NPS Form 10-900
(Rev. 8-86)

OMB No. 1024-0018

B-4504

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name OLD GOUCHER COLLEGE HISTORIC DISTRICT (Expanded)

other names/site number

2. Location

street & number Guilford & Maryland Aves., 21st & 25 Sts. N/A ☐ not for publication

city, town Baltimore N/A ☐ vicinity

state Maryland code MD county Baltimore City code 510 zip code 21218

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
☒ private	☐ building(s)	617	19 buildings
☒ public-local	☒ district		sites
☒ public-State	☐ site		structures
☐ public-Federal	☐ structure		objects
	☐ object	617	19 Total

Name of related multiple property listing:
N/A

Number of contributing resources previously listed in the National Register 24
See Continuation Sheet No. 1

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of certifying official STATE HISTORIC PRESERVATION OFFICER Date 8/17/94

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

☐ entered in the National Register.
☐ See continuation sheet.

☐ determined eligible for the National Register. ☐ See continuation sheet.

☐ determined not eligible for the National Register.

☐ removed from the National Register.

☐ other, (explain:)

Signature of the Keeper Date of Action

6. Function or Use

B-4504

Historic Functions (enter categories from instructions)	Current Functions (enter categories from instructions)
DOMESTIC/Single dwelling	DOMESTIC/Single dwelling
DOMESTIC/Multiple dwelling	DOMESTIC/Multiple dwelling
COMMERCE/TRADE/Business	COMMERCE/TRADE/Business
EDUCATION/College	GOVERNMENT/Government office
EDUCATION/School	~~RELIGION/Religious facility~~
RELIGION/Religious facility	

7. Description

Architectural Classification (enter categories from instructions)	Materials (enter categories from instructions)	
	foundation	Brick
Queen Anne	walls	Brick
Romanesque		Granite
Italianate	roof	Slate
Colonial Revival	other	Wood
Art Deco		

Describe present and historic physical appearance.

DESCRIPTION SUMMARY:

The Old Goucher College Historic District (expanded) is an approximate eighteen block area in the middle of Baltimore which developed in the late nineteenth and twentieth centuries. It is characterized generally by two and three story brick row houses constructed mostly in the nineteenth century and several large-scale institutional and commercial buildings dating from both centuries. Stylistically, the area is characterized primarily by Italianate, Romanesque, Colonial Revival, and Art Deco influences. The principal streets run north and south with 25th Street at the tip going east and west. North Charles Street, the city's major axis street, travels the middle of the district. The buildings to the east of Charles Street generally stand at the lot lines by the sidewalks. On Charles Street and west, the buildings have deep set backs. The southeast corner is characterized by four large scale stone churches (Lovely Lane United Methodist Church, St. Michael and All Angels Episcopal Church, St. Marks Lutheran Church, and the Seventh Baptist Church) along St. Paul Street. These churches, dating mostly from the nineteenth century are Gothic, Italianate, and Romanesque in style. Running east and west at the center of the district are a series of large scale, multiple story brick and stone structures built for the Women's College of Baltimore, present-day Goucher College now located in Baltimore County. Scattered throughout the district are several free-standing houses, generally large in scale, and several other free-standing commercial and municipal buildings: including two nineteenth century Victorian schools, a 1930s Art Deco Board of Education office building, a turn-of-the-century brick firehouse with Romanesque decoration, and a 1930s Art Deco automobile show room on Charles Street. Many of the rowhouses have been converted for commercial use and apartments. Some have had commercial fronts added over time. Although compromises to the integrity of the district are very much noticeable, the district overall still reads as a late nineteenth century and early twentieth century Baltimore neighborhood in scale, plan, and buildings.

[X] See continuation sheet no. 2 for General Description

8. Statement of Significance

B-4504

Certifying official has considered the significance of this property in relation to other properties:

☐ nationally ☐ statewide ☒ locally

Applicable National Register Criteria ☒ A ☐ B ☒ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)	Period of Significance	Significant Dates
Architecture	1879-1941	1879
Community Planning and Development		1883
		1888

Cultural Affiliation
N/A

Significant Person
N/A

Architect/Builder
White, Stanford
Carson, Charles

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

SIGNIFICANCE SUMMARY:

Old Goucher College Historic District (expanded) is significant for association with the history of Baltimore and the architectural character of the buildings which stand in it. The district was developed during a period of rapid growth. The city's population was increasing by about 100,000 each decade from 1870 through the 1950s. In 1888, the city annexed a twenty-three square mile region to the north and west. This annexation nearly tripled the land mass of Baltimore. The Old Goucher College Historic District was brought into the city by this annexation. Mostly vacant land at the time of the annexation, the district was almost fully developed by the turn of the century. It developed as a prestigious residential and institutional neighborhood with commercial overtones. The residents were generally of a professional class. Goucher College, founded as Women's College of Baltimore, was established here. Architecturally, significant examples of the major styles which characterize Baltimore are found here. Of particular note are an Art Deco automobile showroom, the Romanesque Lovely Lane Methodist Church, St. Michael and All Angels Episcopal Church, and a municipal firehouse. Three buildings designed by the nationally famous architect Stanford White are found here, as well as examples of work by prominent Baltimore architects. The period of significance covers the period from construction of the first extant building to the start of World War II when the general character of Baltimore began to change visually and culturally with the growth of the suburbs.

☒ See continuation sheet no. 8
for Historic Context and
Maryland Comprehensive Historic
Preservation Plan data.

9. Major Bibliographical References

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[X] See continuation sheet no. 18

Previous documentation on file (NPS):

- [ ] preliminary determination of individual listing (36 CFR 67) has been requested
- [ ] previously listed in the National Register
- [ ] previously determined eligible by the National Register
- [ ] designated a National Historic Landmark
- [ ] recorded by Historic American Buildings Survey # _____
- [ ] recorded by Historic American Engineering Record # _____

Primary location of additional data:

- [ ] State historic preservation office
- [ ] Other State agency
- [ ] Federal agency
- [X] Local government
- [X] University
- [X] Other

Specify repository: Goucher College Archives

0. Geographical Data

Acreage of property approx. 75 acres

USGS quad - Baltimore East, MD

UTM References

	Zone	Easting	Northing		Zone	Easting	Northing
A	18	360950	4353090	B	18	360970	4352340
C	18	360370	4352340	D	18	360340	4353060

[ ] See continuation sheet

Verbal Boundary Description

The Boundaries are delineated on the attached map and consist of the indicated curb and property lines.

[ ] See continuation sheet

Boundary Justification

[X] See continuation sheet no. 19

1. Form Prepared By

name/title Lawrence M. Principe, Ph.D. and Sheryl H. Bernardo

organization South Charles Village Partnership, Inc. date March 1994

street & number 2329 N. Calvert Street telephone (410)516-7280 - (410)235-3450

city or town Baltimore state MD zip code 21218

CLASSIFICATION:

Number of contributing resources previously listed in the National Register: 24

Lovely Lane United Methodist Church
1 contributing resource
listed: 25 May 1973

Old Goucher College Historic District
22 contributing resources
listed: 25 August 1978

James Hooper House
1 contributing resource
listed: 15 March 1982

GENERAL DESCRIPTION:

Maryland Avenue: The 2400 block is composed of a coherent row of three-story red brick Italianate row-houses with bracketed wooden cornices, set back approximately twenty feet from the sidewalks (most structures in the district are built without setbacks). The sense of history is accentuated by the survival of several blocks of broad, early brick sidewalks laid in a herringbone pattern. These buildings date mainly from ca. 1890. The 2300 block preserves nine of the original Goucher College buildings already listed on the National Register. The residence at 2325 is one of only two structures surviving from before the district's period of significance. Originally a detached three-story brick structure of Italianate influence with a wrap-around wooden porch, it is now attached to the building to the south but retains its porch. At 2226 stands the large three-story brick Franciscan Convent, enclosing a cloistered garden. Five modern intrusions (2203, 05, 09, 11-17, and 21) cover lots in the 2200 block which were open land during the period of significance, while the three buildings (two Italianate, one Queen Anne) dating from the period of significance remain. The 2100 block is largely intact, again composed of three-story row-houses, now mostly converted to business, office, and restaurant use, thus altering the first-floor facades of a few structures to accommodate the new uses, some changes however, date from the period of significance.

North Charles Street: Charles Street is the main north-south axis of the city of Baltimore. The west side of the 2400 block is especially well-preserved. These three-story red brick row-houses in an Italianate style with continuous bracketed wooden cornices, pierced-work ventilators, and molded brick arched doorways (ca. mid-1880s) have been adapted to some office use by limited changes. Across the street stands the impressive limestone Art Deco style showroom of Chesapeake Cadillac. Its three-story monolithic lines are relieved by a boldly carved eagle staring out from the southwest corner of the building with its wings swept against the building. The exterior has not been significantly changed since its construction in the 1930s. On other blocks of Charles Street, most of the row houses continue as three-story structures of the Italianate style (red brick and wooden bracketed cornices) but there are also examples of the Queen Anne style. A few special

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structures stand out--the large three-story orange-brick and brownstone house with a massive three-story turret at 2222 (once the Goucher College president's house) and the large brick three-story Italianate mansion at 2327 (built by the president of the B&O Railroad).

The major architectural change on this street owes to the increasing commercialization which saw some row-houses converted to businesses (starting around 1900), necessitating changes in some first-floor facades; some of these changes are more recent and reversible. In other instances, new construction was begun as in-fill in lots which were empty during the period of significance.

St. Paul Street: During the period of significance St. Paul was a fashionable residential address in Baltimore. Most of its original character remains, withstanding high traffic density throughout the day and some areas of neglect in the southernmost areas. The sense of its nineteenth century character is still strong. This feeling is strengthened by four monumental buildings of Goucher College and the massive stone landmark of Lovely Lane Church. Three other large and architecturally interesting churches provide a strong indication of the area's history. The 2400 block is composed largely of three story brick row-houses. Directly across the street stands Goucher College's Catherine Hooper Hall, a massive building of grey Port Deposit granite in the Richardsonian Romanesque style. Further up the street are the Astor Court Apts., dating from the early 1920s, preserving the original three-story square brick structure and use. This block preserves the busy commercial atmosphere it obtained during the 1920s.

Other Goucher College properties exist in the 2300 block--the strong square Goucher House of Pompeian brick in a Florentine Renaissance style at 2313, Bennett Hall in Port Deposit granite in Richarsonian Romanesque. One of the most impressive structures here is the Hooper house, a brick, stone and terra cotta free-standing mansion in the Queen Anne style. It has been converted to office use. It is of red brick, with brownstone string courses, a brownstone entrance stairway (now painted), a projecting wooden bay, and terra cotta tiles decorating its five gables. Four ornamented brick chimneys and a fifth-floor

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observation room complete its complex slate roof lines. This block is also home to the district's tallest structure, the six-story Federal Land Bank. Built originally in the 1920s as a two-story Classical style building in limestone with four huge Ionic columns supporting the portico on St. Paul Street, it was raised to its present height in the late 1930s.

The 2200 block is home to Charles Carson's Richardsonian Romanesque Goucher Hall (1888) and Stanford White's Lovely Lane United Methodist Church (1882-3) with its massive tower and characteristic conical terra cotta tiled roof which dwarfs both the pedestrian and the intact block of ca. 1885 three-story brick row houses in the Queen Anne style across the street. These houses show large arched windows on the first and third floors, and ground floor stone work in brownstone. These also now are evenly divided between business and residential use. Some first-floor facades have been damaged by the conversion (2233, 2227), some preserved wholly intact (2201, 2207, 2229-31) and a few have been recently restored. The 2100 block of St. Paul Street holds imposing three-story rowhouses of red brick, bearing ornamental string courses, ornamented brick window arches, third floor oval windows, and small steep slate mansards, some with small roof towers. A handful (e.g. 2126, 2106, 2107) retain their wrought iron roof crestings. The block in general is in an excellent state of preservation. The 2000 block is of a less-distinguished style, in a poorer state of repair; however, here stands St. Michael and All Angels Episcopal Church (1879), a Romanesque Revival structure built of contrasting Port Deposit granite and brownstone. The front holds a soaring arched window outlined in blocks of alternating granite and brownstone. On the opposite corner to the southwest stands St. Mark's Lutheran Church in a Italian Romanesque style with a well proportioned square campanile, a triply-arched portico leading to massive carved oaken doors, and built of a light grey granite.

North Calvert Street: During the period of significance, Calvert Street, like St. Paul, was a fashionable address. It was lined with stately three-story row-houses, and was an entirely residential street. The continuous blocks of three-story rowhouses provide a glimpse of the past high-density and high-quality building in the area. The residential character continues in large

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part to this day, and although a couple of entire block faces of row-houses have been lost (e.g. east side of 2200, due to an underground stream which undermined the foundations--now a greenspace). Those blocks which remain continue as entire and integral units. The 2400 block sports three distinct styles. On the east side are the three-story red brick Italianate styles (ca. 1890) seen elsewhere in the district, for example, along the 2400 blocks of Charles and Maryland. On the west side, there stand twelve three-story row houses (2414-2436) built in a unique style; the first story facades are built of rusticated Port Deposit granite, while the upper stories are made of a bright yellow brick. The windows are arched, and have architraves of rusticated granite used below. These continue to be used as residences, and their state of maintenance is fair. The southernmost six are in the Queen Anne style (ca. 1890), and all save one (2404, still smothered in formstone, and in poor repair) have seen recent restoration. These are three-story brick houses with ornamental string courses, slate mansards and projecting wooden bays. All are still used as residences.

The 2300 block is a unique block of twenty three-story row houses of brick with full rusticated Beaver Dam marble facades built 1887-8 in a splendid Queen Anne-Chateauesque style. Its numerous turrets, timbered gable ends, and continuous high slate mansards provide a sense of continuity and Victorian magnificence. They are generally in good to fair repair, and some recent new homeowners have embarked on renovation projects (e.g. 2329, 2323, 2303), generally in an historically-sensitive manner; others are in an amazing state of preservation, retaining original number plates, etc. (e.g. 2313). Some houses, owned by the local Housing Authority (e.g. 2327, 2307-11) are in poorer repair, and have been damaged by the introduction of new windows of incorrect sizes, but fortunately, most of such changes are reversible. The block remains entirely residential, and the fabric of the buildings is sound. The 2000, 2100 and 2200 blocks are intact rows of three-story brick residences in a rather undistinguished Queen Anne style.

Guilford Avenue: Guilford Avenue presents a mixture of styles. The 2400 block was built on the site of the Baltimore Baseball League's ballfield. The Colonial Revival structures built there in

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1908 survive intact as two-story porchfronts, composed of red brick bodies with wooden columned porches and projecting wooden and tinwork bays on the second story. These retain their historical integrity unchanged, as well as their residential uses, and are in a generally high state of repair; several homeowners have restored the original multicolor paint patterns on the second-story bays. Further to the south on the 2300 and 2200 blocks are three- and two-story red and orange brick structures, those on the west side bearing large arched first floor windows and a continuous mansard of colored terra cotta tiles. Those on the east side are of a less distinguished style. These blocks are in somewhat less repair than the 2400 block, and of earlier construction (ca. mid 1890s). There also exists an early (ca. 1920) automobile garage/gas station on the 2300 block.

25th Street: This street is the major east-west corridor in the district. It is characterized primarily by brick row houses from the end of the nineteenth century, three stories high, and detailed with multiple story bay windows and brick and wooden cornices. These houses generally are now used for offices, shops, and apartments. Near the intersection of North Charles Street, the street has a strong commercial and institutional character. West of Charles on the south side at 9 West 25th Street is a brick Art Deco theater, probably built in the 1930s and now vacant. To the east of Charles Street are two Board of Education buildings. One is a nineteenth century Victorian two story stuccoed brick school characterized by a symmetrical facade (north elevation), a low hip roof supported by small brackets, and tall, narrow windows generally with two-over-two sashes. Stone belt courses ring the principal elevations and the tops and bottoms of the windows. Standing beside the school to the east is the 1930s Art Deco Board of Education Annex characterized by an Art Deco stone facade monumental in appearance but not particularly taller or wider than the neighboring school, apartment house, and row houses.

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OLD GOUCHER COLLEGE HISTORIC DISTRICT, BALTIMORE, MARYLAND
PHOTO INDEX

Photo #

1. 2400 Block - Guilford Avenue
2. 2300 Block - Guilford Avenue
3. 1111-1117 E. 25th Street
4. 33 E. 25th Street
5. 2400 Block - Calvert Street
6. 2300 Block - Calvert Street
7. Seventh Baptist Church - 30 North Avenue
8. St. Paul Street Spires
9. St. Marks Church - 1920 St. Paul Street
10. 1900 Block - St. Paul Street
11. St. Michael's of All Angels Church - 2001 St. Paul Street
12. 2100 Block - St. Paul Street (slide A/B)
13. Lovely Lande Methodist church - 2200 St. Paul Street (one slide only)
14. Lovely Lane Methodist Church - 2200 St. Paul Street (no slide)
15. 100 E. 23rd Street
16. 2300 St. Paul Street - Bennett Lodge (Goucher College)
17. 2313 St. Paul Street - Dr. Goucher's House (Goucher College)
18. 2315 St. Paul Street
19. 2229 Charles Street - President's House (Goucher College)
20. 2300 Charles Street - Glither Hall (Goucher College)
21. 2401 Charles street - Chesapeake Cadillac Jaguar
22. 1 E. 24th Street -Alumnae Lodge (Goucher College)
23. 2400 Block - Maryland Avenue
24. 2300 Block - Maryland Avenue - Folkvang and Trudheim Hall (Goucher College)
25. 2201 Maryland Avenue
26. 2000 Block - Maryland Avenue
27. 105 W. 21st Street - Engine House No. 18
28. 2303-2311 Howard Street
29. 123 W. 24th Street

Photographed by: Sheryl Bernardo
Photo Date: February, 1994
Negatives located at: Whitman, Requardt and Assoc.
2315 St. Paul Street
Baltimore, Maryland 21218

HISTORIC CONTEXT:

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA

Geographic Organization: Piedmont

Chronological/Developmental Period(s):

Industrial/Urban Dominance - A.D. 1870-1930
Modern Period - A.D. 1930-Present

Prehistoric/Historic Period Theme(s):

Architecture/Landscape Architecture/ Community Planning

Resource Type:

Category: District

Historic Environment: Urban

Historic Function(s) and Use(s):

DOMESTIC/Single dwelling
DOMESTIC/Multiple dwelling
COMMERCE/TRADE/Business
EDUCATION/College
EDUCATION/School
RELIGION/Religious facility

Known Design Source: White, Stanford
Carson, Charles

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HISTORIC CONTEXT:

At the beginning of the period of significance, North Avenue marked the northern boundary of the City of Baltimore, and this area was part of Baltimore County's Ninth District. Most of the land was owned by four wealthy Baltimoreans: Henry Shirk, J.A. Sattler, James Brown, and Samuel Sumwalt.

In 1850, Henry Shirk purchased fifty acres of land, extending from Charles Street west, at the cost of $360 per acre. In 1871, only a dozen buildings stood in the area, all but one along Charles Street.[1] Around 1875, after the construction of a solid bridge leading north out of Baltimore over the Jones Falls, and full recovery from the Civil War, building in the area began in earnest, and by 1881, Shirk's land was selling at the astounding rate of $45,000 per acre.[2] In 1876, fewer than fifty structures stood in the present district, but the strong street-grid system which continues to the present had already been laid out (see Map B). As late as 1883, when Lovely Lane Church on St. Paul Street was under construction in what is now the center of the district, the pastor, Dr. John Goucher, was jibed for building "a cathedral in a cornfield."[3]

Subsequent growth proceeded at an unparalleled rate. By the Acts of 1888 (and a two-to-one margin of approval from local property owners) this area was annexed to the City of Baltimore. The population of the area doubled between 1870 and 1880 and again between 1880 and 1890. In contrast to other parts of the city incorporated in 1888, this area, located along North Charles Street, the city's main north-south corridor, developed with sophisticated designed buildings. Additionally, while areas

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[1]J. Thomas Scharf, History of Baltimore City and County, 2 vols. (Philadelphia, 1881; reprint ed., Baltimore: Regional Publishing Company, 1971), vol. 2, p. 887.

[2]Ibid.

[3]Anna H. Knipp and Thaddeus P. Thomas, The History of Goucher College, (Baltimore: Goucher College Press, 1938) p. 7.

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incorporated to the west (the eastern sections declined to join with the city) were built up primarily as residential suburbs, the Old Goucher area was built as an actual extension of the City of Baltimore, incorporating not only residences but commercial and institutional ventures as well. Consequently, this district has a more diverse array of structures and an urban feel than other parts of the Annexation which consist predominantly of even avenues of row-houses. Even before the Annexation, this area was described as the "richest and most populous" district of Baltimore County, and it was claimed that no city could boast newly developing regions "finer than those around Charles Street".[4] Much of the expansion was spurred on by the boon year of 1886 and its consequent.[5] By 1896, less than ten years after the annexation, the district contained over 800 buildings, and was largely complete save for some open land which was in-filled in the twentieth century. Almost all of the buildings present in 1876 had been pulled down before 1894 to make room for the new, denser, and more coherent construction. Thus, most of the district was built within the short span of fourteen years (1883-1897), a period which saw the number of houses in the city double.[6]

During the early twentieth century, increasing commercialization converted many residences into business, and filled in open spaces with new constructions. During the nineteenth century most of the commercial establishments were on the central axis of Charles Street and the northern corridor of 25th Street. By the mid-1920s, however, large numbers of commercial ventures had begun on Maryland Avenue, the 2400 block of St. Paul, and most of the east-west streets. Many of these began in converted residences, although some required new construction. Several major new buildings date from the twentieth century when lots left open in the nineteenth were filled in (e.g. 2317 St. Paul Street, 2401-09 N. Charles Street). The new structures provided

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[4]Scharf, op. cit. n. 1, p. 886.

[5]Sherry H. Olson, Baltimore, the Building of an American City, (Baltimore: Johns Hopkins University Press, 1980) pp. 199-200.

[6]Ibid.,p. 219.

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additional architectural styles to the fabric of the district, several of them in the Art Deco style.

During the period of significance, most buildings were residential. Almost all are row-houses, generally three-story, most with the white marble (or, less often, brownstone or granite) front steps so characteristic of Baltimore City. Those situated along the north-south streets, especially St. Paul, Calvert, and Charles, were large and relatively costly, averaging four to seven thousand dollars when new in the 1880s. The only houses built prior to the annexation as free-standing which survived the urban expansion are the houses at 117 E. 25th Street (pre-1875) and 2325 Maryland Avenue (both of which retain their original wooden porches). Four imposing free-standing residences built during the period of significance remain in their original state although the modest grounds of three have been paved as parking areas: the Cowan house at 2327 N. Charles Street, the Goucher house at 2313 St. Paul, and the Hooper house at 100 E. 23rd Street--the largest residence in the district (see below). The fourth was used as the residence of the presidents of Goucher College after 1914, stands at 2222 N. Charles Street, and retains its tall granite garden wall along E. 23rd Street.

Many of the blocks of rowhouses which constitute the bulk of the district display a variety of stylistic forms popular in the late nineteenth and early twentieth centuries: Queen Anne, Romanesque, and Colonial Revival. The 2100 block of St. Paul Street was constructed in 1883-4, contemporaneously with the adjacent Lovely Lane Church in the 2200 block. The block is a fine example of the Queen Anne style, in an excellent state of preservation. It is coherent and integral on both sides of the street and features ornamental brickwork, slate mansards, finial towers, and roof crestings.

The 2200 block of St. Paul Street contains similarly sized dwellings, but many of the ground-floor facades have been damaged by conversion to office space. The residence at 2233 St. Paul was owned by Goucher College. This block features large arched windows.

The 2300 block of Calvert Street, in Queen Anne Chateauesque

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style, was built in 1887 as a coherent unit. This block reflects the short-lived interest in Chateauesque, of which there are few other surviving examples in Baltimore, none of which are rowhouses.

Similarly intact, although architecturally less distinguished, are the rows of three-story brick houses which continue in an unbroken line south for three blocks along the west side of Calvert Street (2236-2000). The northernmost (2234-6) were purchased in 1890 by Goucher College for the music department and named Vanaheim Hall.[7] These are somewhat sparsely ornamented with terra cotta putti gazing out over the doorways, molded and ornamental brickwork, and stained-glass bordered sashes.

The southernmost seven houses at 2400-2412 N. Calvert are of a Queen Anne style incorporating wooden bays under brick arches with gables, high mansard slate rooves, and ornamental brickwork and string courses. The adjacent set of twelve (2414-2436) are composed of yellow brick with contrasting rusticated Port Deposit granite foundations and arched window openings which echo the Romanesque style of nearby Goucher buildings, particularly Catherine Hooper Hall situated on the southwest corner of this block.

Charles Street, which runs through the middle of the district, has suffered a number of intrusions and some severe mutilations of contributing structures. Considering that it is the historic main thoroughfare of the city, it might be surprising that it retains as much original architecture as it does. Many fine residences in the Queen Anne and Italianate styles remain in the 2100 and 2200 blocks, most now in use as offices. Some structures have been obscured by additions and alterations to convert them to business and retail uses, but as in the 2200 block of St. Paul Street, a considerable portion of these alterations can be reversed. Most of the west side of the 2400 block is well-preserved in spite of its partial use as retail space. These conservative Victorian structures, sensitively restored fairly recently, retain their continuous bracketed wooden cornices, decorative brick string courses, and double set of steps in marble and sandstone leading up

[7]Knipp and Thomas, Goucher College, (cit. n. 3), p. 64.

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to the entrances.

Similarly styled residences on the 2300 and 2400 blocks of Maryland Avenue are unbroken in integrity, and retain a strong historical atmosphere, significantly strengthened by the preservation of period herringbone brick sidewalks. Seven of the structures on the 2300 block (2301, 2303, 2307, 2317-21) were owned by Goucher College as dormitories.

Unique structures such as the residence at 2031 Maryland Avenue with its Turk's cap cupola, and especially the flamboyant Alhambra at 2445 Charles Street, typify exotic Victorian taste in the Moorish style.

Along Guilford Avenue, the residences are somewhat smaller rowhouses of a simpler, undistinguished style below 23rd Street, many in need of repair. The 2400 block, however, is an excellently preserved and maintained coherent set of 44 houses of the porchfront style more characteristic of the Charles Village Historic District to the north. Ten contemporaneous houses of the same style stand adjacent on 25th Street. This block, erected in 1907-8, represents the final large-scale construction in the district, built on the last large unimproved parcel of land. In these structures there occurs the earliest departure from the High Victorian styles which constitute the majority of the district.

Three houses are significant not only for their architecture but also their association with significant historical figures. The impressive brick house at 2327 N. Charles Street was built originally for John K. Cowan, president of the Baltimore and Ohio Railroad, at a cost of $70,000. In 1910 it was acquired by Goucher College for use as the residence of President Noble, and in 1916 was converted to a dormitory and named Mardal Hall.[8] It is now occupied by the Melchior Nursing Home. The very substantial house at 100 E. 23rd Street, built in a square, solid, well-balanced Queen Anne style with strong gable lines, dormers, terra cotta plaques and ornate chimneys was built ca. 1885 as the residence of James T. Hooper, a wealthy early benefactor of Goucher College, and

[8]Knipp and Thomas, Goucher, pp. 160-1, 226.

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brother to Alcaeus C. Hooper, another major benefactor of Goucher as well as mayor of Baltimore, in honor of whose mother Goucher's Catherine Hooper Hall was named. Finally, the Goucher house at 2313 St. Paul Street, built in 1892 (at a cost of over $100,00) as the residence of Dr. John Goucher, pastor of Lovely Lane Church, and second president and most generous benefactor of the college which bears his name. It is an elegant, richly adorned, and solidly constructed edifice of Pompeian brick in the Renaissance Revival style, designed by the architect Stanford White (see below). It is presently the national headquarters of the Alpha Phi Alpha fraternity.

The district is adorned with many substantial non-residential structures of architectural and/or historical significance, which played an important role in shaping the character and development of the neighborhood or serving its burgeoning residential population. Among these, the Romanesque style Lovely Lane United Methodist Church and the buildings of the associated Goucher College hold pride of place. Lovely Lane Church, commonly known as the Mother Church of American Methodism, was erected in 1883-4 of rusticated granite according the designs of Stanford White. It's huge tower is visible for miles around Baltimore, and is one of the most distinctive landmarks of the city.

In 1884, church leaders decided on the founding of a college as a fitting tribute to their centennial. Accordingly, lands and funds were donated to construct appropriate buildings, and the Woman's College of Baltimore City, renamed Goucher College in 1910, opened its doors in September 1888, at the height of the building frenzy in this district. The first building was Goucher Hall (1886, 222 St. Paul Street), designed by Baltimore architect Charles Carson to harmonize with Stanford White's adjacent Lovely Lane Church. Two other college buildings, Bennett Hall (1888-9 and 1895, 16 E. 23rd Street) and Catherine Hooper Hall (1893, 2401 St. Paul Street) were designed by Stanford White. All of these buildings coherently represent the Richardsonian Romanesque style, and are built of rusticated granite with robust and impeccable workmanship. An additional four buildings (Alfheim, 1890, 2300 N. Calvert Street; Glitner, 1893, 2300 N. Charles Street; Fensal, 1894, 2300 Maryland Avenue; Vingolf, 1895, 101 West 24th Street) echo this Romanesque theme with their own rusticated foundations

See Continuation Sheet No. 15

and entrance archways of brownstone or pink granite, and arched third story windows. A further fourteen buildings scattered through the district, constructed originally as single residences, were purchased by Goucher College and adapted to various functions. These acquisitions strengthened (and demonstrate) the bond between Goucher College and the neighborhood through which it was dispersed, with which it was constructed, and into which it poured considerable stylistic influence. Presently, the twenty-three surviving Goucher buildings (of an original twenty-six) comprise a discontiguous National Register District. Elevation of the neighborhood in which they are located to the same level of recognition would restore these buildings to their proper context as important components in a larger, coherent fabric of an entire Historic District.

In addition to the Lovely Lane-Goucher College complex, other structures contribute significantly to the area. St. Michael and All Angels Episcopal Church at 2001 St. Paul Street, is a large stone edifice designed by Baltimore architects J.B. Noel Wyatt and Joseph Evans Sperry in 1877, and built in 1879. It is also a fine example of the Richardsonian Romanesque style, but its lighter, more finely finished and more delicately decorated walls and arches of contrasting granite and brownstone provide an instructive comparison to Stanford White's and Charles Carson's bold and massive Richardsonian Romanesque two to four blocks north at Lovely Lane and Goucher College. St. Michael's marks the first major building venture in the district, and consequently the beginning of its period of significance. The interior is spacious and colorful, with a polished wooden ceiling supported above an intricate, ornamented wooden truss-work.

Across the street at 1920 St. Paul Street stands St. Mark's Evangelical Lutheran Church, built in 1898 in an exuberant Italianate style. It features a proportioned square campanile, massive oak doors, and a preserved interior decorated with original intricate wall decorations designed by Tiffany. Several stained glass panels by Tiffany still exist.

The Franciscan Convent of Our Lady of St. Francis (ca. 1890), a bracketed brick structure, dominates the west side of the 2200 block of Maryland Avenue. It surrounds a cloistered garden. At

See Continuation Sheet No. 16

2311 Howard Street stands the modest Oak Street (the original name of Howard Street) African Methodist Episcopal Church, built in the 1880s. In 1992, the congregation renovated and moved into the adjacent building at 123 E. 24th Street, originally Public School 32, a nineteenth century stone school dating from before the annexation.

In addition to churches, several municipal structures contribute to the neighborhood. Public School No. 32 at 123 E. 24th Street,dating from the mid-1880s, a square structure of marble with red-brick string courses, a doubled gable with rising-sun bargeboards, and tall windows, has been renovated in 1992 as the new Oak Street A.M.E. Church. The Annex to School No. 32 at 3 E. 25th Street was built in 1890 to accommodate the dramatic population surge in the district. It is a well-proportioned example of the Italian style, with white stucco walls, a shallow sloped roof, and tall windows. During the 1920s it became the Baltimore City Public School Administration building, and now stands vacant. The 1930 annex to the administration building, stands adjacent at 33 E. 25th Street, over what had been (since ca. 1890) the site of the Baltimore Traction Company's Trolley Depot. It is a limestone building in the Art Deco style.

The north-west corner of the district marks the point of departure for the first electric railway line service in the world. Beginning on 10 August 1885, the City and Suburban Railway carried passengers along the Hampden Line to and from more rural areas to the north.

The first Methodist Church built in the United States stood on Lovely Lane near the harbor in Baltimore. When that church was abandoned, the congregation built the Stanford White structure on St. Paul Street. Now called Lovely Lane United Methodist, it is from this congregation that all other Methodist congregations in the United States grew, thus the name "Mother Church of American Methodism". Inscribed in the lintel above the entrance of this building are the words First Methodist Church. The driving force behind the establishment of Goucher College, founded as Women's College of Baltimore and now located in Towson, Baltimore County, Maryland, was Dr. John Franklin Goucher, the church's minister. The first college building was erected next door to the church.

See Continuation Sheet No. 17

The college moved to Towson in the early 1950s.

A tightly defined Old Goucher College Historic District focused only on buildings erected by the college or acquired by the college for their functions was entered into the National Register on 25 August 1978. This nomination expands the National Register designation to include the neighborhood which grew along side the college. The presence of the college was not the guiding factor in development of the neighborhood but it was certainly one of the major factors.

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BOUNDARY JUSTIFICATION:

The boundaries were chosen on the basis of the presence and absence of contributing structures. The northern boundary at 25th Street recognizes that the construction of the district was nearly completed before significant development occurred north of 25th St. The map of 1894 (Map D) which shows 25th Street dividing the already densely-built district to the south from the largely unimproved land to the north. Also, all along its length, this northern boundary abuts the southern boundary of the Charles Village Historic District, already listed on the National Register.

The nearly total destruction of historic structures along Howard Street defines the western boundary. No significant structures remain on the western side of Howard St., and only a handful survive on the eastern side, and are included in the district.

Similarly, the southern boundary is set by the nearly total redevelopment of the blocks bordering on North Avenue. The fire station at 105 W. 21st Street is included in a southern pocket owing to its significance as a structure built for servicing the district. A similar pocket includes the intact row of houses in the 200 block of Maryland Avenue, while excluding areas recently demolished or redeveloped. The southern extension to North Avenue along the main artery of St. Paul Street includes two significant churches and several other contributing structures which form a gateway to the district.

On the east, the boundary again follows the destruction of significant properties, dividing the demolished 2000 and 2100 blocks between Calvert St. and Guilford Ave. from the completely intact blocks on the western side of Calvert St. Above 22nd Street, the boundary turns eastward to encompass the period residences on Guilford Avenue up to the starting point on 25th Street, east of Guilford Ave. The rigid street-grid system laid down prior to 1876 breaks down, and the orientation of construction changes from facing major north-south corridors to facing east-west streets. Additionally, Guilford Avenue marks the furthest east influence of the Goucher College complex.

Old Goucher College Historic District

B-4504

Baltimore

Maryland

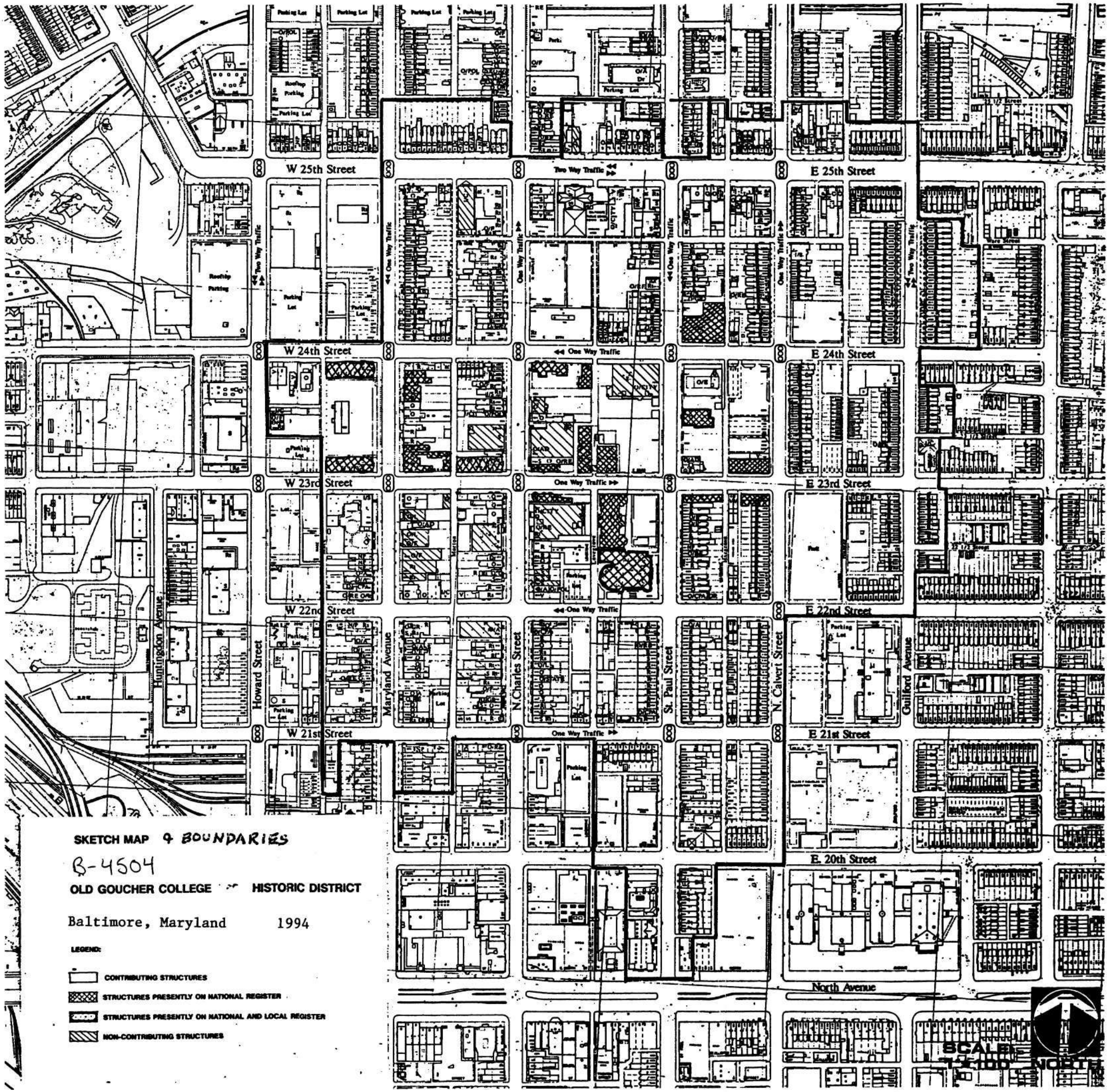
A18/360950/4353090

B18/360970/4352340

C18/360370/4352340

D. . 0340/4353060

Baltimore East



SKETCH MAP 4 BOUNDARIES

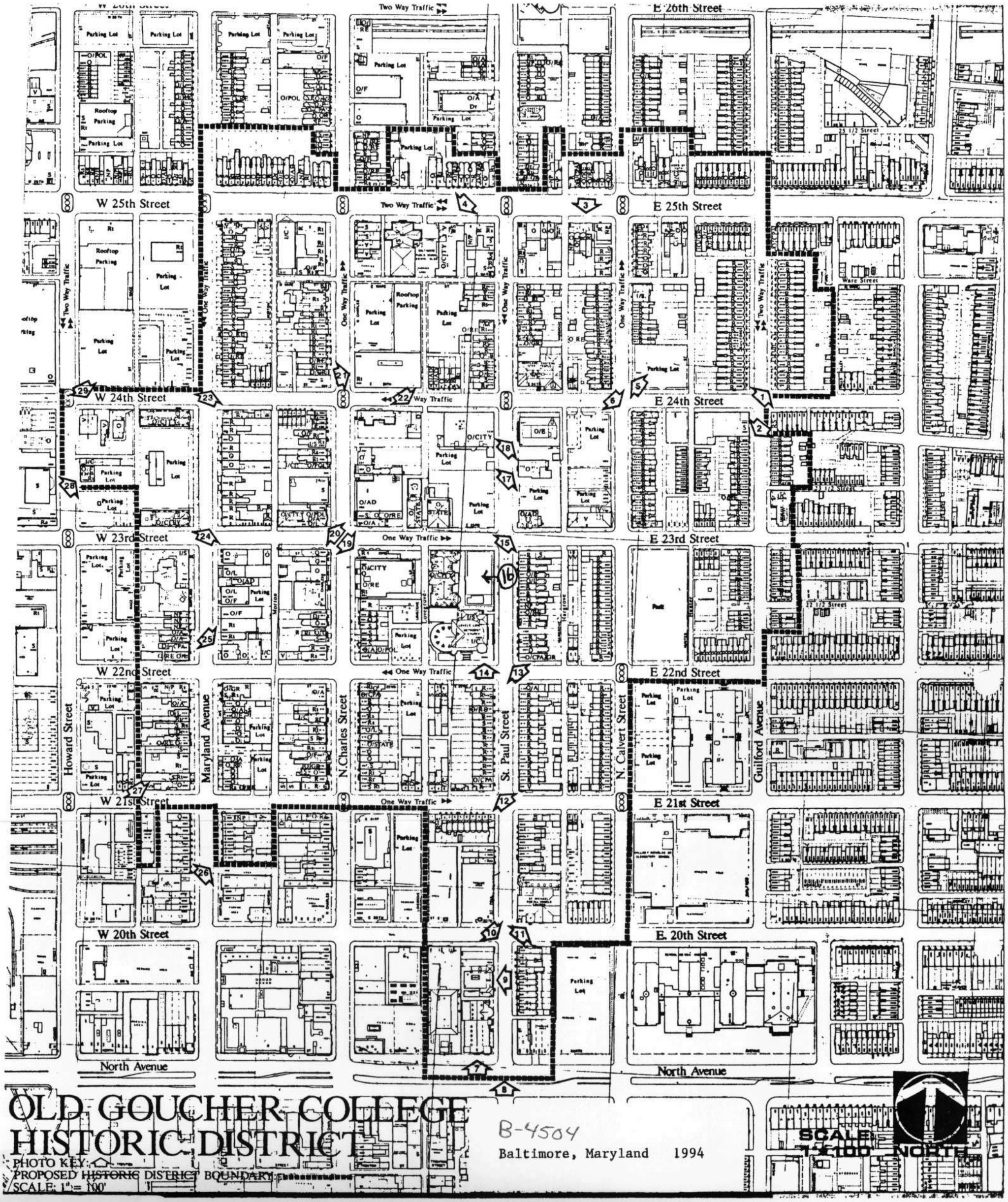
B-4504

OLD GOUCHER COLLEGE HISTORIC DISTRICT

Baltimore, Maryland 1994

LEGEND:

- CONTRIBUTING STRUCTURES
- STRUCTURES PRESENTLY ON NATIONAL REGISTER
- STRUCTURES PRESENTLY ON NATIONAL AND LOCAL REGISTER
- NON-CONTRIBUTING STRUCTURES



OLD GOUCHER COLLEGE HISTORIC DISTRICT

PHOTO KEY:
PROPOSED HISTORIC DISTRICT BOUNDARY
SCALE: 1" = 100'

B-4504

Baltimore, Maryland 1994

Old Goucher College Historic District
2400 Block - Guilford Ave.
Baltimore, Md.
Photo # 1

B-4504

Old Goucher College Historic District
2300 Block - Guilford Ave.
Baltimore, Md.
photo #2

B-4594

FOR RENT

Old Goucher College Historic District
1111 - 1117 E. 25th Street
Baltimore, Md.
photo # 3

B-4204

Old Goucher College Historic District
33 E. 25th Street
Baltimore, Md.
photo # 4

B-4504

Old Goucher College Historic District
2400 Block - Calvert Street
Baltimore, Md.
photo # 5

B-4504

Old Goucher College Historic District
2300 Block Calvert Street
Baltimore, Md
photo #6

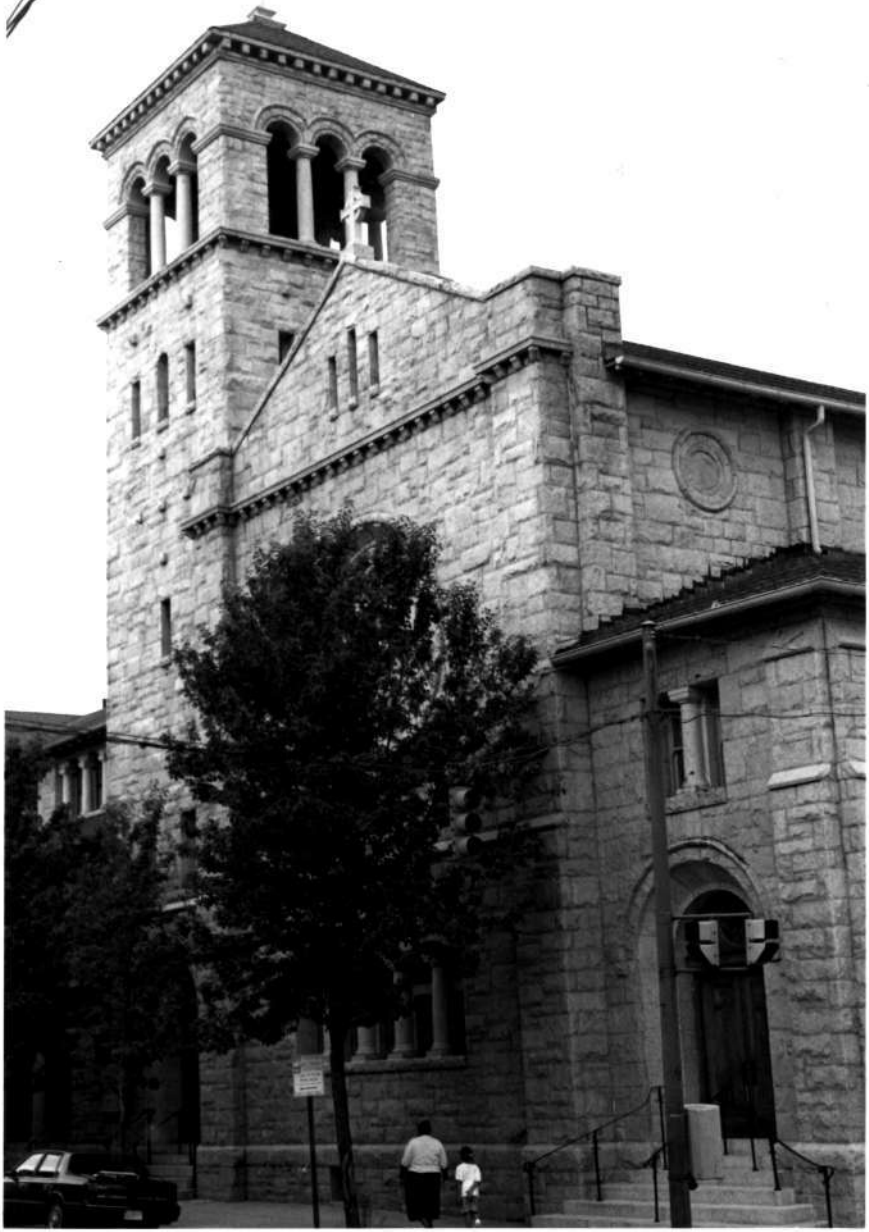
B-4504

Old Goucher College Historic District
Seventh Baptist Church - 30 North Ave.
Baltimore, Md
photo # 7

B-4584

Old Goucher College Historic District
St. Paul Street Spires
Baltimore, Md.
Photo # 8

B-4504



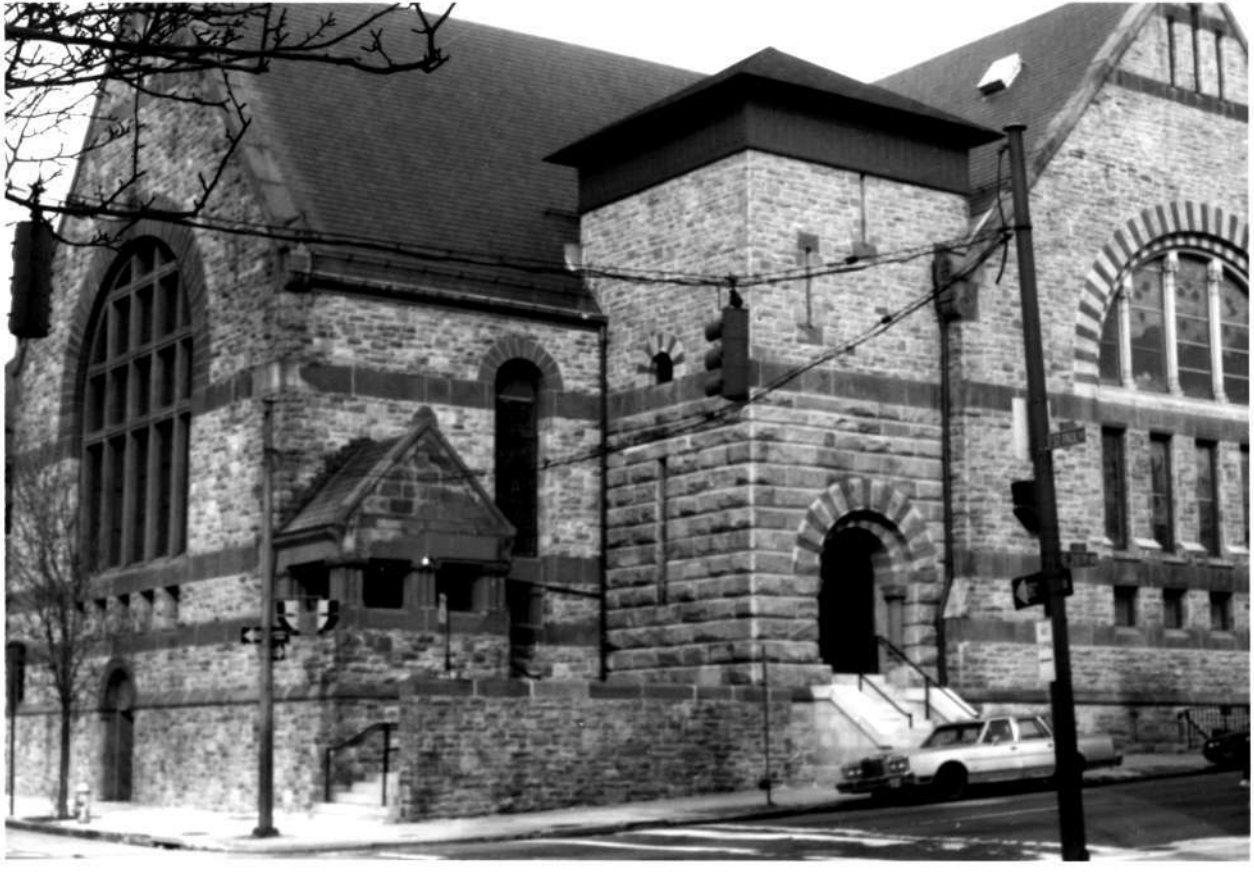
Old Goucher College Historic District
St. Marks Church - 1920 St. Paul Street
Baltimore, Md
photo #9

B-4514

ONE WAY

Old Goucher College Historic District
1900 Block - St. Paul Street
Baltimore, Md
photo # 10

B-4504



old goucher college Historic District
St. Michaels of All Angels Church - 2001 St. Paul St.
Baltimore, Md
photo # 11

B-4504

Old Goucher College District
2100 Block - St. Paul Street
Baltimore, Md.
photo # 12

B-4504

Old Goucher College Historic District
2200 St. Paul Street - Lovely Lane Methodist Church

Baltimore, Md
Photo # 13

B-4504

Old Goucher College Historic District
2200 St. Paul Street - Lovely Lane Methodist Church

Baltimore, Md

photo # 14

B-4504

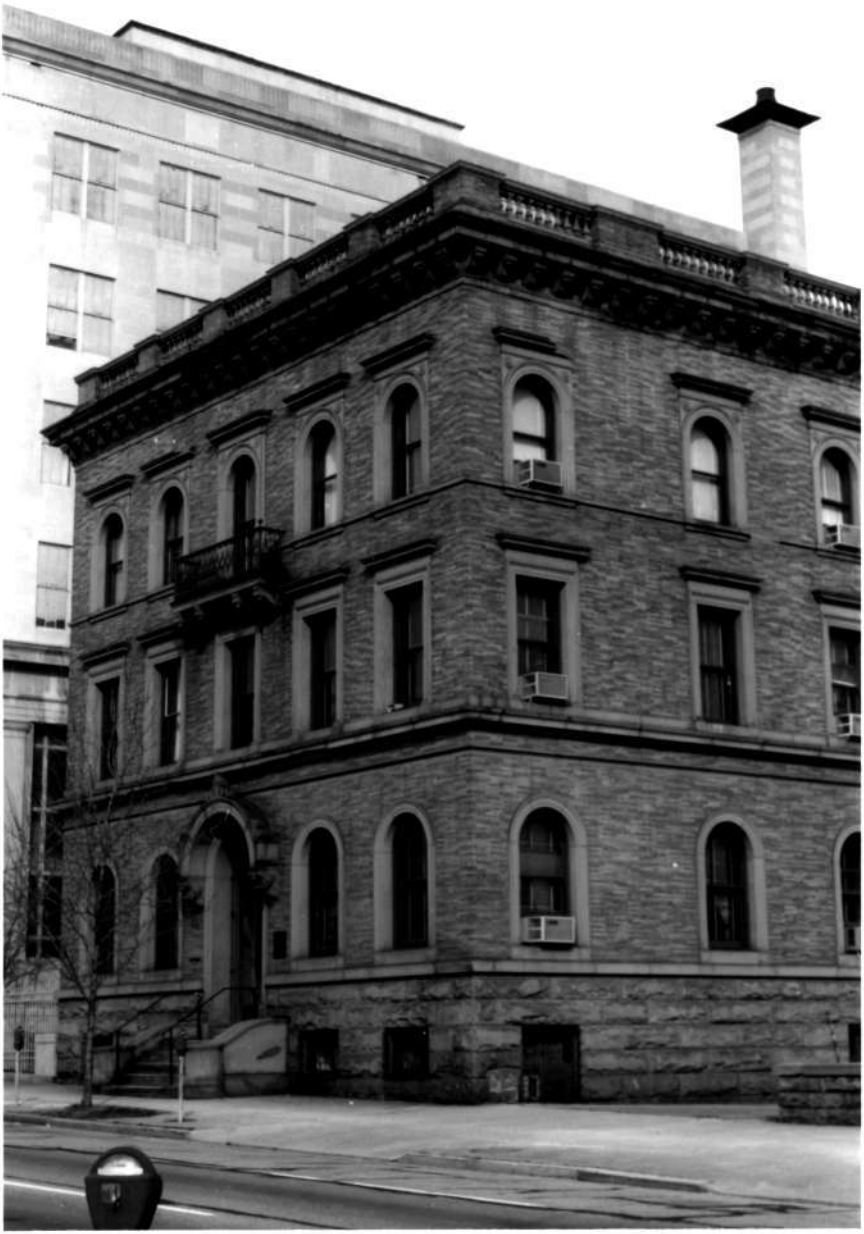
Old Goucher College Historic District
100 E. 23rd Street
Baltimore, Md
Photo # 15

B-4504

Old Goucher College Historic District
2300 St. Paul Street - Bennett Lodge
Baltimore, Md

B-4504

Photo #16



Old Goucher College Historic District
2313 St. Paul Street - Dr. Goucher's House
Baltimore, Md
Photo # 17

B-4504

Old Goucher College Historic District
2315 St. Paul Street
Baltimore, Md.
B-4504
Photo # 18

Old Goucher College Historic District
2229 Charles Street - President's House
Baltimore, Md
Photo # 19

B-4504

ES ST.
LEASE
RENT

Old Goucher College Historic District
2300 Charles Street - Glither Hall
Baltimore, Md.
Photo # 20

B-4504

JAGUAR

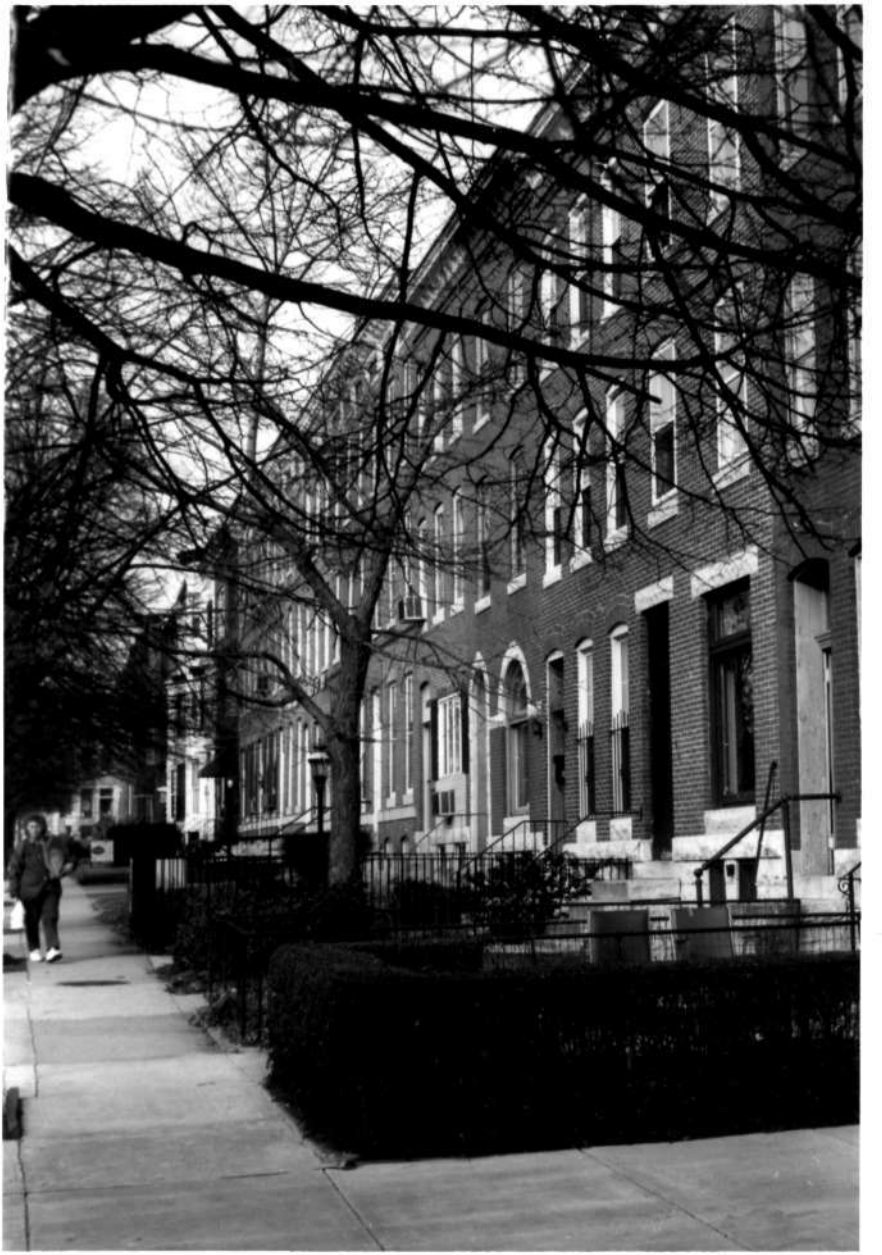
Old Goucher College Historic District
2401 Charles Street
Baltimore, Md
Photo # 21

B-4504

ONE WAY

Old Goucher College Historic District
1 E. 24th Street - Alumnae Lodge
Baltimore, Md
Photo # 22

B-4504



Old Goucher College Historic District
2400 Block - Maryland Avenue
Baltimore, Md
Photo #23

E-4504

Old Goucher College Historic District
2300 Block - Maryland Avenue
Baltimore, Md
B-4504
Photo # 24

RENT

Old Goucher College Historic District
2201 Maryland Avenue
Baltimore, Md
Photo #25

B-4504

2019
2025

Old Goucher College Historic District
2000 Block - Maryland Avenue
Baltimore, Md
Photo #26

B-4504

ENGINE HOUSE № 18

Old Goucher College Historic District
105 W. 21st Street - Engine House No. 18
Baltimore, Md.
Photo # 27

B-4504

BALTIMORE CAR &
TRUCK RENTAL, INC.
VEHICLE SALES
MOVING SUPPLIES
BALTIMORE CAR & TRUCK RENTAL

Old Goucher College Historic District
2303 - 2311 Howard Street
Baltimore, Md
Photo # 28

B-4504

OAK STREET AME CHURCH

Old Goucher College Historic District
123 W. 24th Street
Baltimore, Md
Photo # 29

B-4504