGAL DESCRIPTION

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

STREET AND NUMBER:  
Baltimore City Courthouse

CITY OR TOWN: Baltimore STATE: Maryland 21202

Title Reference of Current Deed (Book & Pg. #) RHB 2492-203

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:  
City of Baltimore Neighborhood Survey

DATE OF SURVEY: 1975  Federal  State  County  Local

DEPOSITORY FOR SURVEY RECORDS: COMMISSION FOR HISTORICAL & ARCHITECTURAL PRESERVATION

STREET AND NUMBER:  
Room 900  
26 South Calvert St.

CITY OR TOWN: Baltimore, Md. 21202 STATE:

## 7. DESCRIPTION

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

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

This three and one half story, three bay rowhouse is located on the SW corner of St. Paul Place and Mulberry Street. It is gable-roofed and surfaced in painted running-bond brick.

Two stone steps approach the rectangular door in the left bay. It is topped by an arched transom, the entire complex surrounded by wooden moulding. Doric wooden columns rise from either side, supporting a simple wooden entablature. Double-hung (6/6 lights) windows fill the other two ground floor bays, with stone sills and flat-arched brick lintels. Two cellar windows appear under these.

Second and third story fenestration is characterized by proportionately scaled models of the aforementioned ground floor windows.

A wooden cornice with egg and dart moulding announces the shingled gable roof. A roof dormer with double-hung (6/6 light) window projects from the roof's center; wooden Doric pilasters supporting a pedimented hood rise to either side of the window. A brick chimney rises from the right edge of the roof.

SEE INSTRUCTIONS

**B. SIGNIFICANCE**

PERIOD (Check One or More as Appropriate)

<input type="checkbox"/> Pre-Columbian	<input type="checkbox"/> 16th Century	<input type="checkbox"/> 18th Century	<input type="checkbox"/> 20th Century
<input type="checkbox"/> 15th Century	<input type="checkbox"/> 17th Century	<input checked="" type="checkbox"/> 19th Century	

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

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

STATEMENT OF SIGNIFICANCE

See <sup>413</sup>~~317~~ St. Paul Place.

SEE INSTRUCTIONS

**9. MAJOR BIBLIOGRAPHICAL REFERENCES**

Blank area for major bibliographical references.

**10. GEOGRAPHICAL DATA**

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

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 25.6" x 64.10"

Acreage Justification:

Blank area for acreage justification.

SEE INSTRUCTIONS

**11. FORM PREPARED BY**

NAME AND TITLE: Raul Sussman, Planning Assistant

ORGANIZATION: COMMISSION FOR HISTORICAL & ARCHITECTURAL PRESERVATION

DATE: 11/75

STREET AND NUMBER: Room 900

CITY OR TOWN: 26 South Calvert St, STATE Baltimore, Md. 21202

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

Significance of this property is:

National  State  Local

Signature \_\_\_\_\_

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. B-2206

Name  
Continuation Sheet

Number 8 Page 1

ADDENDUM

---

345 St. Paul Place (formerly 49 Courtland St.) is a significant surviving example of an early 19<sup>th</sup> century house built as part of a property developed by a landowner speculator. It is also architecturally significant because it is a three and a half story Federal style rowhouse that was built for personal ownership and rental income by Baltimore's upper classes and whose front facade has been unaltered since its construction in the early 1800s.

It is similar in style to now demolished three and a half story rowhouse developments by merchant landowners in this section of the city such as John O'Donnell on Commerce St. in 1797 and Richard Caton (son-in-law of Charles Carroll of Carrollton) at Lombard and Front Streets in 1796. The house is also an important surviving example of this type of high style rowhousing built north of the waterfront near the 1816 annexation boundary similar to James McHenry's demolished 1802 development on what is now Monument Square and Lewis Pascault's eight houses (extant) on West Lexington St.

The developer of the property, John Lynch who purchased the block from Andrew Starrett Ridgely in 1803, subdivided the parcel and sold the lots off individually. The house was probably built in the 1820s. 345 St. Paul Place is a restrained use of the Federal style with a distyle and fanlight transom entry, stone sills, and jack arch lintels. The oriel window on the Mulberry St. facade is probably a late 19<sup>th</sup> century addition.

345 St. Paul Place was originally a single family residence with tenants or owners from many different business and professional occupations. By the turn of the 20<sup>th</sup> century, the property became a boarding house along with the others on Courtland St. After the development of Preston Gardens across the street in 1919, 345 St. Paul Place became a commercial property where many law firms were located. In the 1970s, Mercy Medical Center obtained 345 St. Paul Place and the adjoining four houses and consolidated them on the interior to create doctors' offices.

The house has a connection to African-American history in Baltimore when it was Male Colored School #1 in the 1890s and from 1892 to 1910, housed the Saint Xavier Church Lyceum, a school for the first exclusively African-American Catholic Church in the country.

B-2206

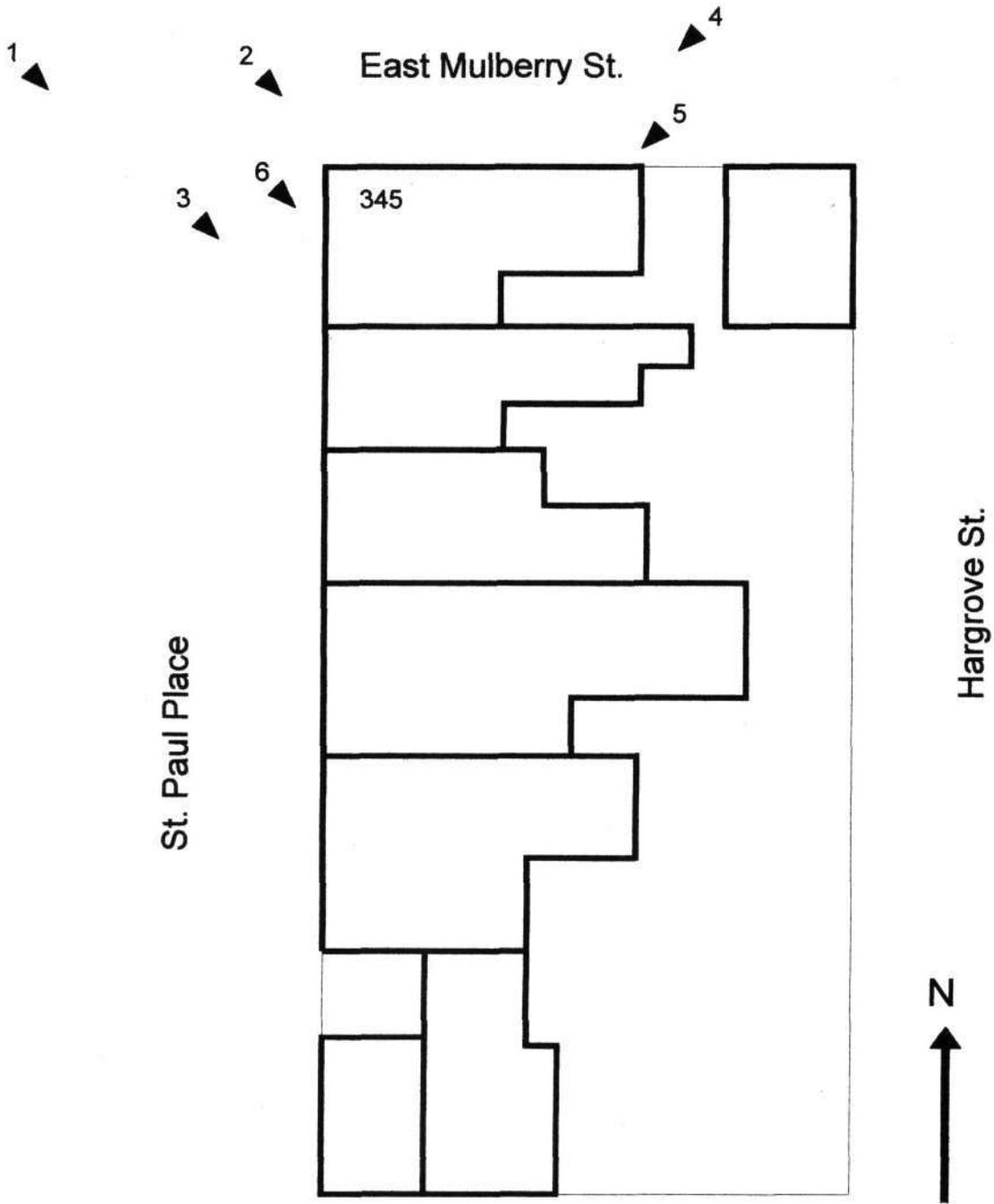


Photo Key

345 St. Paul Pl.

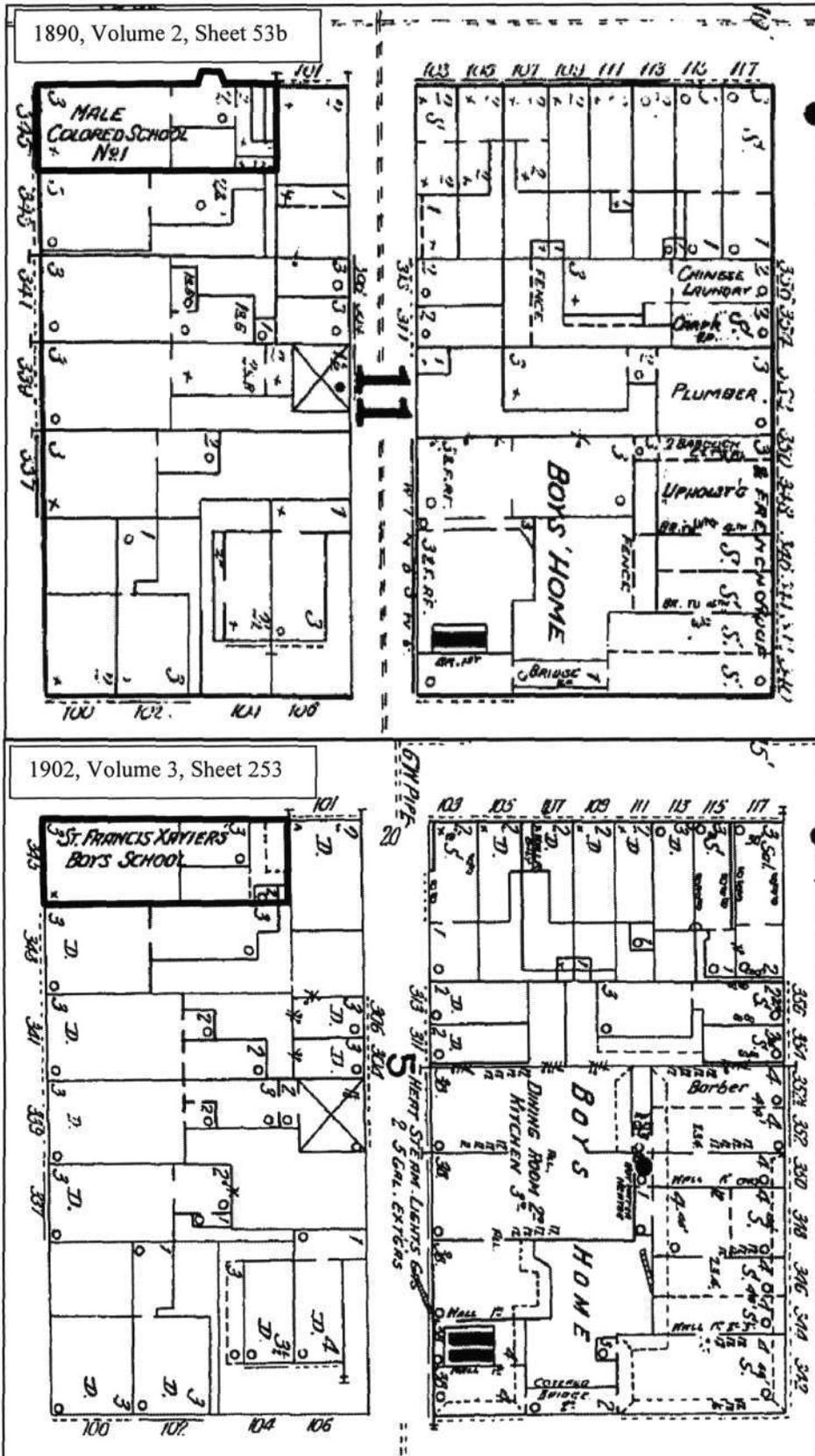
East Pleasant St.

B-2206

Mercy Hospital Rowhouse, site (Male Colored School No. 1, St. Francis Xavier's Boys School)

345 St. Paul Place

Sanborn Maps

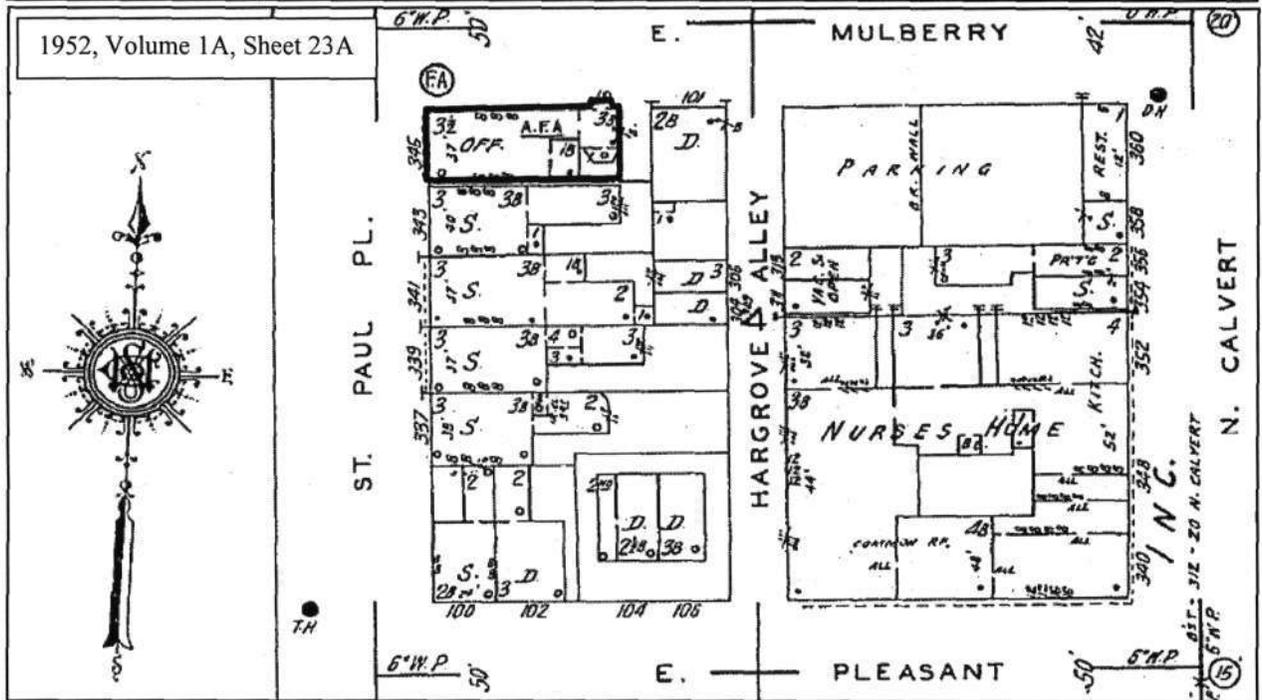
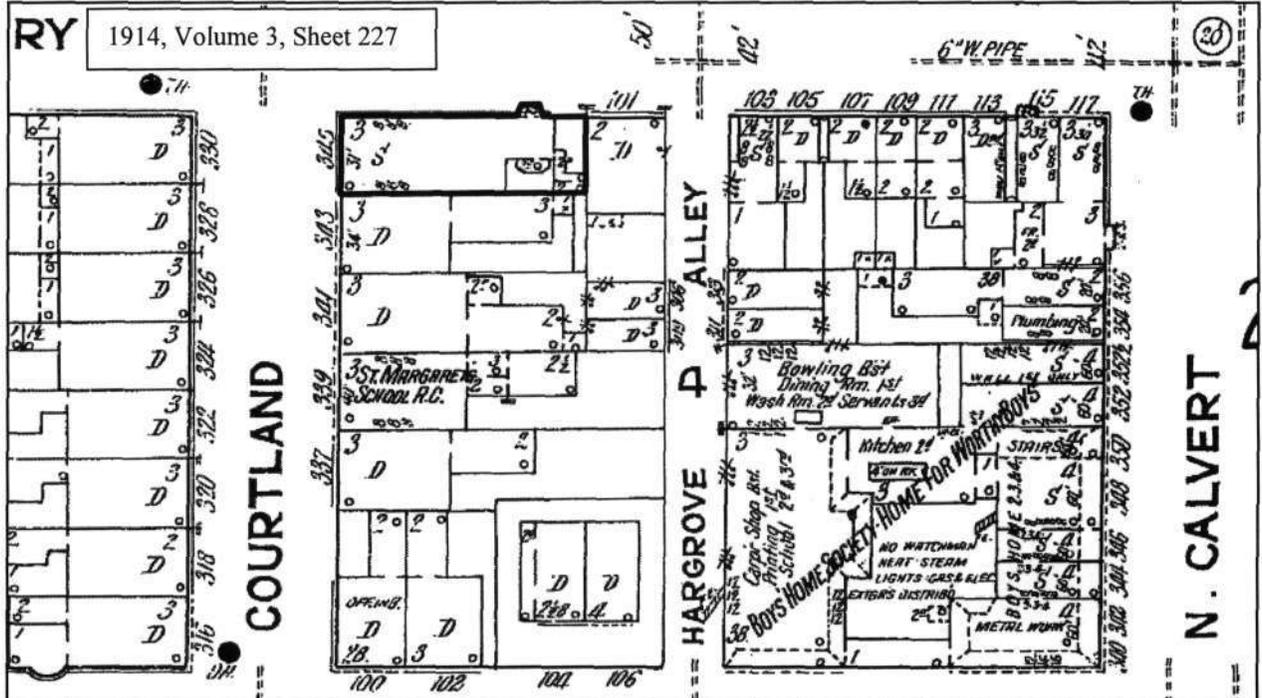


B-2206

Mercy Hospital Rowhouse, site (Male Colored School No. 1, St. Francis Xavier's Boys School)

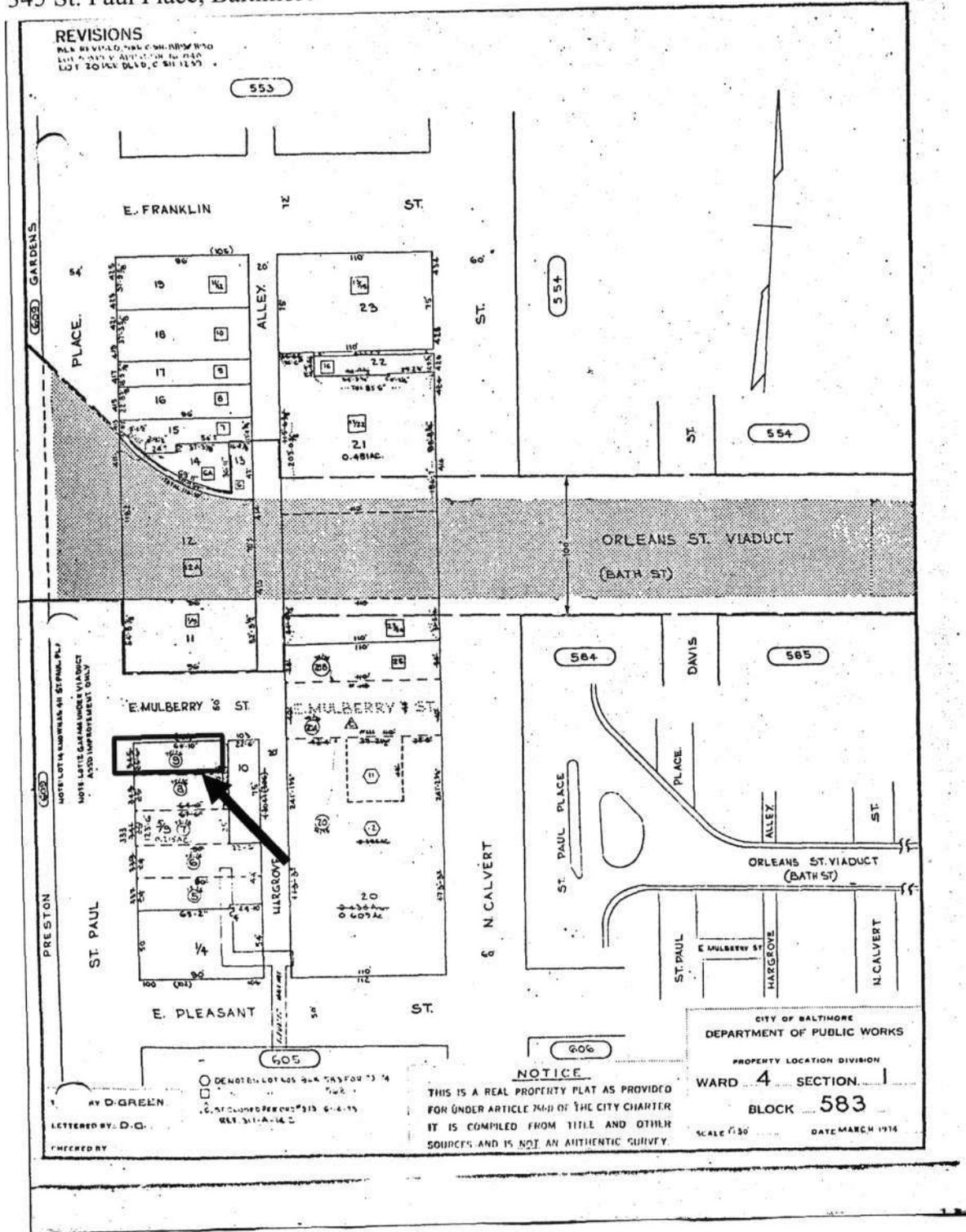
345 St. Paul Place

Sanborn Maps



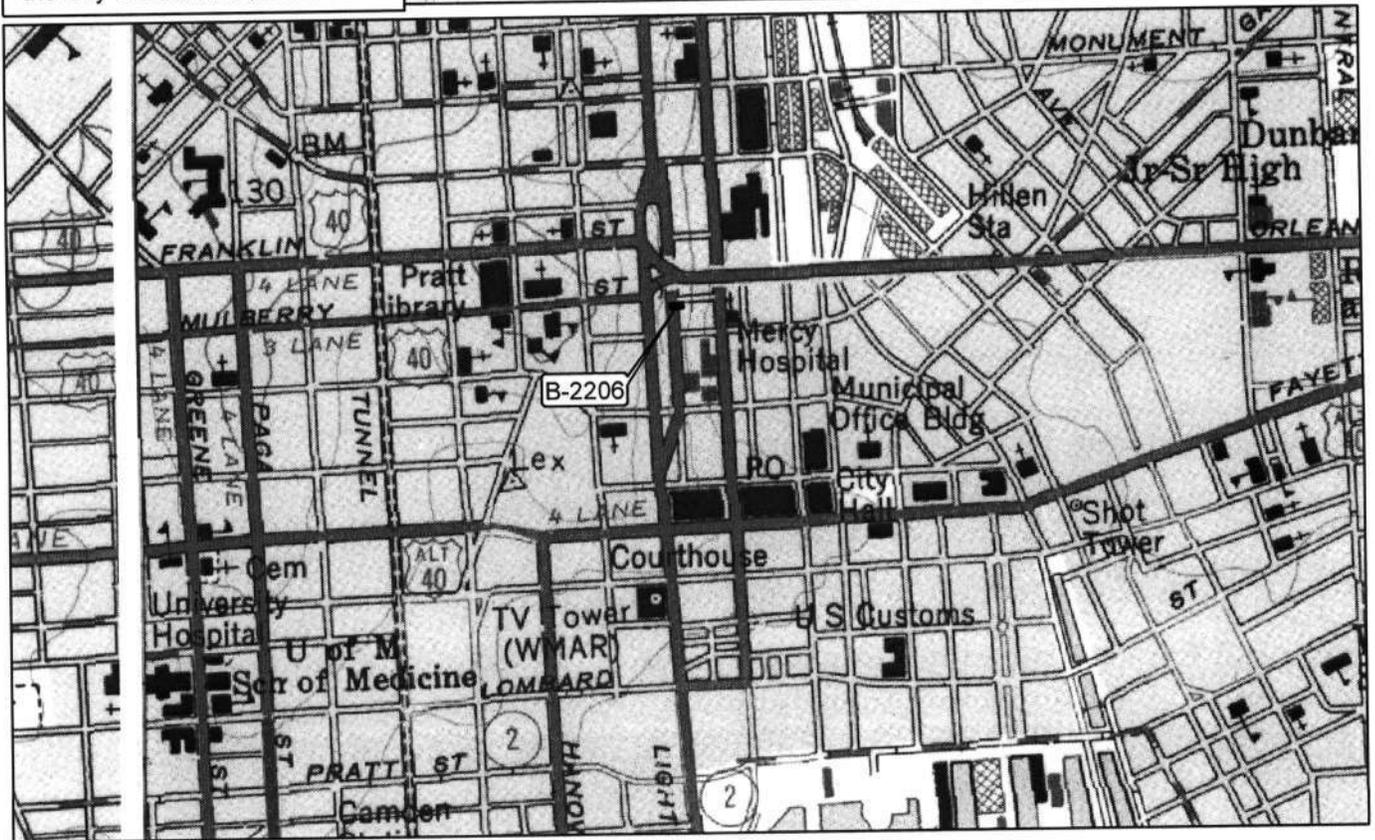
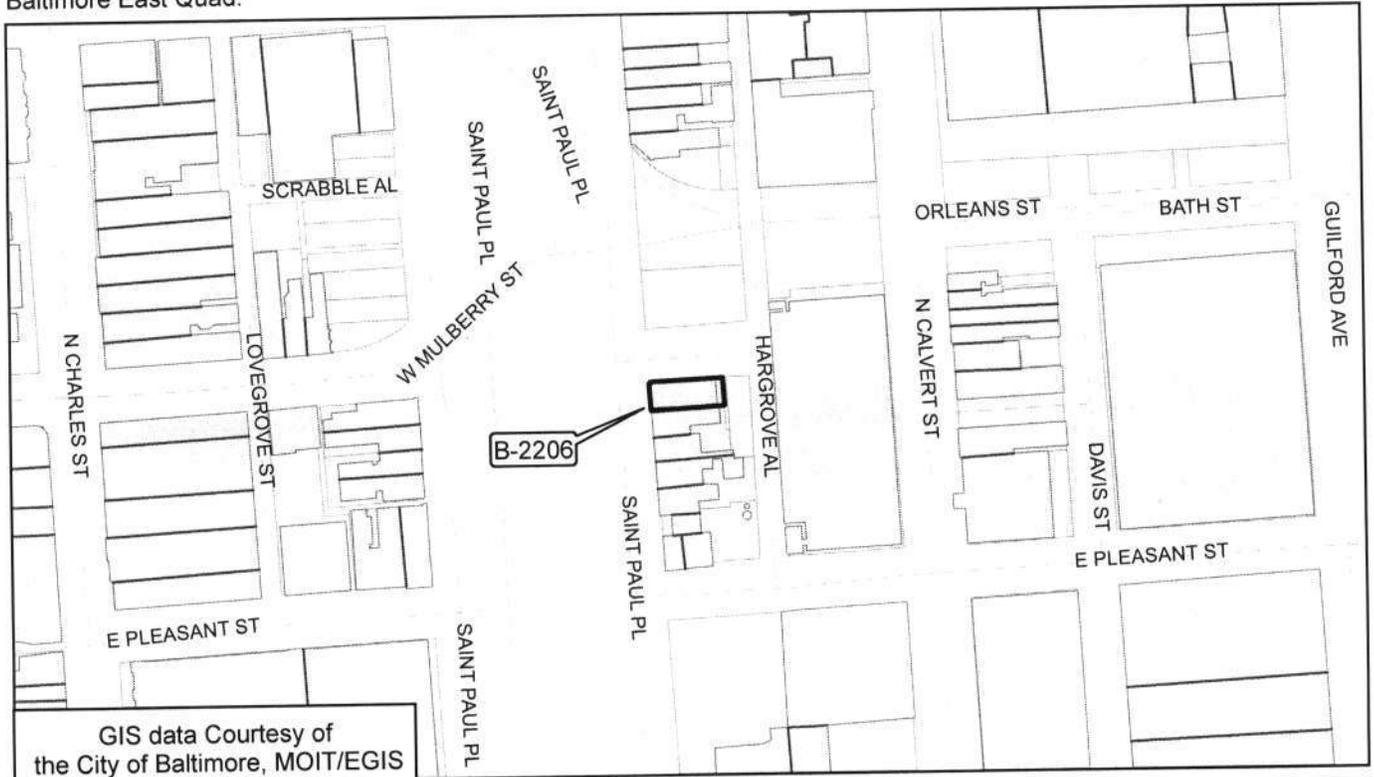
B-2206

Mercy Hospital Rowhouse, site  
345 St. Paul Place, Baltimore



B-2206  
Mercy Hospital Rowhouse (Male Colored School No. 1; St. Francis Xavier's Boys School)  
345 Saint Paul Place  
Block 0583, Lot 005 (Formerly lot 009)  
Baltimore City  
Baltimore East Quad.

**Demolished**





B-2206

345 ST. PAUL PLACE  
BALTIMORE CITY MD

C. BELFOUR

12/11/06

003725 66/77 <5R76 11>

NEG.: MHT

VIEW OF BLOCK LOOKING  
SOUTH ON ST. PAUL PLACE

77 00 00 00 D-2 12/20/06

#1/6



B-2206

345 S. PAUL PLACE  
BALTIMORE CITY MD

C. BELFORE

12/11/00

003725 65/77 <SR76 11>

NEG.: MHT

NORTH & WEST  
ELEVATION

26 00 M0 Y0 D-1 12/20/06

#2/6



NO  
STOPPING



B-2206

345. ST. PAUL PLACE  
BALTIMORE CITY MD

C. BELFOUR

12/11/06

003725 64/77 <SR76 11>

NEG: MHT

WEST ELEVATION

25 00 M0 Y0 D-2 12/20/06

#  
3/6



B-2206

345 ST. PAUL PLACE  
BALTIMORE CITY MD

C. BELFLORE

12/11/06

200741 24 29 5228 41

NEG/MHT

NORTH & PARTIAL  
EAST ELEVATIONS

00 M0 Y0 D0 01 17 07

#4/6



B-2206

345 ST. PAUL PLACE  
BALTIMORE CITY MD

C. BELFONTE

12/11/06

003725 50/77 (SR76 11)

NEG/MHT

CLOSE UP OF

BAY - NORTH ELEVATION

11 CO MO Y0 D-1 12/20/06

#5/6



B-2206

345 ST. PAUL PLACE  
BALTIMORE CITY MD

C. BELFORD

12/11/06

003725 49/77 (5R76 11)

NEG/MHT

10 00 MG Y0 D-1 12/20/06

CLOSE UP OF FRONT  
DOOR

12/6/06



B-2206

J.P.

BLK 583  
343-45 St. Paul Pl.