

B-4446

900-932 FULTON AVENUE

BALTIMORE CITY, MD

This fine group of three-story rowhouses have three-bay wide units with elegant marble accents. The row dates to circa 1878 and was built by prominent Baltimore builder Joseph Cone. The raised basement is faced with marble and the doors and windows have elaborate marble surrounds. One unit contains an early mansard roof alteration. These are privately owned condominiums; access is restricted.

FD INVENTORY OF HISTORIC PROPERTIES FORM  
SANDTOWN-WINCHESTER SURVEY

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

1. Name of Property

historic name N/A

other names/site number rowhouses/ B-4446 (preferred)

2. Location

street & number 900-32 Fulton Ave. not for publication \_\_\_

city or town Baltimore vicinity N/A  
state Maryland code MD county Baltimore City code 510  
zip code 21217

3. State/Federal Agency Certification N/A

4. National Park Service Certification N/A

5. Classification

Ownership of Property (Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing
17	_____ buildings
_____	_____ sites
_____	_____ structures
_____	_____ objects
17	_____ Total

Number of contributing resources previously listed in the National Register 0

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.) N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC

Sub: multiple dwelling

Current Functions (Enter categories from instructions)

Cat: DOMESTIC

Sub: multiple dwelling

7. Description

Architectural Classification (Enter categories from instructions)

Italianate

Materials (Enter categories from instructions)

foundation STONE: marble

roof

walls BRICK

other marble, wood

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.) See continuation sheet.

8. Statement of Significance

Areas of Significance (Enter categories from instructions)

Community Planning and Development

=====  
**Period of Significance** 1878-1940  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates** 1878  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person (Complete if Criterion B is marked above)**  
\_\_\_\_\_

**Cultural Affiliation** N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder** Joseph Cone, developer/builder  
\_\_\_\_\_

**Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)** See continuation sheet.  
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**9. Major Bibliographical References**  
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**Maps**

Bromley, G.W. and Co. Atlas of the City of Baltimore, Vol. 1. Philadelphia: 1885, 1896.  
Hopkins, G.M. Map of the City of Baltimore, Maryland. 1876, 1877.  
Sanborn Map Company. Insurance Maps, Baltimore, Maryland, Vols. 2,3, and 7. New York: 1890, 1901, 1914, 1928.  
Simmons, Isaac. 1852 Revision of the Thomas H. Poppleton Map. Baltimore: 1852.

Baltimore City Land Records

Olson, Sherry. Baltimore. The Building of an American City. Johns Hopkins University Press, 1980.

Vill, Marha J. "Residential Development on a Landed Estate: The Case of Baltimore's "Harlem." Maryland Historical Magazine, Volume 77, 1982.

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**10. Geographical Data**  
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**Acreeage of Property** 863 s.f. (per condominium)

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	—	_____	_____	3	—	_____
2	—	_____	_____	4	—	_____

— See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property.)

Block 72, Lots 1A-12B.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries are based on a city lot(s) retaining original property lines.

11. Form Prepared By

name/title Elizabeth Jo Lampl & Kay Fanning/Architectural Historians  
organization Robinson & Associates date July 1992  
street & number 1710 Connecticut Ave., NW telephone (202) 234-2333  
city or town Washington state DC zip code 20009

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name multiple owners  
street&number \_\_\_\_\_ telephone \_\_\_\_\_  
city or town Baltimore state MD zip code \_\_\_\_\_

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 5 & 6 Page 1

900-932 Fulton Avenue  
name of property  
Baltimore City, Maryland  
county and State

HISTORIC CONTEXT

MARYLAND COMPREHENSIVE STATE HISTORIC PRESERVATION PLAN DATA

**Geographic Organization:** Piedmont

**Chronological/Developmental Period(s):** Industrial/Urban Dominance

**Prehistoric/Historic Period Theme(s):** Architecture, Landscape  
Architecture, and Community Planning; Social/Education/Cultural

**Resource Type:**

**Category:** building(s)

**Historic Environment:** urban

**Historic Function(s) and Use(s):** domestic

**Known Design Source:** Joseph Cone, builder

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 1

900-32 Fulton Ave.  
**name of property**  
Baltimore City, Maryland  
**county and State**

DESCRIPTION

This may be the finest group of rowhouses in the Sandtown-Winchester neighborhood. They are three-bay, three-story, brick rowhouses from c. 1871 with finely incised marble detail in the pedimented lintels above the entrances and the first-floor windows. The elegance of the row befits the character of the once-landscaped boulevard of Fulton Avenue.

The raised basement is faced with marble, with a projecting watertable and curved lintel blocks, with keystone, over the basement windows. The doors have elaborate surrounds, with abstracted pilasters in molded brick and carved marble blocks inset. The doors themselves are broad, with four panels, and two windows inset above, surmounted by very large transoms. The windows of the second and third floors have flat brick arches, with stone keystones, and stone sills. Most windows are double-hung sash which contain one-over-one lights.

The cornice is bracketed and also includes modillions and fine jigsaw work. There are ventilator panels, and sunk brick panels in the upper wall below the cornice. #904 has a fourth-story mansard roof, added between 1901 and 1914, with slate shingles, a clipped gable dormer, and two shed dormers. Based on other mansarded rowhouses from this period, it is probable that building code changes may be partially responsible for the emergence of habitable attic space.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 1

900-932 Fulton Ave.  
**name of property**  
Baltimore City, Maryland  
**county and State**

SIGNIFICANCE

Of the blocks for which research was undertaken, this is the only example of a development affiliated with one of Baltimore's prominent large-scale developers. This fine block was the work of Joseph M. Cone, known for his extensive development of Harlem Park and throughout the city.

On October 2, 1878, Samuel and Emma Snowden executed a lease with Joseph M. Cone for 15 lots, beginning at the northwest corner of Lafayette and Fulton and running north on Fulton Avenue. (Liber F.A.R. 822, Folio 88.) Samuel Snowden was one of the principals of Snowden & Busey. Although the nature of the partnership is unknown, Snowden's partner was William M. Busey, who resided at 753 Madison Avenue. Joseph M. Cone is listed in the 1878 City Directory (without an occupation) at the southeast corner of Harlem Avenue and Fulton. This strategic location may have been part of his attempt to develop the Fulton Avenue corridor. On October 13, 1878, Cone entered into a mortgage agreement with Lennox B. Turnbull. (Liber F.A.R. 851, Folio 486.) Snowden and Cone are also known to have developed real estate together in Harlem Park.

Joseph Cone was admired for his entrepreneurial skill and creative approach to speculative development. Between 1865 and 1882, Cone built 500 houses and employed 75 people. His obituary described him as the first person in the city to build 100 houses at a time, and the one to realize that entire blocks of dwellings could be executed in the same architectural style.

According to the Hopkins Map of 1876, the platted corridor that would become Fulton Avenue was devoid of houses, indicating that Cone was at the forefront of development of the Avenue. According to Sherry Olson, Fulton Avenue became the "urban frontier" of the 1880s.<sup>1</sup> While everything to its east was "civilized," everything to its west was relatively untouched by the city's grid and speculator's purse strings. (The annexation of 1888 would open up the western portion of the city for development with a two mile-extension.)

The rowhouses must have been built between 1878 and 1885, as they appear on

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<sup>1</sup> Sherry Olson, Baltimore, p. 207.

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National Park Service

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900-932 Fulton Ave.  
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**county and State**

the Bromley Map of 1885. Their elegant appearance and grand scale epitomize developers' aspirations for Fulton Avenue, a fitting statement to the upwardly mobile tastes of middle-class homeowners. Their three-story height and Eastlavian marble trim pronounced their middle-class intentions. Historical photographs show the white marble steps of the streetscape being washed. This same photograph shows striped canvas awnings on a few of the units, which would help reduce the heat of the unshaded street.

Beginning in 1883, Central Railway ran a horsecar line up Fulton Avenue, converting it to an electric line in 1892. According to the 1885 Bromley Map, horsecar stables were located just to the north of this rowhouse block, behind Kirby's Lane in the 1100 block.) In a photograph from the horsecar days, the center of the Avenue was landscaped with a wide grassy boulevard. True to Victorian tradition, the boulevard was "bedded out" with flowers at rhythmic points, each bed shaped to conform to an organic, starfish-like form. In 1892, at the point of electrification, Central Railway extended its tracks up Fulton Avenue all the way to Druid Hill Park.

In 1900, the residents of Fulton Avenue in the survey area held semi-professional jobs, many with the railroad companies that had several lines through or just to the west of the neighborhood. A listing of occupations that year included: a railroad agent, railroad conductor, electrical engineer, dairy farmer, silver plater, and police officer.

According to the 1930 City Directory, many of the units seem to have been altered by that date from three-story, owner-occupied units to flats for multiple apartment dwellers. Several of the units featured some commercial usage during the 1930s, including a dentist's office, a cross country club, a beauty shop, a realty company, and a printing company.

In 1976, the city promised to make the 900 block of Fulton Avenue the "showplace" of Sandtown-Winchester.<sup>2</sup> Both sides of the 900 block of Fulton Avenue were to undergo renovation. A windstorm in October blew down the odd-

<sup>2</sup> "Fulton Avenue Rises from the Rubble," News American, June 24, 1981.

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CONTINUATION SHEET

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900-932 Fulton Ave.  
name of property  
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numbered block, then stabilized for rehabilitation work. The extant even-sided block was rehabilitated to its current appearance.

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CONTINUATION SHEET

Section 9      Page 1

900-932 Fulton Ave.  
name of property  
Baltimore City, Maryland  
county and State

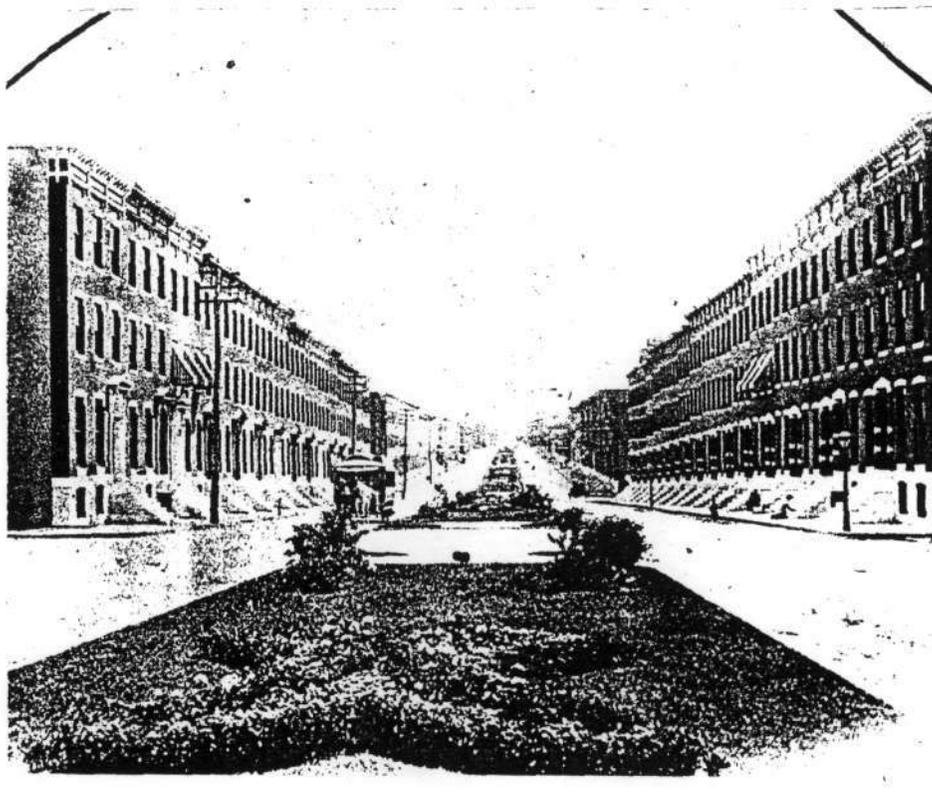
Baltimore City Directories

Baltimore City Land Records

Olson, Sherry. Baltimore. The Building of an American City. Johns Hopkins University Press, 1980.

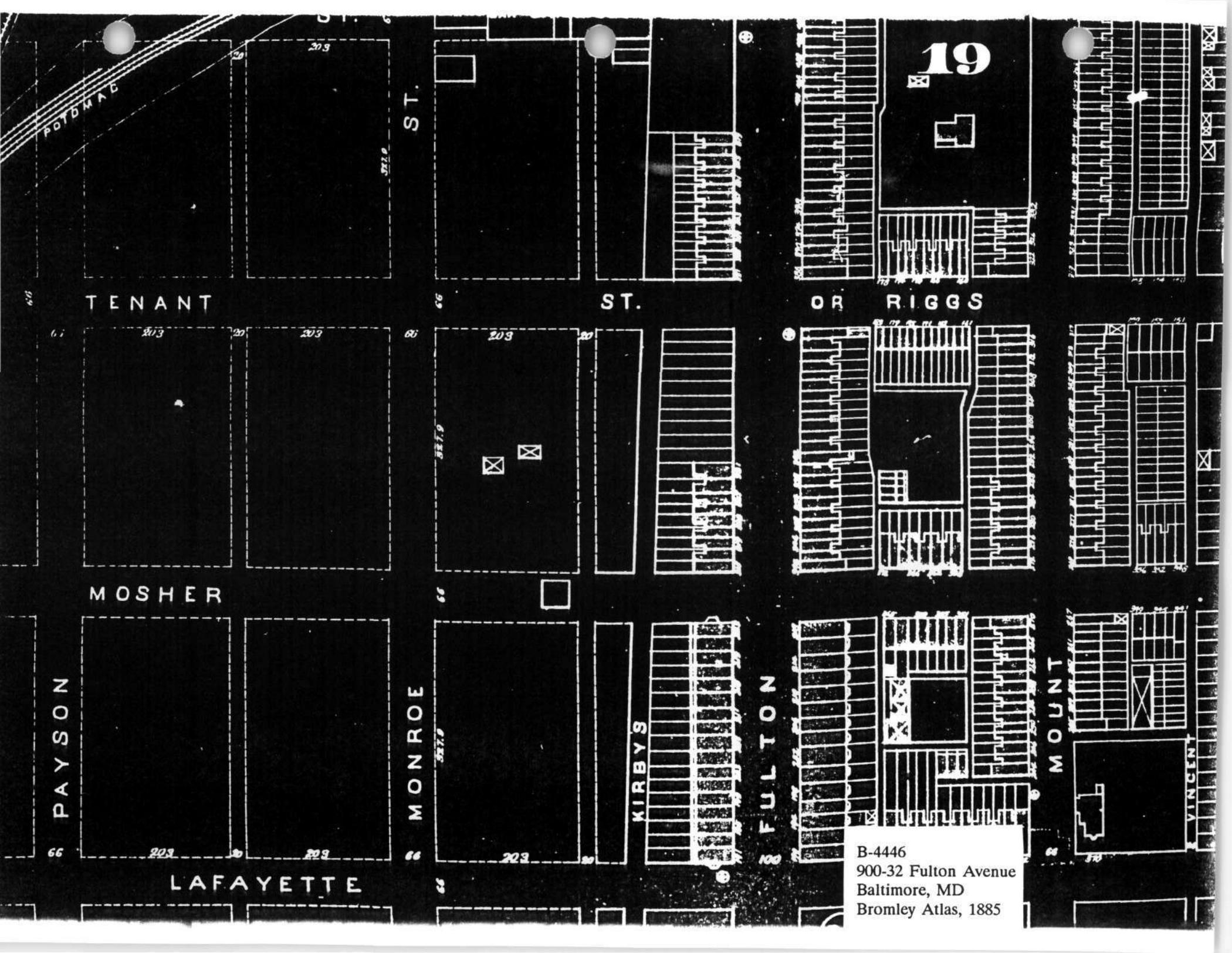
Vill, Martha J. "Residential Development on a Landed Estate: The Case of Baltimore's "Harlem." Maryland Historical Magazine, Volume 77, 1982.





Fulton avenue, south from Mosher street, in horsecar days. The photograph, known to have been made by James F. Hughes, bears no date.

Fulton Avenue file, Enoch Pratt Free Library



19

B-4446  
900-32 Fulton Avenue  
Baltimore, MD  
Bromley Atlas, 1885

POTOMAC

TENANT

MOSHER

PAYSON

LAFAYETTE

ST.

ST.

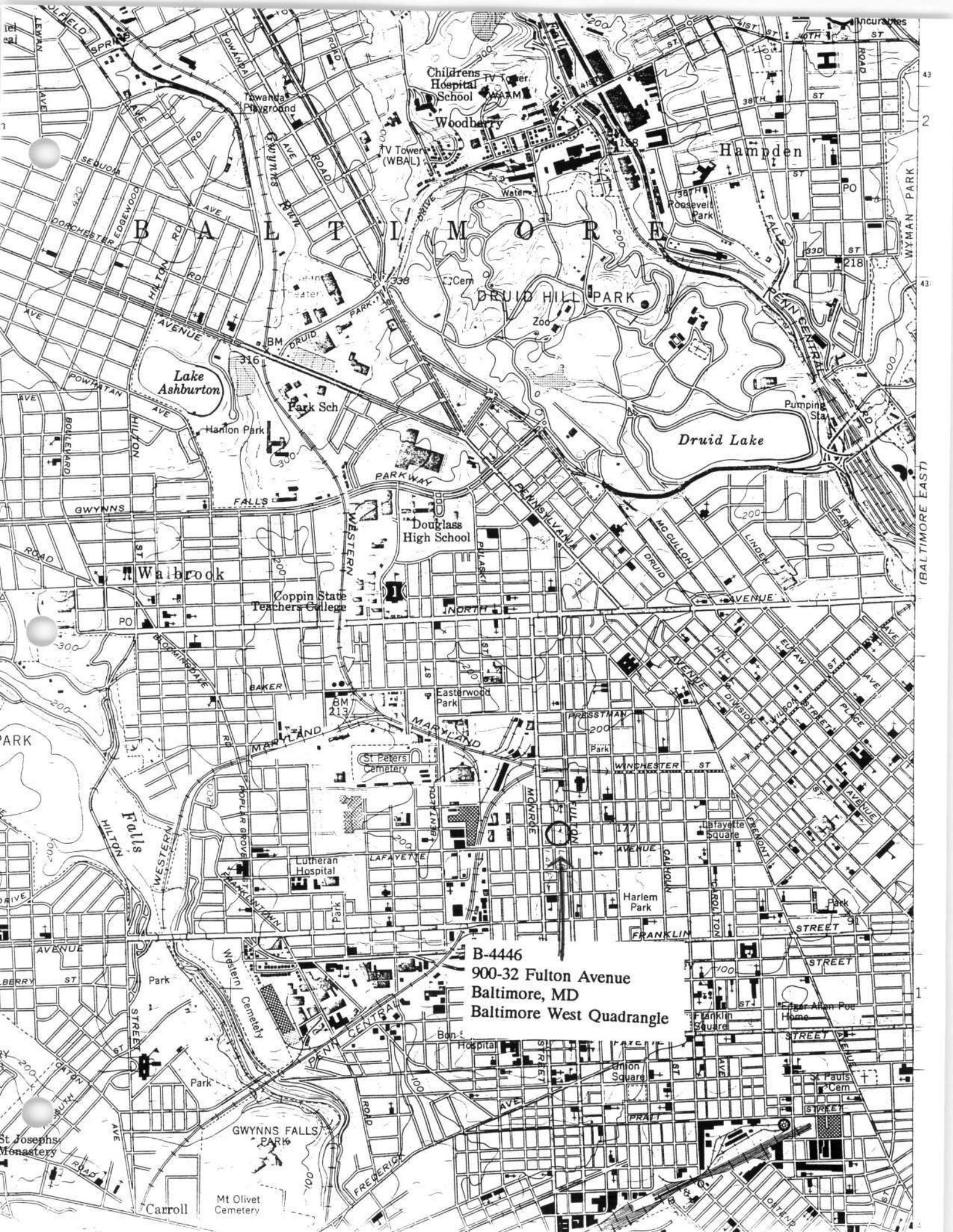
MONROE

KIRBY'S

FULTON

MOUNT

VINCENT



BALTIMORE

DRUID HILL PARK  
Zoo  
Cem

Lake Ashburton

Druid Lake

Wabrook

Coppin State Teachers College

Douglass High School

St. Peter's Cemetery

Lutheran Hospital

Falls Park

Gwynns Falls Park

Mt Olivet Cemetery

B-4446  
900-32 Fulton Avenue  
Baltimore, MD  
Baltimore West Quadrangle

St. Josephs Monastery

Carroll

(BALTIMORE EAST)

B-4446

900

908



B-4446

904

920



B-4446

918

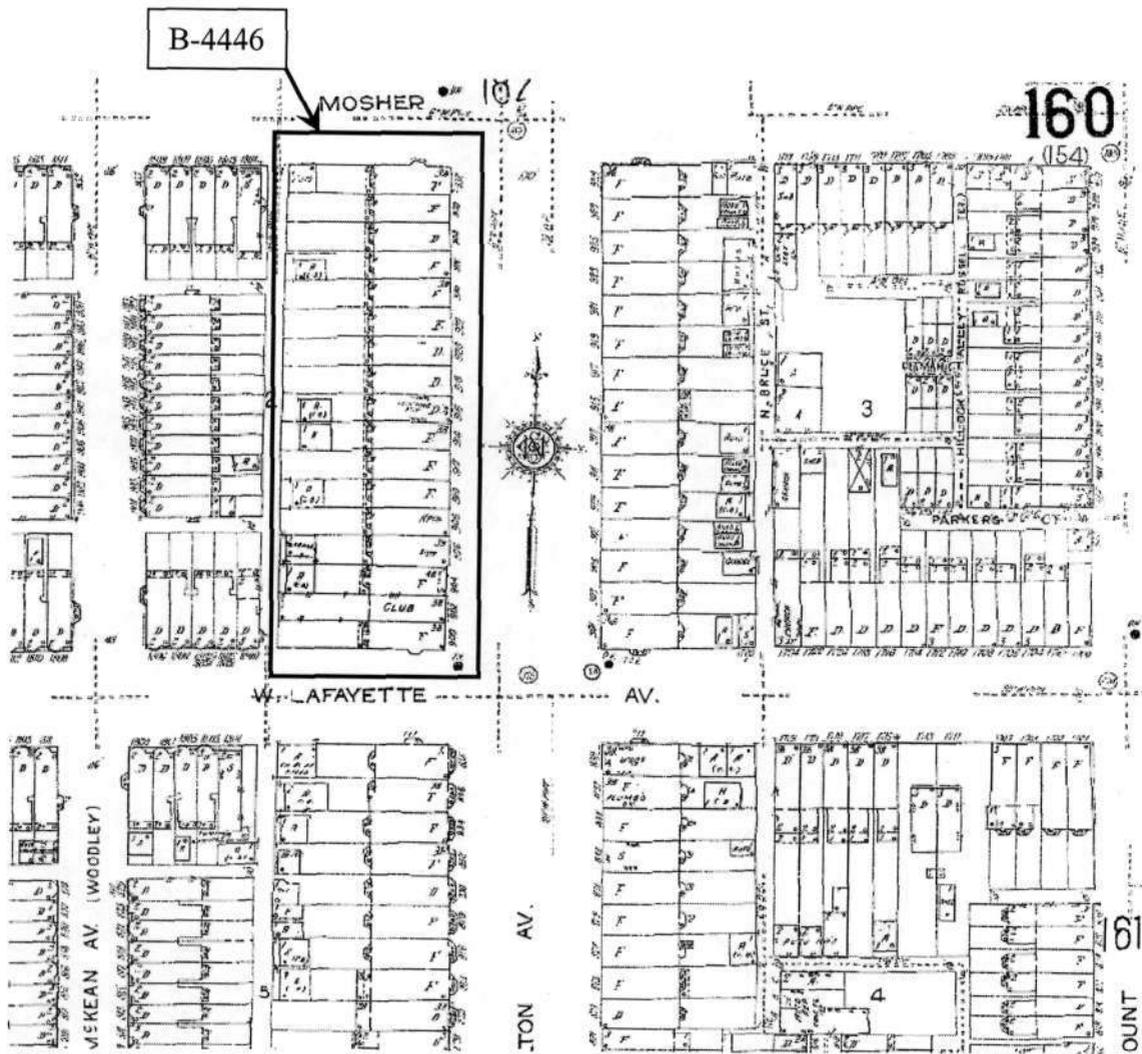
932



B-4446  
900-932 Fulton Avenue  
Block 0072  
Baltimore City  
Baltimore West Quad.



B-4446  
900-932 Fulton Avenue  
Baltimore  
Sanborn Baltimore 1914-1953 vol. 2, 1914, Sheet 160





SANDTOWN-WINCHESTER/PENN-NORTH

# B-4446

BALTIMORE, MD

SUZABETH CO LAMP

MARCH 1992

CITY OF BALTIMORE, COMMISSION FOR HISTORICAL AND ARCHITECTURAL PRESERVATION

900-906 (partial, right) FULTON AVE.

EAST ELEVATION

ROLL 3/NEG 25

1 of 3



SAWYONN - WINCHESTER / PENN - NORTH

#B-4476

BALTIMORE, MD

SUZABETH CO LAMPL

MARCH 1992

CITY OF BALTIMORE, COMMISSION FOR HISTORICAL AND ARCHITECTURAL  
PRESERVATION

904-920 FULTON AVE.

EAST ELEVATION

ROLL 3/N:G 26

4 of 3



SANCTUARY-WINCHESTER / PENN-NORTH

B-4445

BALTIMORE, MD

ELIZABETH QO LAHPL

MARCH 1992

CITY OF BALTIMORE, COMMISSION FOR HISTORICAL AND ARCHITECTURAL PRESERVATION

918-932 FULTON AVE,

EAST ELEVATION,

ROLL 3/NES 27

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