

HISTORIC AMERICAN BUILDINGS SURVEY

718 NORTH BROADWAY
(Rowhouse)

HABS No. MD-1030

Location: 718 North Broadway, Baltimore, Maryland.

USGS Baltimore East, Maryland Quadrangle
Universal Transverse Mercator Coordinates
18.4350440.0362960

Significance: One of a block of brick rowhouses in the 700 block of North Broadway, 718 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 16' by 50', the three-story, three bay rowhouse has brick foundations and walls laid in common bond. Formstone covers the primary facade; brick on all other visible sides is intact. The structural system comprises a frame interior support of 5" joists and tie-rods spanning the masonry bearing walls. There is one brick chimney in the rear on the west wall. There is an arched entryway with transom and an exit door and two cellar doors (one on the east and one on the west). The facade windows have arched lintels on all floors. The facade is capped with a bracketed wood cornice, and the roof is flat and tar-covered.

Featuring a dining room, parlor, and reception hall, the original floor plan of this house is no longer intact. Original decorative features that remain are few but may include the balustrade from the first to the second floors.

History: Deed research indicates that 718 N. Broadway was built ca. 1874, possibly as an enterprise of Charles J. Klueber, who held the 718 site as well as the adjacent 716 lot in that year. More precise dating of the house has been hindered by lack of surviving Baltimore City building permits and tax records of the late nineteenth century. 718 N. Broadway is not shown on the 1869 Sachse birdseye view but does appear in the 1887 Bromley Atlas as a brick rowhouse on a lot of 16 feet by 82.6 feet. At the far rear of the lot, a separate stable was evidently shared between 718 and 716 N. Broadway.

The 1890 Sanborn map depicts the 718 property as identical to its 716 neighbor: a brick, three-story rowhouse with one main chimney and a small rear section composed of one two-story and one one-story portion of nearly equal area. Each of these rear components possessed a chimney and were reached from the front of the house via single interior doorways. The house itself featured a wood cornice at its Broadway roofline. The two-story stable at the rear of the lot was shared with 716 N. Broadway even though the stable abutted 1648 Milliman, the end structure of a long row of two-story dwellings on that street. By 1902, the Sanborn Company depicted the rear portions of 718 N. Broadway

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as comprising an ell extension of the house rather than running its entire width. As the adjacent house to the north, 720 N. Broadway, then as later featured a long ell making a narrow inner open area, this diminution of the rear portion of 718 may have resulted from an effort to enlarge the open area and better ventilate the kitchen sector of the house. In any case, this change did not persist, for the 1914 Sanborn and all subsequent sources depict the rear of 718 on its original plan rather than as an ell. The post-1902 sources record no further changes to this rowhouse or to the shared stable at the rear.

Construction of 718 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

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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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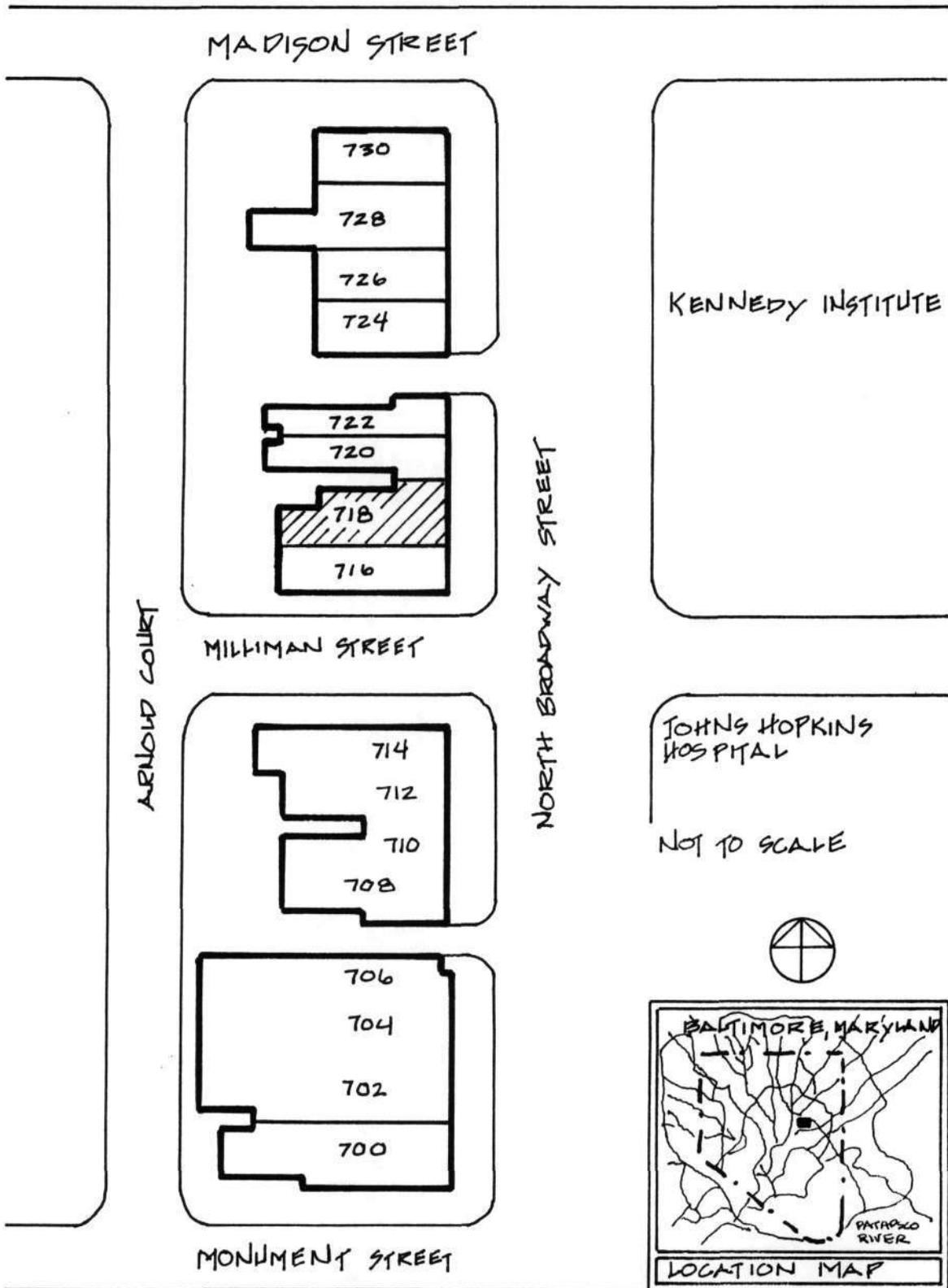
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Baltimore, Maryland
May 14, 1991

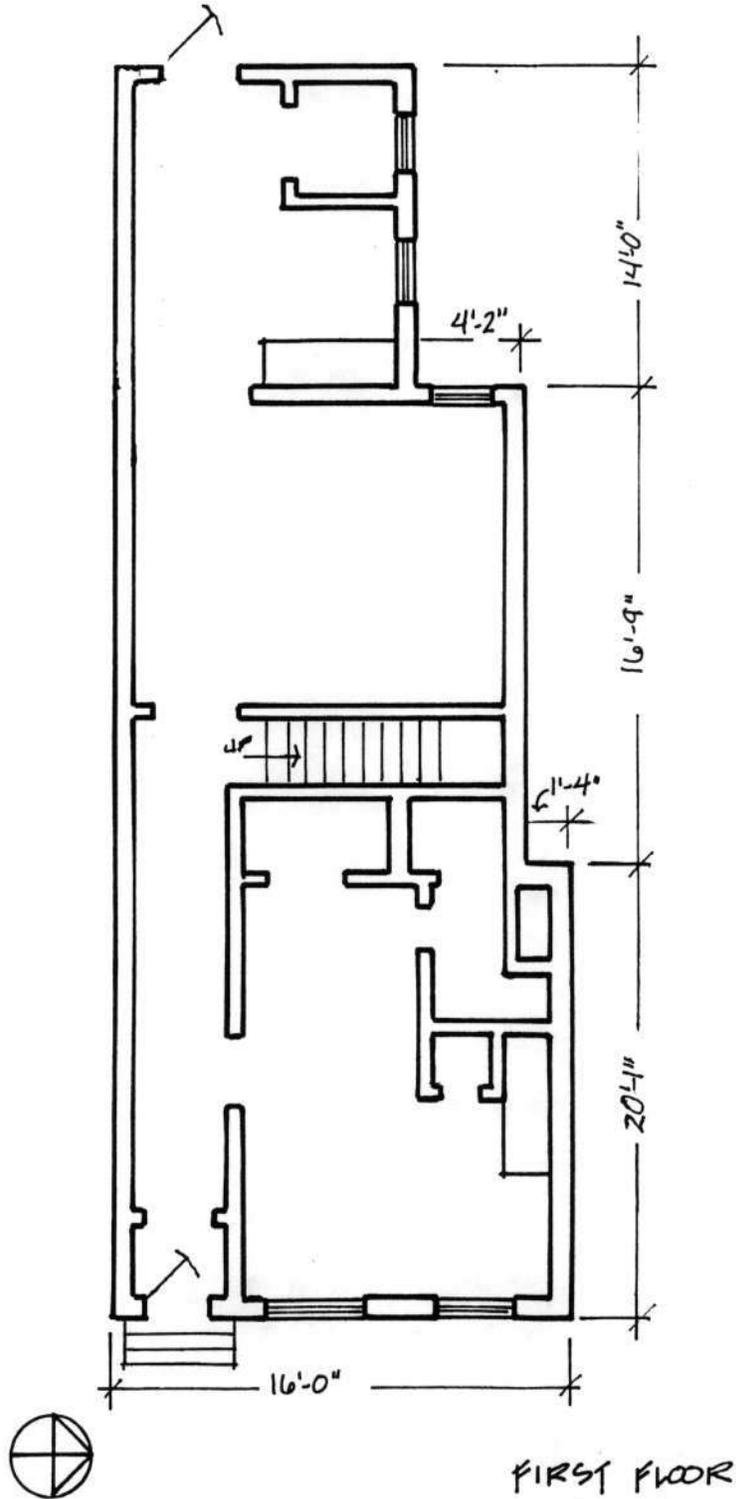
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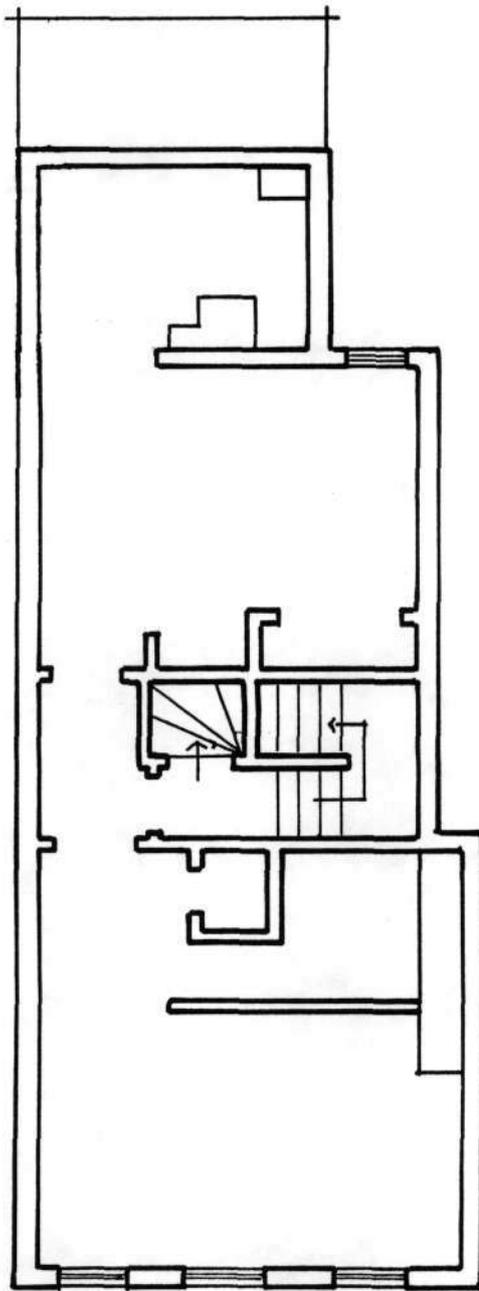
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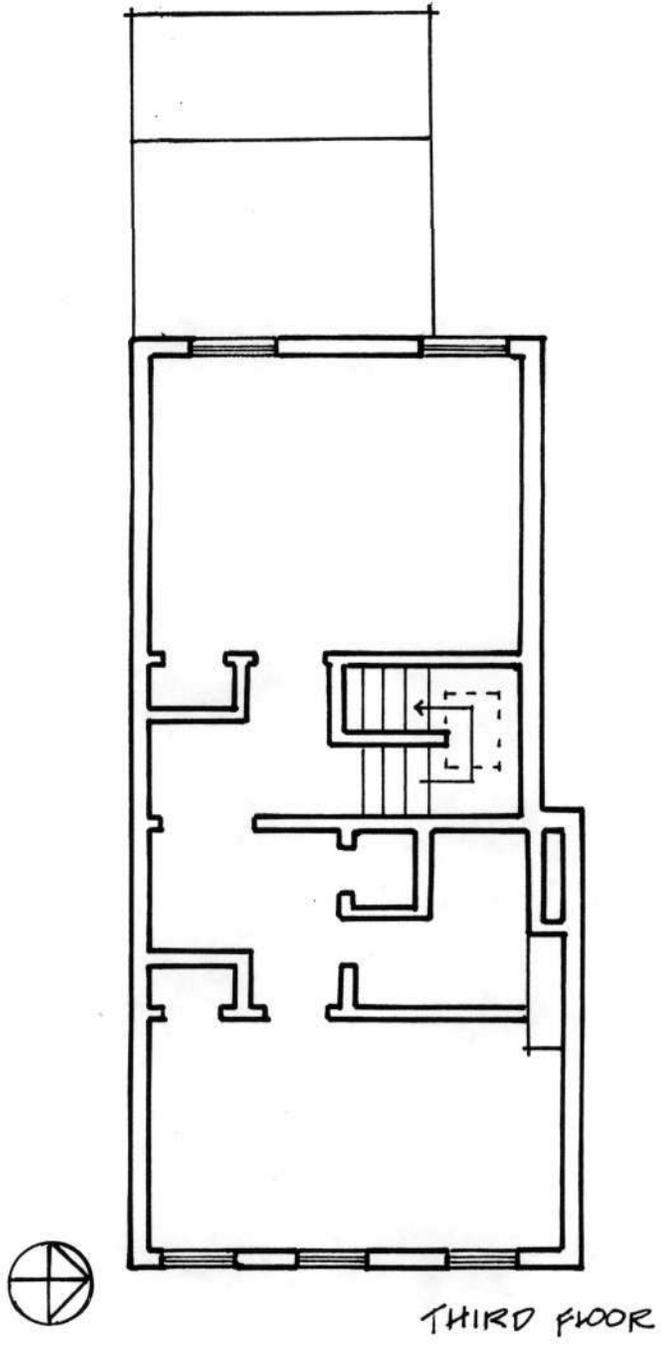
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SECOND FLOOR

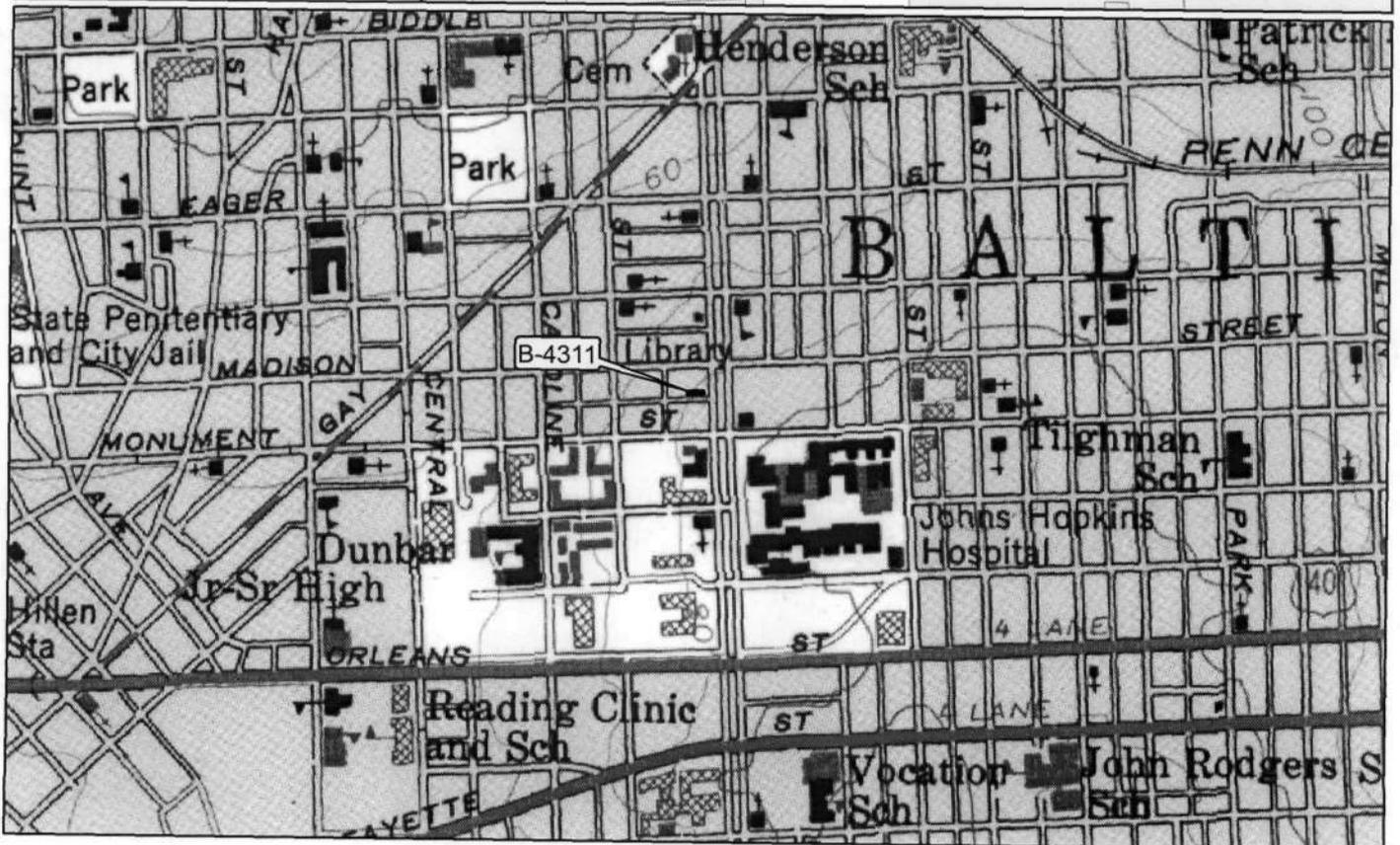
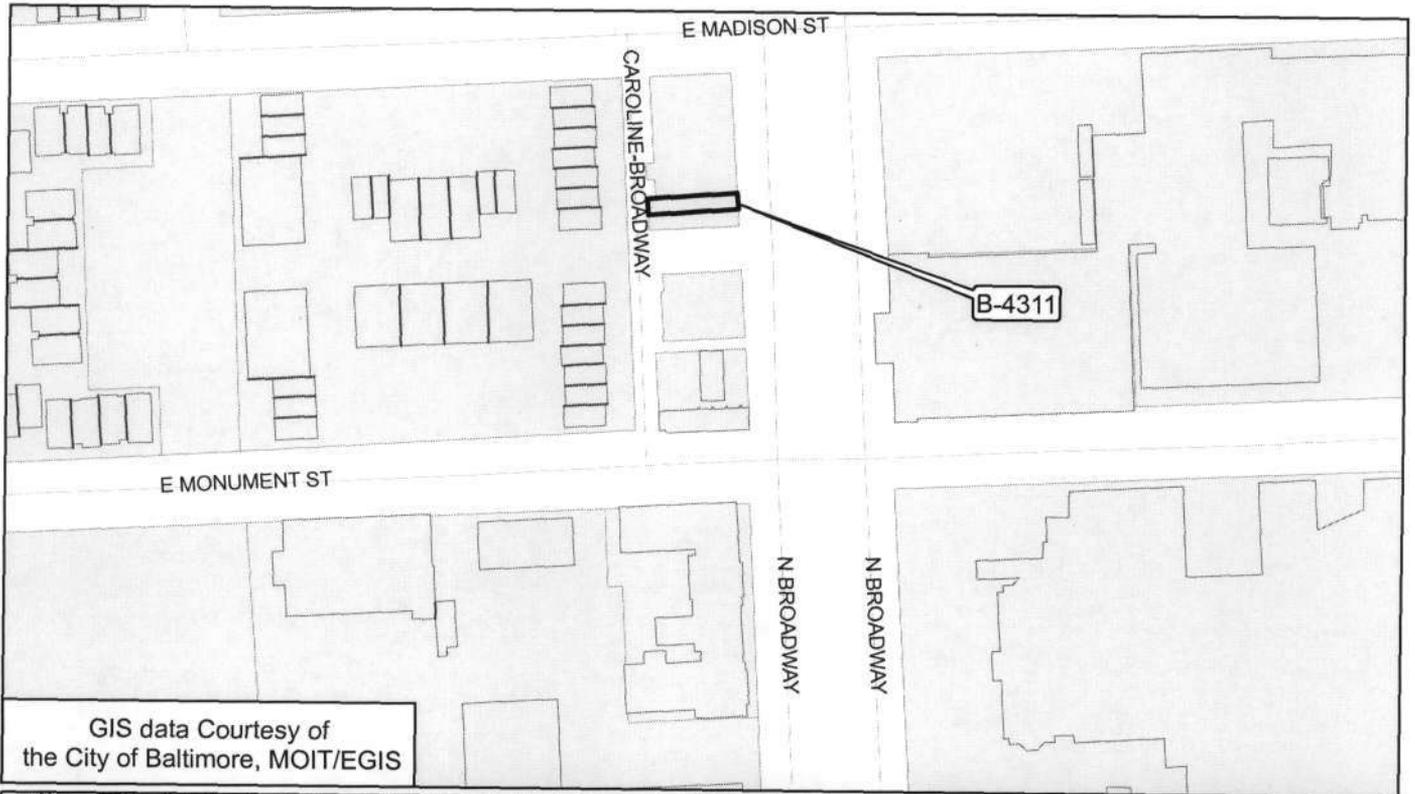
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718 N. Broadway
Block 1246, Lot 011
Baltimore City
Baltimore East Quad.

Demolished



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

May 1991

- MD-1030-1 VIEW NORTHWEST, FRONT ELEVATIONS, 716-722 NORTH BROADWAY (718 NORTH BROADWAY SECOND FROM LEFT) NEGATIVE IS WITH HABS NO. MD-1029-1.
- MD-1030-2 VIEW WEST, FRONT ELEVATION
- MD-1030-3 VIEW EAST, REAR ELEVATION, 716-718 NORTH BROADWAY (718 NORTH BROADWAY AT LEFT) NEGATIVE IS WITH HABS NO. MD-1029-4.



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HABSNO
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HABS NO
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