

HISTORIC AMERICAN BUILDINGS SURVEY

724 NORTH BROADWAY
(Rowhouse)

HABS No. MD-1033

Location: 724 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 North Broadway, 724 North Broadway is a representative example of Baltimore urban vernacular brick rowhouse construction and design during the 1870s.

Description: This building is located on the west side of North Broadway, a major north-south boulevard in east Baltimore. Measuring approximately 17' by 42', 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 and two tie-rods spanning the masonry bearing walls. One-inch formstone covers the brick on the facade. The facade is capped with a bracketed wood cornice shared with 726 and 728, and the roof is flat and tar-covered. As in the four rowhouses to the immediate south, (716 - 722), the entryway to 724 is arched. The wood entrance door has a painted, arched transom light with petal transom molding. There is oak wainscotting in the entry hall. The first floor east facade has two eight-foot windows and the south side has two-over-two light windows. The second and third floors have three one-over-one windows on the east and three two-over-two windows on the south. The basement also has two windows on the east side and two on the south side. In the rear, there are two brick chimneys on the south wall.

The original floor plan of this rowhouse, which featured a parlor, reception hall, dining room, rear pantry, and side staircase, is largely intact. The slightly curved wall near the staircase suggests those found in more lavish Baltimore residences of the same era in the Bolton Hill area. Stairway molding and the fireplace cover and mantel may also be original.

History: Deed research indicates that 724 N. Broadway was built ca. 1870-1875. More precise dating of the structure has been hindered by lack of surviving Baltimore City building permits and tax records of the late nineteenth century. Although not shown on the 1869 Sachse birdseye view, the house does appear as a brick rowhouse with south side facing a ten-foot wide service alley. The structure was situated on a lot of 17.6 feet by 74.6 feet.

The 1890 Sanborn depicts the property as a brick rowhouse of three stories with a small, rear one-story porch enclosure. On the alley side, the three-story part of the house featured three columns of three windows each plus a window in

B-4314

724 NORTH BROADWAY
(Rowhouse)
HABS No. MD-1033 (Page 2)

the porch section. The entire house had one front chimney and wood cornice topping the facade on Broadway. The 1890 Sanborn depicted the small one-story porch as inaccessible from the interior of the house.

By 1902, although other details remained unchanged, this rear section was shown as a full-fledged, chimneyed closed portion of the structure that could be reached via a doorway in the rowhouse's single interior wall crossing its width. The 1914 and all subsequent Sanborns, however, depict the rear area as partly open although its chimney persists. Post-1902 sources record no other changes to 724 N. Broadway.

Construction of 724 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

B-4314

724 NORTH BROADWAY
(Rowhouse)
HABS No. MD-1033 (Page 3)

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.

Sources:

Bromley, George W. and Walter S. Bromley. Atlas of the City of Baltimore, Maryland. Philadelphia: G.W. Bromley and Co., 1887.

Bromley, George W. and Walter S. Bromley. Atlas of the City of Baltimore, Maryland. Philadelphia: G.W. Bromley and Co., 1896.

Bromley, George W. and Walter S. Bromley. Atlas of the City of Baltimore, Maryland. Philadelphia: G.W. Bromley and Co., 1906.

B-4314

724 NORTH BROADWAY
(Rowhouse)
HABS No. MD-1033 (Page 4)

Chesney, Alan M. The Johns Hopkins Hospital and Johns Hopkins University School of Medicine. A Chronicle 1867-1914. In three volumes. Baltimore: The Johns Hopkins University Press, 1943, 1958, 1963.

Deed records. Baltimore City Courthouse, Baltimore, Maryland.

Herman, Benjamin. "Hopkins Real-Life 'Susie Slagle'." Baltimore Sun, 28 February 1960.

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

Hurd, Henry M. "The Site of the Johns Hopkins University Hospital." Reprint from Johns Hopkins Nurses Alumnae Magazine, April 1911.

Kelly, Jacques. The Pratt Library Album: Baltimore Neighborhoods in Focus. Baltimore: Enoch Pratt Free Library, 1986.

Landon, Philip J. "Washington Hill: A Brief History." 1979 Pamphlet in files of Commission on Historical and Architectural Preservation, Baltimore, Maryland.

Lantz, Emily Emerson. "Unusual Width and Name of East Baltimore Thoroughfare Are Due to Use as 'Ropewalk'." Baltimore Sun, 16 December 1923.

Maryland Historical Trust State Historic Sites Form for the Madison-Square-Oliver Historic District. Survey B-3971. Prepared for Commission on Historical and Architectural Preservation, Baltimore, Maryland, September 1987.

McCreary, George W. Street Index. Baltimore: Press of Kohn and Pollock, 1900.

Olson, Sherry H. Baltimore: The Building of An American City. Baltimore and London: Johns Hopkins University Press, 1980.

Papenfuse, Edward C. and Joseph M. Coale, III. The Hammond-Harwood Home Atlas of Historical Maps of Maryland 1608-1908. Baltimore and London: Johns Hopkins University Press, 1982.

Sachse, Edward. Birdseye View of Baltimore. Philadelphia: E. Sachse and Co., 1869.

Sanborn Company. Map of Baltimore. New York: Sanborn Company, 1890.

B-4314

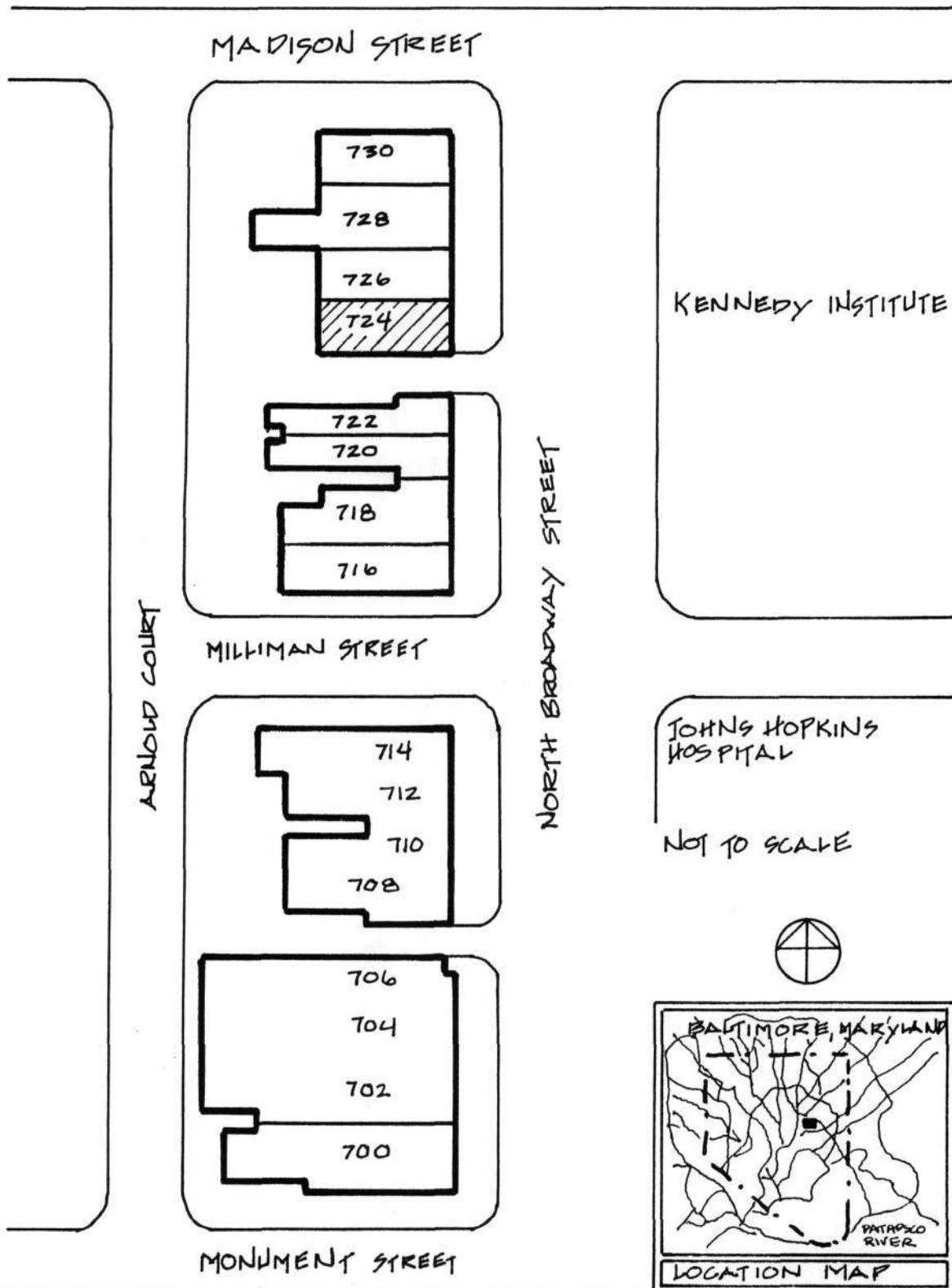
724 NORTH BROADWAY
(Rowhouse)
HABS No. MD-1033 (Page 5)

- Sanborn Company. Map of Baltimore. New York: Sanborn Company, 1902.
- Sanborn Company. Map of Baltimore. New York: Sanborn Company, 1914.
- Sanborn Company. Map of Baltimore. New York: Sanborn Company, 1914-1951, corrected edition.
- Scharf, Thomas J. History of Baltimore City and County. Baltimore: Regional Publishing Company, 1971; reprint of 1881 original.
- Shivers, Natalie W. Those Old Placid Rows: The Aesthetic and Development of the Baltimore Rowhouse. Baltimore: Maclay & Associates, 1981.
- "60 P.C. of Slum Area Cleared for Hopkins Hospital 'Campus'." Baltimore Evening Sun, 26 June 1953.
- Tucker, Augusta. Miss Susie Slagle's. New York: Pyramid Books, 1939.
- Turner, Thomas B. Heritage of Excellence: The Johns Hopkins Medical Institutions, 1914-1947. Baltimore and London: The Johns Hopkins University Press, 1974.

Historian: Michael Reis
P.A.C. Spero & Company
Baltimore, Maryland
May 14, 1991

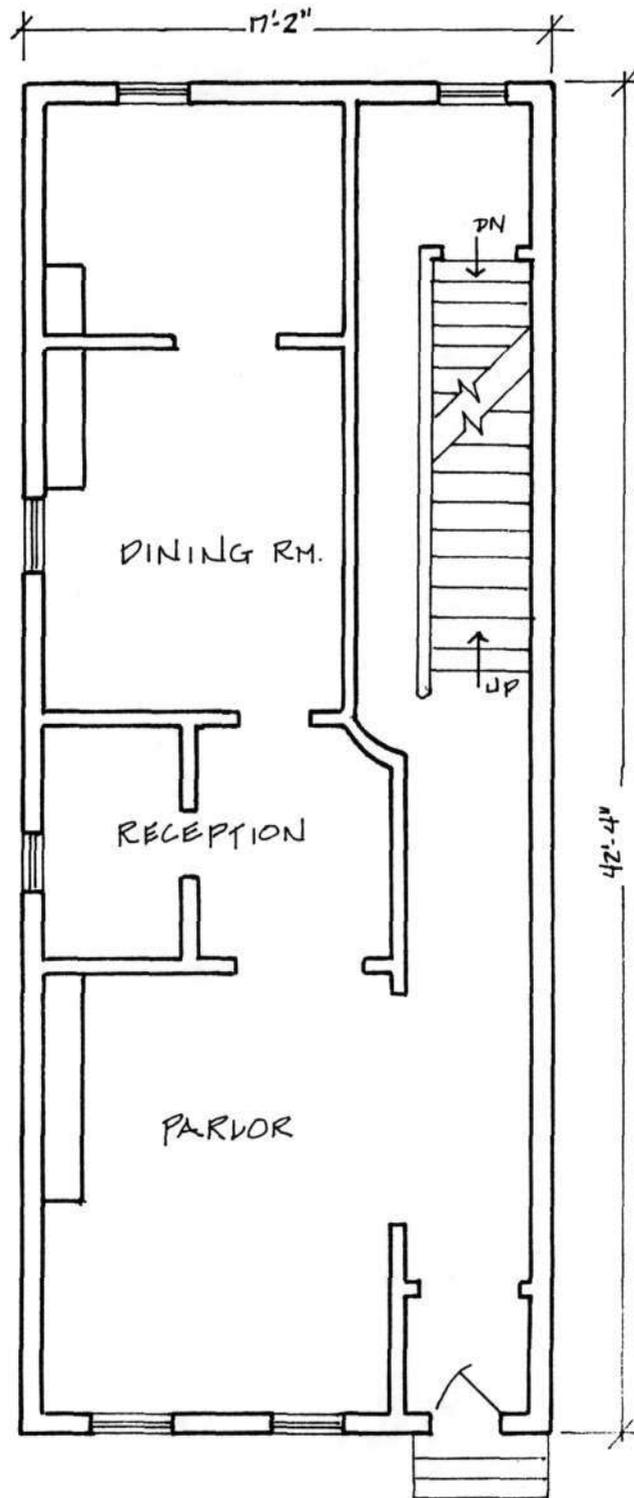
B-4314

724 NORTH BROADWAY
(Rowhouse)
HABS No. MD-1033 (Page 6)



B-4314

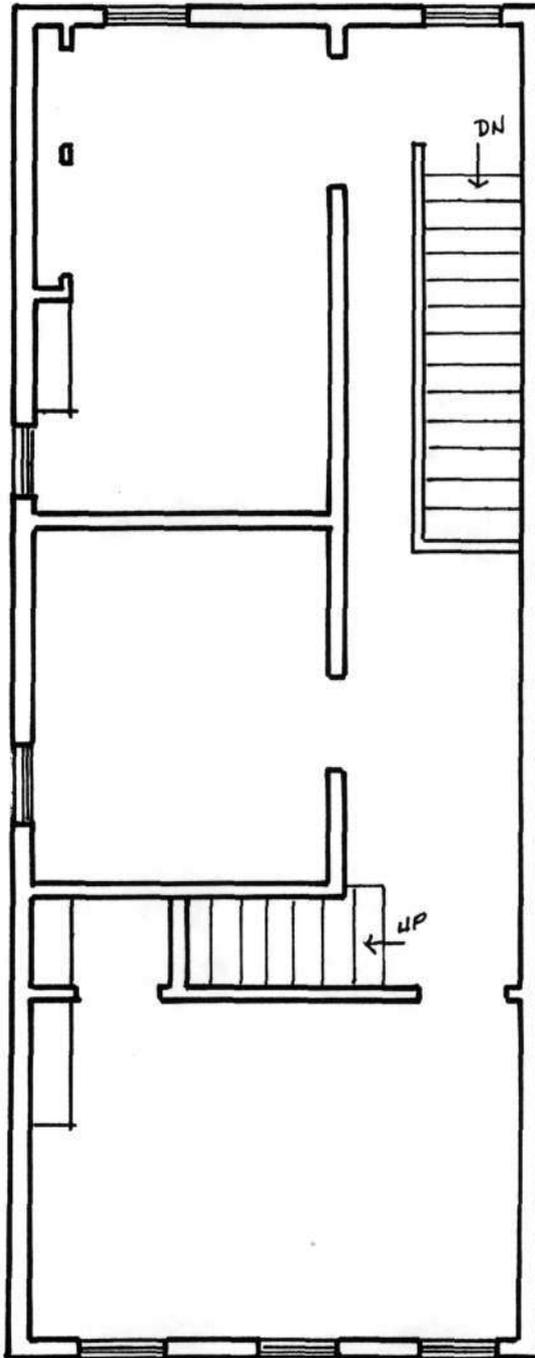
724 NORTH BROADWAY
(Rowhouse)
HABS No. MD-1033 (Page 7)



FIRST FLOOR

B-4314

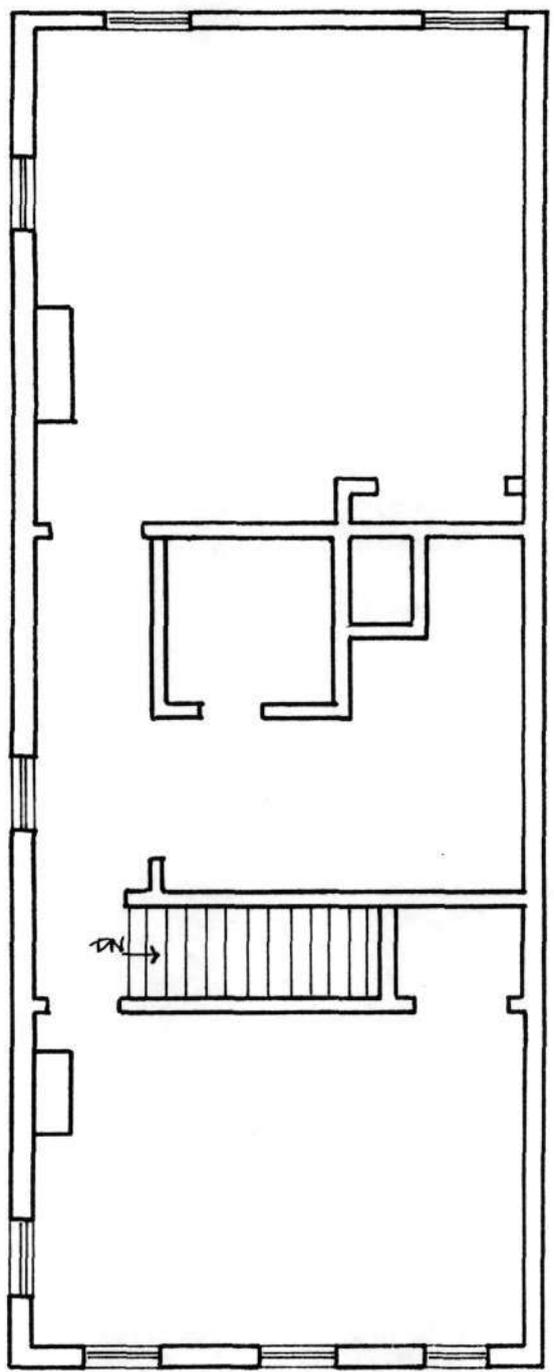
724 NORTH BROADWAY
(Rowhouse)
HABS No. MD-1033 (Page 8)



SECOND FLOOR

B-4314

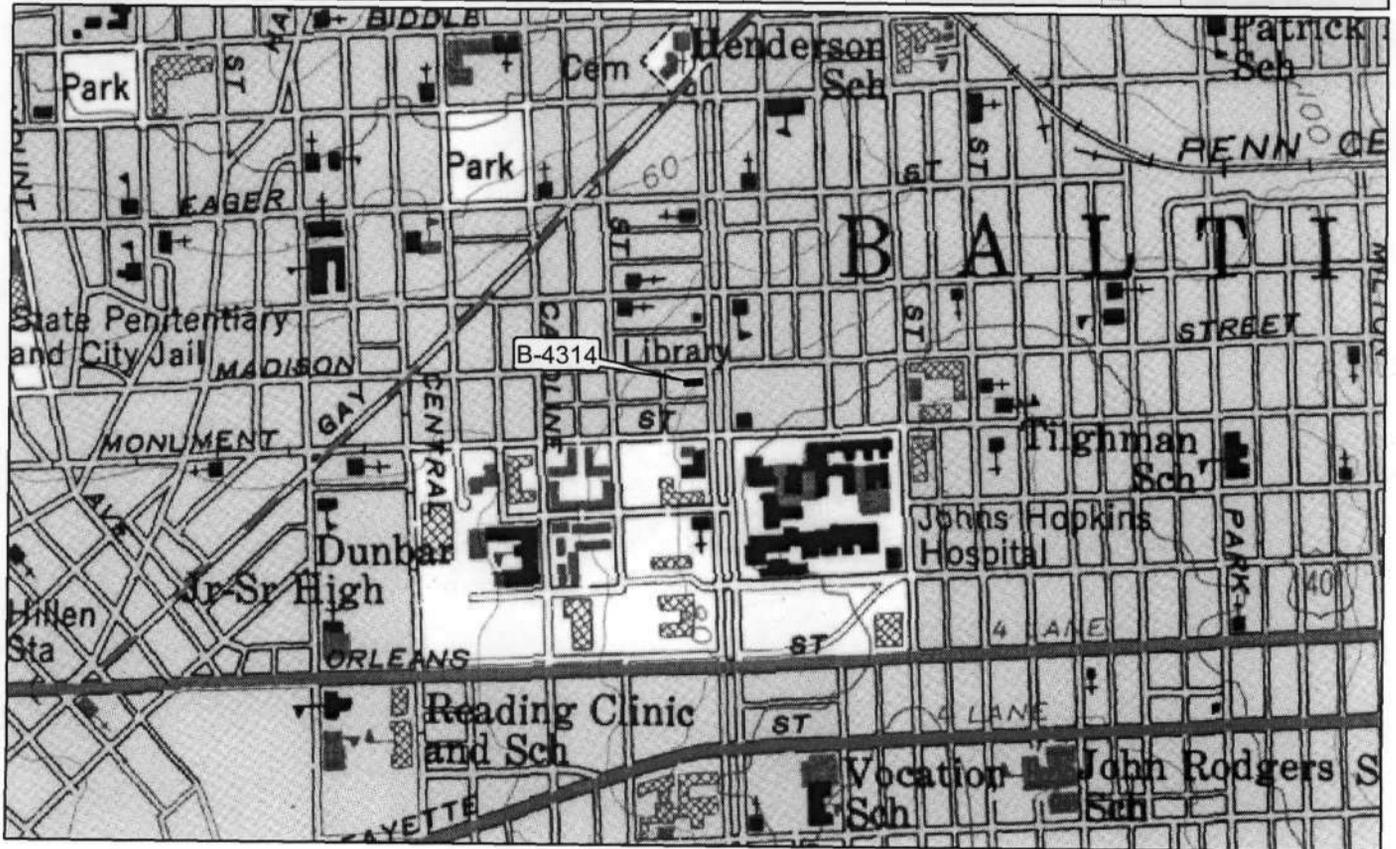
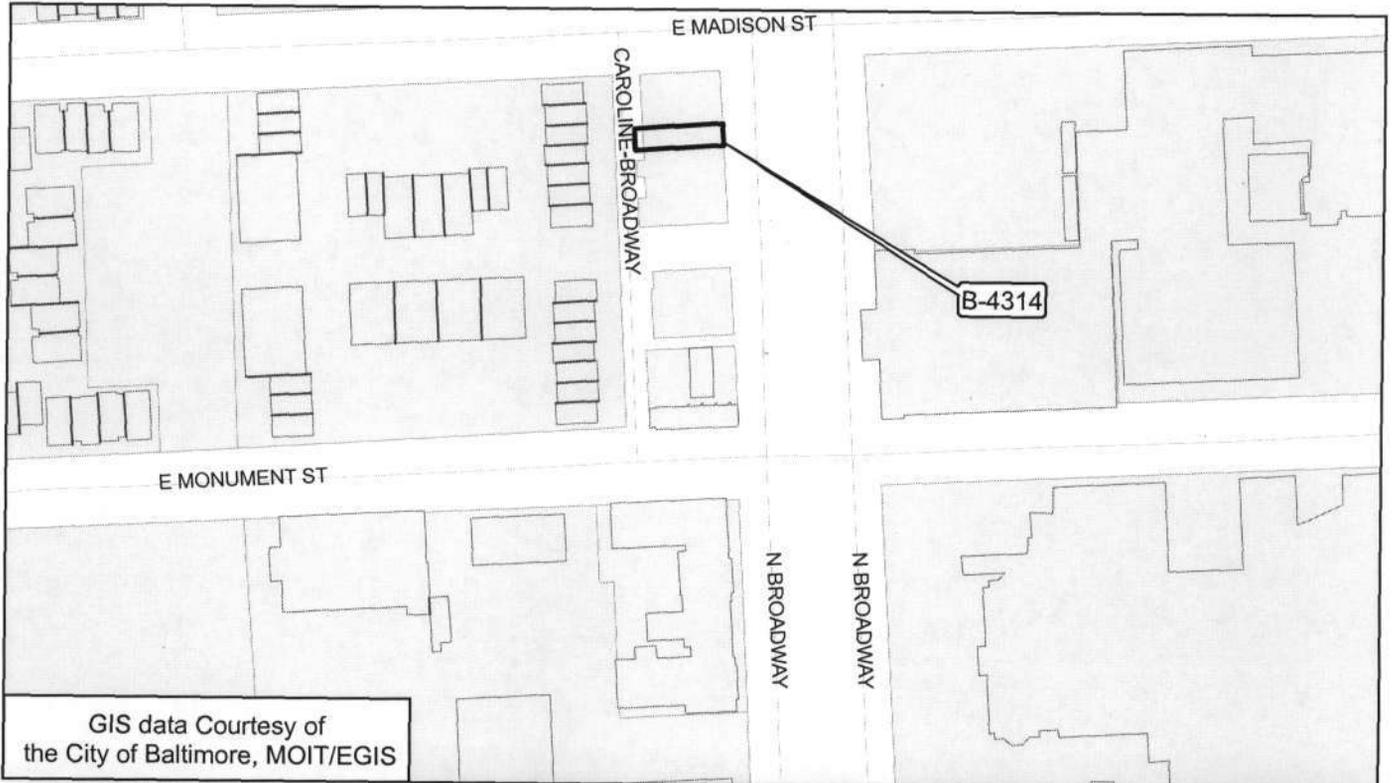
724 NORTH BROADWAY
(Rowhouse)
HABS No. MD-1033 (Page 9)



THIRD FLOOR

B-4314
724 N. Broadway
Block 1246, Lot 011
Baltimore City
Baltimore East Quad.

Demolished



B-4314

HISTORIC AMERICAN BUILDINGS SURVEY

INDEX TO PHOTOGRAPHS

724 NORTH BROADWAY
(Rowhouse)
BALTIMORE, MARYLAND

HABS No. MD-1033

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

May 1991

- MD-1033-1 VIEW WEST, FRONT ELEVATIONS, 724-730 NORTH BROADWAY
(724 NORTH BROADWAY AT LEFT)
- MD-1033-2 VIEW WEST, FRONT ELEVATIONS, 724-728 NORTH BROADWAY
(724 NORTH BROADWAY AT LEFT)
- MD-1033-3 VIEW NORTHEAST, SOUTH AND REAR (WEST) ELEVATIONS
- MD-1033-4 VIEW NORTHEAST, REAR ELEVATION
- MD-1033-5 DETAIL, CORNICE
- MD-1033-6 INTERIOR VIEW, FIRST FLOOR HALLWAY, LOOKING WEST
- MD-1033-7 INTERIOR VIEW, FIRST FLOOR FRONT ROOM, LOOKING
SOUTHEAST

(continued)

B-4314

Index to Photographs
724 NORTH BROADWAY
HABS No. MD-1033 (Page 2)

- MD-1033-8 INTERIOR VIEW, FIRST FLOOR MIDDLE ROOM INTO BACK ROOM, LOOKING SOUTHWEST
- MD-1033-9 INTERIOR VIEW, SECOND FLOOR HALLWAY, LOOKING EAST
- MD-1033-10 INTERIOR VIEW, SECOND FLOOR FRONT ROOM, LOOKING SOUTHEAST
- MD-1033-11 INTERIOR VIEW, SECOND FLOOR MIDDLE ROOM, LOOKING SOUTH
- MD-1033-12 INTERIOR VIEW, SECOND FLOOR BACK ROOM, LOOKING SOUTHWEST
- MD-1033-13 INTERIOR VIEW, SECOND FLOOR STAIRWAY, LOOKING SOUTH



B-4314

HABS NO
MD-1033-1



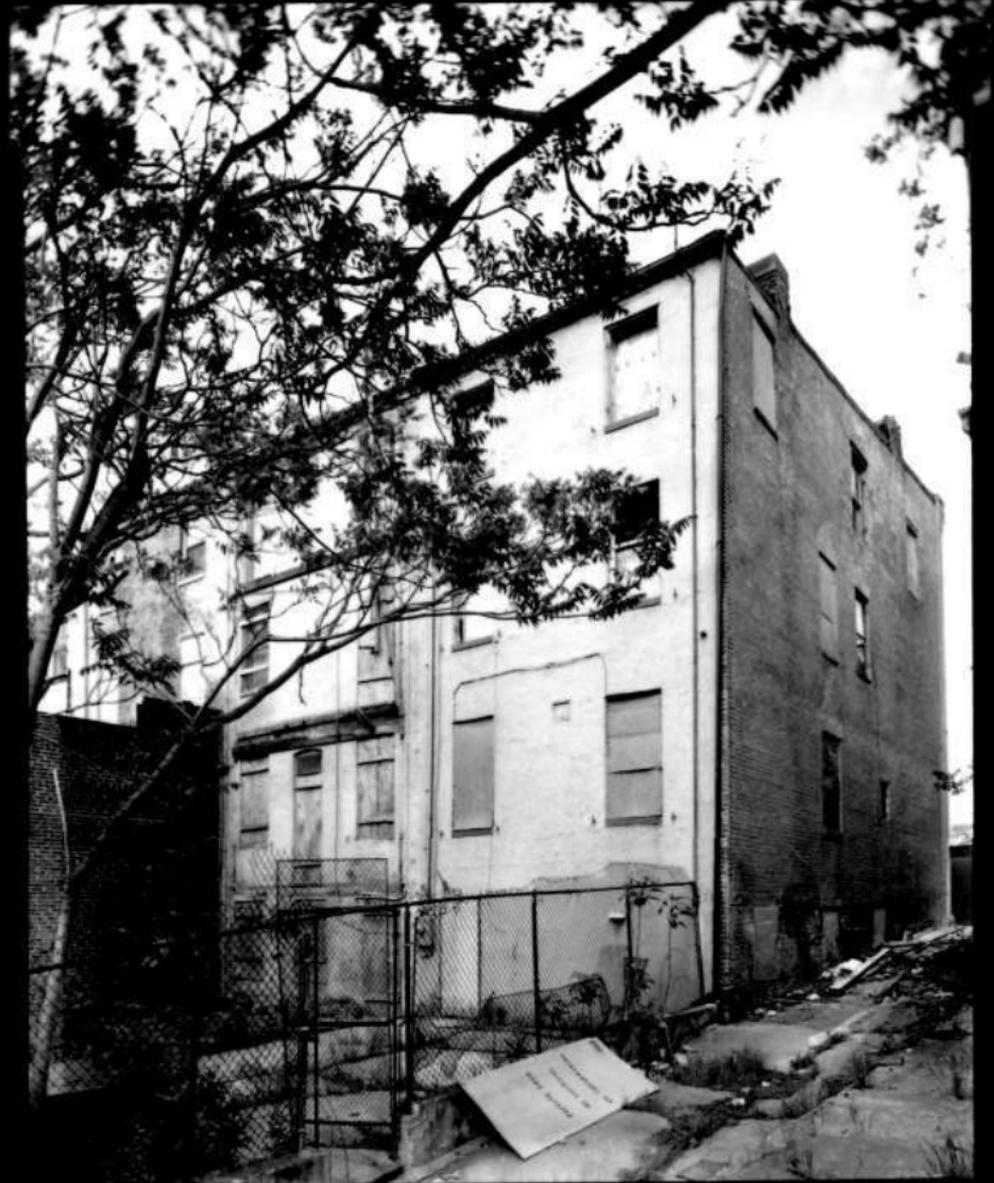
B.4314

HABS NL
MD-1033-2



B-4314

HABS NO
MD-1033-3



B-4314

HABS NO
MD-1033-4



B-4314

HRS NO
MD-1083-5



B-4314

HABS NJ
MD-1033-6



B-4314

HABS NO
MD-1033-7



B-4314

HABS NO
MD-1033-8



HABS NO

MD-1033-9

B-4314



B-4314

HABS NB
MD-1033-10



B-4314

HMB.S. NO
MD-1033-11



B-4314

HABS NO
MD-1033-12



B-4314

HABS NO

MD-1033-B