

### 1. Name

Historic 1700-1724 North Chapel Street  
and / common

### 2. Location

street & number 1700-1724 North Chapel Street  
city, town Baltimore  
state & zip code Maryland 21205 county

### 3. Classification

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>	
<input type="checkbox"/> district	<input type="checkbox"/> public	X occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
X building(s)	X private	<input type="checkbox"/> unoccupied	<input 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	X private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	X 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 type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

### 4. Owner of Property

name  
street & number telephone  
city, town state & zip code

### 5. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore City Land Records liber  
street & number Clarence Mitchell Courthouse folio  
city, town Baltimore State Maryland

### 6. Representation in Existing Historical Surveys

title  
date federal state county local  
depository for survey records  
city, town state & zip code

## 7. Description

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:		
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		date of move: _____		

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

This row of thirteen two-story, two-bay wide vernacular Renaissance Revival-style brick houses with shed roofs and sheet metal cornices were built in 1907 by William Westphal, a builder of working class houses in East Baltimore and the builder of the identical row on the east side of this same block. Many of the houses retain their original brick facades, which were originally painted a dark red, with the basement area painted white to imitate the marble basements of more expensive houses. Others have been covered with formstone.

After the use of wood was outlawed for cornices in 1892, sheet metal became the predominant material used. By the early years of the 20th century, the most popular form of sheet metal cornice sported ball finials and often classical motifs like swags pressed into the frieze area. Generally, only main street two story houses had decorated friezes-the builder saved money on his small street versions by eliminating them. Likewise, while the main street houses in this style would have marble basements, stringers, lintels, and steps, builders used no marble at all on their small street versions, painting the basements white instead. Main street houses would have stained glass transoms over both the door and the wide first floor window; on the small streets builders offered stained glass only in the door transom.

The houses are two stories in height, 12' and 12'8" wide (14' for the two end houses) and occupy lots 70' deep. Each house is three small rooms deep and there is no backbuilding. The houses are constructed in running bond and have been painted. Each house has a single hooded chimney located near the front and rear of the house. The shed roof is capped by a sheet metal cornice decorated with a row of dentils set above the frieze area and a cut-work band set beneath, the whole framed by two end brackets with ball finials.

The door and window openings have segmentally arched brick lintels, with plain tympanums. The sills are wood. All first floor windows (including at the rear of the house) are wider than the second floor windows, a typical design feature of the Renaissance Revival style house (though in more expensive homes, the wider window would be a single sheet of plate glass topped by a stained glass transom). All sash are 1/1. Doorways have a single-light transom but no original doors survive. The houses sit on medium-height basements lit by a single-light sash, set beneath a double-header segmental arch. Each front door is reached by four brick, concrete, or formstoned steps.

## 8. Significance

Period	Area of significance	check one & justify
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration
<input type="checkbox"/> 1900	<input type="checkbox"/> communications	<input type="checkbox"/> industry
		<input type="checkbox"/> invention
		<input type="checkbox"/> landscape architecture
		<input type="checkbox"/> law
		<input type="checkbox"/> literature
		<input type="checkbox"/> military
		<input type="checkbox"/> music
		<input type="checkbox"/> philosophy
		<input type="checkbox"/> politics/government
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**Specific dates** 1907

**Builder/Architect** Walter Westphal

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

This group of houses is significant as representing the very last type of small street houses to be built, in the period c. 1905 – 1909, when a new city ordinance outlawed building houses on streets less than 40' wide. The houses were built by Walter Westphal, a well-known Baltimore builder, according to a pattern that was quite common to the city's working class neighborhoods of the period c. 1880 to 1910. Recognizing that workers held different levels of jobs (and pay), builders created a hierarchy of two-story house sizes (and prices) in the new neighborhoods going up to serve the expanding factory districts ringing the harbor and north-east of the central city. Builders acquired anywhere from an eighth to a half of a city block and built 14' to 15'-wide two-story houses on the main streets, and smaller, 11' to 13'-wide two-story houses on the narrower streets bisecting the blocks. Typically, in this period, main street houses might sell for \$1,200 - \$1,500; small street houses for \$700 - \$900.

The houses represent a very late type of small street house that was constructed to serve as low-cost or rental housing for the working class residents of the area, most of whom were Bohemian at the time of construction. Occasionally, the builder retained ownership of his small street houses to provide income for himself as rental properties or sold them to a variety of small investors, interested in their rental income. In this way people of varying means could afford to live in the same block. If they couldn't afford the approximately \$750 purchase price of the small street houses, then they *could* afford the \$8 or so a month it would cost to rent one, while they saved to be able to buy their own home later.

In this particular case Westphal sold the majority of the houses to outside investors, including Ephraim Macht, one of Baltimore's largest-scale builders and major real estate broker, and to Bohemian owner occupants, all of whom received mortgages from either the Bohemian Building and Loan, "Slavie" or the Bohemian Workingman's Building Association #2.

## 9. Major Bibliographic References

Mary Ellen Hayward and Charles Belfoure, *The Baltimore Rowhouse*  
(New York: Princeton Architectural Press, 1999)

## 10. Geographic Data

Acreage of nominated property

Quadrangle name

Verbal boundary description and justification

## 11. Form Prepared by

name / title Dr. Mary Ellen Hayward

Organization The Alley House Project

date June 2000

street & number 1306 Carrollton Ave.

telephone

city, town Baltimore

state & zip code Maryland 21204

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 property rights.

Return to:

DHCP/DHCD

Maryland Historical Trust

100 Community Place

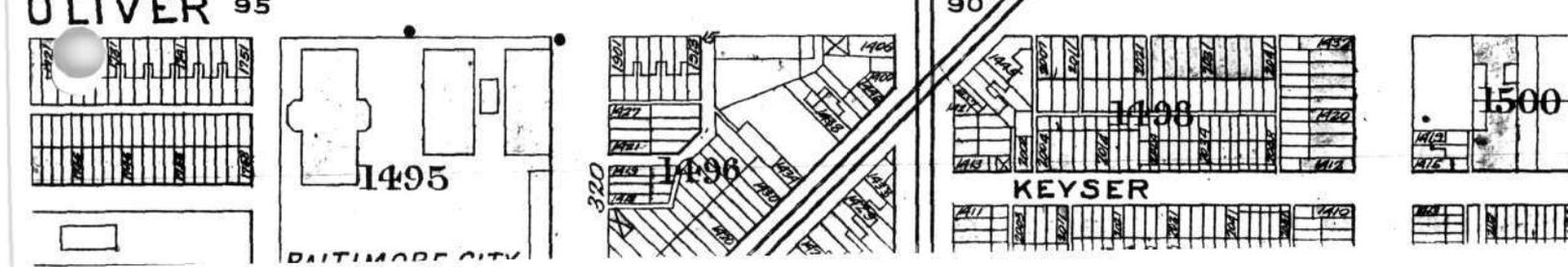
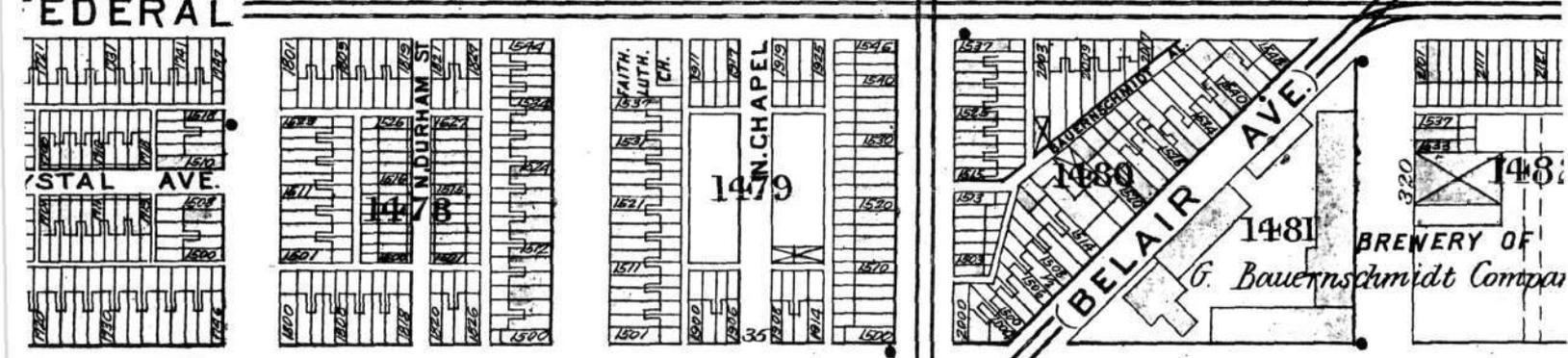
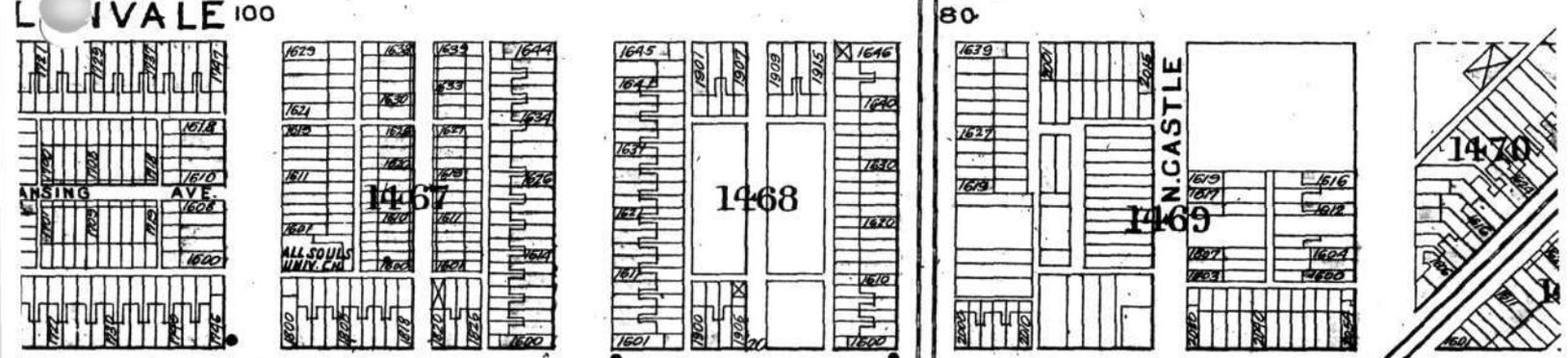
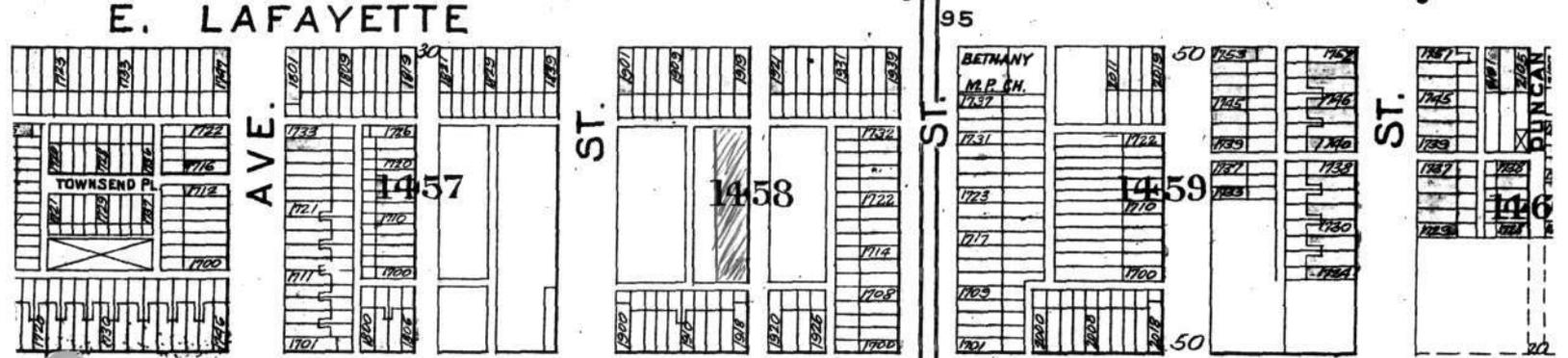
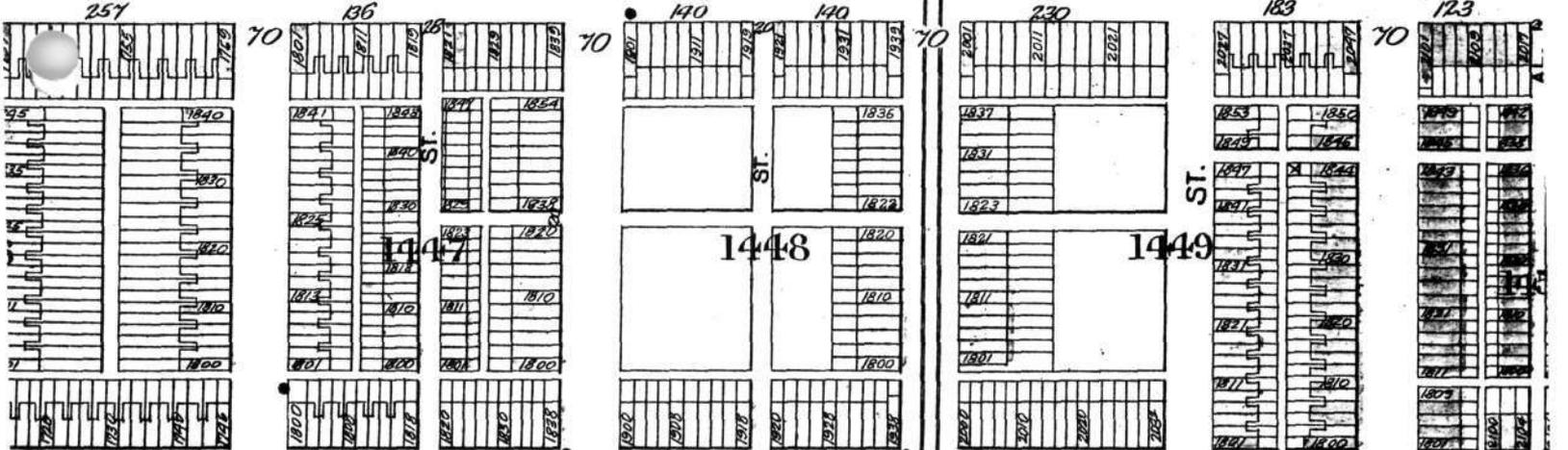
Crownsville MD 21032-2023

B-4702

1700-1724 N. Chapel St.

BALTO MD

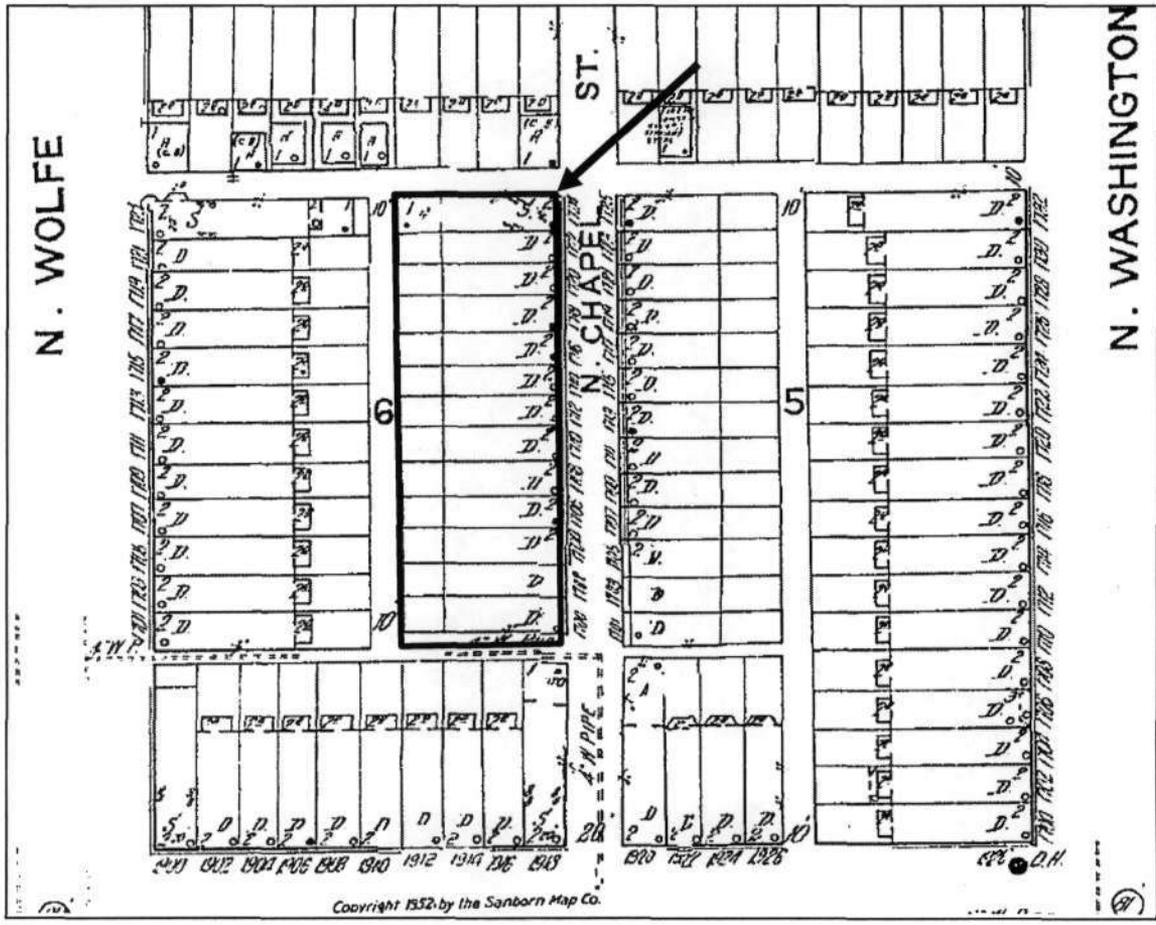
E. NORTH



BREWERY OF G. Bauernschmidt Company

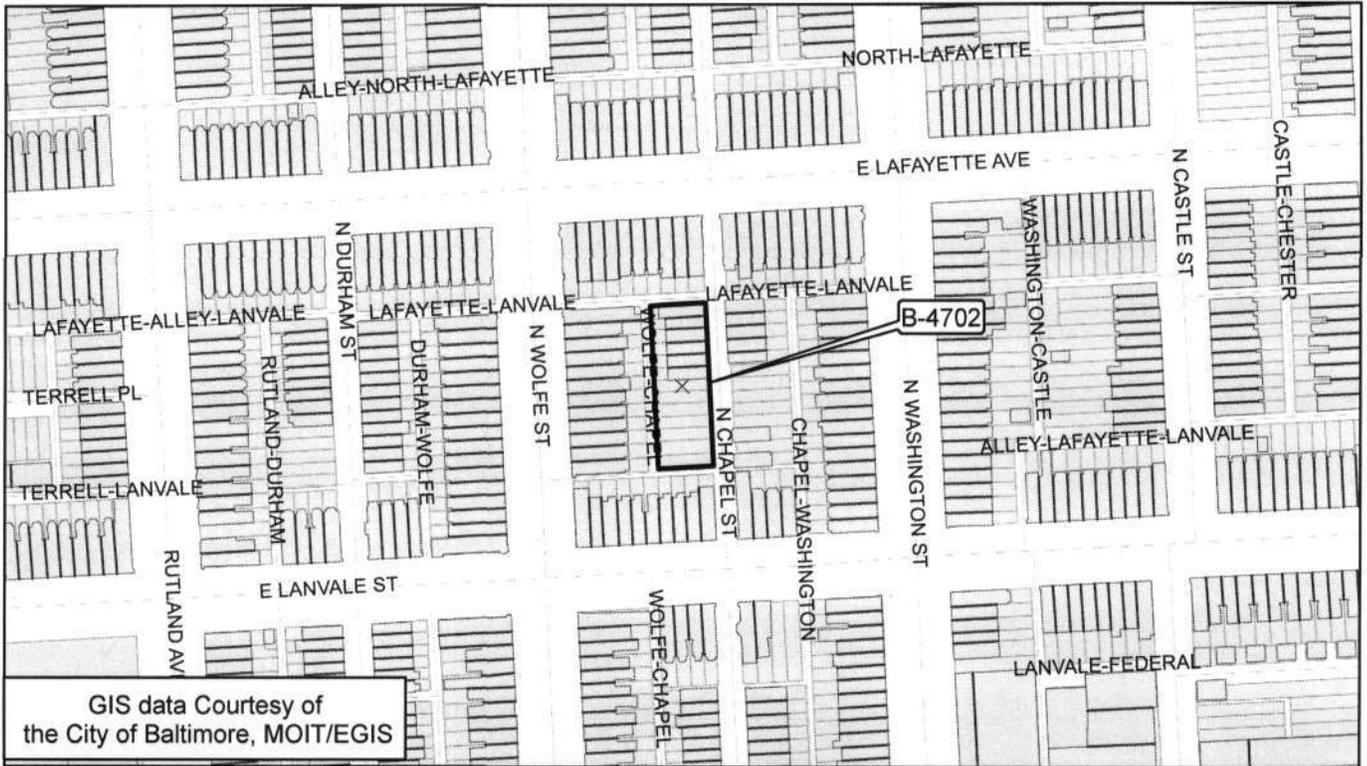
BALTIMORE CITY

B-4702  
1700-1724 N. Chapel Street  
Sanborn Map 1914, Revised 1952, Reprinted 1953  
Volume 3, Sheet 311

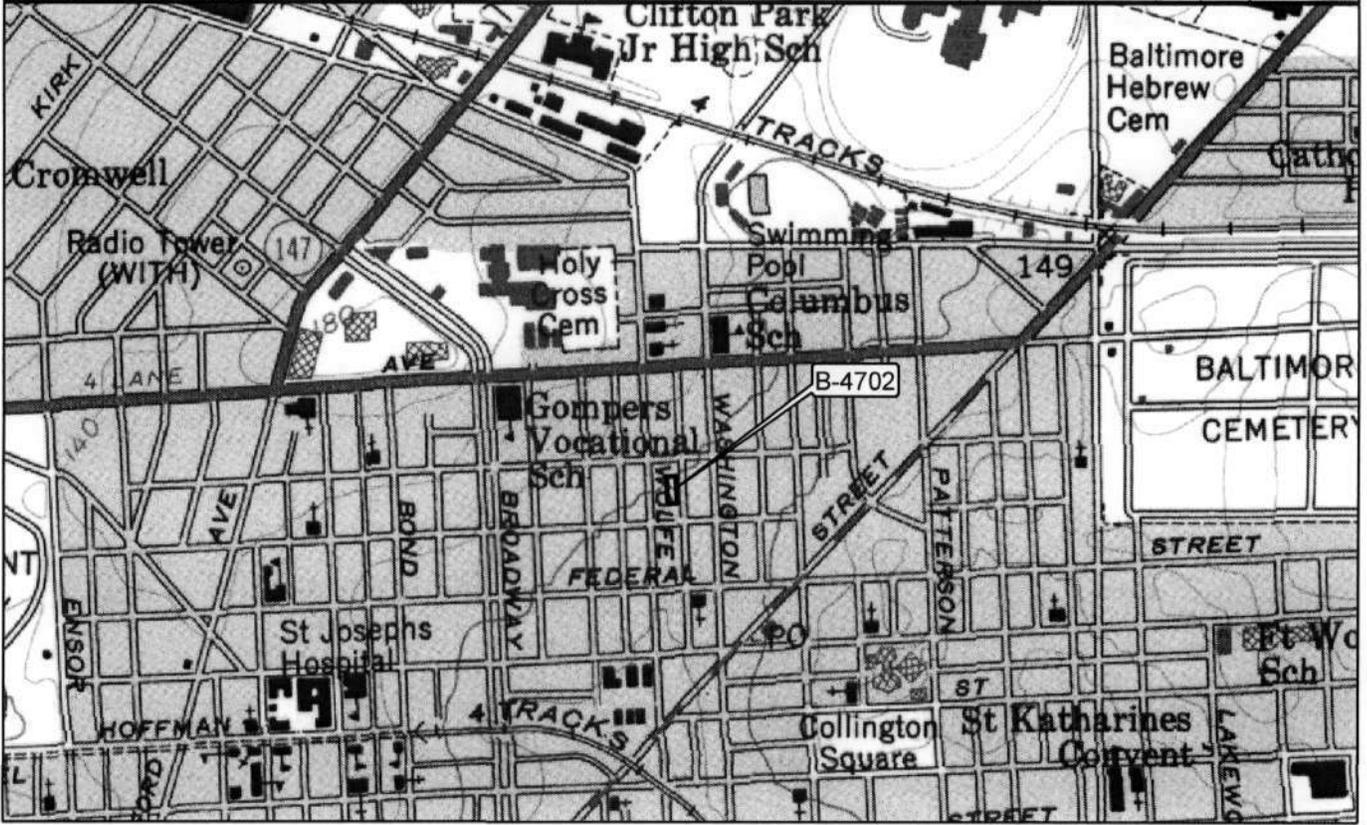


B-4702  
1700-1724 N. Chapel Street  
Block 1458, Lots 064-076  
Baltimore City  
Baltimore East Quad.

### 1700-1712 Demolished



GIS data Courtesy of  
the City of Baltimore, MOIT/EGIS





1700 Chapel. Ws

W 73

ED

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B-4702

1700-1724 N. Chapel St.

BAITO. MD

W. Nield

6/96

MD SHPO

1/2



1710 Chapel  
W7B

B-4702

1710 N. Chapel St.

BALTO. MD

W. Field

6/96

2/2

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