FHR-8-300 (11-78)

B-1081
B-3736

United States Department of the Interior
Heritage Conservation and Recreation Service

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National Register of Historic Places Inventory—Nomination Form

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

1. Name

historic: Peabody Heights

and/or common: Charles Village/Abell Historic District (preferred)

2. Location

street & number: Bounded by 25th St., Mace St., and Charles St, University Pkwy., Barclay St. and Guilford Ave. n/a not for publication

city, town: Baltimore n/a vicinity of congressional district: Seventh

state: Maryland code: 24 county: independent city code: 510

3. Classification

Category	Ownership	Status	Present Use	
X district	___ public	X occupied	___ agriculture	___ museum
___ building(s)	___ private	___ unoccupied	X commercial	___ park
___ structure	X both	X work in progress	X educational	X private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	X religious
___ object	___ in process	X yes: restricted	___ government	___ scientific
	___ being considered	___ yes: unrestricted	___ industrial	___ transportation
	X not applicable	___ no	___ military	___ other:

4. Owner of Property

name: Multiple public and private owners (more than 50 owners)
Charles Village Civic Association, c/o Alfred Barry III

street & number: 30 East 26th Street

city, town: Baltimore n/a vicinity of state: Maryland 21218

5. Location of Legal Description

courthouse, registry of deeds, etc.: Baltimore City Courthouse

street & number: Calvert and Fayette Streets

city, town: Baltimore state: Maryland 21202

6. Representation in Existing Surveys

title: Maryland Historical Trust Historic Sites Survey has this property been determined elegible? ___ yes X no

date: 1983 ___ federal X state ___ county ___ local

depository for survey records: Maryland Historical Trust, 21 State Circle

city, town: Annapolis state: Maryland 21401

7. Description

B-3736

Condition		Check one	Check one
X excellent	___ deteriorated	___ unaltered	X original site
___ good	___ ruins	X altered	___ moved date _____
___ fair	___ unexposed		

Describe the present and original (if known) physical appearance

DESCRIPTION SUMMARY

Charles Village/Abell is a distinctive, well-defined area in north central Baltimore City. It is generally bounded by 25th Street on the south; Mace Street and Charles Street on the west; University Parkway on the north; and Barclay Street and Guilford Avenue on the east. The district takes in some forty-five city blocks and consists of approximately 1,500 structures. This overwhelmingly residential district is primarily made up of circa 1895-1915 rowhouses built along a grid pattern. The houses were built primarily in large groups often taking up entire city blocks. There is a variety of housing types featuring eclectic architectural elements such as pedimented front porches, bowed fronts, projecting bays, dutch gables, pyramidal and conical roofs, small balconies and stained glass windows and transoms. Most of the housing is set back from the street providing well landscaped front lawns that are compatible to the park-like boulevards of North Charles Street and Thirty-Third Street. In addition to the rowhousing, many early twentieth century apartment buildings are located within the district. Other building types in the area include churches, individual houses, institutional structures and a few compatible commercial buildings. The district is characterized by its strong north-south emphasis, largely residential character, distinctive housing set back from the street and a high degree of integrity that distinguishes Charles Village/Abell from surrounding neighborhoods located along diverging street patterns. Approximately 99% of the buildings in the district contribute to the area's historic character.

GENERAL DESCRIPTION

The majority of the buildings in the Charles Village/Abell area are rowhouses built from 1895 to 1915 located along the north-south streets in the district: Maryland Avenue, North Charles Street, Saint Paul Street, North Calvert Street, Guilford Avenue, Abell Avenue and Barclay Street. Only ten percent of the buildings front on the nine east-west streets running from 16th Street to 34th Street. The blocks are generally long and narrow eliminating the alley housing that was once prevalent in nineteenth century neighborhoods. There are, however, a few inner block carriage houses that have been converted into residences, thus, compatible to the character of the district.

Most of the apartment houses in the district are located along the upper portions of North Charles Street and Saint Paul Street taking advantage of the nearness to Johns Hopkins University and the open space of Wyman Park. Many institutions are located along North Charles Street; in fact, the 2800 block of North Charles Street is taken up entirely by Seton High School and Saints Phillip

SEE CONTINUATION SHEET #1

GENERAL DESCRIPTION (Continued)

and James Church. Saint Paul Street also features a variety of buildings including a small shopping area, individual houses, a church, and a public library and school building. Two institutional structures and a few twentieth century intrusions front on Maryland Avenue. The other north-south streets are overwhelmingly rowhouse oriented except for an apartment house and an individual house on North Calvert Street; a compatible telephone building on Guilford Avenue; and a series of duplexes on Barclay Street that generally differs in style from most of the district, but retains the brick character of Charles Village/Abell.

A notable landscape feature occurs twice in the district: the boulevard character of North Charles Street and Thirty-third Street. Both of these streets include tree-lined medians that provide a park-like character to portions of Charles Village/Abell. A central grassy median is located on Thirty-third Street, while North Charles Street is divided by two medians creating two, one lane driveways, one along the Johns Hopkins University grounds on the west and the other next to the buildings of the district on the east.

Two other unusual physical features in the district are the B & O belt railroad line which is recessed and partially tunneled over on the southern edge of 26th Street, and the diagonal street configuration of Greenway Street creating a junction with North Charles Street and Thirty-fourth Street. At one time a monument to Johns Hopkins stood at the junction of the three streets, and the space was known as Hopkins Plaza.

The earliest buildings in the area are the six individual houses at 2610 to 2620 Saint Paul Street, known today as Little Georgetown Row (photograph #1). Built circa 1869 through the 1870's, the grouping includes two and three story brick houses which are set back from the street featuring a variety of architectural details including: side entrances and porches, bracketed and dentillated cornices, iron fencing, shutters, a mansard roof and a projecting front bay. These buildings are reminiscent of pre-urban residences that had the luxury of being free standing with side entrances and setbacks from the street because of the relatively low values of land.

A similar early building type is seen at 2716 to 2718 Saint Paul Street, built circa 1870-1871 (photograph #2). This red brick duplex with side entrances features traditional Baltimore rowhouse elements of a flat facade with ornamentation used only to highlight doors, windows and rooflines. Splayed brick lintels and stone sills define the windows, and the decorative wood cornices with small dentils plays a functional role in hiding a shallow gabled roof - a definite, pre-urban roof treatment.

SEE CONTINUATION SHEET #2

GENERAL DESCRIPTION (Continued)

Another early building in the area is the restrained Victorian house at 2900 Saint Paul Street, built 1879 (photograph #3). The house combines a stone rubble first floor with a shingled second floor level capped by a steeply hipped and gabled roof with overhanging eaves. The building features asymmetrical massing, gabled dormers, a simple front porch, restrained decorative woodwork, and a patterned slate roof. This is the earliest extant, large individual house in the area. It was built twenty years before the area underwent urbanization.

The two story high, two bay wide brick duplexes in the 3100 block Barclay Street built circa 1885, are also pre-urban buildings within the district (photograph #4). They are decorated with slightly Victorianized porches and corbelled brick work on the upper part of the facade surmounted by a dentillated cornice. Despite their unusual styling, the brick character of the group is more compatible to Charles Village/Abell than the frame houses of Waverly across Barclay Street.

The first rowhouses built in the area were styled in the traditional Baltimore rowhouse manner. A good example of this type of structure is the early row at 30-56 East 26th Street, built circa 1889 (photograph #5). The two story high, two bay wide brick rowhouses painted in pastel shades have flush facades and white marble steps. The only ornamental elements are to accent doors - projecting decorative brickwork surrounding the entrance transom; windows - stone sills and segmentally arched brick lintels; and the roof line - a bracketed cornice with jig saw woodwork and ventilation panels.

Only a few traditional rowhouse buildings, such as 2721-2753 Maryland Avenue were constructed after 1896 when large scale development spread throughout the community (photograph #6). There is some variety within this block since first floor designs alternate between arched doors next to arched windows with stained glass transoms and flat topped entrances next to similar flat arched windows. The flatness of the facade with decorative upper floor brick and stone lintels and a metal cornice ornamented with swags, small dentils and simple end brackets is representative of the last of the traditional type rows built in the area.

The rowhousing at 2901-2947 Saint Paul Street, built 1899, is more typical of the eclectic architectural design that dominates in Charles Village/Abell (photograph #7). Tan hard glazed brick replaces the traditional red brick facades. A mixture of swell fronts, flush fronts and second story bays creates a wave-like rhythm to the block as opposed to the flatness in traditional rowhouse blockfaces. Individual facades are broken up by stone lintels that span facades, second floor projecting bay windows, and differing window styles on different floor levels. Only the traditional cornice is retained spanning and unifying the blockface.

SEE CONTINUATION SHEET #3

GENERAL DESCRIPTION (Continued)

A similar, but more elegant example of this style is featured in the row at 2923-2943 North Charles Street, built 1909 (photograph #8). This grouping features a similar rhythm, but has more elaborate detailing including: a full stone first floor level, multi-light transoms and bevelled glass doors at the entrances, stone pilasters at arcaded windows, and brackets and columns supporting swell fronts and balconies.

Another example of eclecticism in Charles Village/Abell is the usage of balconies and pedimented roof lines. The row at 2637-2547 North Charles Street, built in 1899, features a balcony with dentils, jig saw woodwork, ball designs and some lattice work (photograph #9). A pediment breaks the corniced roof line that typified the traditional rowhouse.

Many eclectic elements come into play in the facades at 2701-2743 Saint Paul Street, built 1896-1897 (photograph #10). The houses were designed with rounded, squared and angled projecting facades. The roofline also features a variety of treatments including round walls extending above a cornice, pedimented brick walls with a tiled roof, and semi-octagonal slate roofs.

The introduction of the porch to the rowhouse was a Charles Village/Abell innovation. The houses at 3000-3048 Guilford Avenue, built in 1914, feature front porches supported by round columns standing on stone porch walls (photograph #11). Projecting wood bay windows decorated with pilasters are located directly above the porches. The usage of stained glass is also prevalent, in this case used on the side lights of large first floor windows.

A more eclectic approach to the porch front rowhouse is highlighted at 2700-2746 North Calvert Street, built 1908 (photograph #12). The porches are decorated with a pediment that is shared by two houses. The third floor windows are grouped in threes, and semi-pyrimidal roofs with Spanish tiles and finials cap the facade. Decorative brackets define the rooflines between houses.

In a similar fashion, the row at 2902-2934 North Calvert Street, built in 1905, is an extreme variation of the traditional Baltimore rowhouse (photograph #13). Here, the porch pediments feature decorative designs and dutch gables break up a bell-cast Spanish tile mansard supported by brackets that unifies the long row. There are many similar rows in the district, some featuring stained and bevelled glass transoms at bay windows.

Many of the two story houses, such as the 1914 row at 2801-2815 Guilford Avenue, also feature eclectic elements. These extremely wide rowhouses have front porches, wooden bay windows decorated with pilasters, large brackets supporting a narrow wood band cornice, alternating pedimented rooflines and stained glass sidelights and transoms at the entrances (photograph #14).

SEE CONTINUATION SHEET #4

GENERAL DESCRIPTION (Continued)

More typical of the two story houses in the district is the row at 3200-3246 Abell Avenue, built 1914-1915 (photograph #15). This row is simpler and more regular with pedimented front porches with wooden balustrades, stained glass entrance transoms and arched second floor windows, and a bay window decorated with pilasters and egg and dart molding.

The final stage in rowhouse development can be seen at 110-118 East Thirty-third Street, built circa 1920 (photograph #16). The eclectic elements in the typical Charles Village/Abell house by this time were replaced with elements more akin to Colonial and Georgian architecture. Slate roofs with gabled dormers exemplify these later elements. Much of the high degree of ornamentation was eliminated and flush facades replaced the bay window on the second floor.

In addition to the rowhousing, many apartment buildings are located throughout the district. These apartment buildings vary in size and style. The Calvert Court Apartments at the southwest corner of Calvert Street and 31st Street is representative of low to mid-rise apartment houses (photograph #17). The U-shaped configuration creates a garden, courtyard area. Colonial elements include a return to six over six windows and red brick construction with large mortar joints. The stuccoed fourth floor, arcaded window treatments and decorative stone trim creates an elegance in appearance. The Blackstone Apartments at 3215 North Charles Street is representative of the highrise apartment buildings in the district (photograph #18). Rising to ten floors, the building features projecting bays, french windows, pedimented window hoods and stone decorative trim. Along Greenway Street are some stuccoed apartment buildings (some have been converted into condominiumns). They feature Renaissance Revival details in elaborate entranceways, balconies, french doors, and bracketed cornices with overhanging eaves (photograph #19).

The few individual houses in the area also span many styles. The gray painted brick house at 2938 Saint Paul Street features Romanesque elements (photograph #20). The Carter House at 2900 North Calvert Street includes many of the eclectic elements used in nearby rowhouses (photograph #21). Later houses, especially along North Charles Street were influenced by the buildings of the Johns Hopkins University, and a growing interest in Colonial revival. The house at 2903 North Charles Street has six over six windows, shutters, stone band courses and a modillion block cornice, yet it retains a red tile roof (photograph #22). Another example is the Wolman House at 3213 North Charles Street (photograph #23). It has Flemish bond brick walls, multi-paned windows, shutters and an oculus window above the side entrance, but the front facade is dominated by a bay window.

SEE CONTINUATION SHEET #5

GENERAL DESCRIPTION (Continued)

One additional residential building type can be seen in Charles Village/Abell. A few carriage houses have been converted into residential use. Perhaps the largest and finest of these is 2901 Hargrove Street formerly the carriage house for 2900 North Calvert Street. It features a cupola, large dormer windows and an enclosed garage door opening (photograph #24).

Some of the finest works of architecture in Charles Village/Abell are the churches located in the district. Originally the Saints Phillip and James Church was located in the rough stone, Romanesque structure at 2713 North Charles Street (photograph # 25). This relatively small building is dominated by a large arch and central pediment. Gothic church design is represented at Saint John's Church at the southwest corner of Saint Paul Street and 27th Street (photograph #26). The church is constructed of rough stone with smooth stone trim. It features a corner tower and is ornamented with stone pinnacles, columns and gargoyles. Despite recent fire damage, the building is undergoing renovation. The existing Saint Phillip and James Church is a magnificent limestone Roman classical structure featuring an immense entrance colonade and pediment, and a large red tile dome (photograph #27). A Renaissance Revival rectory with a red tile roof complements the church. University Baptist Church at the intersection of Greenway Street and North Charles Street is an excellent example of Neo-classical ecclesiastic design (photograph #28).

A few noteworthy institutional structures are located in the area ranging from the small, picturesque Enoch Pratt Free Library Branch at 2521 Saint Paul Street (photograph #29) to the six story high Union Memorial Hospital taking up an entire block (photograph #16). The library building featues Romanesque details including arches, hipped and gabled slate roofs, an eyebrow window ventilation slit and terra cotta decoration. The hospital is in character with some of the large apartments in the area with a brick facade, rustication, regular fenestration, balconets and a hipped roof.

Although the district is overwhelmingly residential, some commercial buildings contribute to the historic character of the area. An example is the Telephone Building at 216 East 31st Street (photograph #30). Many of the architectural details on the building, such as the classical entrance, carved belt courses, excellent brickwork and stone cornice complement the exuberance of detail used on surrounding residential buildings.

The condition of buildings in the district can generally be described as excellent. The vast majority of the buildings are well maintained and in good repair. Little alteration has taken place along front facades. Few if any of the buildings are vacant and none are boarded. Charles Village/Abell is a well-kept, architecturally distinctive area that largely combines tree-lined streets and landscaped front lawns with eclectic rowhousing in a liveable urban setting.

SEE CONTINUATION SHEET #6

GENERAL DESCRIPTION (Continued)

There are very few intrusions in the area. Some of the more obvious of the non-contributing buildings because of their later dates and styling include: the Red Cross Building at Charles Street and 27th Street, North Charles General Hospital, the Dell House Apartments at Charles Street and 29th, newer commercial establishments in the 3100 block of Saint Paul Street and a few commercial buildings in the southern end of the district.

VERBAL BOUNDARY DESCRIPTION

Boundaries are indicated on the attached map. The following addresses are included within the boundaries of the Charles Village/Abell Historic District:

Abell Street	3000-3246	3001-3311
Barclay Street	3000-3242	3001-3019
N. Calvert Street	2500-3316	2501-3221
N. Charles Street	2500-2850	2510-3509
Guilford Avenue	2500-3220	2501-3315
Greenway Street		3401-3409
Hargrove Street	2500-3398	2501-3399
Hunter Street	2500-3198	2501-3199
Lovegrove Street	2500-3398	2501-3399
Morton Street	2500-2798	2501-2799
Maryland Avenue	2500-2836	2501-2899
Saint Paul Street	2500-3506	2501-3327
E. 25th Street	102	
E. 26th Street	2 - 298	
W. 26th Street	2 - 98	
E. 27th Street	2 - 298	1 - 299
W. 27th Street	2 - 98	1 - 99
E. 28th Street	2 - 298	1 - 299
W. 28th Street	2 - 98	1 - 99
E. 29th Street	2 - 298	1 - 299
W. 29th Street		1 - 117
E. 30th Street	2 - 398	1 - 399
E. 31st Street	2 - 398	1 - 399
E. 32nd Street	2 - 398	1 - 399
E. 33rd Street	2 - 346	1 - 343
E. 34th Street	2 - 98	1 - 199

8. Significance

B-3736

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

Specific dates c. 1868–c. 1930 **Builder/Architect** many

Statement of Significance (in one paragraph)

SIGNIFICANCE SUMMARY

The Charles Village/Abell area has played an important role in the development of North Central Baltimore. It can be considered the northernmost extension of Baltimore's finest rowhouse neighborhoods which first developed at Mount Vernon Place and expanded northward along the Charles Street corridor. The architecture of Charles Village/Abell represents a cross section of late nineteenth to early twentieth century rowhousing, individual homes, apartments, institutional structures and compatible commercial buildings that provide the pivotal transition between the heavily urbanized neighborhoods to the south and the garden suburbs of Guilford, Homeland and Roland Park to the north. This area is unique since it combines an urban grid street pattern and rowhouse character with suburban-like landscaped front yards and park-like boulevards - the result of early community planning efforts. Both the predominance of eclectic rowhouse detailing which represents a complete break from the traditional Baltimore rowhouse and the area'a high degree of integrity with few intrusions and alterations distinguishes Charles Village/Abell from other Baltimore neighborhoods. The development of this area is associated with important developer/builders, such as Francis E. Yewell, who shaped the growth of many Baltimore City neighborhoods around the turn of the century, and with many local and national architects/planners responsible for the area's design excellence, including: Charles R. Carson; Parker, Thomas and Rice; Theodore W. Pietsch; Otto Simonson; the Olmsted Brothers; Joseph E. Sperry; McKenzie, Vorhees and Gmelin; Lawrence Hall Fowler; J. Appleton Wilson; Edward H. Glidden; and John Russell Pope. The early residents of the neighborhood included many important Baltimore civic and business leaders, such as Mayor Thomas Hayes, Edwin C. Bennett, Dr. Merville H. Carter, William Boucher, Abel Wolman and A. H. Fetting. Two other distinguished citizens of the neighborhood were members of the Old National League Baltimore Orioles who so influenced the game of baseball that they were voted into the Baseball Hall of Fame - Wilbert Robinson and John McGraw.

HISTORY AND SUPPORT

The developmental history of Charles Village/Abell began around 1790 when the original land tract in the area, Huntington (more commonly called Huntingdon), was divided into smaller estates for the summer houses and farms of wealthy Baltimore merchants. Among the earliest estate houses were Hugh Thomas' Liliendale, the Vineyard estate of Robert Gilmor and the Whitely families, James Wilson's Huntingdon and the estate and mansion of Mayor Samuel Brady. All of these estates stood in close proximity to the extant Homewood House of the Johns Hopkins University and the Wyman Villa, which once stood on the campus. The

SEE CONTINUATION SHEET #7

HISTORY AND SUPPORT (Continued)

rural character of the area would dominate for over a century despite the construction of Little Georgetown Row, begun circa 1869, and the founding of the Peabody Heights Company in 1870.

The Peabody Heights Company was formed to develop first class residences on the fifty acres of land that remained from the Liliendale estate. The land which the Peabody Heights Company owned extended from 27th Street to 31st Street and Maryland Avenue to Guilford Avenue. It was advantageously located directly north of Baltimore's prestigious neighborhood - Mount Vernon Place, and its high elevation offered magnificent views of the City and cool summer breezes. The company laid off the land by broad streets and avenues into some twenty blocks that were sectioned off into twenty-five foot building lots. The company promoted the area as containing "all the advantages of a country and city residence, having the charm and healthfuness of one, and the social privileges and conveniences of the other."

In order to create such an environment and to entice wealthy Baltimore citizens to the area, the company established guidelines for the houses to be built on Peabody Heights land. Every lot in the area was subject to restrictive covenants that required all buildings to be erected to a certain size approved by the company and to be set back from the front building line at least twenty feet. Also nuisances such as slaughter houses and bars were prohibited from the community. These rules can be considered an early innovative attempt at zoning and the regulation of real estate, a community planning tool that was used later to shape development in Roland Park and other suburban neighborhoods. Peabody Heights promised to be a wealthy, semi-rural community for those who could affort it, but despite plans, little development occurred in its first twenty years.

The potential of early success was thwarted by the depression of 1873, but its continued poor early showing can probably be attributed to its isolation from the rest of the City. It wasn't until 1880 that substantial bridges were constructed over the Jones Falls at Saint Paul Street, Calvert Street and Guilford Avenue linking Peabody Heights to the rest of the City. Furthermore, transportation to the downtown area was poor. Althought the Baltimore, Peabody Heights and Waverly horsecar line began operations in 1872, the service was sporadic for the first ten years. The Peabody Heights Company simply had to wait for development to spread from the growing Mount Vernon area to land beyond the Jones Falls and North Avenue. In the 1880's, long rows of houses, institutions such as Goucher College, and magnificent churches such as Lovely Lane, were built just south of the Peabody Heights land. Large scale development was ripe in the 1890's.

SEE CONTINUATION SHEET #8

HISTORY AND SUPPORT (Continued)

Before 1896, the only buildings constructed in the area, not including the early estate houses, were a few rows on the south of 26th Street, Little Georgetown Row, 2716-2718 Saint Paul Street and the individual house of W. Stewart Polk at 2901 Saint Paul Street. It would take the master builder/developer Francis E. Yewell to begin the first large scale development on Peabody Heights land. Yewell was an Anne Arundel County-born builder and realtor who began as a carpenter and branched out in his own building firm. Upon securing capital for investment in land improvement, he began building houses by the score in Bolton Hill, Reservoir Hill, Upton, Forest Park and other late nineteenth century and early twentieth century Baltimore neighborhoods. His houses are notable for their design excellence and the quality of their construction. In early Peabody Heights, he paid $417,000 for a large section of land and spent a year in title negotiations caused by the restictive clauses of the Peabody Heights Company. These early restrictions of a twenty foot setback and the prohibition of commercial establishments, alley houses and stables, were, however, adhered to by Yewell and future builders, thus strongly influencing the development of the community. In April 1896, Yewell received clear title to the land and within a month he had thirty-six houses under construction. By April 1897, the houses that Yewell built in the 2700 and 2800 blocks of Saint Paul Street were advertised for sale. Peabody Heights was open for development, and for the next thirty years some of the finest rowhouse architecture in Baltimore was constructed there.

The rowhouse architecture of Charles Village/Abell is primarily significant for its high degree of eclecticism and the uniqueness of its landscaped character achieved by setting the housing back from the strictly grid street pattern. Prior to circa 1870, the Baltimore rowhouse was designed according to a tradition of simplicity dating back to the late eighteenth century. The traditional house was characterized by a flat facade and ornamentation only used to accent doors, windows and rooflines. The advent of professional architects and illustrated architectural magazines in the late nineteenth century spread a national trend of eclecticism to the traditional Baltimore house, which had formerly been designed by craftsmen/builders. Some historians view this period of growing eclecticism as the decline of the Baltimore rowhouse. On the contrary, the eclectic rowhousing of Charles Village/Abell illustrates how primarily local architects and builders created a unique rhythmic urban environment that combined a diversity of architectural details within unified rowhouse facades.

The 2900 blocks of North Charles Street and Saint Paul Street (photographs #7 and #8) dramatically illustrate the excellence of design in the eclectic rowhouse. The mixture of swell fronts, second floor bays and flush facades create an undulating rhythm in these rows in contrast to the flush facades of traditional rowhouse block faces, that at times border on monotony. The cornice and tan brick color of the facades act to unify each row that is actually made up of three distinctly different building styles. The overall impression of these rows is one of symmetry, elegance and continuity, yet change - a dramatic and visually exciting eclectic environment.

SEE CONTINUATION SHEET #9

HISTORY AND SUPPORT (Continued)

The architecture of Charles Village/Abell also introduced new building elements to the rowhouse. Once the rowhouse was set back far from the street, it became apparent that residents would enjoy sitting out in front of their houses overlooking a grassy, well-landscaped and tree-lined environment. The front porch provided a new semi-public space for neighbors to gather, especially on warm summer nights - an amenity greatly lacking in the traditional house. Other eclectic building elements, such as the bay window and swell front, improved upon the living environment of the traditional rowhouse. Not only did the projecting bays allow more light to enter the house, but opened up interior spaces and created a diversity of room configurations, not often provided in the traditional house. The use of stained glass windows provided color to the rowhouse. Tile roofs added to the exterior texture of facades. Dutch gables and pyramidal roofs created diversity along the skyline of streetscapes. An exuberance in details, such as classical porch columns, garlands, shields, pediments, pilasters, brackets, balconies and balustrades increased the architectural vocabulary of the rowhouse and created an excitement in detail along block faces. The eclectic rowhouse was a response to tastes and styles of the Edwardian era which stressed ornament and decoration. The landscaping and environmental character of the area related to social patterns and changing living conditions of the day.

An improved transportation system allowed for the separation of home and work place in the late nineteenth and early twentieth century. Peabody Heights was designed to allow wealthy city workers to escape the comparatively high density of the inner city and enjoy semi-rural amenities away from downtown. The layout of the area relates to the economic segregation of neighborhoods. Earlier nineteenth century Baltimore neighborhoods are characterized by large houses on the main streets for the wealthy and alley housing within the block for the poor. Charles Village/Abell was built exclusively for the wealthy, since alley housing was not provided; instead, smaller and less ornate working class housing was built separately in nearby Remington and Harwood. The small front lawns and landscaped character of the community relates to an increased interest in the environmental conditions of Baltimore's neighborhoods. As early as 1870, when the Peabody Heights Company was founded, the community was promoted as a combination of city sophistication and country environmental quality. By the late nineteenth century and early twentieth century, the movement to the suburbs had begun in a quest for more open space that could be economically justified by the relatively low land values. The Charles Village/Abell area was developed in a transitional period when Roland Park style garden suburbs were just beginning, but rowhouse neighborhoods were the norm. The district combines the unique qualities of both environments with rowhousing along a strict grid street pattern and landscaped front lawns complementing public boulevards. It represents the pivotal transition between city and suburb in both time of development and geographic location, since the district bridges the gap between the previously built urbanized rowhousing in communities to the south and the garden suburbs which were to develop to the north.

SEE CONTINUATION SHEET #10

HISTORY AND SUPPORT (Continued)

Although other Baltimore City neighborhoods feature excellent eclectic design, most notably Reservoir Hill, Charles Village/Abell stands alone because of this combination of city and suburb, rowhouse and landscaping, and the pivotal geographic transition along Baltimore's prestigious Charles Street corridor. In comparison, Reservoir Hill is more isolated, has a differing street configuration, and lacks the integrity of Charles Village/Abell because of its more deteriorated condition.

The park-like boulevards in the area represent a public response to the growing desire for more healthy, natural, and well-designed environments. Thirty-third Street boulevard was created as part of a parkway system, first developed by the Olmsted Brothers in 1904. Landscaped parkways were planned to connect three proposed stream valley park systems along the Gwyms Falls, Jones Falls and Herring Run. Today, Thirty-third Street provides a park link from the open space of Wyman Park and the Johns Hopkins University to Lake Montebello and Herring Run Park. The design of North Charles Street as a boulevard was primarily to provide a proper setting to the Johns Hopkins University creating a landscaped transition between campus and residential community. Frederick Law Olmsted, Jr., the son of the designer of Central Park and a noted landscape architect in his own right, was consulted on the development of Charles Street Boulevard, although the final design was a compromise between a central median proposal and Olmsted's preference for no medians but expansive park grounds along the sides of the street characteristic of Parisian boulevards.

The boulevard character of North Charles Street resulted in the skyrocketing of values for land fronting the boulevard. This location became as desirable in the early twentieth century, as Eutaw Place in Bolton Hill was in the nineteenth century. With rising land values, rowhouse builders were outpriced by apartment building developers, hence the northwestern section of the district is dominated by apartment houses. By the time most of these buildings were under way in the early 1910's, colonial revival influences were shaping the design of local architecture. In fact, both rowhousing and apartment buildings in the district generally north of 31st Street lack the previously discussed eclecticism. The later rowhouses were designed to be smaller, simpler and less ornate with more ventilation and light in the interiors. Although stylistically different from the eclectic design that dominates large portions of the district, these later apartment buildings and "day light" houses retain a high quality of architecture. They are responses to changing styles and values of the day, and are therefore contributing elements in the area's historic character.

SEE CONTINUATION SHEET #11

HISTORY AND SUPPORT (Continued)

Many of the apartment buildings were designed by and thus associated with some of Baltimore's finest architects of the day. The firm of Parker, Thomas and Rice designed the Alston, Buford and Saint Paul Court Apartments in Charles Village/Abell. The firm was Baltimore's premier architectural partnership in the early twentieth century. The Belvedere Hotel, Gilman Hall, Savings Bank of Baltimore, Hansa Haus and Alex Brown and Son building were all designed by Parker, Thomas and Rice. Edward H. Glidden designed the Calvert Court and Homewood Apartments. His best known works are the Marlborough, Mount Royal and Washington Apartments. Otto Simonson, who was a partner for many years with Theodore Wells Pietsch, designed the following buildings either individulaly or in partnership: the Tower Building, Southern Hotel, Fish Market and Maryland Casualty Company (the Rotunda). He designed the Normandie Apartments in Charles Village/Abell. Thomas C. Kennedy designed the Blackstone Apartments. He is best known for Loyola High School (Center Stage), the Hawley-Hutzler House and many churches. Other well known architects of apartment houses in the area include: Howard Sill, Frederic Fletcher and Edward L. Palmer.

Many other important architects are associated with the area as designers of notable institutional, ecclesiastical, residential and commercial structures. Charles R. Carson, a prolific architect of the nineteenth century designed the Pratt Library branch in the district and the Stafford Hotel, Equitable Building, Goucher Hall and 100 Hopkins Place elsewhere in Baltimore. The magnificent Saints Phillip and James Church can be considered Theodore W. Pietsch's finest design, although he did not live to see its completion. Joseph E. Sperry designed the Union Memorial Hospital. He also designed Provident Savings Bank, Booth-Epstein House, the YMCA building, and the Eutaw Place Temple among many other outstanding buildings. Lawrence Hall Fowler, a noted architectural historian and designer of Baltimore's War Memorial, designed Abel Wolman's house at 3213 North Charles Street. McKenzie, Vorhees and Gmelin, an important New York firm, responsible for the New York Telephone Building and 1 Wall Street, designed the Telephone Building in Charles Village/Abell. Andrew McKenzie had earlier teamed up with Cyrus Eidlitz to design the New York Times Building. They designed the early C & P Telephone Building at 5 Light Street, after the Baltimore Fire. J. Appleton Wilson, the architect for Belvedere Terrace, designed the row at 2500-2530 Maryland Avenue. John Russell Pope designed the Univeristy Baptist Church in the district and important nearby structures, such as the Scottish Rite Temple and the Baltimore Museum of Art. B. F. Owens, the architect for Saint John's Church in the district, is better known for his work on the Terminal Warehouse and Loudon Park Cemetery Gates.

SEE CONTINUATION SHEET #12

HISTORY AND SUPPORT (Continued)

The talents of these important architects can be seen throughout the district. It is the institutions, churches, and other individual buildings that complement the dominant rowhouse character of the area. Ranging from the massive Classicism of Saints Phillip and James Church to the small and picturesque quality of the area by acting as visual landmarks, breaking up the rowhouse character and providing a diversification of architectural styles to the area.

As the original Peabody Heights grew and became populated, the neighborhood became associated with important people and institutions. The Peabody Heights Improvement Association played an important cultural and civic role in the development of the neighborhood, taking positions on issues such as supporting the boulevard concept for North Charles Street and opposing smoke and noise from the B & O belt line railroad. Important institutions located in the community including Seton High School, Saints Phillip and James Church, and Saint John's Methodist Protestant Church. The sixth library branch to be built in the City was located here. Also a public school and two hospitals opened up within the district. The neighborhood became associated with baseball since no less than three ball parks were located on the fringes of the community: Union Park of the Old National League Baltimore Orioles, Oriole Park of the minor league Orioles, and Terrapin Park of the ill-fated Federal League. Both John McGraw and Wilbert Robinson, members of the Champion National League Orioles, lived in Peabody Heights. McGraw, the Orioles third baseman, went on to be the manager of the new York Giants for thirty years, winning ten pennants. Robinson, the Orioles catcher, set a major league record for seven hits at seven at-bats in 1892. He also became a big league manager for 18 years. Both McGraw and Robinson were elected into the Baseball Hall of Fame in Cooperstown. They are also credited with the invention of duck pin bowling at their combination saloon, bowling alley and gym, the Diamond, which was located on North Howard Street.

Other important early citizens of Charles Village/Abell were: Thomas Hayes, Mayor of Baltimore from 1899 to 1903, who was instrumental in a governmental reorganization creating the Board of Estimates; Edwin C. Bennett, the owner of one of the City's largest pottery establishments; Dr. Merville H. Carter, a leading physician and the inventor/manufacturer of Resinol soap products; William Boucher, the important local cigar manufacturer; A. H. Fetting, one of the City's leading jewelers; and Abel Wolman, a noted civil engineer and early city planner associated with the Johns Hopkins University.

SEE CONTINUATION SHEET #13

HISTORY AND SUPPORT (Continued)

The Peabody Heights community prospered until around World War II when the increased housing demand caused by the war-time manufacturing efforts and the growing population of the Johns Hopkins University brought about much rowhouse conversions to apartments and a general decline. The post-war flight to the suburbs augmented the deterioration. However, by the late 1960's interest in the community was revived, no doubt spurred on by its architectural excellence, landscape character and strategic location. The neighborhood was re-christened Charles Village, while the area centering on Abell Avenue took on the name of Abell. With a great deal of housing rehabilitation and a strong community organization, Charles Village/Abell has worked its way back to being one of the City's most desirable and livable neighborhoods.

BOUNDARY JUSTIFICATION

The following factors were used to determine the boundaries of the Charles Village/Abell Historic District:

1) changes from the grid street pattern and north-south emphasis of the district to diverging street patterns;
2) a shift from the overwhelmingly residential character of the district to heavily commercialized areas;
3) the distinction between a University campus and large park grounds and a residential environment;
4) changes from the predominent building type - large, three story houses, eclectic detailing, tan brick facades and scattered apartment and institutional buildings to areas reflecting different building types and less diverse environments that may include earlier frame houses, twentieth century working class houses, and later twentieth century parking garages, condominiums and hospital additions;
5) and the distinction from set back houses with landscaped front lawns complimented by park-like boulevards to neighborhoods that lack these amenities and therefore have a more urbanized appearance.

The southern boundary of the district is defined by the southern rear lot lines of buildings fronting 25th Street - a heavily travelled commercial street that is wider than other east-west streets in the district (except for 33rd Street, a boulevard). South of 25th Street, the neighborhood is more commercial in nature, there are more altered structures lacking the integrity of Charles Village/Abell, and extant rowhouses in the area are generally earlier and feature more traditional elements such as red brick facades.

SEE CONTINUATION SHEET #14

BOUNDARY JUSTIFICATION (Continued)

South of 29th Street, the eastern boundary of the district is the rear eastern lot lines of buildings fronting on Guilford Avenue, separating the district from a community generally called Harwood. Harwood can be distinguished from Charles Village/Abell by a change in the street pattern from a north-south emphasis to an east-west emphasis; the houses are all two stories high as compared to the variety of building heights in Charles Village/Abell, nearly seventy percent of which are above two stories; and the lack of landscaped amenities for the area. Furthermore, early census information indicates that Harwood was generally populated by working class people versus the middle to upper middle class character of the district.

North of a 1958 public school building, the district bulges out on the east to include the Abell area. Abell retains the north-south emphasis of the district, excellent detailing such as stained glass transoms, and the landscaping of the rest of Charles Village, despite the predominance of two story high buildings. Many of the builders of the houses in Abell are the same as those in Charles Village. Barclay Street is generally the eastern boundary of the district north of 30th Street, but a few compatible rowhouses on the east side of Barclay Street are included. The excluded buildings on the east side of Barclay Street are frame houses and churches that are characteristic of the Waverly area which centers on Greenmount Avenue to the east. Two late twentieth century commercial buildings at the southwest corner of Barclay Street and East 33rd Street were excluded from the district because they are clearly incompatible.

The northern boundary of the district is largely defined by University Parkway and 34th Street. The boundary excludes late twentieth century apartments and condominiums, a large parking garage and most of the Union Memorial Hospital addition from the district. University Parkway represents a break in the north-south grid street pattern. North of University Parkway are the more suburban neighborhoods of Oakenshawe and Guilford.

The western boundary of the district is made up by the eastern and southern edges of the Johns Hopkins University and Wyman Park, and the rear western lot lines of Buildings fronting on Maryland Avenue. Most of the western boundary distinguishes the residential character of the district from the open space and campus character of Wyman Park and the Johns Hopkins University. South of 29th Street, the boundary distinguishes Charles Village/Abell from the area generally known as Remington, which is along a diverging, diagonal street pattern just to the west. The buildings along Howard Street are more typical of the Remington area and differ from the north-south streets in the district because of industrial intrusions, a lack of long rowhouse facades, and differences in the size, shape and character of its rowhousing.

9. Major Bibliographical Reference

B-3736

Bready, James H. The Home Team. Baltimore, Maryland 1979.
Kelly, Jaques. Peabody Heights to Charles Village: The Historic Development of a Baltimore Community. Published by Equitable Trust Bank, Baltimore 1976.
Lewand, Karen. Neighborhood Histories (RPD 11) from Baltimore Planning Department's Neighborhood Fact Book, as yet unpublished 1981.

10. Geographical Data

Acreage of nominated property approximately 175 acres

Quadrangle name Baltimore East, Maryland

Quadrangle scale 1:24,000

UMT References

	Zone	Easting	Northing
A	18	361270	4354150
B	18	361000	4353090
C	18	360400	4353070
D	18	360380	4353680
E	18	360520	4354710
F			
G			
H			

Verbal boundary description and justification

For Verbal Boundary Description see Continuation Sheet #6.
For Boundary Justification see Continuation Sheet #13.

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 Fred B. Shoken, Preservation Consultant

organization

date August 1, 1983

street & number 5905 Simmonds Avenue

telephone (301) 578-1259

city or town Baltimore

state Maryland 21215

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national ___ state X 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 [signature] 10-25-83

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

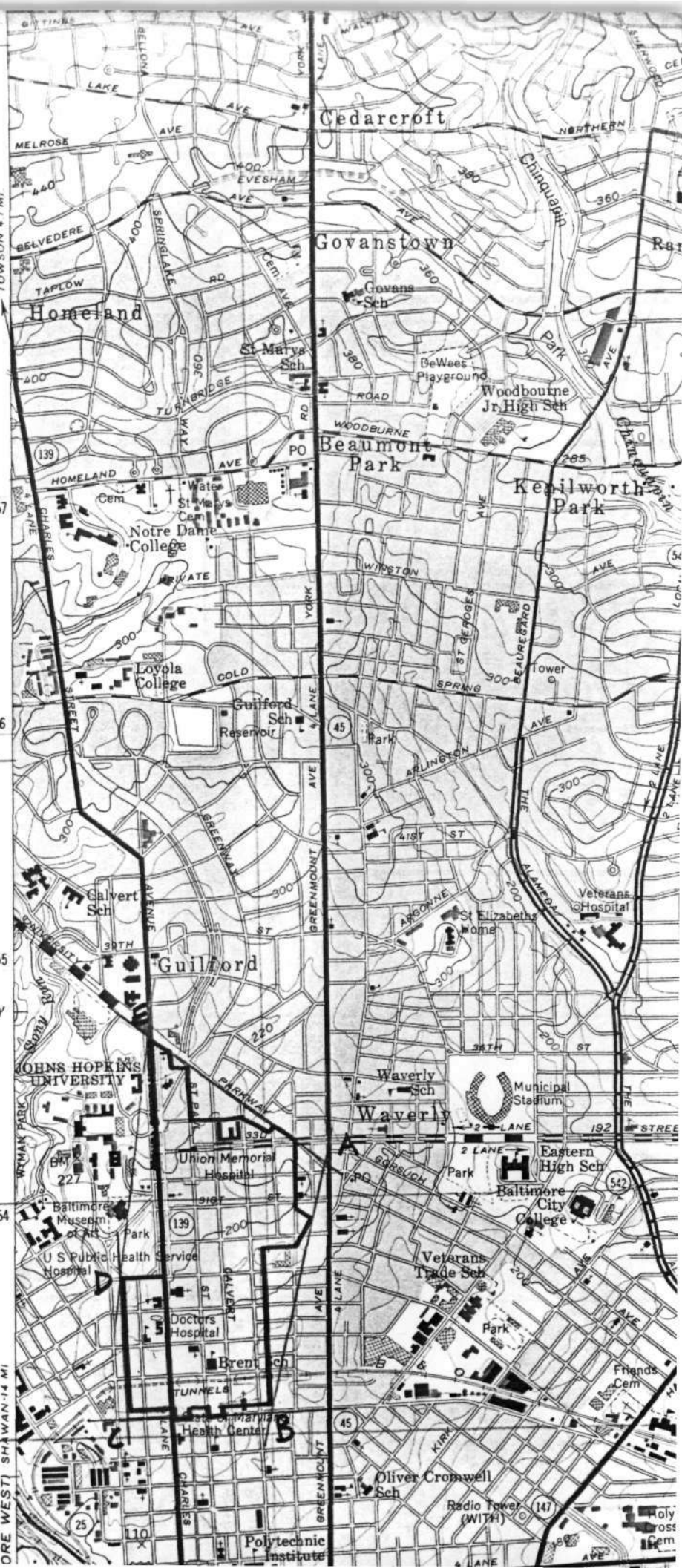
Attest:

date

Chief of Registration

B-3736
CHARLES VILLAGE/
ABELL
HISTORIC DISTRICT
BALTIMORE CITY,
MARYLAND

A: 18-361270-4354150
B: 18-361000-4353090
C: 18-360400-4353070
D: 18-360380-4353680
E: 18-360520-4354710

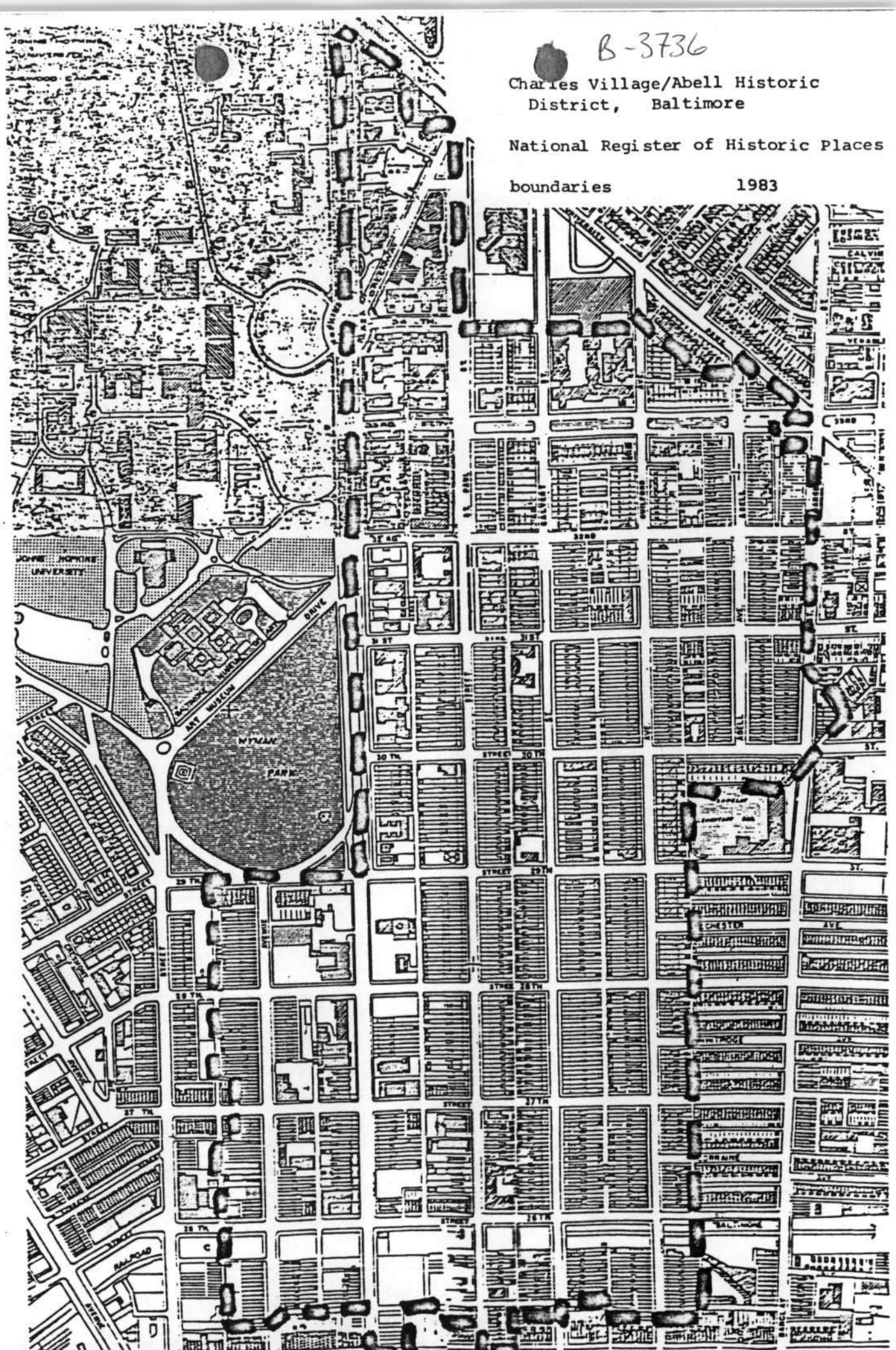


B-3736

Charles Village/Abell Historic District, Baltimore

National Register of Historic Places

boundaries 1983



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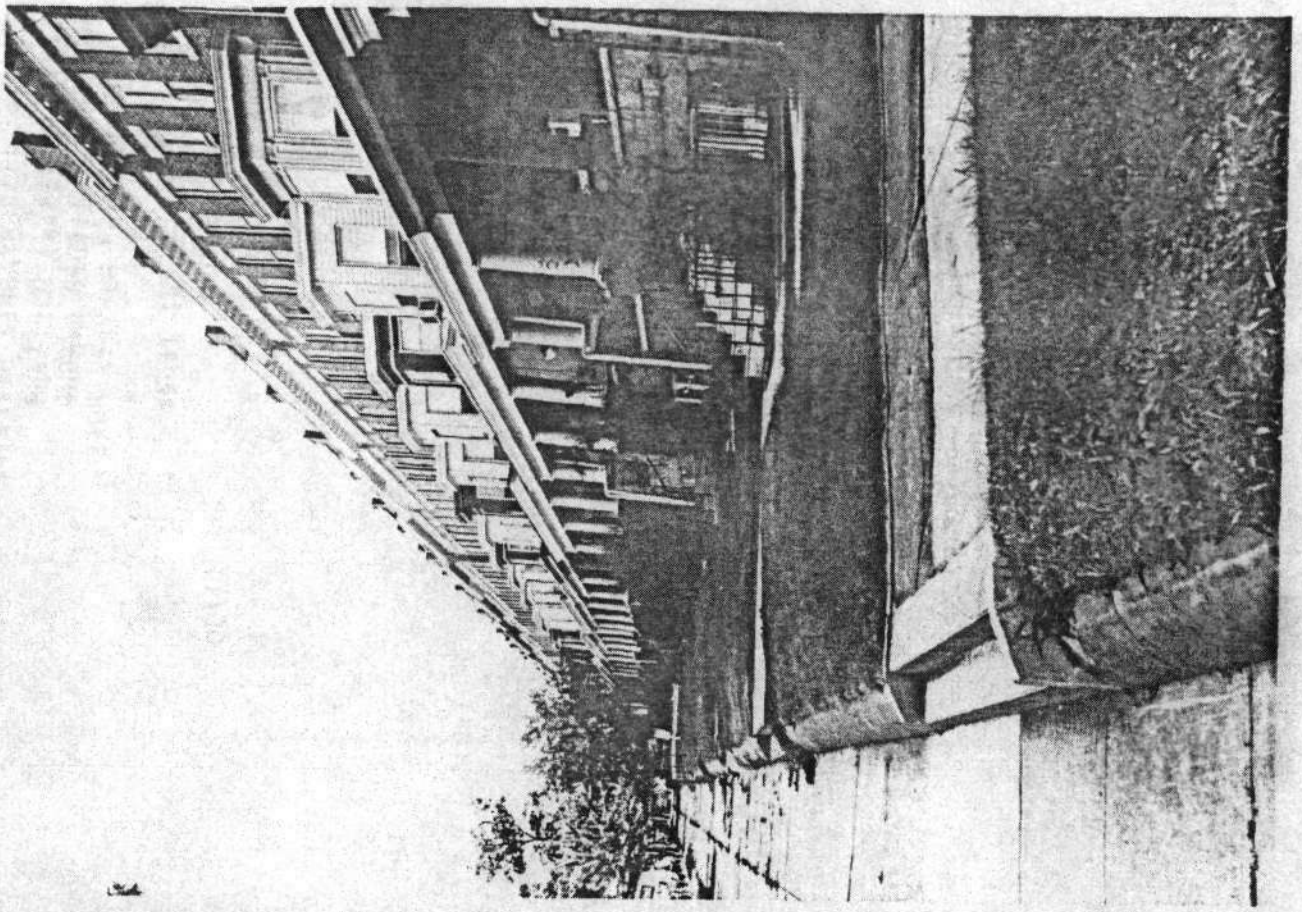
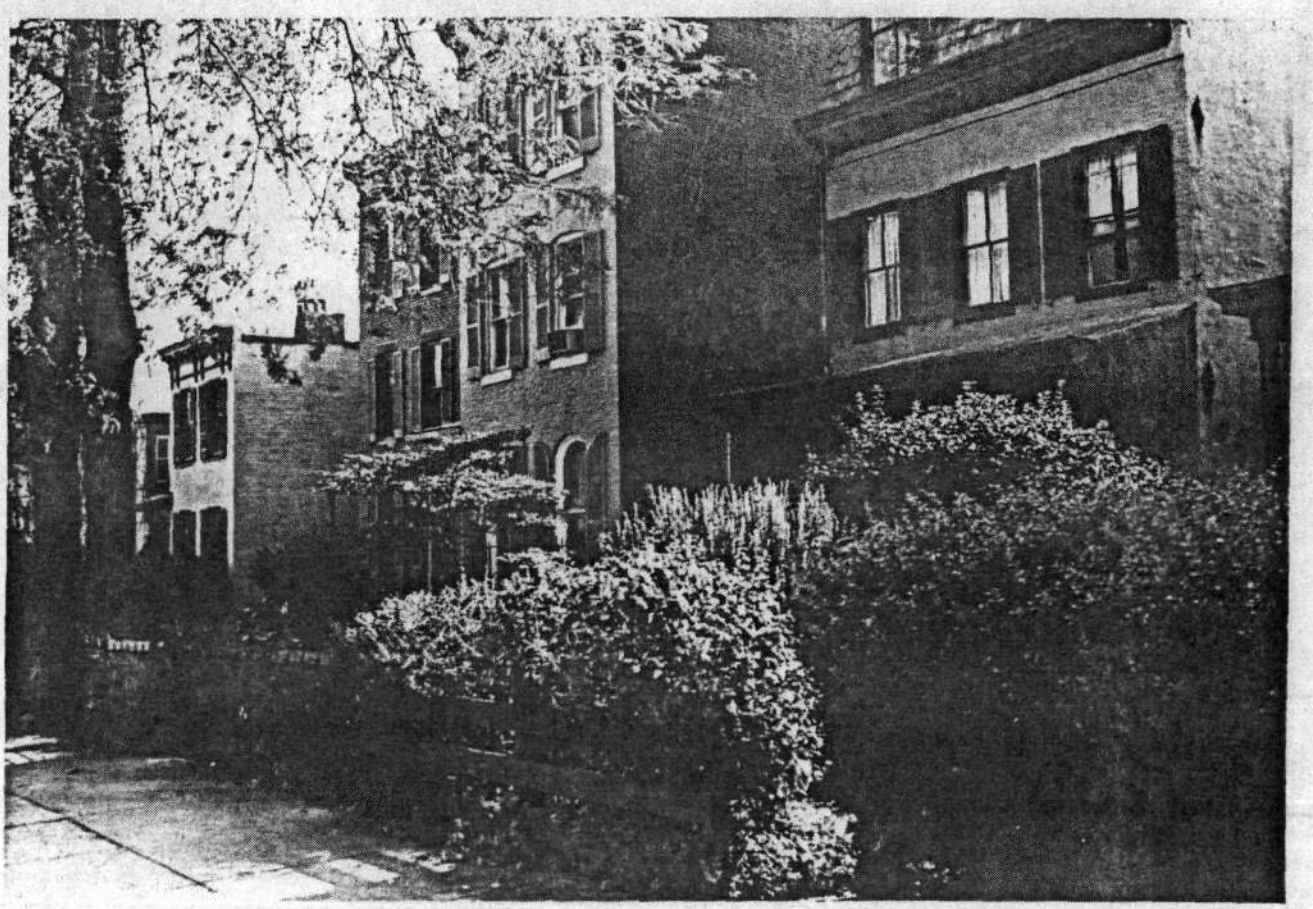




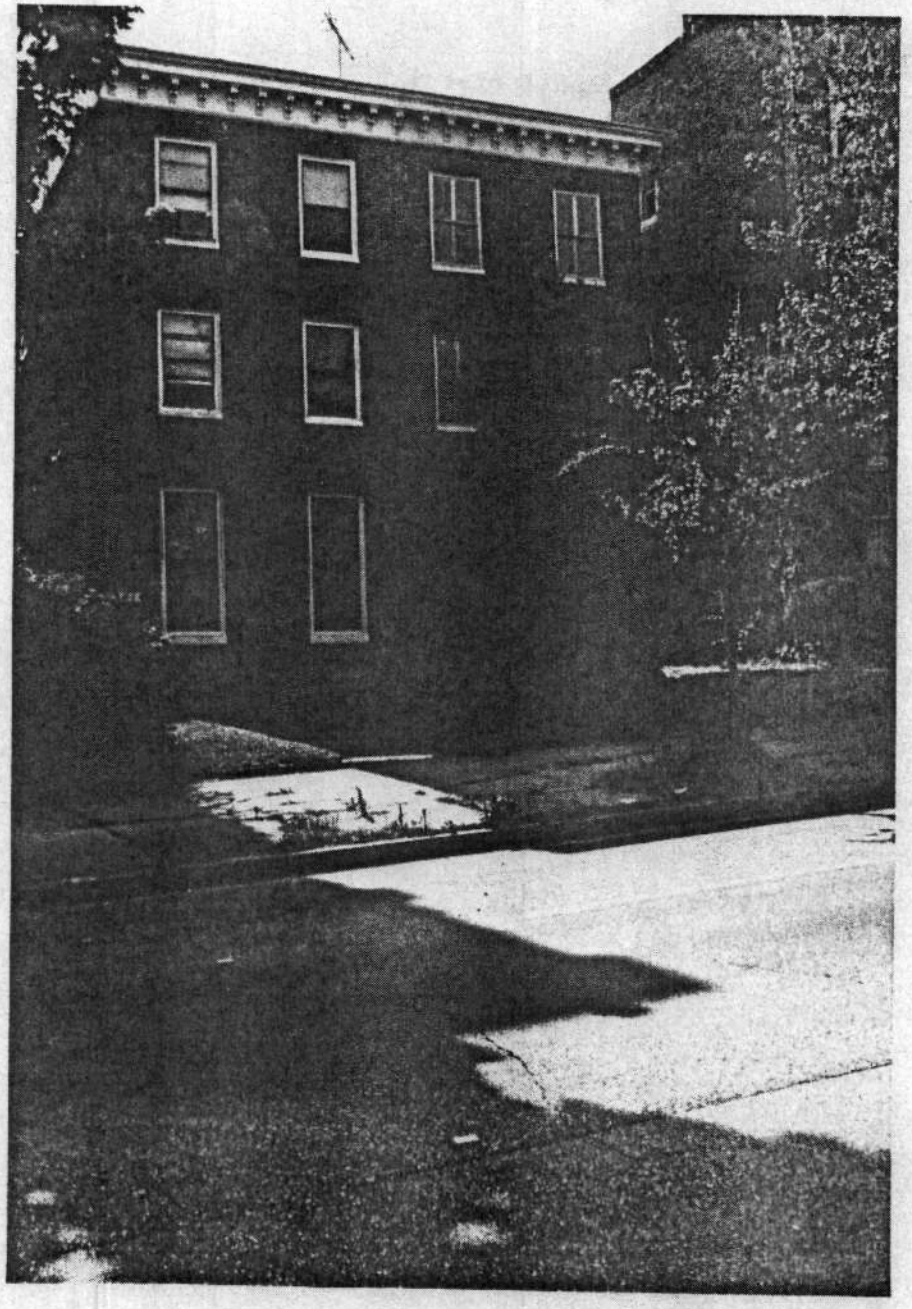
B-3736

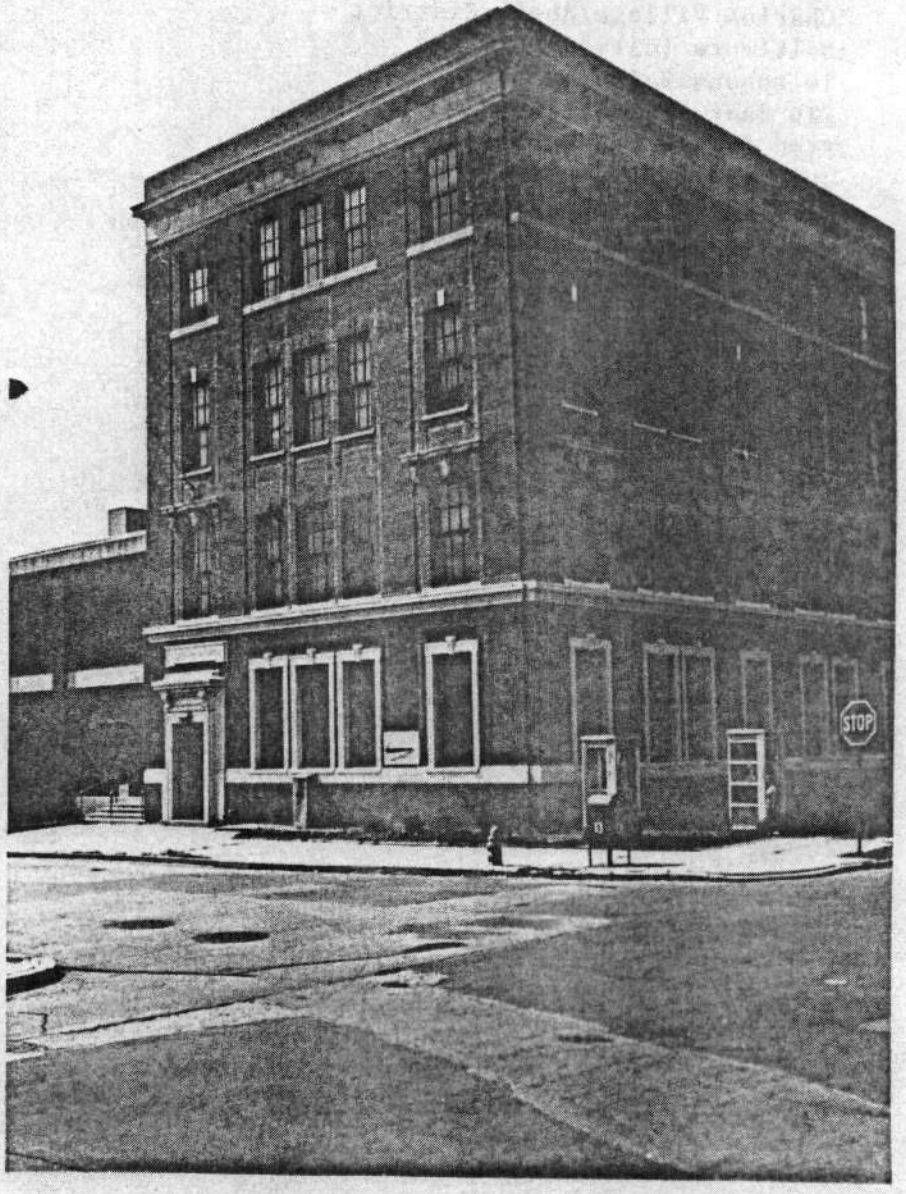
Charles Village/Abell District
Baltimore (city) Maryland
3000-3048 Guilford Avenue
Fred Shoken and Barbara Hoff
July 1983
Maryland Historical Trust
view looking south

11/30

Charles Village/Abell District
Baltimore (city), Maryland
Little Georgetown Row
2610-2620 Saint Paul Street
Fred Shoken & Barbara Hoff
July 1983
Maryland Historical Trust
view looking south

1/30





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B-3736

Charles Village/Abell District
Baltimore (city), Maryland
Telephone Building
216 East 31st Street
Fred Shoken and Barbara Hoff
July 1983
Maryland Historical Trust
view looking northwest 30/30

Charles Village/Abell District
Baltimore (city), Maryland
2716-2718 Saint Paul Street
Fred Shoken & Barbara Hoff
July 1983
Maryland Historical Trust
view looking west 2/30

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B-3736

Charles Village/Abell District
Baltimore (city), Maryland
2900 Saint Paul Street
Fred Shoken & Barbara Hoff
July 1983
Maryland Historical Trust
view looking northwest

3/30

Charles Village/Abell District
Baltimore (city), Maryland
30-56 East 26th Street
Fred Shoken and Barbara Hoff
July 1983
Maryland Historical Trust
view looking northwest

5/30

B-3736

B-3736

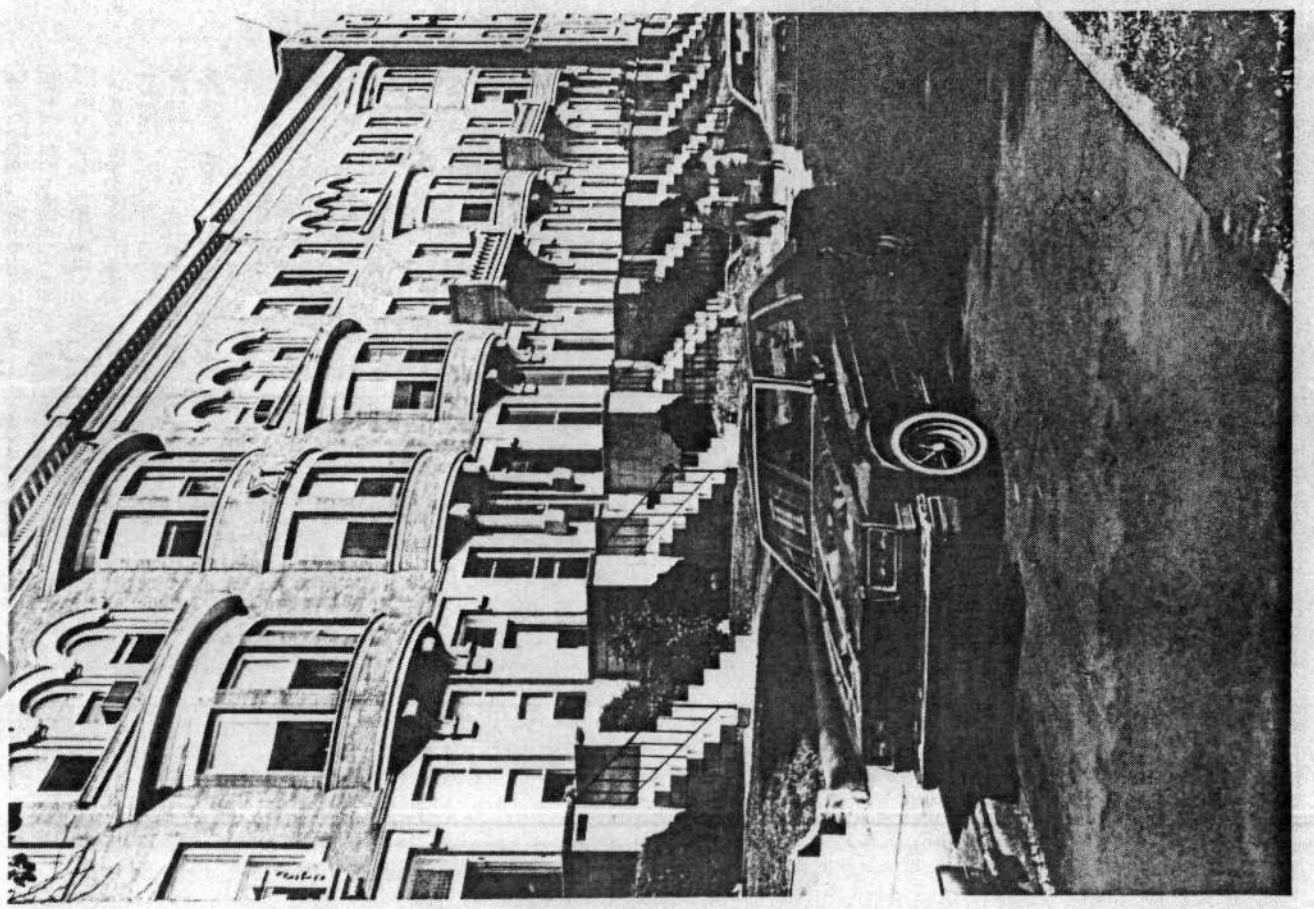
Charles Village/Abell District
Baltimore (city), Maryland
3200-3246 Abell Avenue
Fred Shoken and Barbara Hoff
July 1983
Maryland Historical Trust
view looking northwest

15/30

Charles Village/Abell District
Baltimore (city), Maryland
3100-3120 Barclay Street
Fred Shoken and Barbara Hoff
July 1983
Maryland Historical Trust
view looking north

4/30

B-3736



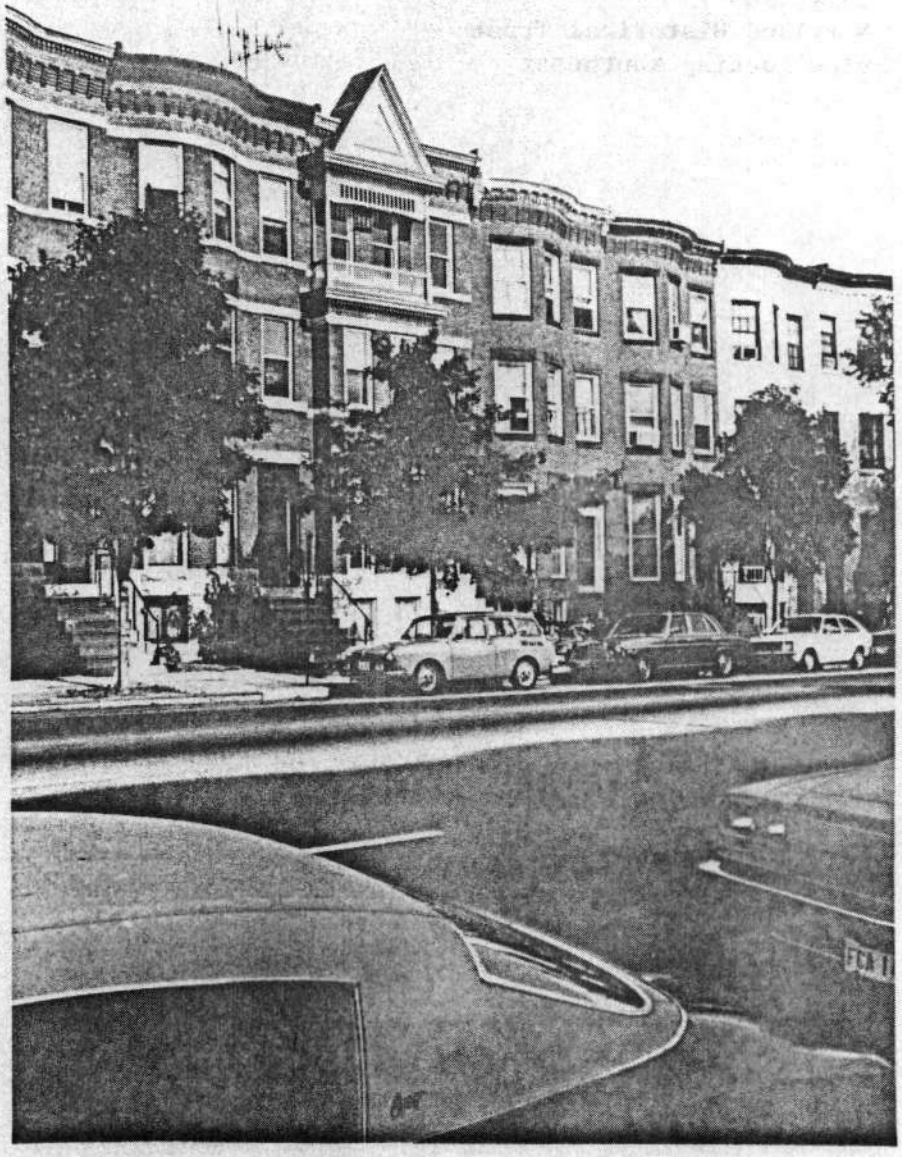
B-3736

Charles Village/Abell District
Baltimore (city), Maryland
2721-2753 Maryland Avenue
Fred Shoken & Barbara Hoff
July 1983
Maryland Historical Trust
view looking northeast

6/30

Charles Village/Abell District
Baltimore (city), Maryland
2923-43 North Charles Street
Fred Shoken and Barbara Hoff
July 1983
Maryland Historical Trust
view looking southeast

8/30



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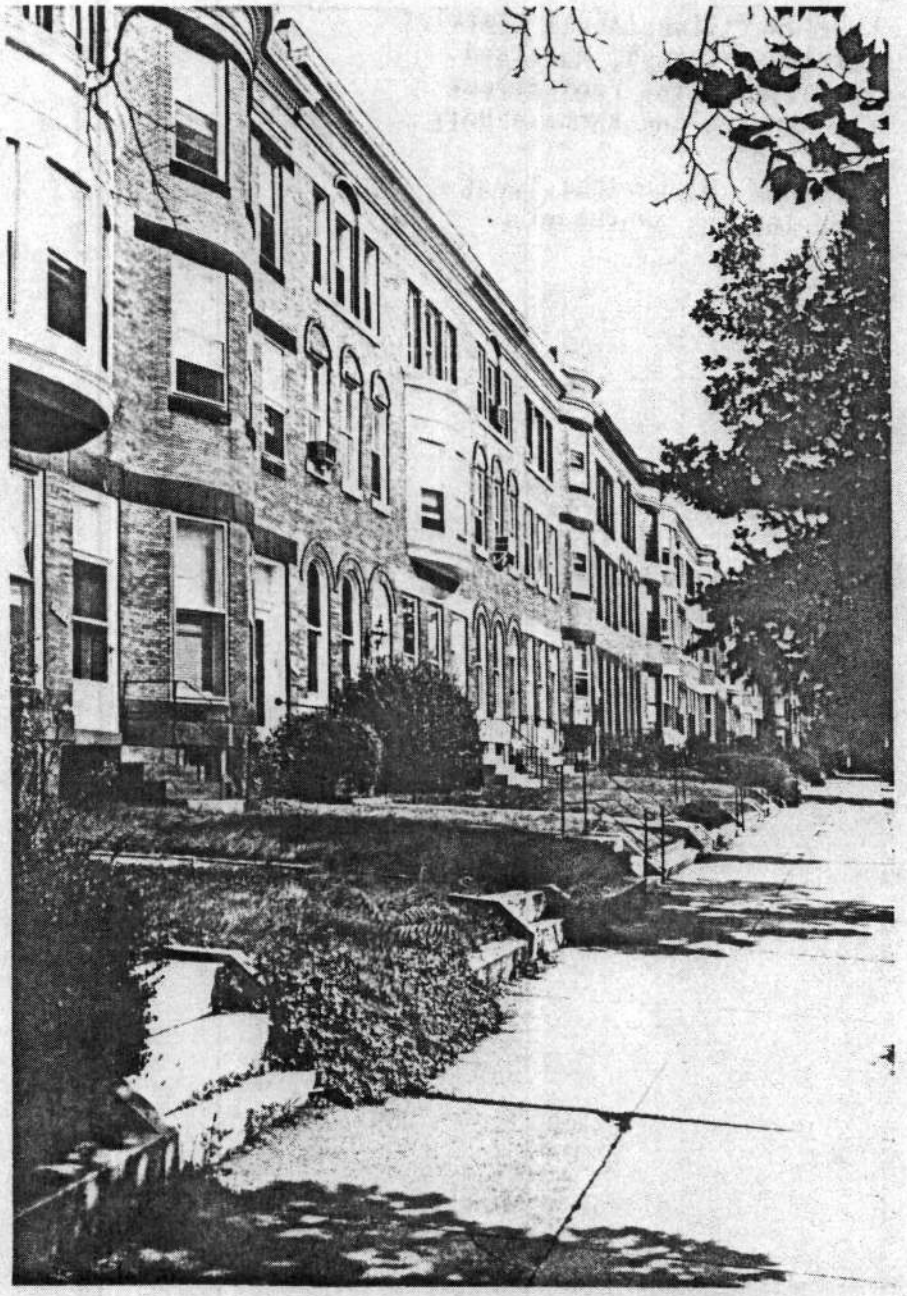
Charles Village/Abell District
Baltimore (city), Maryland
2623-47 North Charles Street
Fred Shoken and Barbara Hoff
July 1983
Maryland Historical Trust
view looking southeast

9/30

Charles Village/Abell District
Baltimore (city), Maryland
2701-2743 Saint Paul Street
Fred Shoken and Barbara Hoff
July 1983
Maryland Historical Trust
view looking north

10/30



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Charles Village/Abell District
Baltimore (city), Maryland
2902-2934 N. Calvert Street
Fred Shoken and Barbara Hoff
July 1983
Maryland Historical Trust
view looking south

13/30

Charles Village/Abell District
Baltimore (city), Maryland
2901-2947 Saint Paul Street
Fred Shoken and Barbara Hoff
July 1983
Maryland Historical Trust
view looking southeast

7/30

B-3736

Charles Village/Abell District
Baltimore (city), Maryland
2801-2815 Guilford Avenue
Fred Shoken and Barbara Hoff
July 1983
Maryland Historical Trust
view looking southeast

14/30

Charles Village/Abell District
Baltimore (city), Maryland
2700-2746 North Calvert Street
Fred Shoken and Barbara Hoff
July 1983
Maryland Historical Trust
view looking south

12/30

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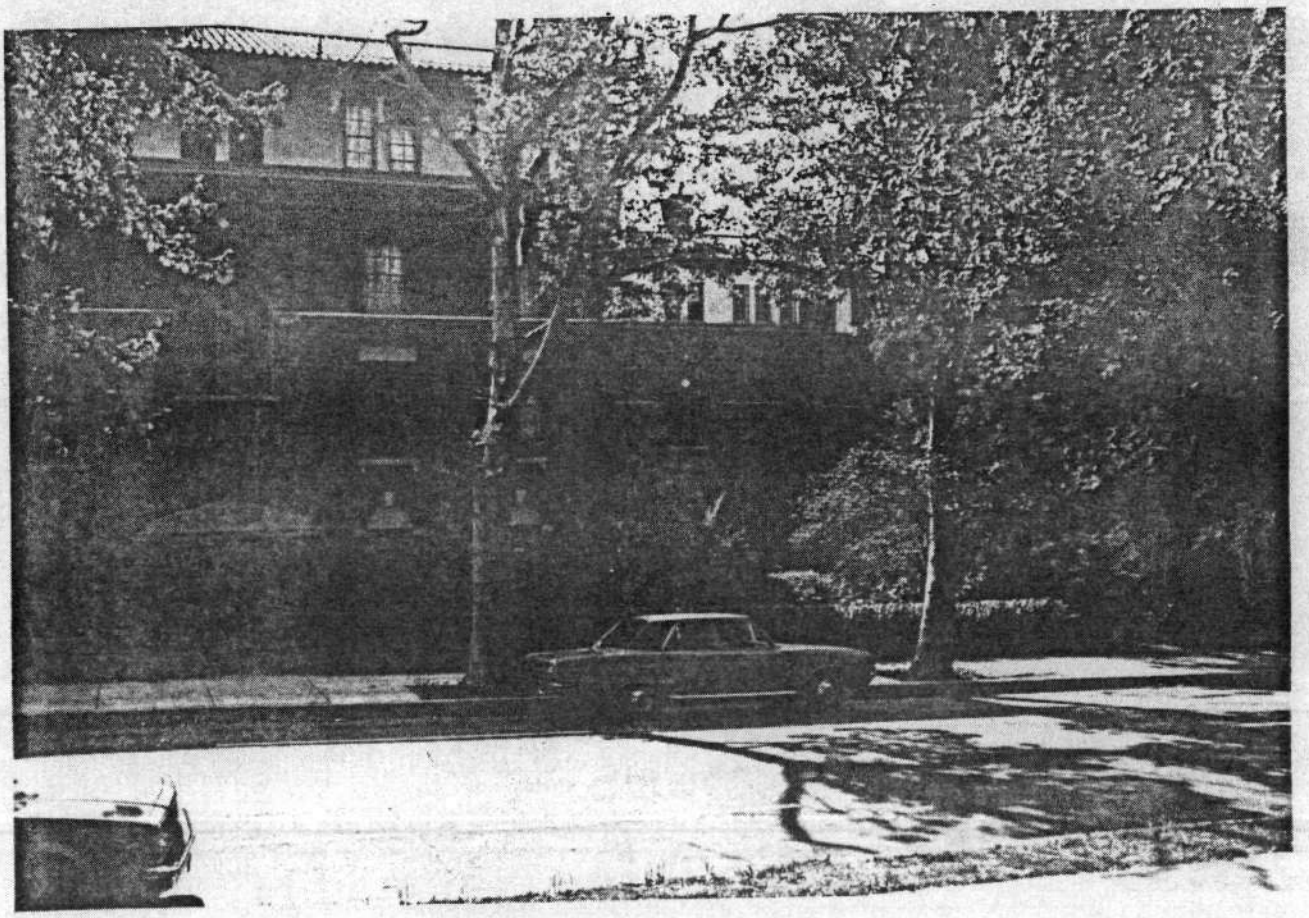

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Charles Village/Abell District
Baltimore(city), Maryland
Union Memorial Hospital & rowhousing
110-230 East 33rd Street
Fred Shoken and Barbara Hoff
July 1983
Maryland Historical Trust
view looking east 16/30

Charles Village/Abell District
Baltimore (city), Maryland
Calvert Court Apartments
S.W. corner Calvert & 31st Streets
Fred Shoken and Barbara Hoff
July 1983
Maryland Historical Trust
view looking west 17/30

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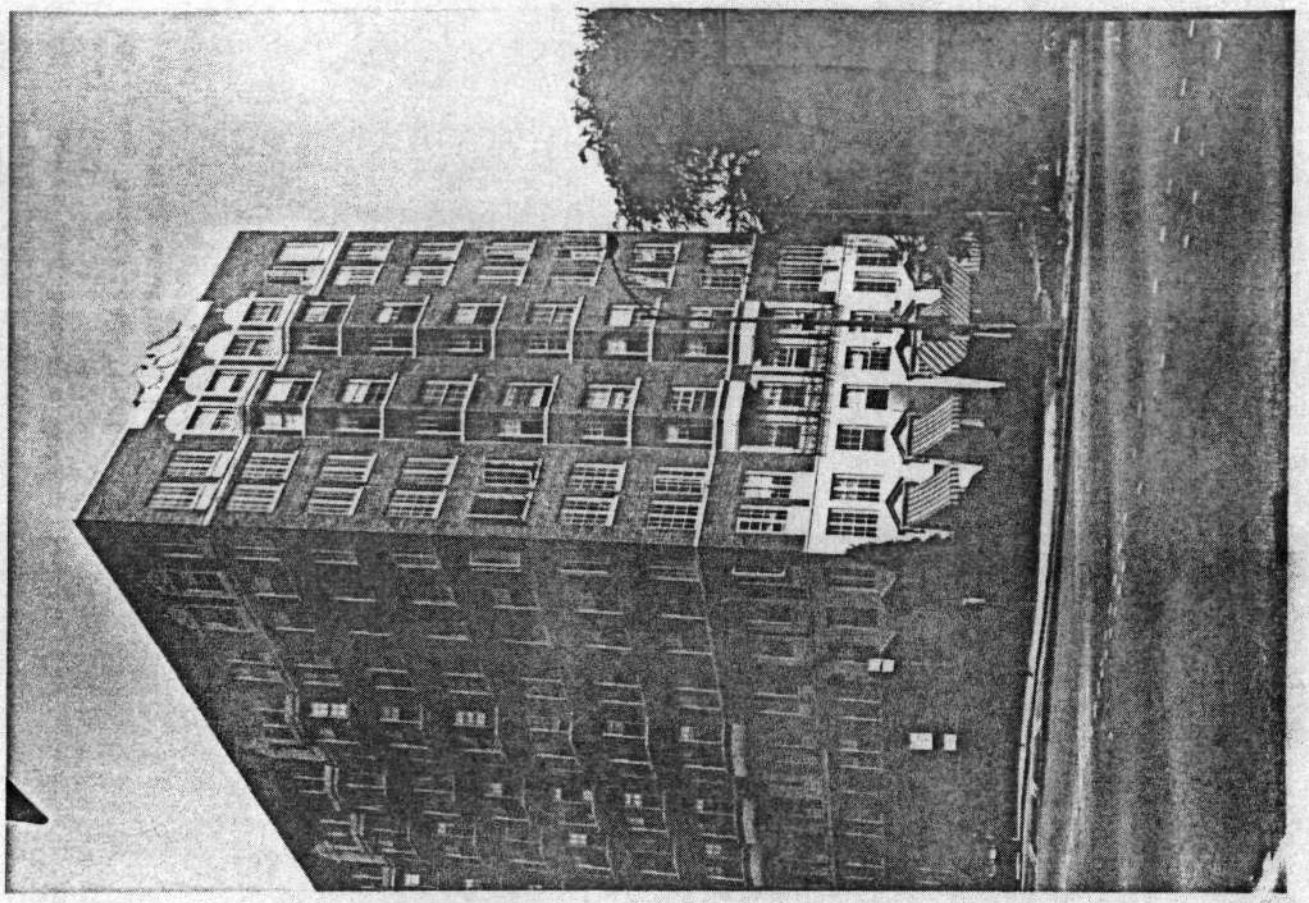

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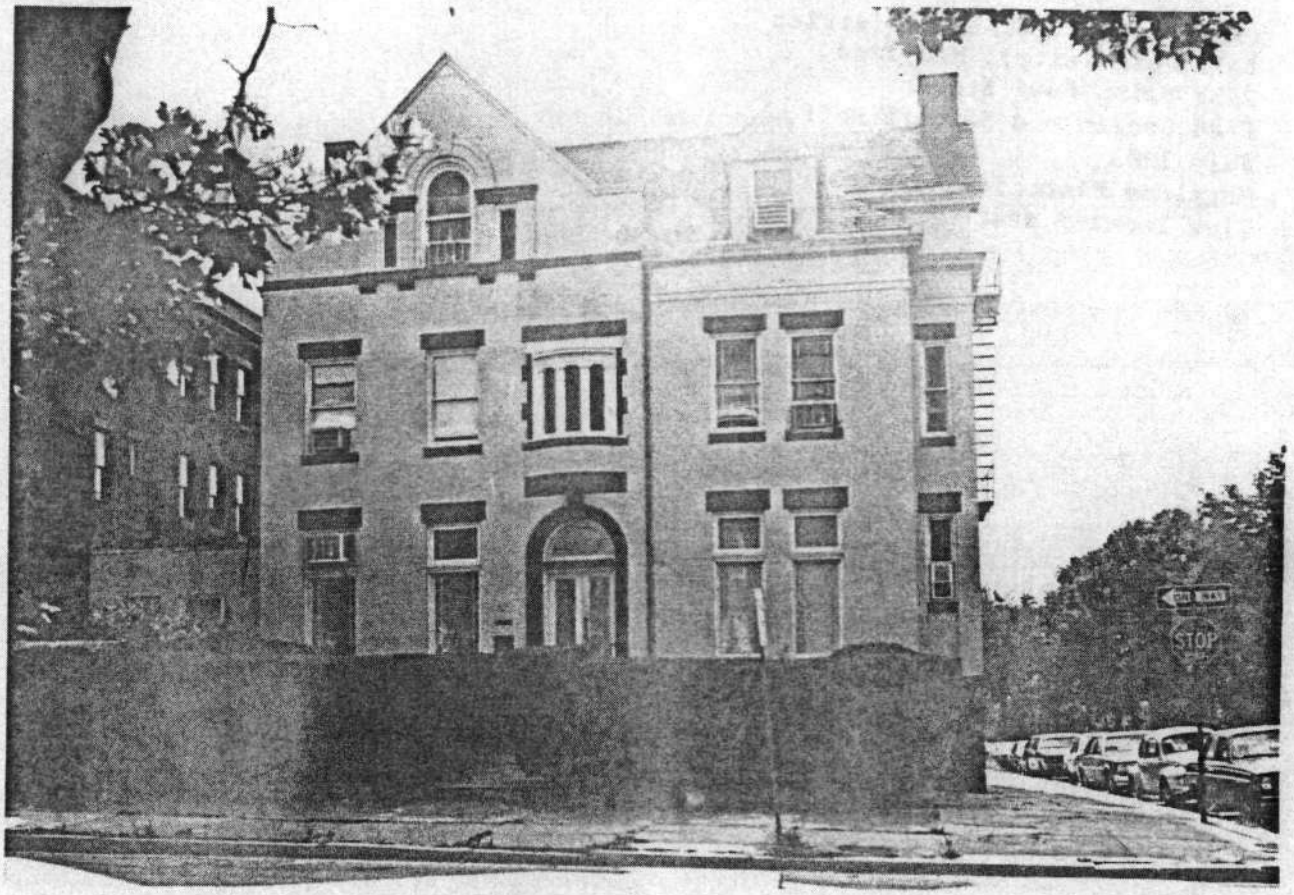
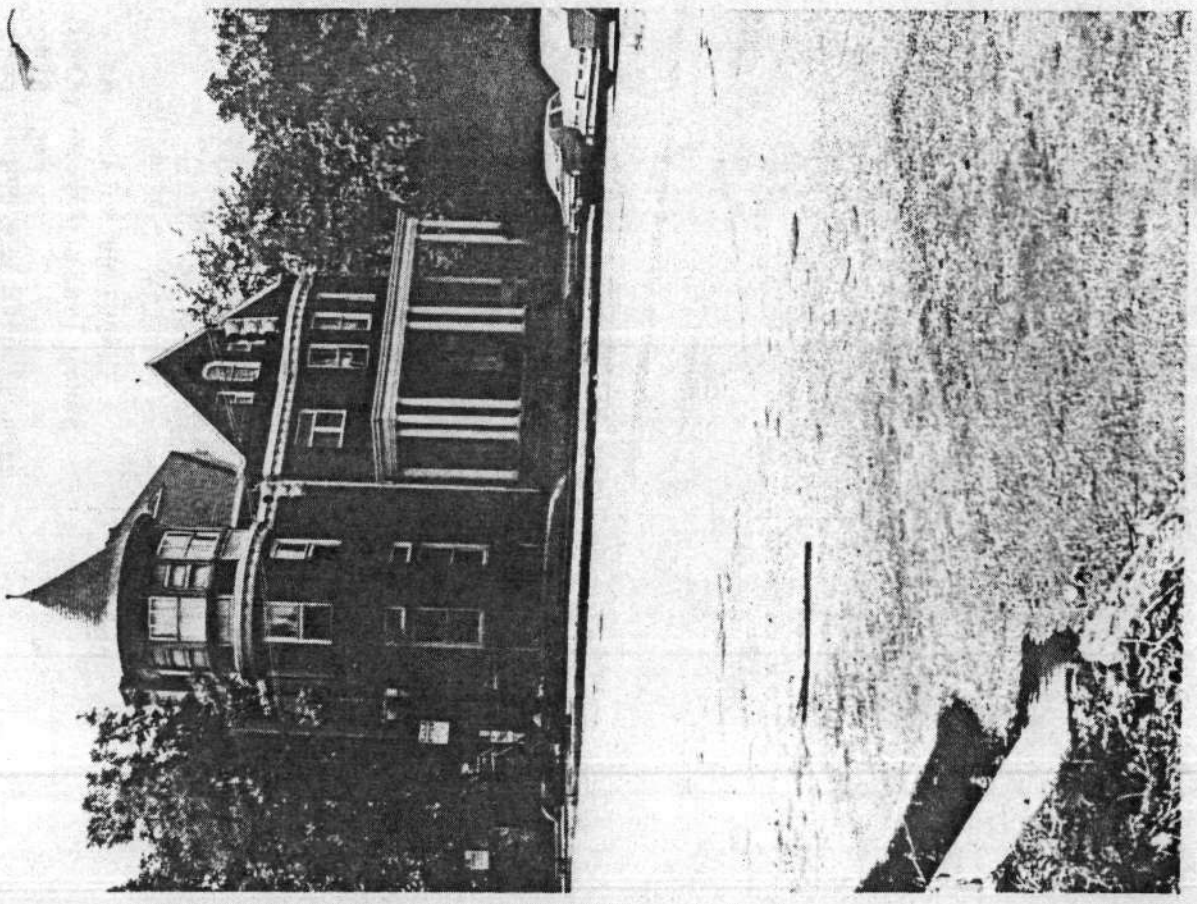
Charles Village/Abell District
Baltimore (city), Maryland
Blackstone Apartments
3215 North Charles Street
Fred Shoken and Barbara Hoff
July 1983
Maryland Historical Trust
view looking southeast 18/30

Charles Village/Abell District
Baltimore (city), Maryland
Eden Hall, Geneva & DeSoto Apts.
3401-09 Greenway Street
Fred Shoken and Barbara Hoff
July 1983
Maryland Historical Trust
view looking northeast 19/30

B-3736





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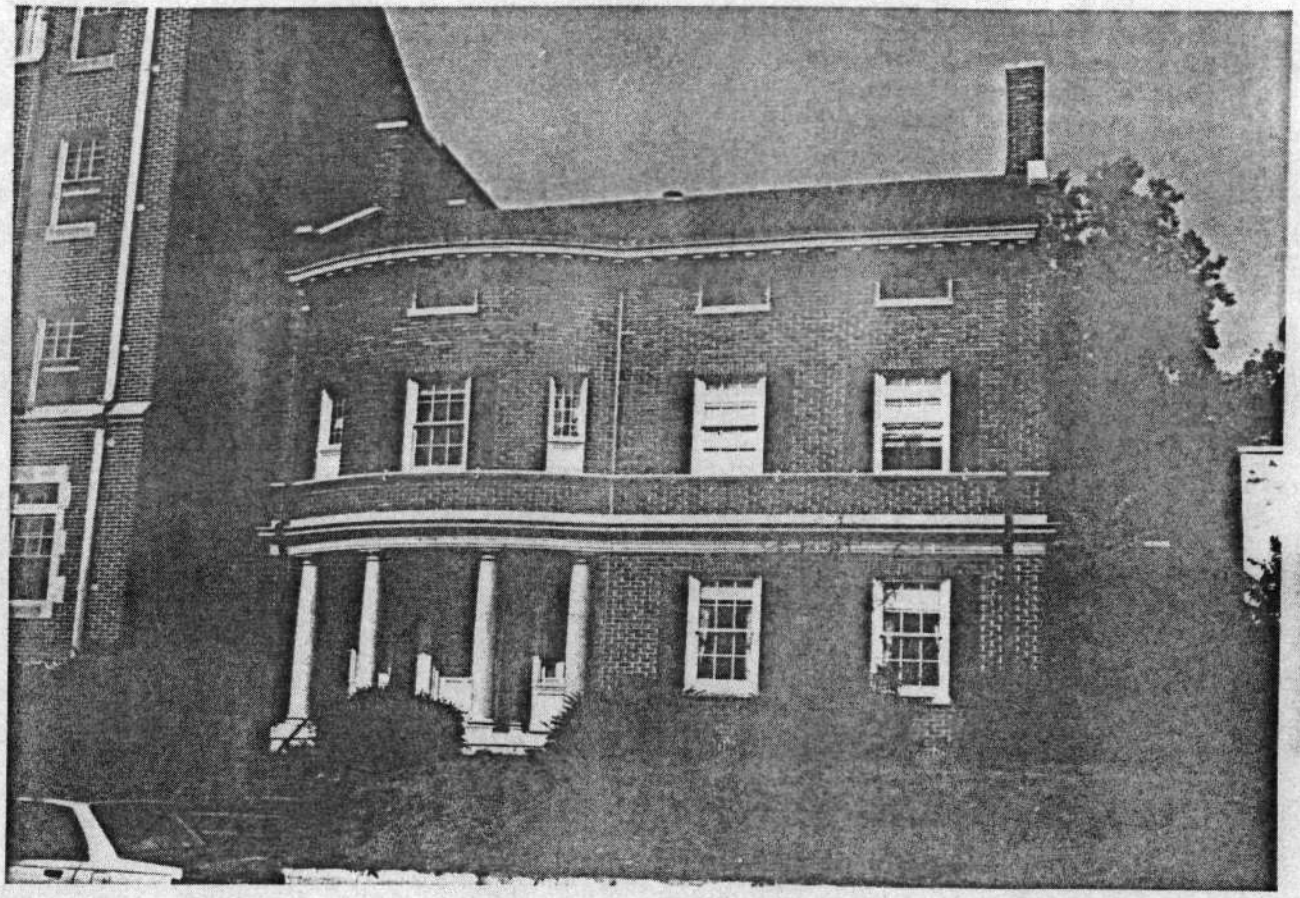
Charles Village/Abell District
Baltimore (city), Maryland
2938 Saint Paul Street
Fred Shoken and Barbara Hoff
July 1983
Maryland Historical Trust
view looking east

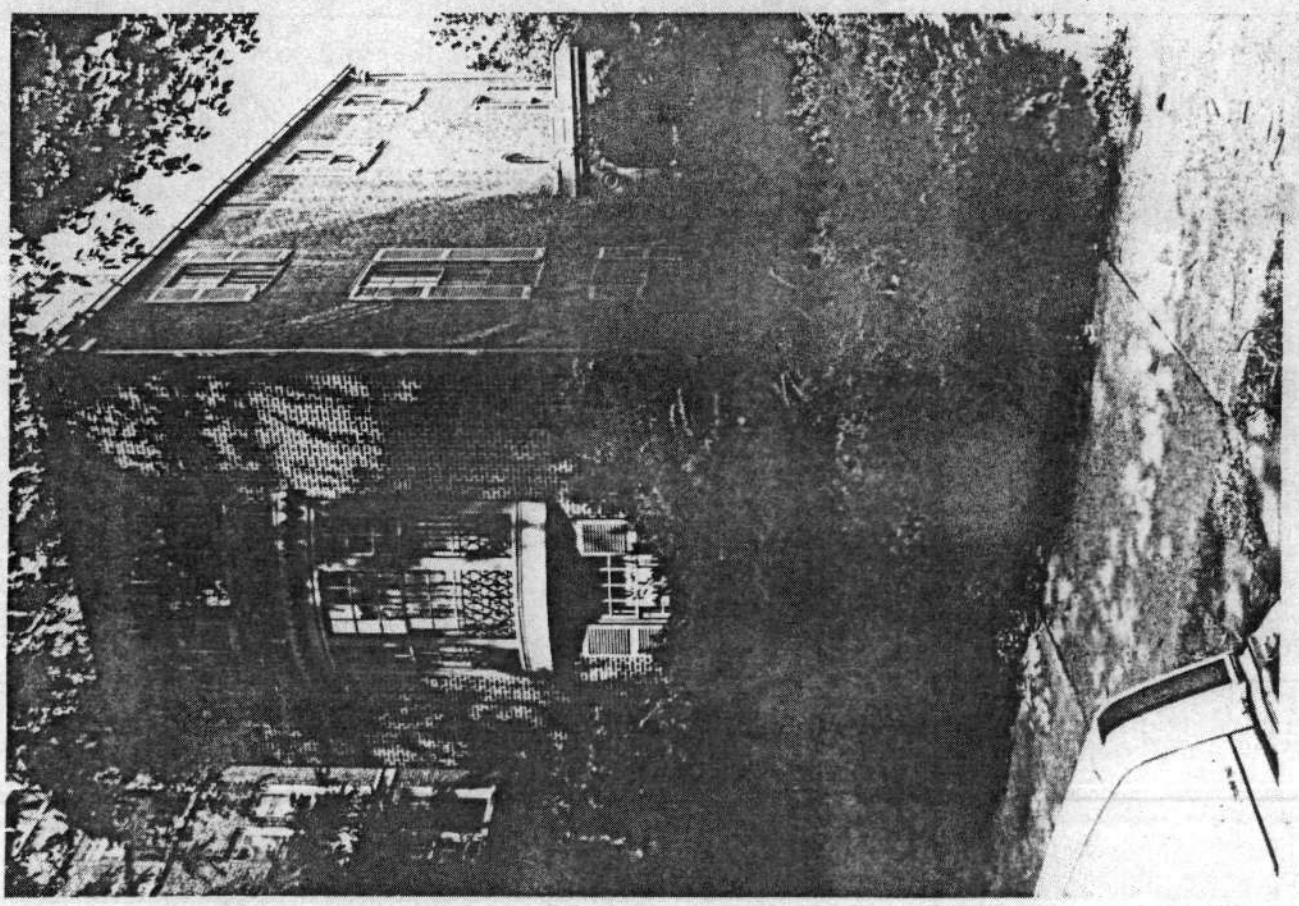
20/30

Charles Village/Abell District
Baltimore (city), Maryland
Carter House
2900 N. Calvert Street
Fred Shoken and Barbara Hoff
July 1983
Maryland Historical Trust
view looking northwest

21/30

B-3736





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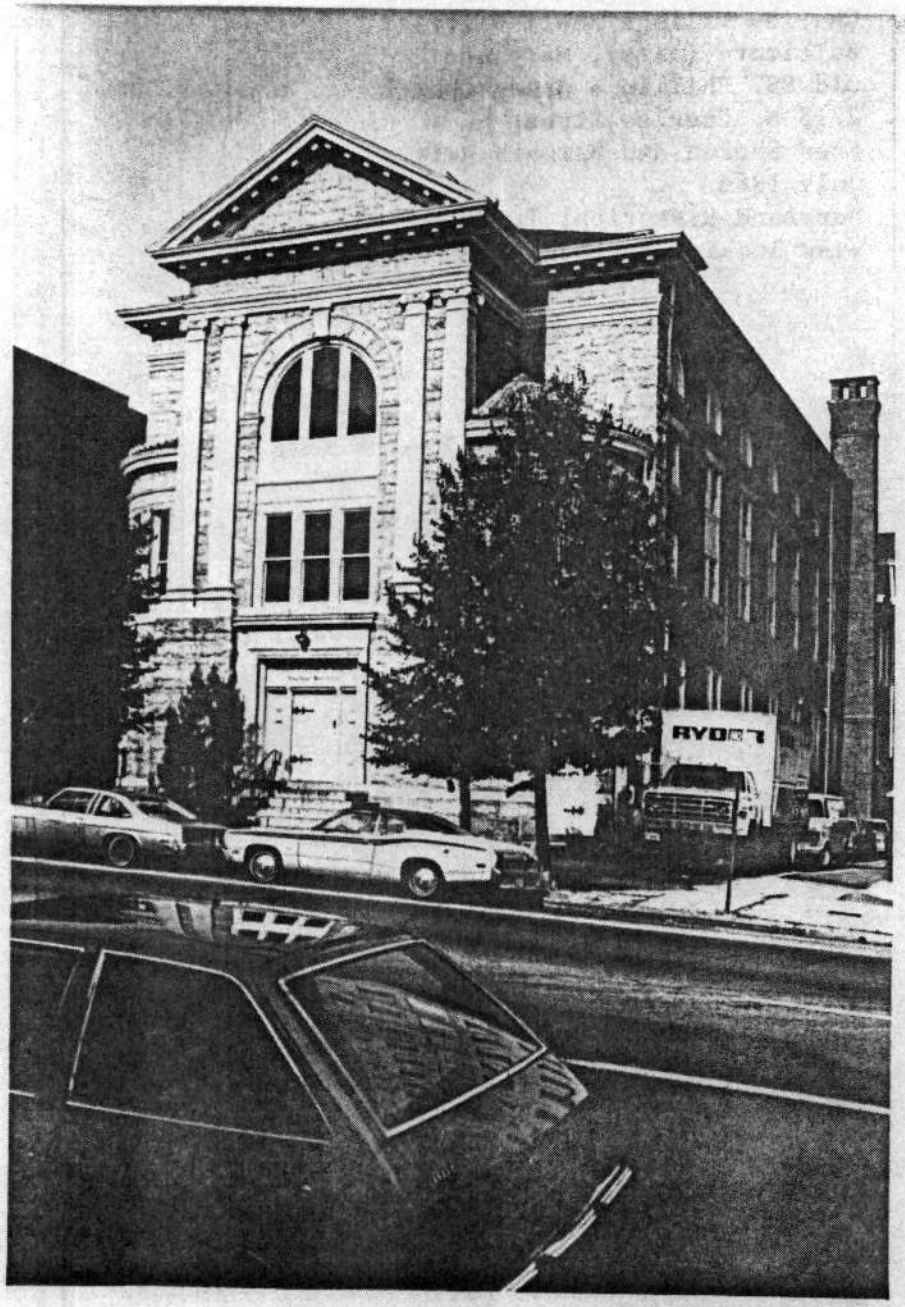
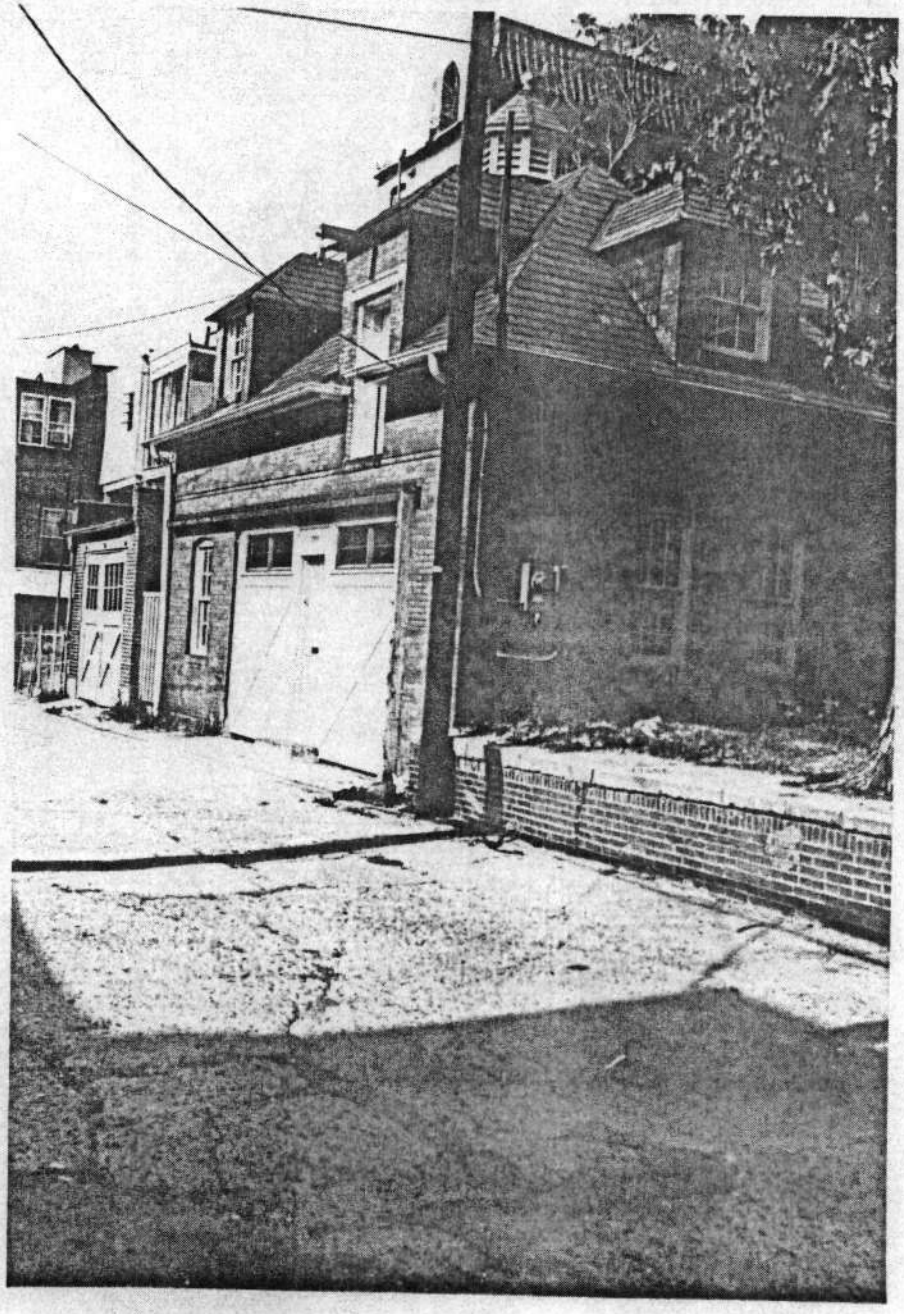
Charles Village/Abell District
Baltimore (city), Maryland
2903 N. Charles Street
Fred Shoken and Barbara Hoff
July 1983
Maryland Historical Trust
view looking east

22/30

Charles Village/Abell District
Baltimore (city), Maryland
Wolman House
3213 N. Charles Street
Fred Shoken and Barbara Hoff
July 1983
Maryland Historical Trust
view looking northeast

23/30





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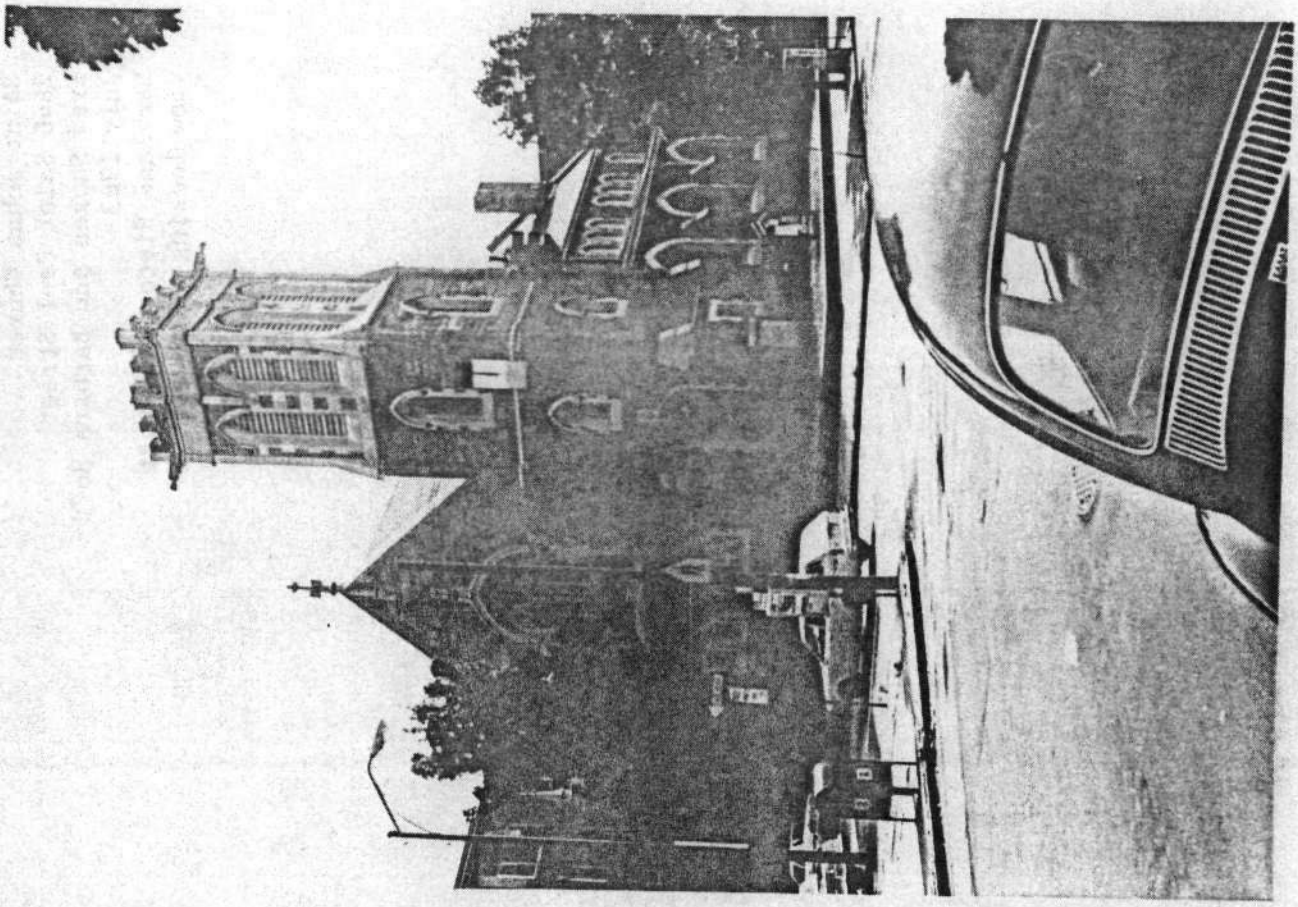
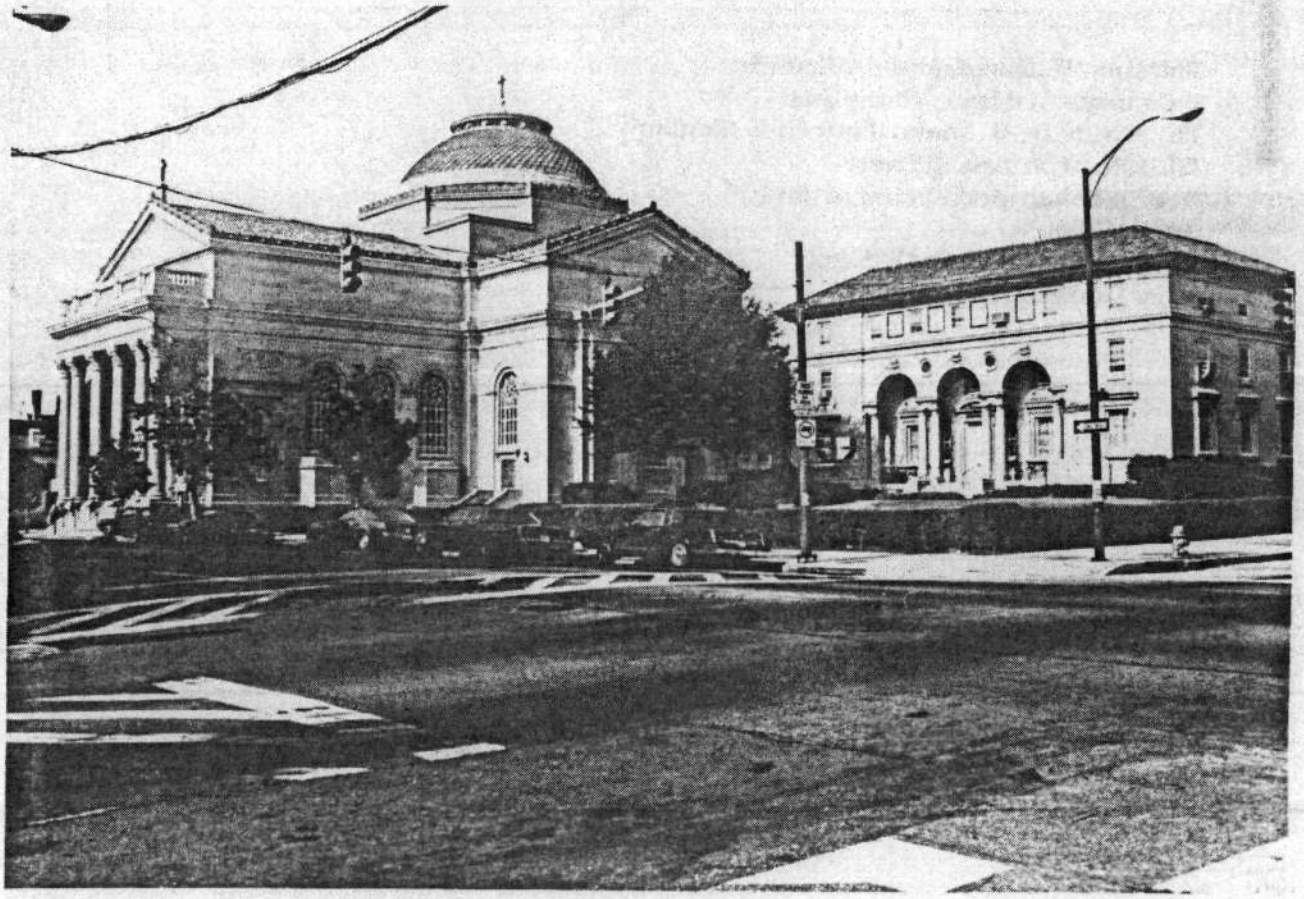
Charles Village/Abell District
Baltimore (city), Maryland
Carraige House
2901 Hargrove Street
Fred Shoken and Barbara Hoff
July 1983
Maryland Historical Trust
view looking northeast 24/30

Charles Village/Abell District
Baltimore (city), Maryland
Old SS. Phillip & James Church
2713 N. Charles Street
Fred Shoken and Barbara Hoff
July 1983
Maryland Historical Trust
view looking northeast 25/30

B-3736



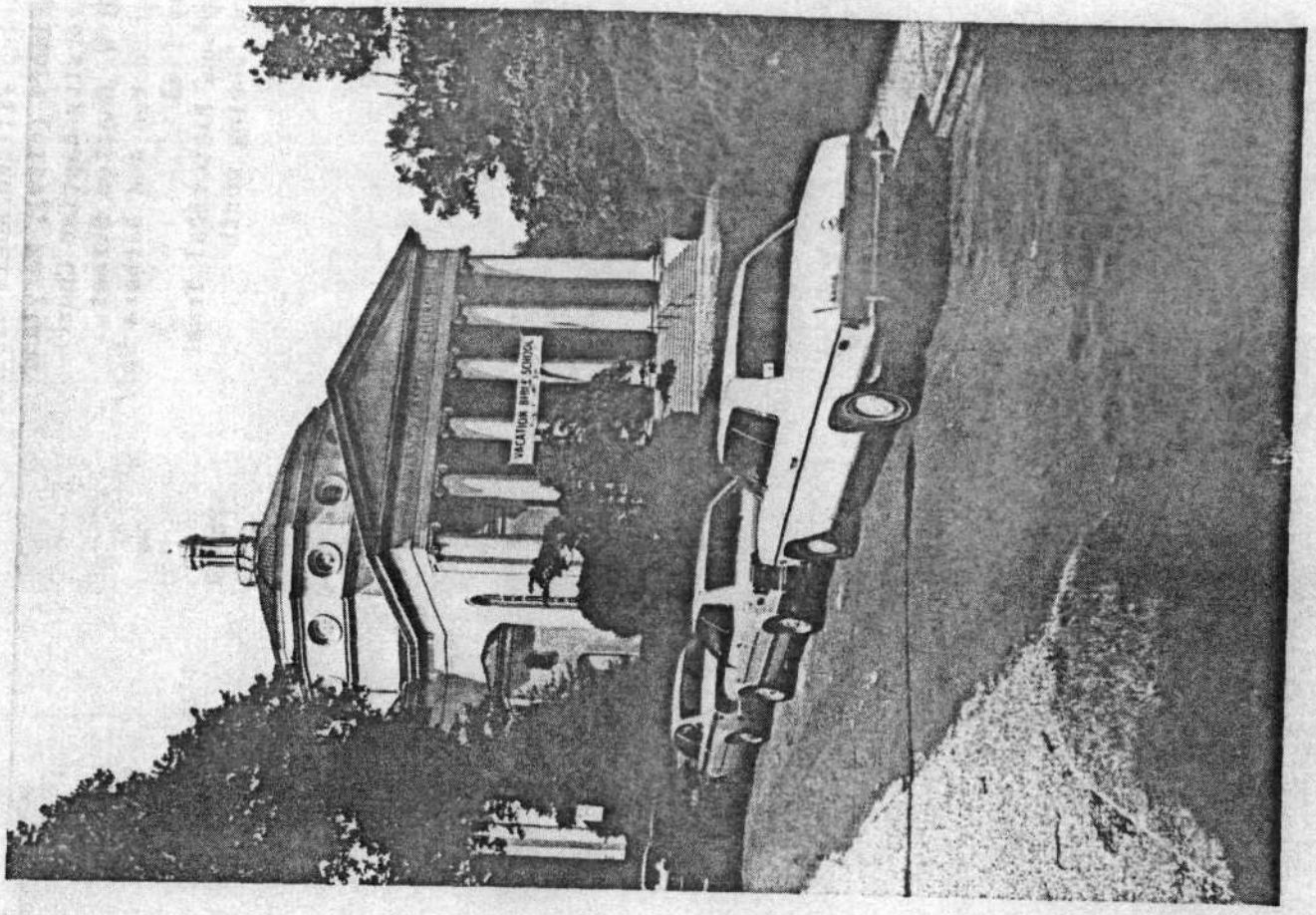


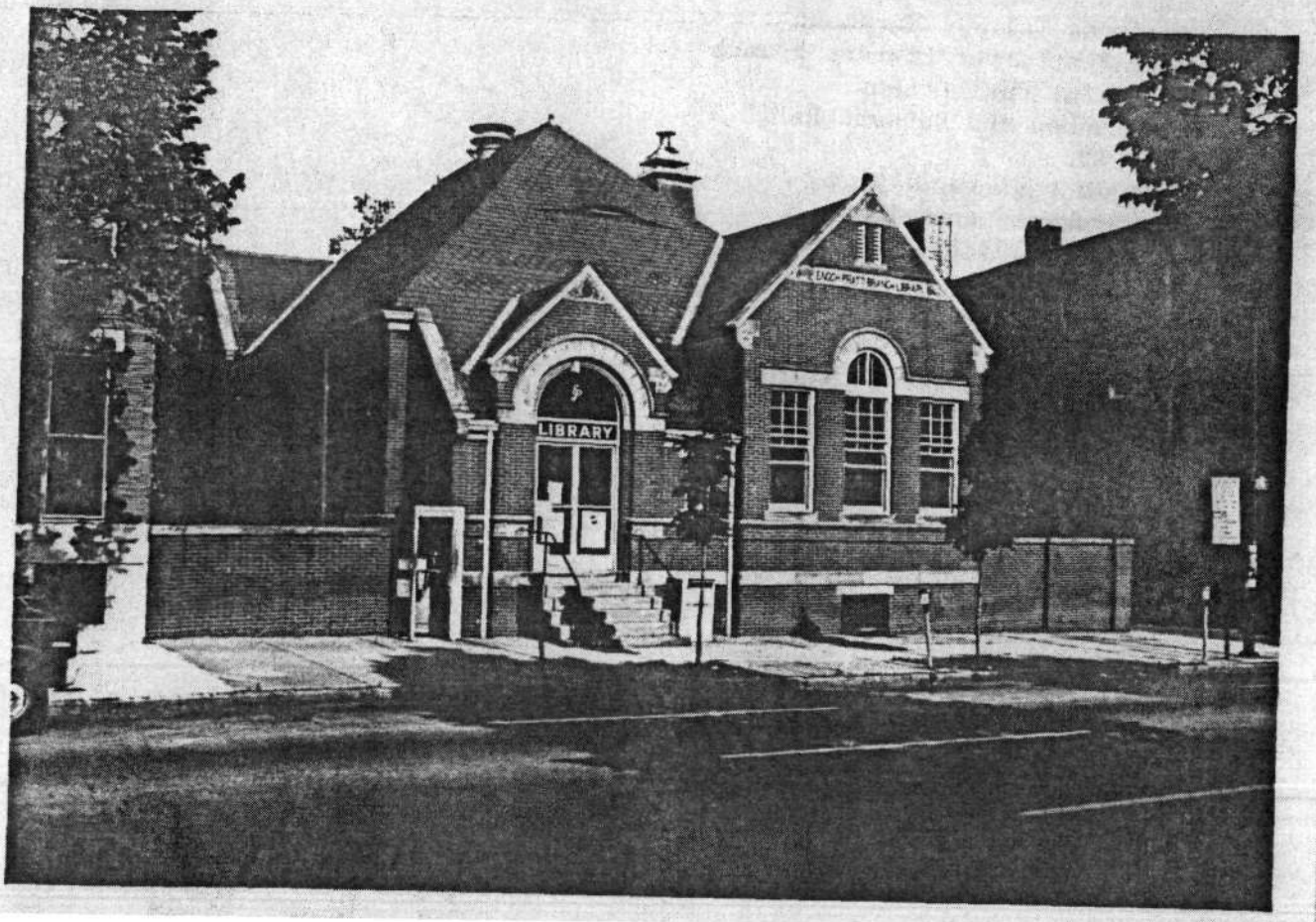
B-3736

Charles Village/Abell District
Baltimore (city), Maryland
Saint Johns Church
2640 Saint Paul Street
Fred Shoken and Barbara Hoff
July 1983
Maryland Historical Trust
view looking southwest 26/30

Charles Village/Abell District
Baltimore (city), Maryland
SS. Phillip & James Church & Rectory
2801 N. Charles Street
Fred Shoken and Barbara Hoff
July 1983
Maryalnd Historical Trust
view looking northeast 27/30

B-3736





B-3736

Charles Village/Abell District
Baltimore (city), Maryland
University Baptist Church
3501 N. Charles Street
Fred Shoken and Barbara Hoff
July 1983
Maryland Historical Trust
view looking north

28/30

Charles Village/Abell District
Baltimore (city), Maryland
Enoch Pratt Free Library Branch
2521 Saint Paul Street
Fred Shoken and Barbara Hoff
July 1983
Maryland Historical Trust
view looking southeast

29/

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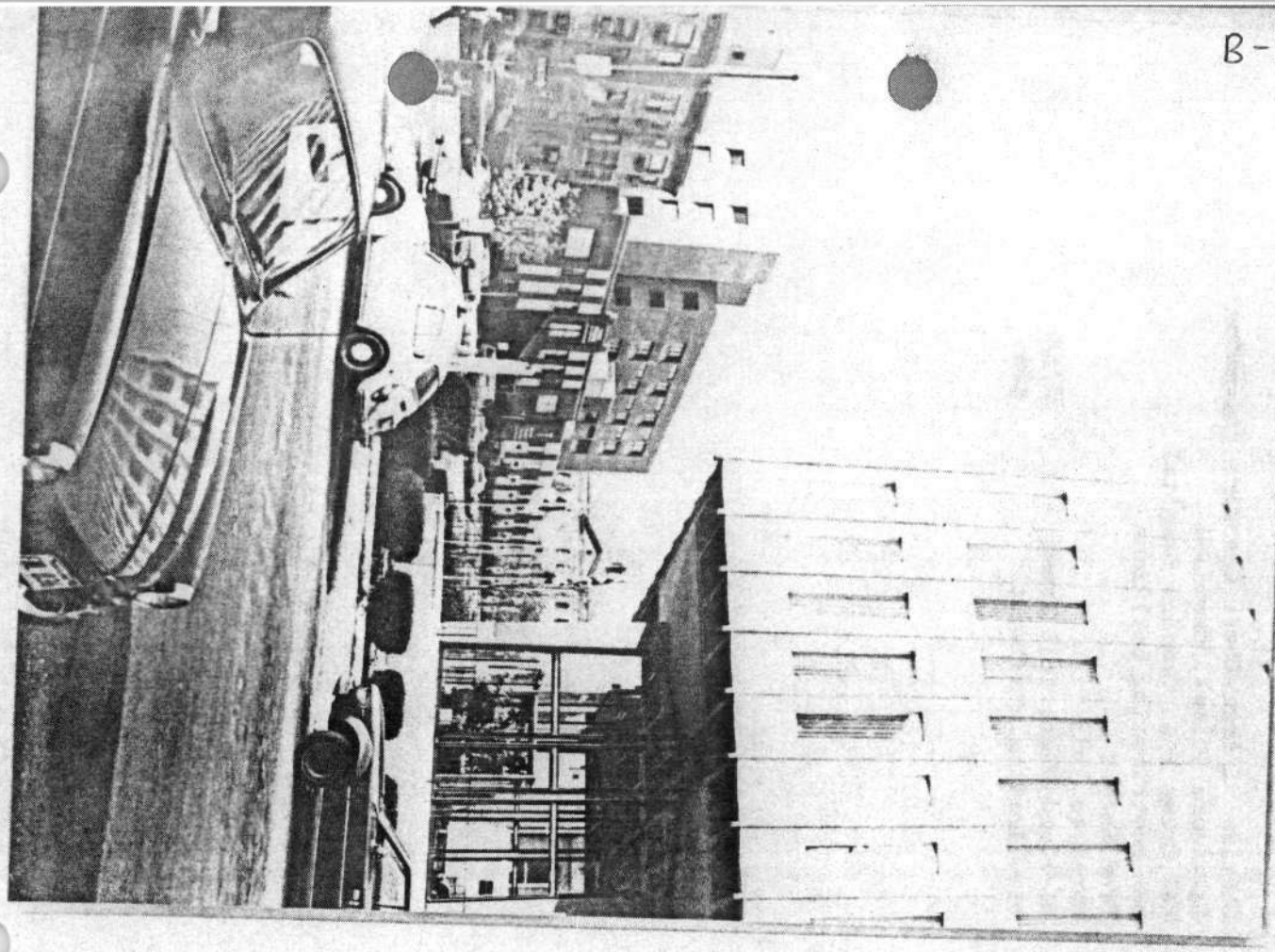


B-3736

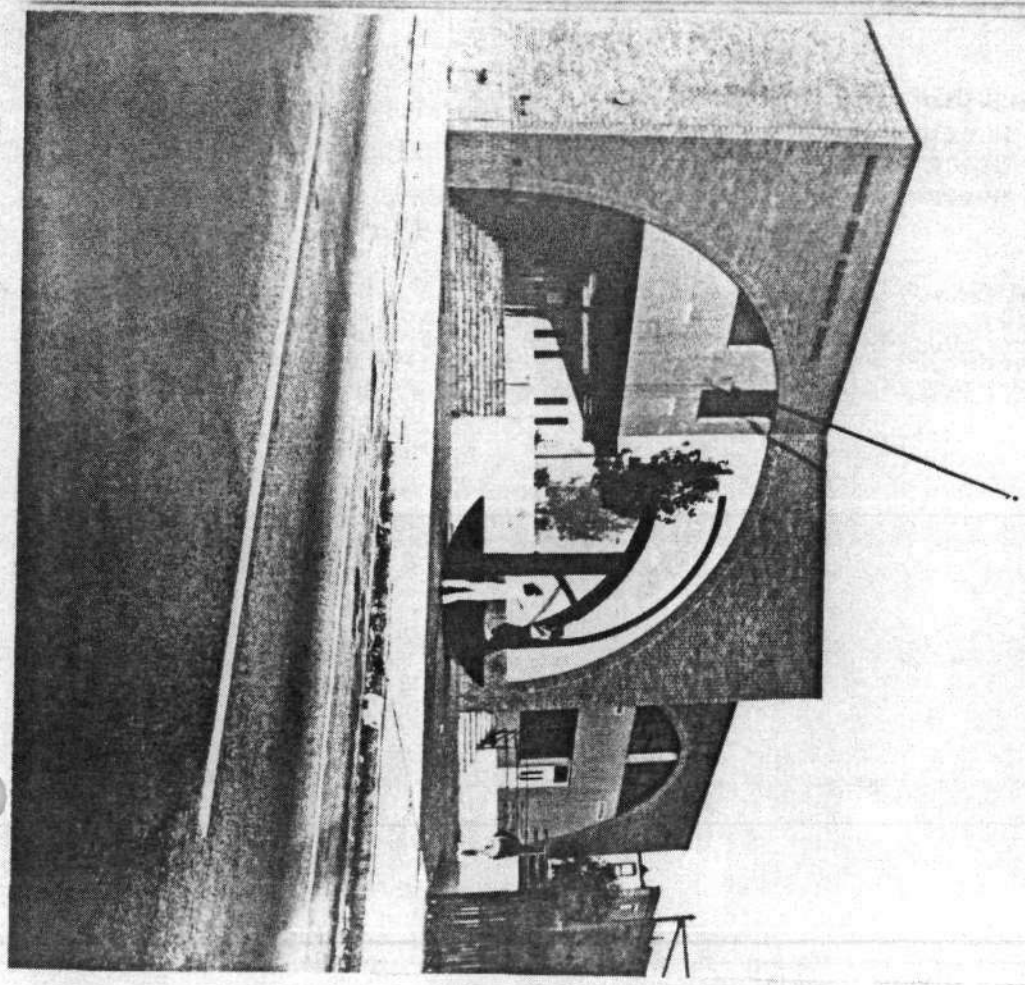
Charles Village/Abell District (~~Addendum~~)
Baltimore (city), Maryland
Red Cross & N. Charles Hospital
non-contributing buildings
Fred Shoken
November 1983
Maryland Historical Trust
view looking northwest

31/38
~~178~~

Charles Village/Abell District (~~Addendum~~)
Baltimore (city), Maryland
Non-contributing apartment house
St. Paul and 27th Street
Fred Shoken
November 1983
Maryland Historical Trust
view looking southeast

32/38
~~278~~

B-3736



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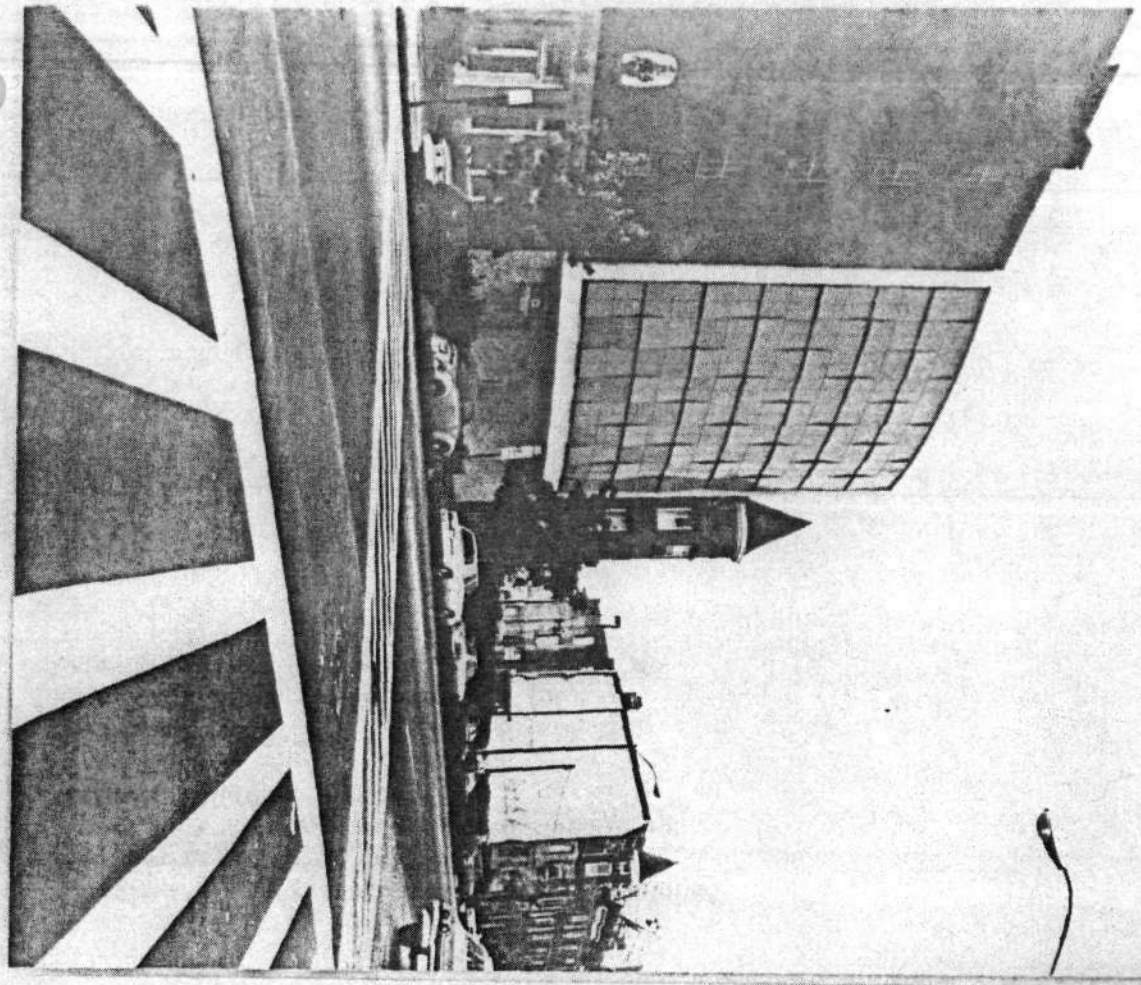
Charles Village/Abell District (~~Addendum~~)
Baltimore (city), Maryland
Non-contributing building - "Eddies"
3117 St. Paul Street
Fred Shoken
November 1983
Maryland Historical Trust
view looking east 33/38

Charles Village/Abell District (~~Addendum~~)
Baltimore (city), Maryland
Non-contributing - Brent School
Saint Paul at 26th Street
Fred Shoken
November 1983
Maryland Historical Trust
view looking east 34/38

B-3736



B-3736

Charles Village/Abell District (~~Addendum~~)
Baltimore (city), Maryland
District Boundary -- Johns Hopkins campus
N. Charles Street opposite 33rd Street
Fred Shoken
November 1983
Maryland Historical Trust
view looking northwest 36/38

Charles Village/Abell District (Addendum)
Baltimore (city), Maryland
Non- contributing storage co. building
2606 N. Charles Street
Fred Shoken
November 1983
Maryland Historical Trust
view looking northwest 35/38

B-3736

B-3736

Charles Village/Abell District ~~(Ap~~ ~~blendum)~~
Baltimore (city), Maryland
District Boundary -- Union Memorial new
building, Calvert St. & University Pkwy.
Fred Shoken
November 1983
Maryland Historical Trust
view looking south 3; 7/8

Charles Village/Abell District (Add
Baltimore (city), Maryland
District Boundary -- Whitridge Stree
300-400 block north side
Fred Shoken
November 1983
Maryland Historical Trust
view looking east

520234)

CONTRIBUTING RESOURCE
MARYLAND HISTORICAL TRUST
INTERNAL NR-ELIGIBILITY REVIEW FORM

Property Name: Saints Philips and James Convent & School Survey Number: BC

Property Address: 27th St.& Maryland Ave., Baltimore, Maryland

Project: Rehab for elderly housing Agency: HUD/RRP

Site visit by MHT Staff: ___ no _X_ yes Name Beth Hannold Date 4/2/92

District Name: Charles Village/Abell H. D. Survey Number: B-3736 ~~BC-3736~~

_X_ Listed ____ Eligible _____ Comment

Criteria: __A __B _X_C __D Considerations: __A __B __C __D __E __F __G __None

The resource _X_ contributes/___ does not contribute to the historic significance of this historic district in:

_X_ Location _X_ Design _X_ Setting _X_ Materials

_X_ Workmanship _X_ Feeling _X_ Association

Justification for decision: (Use continuation sheet if necessary and attach map)

This 3 story, brick L-shaped building which housed the St. Philips and St. James Convent and School (formerly Peabody Heights Academy) is a contributing element in the Charles Village/Abell Historic District. It was constructed in 1917, toward the end of the period of significance of the district (c. 1868-1930) and relates to the neighboring rowhouses in terms of design, scale and material. The school and convent were constructed to serve the SS. Philip and James Roman Catholic Church, located around the corner at 2715 N. Charles Street. The church was the first established in the suburban community of Peabody Heights, predecessor to Charles Village. The area around the church came to have a concentration of religious structures. Although the district is predominantly residential, it also contains a number of commercial, institutional and religious structures. This property is an interesting example of the latter.

Documentation on the property is presented in: Tax Act file

Prepared by: Peter Kurtz and Janet Blutstein, CHAP

Elizabeth Hannold August 13, 1992
Reviewer, Office of Preservation Services Date

NR program concurrence: X yes ___ no ___ not applicable

R. Andrews 14 Aug 92
Reviewer, NR program Date

Survey No. ~~BC-~~ B-3736

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA - HISTORIC CONTEXT

I. Geographic Region:

___	Eastern Shore	(all Eastern Shore counties, and Cecil)
___	Western Shore	(Anne Arundel, Calvert, Charles, Prince George's and St. Mary's)
X	Piedmont	(Baltimore City, Baltimore, Carroll, Frederick, Harford, Howard, Montgomery)
___	Western Maryland	(Allegany, Garrett and Washington)

II. Chronological/Developmental Periods:

___	Paleo-Indian	10000-7500 B.C.
___	Early Archaic	7500-6000 B.C.
___	Middle Archaic	6000-4000 B.C.
___	Late Archaic	4000-2000 B.C.
___	Early Woodland	2000-500 B.C.
___	Middle Woodland	500 B.C. - A.D. 900
___	Late Woodland/Archaic	A.D. 900-1600
___	Contact and Settlement	A.D. 1570-1750
___	Rural Agrarian Intensification	A.D. 1680-1815
___	Agricultural-Industrial Transition	A.D. 1815-1870
X	Industrial/Urban Dominance	A.D. 1870-1930
___	Modern Period	A.D. 1930-Present
___	Unknown Period (___ prehistoric	___ historic)

III. Prehistoric Period Themes:

___	Subsistence
___	Settlement
___	Political
___	Demographic
___	Religion
___	Technology
___	Environmental Adaption

IV. Historic Period Themes:

___	Agriculture
X	Architecture, Landscape Architecture, and Community Planning
___	Economic (Commercial and Industrial)
___	Government/Law
___	Military
___	Religion
___	Social/Educational/Cultural
___	Transportation

V. *Resource Type:*

Category: Building

Historic Environment: Urban

Historic Function(s) and Use(s): Dwelling, Education, Religious

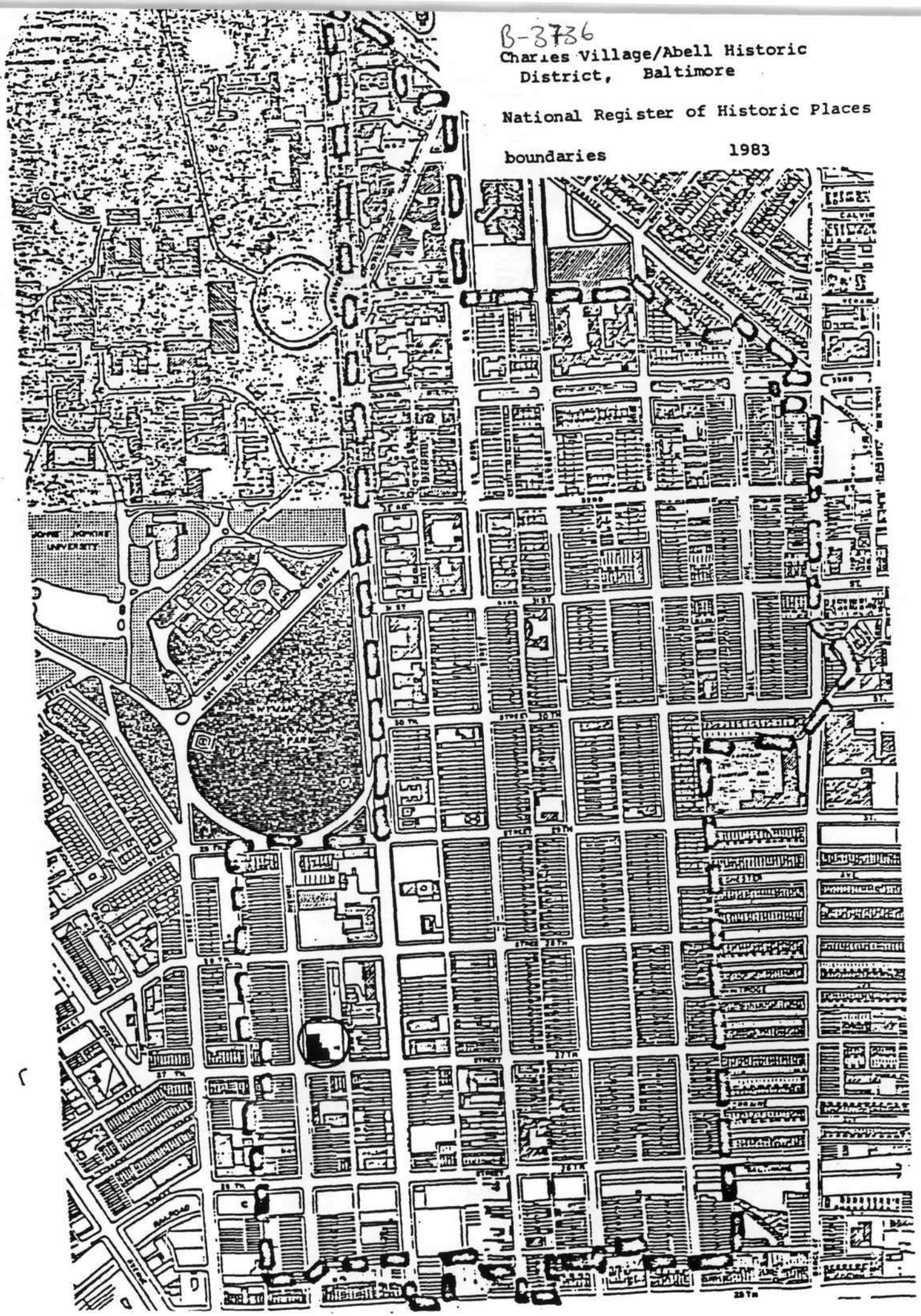
Known Design Source: Hugh I. Kavanaugh

B-3736

Charles Village/Abell Historic District, Baltimore

National Register of Historic Places

boundaries 1983



2527 N. CHARLES STREET

CHARLES Village NATIONAL REGISTER DISTRICT

July 1984

B-3736