

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

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Survey No. B-4418

Magi No.

DOE yes no

1. Name (indicate preferred name)

historic 426 West Franklin Street

and/or common C.S.I. Planners

2. Location

street & number 426 W. Franklin Street not for publication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 Nathan and Hohee Levy

street & number 426 W. Franklin Street

city, town Baltimore telephone no.: MD 21201
state and zip code

5. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore City Courthouse RHB2881 liber

street & number 100 N. Calvert Street, Room 610 63 folio

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-4418

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date of move _____
<input 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 1825 house is three bays wide, two-and-one-half stories high and has a gable roof. The brick facade has been covered with a formstone veneer. The building sits on the northeast corner of West Franklin and North Paca streets and abuts a partywall structure to the east. The Franklin Street frontage is 28'8" and the Paca Street frontage is 58'3".

The first story has been altered. The first and third bays contain display windows of large plates of glass joined by metal mutins. The glass double doors in the second bay have wood surrounds and a now-blocked transom. The formstone lintels are in a splayed jack arch pattern.

The second story has three 1/1 sash windows with brick sills. The formstone lintels are in a splayed jack arch pattern.

The corbelled brick cornice has been covered by formstone. The asbestos shingled roof has two dormer windows. A chimney rises from the east side of the gable roof.

The brick, west wall faces Paca Street. The main house is three bays deep and has a three-bay, two-story back building. The main building has now-blocked windows with brick splayed jack arches in the first and second bays. The second story has windows in the first and third bays and a loading door in the second. The windows have brick splayed jack arches and the door has a wood sill. Plain, untapered rake boards define the gable roof.

A seam in the brick separates the main building from the back building. The first story has a door and a slit window in the first (north) bay. The second and third bays have now-blocked windows. The second story has three boarded-up windows. A rain gutter obscures the cornice. The back building adjoins a second house that faces Paca Street. There is a seam in the brick work between the two buildings.

The interior of the first story is finished with wallboard and acoustic tile ceiling. A stairway rises along the east wall. A row of posts runs down the middle of the store's floor.

8. Significance

Survey No. B-4418

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 type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" 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.

The preservation of this house and several others in the row on Franklin Street is a significant feature for showing the architectural and community development in Baltimore. This building is a good example of a circa 1825 house. The three-bay width, three-story height, corbelled cornice, and gable roof are all still visible, despite the facade formstone. The size and massing of this small house is illustrative of an early nineteenth-century house, and possibly shop-house, form. The presence of a dwelling, or possibly combination shop-houses, in this block indicates the residential character of the neighborhood in the early nineteenth century. It is possible this building was originally a shop-house type. The first story would have been used for commercial purposes and the upper stories would have been used as dwelling quarters. 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 The openings on the gable end suggest the upper stories were used for storage as well. The presence of the interior stairhall against the east wall, where no entrance now exists, suggests that there may have been two entrances: one for the street-level shop and one for the upstairs.

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

9. Major Bibliographical References

Survey No. B-4418

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

--	--	--	--	--	--	--	--	--	--

D

--	--	--	--	--	--	--	--	--	--

E

--	--	--	--	--	--	--	--	--	--

F

--	--	--	--	--	--	--	--	--	--

G

--	--	--	--	--	--	--	--	--	--

H

--	--	--	--	--	--	--	--	--	--

Verbal boundary description and justification

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

state code county code

state code county code

11. Form Prepared By

name/title Diane Shaw, Architectural Historian

organization CHAP, Room 1037 date December 22, 1991

street & number 417 1/2 E. Fayette Street telephone 301-396-4866

city 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-4418
426 West Franklin Street
Baltimore, MD
Section 8 Significance
8.1

Later alterations to the first story indicate the changing focus of Franklin Street from residential to commercial. 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 Rather than tearing down this building as commercial usage took precedent, the owner was able to convert the building. The current configuration with the plate glass display windows and center entrance date to the twentieth century. The formstone is an example of a urban architectural renewal, Baltimore style circa 1960s.

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

COMPREHENSIVE PLAN DATA

HISTORIC CONTEXT:

Geographic Organization:
Piedmont

Chronological/Developmental Period:
Agricultural-Industrial Transition, 1815-1870

Historic Period Themes:
Architecture
Economics

Resource Type:
Building

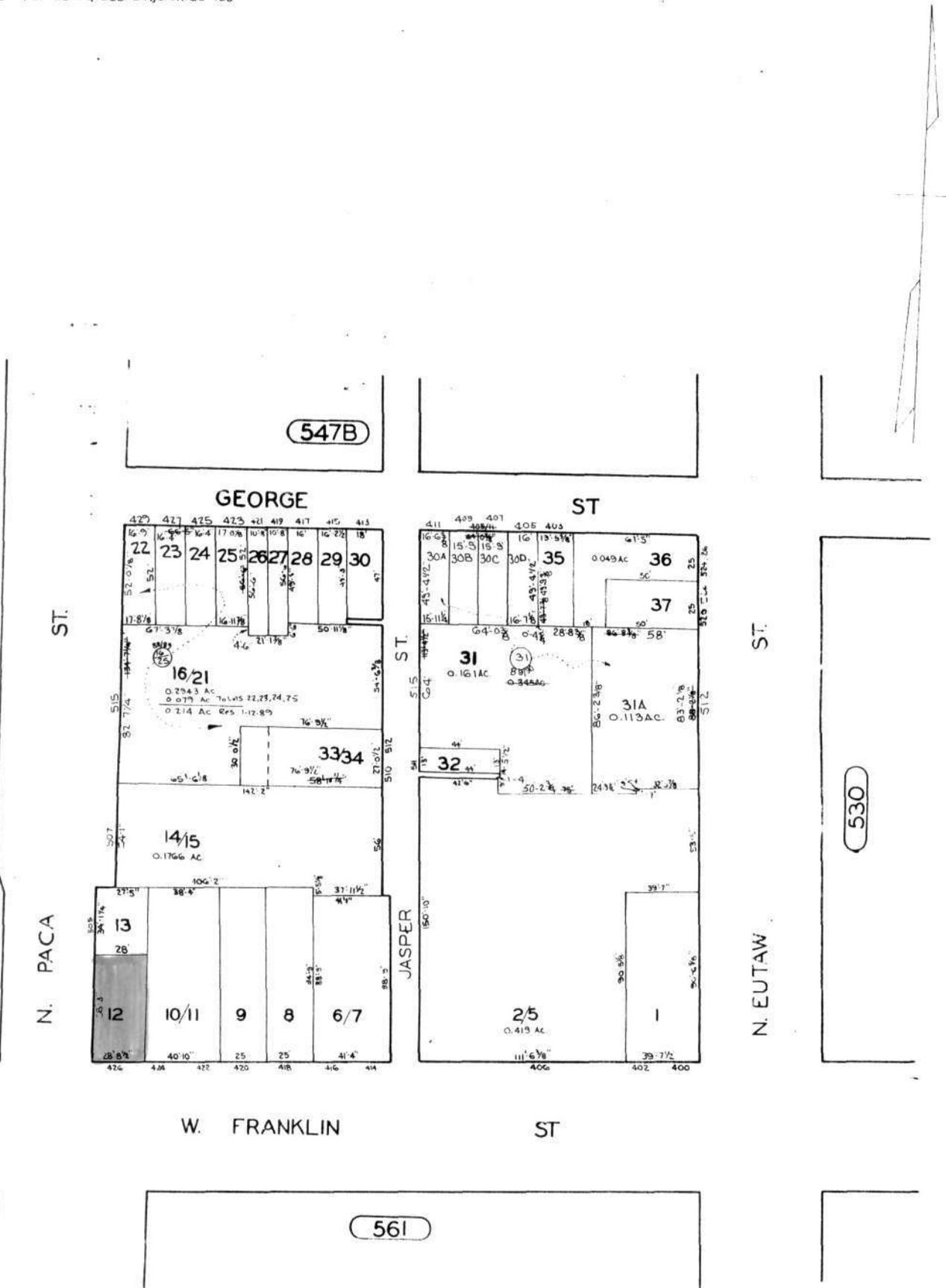
Historic Environment:
Urban

Historic Function and Use:

Residential

Known Design Source:
None

BLOCK REVISED
LOTS 14/5 THRU 25, 31 THRU 34, 36, & 38 THRU 53 ASYM CHANGED (LOTS CONSD PER D.P. C.S.M. 86-382-384
LOT 16/25 DIV PER D.P. & DEED CA. 54. 89-218
LOTS 30A-31A PER DEEDS SUB-DIV. C.S.M. 90-188



546

530

561

NOTICE
THIS IS A REAL PROPERTY PLAT AS PROVIDED FOR UNDER ARTICLE 76(d) OF THE CITY CHARTER IT IS COMPILED FROM TITLE AND OTHER SOURCES AND IS NOT AN AUTHENTIC SURVEY.

CITY OF BALTIMORE
DEPARTMENT OF PUBLIC WORKS
PROPERTY LOCATION DIVISION
WARD 17 SECTION 8
BLOCK 547-A
SCALE: 1"=50'-0" DATE MAY 1986

D BY PIERRE FORD
ED BY PIERRE M FORD
ED BY



B-4418

426 W. Franklin St

Baltimore MD

Diane Shaw

8/91

Maryland SHPO

Facade, SE elevation

1/1