

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Survey No. B-4762

1. Name

Historic 302 - 324 South Durham Street
and / common

2. Location

street & number 302 - 324 South Durham Street
city, town Baltimore
state & zip code Maryland 21231 county

3. Classification

Category	Ownership	Status	Present Use	
<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	Public Acquisition	Accessible	<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

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check One

unaltered
 altered

Check One

original site
 moved:
 date of move: _____

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

This group of ten mainly two-story, two-bay wide brick houses on the west side of the 300 block of S. Durham St. range in date from c. 1850 to 1900. Only two of the houses retain their original brick facades; the rest have been covered with formstone.

302 - 304 S. Durham are a pair of two-story-and attic houses typical of a popular type of Baltimore rowhouse built in the late 1840s and 1850s to serve the city's growing working class population. The lower-pitched gable roof allowed for a more spacious upper story, which now could be lit by small rectangular windows at both the front and rear of the house, instead of the earlier dormer windows. Despite its practical nature, this new feature had its roots in a stylistic change in Baltimore's fashionable housing, the small "attic" windows being an important part of the façade design of much larger town mansions being built in the new Greek Revival style. The houses are 13'6" wide and occupy lots 63' deep. Each house is two rooms deep with a one-story backbuilding. The houses were probably constructed in running bond and were originally painted, but the formstone covering obscures all original details. The gable roofs have a simple brick corbelled cornice. Door and window openings probably had segmentally arched brick lintels and plain tympanums. The sills are brick. Windows have 1/1 replacement sash. Doorways have a single-light transom, but no original doors remain. The houses sit on low basements, lit by a single-light sash. Each house is reached by three brick or concrete steps.

306 and 308 S. Durham are much later houses. 306 has a Renaissance-Revival style sheet metal cornice; 308 has a wooden late Italianate-style scroll-sawn bracketed cornice. Both share 15'-wide lots that run back 63' deep and are only two rooms deep. Both are covered with formstone. Chimneys are located at the rear portion of the house. The sheet metal cornice of 306 consists of a crown molding set above a row of dentils and a lower frieze area. The two end brackets are decorated with acanthus leaves and have an arched cap, decorated with a rosette, that rises above the roofline. 308 has a wooden cornice consisting of a crown molding supported by three long scroll-sawn brackets that connect to a lower molding strip and once ended with a distinct trefoil pattern. The frieze area, which also serves to ventilate the attic, is decorated with a row of circular shapes, created by a jig saw. A lower wooden frieze area is capped by a row of cut-work scallop shapes. Both houses seem to have segmentally arched door and window openings, but these are obscured by the formstone covering. Both have 1/1 sash. Doorways have stained glass transoms bearing the house number, as well as their original Arts-and-Crafts-style doors. Both houses sit on low basements reached by one brick or concrete step.

Continuation sheet

310 S. Durham St. is an unusual three-bay-wide Queen Anne style house with a central doorway and its own sallyport as part of the house. It is 19' wide and occupies a lot 63' deep. The house is constructed in running bond and was originally painted a dark red and striped. The cornice consists of a sheet metal crown molding set above a stepped brick frieze area created by running three rows of progressively recessed stretcher bricks above a design created by alternating units of two rows of progressively recessed stretcher bricks framed by three rows of slightly projecting, yet progressively recessed header bricks. The lower frieze area is decorated with four rectangular panels of alternately set header bricks, which provide ventilation to the attic, framed by a lower molding strip of two rows of slightly projecting stretcher bricks. Door and window openings have segmental arches and scroll-sawn tympanums. The sills are wood. Some original 4/4 sash survive; other are 1/1 replacement sash. The doorway has a single-light transom and a modern six-panel door. The house sits on a low basement, being reached by two brick steps.

316 – 318 S. Durham St. are two-story houses with shed roofs that have been covered with formstone. The original cornices are gone and all original details have been obscured. They are 15' wide and occupy lots 65' deep. The pair shares a flat-linteled sallyport. Door and window openings probably had segmental arched, with plain tympanums. All windows have 1/1 replacement sash. Doorways have single-light transoms and replacement doors. The houses sit on low basements, lit by a single-light sash. The entrance is reached by two brick steps.

320 – 322 S. Durham St. have both had their facades remodeled and may originally have been two-story, gable-roofed houses like 324. Both are 15' wide and occupy lots 54' deep. Today, 320 has a brown brick, Renaissance-Revival style façade with sheet metal cornice, consisting of a crown molding and deep, plain, lower frieze area framed by two end brackets, whose arched caps rise slightly above the roofline. Door and window openings have segmentally arched brick lintels composed of a double row of headers, and wood sills. The wide first floor window, which originally probably had a stained glass transom, is typical of this style. All windows have 1/1 sash. 322 is now three stories in height, with the lower two stories covered with formstone, and most of the third story stuccoed. The original cornice is gone and all façade details are obscured. Door and window openings probably have segmentally arched brick lintels, with plain tympanums. All windows have 1/1 sash. At both houses the doorways have narrow single-light transoms and replacement doors. Both houses sit on low basements, entrances being reached directly from the street.

324 S. Durham St. is a two-story, two-bay-wide house with the low-pitched gable roof typical of the small alley houses built in Baltimore in the 1850s and 1860s, often along especially narrow secondary alley streets running perpendicularly off the main "alley" street. It has been covered with formstone and all details are obscured. The house is 15' wide and occupies a lot 37'7" deep. The gable roof has a simple brick corbelled cornice, now hidden. The house probably had flat wood lintel and sills and has 1/1 replacement sash. The single-light doorway transom has been covered with aluminum siding and the house now has an Arts-and-Crafts-style door, which is not original. The house sits on a low basement, the entrance being reached directly from the street.

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"/> 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 checked="" type="checkbox"/> social/ humanitarian	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theatre	
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation	
<input type="checkbox"/> 1900	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other: specify	
		<input type="checkbox"/> invention			

Specific dates c. 1888

Builder/Architect

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

This group of late-Italianate-style houses is significant in that it represents the level of architectural stylishness achieved by many builders of small street houses in the late nineteenth century.

The houses were built according to a pattern that was quite common to the city's working class neighborhoods of the period 1870 to 1910. Recognizing that workers held different levels of jobs (and pay), builders created a hierarchy of house sizes (and prices) in the new neighborhoods going up to serve the expanding factory districts ringing the harbor and northeast 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 to \$1,500; small street houses for \$700 - \$900. Occasionally, the builder retained ownership of his small street houses to provide income for himself as rental properties, or sold them to other investors. In this way people of varying means could afford to live in the same block. If they couldn't afford the 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.

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

street & number 1306 Carrollton Ave.

city, town Baltimore

date

telephone

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 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 rights.

Return to:

DHCP/DHCD

Maryland Historical Trust

100 Community Place

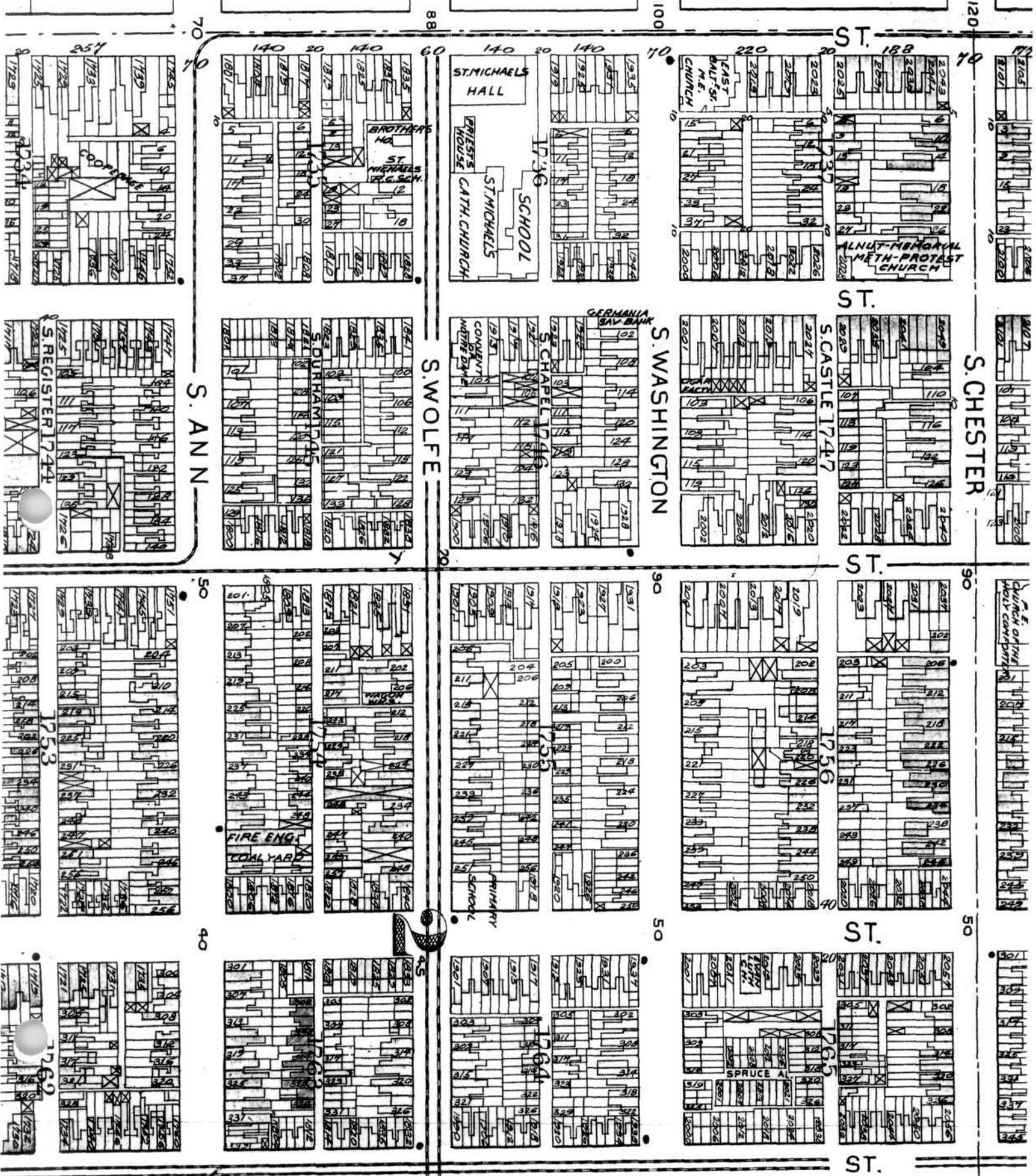
Crownsville MD 21032-2023

B-4762

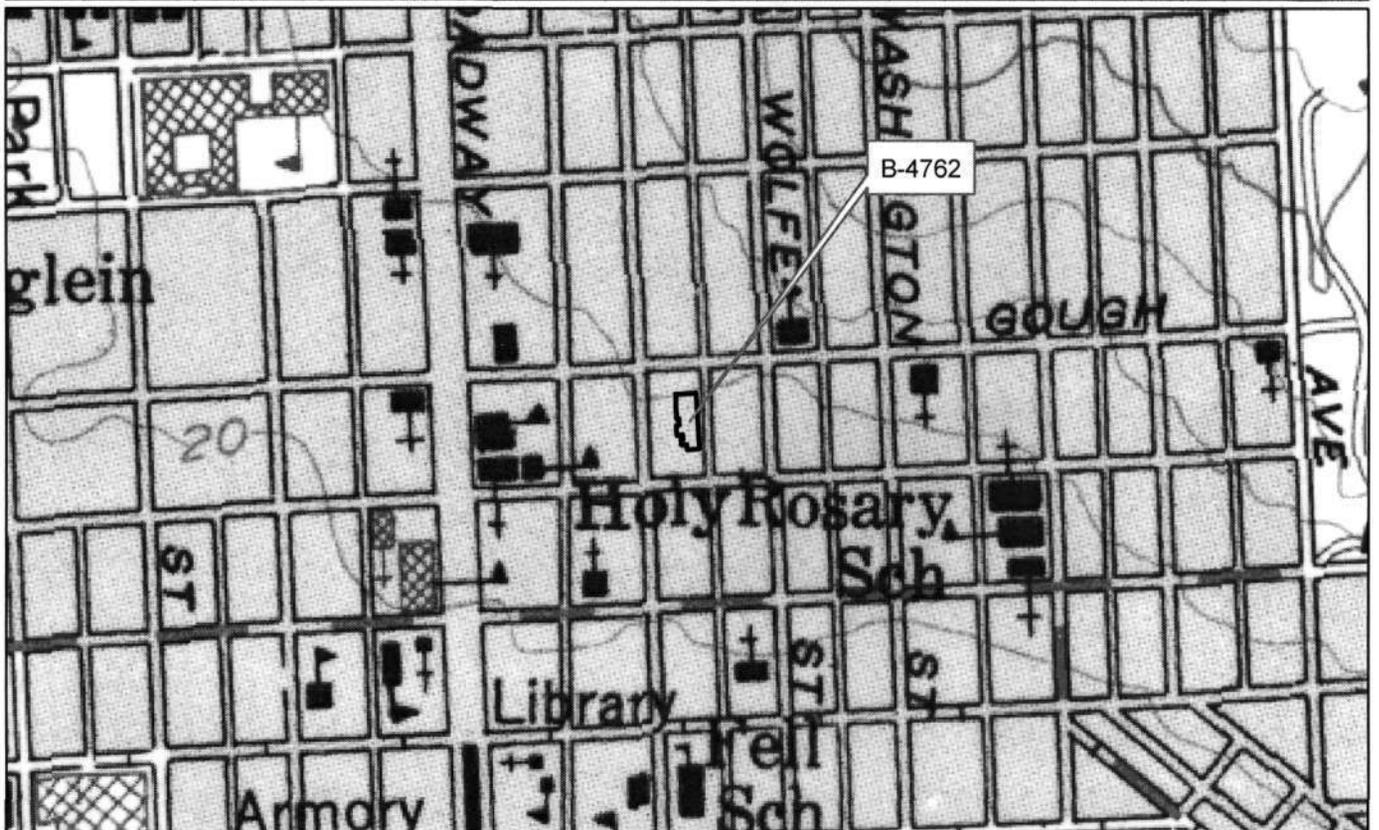
302-324 S. Durham St

BACTO. HD

1906 City Atlas



B-4762
302-324 S. Durham Street
Block 1763 Lots 079-090
Baltimore City
Baltimore East Quad.





302-304 S. Durham

B-4762

302-324 S. Durham St.

JACTO. MD

C. Behfoune

11/97

MD SAPO

1/8

10D

116J399 0211 N H N 12



306 S. Durham

B-4762

302-324 S. Durham St.

3ACTO. MD

C. Bellmore

11/97

2/8

18D

[173399 0211 N H N 22



308 S. Durham

B-4762

302-324 S. Durham St

BALTO. MD

C. Belton

11/97

3/8

100

1181399 0211 W R 11 22



310 S. Durham

B-4762

302-324 S. Durham St.

BALTO. MD

C. Belgrave

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100

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316-318 S, Durham

B-4762

302-324 S. Durham St.

BALTO. MD

C. Beffone

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320 S. Durham

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302-324 S. Durham St.

BACTO. MD

C. Belfrage

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322 S. Durham

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302-324 S. Durham St.

BALTO. MD

C. Belfrage

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324 S. Durham

B-4762

302-324 S. Durham St.

BALTO. MD

C. Zeffone

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1233399 0217 N 4 N 22

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