

**Maryland Historical Trust
State Historic Sites Inventory Form**

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Survey No. B-4377

Magi No.

DOE yes no

1. Name (indicate preferred name)

historic 111 West Saratoga Street

and/or common Toner Parsons Opticians

2. Location

street & number 111 W. Saratoga Street not for publication

city, town Baltimore vicinity of congressional district Seventh

state Maryland county Baltimore

3. Classification

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

4. Owner of Property (give names and mailing addresses of all owners)

name Toner Parsons Opticians

street & number 111 W. Saratoga Street

city, town Baltimore telephone no.: MD 21201

state and zip code

5. Location of Legal Description

courthouse, registry of deeds Baltimore City Courthouse 1 SEP 21

street & number 100 N. Calvert Street, Room 610 folio 675

city, town Baltimore state MD

6. Representation in Existing Historical Surveys

title

date federal state county local

pository for survey records

city, town state

7. Description

Survey No. B-4377

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date of move _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

Resource Count: 1

This circa 1875 brick building is three bays wide and three stories high. It abuts two partywall structures. The building faces north on West Saratoga Street. The street frontage is 21'6" and the depth is 78'. The brick stretcher bond facade is painted white with grey trim; twentieth-century alterations obscure some of the nineteenth-century cornice and first-story facade details.

The first story has been altered. The facade is almost entirely covered with vertical siding. A recessed entryway is in the east bay. The recessed vestibule is laid the white hexagonal tile with a rust border. A large display window fills the middle and west side of the facade. The original wall had a stone stringcourse delineating the cellar from first story. Remnants of this stringcourse are still visible on the east edge of the facade. A 19th-century cornice runs across the display window. The elaborate cornice has a profile of fillet, ogee, three beads, fillet, dentil course, quarter round, two fillets, back band, fillet, bead, and fillet.

The second and third stories have three windows with brick splayed jack arches and stone sills. The window units have been replaced with 6-light windows composed of vertically stacked lights.

A stringcourse of raised brick runs above the third story. The cornice has been covered with mock wood siding set within a top and bottom wood frame.

The interior of the first story is finished with 1950s wood panelling and an acoustic tile ceiling.

8. Significance

Survey No. B-4377

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

Specific dates _____ **Builder/Architect** unknown

check: Applicable Criteria: A B C D

and/or

Applicable Exception: A B C D E F G

Level of Significance: national state local

Prepare both a summary paragraph of significance and a general statement of history and support.

This three-bay, three-unit building is a simple example of partywall residential/commercial construction along Saratoga Street during the third quarter of the nineteenth century. The building's style and massing are representative of the late nineteenth-century rowhouses and partywall structures on the block. This particular building probably dates to 1875, the year of the Clay Street fire.

A few elements of Victorian fashion are still visible. The first story has been altered, but the nineteenth-century stringcourse-cornice remains in place. The cornice was a common feature to commercial buildings in the nineteenth century and often served to demarcate the commercial from the residential zones. The first story would have been used for sales or display area and the upper stories would have been used as dwellings. The upper stories are sparsely treated, with brick lintels and stone sills. The cornice has been altered in the twentieth century, although a bit of a nineteenth-century back band runs below.

The presence of dwellings or, most likely, combination shop-houses indicates the mixed residential and commercial character of this Baltimore neighborhood in the late nineteenth century. Architectural historian Richard Longstreth writes that "the rapid growth of commerce and manufacturing after independence led to a proliferation of the shop-house form in both new buildings and existing ones altered so that their commercial purpose was clearly indicated on the exterior. Shop-houses prevailed in emerging commercial centers of cities and towns alike through the early decades of the 19th century. Examples can still be seen in areas that have not experienced radical change, even though the shopfronts themselves have almost always been altered. . . the upper section retaining a domestic character."¹

¹ Longstreth, Buildings of Main Street, p. 24.

9. Major Bibliographical References

Survey No. B-4377

Richard Longstreth, The Buildings of Main Street (Washington: Preservation Press, 1987).

10. Geographical Data

Acreage of nominated property _____

Quadrangle name Baltimore East Quad

Quadrangle scale _____

UTM References do NOT complete UTM references

A

Zone	Easting			Northing					

B

Zone	Easting			Northing					

C

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D

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E

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F

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G

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H

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Verbal boundary description and justification

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
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state	code	county	code
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11. Form Prepared By

name/title Diane Shaw, Architectural Historianorganization CHAP, Room 1037 date December 19, 1991street & number 417 E. Fayette Street telephone 301-396-4866city or town Baltimore state MD

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

MARYLAND HISTORICAL TRUST
DHCP/DHCD
100 COMMUNITY PLACE
CROWNSVILLE, MD 21032-2023
301-514-7600

B-4377
111 West Saratoga Street
Baltimore MD
Section 8 Significance
8.1

The alterations to the first stories suggest that the commercial needs and aesthetics changed over the twentieth century. Larger windows were inserted and the Victorian ornamentation was covered with low-maintenance mock wood siding. Longstreth continues, "the gradual abandonment of the shop-house as the dominant form of commercial architecture was due to the ever-increasing demands for trade and professional services along with a corresponding increase in land values, all of which fostered the design of buildings used entirely for commercial purposes."² In this case, however, the residential component was maintained.

² Longstreth, The Buildings of Main Street, pp. 24,29.

COMPREHENSIVE PLAN DATA

HISTORIC CONTEXT:

Geographic Organization:
Piedmont

Chronological/Developmental Period:

Industrial/Urban Dominance, 1870-1930
Modern Period, 1930-present, alterations

Historic Period Themes:
Architecture
Economics

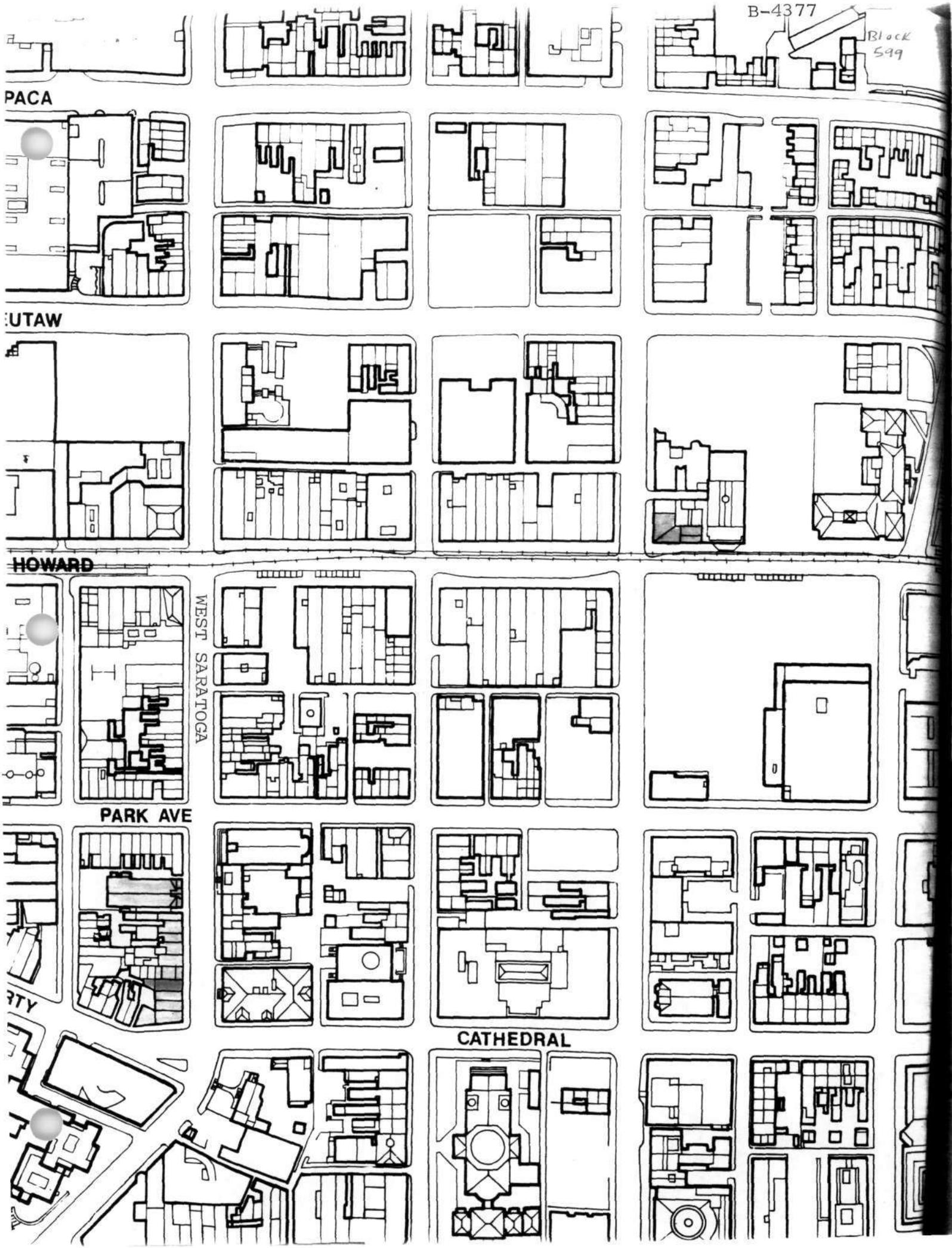
Resource Type:
Building

Historic Environment:
Urban

Historic Function and Use:

Commercial/Residential

Known Design Source:
None



PACA

BUTAW

HOWARD

WEST SARATOGA

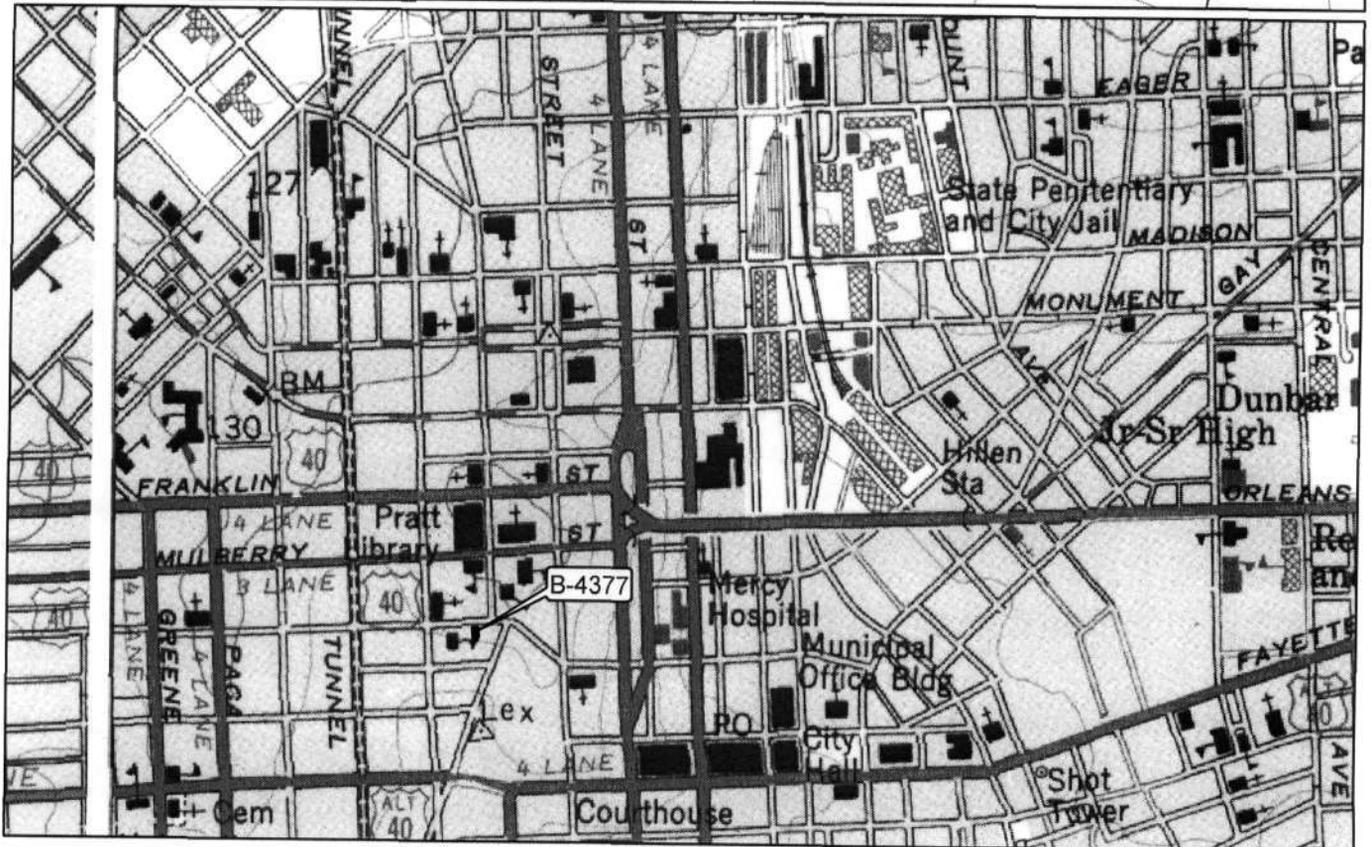
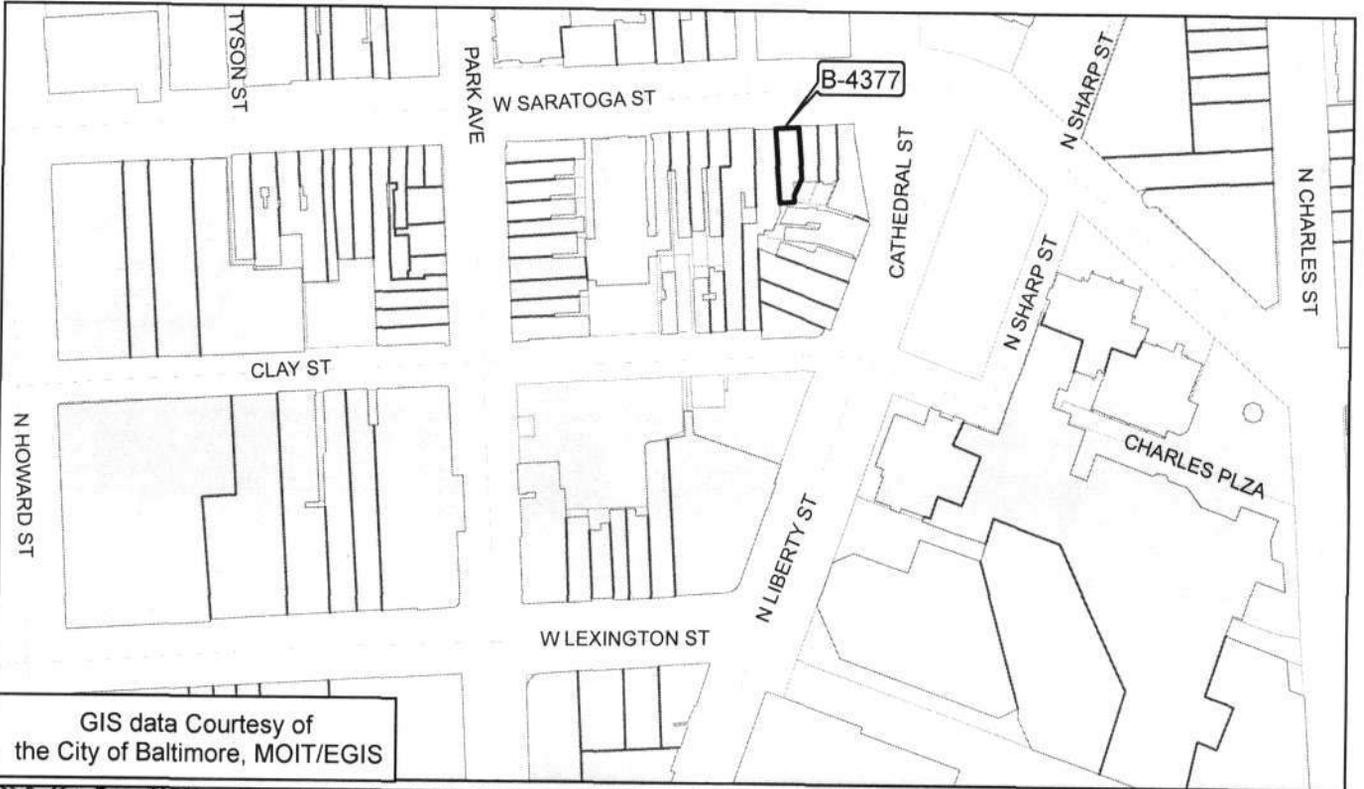
PARK AVE

CATHEDRAL

B-4377

Block 599

B-4377
Toner Parsons Opticians
111 W. Saratoga Street
Block 0599, Lot 017
Baltimore City
Baltimore East Quad.





B-4377

111 W. Saratoga St
Baltimore MD

Diane Shaw

8/91

Maryland SHPO

Facade, north elevation

1/1