

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 for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Brewers Hill Historic District  
other names B-5169

2. Location

street & number Roughly bounded by S. Conkling St., Eastern Ave., S. Haven St. and Dillon St.  not for publication  
city or town Baltimore  vicinity  
state Maryland code MD county Baltimore City code 510 zip code 21224

3. 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. I recommend that this property be considered significant  nationally  statewide  locally.   
See continuation sheet for additional comments).

[Signature] 11-5-14  
Signature of certifying official/Title Date

State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments).

Signature of certifying official/Title Date

State or Federal agency and bureau

4. 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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Brewers Hill Historic District (B-5169)

Baltimore, Maryland

Name of Property

County and State

5. Classification

Ownership of Property (Check as many boxes as apply)

Category of Property (Check only one box)

Number of Resources within Property (Do not include previously listed resources in the count)

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

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

Table with 2 columns: Contributing, Noncontributing. Rows for buildings, sites, structures, objects, Total.

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

number of contributing resources previously listed in the National Register

N/A

0

6. Function or Use

Historic Functions (Enter categories from instructions)

Current Functions (Enter categories from instructions)

- Domestic/single dwelling, Commerce/specialty store, Commerce/business, Industry/manufacturing facility

- Domestic/single dwelling, Commerce/specialty store, Commerce/business, Industry/manufacturing facility

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

- Late Victorian: Italianate, Late 19th + 20th century Revivals: Classical Revival; Tudor Revival, Modern Movement: Art Deco

- foundation: Stone, concrete; walls: Brick, concrete, stucco, glass; roof: Metal, asphalt; other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- x A Property is associated with events that have made a significant contribution to the broad pattern of our history.
B Property associated with the lives of persons significant in our past.
x C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply)

Property is:

- A owned by a religious institution or used for religious purposes.
B removed from its original location.
C a birthplace or grave.
D a cemetery.
E a reconstructed building, object, or structure.
F a commemorative property.
G less than 50 years of age or achieved significance within the past 50 years.

Area of Significance

(Enter categories from instructions)

- Architecture
Industry
Immigration

Period of Significance

1880 - 1940

Significant Dates

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Mueller, Philip C., Building Co., builders

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

Previous documentation on files (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
Local government
University
Other

Name of repository:

Brewers Hill Historic District (B-5169)  
Name of Property

Baltimore City, Maryland  
County and State

## 10. Geographical Data

Acreage of Property Approximately 67 acres Baltimore East quad

### UTM References

(Place additional UTM references on a continuation sheet)

1																				
	Zone				Easting				Northing											
2																				

3																				
	Zone				Easting				Northing											
4																				

See continuation sheet

### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet)

### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet)

## 11. Form Prepared By

name/title Dr. Mary Ellen Hayward  
Organization M. E. Hayward & Associates date 10/13 ; revised 10/14  
street & number 6684 Fair School Rd telephone 717-235-5343  
city or town Glen Rock state PA zip code 17327

## Additional Documentation

Submit the following items with the completed form:

### Continuation Sheets

### Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

### Photographs

Representative **black and white photographs** of the property.

### Additional Items

(Check with the SHPO or FPO for any additional items)

## Property Owner

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

name \_\_\_\_\_  
street & number \_\_\_\_\_ telephone \_\_\_\_\_  
city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**Paperwork Reduction Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et. seq.*).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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## National Register of Historic Places Continuation Sheet

B-5169  
Brewers Hill Historic District

Name of Property

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### Description Summary:

The Brewers Hill Historic District comprises a 26-block area in the eastern section of Baltimore, Maryland, bounded by S. Conkling St. on the west, Eastern Ave. on the north, the rear lot lines of S. Haven St. on the east, and Dillon St. on the south. The district is primarily residential, characterized by two- and three-story rowhouses constructed between ca. 1870 and ca. 1940. The city blocks at the northern edge of the district include commercial uses, with two- and three-story Italianate and classical revival-style buildings with storefronts on the ground level and residences above. These buildings date from c. 1870 to the mid-1890s, but most of the storefronts have been modernized. Most of the residential development in the community took place between 1907 and 1914, and is exemplified by two-story brick rowhouses exhibiting classical revival detailing. Several noteworthy early twentieth century factory buildings are still extant at the eastern edge of the district.

### General Description:

The following description groups the building units by their Baltimore City Block numbers (see attached block map, with photographed resources indicated). Block descriptions begin with the northernmost and westernmost block in the historic district—along the south side of the 3600 block of Eastern Avenue and the east side of the 500 block of S. Conkling Street—and then move east along Eastern Avenue to the eastern boundary of the district at the rear property lines of the 500 block of S. Haven Street (Blocks 6425-6428). Then I describe the next row of city blocks—moving east from the 600 block of S. Conkling Street, south of Fleet Street, to the eastern boundary east of the 600 block of S. Haven Street (Blocks 6433-6438). The same patterns continues next with the blocks south of Foster Avenue and east of S. Conkling (Blocks 6443-6448); south of Fait Avenue and east of S. Conkling (Blocks 6453-6457); and south of Hudson Street and east of S. Conkling (6463-6467).

#### I. Blocks south of Eastern Avenue and east of S. Conkling Street

##### Block 6425

This block is located east of S. Conkling Street, south of Eastern Avenue. No original buildings survive as they have been replaced by the recently-built Southeast Anchor branch of

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the Enoch Pratt Free Library on the southeast corner of Conkling and Eastern, and the new Bay Bank building on the north side of Fleet Street.

### Block 6425a

This block is located east of S. Dean Street, south of Eastern Avenue. The two oldest buildings on Eastern Avenue date from 1870 and many others from the 1880s. The south side of the 3700 block of Eastern Avenue is improved with mainly two-story, two-bay-wide buildings, whose first floors have always served as storefronts. Some retain their original cornices, but no original storefronts remain. The first building east of S. Dean Street, 3701 Eastern, is comprised of the original buildings at 3701-5 and is 46' wide. A new stuccoed façade has a wide central opening with glass doors and windows while the two flanking, narrower openings are filled with three narrow windows each. On the second floor two single 2/2 windows mark the side bays while the central bay has a set of paired 2/2 sash. A sheet metal, dentilled cornice extends across the entire façade.

To the east, the pair of buildings at 3707-9 Eastern Avenue has a simple sheet metal cornice framed by short end brackets. One set of original second floor windows remain at 3707, with segmentally-arched windows and brick sills. 3709 Eastern has a new brown brick façade and a newer triple-sash second floor window. The next pair, at 3711-13 Eastern Avenue (11' and 14'-wide, respectively), shows an original cornice at 3713, but the façade has been stuccoed. The façade at 3711 is covered with formstone but the windows still show their segmentally-arched lintels. The wood cornice at 3713 is typical of the late Italianate style with three scroll-sawn brackets supporting a cornice decorated with scroll-sawn modillions, the whole set above two ventilator panels. The pair of 15'-wide buildings at 3715-17 Eastern Avenue has a similar original cornice at 3715, but the cornice at 3717 is gone. The pair has segmentally-arched 1/1 sash. Further east, the pair at 3719-21 (16' and 14'-wide, respectively) retains the original wood cornice at 3721, which has three long brackets supporting a row of block dentils. Second-floor windows have segmentally-arched lintels. There is a later brick cornice on the building at 3719 Eastern.

In the middle of the 3700 block of Eastern Avenue there are two very unusual one-and-a-half-story paired brick buildings with their gable ends to the street, set some distance back from the street on 30'-wide lots. Originally there were three such buildings, which appear on the 1877 Baltimore County atlas page for Highlandtown. They were built by William and Hugh Maughlin, the owners of a sash and millwork store, between 1868 and 1870. The arrangement of the chimneys on the first building at 3723-25 Eastern suggests that the two sides of the building were divided, as there are paired terra-cotta chimney stacks located at the peak of the gable roof

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on both the front and rear. Today, each half is painted a different color. Two modern one-story storefronts have been built in front of this structure. The similar building at 3731-33 is now covered with formstone and has a single chimney stack projecting from the front façade in the center of the building. It also has a modern one-story storefront filling the space between it and Eastern Avenue. Both structures have windows set on either side of the chimney stacks, just beneath the peak of the gable roof. Between these two gable-roofed structures there are two later two-story brick buildings.

To the east 3727 Eastern Avenue is a tall, three-bay-wide (16') structure with a late Italianate-style wooden cornice consisting of four very long scroll-sawn brackets supporting a crown molding and frieze decorated with scroll-sawn modillions. The tall second-floor windows have splayed brick lintels and 1/1 sash topped with deep transoms, now covered over. Although the windows of the storefront are now covered over, the storefront itself is old. A deep wooden cornice supported by end brackets and with a deep, plain frieze area, extends across the entire storefront. The central door (not original) has a tall transom and is flanked by two tall windows set above slightly recessed panels and also topped with transoms. The two-story, two-bay-wide (14') building to the east, 3729 Eastern is later, with a sheet metal cornice set beneath a brick parapet and a wide, triple-sash second-floor window with a row of vertically-placed stretcher bricks serving as the lintel. The storefront itself is newer, with a deeply recessed entrance and plate glass store windows.

A single historic building remains on the north side of Fleet Street, at the northwest corner of Fleet and Eaton Streets. The three-story, three-bay-wide red brick building is now covered with formstone and has a new storefront. It has long served as a neighborhood pub.

The lower half of the block has two modern, non-contributing structures—the Healthy Living Center at the northeast corner of S. Dean and Fleet, and the American Radiology building at on the north side of Fleet east of the Healthy Living Center and just west of the pub.

There is a non-contributing one-story Papa John's pizza shop on the former site of 3735-37 Eastern Avenue.

### Block 6426

This block is located east of S. Eaton Street, south of Eastern Avenue. The southeastern corner of the block is now the location of the non-contributing modern shopping center, The Markets at Highlandtown, set midway down S. Eaton Street, with a parking lot to its north along Eastern. This corner was originally the site of the Lord Baltimore Filling Station, which opened

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in 1923. An early auto sales and service business, built in 1918, occupied the northeast corner of S. Eaton and Fleet Street, with its showroom located at 3811-13 Eastern Avenue.

By far the oldest surviving building on this block is the three-story, three-bay-wide brick structure at 3815 Eastern. The Italianate-style wooden cornice extends around both corners of the façade and is decorated with scroll-sawn modillions set over a deep, stepped frieze area decorated with a row of scallops at the top and dentils below. Second and third-floor windows have segmentally-arched lintels and 1/1 sash. The modern storefront is set beneath a shed roof, and has a central glass door flanked by two very large plate glass windows. A second door, to the upper floors, is located on the eastern side of the façade.

The one-story building at 3817-19 Eastern Avenue has a new façade and is now occupied by H&R Block. Three two-story, two-bay-wide buildings at 3821-25 Eastern now have stucco facades, no cornices, and modern storefronts. All of the windows are replacements. Further east, 3827 Eastern Avenue is a single two-story building with a new brick façade, and a shingled shed roof. Second floor windows consist of a wide central plate glass window flanked by two 1/1 sash, all with lintels made of vertically-placed stretcher bricks. The storefront has a wooden cornice set above a very deep panel bearing the proprietor's name.

The wide, two-story Art Deco style structure at 3929-31 Eastern Avenue once served as a local movie theater. The center of the 32-wide building is recessed and flanked by curving brick walls that extend to Eastern and frame a one-story, shed-roofed entry area. The wide central area is faced with stone decorated with vertical elements and has a small window located at its lower center. Each of the ends of the curving brick walls that extend to Eastern are faced with stone as well. Currently the one-story entrance area has a pair of central glass doors flanked by wide sections of modern metal roll-up protective covers.

Because S. Fagley Street does not extend north to Eastern Avenue, the next buildings to the east belong to the 3900 block. The two-story building at 3903-5 Eastern is 32' wide, faced with brown brick, has a flat roof and no cornice. Two wide, paired plate glass windows mark each second-floor bay. The storefront has a central recessed entrance flanked by large plate glass store windows. The two-story building at 3907 Eastern, built in 1908, has a brick façade marked by two wide window openings on the second floor that have distinguished segmentally-arched lintels with stone keystones. The roofline is marked by two triangular peaks, one over each of the windows. The second floor openings are now filled with modern plate glass windows of smaller dimensions than the originals. A shingled shed roof extends across the modern storefront, which is filled with plate glass windows.

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The wide one-story brick building at 3911 Eastern Avenue once served as a U.S. Post Office, but is now a storefront. A narrow filler building to the west connects it to 3907 Eastern. The former post office is three bays wide with a central, pedimented roofline. The building has a gable roof set perpendicular to the street and runs south the full northern half of the block. Today, a highly decorative sheet metal cornice extends across the entire façade, at a slightly lower level, and also continues across the filler building at 3909 Eastern. A row of modillions is set against a very deep plain frieze area. The triangular central pediment of this sheet metal cornice also has modillions on its upper sides; the center of the pediment is decorated with a stamped central cartouche flanked by swirls of acanthus leaves. The original first floor openings are now filled with metal protective covers and there is a new doorway in the westernmost bay. The post office façade, which can be seen above the new sheet metal pediment and cornice, was articulated with four, horizontally-grooved brick piers and the openings had segmentally-arched lintels with stone keystones. The building also has a stone stringer.

The last surviving buildings on this block of Eastern Avenue, the two bearing the street address 3919 (30' wide), now serve as the El Oasis night club. The westernmost building is three stories tall, the easternmost two stories. Both the north and east sides have been covered with a stone block veneer. There is a wide central door, which extends across both buildings, flanked by two wide windows filled with glass blocks. The parking lot to the east of the building, which extends to S. Grundy Street, was the home of a Standard Oil of New Jersey filling station, beginning in 1925.

A new, non-contributing brown brick Highlandtown Community Church occupies the northwest corner of Fleet and S. Grundy Streets.

### Block 6427

This block is located east of S. Grundy Street, south of Eastern Avenue and many of the surviving buildings were built by John Leo Mueller in the early 1890s. The fourteen brick buildings on the south side of Eastern were all built as storefronts; all but one are two stories in height. The 16'-wide corner building at 4001 Eastern, built by Mueller in 1893, has a new brick façade with four small windows on the first floor and three taller, narrow windows on the second floor, each with a lintel made of vertically-placed stretcher bricks. The cornice is made of stepped bricks. The recessed, diagonally-placed doorway now has a modern plate glass door, but the original cast iron column supporting the second floor survives.

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The group of two-story, two-bay-wide (14') buildings at 4003-13 Eastern Avenue were also built by Mueller in 1893. They have two original cornices surviving (at 4005 and 4011) and several sets of original window lintels. Two of the buildings (4003 and 4013) have been covered with formstone and have no cornices. The late Italianate-style wood cornices have three long brackets which connect to a lower molding strip and frame ventilator panels. The upper part of the cornice is decorated with a row of scroll-sawn modillions. The buildings have distinctive double-header segmentally-arched lintels where every other brick is recessed on the lower row. None of the original storefronts survive although the building at 4011 Eastern does have an early sheet metal cornice with end brackets, a row of dentils, and stamped swags on the frieze.

The building at 4015 Eastern Avenue is three bays wide (16') but is covered with formstone and has no cornice. The next three buildings each 12'-wide, at 4017-21 Eastern, were built by John Leo Mueller in 1894 and have similar cornices and segmentally-arched lintels as those in the group described above. All have modern storefronts. To the east, 4023 Eastern Avenue is a three-story, three-bay-wide brick building with the same style lintels as those on the two-story buildings erected by Mueller in this block. Here, however, the late Italianate-style cornice is made of sheet metal, with four long brackets across the front and one around each corner, which connect to a lower molding strip. To the east there is a pair of two-story buildings at 4025-27 Eastern. The building at 4025 is two bays wide, that at 4027 is three bays wide. The pair has a continuous late Italianate-style sheet metal cornice with long brackets connecting to a lower molding strip and framing ventilator panels. The tall, narrow windows have segmentally-arched lintels. The combined storefront is modern with a deep, shallow shed roof set above two glass doors and two sets of triple tall, narrow plate glass windows.

The three two-story, three-bay-wide houses at 501-5 S. Grundy Street were built in 1892 by John Leo Mueller. All are now covered with formstone and have no cornices. The lot further south on Grundy Street was first leased in 1908. George and Stanislaus Wolf operated a pickle factory there from the 1920s into the 1950s. The northeast corner of S. Grundy and Fleet Streets became a Texaco Station in the 1940s. The one-story brick service station building survives, set diagonally to the corner in the northeast corner of the lot. The wide central bay has a modern glass door flanked by pairs of plate glass windows. The bays on either side extend back on a diagonal—the westernmost is narrower, with a single door while the easternmost bay has two garage door openings. The building has a flat roof and the upper façade is decorated by sets of three rows of projecting stretcher bricks alternating with flat façade areas.

A pair of two-story, two-bay-wide brick houses survive on the west side of S. Haven Street, at 500-2. They have sheet metal cornices supported by small brackets. The next

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structure, 504-6 S. Haven, is a two-story commercial building with a new light brown brick façade, built in the 1940s.

## II. Blocks south of Fleet Street and east of S. Conkling Street

### Block 6433

This block is located east of S. Conkling Street, south of Fleet Street and was developed with housing units between 1908 and 1909 by Philip C. Mueller. The earliest houses on the block are the row of two-story, brown, Roman brick, bay-window porch-front houses at 621-39 S. Conkling St., completed by Mueller in September 1908. The end houses are 16'6" wide while the remaining eight houses are 14' wide on 85'6" lots. The houses have elaborate sheet metal cornices framed by end brackets and decorated with rows of modillions set above dentil rows, and highly decorative sheet metal bay windows. The top panels of each window in the bay have stamped neo-classical style swags; the panels beneath the windows have smaller swags set within frames. Tall, narrow, paired 1/1 sash have wide flat stone lintels and sills, as do the doorways. The first floor is recessed beneath the bay window, thus allowing a porch supported by brick piers

The following April (1909) Mueller erected five 14'3"-wide houses (15'3" ends) red brick houses on the north side of Foster Avenue, at 3600-10 Foster, and five more smaller red brick houses (12'6"-wide with 13'3" ends) on the west side of Dean Street, at 620-28 S. Dean. The neoclassical-style houses have sheet metal cornices with end brackets capped with ball finials and the door and window lintels are segmentally arched. Houses on Foster Avenue have marble basements and steps, but those on the N/S street, S. Dean, only have marble steps.

A commercial building, once a restaurant, survives at 3607 Fleet Street. It is two stories tall and three bays wide (85'). The first floor now has a new brick façade but the second floor retains its four original brick pilasters that separate the bays. Each bay has a single 1/1 sash; those on each side have double-header segmentally-arched lintels while the central window has a triple-header arched lintel.

The long one-story building that extends from 601-17 S. Conkling Street has a parapet roofline and openings filled with either new glass windows or doors or garage doors. It measures 90' wide on Fleet Street and extends 145' deep on S. Conkling.

### Block 6434

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This block is located east of S. Dean Street, south of Fleet Street. All of the houses were built by Philip Mueller between 1909 and 1910. He first built out the east side of S. Dean Street, at 621-29 with red brick neoclassical-style houses cornices identical to those across the street at 620-28 S. Dean.

In January 1910 Mueller built his second row of "marble houses" in the Historic District, at 3700-28 Foster Avenue, identical to the first row he built on the south side of Foster in 1909, at 3701-29 Foster. So called because of their decorative marble basements, steps, lintels, and sills, the "Marble House" was an adaptation of the classical revival style that was frequently employed by rowhouse builders in Baltimore neighborhoods in the early 20<sup>th</sup> century. The 14'-wide houses, with 16'-wide ends, are built in brown Roman brick and have marble lintels and sills, and marble basements and steps. The white sheet metal cornices are framed by end brackets capped by rosettes that connect to a lower molding strip. Small modillions support a deep crown molding and a row of dentils decorates the frieze area. Mueller used this same cornice design for all of the marble houses he built in the district. As with all of the other marble houses he built in the Brewers Hill Historic District, the doors and wide first-floor windows have stained glass transoms. In the district Mueller used four different patterns of stained glass on his marble houses. These early examples have stained glass panels decorated with bunches of grapes and grape leaves.

Also in 1910 Mueller built a row of plainer neoclassical-style houses on the west side of S. Eaton Street, at 626-34 S. Eaton. These 14'-wide houses, and all the later houses he built in the Historic District have brown Roman brick facades. Like all of his N/S street houses, these have double-header segmentally-arched lintels, a wider first-floor window with stained glass transom, and a stained-glass door transom. These houses have marble sills, stringers, and steps. Today there are no cornices left, but they originally resembled those on the houses across the street at 627-35 S. Eaton. The end brackets have ball finials and connect to a plain lower molding strip; the plain cornice is only decorated with a row of quarter-rounds set above a row of scallops.

The group of two-story, two-bay-wide (12'6" wide with 13'3" ends) brown brick houses at 600-20 S. Eaton were built later. They have plain white sheet metal cornices supported by end brackets, which are decorated with rosettes at the top and acanthus leaves below and connect to a lower molding strip. (The identical cornice is used on the porch-front houses built on the east side of the 600 block of S. Eaton Street. The windows have rectangular openings but no lintels. There are stained glass transoms in both doors and first-floor windows. The houses have stone stringers, sills, and steps.

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A new, non-contributing Royal Farms store (3701 Fleet Street) occupies the southeast corner of Fleet and Eaton Streets.

### Block 6435

This block is located east of S. Eaton Street, south of Fleet Street. Houses on the south half of the block were built by Philip Mueller in 1910; those in the north half were built in 1929. The row of marble houses (14' wide with 16' ends) Mueller built on the north side of the 3800 block of Foster Avenue (3800-28) are identical to those in the 3700 block, except that here the stained glass transoms are decorated with twining pink roses. The same transom design appears on the row on the south side of this block of Foster (Block 6445). Likewise, the five 14'-wide houses on the east side of S. Eaton, at 627-35, match those on the west side, at 624-36 S. Eaton, but here some of the original white sheet metal cornices survive. The end brackets have ball finials and connect to a plain lower molding strip; the plain cornice is only decorated with a row of quarter-rounds set above a row of scallops. Marble is only used for the steps. The same house type can also be found on the west side of S. Fagley Street, at 626-34 S. Fagley and the west side of S. Grundy Street (626-34).

Built in 1929 by the Schulte Bros., Herman-Stenzel Co., identical rows of brown brick, porch-front houses can be found at 601-21 S. Eaton and 600-20 S. Fagley. The houses have plain white sheet metal cornices framed by end brackets. Window lintels are formed by an unusual row of vertical stretcher bricks that extend across the entire façade. End houses are 14'8" wide; all others are 13'6" wide. Brick piers support the porch roofs and the steps are also brick.

The current 30'-wide building at 3801 Fleet Street is a tall two-story, brown-brick structure whose three-bay-wide façade is articulated with full height brick pilasters, which extend above the roofline and have pyramidal caps. The second floor windows are filled with industrial, multi-pane sash with vertical, stretcher brick lintels and header brick sills. The three full-height first floor openings are now filled with retractable metal garage doors. The structure was built as a bowling alley in the early 1940s.

### Block 6436

This block is located east of S. Fagley Street, south of Fleet Street. Philip C. Mueller built the long row of marble houses at 3900-26 Foster Avenue in 1912, which are identical to those on the 3600, 3700, and 3800 blocks of Foster Avenue, but now have a different stained glass transom pattern—the very typical design of pink and green diamonds seen in many Baltimore

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rowhouses of this style, built by a variety of builders. In like manner, the brown brick neoclassical-style houses at 627-35 S. Fagley Street, built in 1910, and those at 626-34 S. Grundy Street, built in 1912, are identical to those previously described in the southern part of the block to the west (Block 6435). The houses have white sheet metal cornices framed by end brackets with ball finials that connect to a lower molding strip; the cornice is decorated with a row of quarter-rounds set above a row of scallops. Like all of his N/S street houses, these have double-header segmentally-arched door and window lintels. Marble is only used for the steps.

The two-story, three-bay-wide brick building at 611 S. Fagley Street was built in 1938 by the Eikenkranz Society for use as a clubhouse and restaurant. It is now a German restaurant named the Eikenkranz. It currently has a flat roof, no cornice, and the first-floor windows are bricked in. Small second-floor windows are filled with glass blocks.

The houses on the northern part of S. Grundy Street, at 600-18, were not built until 1927 by Benjamin Kleiman. They are 15'-wide (15'9" ends) light brown brick porch-front houses with short, tiled fake mansard roofs framed on each side by a capped extension of the front façade. Second floor windows have vertically-placed stretcher lintels and brick header sills. Flat, plain, porch roofs are supported by brick piers and the same brick forms the walls of the porch enclosure. This row is identical to the longer row on the east side of S. Grundy, at 601-41, built by Kleiman in the same year.

There is a group of six new three-story brick houses on the south side of Fleet Street, at 3901-11 Fleet, which are non-contributing resources within the Historic District.

### Block 6437

This block is located east of S. Grundy Street, south of Fleet Street. The long row of 14'9"-wide (15'4" ends) brown brick porch-front houses with short mansard roofs on the east side of S. Grundy Street, at 601-41, are identical to the shorter row built in 1927 at 600-18 S. Grundy Street by Benjamin Kleiman (see above).

A long 93'-wide by 310'-long one story brick building occupies the eastern half of this block. Numbered 4001 Fleet Street, it is now the home of The Best Battery Company and is considered a non-contributing resource.

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This block is located east of S. Haven Street, south of Fleet Street and runs east to the line of a spur of the Pennsylvania Railroad tracks. The block is occupied by a single two-story industrial building, constructed in 1929, at 601 S. Haven, for the Edward Katzinger Co., a manufacturer of metal baking pans. Constructed of red brick and concrete, the original building on the site extended thirteen bays south on S. Haven and is seven bays deep. A later addition extended the building five bays further south on S. Haven Street. The red brick bays of the building are separated by full-height concrete piers on the east and north facades. The first two bays on S. Haven Street and all seven bays on the north end of the building have second floor windows, framed at top and bottom by white horizontal bands. Each set of existing windows is filled with three vertical sash, topped by glass transoms (the remainder of the second-floor window openings have been filled with concrete blocks). A plain white sheet metal cornice extends around all sides of the building.

The Art Deco-style entrance is a full two-stories in height and features a wide, arched, molded brick frame marked by a center keystone, a row of egg-and-dart moldings, and an inner, recessed row of brick quarter-rounds. Above the wide doorway (now with modern replacement doors) there is a brick decorative panel, topped by a second level window composed of three over three vertical glass panes. There are two recessed loading bays on the north façade. The east side of the building also has loading bays extending from the third to the seventh bay that have metal canopy roofs and are served by a spur of the railroad line. All of the second-floor windows on the east (rear) façade are filled in with concrete blocks.

### III. Blocks south of Foster Avenue and east of S. Conkling Street

#### Block 6443

This block is located east of S. Conkling Street, south of Foster Avenue. The Canton Construction Co. built out the south half of the block between 1907-9 and Philip C. Mueller most of the north half in 1909. The east side of the 700 block of S. Conkling Street is built up with two different rows of two-story, two-bay-wide red brick houses. The houses in the group at 701-21 (13'6" wide with 14' ends) have wide first floor windows with alternating segmentally-arched and round-arched lintels. Paired 1/1 sash sit beneath deep transoms. Both first and second-floor windows have rusticated stone sills and there is a rusticated stone stringer set beneath the first floor window sill. Doorways have round-arched lintels with deep transoms. Sheet metal cornices are decorated with a row of dentils set above a deep frieze area. The houses were built in 1903 by Stephen P. Harwood.

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To the south, at 723-43 S. Conkling, the Canton Construction Co. built a group of less stylish 15'-wide red brick houses in 1907. These houses have sheet metal cornices framed by long end brackets that connect to a lower molding strip and are capped with rosettes; the frieze area has a row of modillions. Window and door lintels have segmentally-arched lintels composed of a top row of header bricks set above two rows of progressively recessed stretcher bricks. The houses have marble sills, marble-faced basements, and marble steps.

At 3600-12 Fait Avenue the Canton Construction Co. built similar 13'-wide red brick houses in 1907-8 that have plainer sheet metal cornices framed by end brackets that are capped with ball finials. Doors and windows have simple segmentally-arched lintels. The houses have marble sills, marble-faced basements, and marble steps. The company also built the similar houses at 710-16 S. Dean Street in 1907.

Further north on S. Dean, Philip Mueller built five 14'-wide red brick houses at 700-8 in 1908 that resemble those a block north at 620-28 S. Dean. The neoclassical-style houses have sheet metal cornices with end brackets capped with ball finials and the door and window lintels are segmentally arched. A year later, Mueller built a similar red brick row (13'9"-wide with 14' ends) on the south side of Foster Avenue, at 3601-11, with plain sheet metal cornice and segmentally-arched lintels. Houses on Foster Avenue have marble basements and steps, but those on the N/S street, S. Dean, only have marble steps. The Foster Street houses are identical to the row Mueller built the same year on the north side of Foster (3600-10).

### Block 6444

This block is located east of S. Dean Street, south of Foster Avenue. All of the houses were built by Philip C. Mueller in 1909-10. Long rows of 14'-wide (16' ends) marble houses extend across Foster and Fait Avenues and smaller, plainer houses (13'6" wide with 14' ends) are built on S. Dean and S. Eaton Streets.

Mueller first built the long row of brown Roman brick marble houses on the south side of Foster, at 3701-29, and the plainer houses along the east side of S. Dean, at 701-19. The houses on Foster are Mueller's typical marble houses, with sheet metal cornices framed by end brackets capped by rosettes, and decorated with a row of small modillions set above a row of dentils. The brackets connect to a lower molding strip decorated with cut-work designs. First and second-floor windows have flat marble lintels and sills, the houses have marble steps, and the basement areas are faced with marble. Both the wide first floor windows and the doorways have stained glass transoms. For this row, and the row on the north side of this same block of Foster Avenue, the stained glass transoms feature a design with bunches of grapes hanging from winding vines.

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The row built on the north side of Fait Avenue, at 3700-28, is identical to the earlier-built group on Foster, except that in this row—as well as in the 3800 and 3900 blocks of both sides of Fait Avenue, Mueller used stained glass designs marked by a central pink diamond flanked by two smaller green diamonds.

The brown brick houses built by Mueller on the east side of Dean Street (701-19) and the west side of Eaton Street (700-18) in this block are typical of the plainer neoclassical-style houses he built on the N/S streets of the Historic District. The deep sheet metal cornices are framed by end brackets with ball finials and are decorated with an upper row of stamped quarter-rounds and a lower row imitating wooden cut-work patterns. The door and window openings have double-header segmentally-arched lintels and brick sills. Both doors and the wider first floor windows have stained glass transoms. The houses have marble steps but no marble stringers.

### Block 6445

This block is located east of S. Eaton Street, north of Fait Avenue. All of the houses were built by Philip C. Mueller in 1910-11. Long rows of 14'-wide (16' ends) marble houses extend across Foster and Fait Avenues and smaller, plainer houses are built on S. Eaton and S. Fagley Streets.

The row of typical N/S street brown Roman brick houses (13'6" wide with 14' ends) at 701-19 S. Eaton Street was built by Mueller in 1911, the same year that he built an identical row on the west side of S. Fagley Street, at 700-20 (12' wide with 14' ends). The deep sheet metal cornices are framed by end brackets with ball finials and are decorated with an upper row of stamped quarter-rounds and a lower row imitating wooden cut-work patterns. The door and window openings have double-header segmentally-arched lintels and brick sills. Both doors and the wider first floor windows have stained glass transoms.

The houses on Foster and Fait Avenues are Mueller's typical marble houses, with sheet metal cornices framed by end brackets capped by rosettes, and decorated with a row of small modillions set above a row of dentils. The brackets connect to a lower molding strip decorated with cut-work designs. First and second-floor windows have flat marble lintels and sills, the houses have marble steps, and the basement areas are faced with marble. Both the wide first floor windows and the doorways have stained glass transoms. In the row on the south side of Foster Avenue (3801-29), the stained glass transoms feature a design of trailing pink roses—the same design used on the north side of the 3800 block of Foster Avenue. The row built on the

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north side of Fait Avenue, at 3800-28, has stained glass designs marked by a central pink diamond flanked by two smaller green diamonds. This same pattern in used on all of the marble houses built on the north and south sides of the 3700-3900 blocks of Fait Avenue.

### Block 6446

This block is located east of S. Fagley Street, south of Foster Avenue. All of the houses were built by Philip C. Mueller in 1912. Long rows of marble houses extend across Foster and Fait Avenues (14'2 1/2" with 16'-wide end houses and 15'-wide next-to-end houses) and smaller, plainer houses (13'6" wide with 14' ends) are built on S. Fagley and S. Grundy Streets.

The row of typical N/S street brown Roman brick houses at 701-19 S. Fagley Street was built by Mueller in 1912, the same year he built an identical row at 700-18 S. Grundy St. The deep sheet metal cornices are framed by end brackets with ball finials and are decorated with an upper row of stamped quarter-rounds and a lower row imitating wooden cut-work patterns. The door and window openings have double-header segmentally-arched lintels and brick sills. Both doors and the wider first floor windows have stained glass transoms. The houses have marble steps but no marble stringers.

The houses on the south side of Foster (3901-27) and the north side of Fait Avenues (3900-26) are Mueller's typical marble houses, with sheet metal cornices framed by end brackets capped by rosettes, and decorated with a row of small modillions set above a row of dentils. The brackets connect to a lower molding strip decorated with cut-work designs. First and second-floor windows have flat marble lintels and sills, the houses have marble steps, and the basement areas are faced with marble. Both the wide first floor windows and the doorways have stained glass transoms. Both have stained glass designs marked by a central pink diamond flanked by two smaller green diamonds. This same pattern in used on all of the marble houses built on the north and south sides of the 3700-3900 blocks of Fait Avenue.

### Block 6447

This block is located east of S. Grundy Street, south of Foster Avenue and was developed later than the part of the Historic District located west of Grundy Street. In 1928-29 the Wise Construction Co. built a row of twenty 15'-wide stylish Daylight houses on the east side of Grundy, at 710-39 S. Grundy. The houses have stone-faced front porches with brick piers supporting flat porch roofs with deep sheet metal cornices. Every pair of houses has a combined porch that is slightly narrower than the house. Short, tiled, mansard roofs decorate the façade between brick piers that extend above the roofline. Door and window lintels are composed of

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rows of vertically-placed stretcher bricks and the sills are header bricks. Two 1/1 sash light the first floor, one sash under the porch and the other outside the porch. Second floors have two more widely-spaced 1/1 sash.

A long commercial building extends along the west side of S. Grundy Street the entire length of the block. Numbered 4015 Foster Avenue, the north half of the red brick building has a wide two-story central bay, with low-pitched gable roof, simple metal cornice, and one-story side bays. The central, entry bay on Foster Avenue now has a metal garage door at ground level, flanked by two full-height windows that are now filled in. The east and west sides of the second story of the central bay are filled with industrial-style banks of green multi-pane windows. The south end of the building, north of Fait Avenue, is a full two stories the entire width of the building, with similar multi-pane second-floor windows set beneath a low-pitched gable roof. The structure was built by Westinghouse Electric in 1940 on land leased to them by the Canton Company.

### Block 6448

This block is located east of S. Haven Street, south of Foster Avenue and runs east to the line of a spur of the Pennsylvania Railroad tracks. The block is occupied by a single two-story red brick industrial building, constructed c. 1940 at 715 S. Haven, that originally served as the C. Hoffberger Company's ice plant. The long, low building is composed of several units. The central, five-bay-wide section has a recessed central door, a recessed first-floor window to the north, and a garage door to the south. The second floor contains five sets of 3/3 casement windows. A slightly lower and somewhat recessed, four-bay-wide building to the north connects with another two-story, two-bay-wide section. Both have second-floor windows and the recessed connector building now has loading docks on the front facade. South of the central building there is a two-story 7-bay-wide addition with central door flanked on each side by three 3/3 first floor windows with transoms. This section connects to another two-story, two-bay-wide structure.

## IV. Blocks south of Fait Avenue and east of S. Conkling Street

### Block 6453

This block is located east of S. Conkling Street, south of Fait Avenue. The houses on the upper half of S. Conkling and the south side of Fait Avenue were built by the Canton Construction Co. in 1907-8. The remaining houses were built by the Philip C. Mueller Building Co. in 1913: a long row of marble houses extends across the north side of Hudson Street and the

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lower half of S. Conkling Street and smaller, plainer houses are built on the west side of S. Dean Street.

The red brick houses at 801-21 S. Conkling (13'-wide with 15' ends) and 3601-13 Fait Avenue (12'6" wide with 14' ends) were built by the Canton Construction Co. in 1907. Those on Conkling are identical to the houses built by the same company at 723-43 S. Conkling and have sheet metal cornices framed by long end brackets that connect to a lower molding strip and are capped with rosettes; the frieze area has a row of modillions. Window and door lintels have segmentally-arched lintels composed of a top row of header bricks set above two rows of progressively recessed stretcher bricks. The houses have marble sills, marble-faced basements, and marble steps. The houses on Fait Avenue match those built by the Canton Construction Co. at 3600-12 Fait Avenue, with plain sheet metal cornices framed by end brackets capped by ball finials. Doors and windows have simple segmentally-arched lintels. The houses have marble sills, marble-faced basements, and marble steps.

The long row of marble houses built by the Mueller Co. on the north side of Hudson Street, at 3600-12 (14' wide with 15' ends), and the lower part of the east side of S. Conkling, at 823-43 (13'6" wide with 15' ends), are identical to all other E/W-street rows of marble houses built by Mueller in the Historic District, but have a different stained glass transom pattern to those built to the north on Foster and Fait Avenues. The houses have sheet metal cornices framed by end brackets capped by rosettes, and decorated with a row of small modillions set above a row of dentils. The brackets connect to a lower molding strip decorated with cut-work designs. First and second-floor windows have flat marble lintels and sills, the houses have marble steps, and the basement areas are faced with marble. The stained glass transoms feature a design with a large central wreath, enclosing a large shield, flanked by winding pink ribbons. Each edge of the transom is marked with a border formed by yellow triangles.

The row of ten houses on the west side of S. Dean Street at 800-18 (13'6" wide with 14' ends) in this block are identical to those on the east side and were built by the Philip Mueller Building Co. in 1914. They resemble most of the brown Roman brick houses built by Mueller on the neighborhood's N/S streets, with their sheet metal cornices with ball finials, double-header, segmentally-arched lintels, marble sills on the wider first floor windows, and marble stringers and steps. Both the doorways and first floor windows have stained glass transoms.

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This block is located east of S. Dean Street, south of Fait Avenue. All of the houses were built by Philip C. Mueller Building Co. in 1914. Long rows of marble houses extend across Foster and Fait Avenues and smaller, plainer houses are built on S. Dean and S. Eaton Streets.

The row of ten houses on the east side of S. Dean Street (801-19) and the eleven houses on the west side of S. Eaton Street (800-20) in this block are identical to those on the west side of the 800 block of S. Dean Street and were built by the Philip Mueller Building Co. in 1914. They resemble most of the brown Roman brick houses built by Mueller on the neighborhood's N/S streets, with their sheet metal cornices with ball finials, double-header, segmentally-arched lintels, marble sills on the wider first floor windows, and marble stringers and steps. Both the doorways and first floor windows have stained glass transoms.

The marble houses built by Mueller on the south side of Fait Avenue (3701-29) match all others built by Mueller on the district's E/W streets; the stained glass transoms have the classic pink-and-green diamonds design. This same pattern is used on all of the marble houses built on the north and south sides of the 3700-3900 blocks of Fait Avenue. The row of marble houses built on the north side of Hudson (3700-28) have stained glass transoms featuring a central shield enclosing a smaller wreath. This same pattern is used on all of the marble houses on both the north and south sides of the 3700, 3800, and 3900 blocks of Hudson Street.

The marble houses built by Mueller on the south side of Fait Avenue (3701-29) match all others built by Mueller on the district's E/W streets; they have the classic pink-and-green diamonds stained glass transom patterns like the other marble houses on both side of the 3700-3900 blocks of Fait Avenue. The row of marble houses built on the north side of Hudson (3701-29) have stained glass transoms featuring a central shield enclosing a smaller wreath. This same pattern is used on all of the marble houses on both the north and south sides of the 3700, 3800, and 3900 blocks of Hudson Street.

### Block 6455

This block is located east of S. Eaton Street, south of Fait Avenue. All of the houses were built by the Philip C. Mueller Building Co. in 1914. Long rows of marble houses extend across Foster and Fait Avenues and smaller, plainer houses are built on S. Eaton and S. Fagley and Streets.

The row of eleven houses on the east side of S. Eaton Street (801-21) and the west side of S. Fagley Street (800-20) in this block are identical to those on S. Dean and S. Eaton Streets in the block to the west (6454) and were built by the Philip Mueller Building Co. in 1914. The

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houses are 12' and 12'6" wide with 13' and 12'6"-wide ends. They resemble most of the brown Roman brick houses built by Mueller on the neighborhood's N/S streets, with their sheet metal cornices with ball finials, double-header, segmentally-arched lintels, marble sills on the wider first floor windows, and marble stringers and steps. Both the doorways and first floor windows have stained glass transoms.

The 14'-wide (16' ends) marble houses built by Mueller on the south side of Fait Avenue (3801-29) match all others built by Mueller on the district's E/W streets; the stained glass transoms have the classic pink-and-green diamonds design like the other marble houses on both side of the 3700-3900 blocks of Fait Avenue. The row of marble houses built on the north side of Hudson (3800-28) have stained glass transoms featuring a central shield enclosing a smaller wreath. This same pattern is used on all of the marble houses on both the north and south sides of the 3700, 3800, and 3900 blocks of Hudson Street.

### Block 6456

This block is located east of S. Fagley Street, south of Fait Avenue. All of the houses were built by the Philip C. Mueller Building Co. in 1914. Long rows of marble houses extend across Foster and Fait Avenues and smaller, plainer houses are built on S. Fagley and S. Grundy Streets.

The row of eleven houses on the east side of S. Fagley Street (801-21) in this block are identical to those on the west side of S. Grundy Street in the block (12' and 12'6" wide with 13' ends) were built by the Philip Mueller Building Co. in 1914. They resemble most of the brown Roman brick houses built by Mueller on the neighborhood's N/S streets, with their sheet metal cornices with ball finials, double-header, segmentally-arched lintels, marble sills on the wider first floor windows, and marble stringers and steps. Both the doorways and first floor windows have stained glass transoms.

The marble houses built by Mueller on the south side of Fait Avenue (3901-27) are 14'2 1/2" with 16'-wide end houses and 15'-wide next-to-end houses. They match all others built by Mueller on the district's E/W streets; the stained glass transoms have the classic pink-and-green diamonds design like the other marble houses on both side of the 3700-3900 blocks of Fait Avenue. The row of marble houses (14' and 13'6" wide with 14'2" ends) built on the north side of Hudson (3900-28) have stained glass transoms featuring a central shield enclosing a smaller wreath. This same pattern is used on all of the marble houses on both the north and south sides of the 3700, 3800, and 3900 blocks of Hudson Street.

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### Block 6457

This block is located east of S. Grundy Street, south of Fait Avenue. It was not developed until the 1940s when, in 1941 the Canton Co. leased the lots on the east side of S. Grundy Street to the Haven Home Building Co. The row of seventeen red brick houses at 801-33 S. Grundy (18' wide with 15' ends) is a simple vernacular version of the Tudor-style rowhouses that first became popular in Baltimore in the late 1920s. A steep, shingled false gable roof rises above the front of the façade, marked at the ends and center with a single cross-gabled element. Paired cross gables are set in the center of each half of the long row. The houses have paired front porches that do not extend the full width of the house. The concrete porch floors rest on stone basements, with metal railings enclosing the porches. Door and window lintels are composed of vertically-placed stretcher bricks. There is a single, paired first floor window; the second floor has one paired window and a much narrower 1/1 sash, probably lighting the bathroom.

There is a non-contributing one-story red brick building bearing the street number 4000 Hudson that extends across the north side of Hudson Street and the west side of S. Haven Street.

### V. Blocks south of Hudson Street and east of S. Conkling Street

#### Block 6463

This block is located east of S. Conkling Street, south of Hudson Street. All of the houses were built by Philip C. Mueller Building Co. in 1913. Long rows of marble houses extend along S. Conkling and Hudson Streets and a small row of plainer houses was built on the west side of S. Dean Street.

Along the east side of S. Conkling Street, the Mueller Co. built a row of 14'-wide (15' ends) marble houses at 901-19 S. Conkling identical to those in the block to the north, at 823-43 S. Conkling. The houses have sheet metal cornices framed by end brackets capped by rosettes, and decorated with a row of small modillions set above a row of dentils. The brackets connect to a lower molding strip decorated with cut-work designs. First and second-floor windows have flat marble lintels and sills, the houses have marble steps, and the basement areas are faced with marble. The stained glass transoms feature a design with a large central wreath, enclosing a large shield, flanked by winding pink ribbons. Each edge of the transom is marked with a border formed by yellow triangles. The company built identical houses on the south side of Hudson Street, at 3601-13 Hudson.

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The group of five brown brick 12'-wide houses at 900-8 S. Dean Street, built by the Philip C. Mueller Building Co. in 1914, have sheet metal cornices framed by end brackets topped with ball finials. The houses have double-header segmentally-arched windows, marble sills and stringers and marble steps. Doorways have stained glass transoms.

There is a new, non-contributing housing unit at 921-25 S. Conkling St.

### Block 6464

This block is located east of S. Dean Street, south of Hudson Street. The only row of surviving houses—at 3701-29 Hudson Street (14' wide with 16' ends), was built by the Philip C. Mueller Building Co. in 1914. They are identical to the other marble houses built by Mueller on the district's E/W streets, but have stained glass transoms with wreath and shield patterns. The houses have sheet metal cornices framed by end brackets capped by rosettes, and decorated with a row of small modillions set above a row of dentils. The brackets connect to a lower molding strip decorated with cut-work designs. First and second-floor windows have flat marble lintels and sills, the houses have marble steps, and the basement areas are faced with marble. The stained glass transoms feature a design with a large central wreath enclosing a small shield, flanked by winding pink ribbons. Each edge of the transom is marked with a plain yellow border. The company built identical houses on both the north and south sides of the 3700-3900 blocks of Hudson Street.

There is a non-contributing modern brick building at 3720 Dillon Street, the headquarters of the Maryland Pilots Association.

### Block 6465

This block is located east of S. Eaton Street, south of Hudson Street. All of the houses were built by Philip C. Mueller Building Co. in 1914. A long row of 14'-wide (16' ends) marble houses extends along Hudson Street and smaller, plainer houses are built on the west side of S. Fagley Street. The marble houses built at 3801-29 Hudson Street are identical to the other marble houses built by Mueller on the district's E/W streets, but have stained glass transoms with wreath and shield patterns. The houses have sheet metal cornices framed by end brackets capped by rosettes, and decorated with a row of small modillions set above a row of dentils. The brackets connect to a lower molding strip decorated with cut-work designs. First and second-floor windows have flat marble lintels and sills, the houses have marble steps, and the basement areas are faced with marble. The stained glass transoms feature a design with a large central wreath enclosing a small shield, flanked by winding pink ribbons. Each edge of the transom is marked

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with a plain yellow border. The company built identical houses on both the north and south sides of the 3700-3900 blocks of Hudson Street.

The group of five brown brick houses at 900-8 S. Fagley Street (13'6" wide with 14' ends), built by the Philip C. Mueller Building Co. in 1914, have sheet metal cornices framed by end brackets topped with ball finials and match those built on the east side of the 900 block of S. Fagley. The houses have double-header segmentally-arched windows, marble sills and stringers and marble steps. Doorways have stained glass transoms.

### Block 6466

This block is located east of S. Fagley Street, south of Hudson Street. All of the houses were built by Philip C. Mueller Building Co. in 1914-15. A long row of marble houses extends along Hudson Street and smaller, plainer houses are built on the west side of S. Fagley Street.

The group of five 13'6"-wide (with slightly wider ends) brown brick houses at 901-9 S. Fagley Street and the five houses on the west side of S. Grundy Street, at 900-8, built by the Philip C. Mueller Building Co. in 1914-15, have sheet metal cornices framed by end brackets topped with ball finials and match those built on the east and west sides of the 900 block of S. Fagley. The houses have double-header segmentally-arched windows, marble sills and stringers and marble steps. Doorways have stained glass transoms.

The marble houses built at 3901-27 Hudson Street (13' and 13'6"-wide with 14'5" ends) are identical to the other marble houses built by Mueller on the district's E/W streets, but have stained glass transoms with wreath and shield patterns. The houses have sheet metal cornices framed by end brackets capped by rosettes, and decorated with a row of small modillions set above a row of dentils. The brackets connect to a lower molding strip decorated with cut-work designs. First and second-floor windows have flat marble lintels and sills, the houses have marble steps, and the basement areas are faced with marble. The stained glass transoms feature a design with a large central wreath enclosing a small shield, flanked by winding pink ribbons. Each edge of the transom is marked with a plain yellow border. The company built identical houses on both the north and south sides of the 3700-3900 blocks of Hudson Street.

### Block 6467

This block is located east of S. Grundy Street, south of Hudson Street. Only one building remains in the block—a one-story non-contributing red brick building bearing the street number

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4001 Hudson, which extends along the west side of S. Haven Street and across the north side of Dillon Street. The business it houses is operated by Intellect Core.

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## List of Contributing Properties

### South of Eastern Avenue

**Block 6425a**  
3701 (3701-5) Eastern Ave.  
3707-9 Eastern Ave.  
3711-13 Eastern Ave.  
3715-17 Eastern Ave.  
3719-21 Eastern Ave.  
3723-25 Eastern Ave.  
3727 Eastern Ave.  
3729 Eastern Ave.  
3731-33 Eastern Ave.  
3734 Fleet St.

**Block 6426**  
3815 Eastern Ave.  
3817-19 Eastern Ave.  
3821-25 Eastern Ave.  
3827 Eastern Ave.  
3929-31 Eastern Ave.  
3903-5 Eastern Ave.  
3907 Eastern Ave.  
3911 Eastern (was 3915-17) Ave.  
3919 Eastern Ave.

**Block 6427**  
501-5 S. Grundy St.  
Old Texaco Station, NE corner Grundy St. and Fleet St.  
500-2 S. Haven St.  
504-6 S. Haven St.  
4001 Eastern Ave.  
4003-13 Eastern Ave.  
4015 Eastern Ave.  
4017-21 Eastern Ave.  
4023 Eastern Ave.  
4025-27 Eastern Ave.

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## South of Fleet Street

**Block 6433** 601-17 S. Conkling St.  
621-39 Conkling St.  
3600-10 Foster Ave.  
620-28 S. Dean St.  
3607 Fleet St.

**Block 6434** 621-29 S. Dean St.  
3700-28 Foster Ave.  
600-20 S. Eaton St.  
626-34 S. Eaton St.

**Block 6435** 601-21 S. Eaton St.  
627-35 S. Eaton St.  
3800-28 Foster Ave.  
600-20 S. Fagley St.  
626-34 S. Fagley St.

**Block 6436** 611 S. Fagley St.  
627-35 S. Fagley St.  
3900-26 Foster Ave.  
600-18 S. Fagley St.  
626-34 S. Fagley St.

**Block 6437** 601-41 S. Fagley St.

## South of Foster Avenue

**Block 6443** 701-43 S. Conkling St.  
3600-12 Fait Ave.  
700-8 S. Dean St.  
710-16 S. Dean St.  
3601-11 Foster Ave.

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**Block 6444** 701-19 S. Dean St.  
3700-28 Fait Ave.  
700-18 S. Eaton St.  
3701-29 Foster Ave.

**Block 6445** 701-19 S. Eaton St.  
3800-28 Fait Ave.  
700-20 S. Fagley St.  
3801-29 Foster Ave.

**Block 6446** 701-19 S. Fagley St.  
3900-26 Fait Ave.  
700-18 S. Grundy St.  
3901-29 Foster Ave.

**Block 6447** 701-39 S. Grundy St.  
4015 Foster Ave.

**Block 6448** 601 S. Haven St.

### South of Fait Avenue

**Block 6453** 801-21 S. Conkling St.  
823-43 S. Conkling St.  
3600-12 Hudson St.  
800-18 S. Dean St.  
3601-13 Fait Ave.

**Block 6454** 801-19 S. Dean St.  
3700-28 Hudson St.  
800-20 S. Eaton St.  
3701-29 Fait Ave.

**Block 6455** 801-21 S. Eaton St.  
3800-28 Hudson St.  
800-20 S. Fagley St.

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3801-29 Fait Ave.

**Block 6456**

801-21 S. Fagley St.  
3900-28 Hudson St.  
3901-27 Fait Ave.  
800-20 S. Grundy St.

**Block 6457**

801-33 S. Grundy St.

**Block 6458**

715 S. Haven St.

## South of Hudson Street

**Block 6463**

901-19 S. Conkling St  
921-25 S. Conkling St  
900-8 S. Dean St.  
3601-13 Hudson St.

**Block 6464**

3701-29 Hudson St.

**Block 6465**

900-8 S. Fagley St.  
3801-29 Hudson St.

**Block 6466**

901-9 S. Fagley St.  
900-9 S. Grundy St.  
3901-29 Hudson St.

## List of Non-Contributing Resources

**Block 6425**

Southeast Anchor Branch of the Enoch Pratt Free Library  
Bay Bank, Ns Fleet, W/Dean

**Block 6425a**

Ns 3700 block Fleet Street: Highlandtown Healthy Living Center and  
American Radiology Services

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|-------------------|--|
| <b>Block 6426</b> | The Markets at Highlandtown, a modern shopping center, SE corner of Eastern Avenue and S. Eaton St.<br>A one-story auto shop on the NW corner of S. Fagley and Fleet Streets<br>A new church building, the Highlandtown Community Church, NW corner of S. Grundy and Fleet Streets |
| <b>Block 6427</b> | A small modern building on the E side of S. Grundy Street  |
| <b>Block 6428</b> | A new building, the Henry and Jeanette Weinberg Central Service Facility, at 515 S. Haven Street   |
| <b>Block 6434</b> | A Royal Farms store on the SE corner of Fleet and S. Dean Streets  |
| <b>Block 6436</b> | A group of six new three-story townhouses at 3901-11 Fleet Street  |
| <b>Block 6437</b> | A one-story brick modern building at 4015 Fleet Street, the Best Battery Co.   |
| <b>Block 6463</b> | A group of new three-story residences at 921-25 S. Conkling Street   |
| <b>Block 6464</b> | 3720 Dillon Street, the headquarters of the Maryland Pilots Association  |
| <b>Block 6466</b> | A one-story metal warehouse at 3800 Dillon Street  |
| <b>Block 6467</b> | A one-story brick building, 4001 Hudson Street, that extends along the west side of S. Haven Street and along the north side of Dillon Street, now owned by The Intellect Corp.  |
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### Summary Statement of Significance:

The Brewers Hill Historic District gains significance under Criterion A because it is closely associated with a number of prominent late 19th and early 20<sup>th</sup> century Baltimore businesses—namely the meat packing industry, the brewing industry, and the nearby Crown, Cork, & Seal Factory, an important factor in the city's local dominance of the brewing and bottling trade. The district gains additional significance under Criterion A for association with the city's rich history of immigration, as the home of predominantly first- and second-generation German immigrants who worked in the local businesses. Until 1918, the area comprising the historic district was located outside the political boundaries of Baltimore City (in Baltimore County) and thus could have stockyards, dairies, butchering yards, and meat-packing plants that were not allowed in residential city neighborhoods. Two of the early owners and developers of land in the northern section of the district were the butchers William Schluderberg and Thomas Kurdle, who later formed the nationally-distributed Esskay Meat Products Company. The block after block of classical-revival-style rowhouses built mainly between 1907 and 1914 are significant under Criterion C, representing a type of housing associated with a working-class immigrant community in the period. Almost all of the houses were built by one family of second-generation German builders—the Mueller family—whose father, a native of Bavaria, arrived in Baltimore in 1852 and began building houses in the eastern section of the city. His five sons operated a classic large-scale building operation where they bought and developed the land, sold the ground rents they created, and also provided mortgages for their buyers through the two family-run building and loan associations. They built high quality, but low-cost two-story rowhouses, called at the time "marble houses" because of the marble trim used for lintels, sills, basements, and steps. Each house had stylish stained glass door and first floor window transoms. After working in East Baltimore, the Mueller family built several distinguished rowhouse communities in the northern sections of the city in the 1920s.

The Period of Significance, ca. 1870-ca. 1940, extends from the construction date of the earliest resources in the community to the World War Two era, by which point the physical development of the neighborhood was substantially completed.

### Resource History and Historic Context:

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All of the land in the Brewers Hill Historic District once belonged to the Canton Company, one of America's first industrial land development companies. Formed in 1830 by Peter Cooper, the inventor of the early steam locomotive engine known as the "Tom Thumb," and two other investors, the Canton Company acquired the 2500-acre former estate of John O'Donnell, a Baltimore merchant who traded with China beginning in 1786. Lying east of the populated part of Baltimore, and outside the city boundaries, the vast O'Donnell estate, named "Canton," seemed perfect for speculative, early industrial development with its long waterfront on the Patapsco River. The Baltimore & Ohio Railroad had begun operations on the west side of town just two years earlier and all savvy Baltimore investors were thinking "railroads." Within a few years a new rail line, the Baltimore and Port Deposit Railroad (later part of the Philadelphia, Wilmington, and Baltimore Railroad) was operating between Canton and Wilmington, via a ferry crossing across the Susquehanna. In no time at all waterfront lots with rail and ship connections boasted new manufactories powered by steam engines, like the Abbott Iron Works and the Baltimore Copper Smelting Co, which built houses for Welsh-immigrant copper workers on S. Clinton Street. In order to raise money to improve its waterfront lots, the Canton Co. began to sell landward lots to builders but residential development came slowly.

Canton Co. land even farther north and east of the waterfront developed much more slowly. The country village of Highlandtown, in Baltimore County, set high on a ridge overlooking the Canton waterfront, began to attract residents—most of them German immigrants—after the Civil War. Speculative investors Miles White and his partner John Glenn bought several large parcels of Canton Co. land near Highlandtown in the mid-1850s. In 1873 White and Glenn sold the two blocks south of Fleet, and west of S. Conkling Street, to the Redemptorist Fathers, a German order of Catholic priests, who built the Sacred Heart Church and its associated schools to serve the growing number of German Catholics settling in the area.

The earliest building activity in the Brewers Hill Historic District took place on the south side of Eastern Avenue on land sold by White and Glenn to lumber merchants James Manderson and Sylvester Keyser between 1854 and 1856. They laid out the streets and alleys in the 3600, 3700 and 3800 blocks of Eastern Avenue, south to Fleet, and began sales and leases to builders (most of whom were German). In 1868 they leased the entire block south of Eastern Avenue and east of S. Dean Street (then an alley) to the brothers William H. and Hugh Maughlin, with the right to develop lots and create ground rents set at \$2 a front foot. The Maughlins owned a large steam-powered sash and door factory on E. Falls Avenue. The only houses they built were the three double houses set back from the street (3723-25 and 3731-33 still survive). After two years they surrendered their lease for most of this ground, but retained a leasehold interest in the three lots they had built upon.

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The majority of the houses in the 3700 and 3800 blocks of Eastern Avenue were built in the 1880s in the Italianate style with wooden cornices. Most were two-story, two-bay-wide structures with a storefront below and family living space above. Early owners included the pork butcher William Schluderberg, who bought the property at 3711-13 Eastern Ave. in 1886 from the 1884 lessee, also a pork butcher. John Edelman, kept a tavern east of Eaton Street in the 1880s, one of the many saloon keepers in the area. Other storefronts served as local groceries, general stores, dry goods stores, barber shops, and bake shops.

The Canton Co. retained ownership of the land east of S. Fagley until the early 1880s, when it began to lease and sell lots in the 3900 block of Eastern Ave. Finally, beginning in 1893, the Canton Co. began to lease building lots in the 4000 block of Eastern Avenue. It was in this block that the Mueller family of builders first began to build in the Brewers Hill Historic District. Immigrant father Matthew Mueller (1826-1915), a bricklayer by trade, raised five sons in the bricklaying trade, who, in the 1880s still lived at home on S. Wolfe Street in Fells Point. The oldest son, Philip C., for whom the building company would later be named, was born in 1855, followed by John Leo in 1858, George A. in 1865, Louis A. in 1874, and the youngest, Maximilien in 1876. According to Matthew Mueller's obituary, the Philip C. Mueller Building Co. was formed when Matthew retired in 1895.

Beginning in 1893 the company began building a few store-front residences at a time along the 4000 block of Eastern Avenue, the land sales made in John Leo Mueller's name. Over the next forty years the Mueller family built a modest real estate dynasty as well as a thriving grocery business with stores in several Baltimore locations, and a successful coal supply business—the Northeastern General Supply Company. All of the Mueller sons seemed to get their start in the building business as bricklayers. John Leo continued as a builder (1900 and 1910 Federal Censuses), but in the 1902 city directory is also listed as president of the Northeastern General Supply Co., living at 2447 Jefferson Street. He also still operated a family grocery at 1147 S. Hanover Street. George A. Mueller, the next youngest brother, is listed as a bricklayer in the mid-1890s and in the 1900 census, but then as "builder" in the 1910 census and early 1900's city directories. Louis A. Mueller, the next-to-youngest brother, first appears in directories as a bricklayer in the late 1890s, living at 508 N. Milton Avenue, near eldest brother Philip who was at 500 N. Milton. By the 1904 directory he has assumed the position of secretary of the Northeastern General Supply Co. and was living at 809 N. Patterson Park Avenue. In 1905 he also takes on the duties as treasurer of the coal supply company, but is still listed as a

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“builder” in the 1910 Federal Census. Youngest brother Maximilien worked mainly in the family grocery business until the late 1910s.

Beginning in 1908, eldest brother Philip C. Mueller began buying quarter- and half-block parcels in the Brewers Hill Historic District—first west of S. Fagley Street, and north of Foster, from the heirs of Miles White and William Glenn. In 1910 the White and Glenn heirs sold the land south of Foster back to the Canton Company who promptly sold it to Mueller. They must have been pleased with his building success because beginning in 1912 they began selling Mueller sections of the blocks they had retained east of S. Fagley Street. The Mueller family formed two savings and loan associations—the Guardian Building Association and the Germania Permanent Loan, and Savings Association of Baltimore County that offered potential buyers of Mueller-built houses ready mortgages. John L. Mueller served as president of the Germania Association and Louis A. Mueller was president of the Guardian Association.

After Philip Mueller’s untimely death in 1914 at age 59, his brother Louis A. Mueller became president of the Philip C. Mueller Building Co. The family is best known in Baltimore for its later development of the then-suburban Daylight-style rowhouse community north of University Parkway and west of Greenmount Avenue, known as Oakenshawe. They bought the land c. 1915 from Henry Wilson, the son of the original owner, who in 1800 had built his country house, “Oakenshawe” on the property. This was a wise investment for the Mueller family as the Roland Park Company was already beginning to develop its exclusive suburb Guilford, just to the north. The community consists of spacious red brick Daylight houses with Colonial Revival-style interior trim.

The majority of houses built south of Fleet Street to Dillon, and east of S. Conkling Street to S. Haven, were erected by the Philip C. Mueller Building Company between 1908 and 1914. Mueller first built red brick two-story, two-bay-wide neoclassical-style rowhouses in the first two blocks east of Conkling, but by 1910 was building the standard brown brick Baltimore “marble house,” almost identical to the houses being built at the same time by Frank Novak and Edward J. Gallagher in other parts of East Baltimore. Mueller built larger (14’-wide) and more stylish houses (with marble basements, steps, and lintels, and stained glass first-floor window transoms) on the wider East-West streets—Foster, Fait, and Hudson. On the North-South streets—S. Dean, S. Eaton, S. Fagley, and S. Grundy—he built smaller (13’6”-wide) brown brick neoclassical-style houses with plain sheet metal cornices, windows with segmentally-arched brick lintels, and little marble trim. Most corner houses on the East-West streets had storefronts, with the door opening set diagonally across the corner. Most of the wider end houses also had second-floor bay windows.

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On his "marble houses" Mueller used four different designs of stained glass transom, which differed according to the year in which the row was built. Houses built in 1909-10 have stained glass transoms either with an intricate bunches of grapes design or a design of twining pink flowers. Houses built between 1911 and 1912 have stained glass transoms with a simple pattern of a central green diamond flanked by two pink diamonds—a pattern often used by both Novak and Gallagher as well. For the houses he built in 1913 and 1914 Mueller used a shield design, with central wreath in his transoms. Most of the marble houses have simple stained glass door transoms, with the house number and little other decoration. On the other hand, the houses on the North-South streets—where the only stained glass appears in the doorway transom—have very elaborate and decorative doorway transoms.

Several other builders erected only a row or two each in the Historic District. Beginning in the early 1900s the heirs of White and Glenn began selling quarter- and half-block parcels east of S. Conkling to selected builders, including Mueller. Between 1907 and 1909, the Canton Construction Co. built out the north and south sides of the 3600 block of Fait Avenue, just east of Conkling; the south half of the east side of S. Conkling Street, north of Fait; and the north half of the east side of S. Conkling Street, south of Fait, with red brick neoclassical-style rowhouses. . The White and Glenn heirs later leased land to the Schulte Bros., Herman-Stenzel Co. who, in 1929, built two rows of similar houses in the block south of Fleet Street, on the north half of the east side of S. Eaton Street (601-21) and the west side of S. Fagley Street (600-20).

In 1927, on land leased from the Canton Co., Benjamin Kleiman built a long row of porch-front houses on the east side of S. Grundy Street, south of Fleet, at 601-41 S. Grundy, and a similar shorter row on the west side of S. Grundy, at 600-18. In 1928-29 the Wise Construction Co. built out the east side of the 700 block of S. Grundy Street with twenty porch-front houses with stylish tile roofs. The last row of houses to go up in the Historic District is the Tudor-style group of seventeen houses on the east side of the 800 block of S. Grundy, built by the Haven Home Building Co. on land leased from the Canton Co.

Although the core of the Brewers Hill Historic District is residential, there were a variety of early and historically important commercial uses and owners in the northernmost blocks bounded by Eastern Avenue on the north and Fleet Street on the south. The north half of the 3600 block of Eastern Avenue, now occupied by the non-contributing, new Southeast Anchor branch of the Enoch Pratt Free Library, was once home to a neighborhood movie house, built in

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the late 1910s by the Highland Amusement Co. (president William Schluderberg). A bakery occupied the lot to the south and a druggist was located on the southeast corner of Eastern and S. Conkling.

The butcher Ludwig Sellmayer first acquired land from Manderson and Keyser in 1885 along the north side of Fleet Street and by the early 1920s the Sellmayer Meat Packing Plant occupied the entire north half of the block running along Fleet St., east of S. Conkling Street to Eaton Street. The meat packing plant itself was located on the north side of Fleet Street between S. Conkling and S. Dean Streets, with the slaughterhouse to its north along the west side of S. Dean and the rest of the parcel being occupied by cooling rooms. East of S. Dean Street the cattle sheds ran along part of the south side of the 30'-wide alley that bisected this part of the block. South of the sheds and fronting on Fleet Street were the boiler and engine rooms, the condensor room, and space for coal storage. Sellmayer also owned the north half of the lot S of Fleet and west of S. Dean Street, where the company kept their salt in a large room and also had a paint shed, saw mill, auto repair shop, and lumber storage. East of the Sellmayer operation there was a vegetable canning plant at 3718-24 Fleet Street, and to its east, at 3730 Fleet, an auto repair shop.

In 1901 Sellmayer sold land on the northeast corner of Fleet and Eaton Streets to Thomas Kurdle who also owned land on the south side of Eastern Ave. in this block. In the early 1920s Thomas Kurdle and his business partner William Schluderberg (the founders of the Esskay brand) developed much of the 3800 block of Eastern Ave. and Fleet Street, selling land for the neighborhood's first filling station—the Lord Baltimore Filling Station—at the southeast corner of Eastern Avenue and S. Eaton Street (now the parking lot for the Markets at Highlandtown). Also in 1923 they sold the quarter-block lot at the northeastern corner of Fleet and S. Eaton Street to Michael J. Schaefer and Henry Strohmenger, brewers.

Beginning in the early 1920s the Historic District became part of the automobile age. Within a few years there were "filling stations" located not only on the southeast corner of Eastern Avenue and Eaton Street—the Lord Baltimore Filling Station, which opened in 1923, but also on the southwest corner of Eastern and S. Grundy Streets, operated by Standard Oil of New Jersey. Neither survives. An early auto sales and service business, built in 1918, occupied the northeast corner of S. Eaton and Fleet Street, with its showroom located at 3811-13 Eastern Avenue. Other automobile sales and service centers popped up on the north and south sides of Fleet Street. By 1940 there were two new gas stations, one on the southeast corner of Fleet and Fagley Streets (now the location of new townhouses) and a Texaco Station that still survives on the northeast corner of Fleet and S. Grundy Streets.

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The Canton Co. did not sell land along Fleet Street (and south to Dillon), east of S. Grundy and east of S. Haven Street, until the late 1920s. The S. Grundy Street corridor was reserved for residential uses, but the parcels along the west and east sides of S. Haven—with their immediate access to the Pennsylvania Railroad, retain several interesting historic industrial buildings. The oldest, at 601 S. Haven, was built in 1929 as the factory building for the Edward Katzinger Co. and the A. & J. Kitchen Tool Co., manufacturers of metal baking pans. A spur from the rail line runs directly behind the building to the loading docks on its eastern side. The large two-story building still has its stylish Art Deco-style main entryway intact. Later this building became the Haven Street printing plant for the local Lord Baltimore Press and still later the warehouse for the Bruning Paint Co.

In the block east of S. Haven and south of Foster, the Canton Co. sold land in the late 1930s to the C. Hoffberger Co. for their ice plant, which consists of three still surviving brick and concrete buildings—a large ice house on the north, a factory building in the center, and a much smaller repair shop to the south. A more architecturally distinguished red brick factory building is located west of S. Haven and south of Foster Avenue, built by Westinghouse Electric in 1940.

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U.S. Federal Censuses, 1870, 1880, 1900, 1910, and 1920, available on microfilm at the Enoch Pratt Free Library or through Ancestry.com

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### Geographical Data

#### UTM References:

Baltimore East, MD USGS quad

A: 18-364839-4349755

B: 18-365339-4349802

C: 18-365339-4349375

D: 18-365276-4349206

E: 18-364862-4349192

#### Verbal Boundary Description:

The Brewers Hill Historic District is bounded on the North by Eastern Avenue, on the West by South Conkling Street, on the South by Dillon Street, and on the East by the rear property lines of properties fronting on South Haven Street. The eastern boundary is further demarcated by the tracks of a spur line of the Pennsylvania Railroad.

#### Boundary Justification:

The Brewers Hill Historic District adjoins the National Register-listed Canton Historic District on the west, and the National Register-listed Patterson Park/Highlandtown Historic District on the north. The southern boundary is defined by the historic National Brewing Company complex, which is individually listed in the National Register. The eastern boundary is demarcated by the tracks of a spur of the Pennsylvania Railroad.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

B-5169  
Brewers Hill Historic District

Name of Property

Baltimore City, Maryland

County and State

Section PHOTO Page 1

### Index to Photographs

The following information applies to all photographs which accompany this documentation:

Maryland Inventory of Historic Properties (MIHP) Number: B-5169

Name of Property: Brewers Hill Historic District

Location: Baltimore City, Maryland

Photographer: Mary Ellen Hayward

Date taken: June, 2013

Location of original digital files [or negatives]: MD SHPO

Photo captions:

MD\_BaltimoreCity\_BrewersHillHistoricDistrict\_0001.tif  
3707-17 Eastern Ave., N elev

MD\_BaltimoreCity\_BrewersHillHistoricDistrict\_0002.tif  
3723-5 & 3731-33 Eastern Ave., N elev

MD\_BaltimoreCity\_BrewersHillHistoricDistrict\_0003.tif  
3815 Eastern Ave., N & W elev

MD\_BaltimoreCity\_BrewersHillHistoricDistrict\_0004.tif  
3827 & 3901-5 Eastern Ave., N elev

MD\_BaltimoreCity\_BrewersHillHistoricDistrict\_0005.tif  
3909-11 Eastern Ave., N elev

MD\_BaltimoreCity\_BrewersHillHistoricDistrict\_0006.tif  
4001-25 Eastern Ave., N elev

MD\_BaltimoreCity\_BrewersHillHistoricDistrict\_0007.tif  
4005-11 Eastern Ave., N elev

MD\_BaltimoreCity\_BrewersHillHistoricDistrict\_0008.tif  
4015-27 Eastern Ave., N elev

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

B-5169  
Brewers Hill Historic District

Name of Property

Baltimore City, Maryland

County and State

Section PHOTO Page 2

MD\_BaltimoreCity\_BrewersHillHistoricDistrict\_0009.tif  
Texaco Station, NE cor Fleet & Gandy streets, S & w elev

MD\_BaltimoreCity\_BrewersHillHistoricDistrict\_0010.tif  
621-29 S. Conkling St. (621-39), W elev

MD\_BaltimoreCity\_BrewersHillHistoricDistrict\_0011.tif  
631. S. Conkling St., W elev

MD\_BaltimoreCity\_BrewersHillHistoricDistrict\_0012.tif  
3607 Fleet St., N & W elev

MD\_BaltimoreCity\_BrewersHillHistoricDistrict\_0013.tif  
3700-28 Foster Ave., S & W elev

MD\_BaltimoreCity\_BrewersHillHistoricDistrict\_0014.tif  
3722-24 Foster Ave., S elev

MD\_BaltimoreCity\_BrewersHillHistoricDistrict\_0015.tif  
600-20 S. Eaton St., E elev

MD\_BaltimoreCity\_BrewersHillHistoricDistrict\_0016.tif  
601-19 S. Eaton St., W & N elev

MD\_BaltimoreCity\_BrewersHillHistoricDistrict\_0017.tif  
3801 Fleet St., N & W elev

MD\_BaltimoreCity\_BrewersHillHistoricDistrict\_0018.tif  
611 S. Fagley St., W & S elev

MD\_BaltimoreCity\_BrewersHillHistoricDistrict\_0019.tif  
631-41 S. Grundy St., W & S elev

MD\_BaltimoreCity\_BrewersHillHistoricDistrict\_0020.tif  
601 S. Haven St., N & W elev

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

B-5169  
Brewers Hill Historic District

Name of Property

Baltimore City, Maryland

County and State

Section PHOTO Page 3

MD\_BaltimoreCity\_BrewersHillHistoricDistrict\_0021.tif  
601 S. Haven St., doorway, W elev

MD\_BaltimoreCity\_BrewersHillHistoricDistrict\_0022.tif  
3700-28 Fait Ave., S & W elev

MD\_BaltimoreCity\_BrewersHillHistoricDistrict\_0023.tif  
3714-16 Fait Ave., S elev

MD\_BaltimoreCity\_BrewersHillHistoricDistrict\_0024.tif  
3801-29 Foster Ave., N & E elev

MD\_BaltimoreCity\_BrewersHillHistoricDistrict\_0025.tif  
3827-29 Foster Ave., N elev

MD\_BaltimoreCity\_BrewersHillHistoricDistrict\_0026.tif  
705-11 S. Fagley St. (701-19), W elev

MD\_BaltimoreCity\_BrewersHillHistoricDistrict\_0027.tif  
701-13 S. Grundy St. (701-39), W & N elev

MD\_BaltimoreCity\_BrewersHillHistoricDistrict\_0028.tif  
807-13 S. Conkling St. (801-21), W elev

MD\_BaltimoreCity\_BrewersHillHistoricDistrict\_0029.tif  
800-20 S. Grundy St., E elev

MD\_BaltimoreCity\_BrewersHillHistoricDistrict\_0030.tif  
801-33 S. Grundy St., W & S elev

MD\_BaltimoreCity\_BrewersHillHistoricDistrict\_0031.tif  
3801-29 Hudson St., N & E elev

MD\_BaltimoreCity\_BrewersHillHistoricDistrict\_0032.tif  
3825-27 Hudson St., N elev

B-5169  
BREWER'S HILL HISTORIC DISTRICT  
BLOCK NUMBERS

EASTERN AVE

ghlandtown

6425

6425a

6426

6427

6428

FLEET ST

6433

6434

6435

6436

6437

6438

FOSTER AVE

6443

6444

6445

6446

6447

6448

Ca

FATT ST

6453

6454

6455

6456

6457

Sc

HUDSON ST

6463

6464

6465

6466

6467

AVE

DILLON ST

BREWERS HILL HISTORIC DISTRICT  
Baltimore City, Maryland  
Block number map (see text)

B-5169  
BREWER'S HILL HISTORIC DISTRICT  
PHOTO LOCATIONS

EASTERN AVE

1 2 3 4 5 6 7 8 9

ghlandtown

FLEET ST

S. CONKLING ST

S. DEAN ST

S. EATON ST

S. FACILEY ST

S. GRINDY ST

S. HAVEN ST

FOSTER AVE

FALT ST

HUDSON ST

DILLON ST



Ca



AVE



12  
19, 11

15  
13, 14

16  
17

18

19

20  
21

22, 23

24, 25

26

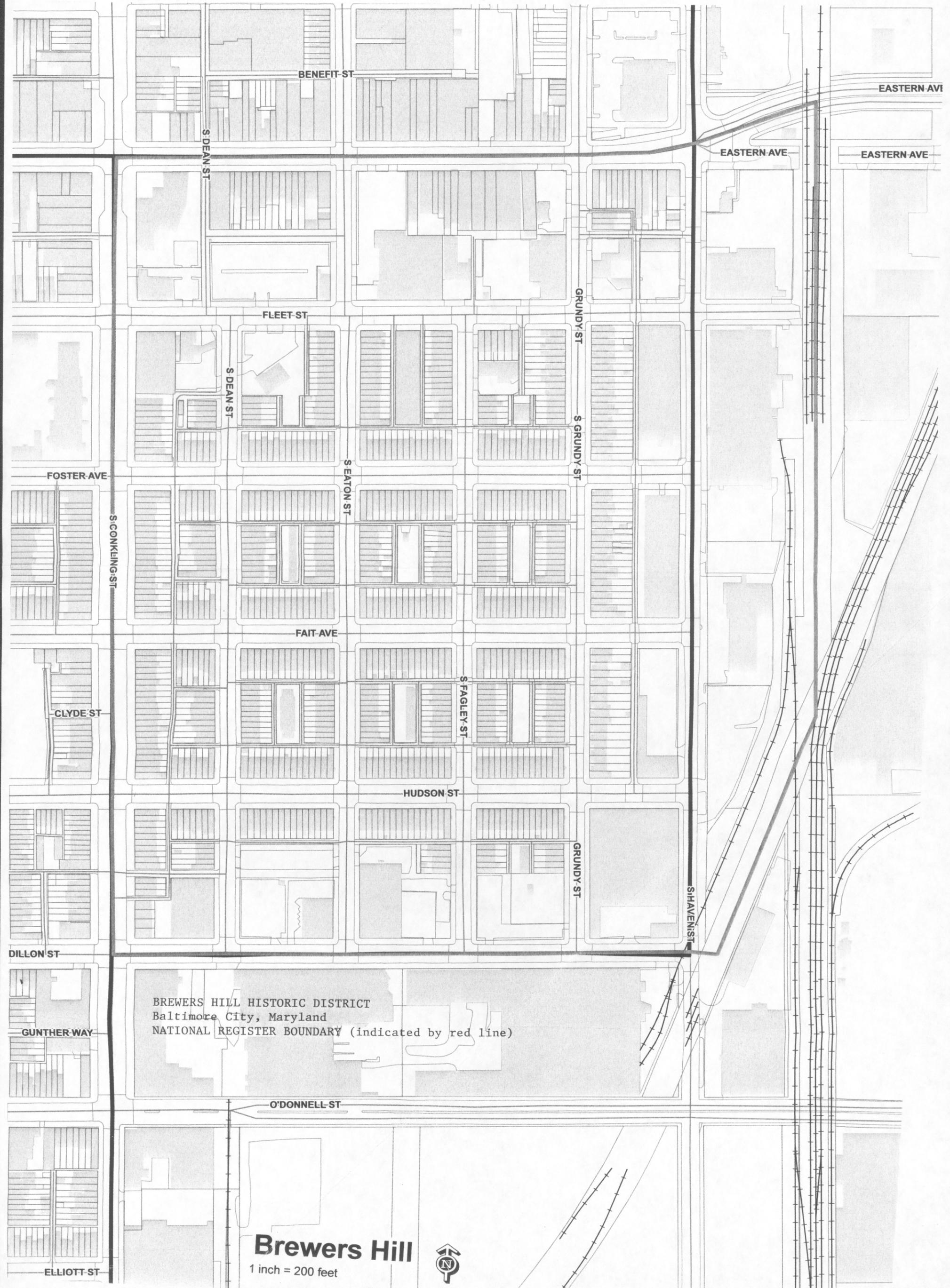
27

28

29  
30

31, 32

BREWERS HILL HISTORIC DISTRICT  
Baltimore City, Maryland  
Photo location map



BENEFIT ST

EASTERN AVI

S DEAN ST

EASTERN AVE

EASTERN AVE

FLEET ST

GRUNDY ST

S DEAN ST

S GRUNDY ST

FOSTER AVE

SEATON ST

S CONKLING ST

FAIT AVE

S FAGLEY ST

CLYDE ST

HUDSON ST

GRUNDY ST

SHAVEN ST

DILLON ST

BREWERS HILL HISTORIC DISTRICT  
Baltimore City, Maryland  
NATIONAL REGISTER BOUNDARY (indicated by red line)

GUNTHER WAY

O'DONNELL ST

# Brewers Hill

1 inch = 200 feet



ELLIOTT ST



ESSEX 1.3 MI  
 MIDDLE RIVER 4 MI  
 150  
 17'30"  
 NORTH POINT 1.3 MI.  
 SPARROWS POINT 4.3 MI  
 695  
 151  
 BM 51  
 4348  
 INVERNESS 1 MI.  
 4347  
 4346000m.N.  
 39°15'  
 76°30'

B-5169  
 BREWERS HILL  
 HISTORIC DISTRICT  
 BALTIMORE  
 CITY, MD.  
 A: 18-364839-  
 4349755  
 B: 18-365339-  
 4349802  
 C: 18-365339-  
 4349375  
 D: 18-365276-  
 4349206  
 E: 18-364862-  
 4349192

(CURTIS BAY)  
 5662 11 NE  
 SCALE 1:24000

REVEY, RESTON, VIRGINIA—1976  
 POINT 3.4 MI.

(SP)



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• Paper Signs  
• Fabric Signs  
• Vinyl Signs  
• LED Signs  
• Backlit Signs  
• Illuminated Signs  
• Custom Signs  
• Large Signs  
• Small Signs  
• Outdoor Signs  
• Indoor Signs  
• Commercial Signs  
• Residential Signs  
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PAY TO PARK  
←

B-5169

3707-17 Eastern Ave., Brewer's Hill HD  
Balls, MD

H. Hayward

6/2013

MD SAPO

N elev

1/32

MD - BALTIMORE CITY - Brewer's Hill HD, 0001, TIF



**MILLENNIUM TAX SERVICE**  
**REFUND LOAN ADVISOR**  
Obtenga Su numero ITIN y PFC

**STOP**  
MILLIENIUM TAX SERVICE  
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CALL DIRECTOR  
FOR ASSISTANCE  
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STREET

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PALM  
READINGS

B-5169

3723-5 + 3731-33 Eastern Ave, Brewer's Hill HD

BALTO. MD

M. Hayward

6/2013

MD SHPD

N elev.

2/32

.0002.TIF

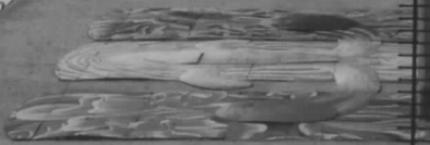


**JACKSON HEWITT**  
TAX SERVICES

JACKSON HEWITT

JACKSON HEWITT

NO STOPPING  
PAVING  
PARKING



B-5169

3815 Eastern Ave., Brewster's Hill, MD  
BALTO, MD

M. Hayward

6/2013

HD 5470

News alert,

3/32

.0063. TIF



EMPADRES USA  
188-1188

vigo

REPRESENTACION EN CHICAGO  
DISTRIBUIDOR DE LOS PRODUCTOS

No Left Turn  
Pay Station

3-23 546  
3-13-702

ALBERTO'S SPA  
3827

410-327-7639

DINERO  
FOR SU  
ORO

CONFRANOS  
DRO  
WE BUY  
GOLD  
118 117-7629

B-5169

3827 + 3901-5 Eastern Ave., Brewer's Hill MD

BALTO. MD

M. Hayward

6/2013

MD SHPO

N elev

4/32

.0004.TIF



 **MOT**  
PERSONNEL

RETAIL OFFICE FOR LEASE  
410-675-4696

MTA

NO PARKING

745

B-5169

3909-11 EASTERN AVE. BREWER'S HILL MD

BALTO, MD

M. Hayward

6/2013

MD SATO

Neler

5/32

10005, TIF



GRUNDY ST.

NO  
TURN  
ON RED

W. H. MILL  
GROCERIES

Ready Sells

W. H. MILL  
GROCERIES

B-5169

4001-25 Eastern Ave., Brewer's Hill HD,

BALTO. MD

M. Hayward

6/2013

MD SH70

N elev

6/32

10006.TIF



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B5169

4005-11 Eastern Ave. Brewer's Hill H.D

BALTO, MD

M. Hayward

6/2013

MA SAPO

N. eler

7132

10007, TIF



Eastern Cream Bakery  
200 W. 10th St.

NOW HIRING  
410-522-1315

DRINKEN

NO LEFT TURN  
NO PARKING

B-5149

4015-27 Eastern Ave., Brewer's Hill HD

BACTO, MD

M. Hayward

6/2013

MD SHPO

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8/32

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Y CONCERN  
EST GIVEN BY THE BOARD OF  
ZONING APPEALS THAT IT WILL  
HEARING TUESDAY MAY 20 2013  
215 CITY HALL ON APPEAL NO  
& PERMIT TO CONVERT NORTHERN  
TO DWELLING UNITS IN THESE  
ATED IN A B 2 ZONING DISTRICT

13

LEXACO

LONG FENCE

LONG FENCE

RE SALE  
ST

B-5169

Texas Station, NE cor. Fleet + Gander Streets,  
Brewer's Hill HD

BAITO, MD

M. Hayward

6/2013

MD S4P0

S+W elev.

9/32

10009.TID



B-5169

621-29 S. Conkling St. (621-39), Brewer's Hill HD

BALTO, MD

M. Hayward

6/2013

MD SAPO

W elen

10/32

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B5169

631 S. Conling St., Brewer's Hill HD

BARTO, MD

M. Hayward

6/2013

HD STPD

W elm

11/32

1 0611.TIF



Quest

NO  
SMOKE  
OR  
FIRE

B-5169

3607 Fleet St., Brewer's Hill MD

BALTO, MD

M. Hayward

6/2013

MD SHPO

N+W elev.

12/32

10012.TIF



B-5169

~~3700~~ 28 Foster Ave., Brewer's Hill MD

BACTO, MD

H. Hayward

6/2013

MD SHPO

S+W elev

13/32

10013.TIF



B-5169

3722-24 FOSTER Ave., Brewer's Hill (H)

BALTO, MD

M. Hayward

6/2013

MD SHPO

S elev

14/32

10014.TIF



B-5169

600-20 S. Eaton St., Brewer's Hill HD

BALTO. HD

M. Hayward

6/2013

MD SHPO

E elev

15/32

,0015.TIF



B-5169

601-19 S. Eaton St., Brewer's Hill MD

BACTO. MD

M. Hayward

6/2013

MD SHPO

W + N elev

14132

,0016.TIF

SALE OF 2002  
**RESTAURANT  
EQUIPMENT**  
BY SALES TRUCK

ENTRANCE  
CROSS ST.

3801

NO  
OPEN  
CARS

NO  
PARKING  
TAXI & PM



B-5169

3801 Fleet St., Brewer's Hill HD

BALTO. MD

M. Hayward

6/2013

MD SHPD

N+W det

17/32

,0017.TIP



B-5169

611 S. Fagley St., Brewer's Hill MD

BALTO. MD

Mr. Hayward

6/2013

MD SHPO

WFS elev

18/32

10018.TIE



GRINDY ST

B-5169

631-41 S. Grundy St. (601-41), Brewer's Hill #1

BALTO. MD

M. Hayward

6/20/32

MD SHPO

W+S elev

19132

.0019, TIF





410 244 7100

PACORNI  
METAL  
USA

ROAD  
WORK

B-5149

401 S. Haven St., Brewer's Hill HD

Baths. MD

M. Hayward

6/2013

MD SHPO

N+W Elev.

2013

10000 T/E

601

WELCOME TO  
PACVALS  
ALL EMPLOYEES  
ALSO SEE 2007  
UNION BLDG.

B-5169

Dorsey, 601 S. Haven St.,  
Brooks Hill, MD

H. Hayward

6/20/5

MD SW20

w elm

21/32

.0021. TIF



B-5169

3700-28 Fair Ave., Brewer's Hill HD

BALTO. MD

M. Hayward

6/20/13

MD SHPD

S + W elev

22/32

10021. TIR



STREET  
NO PARKING  
EXCEPT  
AS SHOWN  
HEREIN  
12

B-5169

3744-16 Fair Ave, Brewer's Hill Historic District

BALTO, MD

M. Hayward

6/2013

MD SHPD

Serial

23/32

0023.TIF



POSTER

127th

B-5169

3801-29 Foster Ave, Brewer's Hill (H)

BALTO. MD

M. Hayward

6/2013

MD SHPO

N+E elev

24132

16024.TIF

FOSTER

GREY

P

NO  
LEFT  
TURN



B-5169

3827-29 Foster Ave., Buckle's Hill MD

Balto. MD

M. Hayward

6/2013

MD SHPO

N elev

25/32

16025.TIP



B-5169

705-11 S. Fagley St. (701-19), Brown's Hill HI

Balto. MD

M. Hayward

6/2013

MD SHP

W. elev

26 132

10026. TIP



B-5169

701-13 S. Grandy St, (701-39), Brewer's Hill HD

BAUTO. MD

M. Hayward

6/2013

MD SHPO

W + N elev

27/32

. 0027, TIF



B-5169

807-B S. Conkling St. (801-21), Brewer's Hill MD

BALTO. MD

M. Hayward

6/2013

MD SAPO

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28/32

10028.TIF



B-5169

800-20 S. Grandy St., Brewer's Hill MD

Barto. MD

M. Hayward

6/2013

MD SHPO

E env

29/32

, 6029. TIF



B-5169

801-33 S. Grandy St., Brewer's Hill HD

BALTO. MD

M. Hayward

6/2013

MD SHPO

W+S elev.

30/32

0030.TIF



B-5149

3801-29 Hudson St., Brewer's Hill MD

BALTO. MD

M. Hayward

6/2013

MD SHPD

N+E elev.

31/32

10031, TIF



B-511A

3825-27 Hudson St., Brewer's Hill HD

BALTO, MD

M. Hayward

6/2003

MD 51770

N 201

32/32

. 6032, TIP

**MARYLAND HISTORICAL TRUST  
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes  no

Property Name: Highlandtown-Brewer's Hill District Inventory Number: B-5169  
 Address: Roughly bounded by Conkling St., Eastern Ave., Haven St., Dillon St. Historic district:  yes  no  
 City: Baltimore Zip Code: 21224 County: Baltimore City  
 USGS Quadrangle(s): Baltimore East  
 Property Owner: various Tax Account ID Number: n/a  
 Tax Map Parcel Number(s): \_\_\_\_\_ Tax Map Number: 26  
 Project: Red Line Transit Study - Bayview Extension Agency: MTA  
 Agency Prepared By: John Milner Associates, Inc.  
 Preparer's Name: Katherine Farnham Date Prepared: 2/8/2010  
 Documentation is presented in: See sources below.  
 Preparer's Eligibility Recommendation:  Eligibility recommended  Eligibility not recommended  
 Criteria:  A  B  C  D Considerations:  A  B  C  D  E  F  G  
*Complete if the property is a contributing or non-contributing resource to a NR district/property:*  
 Name of the District/Property: \_\_\_\_\_  
 Inventory Number: \_\_\_\_\_ Eligible:  yes  no Listed:  yes  no  
 Site visit by MHT Staff  yes  no Name: \_\_\_\_\_ Date: \_\_\_\_\_

Description of Property and Justification: *(Please attach map and photo)*

Highlandtown-Brewer's Hill is a mostly residential city neighborhood of about 24 blocks in size, located south of Eastern Ave. and east of Canton. Most buildings within the district were constructed during the late nineteenth and early twentieth century. It is surrounded by residential development on the west, industrial development on the south and east, and commercial development along its north boundary. On the west, Highlandtown-Brewer's Hill is bounded by S. Conkling St., which forms the eastern boundary of the Canton Historic District (B-3704). Canton is a working-class residential neighborhood. The southern boundary of the neighborhood is formed by the historic plants of the Gunther Brewing Company (B-998) and the National Brewing Company (B-996). On the east, the neighborhood is bounded by early-twentieth-century industrial buildings along S. Haven St., adjacent to rail corridors and the massive Crown Cork & Seal Highlandtown Plant (B-5172). Highlandtown-Brewer's Hill is roughly bounded on the north by the historic commercial corridor of Eastern Ave. Resources on the north side of Eastern Ave. are part of the Patterson Park-Highlandtown Historic District (B-1337), a sprawling, mostly residential neighborhood with distinct commercial corridors along Eastern Ave., Conkling St., and Highland St.

Nearly all of the buildings extant in the district predate 1953, and only a small number have been lost to demolition. A few areas of modern redevelopment are present in the neighborhood, including a supermarket with parking lot on Eastern Ave., a new branch of

<b>MARYLAND HISTORICAL TRUST REVIEW</b>	
Eligibility recommended <input checked="" type="checkbox"/>	Eligibility not recommended <input type="checkbox"/>
Criteria: <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D	Considerations: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G
MHT Comments:	
<u>Jim Janowski</u> Reviewer, Office of Preservation Services	<u>3/25/10</u> Date
<u>[Signature]</u> Reviewer, National Register Program	<u>4/5/10</u> Date

The Enoch Pratt Free Library at the corner of Eastern Ave. and Conkling St., a parking garage on Dean St., and a bank with drive-through at the corner of Dean St. and Fleet St. The southern perimeter of the neighborhood terminates with several parking lots, a new parking garage, and modern buildings along Dillon St. These redeveloped areas have been excluded from the district boundaries.

The predominantly turn-of-the-century housing stock of Highlandtown-Brewer's Hill is nearly identical to that typically seen in Canton and Patterson Park-Highlandtown, although slightly newer in some cases. Two-story, two-bay, flat-front Italianate and Renaissance Revival rowhouses are the predominant type in the three districts. Traditional Baltimore rowhouse characteristics are present, including white marble trim and front steps, stained-glass transoms above the first-floor windows and doors, painted screens on windows and doors, and use of Formstone on certain blocks. Painted screens are decreasing in the city, making the extant examples more valuable. Long, unbroken rows of Renaissance Revival "marble houses" with iron-spot brick fronts form sweeping vistas along Foster Ave., Fait Ave., and Hudson St. between Dean St. and Grundy St., with shorter rows between Dean St. and Conkling St. A few blocks of somewhat newer porch-front row houses stand along Grundy St. north of Hudson St., at the east side of the neighborhood which was last to develop.

Commercial and institutional buildings make up a relatively small part of Highlandtown-Brewer's Hill. Along Eastern Ave., two-story commercial buildings, a historic former post office, and a few banks form a linear strip of commercial activity. Buildings are mostly one to two stories in height, and styles include primarily Italianate, but some examples of Colonial Revival and Art Deco as well. Along Fleet St., one block south of Eastern Ave., there are several automobile-repair businesses and a few industrial buildings. One striking, two-tone Art Deco-style industrial building at the corner of Fleet St. and Grundy St. now serves as a church, and another industrial building at 3801 Fleet St. housed a bowling alley during the 1950s. Aside from the Fleet St. church, the neighborhood does not have any churches or schools. These community institutions are located nearby within Canton and Patterson Park-Highlandtown.

Historically, the Highlandtown-Brewer's Hill neighborhood appears to have been considered part of Highlandtown, but with strong connections to Canton as well. The center of the Highlandtown community is considered to be the intersection of Conkling St. and Eastern Ave., at the northwest corner of Highlandtown-Brewer's Hill.

This land, then part of Baltimore County, was owned during the late 1700s by Captain John O'Donnell, who established a small plantation named Canton in 1785. Its acreage expanded rapidly to 2,000 acres within just over a decade. The area's first shipyard was operating by 1797. In 1828, the Canton Company was formed by Capt. O'Donnell's son Columbus O'Donnell, along with William Patterson and Peter Cooper. The Canton Company owned all the land from the waterfront as far northeast as what is now Johns Hopkins Bayview Medical Center, and developed a unique company town with multiple industrial concerns and a growing community of homes. Canton soon had an ironworks, a school, two churches, and a growing population of residents, who numbered over 100 by 1850. The land to the north remained largely rural. Butcher's Hill, a discrete community northwest of what is now Patterson Park, had developed into a center for meat processing, and a trio of brothers from the Schluderberg family moved southeast and established a butcher business at the intersection of Conkling St. and Bank St., north of Eastern Ave., in 1855.

In 1862, a large hill called Snake Hill, centered at present-day Highland St. and Foster Ave., was selected as the site of a Union breastworks, called Fort Marshall. Soldiers were quartered in nearby Patterson Park. Following the war, the Canton Company began to lease and sell property in the vicinity. Development in the neighborhood, which had a start with the Schluderberg slaughterhouses, accelerated with a concentration of breweries and additional slaughterhouses, plus homes for employees. Germans and Bohemians made up the vast majority of new owners and residents. Among the earliest purchasers following the Civil War was George Weissner, who opened a brewery at Highland and Eastern in 1869 and added a beer garden and picnic facility. An area of Canton Company land known as Lager Beer Hill or Brewer's Hill, centered around O'Donnell and Conkling Sts., became the core

**MARYLAND HISTORICAL TRUST REVIEW**

Eligibility recommended \_\_\_\_\_ Eligibility not recommended \_\_\_\_\_  
Criteria: \_\_\_ A \_\_\_ B \_\_\_ C \_\_\_ D Considerations: \_\_\_ A \_\_\_ B \_\_\_ C \_\_\_ D \_\_\_ E \_\_\_ F \_\_\_ G

MHT Comments:

\_\_\_\_\_  
Reviewer, Office of Preservation Services

\_\_\_\_\_  
Date

\_\_\_\_\_  
Reviewer, National Register Program

\_\_\_\_\_  
Date

of a small cluster of breweries. Some lager cellars were excavated there in the 1860s. Frederic and Anna Wunder opened a brewery there in 1872, which eventually became the National Brewing Company. Christian Gehl's brewery just to the south, opened in 1876, was taken over by George Gunther in 1880. Additional breweries opened in the neighborhood, and the industry eventually expanded to a point where the community had 17 breweries, run mostly by Germans.

The growing community of Snake Hill soon had churches and a fire company. At this point, the community acted to change its name to Highland Town. The first horse-drawn streetcar line arrived via Eastern Ave. around 1880. Three railroad lines passed a short distance to the east of what is now Haven St., including the Union Railroad (later Northern Central), Philadelphia Wilmington & Baltimore Railroad, and the B & O's Philadelphia Branch. A frame railroad station and freight depot for the Northern Central Railroad line stood near the corner of Haven St. and Eastern Ave.

Much of the neighborhood remained undeveloped until after 1900. Cleared fields, with stockyards and pastures along Eastern Ave., were prevalent. As electric streetcar service advanced outward and industry began to expand nearby, a residential building boom ensued. Between 1900 and 1915, the area between Canton and Highland Town was filled in with residential development. According to a 1914 Maryland Geological Survey map, much of the Highlandtown-Brewer's Hill neighborhood was still owned by the Canton Company at this point. By the time the map was made, development of houses had spread from Canton east to Grundy St. in Highland Town. Still, the roads were mostly dirt with a few cobblestone streets, and patches of vacant land remained. Before the area was connected to city sewers, low-lying areas flooded after heavy rains and residents used earth closets for sewage disposal.

Efforts were made over the years to incorporate the Baltimore County communities east of Baltimore into the city. In 1888, Highland Town citizens voted down Baltimore City's attempt to expand a mile east, preferring to remain independent of the city. Later, the merchants of Highland Town proposed formally merging with Canton to create a new jurisdiction called East Baltimore City and compete with Baltimore City. This did not happen. Political forces eventually cleared the way for the city to expand 2.4 miles outward on the east side, despite the opposition of Highland Town residents. Highlandtown, with its name changed to a single word, and the outlying remainder of Canton were annexed to the city in 1918 when its boundary was expanded to its current dimensions.

By the 1920s, there was a thriving retail area along Eastern, including shops, restaurants, and multiple movie theaters. Corner groceries, butcher shops, and bakeries on residential streets provided basic needs for residents. City sewers and paved roads spread into the neighborhood. The nearby plants and slaughterhouses continued to operate, and an ice plant and other businesses were established on vacant land along Haven St. during the 1920s, but the breweries were sidelined during Prohibition. One former resident recalls that during the 1930s, cow, pigs, and sheep were regularly herded up Fleet St. from the railroad siding on Haven St. to Sellmayer's slaughterhouse at the corner of Fleet St. and Conkling St. Beginning in 1930, the neighborhood was literally torn up by construction of the massive Eastern Avenue Underpass, which resulted in demolition of houses and businesses on the north side of Eastern Ave. between Haven St. and Macon St.

Thousands of Highlandtown residents worked within a short walk from home. Before and after Prohibition, the local breweries employed many residents, but other industries were equally, if not more, important job sources. By 1937, Crown Cork & Seal was the largest neighborhood employer with 2,000 employees. Standard Oil, Baltimore Copper, and the Tin Decorating Co. each had over 1,200 employees. Other major employers included the Schluderburg-Kurdle meat processing concerns, Standard Sanitary Mfg., Weiskittel Sanitary Ware, AAA Fertilizer Co., the Porcelain Stamping and Enameling Co., Anchor Post Fence Co, Cross & Blackwell, Farboil Paint Co., and the nearby railroad yards. Residents of Foster Ave. in 1930 included a street-sweeper driver, a musician at the Hotel Rochester, a stevedore foreman, a streetcar repairman, a chauffeur for the city administration, a city paving inspector, clerical workers in various businesses, shirt-factory pressers, grocers, confectioners, copper and oil refinery workers, and

**MARYLAND HISTORICAL TRUST REVIEW**

Eligibility recommended \_\_\_\_\_

Eligibility not recommended \_\_\_\_\_

 Criteria:    A    B    C    D      Considerations:    A    B    C    D    E    F    G

MHT Comments:

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 Reviewer, Office of Preservation Services

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 Reviewer, National Register Program

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 Date

fishmongers. The vast majority of residents were of German ancestry, but Polish, Irish, and Eastern European names were also represented.

Once Prohibition was repealed, a few of the local breweries went on to unprecedented success. The National Brewing Co., located on Dillon St. at Conkling St., rose to dominate the beer market after World War II with the National Bohemian brand, and by 1954 was the largest brewery in the state. Gunther Brewing, immediately to the south, was the second-largest and employed 600 people at its peak, but declined after it was bought out in 1960.

During the 1960s, Highlandtown's commercial strip experienced decline, as did those in other urban neighborhoods in Baltimore and elsewhere. Suburban shopping centers and population shifts resulted in commercial vacancies and deteriorating businesses. By 1979, the community was making attempts to beautify and revitalize the neighborhood, although one plan to tear up Conkling St. to make Conkling Plaza did not come to fruition. At present, Highlandtown remains a community of well-kept homes and its commercial strip, though worn, still offers a diverse array of businesses.

As a neighborhood constructed to provide housing for employees of many nearby industries, the Highlandtown-Brewer's Hill district is strongly associated with the history of industry and immigration in Baltimore. Over a half century, it progressed from vacant farmland to a thriving urban neighborhood. Its homeowners embodied working-class success, and supported the proliferation of Highlandtown's industries and its commercial corridor along Eastern Ave. Brewer's Hill and its surrounding community played a central role in the development and success of Baltimore's brewing industry. In terms of overall urban design, setting, and architectural styles, the proposed district is an excellent example of an intact early twentieth century Baltimore neighborhood, dominated by blocks of rowhouses, corner stores, and a mixture of commercial buildings and commercialized homes on the main commercial corridor. The district generally retains integrity of location, design, setting, materials, workmanship, feeling, and association. The period of significance for this resource is ca. 1870-1950.

It should be noted that the type, style and level of integrity of the well-kept housing in Highlandtown-Brewer's Hill is nearly identical to the housing stock in the National Register-listed districts of Canton and Patterson Park-Highlandtown. The historic commercial resources along the south side of Eastern Ave. in Highlandtown-Brewer's Hill are also comparable to those across the street in Patterson Park-Highlandtown.

Brewer's Hill-Highlandtown meets National Register Criterion A for its strong association with Baltimore's important industrial and immigrant history, including the growth of important German breweries in the vicinity. In its heyday, the neighborhood was at the center of Baltimore's prominent brewing industry. It also meets Criterion C as an excellent example of an intact working-class rowhouse neighborhood of the early twentieth century. The neighborhood is not known to be associated with persons of transcendent importance and does not appear to meet the requirements of National Register Criterion B. This district was not evaluated for eligibility under National Register Criterion D during the historic architecture survey. It is recommended eligible for the National Register of Historic Places.

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**MARYLAND HISTORICAL TRUST REVIEW**

Eligibility recommended \_\_\_\_\_ Eligibility not recommended \_\_\_\_\_

Criteria: \_\_\_ A \_\_\_ B \_\_\_ C \_\_\_ D Considerations: \_\_\_ A \_\_\_ B \_\_\_ C \_\_\_ D \_\_\_ E \_\_\_ F \_\_\_ G

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Reviewer, Office of Preservation Services

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Reviewer, National Register Program

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Date

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**MARYLAND HISTORICAL TRUST REVIEW**

Eligibility recommended \_\_\_\_\_

Eligibility not recommended \_\_\_\_\_

Criteria: \_\_\_ A \_\_\_ B \_\_\_ C \_\_\_ D Considerations: \_\_\_ A \_\_\_ B \_\_\_ C \_\_\_ D \_\_\_ E \_\_\_ F \_\_\_ G

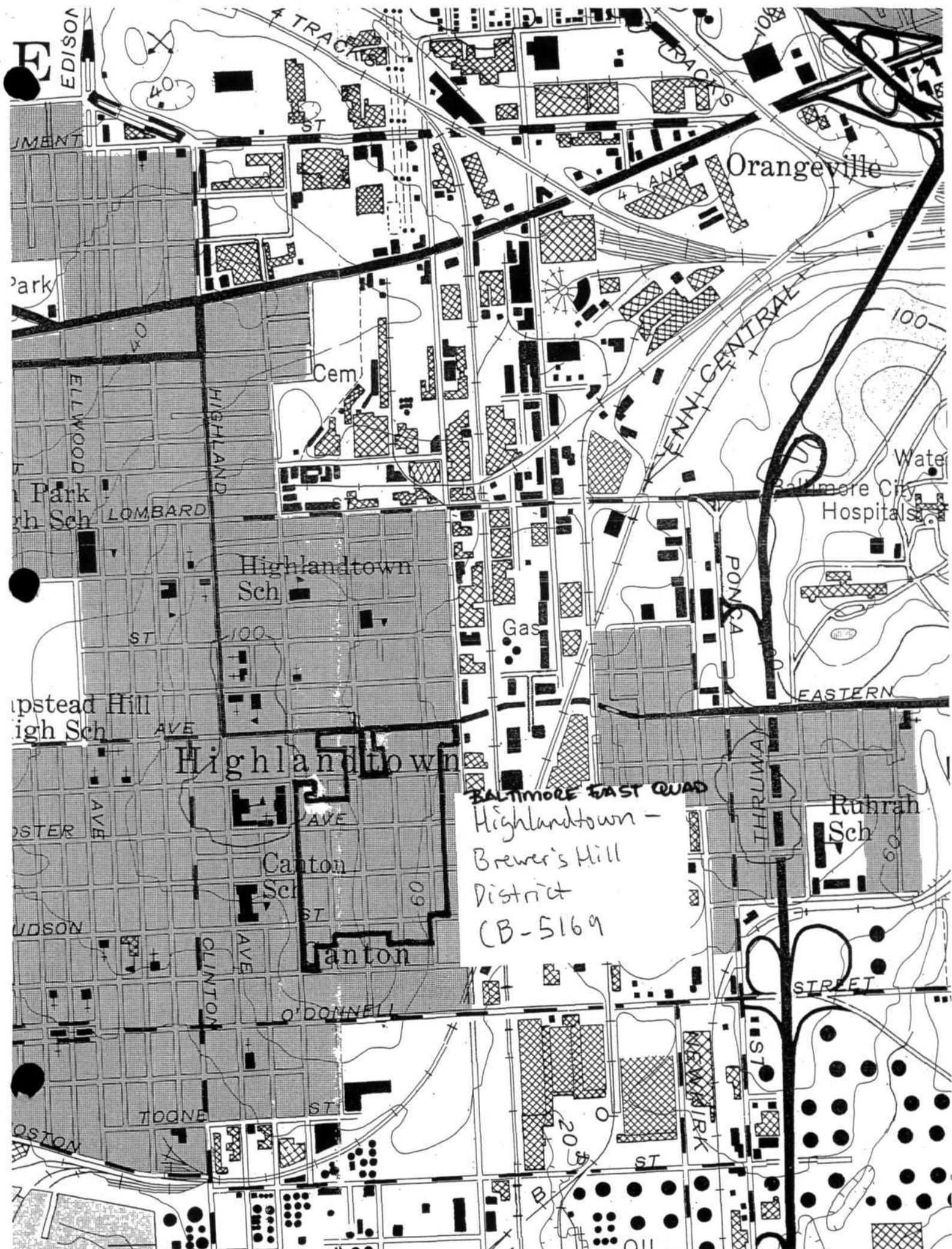
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BALTIMORE EAST QUAD  
Highlandtown -  
Brewer's Hill  
District  
CB-5169

Orangeville

Upstead Hill  
High Sch

Park  
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Park

EDISON

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BALTIMORE EAST QUAD

Highlandtown -

Brewer's Hill

District

CB-5169

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Highlandtown - Brewer's Hill District

Baltimore City, MD

K. Farnham

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MD SHPO

Hudson St, looking W from corner of Grandy St.

# 1 of 18



B-5169

Highlandtown - Brewer's Hill District

Baltimore City, MD

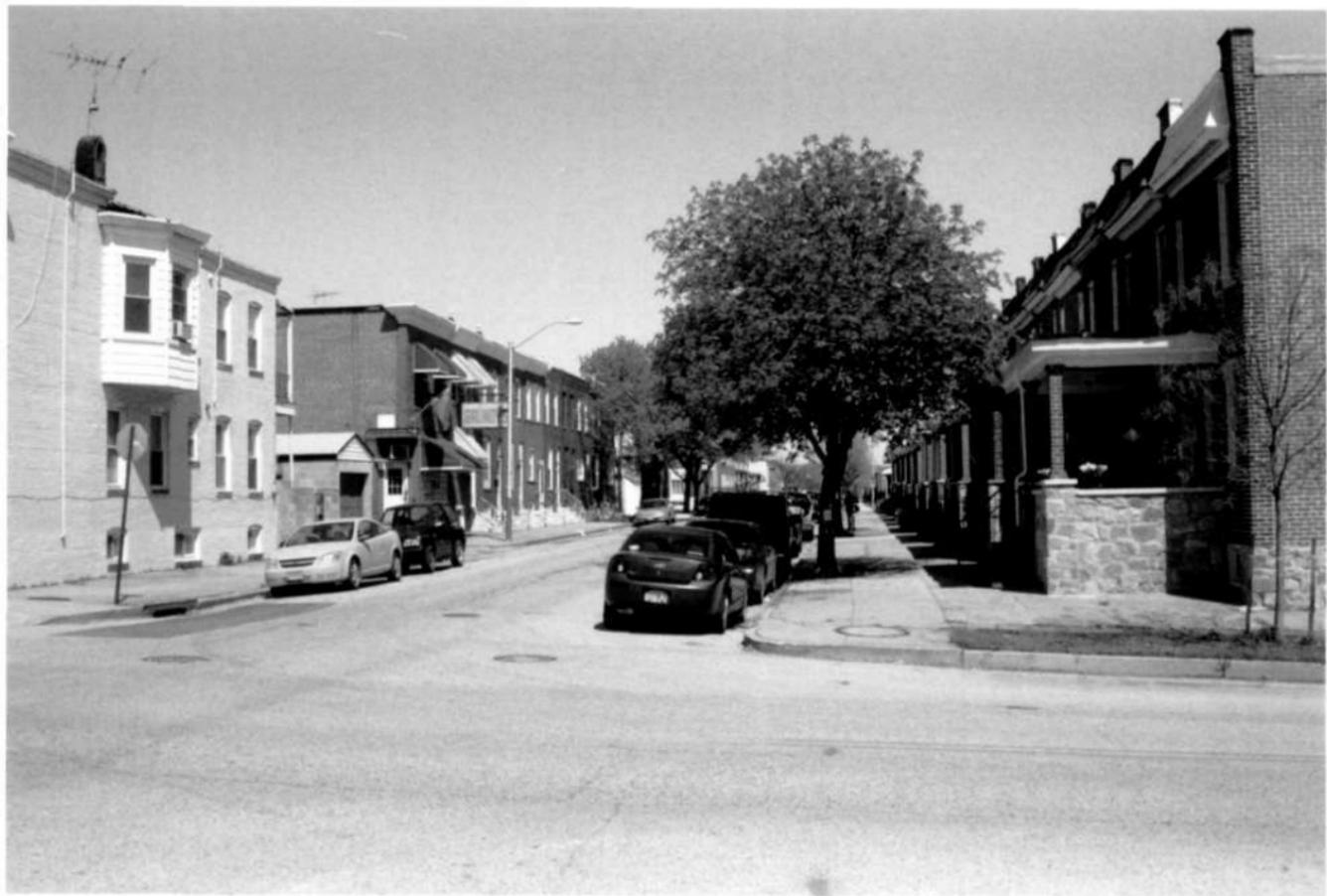
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View of Grandy St. looking NE from Hudson St.

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Grandy St., view to N from Fair St.

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Foster St., view to W. from Grundy St.

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Grandy St, view to SW, porch front houses

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3900 blk Foster, view to SW from Farley St.

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Garage in 700 block of Fagley St.

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Corner store at 3829 Fair Ave.

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3700 block Fait Ave., view to SW from Eaton St.

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Dean St., view to S from Fair Ave.

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700 block Coneliny St, view to S

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S. Conkling St. at Foster Ave, view to ENE

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4000 block of Eastern Ave., view to SW

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3900 block Eastern Ave, view to SW

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3800 block of Eastern Ave, view to SW

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Highlandtown-Brewer's Hill District

Baltimore City, MD

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Commercial area on Fleet St. near Grundy St.

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Highlandtown - Brewer's Hill District

Baltimore City, MD

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3824 Fleet St

#17 of 18



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Highlandtown - Brewer's Hill District

Baltimore City, MD

S. Traum

8/2009

MD SHPD

3801 Fleet St., former bowling alley

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