HISTORIC AMERICAN BUILDINGS SURVEY

706 NORTH BROADWAY
(Commercial Building)

HABS No. MD-1026

Location: 706 North Broadway, Baltimore, Maryland.

USGS Baltimore East, Maryland Quadrangle
Universal Transverse Mercator Coordinates
18.4350440.0362940

Significance: One of a block of brick rowhouses in the 700 block of North Broadway, 706 N. Broadway is a greatly altered example of Baltimore urban vernacular brick rowhouse construction during the immediate post-Civil War period.

Description: This building is located on the west side of North Broadway, a major north-south boulevard in east Baltimore. Measuring approximately 17' by 75', the three-story, three bay rowhouse has brick foundations and walls laid in common bond. The structural system comprises a frame interior support of 5" joists spanning the masonry bearing walls. The primary facade no longer has its original appearance, having been altered in conjunction with 702 and 704 on the first floor with the construction of an aluminum and glass storefront, and on the second and third floors with the application of formstone. The second and third floors have one-over-one light windows. The facade is capped with a wood cornice which extends from 704 to 706, turning at the exposed wall at the end of the group. The roof is flat and tar-covered. A one step entry leads to the 2'-6" wide doorways which feature wood doors (some hollow core).

Featuring a dining room, parlor, and reception hall, the original floor plan of 706 N. Broadway is no longer intact. The third floor plan appears unaltered but all interior details have been modified; interior elements of the structure which are original are the third floor stairway and scrollwork on the second floor stairway.

History: Deed research indicates that 706 N. Broadway was built ca. 1871, possibly by George R. Collis and Andrew Saulsbury who on May 30, 1871, were involved in the initial transactions concerning the lots and buildings at 704 and 706 N. Broadway. The 1869 Sachse birdseye view depicts several older, small two-story structures occupying the present sites of 700 through 714 N. Broadway (Monument to Milliman Streets). The 1887 Bromley Atlas clearly shows the present 706 N. Broadway as a brick rowhouse situated on a lot of 17.6 feet by 78.6 feet at the north end of the 700-706 row. The 1890 Sanborn map indicates the building as a three-story brick rowhouse with frame cornice and main chimney. The structure possessed nine windows (three per floor) on the side facing the ten-foot wide service alley between 706 and 708 N. Broadway. Also with side to the alley but to the rear of the structure was a two-story section having a chimney. This area adjoined a one-story portion which likewise held a chimney. Each of these areas was accessible via an interior doorway; behind these back-of-the-house sections at the far rear of the building lot was a

separate one-story structure with chimney. Possibly, this entire back sector of the rowhouse and lot was used for kitchen-related activities.

Although the 1902 Sanborn and 1906 Bromley maps show no changes in 706 N. Broadway, the 1914 Sanborn indicates that the number of alley-side window openings was reduced to three (one per floor), while the separate one-story structure at the back of the lot was no longer present. In 1914, the building still primarily comprised three stories with the two-story and one-story rear sections. By 1944, however, the structure served as a restaurant building of three stories with an enlarged one-story rear portion reaching nearly to the end of the lot. This chimneyed rear area, probably utilized as the restaurant's own kitchen, completely consolidated the prior rear sections, including the former two-story alley side portion. The three window openings on the alley were maintained. Formstone covering most likely was added to the building during the mid-twentieth century heyday of that surface material.

Construction of 706 N. Broadway reflected several larger patterns in the nineteenth century northeastward expansion of Baltimore City. Governed by the orderly requirements of Thomas Poppleton's 1822 street grid of Baltimore, yet strongly influenced by the continual need for immigrant housing, the Broadway rowhouse neighborhood which includes the 700 block of North Broadway developed in response to many geographic and economic pressures. Among these, a local factor of considerable historic importance has been the presence of one or more major hospitals in the area since the late 1700s. In particular, the Johns Hopkins Hospital, located in the 600 block of North Broadway since its opening in 1889, has had a key impact on the growth and building usage of the neighborhood.

Although Fell's Point, the southern terminus of Broadway, was a major deep water port between 1750 and 1800, the Broadway region north of current Fayette Street was largely beyond the reach of early mercantile activity at "The Point." Warner and Hanna's 1801 Plan of the City and Environs of Baltimore depicts only the then newly-built "hospital for the care of the homeless sick and the insane" on Loudenschlager Hill, in the vicinity of present Monument Street and Broadway. The Old Joppa or Philadelphia Road crossed this area as well, but did not change its predominantly rural character.

Between 1820 and the Civil War, Baltimore's rigorous adherence to the Poppleton Street plan defined much of the character of urbanization in the North Broadway region. Without regard for topography, the Poppleton plan laid out a grid of 350-foot long blocks with service alleys. The street grid preceded actual housing construction in the 700 block North Broadway by several decades. City maps of the pre-Civil War era show few residential structures north of Pitt Street (modern Fayette) along either side of Broadway. Beyond Pitt

and Broadway, antebellum development centered in the Madison Square vicinity after that square's opening in 1853, but generally did not yet extend east of Bond Street. Key streets, however, were already in place. Its boulevard width a legacy of earlier use as a Fell's Point ropewalk, Broadway was opened and paved from Baltimore Street to Gay Street between 1851 and 1854. Monument Street ran eastward from the city center as early as 1830 and, by 1863, was under repair in the North Broadway area. Madison Street was in its present location by 1860.

As immigrant workers and their families arrived in Baltimore in ever-increasing numbers during the 1850-1880 period, neighborhoods bordering Broadway saw extension of city services, construction of public buildings, and speculative erection of entire blocks of rowhouses. In 1854, the Accommodation Line of horse-drawn omnibuses began running from Fell's Point up Broadway to Gay Street. Public or community-oriented structures in the vicinity of 700 N. Broadway included the Broadway Methodist Protestant Church at the northeast corner of Monument and Broadway (1860), the Hebrew Hospital fronting Ann and Monument Streets (1866-1868; precursor to Sinai Hospital), and the Episcopal Church of Our Savior at the northwest corner of Broadway and McElderry (1869-1871). By 1876, the system of "Broadway Parks" along the center of that street were extended up to North Avenue (then the legal northern limit of Baltimore City) and landscaped with flowers, trees, and fountains. In 1888, Enoch Pratt Free Library opened its Branch No. 5 at Broadway and Miller Street (the 800 block North Broadway). A year later, displacing the Methodist cemetery and several dwellings, the seventeen original buildings of Johns Hopkins Hospital opened on the site bounded by Broadway, Monument, Wolfe, and Jefferson Streets.

The ethnic diversity of the North Broadway neighborhood was reflected by 1890 in construction of the Bohemian Hall at Barnes and Broadway (1000 block) and the new brick First Baptist Church southwest of the hospital (built 1880 to house the oldest black Baptist congregation in Maryland). The twentieth century saw Johns Hopkins attain a dominant position in the community, building Hampton House for nurses (1926-1927), a series of apartment houses and units (1950s-1960s) and the Kennedy Institute (1962-1964) in the surrounding vicinity of the 700 block of Broadway. As early as 1904, residents in the 700-730 block responded economically to Hopkins' influence by opening drug stores for patients and boardinghouses for medical students and doctors. Jane Tydings at 726 N. Broadway pioneered in the latter enterprise and became a major real-life model for Augusta Tucker's best-selling 1939 novel Miss Susie Slagle's.

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P.A.C. Spero & Company
Baltimore, Maryland
May 14, 1991

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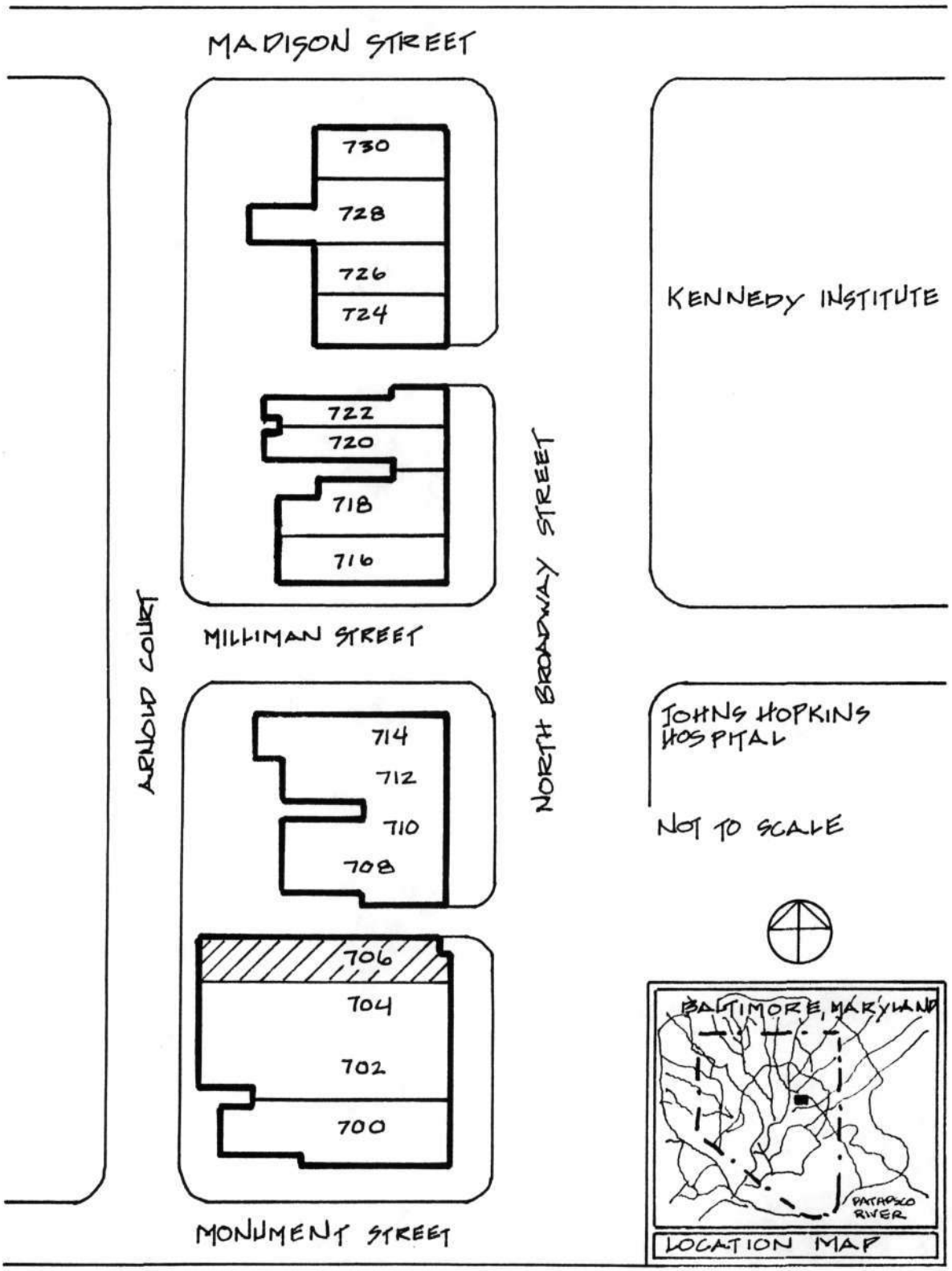
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730
728
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722
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MILLIMAN STREET
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MONUMENT STREET
ARNOLD COURT
NORTH BROADWAY STREET
KENNEDY INSTITUTE
JOHNS HOPKINS HOSPITAL
NOT TO SCALE
BALTIMORE, MARYLAND
PATAPSCO RIVER
LOCATION MAP

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(Commercial Building)
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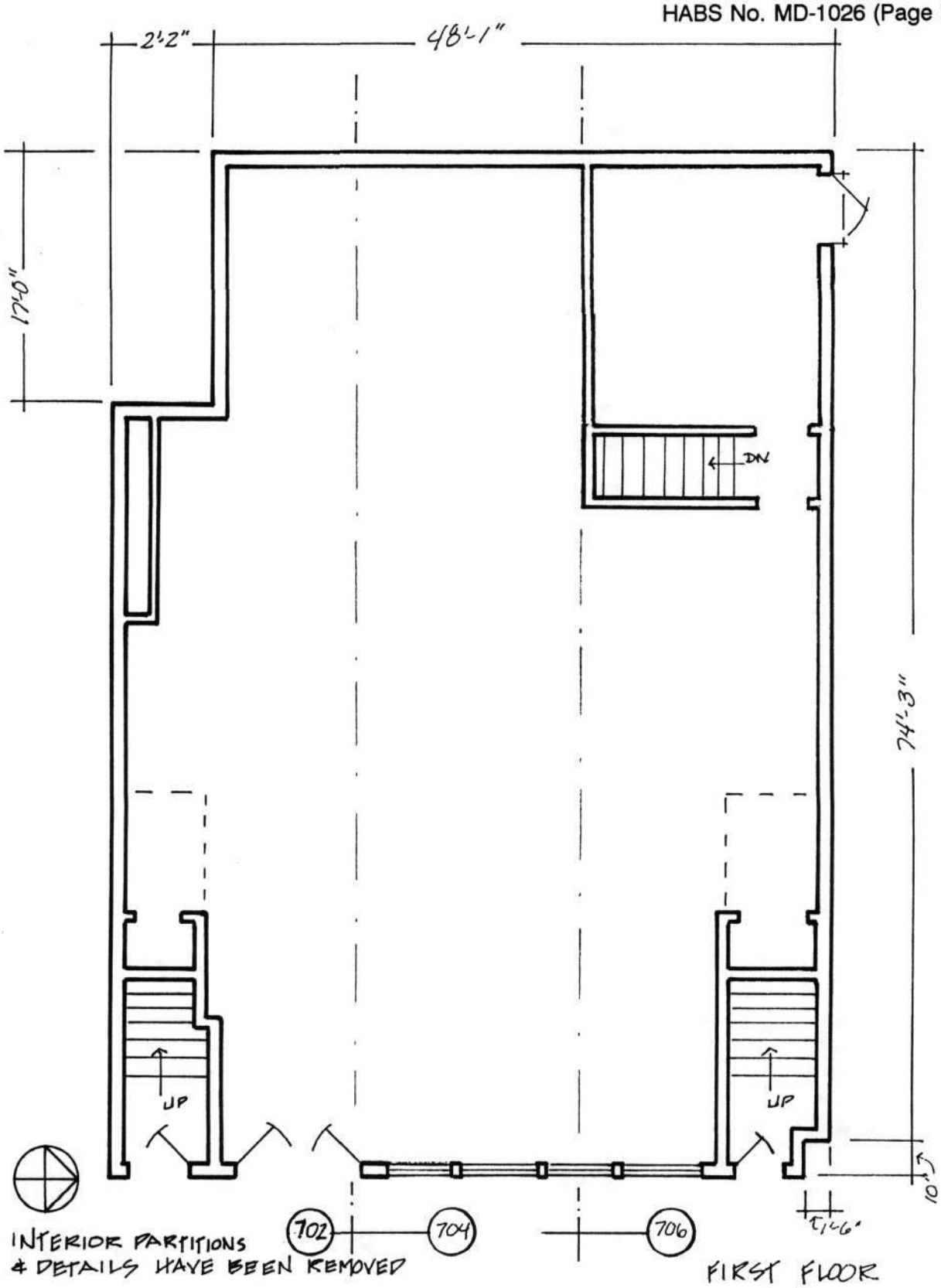

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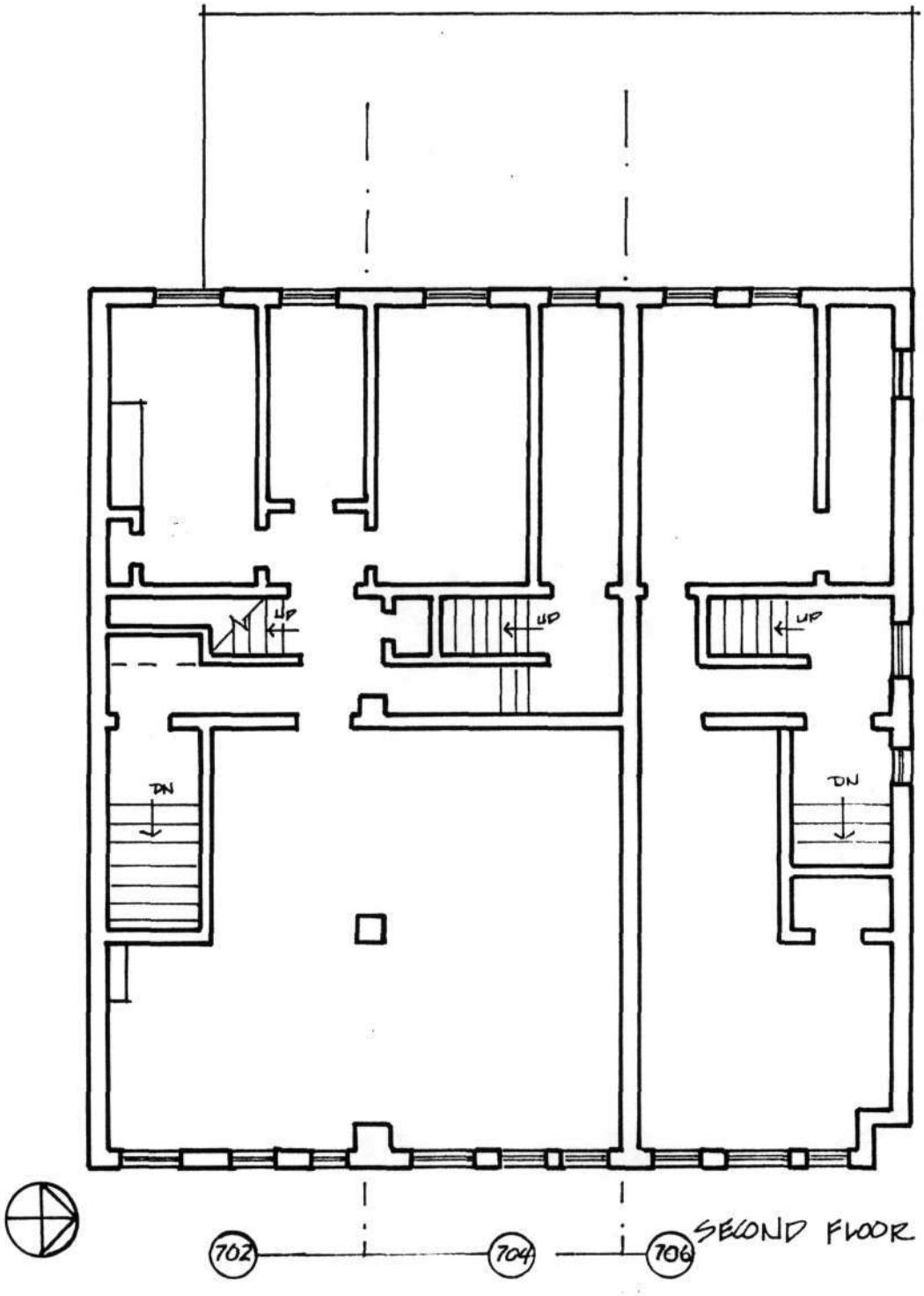

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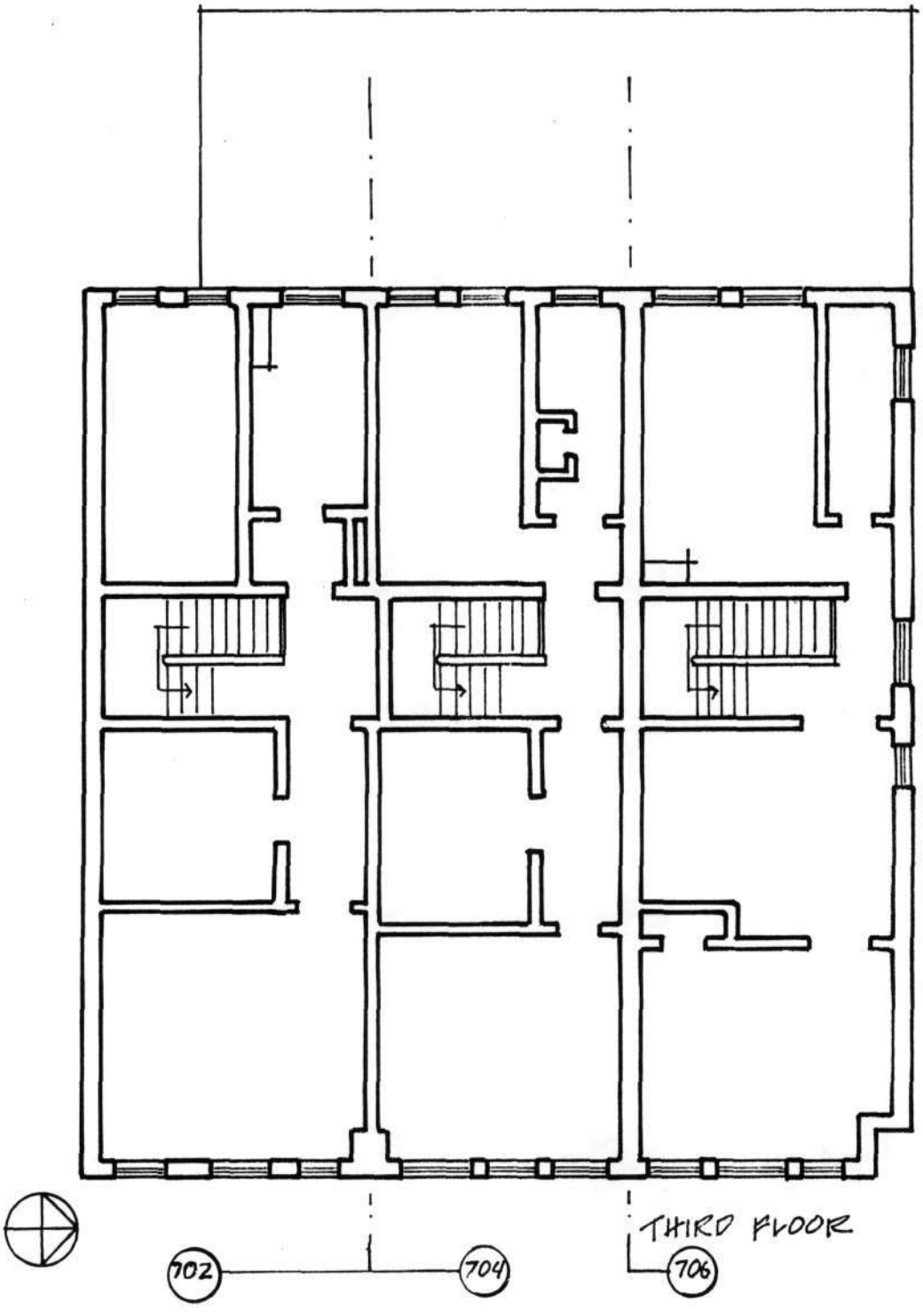

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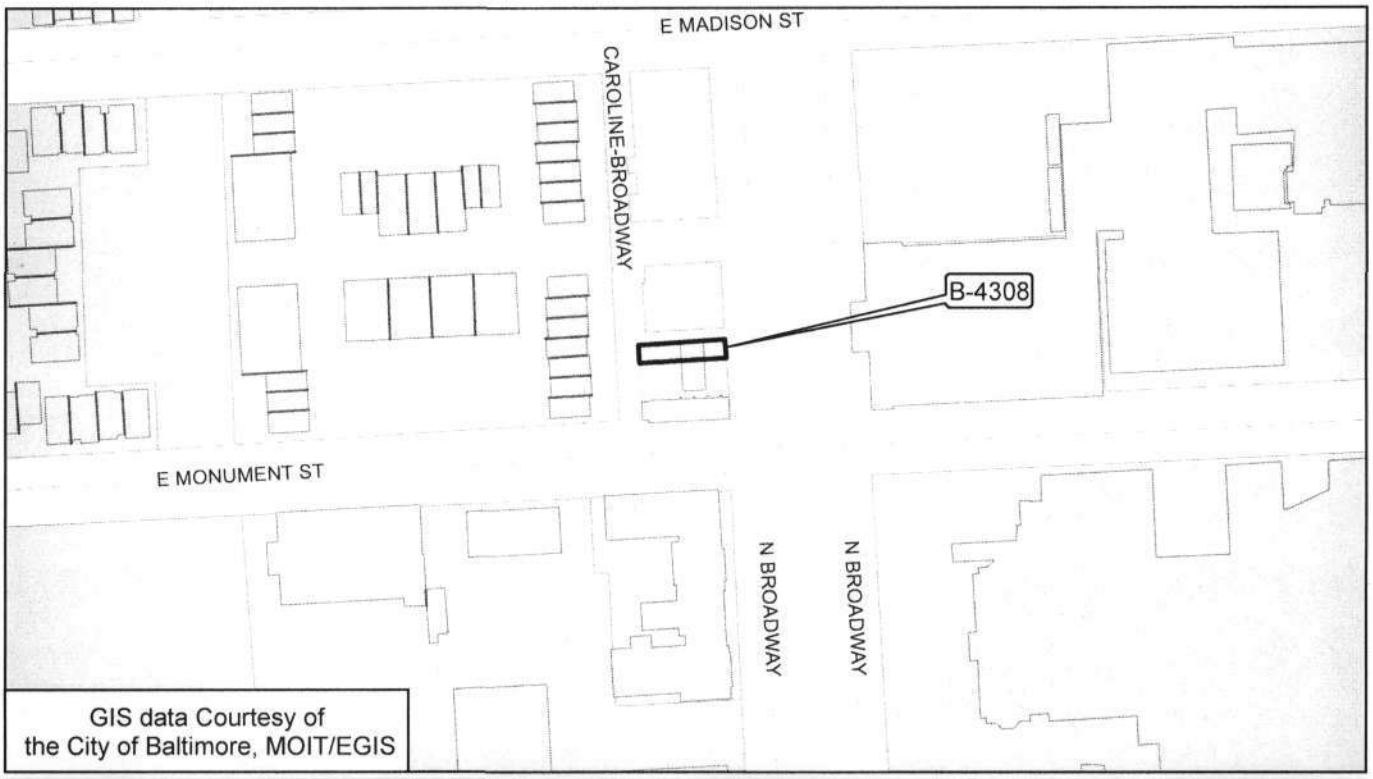
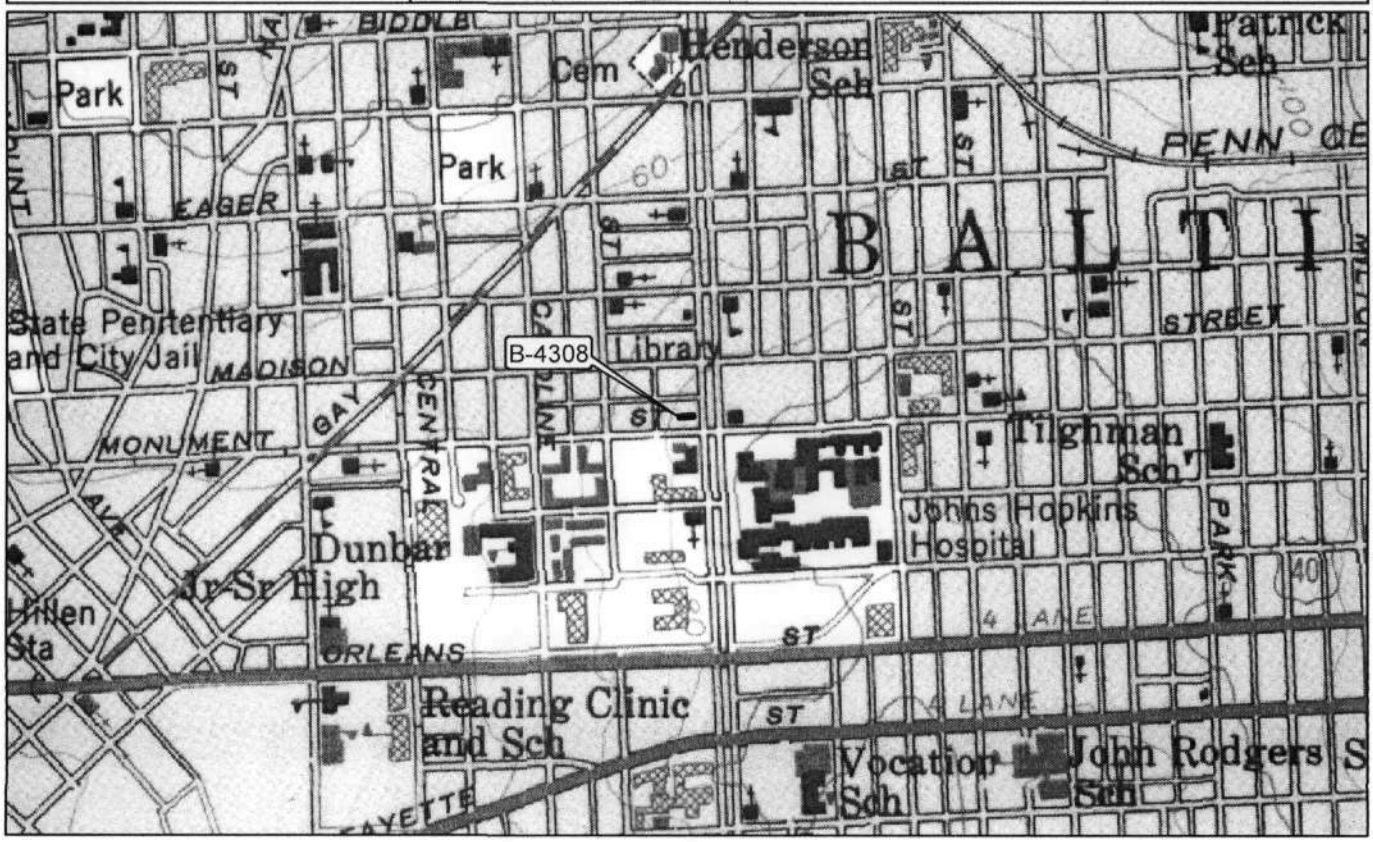
706 N. Broadway
Block 1246, Lot 007
Baltimore City
Baltimore East Quad.

Demolished





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BALTIMORE, MARYLAND

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Photographer: Robert C. Shelley
P.A.C. Spero & Company

May 1991

MD-1026-1	FRONT ELEVATION, 700-706 NORTH BROADWAY, VIEW WEST (706 NORTH BROADWAY ON FAR RIGHT). NEGATIVE IS WITH HABS NO. MD-1024-6.
MD-1026-2	VIEW WEST, FRONT ELEVATION
MD-1026-3	OBLIQUE VIEW EAST, NORTH, AND WEST ELEVATION
MD-1026-4	VIEW EAST, REAR WEST ELEVATION
MD-1026-5	INTERIOR VIEW, EAST, SECOND FLOOR FRONT ROOM
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RESTAURANT
CARRY-OUT
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DRUGS
SUPPLIES
VIDEO RENTALS

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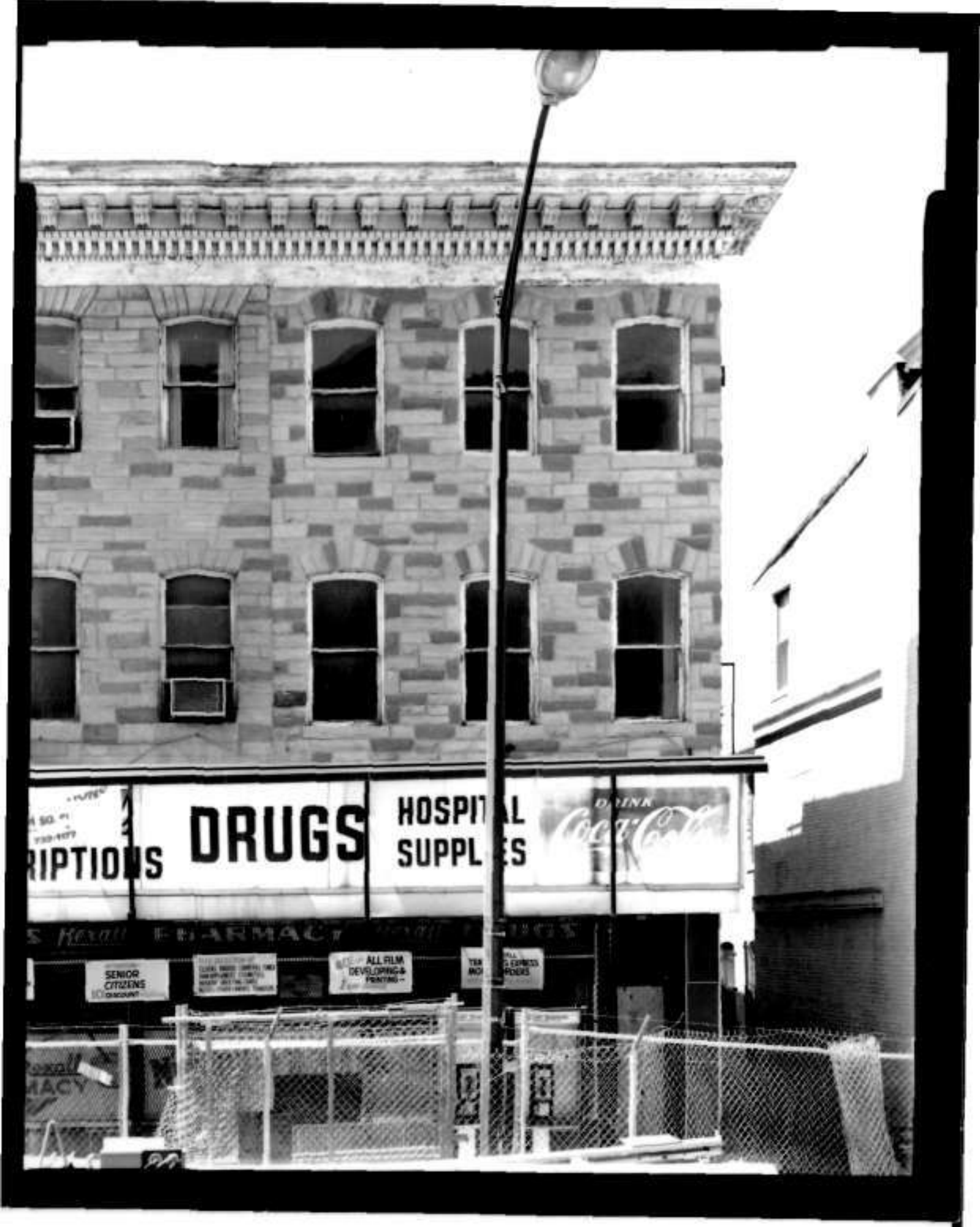
DRUGS
HOSPITAL
SUPPLIES
DRINK
Coca-Cola
SENIOR
CITIZENS
ALL FILM
DEVELOPING &
PRINTING

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