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B-3935

United States Department of the Interior
National Park Service

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date entered

National Register of Historic Places Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic

and/or common Business and Government Historic District

2. Location

street & number Lombard to Saratoga Streets and Charles Street to City Boulevard N/A not for publication

city, town Baltimore N/A vicinity of Third Congressional District

state Maryland code 24 county independent city code 510

3. Classification

Category	Ownership	Status	Present Use	
X district	___ public	X occupied	___ agriculture	___ museum
___ building(s)	___ private	___ unoccupied	X commercial	___ park
___ structure	X both	___ work in progress	___ educational	___ private residence
___ site	**Public Acquisition**	**Accessible**	X entertainment	___ religious
___ object	___ in process	___ yes: restricted	X government	___ scientific
	___ being considered	X yes: unrestricted	___ industrial	X transportation
	X not applicable	___ no	___ military	___ other:

4. Owner of Property

name multiple public and private (more than 50 private)

street & number

city, town ___ vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore City Courthouse

street & number North Calvert Street

city, town Baltimore state Maryland 21202

6. Representation in Existing Surveys

title Maryland Historical Trust Historic Sites Inventory has this property been determined eligible? ___ yes ___ no

See Continuation Sheet No. 6&7-1

date 1985 ___ federal X state ___ county ___ local

depository for survey records Maryland Historical Trust

city, town Annapolis state Maryland 21401

7. Description

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Condition		Check one	Check one
X excellent	___ deteriorated	___ unaltered	X original site
___ good	___ ruins	X altered	___ moved date N/A
___ fair	___ unexposed		

Describe the present and original (if known) physical appearance

Number of Resources

Contributing	Noncontributing	
203	21	buildings
1	6	sites
0	0	structures
0	0	objects
210	27	Total

(numbers corrected to October 1987)

Number of previously listed National Register properties included in this nomination: 12

See Continuation Sheet No. 6&7-1

Original and historic functions and uses: commercial, entertainment, government, transportation

DESCRIPTION SUMMARY:

The Business and Government Historic District consists primarily of a cohesive group of governmental and commercial buildings that are located in the historic center of Baltimore near the Inner Harbor. The district is generally characterized by classically influenced facades that line the street. The commercial buildings range from small two and three story high storefront structures to modern twenty-five story high office towers. Although there are extant buildings from the early nineteenth century to the present day, the overwhelming majority of buildings were constructed between 1900 and 1925, most in the decade following the 1904 fire. Generally the buildings feature classical detailing, symmetry, brick or smooth stone facades, and a heavy cornice at the roof line, however there is a wide range of styles in this heterogenous, urban district. Among the most distinctive structures in the district are the small classical banks, early high rise office buildings, "revival buildings" (small commercial structures designed as a revival of a foreign architectural style) and the courthouses. The street plan conforms to a fairly strict grid pattern. Major landscaping features are Monument Square centered on the 52 foot marble Battle Monument erected 1815-1825, War Memorial Plaza to the west of the War Memorial building, and the open space in front of the Fish Market. Grand scaled government buildings, generally classical in decoration, stand along the north edge with the Fish Market in the east section and the customs related building in the south section. Although many of the structures in the area have been altered to a certain degree, there is a high degree of integrity within the built environment of the district.

For General Description, see Continuation Sheet No. 7-2.

8. Significance

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Period	Areas of Significance—Check and justify below			
___ prehistoric	___ archeology-prehistoric	___ community planning	___ landscape architecture	___ religion
___ 1400–1499	___ archeology-historic	___ conservation	___ law	___ science
___ 1500–1599	___ agriculture	_X_ economics	___ literature	___ sculpture
___ 1600–1699	_X_ architecture	___ education	___ military	___ social/ humanitarian
_X_ 1700–1799	___ art	___ engineering	___ music	___ theater
_X_ 1800–1899	_X_ commerce	___ exploration/settlement	___ philosophy	___ transportation
_X_ 1900–	___ communications	___ industry	_X_ politics/government	___ other (specify)
		___ invention		

Specific dates 1728-1941 **Builder/Architect** multiple

Statement of Significance (in one paragraph)

Applicable Criteria: A, C
Applicable Exceptions: G
Significance Evaluated: local

SIGNIFICANCE SUMMARY:

The Business and Government Historic District is significant in Baltimore history for it illustrates the economic, commercial, and physical growth of the city, particularly from the last half of the nineteenth century to the beginning of World War II. Baltimore is Maryland's largest city in size, wealth, and influence, a position held since early in the nineteenth century. By the mid 1800s, it was firmly established as an important east coast port and a leading industrial and financial center in the country and retained that status well into the twentieth century. Included within the Business and Government Historic District are Baltimore's financial, governmental, and marketing centers that developed side-by-side since the eighteenth century. The district also incorporates much of the original Baltimore Town as planned in 1729 and a large section of the region destroyed by the Great Fire of 1904. Found in the district are elaborately decorated buildings of monumental scale erected by the federal and city governments, which illustrate the economic, commercial and political status of the city. Also contributing to the historical and architectural character of the district are large scaled, multi-storied commercial structures heavily ornamented with classical and Art Deco decoration that were built for banks, insurance companies, investment firms, railroads, and other major businesses that were often prominent in state and national affairs. Linking the major civic and commercial landmarks and creating the general character of the district are rows of early twentieth century low scale, generally two to four stories, commercial retail and warehouse buildings for which most of the facades display Georgian Revival decorative detailing such as modillioned cornices, Palladian windows and quoining. Although several of the buildings in the district are the work of nationally and regionally prominent architects such as D. H. Burnham and Company; McKim, Mead and White; Hornblower and Marshall; Baldwin and Pennington; and Wyatt and Nolting, the buildings in the district are generally conservative in design reflecting the traditional ideas of architectural design at the time.

For History and Support, see Continuation Sheet No. 8-1

9. Major Bibliographical References

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See Continuation Sheet No. 9-1.

10. Geographical Data

Acreage of nominated property approximately 73

Quadrangle name Baltimore East, MD **Quadrangle scale** 1:24000

UTM References

	Zone	Easting	Northing
A	18	361470	435020
B	18	361520	434980
C	18	360660	434974
D	18	360660	435028
E			
F			
G			
H			

Verbal boundary description and justification

See enclosed map for boundary description. Boundary justification is found on Continuation Sheet No. 10-1

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	code
state		code	county	code

11. Form Prepared By

name/title	1. Fred B. Shoken 2. Ronald L. Andrews, National Register Administrator	
organization	1. Baltimore Commission for Historical and Architectural Preservation 2. Maryland Historical Trust	date October 1985
street & number	1. North Howard Street 2. 21 State Circle	telephone (301) 974-2438
city or town	1. Baltimore 2. Annapolis	state Maryland 21201 Maryland 21401

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national ___ state X local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature 10-16-87

title STATE HISTORIC PRESERVATION OFFICER **date**

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest: **date**

Chief of Registration

GPO 911-399

6. REPRESENTED IN EXISTING SURVEYS:

Much of the area included in this nomination was determined eligible for listing in the National Register in 1982 under the name of the Burnt District, through the Section 106 process. See attached DOE district map.

7. PREVIOUSLY LISTED NATIONAL REGISTER PROPERTIES INCLUDED IN THIS NOMINATION:

1. Baltimore City Hall
   100 North Holliday Street
   Entered: 8 May 1973

2. Battle Monument
   100 block of North Calvert Street
   Entered: 4 June 1973

3. Municipal Museum of Baltimore
   (Peale's Museum of Baltimore)
   225 North Holliday Street
   Entered: 15 October 1966, a National Historic Landmark

4. United States Custom House
   40 South Gay Street
   Entered: 15 February 1974

5. Old Post Office and Courthouse
   111 North Calvert Street
   Entered: 25 March 1977

6. Canton House
   300 Water Street
   Entered: 13 December 1978

7. The Alex. Brown Building
   135 East Baltimore Street
   Entered: 2 December 1982

8. Garrett Building
   233-239 Redwood Street
   Entered: 16 December 1982

9. Baltimore Branch of the Federal Reserve Bank of Richmond (Provident Bank)
   114 East Lexington Street
   Entered: 27 January 1983

10. Chamber of Commerce Building
    17 Commerce Street
    Entered: 2 February 1983

11. Continental Trust Company Building
    1 South Calvert Street
    Entered: 3 February 1983

12. Mercantile Trust and Deposit Company
    202 East Redwood Street
    Entered: 17 March 1983

GENERAL DESCRIPTION:

The Business and Government Historic District, the largest early twentieth century commercial enclave of buildings in downtown Baltimore, is located at the historic center of Baltimore City. Just west of the district is the modern Charles Center renewal area and to the south is Baltimore's Inner Harbor which is surrounded by new buildings. To the east is the Jones Falls. The major east-west streets in the district are: Saratoga, Lexington, Fayette, Baltimore, Redwood and Lombard Streets. The major north-south streets are: Charles, Saint Paul, Light, Calvert, Guilford, South, Holliday, Commerce, Gay and Frederick Streets. Water Street between Light and Grant Streets runs northeasternly cutting diagonally across the regular grid. It is the only street which does not conform to the strict grid pattern of the district. The topography of the district gently slopes southernly down to the harbor, and above Baltimore Street, the land slopes easternly down to the Jones Falls.

The area is urban in character. Many buildings take up the entire building lots with few set backs or public open spaces. There are also few vacant lots or parking lots within the district. The largest open space is the small temporary park at the northeast corner of Fayette and Calvert Streets; a new building is projected to be constructed on this lot within the next five years. A small plaza on the west side of Saint Paul Street between Fayette and Lexington Streets features some trees and a fountain. In the middle of Calvert Street between Fayette and Lexington Streets is Monument Square. This square features the Battle Monument, Negro Soldiers Monument, and a small seating area and shrubs. A large open square with a fountain fronts the fish market. There is also a small landscaped strip on the east side of Light Street between Baltimore and Lombard Streets. Sidewalks and streets in the area are generally paved in traditional materials, concrete and asphalt, respectively, however there are some exceptions. Water Street has been repaved with coblestones. Also a few alley type streets have cobblestones. A variety of paving materials can be found on sidewalks such as brick in front of 4-8 East Redwood Street, interlocking brick pavers at the 100 block of Water Street, concrete and stone pavers in the unit block of East Baltimore Street and terrazzo in the 100 block of East Redwood Street.

See Continuation Sheet No. 7-3

The earliest surviving buildings in the area are located north of Lexington Street. The three and one-half story high Flemish bond brick building at 105 East Saratoga Street is representative of the earliest type of structure in the area. It is a traditional early Baltimore residential building with a gabled roof and dormer. The Flemish bond brickwork is indicative of its early date of construction. A few other buildings on East Lexington Street, notably 214 and 216 East Lexington Street are also of a similar variety, however they have been altered a great deal. This type of structure is typical of the early houses which were built throughout what is now the district in the early nineteenth century. Many were commercialized in the late nineteenth century or replaced with newer commercial buildings. Most of the buildings of this type which survived into the twentieth century were destroyed by the Baltimore Fire of 1904, but the fire did not spread north of Lexington Street, and a few of these early buildings are extant in the northernmost part of the district.

The next stage of building types in the district are late nineteenth century Romanesque style structures. Typical mid-nineteenth century buildings including cast iron structures, Second Empire style commercial buildings with mansard roofs and brownstone buildings were virtually destroyed in the Baltimore Fire of 1904. Most of the few late nineteenth century buildings featuring Romanesque detailing are located north of Lexington Street. Among these buildings are the Vansant Building (210 East Lexington Street), the Manufacturers' Record Building (218-220 East Lexington Street), and 216 North Calvert Street. These buildings feature some architectural details that are unusual for the district including projecting bay windows, rough stone band courses, grotesque heads, corbelled brick work, and intricately carved stone decorations. The finest Romanesque structures in the district are the Central Savings Bank (1 East Lexington Street) and the Mercantile Trust and Deposit Company (200 East Redwood Street), which survived the Baltimore Fire.

The Central Savings Bank is a five story high Romanesque Revival brick office building and bank with a curved corner. It features an elaborate cornice, Corinthian entablatures, geometric moldings, semicircular arches with pronounced architrave trim and an elegant portico embellished with Sullivanesque details. The Mercantile Trust Bank is a two story high brick bank building with stone trim. It features large arched windows, intricate

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lions head decorations, squat columns, foliated band courses and a variety of decorative moldings. These two buildings epitomize the finest Romanesque Revival structures constructed in Baltimore.

At the end of the nineteenth century the first high rise buildings were constructed in the district. The nine story high Equitable Building (12 North Calvert Street) was one of Baltimore's earliest buildings of this type. The building followed the "cage form" of construction - cast iron columns and steel girders supported the floor loads on the interior of the building, while the exterior walls were entirely self-supporting. Other high rise buildings constructed near the turn-of-the-century include: the ten story high Maryland Trust Building (16-18 South Calvert Street), the ten story high Union Trust Buildings (2 East Fayette Street), the thirteen story high Calvert building (demolished, built at the southeast corner of Saint Paul and Fayette Streets) and the fifteen story high Continental Building (201-207 East Baltimore Street). All of these structures were built between 1890 and 1901.

One of Baltimore's largest public monuments was constructed in the district during the same time period. The Baltimore City Courthouse (111 North Calvert Street) was built from 1896-1900 on the west side of Monument Square. This Renaissance Revival style structure is a monumental public building that is characterized by colonades, a loggia, rusticated marble walls, balconies, and other classical detailing. This block long building was later complimented by the early twentieth century Old Post Office and U.S. Courthouse to create a governmental center at Monument Square. The Battle Monument in the center of the square is the oldest structure in the district and ties the business to early Baltimore history.

Another distinctive building type that developed around the turn of the century were small classical, one story high bank buildings. Three of these buildings are extant in the district: Alex. Brown and Sons (135 East Baltimore Street), National Bank of Commerce, now a Union Trust Bank (24 South Street) and Safe Deposit and Trust Company (-13 South Street). The Alex. Brown and Sons Building is a small brick and marble bank structure with Georgian Revival detailing. It has a large bank space that is capped by a stained glass dome. The Union Trust Bank is a French Renaissance Limestone structure with large arches. The large banking space in this structure has been

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altered with a drop ceiling. The Safe Deposit and Trust Company Building is a brick bank designed in the French Romanesque style featuring a large arched entranceway with fluted columns. It was originally built in 1876 with some Victorian detailing, but the expansion of the building in 1903 provided the building with more of a classical definition. The bank retains a large banking space, although the original stained glass skylight has been destroyed.

At the turn of the century, the skyline of the district was changing dramatically. High rises were being built primarily in the vicinity of Calvert Street between Redwood and Fayette Streets. Classical design was replacing early and mid-nineteenth century Victorian and Romanesque structures. The area had a mix of structures from small eighteenth century houses adapted to commercial use to tall high rise office buildings. The next stage of development for the area resulted from the Baltimore Fire of February 6th and 7th, 1904. The Fire virtually destroyed everything in the district, except for the area north of Lexington Street and a handful of surviving buildings. Within ten years of the fire, the entire area was completely rebuilt.

The general street layout did not change a great deal after the Fire. A few streets were widened, most notably Light Street, and the plaza was created on the Saint Paul Street side of the Courthouse. The greatest change to occur were the new buildings to be built after the fire. Generally the buildings featured symmetry, smooth faced brick or stone facades, classical decorations and a heavy cornice at the roof line. The major types of buildings constructed immediately after the Baltimore Fire were small classical banks, high rise office buildings (9-20 stories), medium size office buildings (5-8 stories), small commercial structures, "revival buildings" and warehouse-type buildings.

Many of the bank buildings constructed after the Baltimore Fire were small one story high structures with Classical detailing. The Old Farmers and Merchants Bank (44 South Street) typifies this type of structure. It is a large one story high building featuring brick rustication, massive arches and a large, former banking space taking up most of the interior. The banking house for Hambleton and Company (10 South Street), a small private banking house, features a large broken pediment and similar detailing as the Old Farmers and Merchants Bank, although it is built on a smaller scale. The National Mechanics Bank (222

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East Redwood Street) was also built primarily as a one story banking space with Classical detailing in the form of a colossal arcade, however this building has been added on to changing its original appearance a great deal. The Maryland Savings Bank (313-315 East Baltimore Street) is another small commercial bank with ornate Classical details. This building, which is three stories high, retains a twenty foot high banking space with marble wainscotting and floors. The Savings Bank of Baltimore (1 East Baltimore Street), which is a small scale model of a Greek Temple, is the finest of the small bank buildings built after the Baltimore Fire.

In contrast to these small bank buildings are high rise office buildings which were constructed shortly after the Baltimore Fire. The first of these buildings to be constructed in the area were the American Building (231 East Baltimore Street) and the Keyser Building (201 East Redwood Street). By 1912 the Garrett Building (233 East Redwood Street), Munsey Building (5 North Calvert Street) and Tower Building (222-228 East Baltimore Street) were constructed in the district. The Southern Hotel (9 Light Street), although not an office building is 14 stories high and dates from 1917. Both the Telephone Building (5 Light Street) and the USF&G addition (26 South Calvert Street) were added on to by the 1920s to increase their heights to over ten stories. All of these early buildings were designed with classical detailing in varying degrees - a few emphasized geometric ornamentation (the Keyser Building) and some feature more flamboyant decoration (the Tower Building). The ultimate in Classical high rise office construction is the 20 story high First National Bank Building, now Legg Mason Building at 14 Light Street. Built in 1924, this limestone structure with arches at the base, pilasters at the top of the structure and a highly ornamental banking space was the last of the purely Classical high rise buildings in the area. Later high rise construction emphasized Art-Deco, Gothic or Modern styles.

Although the high rise buildings and small banks stand out among the other buildings of the district, the majority of the buildings in the area are medium size office buildings and small commercial structures. The USF&G Building (131 East Redwood Street), Sun Life Building (109 East Redwood Street) and Maryland Life Building (8-10 South Street) are typical of the high quality of design in medium-size, six and seven story high, stone office buildings. Similar size buildings in brick include the Lanahan Building (22 Light Street), the Thomas Building (101 East

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Baltimore Street) and the present day S & N Katz Building (105-111 North Charles Street). The Chamber of Commerce Building (400 Water Street) is probably the finest of these medium-size office buildings. This tan brick and stone, Renaissance Revival free standing structure anchors the district at the southeastern corner.

A large part of the district is made up of three and four story high commercial structures. These low scale buildings create the general early twentieth century character that dominates the district. The present day Baltimore Blue Print Company (211-213 East Baltimore Street) and the commercial structure at 210-214 East Baltimore Street represent the excellent quality of design in smaller commercial structures. Each of these buildings have a high degree of stone ornamentation within a brick building. The Abell Building (5 Light Street) is another good example of a smaller commercial building designed with strong classical details and proportions. Marshall's Pub (12 South Calvert Street) is only two stories high, but it features a highly decorative front including a second floor bowed window. The south side of the 100 block of East Baltimore Street from Grant Street to Calvert Street (119-135 East Baltimore Street) is a special small commercial group of buildings, because these four structures were designed to be compatible to each other in material and scale. Each has brick walls and stone ornamentation consistent with the Alex. Brown and Sons Building which survived the Baltimore Fire. In most cases commercial buildings were constructed in the area without mulch relation to neighboring buildings providing a jagged and irregular streetscape, but in this small portion of a block a clear attempt was made in designing compatible and complimentary structures. The ultimate in decoration and ornamentation for a small commercial structure is the Horn and Horn Building (304 East Baltimore Street). This three story high stone structure with a central arch features a wealth of moldings, cherubs, cartouches and ornamental panels rarely seen in a small commercial building in downtown Baltimore.

Five of the small commercial buildings are unique, because they are strictly based on a particular foreign architectural style, not usually seen in Baltimore. These "revival buildings" include: Hansa Haus (11 North Charles Street), Furness House (19-21 South Street), Savings Bank of Baltimore (1 East Lexington Street), Macht Building (11 East Fayette Street) and 5 East Lexington Street. The Hansa Haus and Furness House were built

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for steam ship companies to Germany and England, respectively. The Hansa Haus is a small Germanic style building, and the Furness House features English Paladian architecture. The Savings Bank of Baltimore is based on the Erechtheion, a temple on the Acropolis in Athens. The Macht Building is a French Renaissance design featuring a mansard roof and sculpted figures. The commercial building at 5 East Lexington Street is the only building in downtown Baltimore with a stepped gable roof, based on Dutch architecture. A sixth structure in the district is a revival of early American colonial architecture. The Canton House (300 Water Street) features the Flemish bond brick work and a gable roof with dormers, typical of the early Baltimore house.

Many warehouse-type buildings were constructed in the district after the 1904 Fire. Most of these buildings were located at the southern edge of the district near the waterfront. A few are elaborate structures such as 30-36 Light Street. This large commercial structure was originally built as eight connected warehouses, but it has been adapted to office and retail useage. Other warehouse type buildings in the district include the simple buildings that front on Water and Frederick Streets and Market Place. These small, inner block structures are narrow, brick buildings with little ornamentation, however they have been embellished in their rehabilitation for retail, restaurant and entertainment useage.

By 1925, the rebuilding effort after the Baltimore Fire was complete. Except for some deterioration and a little new construction, there have been few changes to the basic early twentieth century fabric of the district, as compared to other sections of downtown Baltimore. In the late 1920s, two high rise buildings were constructed which depart from the classic design of earlier high rise structures. The Court Square Building (200-204 East Lexington Street)featured Gothic detailing. The Maryland National Bank Building, originally built for the Baltimore Trust Company (10 Light Street) is Baltimore's only recessed or set-back style skyscraper featuring Art-Deco details. This building radically changed the Baltimore skyline in the early 1930s. The construction of the Post Office Building and U.S. Courthouse (111 North Calvert Street) on Monument Square in the early 1930s was a major change to this part of the district. This Neo-Classical building was designed to be compatible to the Baltimore City Courthouse in general scale and style.

Later changes in the district primarily brought modern architectural design to the district. One of the earliest modern

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buildings was 227 Saint Paul Street built in 1952. This building features marbelized surfaces, horizontal bands of two-tone brick and metal pivoting windows. The Baltimore Federal Building (19-29 East Fayette Street), built in 1954, was designed in a Colonial Revival mode as opposed to the modern design that would dominate construction in the area during the 1960s. Many of the buildings constructed in the past twenty-five years have been built near Charles Street. The Blaustein Building (1 North Charles Street), W.R. Grace Building (10 East Baltimore Street) and First National Bank Building (25 North Charles Street) are all examples of modern architecture design using a variety of materials, yet retaining, straight lines and little decoration. The two most recent buildings in the district, the Union Trust Tower (7 Saint Paul Street) and Merritt Tower (northwest corner of Baltimore and Saint Paul Street), conform to present day architectural trends including unusual roof lines and set backs, a reaction to the box-like modern buildings of the 1960s and 1970s.

The conditions of buildings in the district is generally good. In recent years, many buildings have been rehabilitated in a manner that has preserved their important architectural characteristics. Among the best examples of recent rehabilitation efforts are: The Garrett Building (231 East Redwood Street), the Continental Building (201 East Baltimore Street) and the Old Federal Reserve Bank (11-120 East Lexington Street). These buildings are individually listed on the National Register of Historic Places and the rehabilitation of he buildings were certified for the Historic Preservation tax incentives. Many other substantial structures in the district have also been rehabilitated in a sympathetic manner, including: the Savings Bank of Baltimore (1 East Baltimore Street), old Maryland Life Building (8-10 South Street), Southern Hotel (9 Light Street, under construction), Court Square Building (200-204 East Lexington Street) and Tltle Building(110 Saint Paul Street). Some of the buildings in the district have been severely altered or covered over. These structures include the Suburban Bank (31 Light Street) and Joseph A. Bank Building (28 Light Street. Many of the buildings built in the district in the past twenty-five years contrast sharply with the historic character of the area and must be considered intrusions. The main governmental buildings stand along the northern tier of the district. Included here are the turn-of-the-century Federal Courthouse, 1930s Post Office, both in Renaissance style, and the 1867-1875 French Renaissance style City Hall. The Classically influenced

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War Memorial Plaza and Building stand in linear fashion to the east. The 1907 Renaissance Revival Custom House and the 1933-1935 Art Deco U.S. Appraisers Store, both in a grand scale, stand near the southern end of the district.

Although the interiors of the early twentieth century buildings that line the block formed by Baltimore, Frederick, and Water Streets and Market Place are extensively altered, these structures are included within the district for the high degree of integrity of the facades that add to the character of the district.

Intrusions in the district are generally buildings and structures erected past the period of significance, vacant lots created by recent demolitions, and buildings and structures so significantly altered that they no longer retain sufficient integrity for listing. Examples of major intrusions are: Blaustein Building (1 North Charles Street), W.R. Grace Building (10 East Baltimore Street), First National Bank Building (25 South Charles Street), Merritt Tower (under construction at the northwest corner of Baltimore and Saint Paul Streets). and Union Trust Tower (under construction at 7 Saint Paul Street).

HISTORY AND SUPPORT

Baltimore was founded in 1729 when the Commissioners of Maryland were authorized to purchase a sixty acre tract of land for a new settlement to be known as Baltimore Town. The town was laid out at the head of the northwest branch of the Patapsco River. It was shaped something like an arrowhead pointing west, and extended as far north as the present Saratoga Street, as far west as Hopkins Place, as far east as Custom House Avenue (1/2 block east of Holliday Street), and the southern boundary was the edge of the water at that time. The present day alignment of Water Street between Calvert and Grant Streets is the only physical reminder of Baltimore's original boundaries; it reflects the bend of the original shoreline of Baltimore's harbor when the town was established. The town was surrounded by hills on three sides and the Jones Falls looped around to the west as far as Calvert Street in the vicinity of Lexington Street. The town was divided by three streets: Baltimore Street (originally Market Street), Charles Street (originally Forrest Street), and Calvert Street. More than half of the original town is included within the boundaries of the Business and Government Historic District. The remaining portions are now the sites of 1960s and later construction to the west of Charles Street, north of Lexington Street, and south of Lombard Street.

The town developed slowly for the first thirty years. In 1752, according to the recollections of John Moale and Daniel Bowley, two of the earliest inhabitants of Baltimore, there were only about twenty-five houses and 300 people. By the 1760s, Baltimore began to grow. Flour mills were established along the Jones Falls, the Gwynns Falls, and the Patapsco River. The harbor became a major shipping port for grain, beef, and pork from the farms north of Baltimore. By 1800 Baltimore was firmly established as the largest city in Maryland. The population had grown to 26,514 and two neighboring settlements, Fells Point and Jones Town (Oldtown) had been annexed. By the close of the nineteenth century, the population reached 500,000 and more than 850,000 at the start of World War II.

As Baltimore grew physically, the city rapidly developed through the nineteenth century into the dominant commercial, industrial, and financial center in Maryland as well as an important industrial, financial, and shipping center in the nation. One example is the clothing industry:

> The manufacturing of ready-to-wear clothing in Baltimore had begun before the Civil War, as early as

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1838, reaching sizeable proportions by 1859, when it emerged a national leader in the field. The Civil War brought disruption with the loss of the southern and western markets. After the war, however, these were regained and the growth of the industry resumed, particularly rapidly after 1870. By 1880 local firms were constantly competing with New York for supplying the West and the South. The South at this time was purchasing over one third of Baltimore's output and the Middle West about one fourth. Surprisingly, an amount equivalent to about one-third of the value sent to the South was consumed in New York and New England. By 1895 Baltimore practically dominated the southern market for boys' and men's clothing, and this remained the case for the rest of the period. Because of the emphasis on the southern trade, summer clothes were a local specialty. The market was not confined exclusively to the South, however, but rather by 1914 had become definitely a national one in response to the national advertising of several local companies. Indeed, clothing was one of the few Baltimore manufactures that was well advertised by this latter date. As of 1883, the materials came mainly from New York and New England. As of 1914, production was concentrated on the medium and high-priced grades. (Walsh, pp. 413-414)

The city's dominance over the state's economy continued well into the 1920s.

Building from a highly diversified industrial base of textiles, petroleum, smelting and refining, and fertilizers, Baltimore and its booster businessmen successfully attracted 103 new plants during the decade. City salesmanship stressed the solid banking and credit facilities, low power and tax rates, low cost of living, advantageous port position and terminals, relatively tranquil labor conditions, rich consumer market, and Baltimore's primacy as a distribution center for the Southeast. Baltimore became the eastern center of the new glamour aircraft industry as Glenn L. Martin, Berliner-Joyce, Doyle Aero and Curtiss-Caprivi built factories and fields in the area. American Sugar and Western Electric developed major new plants, and

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Bethlehem Steel invested $100,000,000 to expand its Sparrows Point facility. Bethlehem's president Charles Schwab congratulated a gratified Baltimore Association of Commerce: "There is no place in the United States so susceptible of successful industrial development...."

Paralleling Baltimore's industrial expansion was the vitality of her import-export trade. The city began the decade ranking seventh in volume of foreign trade; by 1926 it was the third port in export and import cargoes, rated only behind New York and New Orleans. To win this position, the Baltimore Chamber of Commerce (the former Grain and Flour Exchange) worked tirelessly to defend the port's favorable rail differential against the claims of competing Gulf ports, New York, Philadelphia, and Boston. (Walsh pp 697-698)

The political and financial decisions that affected this growth and development of Baltimore are reflected in the buildings and sites concentrated in the Business and Government Historic District. Here stand massively scaled city government buildings erected not just for the administration of the day to day affairs but also as symbols of the economic and political status of the city. The French Renaissance Revival style City Hall at 100 North Holliday Street erected 1867-1875 was the first of the structures built. Following the Great fire of 1904, in spearheading redevelopment of the area, the City constructed wholesale fish and produce markets in the east end along the Jones Falls. Only the fish market remains today. To meet the ever-growing administrative needs created by physical expansion, such as the 1918 annexation of thirty square miles, a large municipal office building was built at 200 North Holliday Street in the late 1920s.

Federal recognition of the importance of Baltimore is evident in the large scaled Renaissance Revival styled Clarence Mitchell Courthouse (1900) bounded by Calvert, Lexington, St. Paul, and Fayette Streets, and the Custom House (1907) at Gay and Lombard Streets and the (1933-1935) Art Deco influenced U. S. Appraisers Store also at Lombard and Gay Streets.

Although there are no eighteenth century structures surviving in the Business and Government Historic District, the early development of the area has affected its present physical character. The first major structures to be built in Baltimore

See Continuation Sheet No. 8-4

were a courthouse and jail that were erected on a hill at the head of Calvert Street, the present day location of the Battle Monument, in 1768. It became a curious landmark in 1785 when the hill was leveled and the courthouse underpinned with brick arches. In 1805, a new courthouse was built on the west side of Calvert Street, and the site of the old "courthouse on stilts" was left open creating Baltimore's first public square, today's Monument Square, early known as Courthouse Square.

In the late eighteenth and early nineteenth century, much of the harbor below Water Street was filled, and wharves were constructed into the present Inner Harbor. Four small streets, Ellicott, Grant, Hollingsworth and Cheapside, which today cross the north side of Lombard Steet in the vicinity of Calvert Street, reflect the original location of the wharves that were built into the harbor. Port related activities surrounded the docks and merchants located their counting houses north of the harbor along Baltimore, Redwood, Water, Calvert, Commerce and South Streets, often living above their businesses. The Bank of Maryland was established on South Street between Water and Redwood Streets in 1791, firmly establishing this area as the financial center of the city. Other banks were located in this area in subsequent years. They include the Baltimore Branch of the National Bank in 1792 at Baltimore Street, between Light and Charles Streets; the National Mechanics Bank in 1806 on Bank Street, now Mercer Street; the Union Bank in 1807 at the southeast corner of Fayette and Charles Streets; and the Farmers and Merchants Bank in 1810 on Bank Lane near Calvert Street. The first city martket was erected 1763 on the northwest corner of Baltimore and Gay Streets.

There was no separation between residential and business sections. Residential, commercial, business and government activities were located next to each other and at times many functions were housed in a single structure. Next to the courthouse, the major early structures in this area were churches. The Lovely Lane Methodist Church originally stood on the site of the present day Merchants Club at 206 East Redwood Street from 1774-1786. It later moved to the northwest corner of Light Street and Lovely Lane, now Redwood Street. Another important church building was the First Presbyterian Church which stood at the corner of Fayette Street and Guilford Avenue.

In 1815, Courthouse Square, now Monument Square, was chosen as the site for a monument to the soldiers who died in the 1814

See Continuation Sheet No. 8-5

While the area, as actually developed, bears little resemblance in detail to the Carrere scheme, the larger ideas, most particularly the maintenance of open space providing a generous exposure of the eastern and principal facade of City Hall, were carried out. The connection between the Civic Center and the Fallsway was never as grand or emphatic as proposed, and very little of its Beaux Arts quality and boulevard aspect remains, having over the years become whittled away by the demands of expeditious traffic flow. The public buildings were all executed in the grand manner. The result was a linear sequence of superblocks, beginning on the west with the old Post Office (1932), City Hall (1867-1875), the War Memorial Plaza (1920s), War Memorial Auditorium (1921), and the now demolished Old Central Police Headquarters (1938). All are of light colored stone and all represent various interpretations of the classical for their periods. As a composition they achieve a monumentality which is found nowhere else in the city and is an emphatic expression of function and symbolic meaning.

By the end of the nineteenth century, Baltimore's "downtown" area had developed into subcenters. The department stores and many of the general retail shops were established in the western end in the vicinity of Howard and Lexington Streets. The garment industry expanded in the loft area to the south of the retailing center. Major wholesaling establishments located in the vicinity of Hopkins Place. Port related industries and businesses were located near the inner harbor. The historic heart of Baltimore developed in three main themes: government along the northern end, financial and general business along the western edge, and marketing to the east.

In the years following rebuilding after the 1904 fire these themes continued. Visually, the dominant businesses are the financial institutions such as banks and insurance companies which erected large-scale monumental type structures. These are concentrated primarily on South, Redwood (German), Calvert, and St. Paul Streets. Financial institutions, however, are not the only businesses found in the area. A review of city directories, insurance maps, and other documents indicates a mixture of business types spread over the entire area. Interspersed among the major financial institutions are lawyers; small insurance agents; and wholesalers, brokers and manufacturers' agents and representatives dealing in a variety of items such as coal, grains and other food stuffs, fertilizers, tobacco, liquors,

See Continuation Sheet No. 8-7

drugs and wool. Printers and bookbinders; manufacturers of clothing, household goods such as stoves; and agents for shipping and transportation systems also are listed. Several theaters developed in the four hundred block of East Baltimore Street some in buildings erected as theaters and some in buildlings altered for theaters. Grociers and later fish shops dominate the Market Place area. Tailors frequently appear in the city directories occupying upper level spaces throughout the district.

In the century preceeding the fire of 1904, the architectural character of the Business and Government Historic District had shifted from a small port town to a thriving nineteenth century metropolis. The earliest type of buildings constructed in the area were small frame houses with gambrel or gabeled roofs. None of these structures survive today. In the northern section (north of Lexington Street a few early brick buildings surive that are representative of early brick houses, with gable roofs and dormers constructed in this area in the early eighteenth century. The building at 105 East Saratoga Street is the most intact example; other similar structures on East Lexington Street have been greatly altered. In the mid-nineteenth century, many commercial structures were built within the area replacing the earlier houses. Among these structures were brownstone buildings, cast iron structures and Second Empire style designs with mansard roofs. The five story high Baltimore Sun building which was constructed in 1850-1851 at the southeast corner of Baltimore and South Streets was Baltimore's first cast iron building. This building revolutionized the appearance of the district, as many similar buildings were built throughout the area. Today, none of the cast iron, brownstone nor Second Empire style stuctures, are extant. They were all destroyed by the Baltimore Fire of 1904.

The Business and Government Historic District was characterized by a variety of building types and styles before the Baltimore Fire. Most of these types of buildings were lost in the fire and post-fire structures did not include certain design elements. Among these features were: cast iron construction, mansard roofs, projecting bay windows, rough stone facades, assymetrical massing, gabled roofs with dormers and projecting front steps. Around the turn of the century, just before the Baltimore Fire, classical design and high rise construction was introduced to this area. These buildings, many of which survived the Baltimore Fire, would prove to be the future wave of construction and design in the district.

See Continuation Sheet No. 8-8

At the end of the nineteenth century, Baltimore's first high rise office buildings were constructed. Steel frame construction allowed for the vertical expansion of the area. Between 1890 and 1901, five buildings, nine to fifteen stories high were constructed primarily in the vicinity of Calvert and Fayette Streets. The Equitable Building was the first "cage form" type of construction in the city. Thick load bearing walls were no longer necessary in the construction of tall buildings. The heavy massing and rough stone construction that epitomized tall Romanesque buildings were replaced with the smooth surfaced veneer of high rise Renaissance Revival office buildings over steel frame construction. These early high rise offices, the Equitable Building, Maryland Trust Building, Old Union Trust Building, Calvert Building and Continental Building, radically transformed the Baltimore skyline. Although high rise offices would dominate the skyline of Baltimore's Financial District from this time on, another trend of the turn of the century was for small classical banks.

The Baltimore Fire began at the Hurst Building on the southeast corner of German and Liberty Streets, the present site of the Civic Center, around 11:00 A.M. of Sunday, February 7, 1904. It burned for nearly thirty-one hours, finally under control by 5:00 P.M. the following Monday, February 8. Strong winds were blowing first from the southwest and later from the northwest, and the fire swept east until stopping at the Jones Falls. The area of devastation took in 140 acres, some fifty city blocks, including the wharves along Pratt Street. Within the area roughly bounded by Liberty Street on the west, Lexington, Fayette and Baltimore Streets on the north, the Jones Falls on the east and Lombard Street and the harbor on the south, 1545 buildings were destroyed. Only a handful survived, most notably: Alex. Brown and Sons (135 East Baltimore Street), Continental Trust Company (201 East Baltimore Street), Equitable Building (12 North Calvert Street), Maryland Trust Building (18 South Calvert Street), Mercantile Trust Company (200 East Redwood Street), Towsend Scott and Sons (209 East Fayette Street), National Bank of Commerce (24 South Street), Safe Deposit and Trust Company (9-13 South Street), Union Trust Company (2 East Fayette Street), Merchants National Bank (301 Water Street), United Railways and Electric Company (Pier Four), International Trust Building (Baltimore Street near Light Street, demolished) and National Union Bank (Fayette Street near Charles Street, demolished). Most of the buildings that survived relatively

See Continuation Sheet No. 8-9

intact were the small bank buildings, most notably Alex. Brown and Sons and the Safe Deposit and Trust Company. The great fire drastically changed the architectural character of the district. Within a few years, the historic heart of the city was completely rebuilt, and much of this twentieth century character remains intact, today.

After the Baltimore Fire, there were many schemes for vast improvements to the Burnt District. Some called for a large urban park to be created south of the Courthouse. Another idea was for major improvements to the harbor area, turning it into a public space with promenades, surrounded by arcaded buildings in the district. The city made preparations for a monument honoring those who fought the fire, but few major improvements were made except for the widening of a few streets, improving the piers at the Inner Harbor and rebuilding the municipal markets at Market Place along Jones Falls. Baltimore's businessmen were anxious to rebuild, and surviving buildings halted some of the street widenings. After a few months of delay in locating property lines and acquiring some properties for widening streets, the rebuilding effort was under way.

The architectural character of the district was a result of both national trends in architectural styles and lessons learned from the fire. After the Baltimore Fire, most of the structures were built according to Classical or Renaissance Revival design which was popularized at the Chicago Columbia Exposition in 1894. New facades were built of smooth stone or brick and Classical ornamentation was featured on the buildings in a wave of colonades, pilasters, pediments, lions head decorations and massive cornices. Symmetrical design was the norm for post-fire construction. Certain materials, such as terra cotta, generally held up well during the fire, and these were used on the buildings that were constructed after the fire. Wire glass windows were also used on many of the post-fire structures. Other materials and design elements faired poorly in the fire, and they were rarely used in post-fire construction. Also the city used the opportunity of the fire to clear Baltimore's sidewalks of projecting steps which hindered pedestrian traffic in the area. Almost all of the post-fire buildings with steps, have the steps recessed within the building walls.

New building codes were passed after the Baltimore Fire, enforcing fire proof design and calling for a 175 foot height limit on all buildings, however exceptions were made to the

See Continuation Sheet No. 8-10

height limit almost as soon as it became law with the B & O Building the first to be granted an exemption. Most of the people rebuilding, however, were not interested in high rise structures considering that all the major tall buildings within the district were gutted by the blaze. It was the small buildings, especially the bank buildings, that survived the fire unscathed and these were the model buildings for the new construction. The majority of the buildings erected after the fire are two to four story masonry classically facaded commerical and warehouse structures. The more ornate ones face Baltimore Street, Gay Street, and the government area.

Many small scaled classical banks were built in the district after the fire, with the Savings Bank of Baltimore and Old Farmers and Merchants Bank at South and Lombard Streets as the best extant examples. Other notable small commercial structures were designed as a revival of foreign architectural styles. The Hansa Haus, Furness House, Macht Building and 5 East Lexington Street are unique examples of this experiment in "revival buildings." Many excellent six to eight story high office buildings were constructed after the fire. A few insurance companies provide some of the best designs that stressed classical ornamentation. They include: the USF&G Building (131 East Redwood Street), Sun Life Building (109 East Redwood Street) and Maryland Life Building (10 South Street). A few small buildings in the district are marvels in the quantity and quality of ornamentation available in the early twentieth century. The Horn and Horn Building (304 East Baltimore Street) is unrivaled in its elaborate terra cotta decorations.

In most cases there was not much effort to coordinate the design of neighboring post-fire structures. Some architects, most notably E. Francis Baldwin, favored a relatively uniform skyline and compatible architectural design in the area. The desire for uniformity went largely unheeded. A notable exception is the south side of the 100 block of East Baltimore Street. Three new structures by two different firms, Baldwin and Pennington, and Wyatt and Nolting, were designed to be compatible to each other and the Alex. Brown and Sons Building that survived the Baltimore Fire. All feature brick facades with stone detailing and the roof lines are relatively similar (the westernmost building, 119 East Baltimore Street, was added on to a few years after construction). The Abell Building at 5 South Street was designed to be compatible to the Safe Deposit and Trust Company that survived the fire, and most of the buildings

See Continuation Sheet No. 8-11

in the same block bounded by Baltimore, Commerce, South and Water Streets retain a relatively even roof line. The unit block of East Lexington Street also retains a relatively uniform scale.

In the teens and twenties, most of the major new structures in the district were high rise buildings, most notably: The Garrett Building, Emerson Hotel (demolished), Munsey Building, Tower Building (tower portion), old First National Bank Building and Southern Hotel. Depression era structures such as the Baltimore Trust Company (Maryland National Bank Building) and the Court Square Building brought new styles of high rise design to the area. The Baltimore Trust Company was Baltimore's first and only recessed or stepped back skyscraper. The Court Square Building combined Gothic ornamentation in a high rise structure.

Many local and nationally known architects are associated with this area since they are chiefly responsible for its design excellence. The earliest of these architects, Maximillian Godefroy, the architect of the First Unitarian Church and Saint Mary's Seminary Chapel, designed the Battle Monument. Daniel H. Burnham, the famous Chicago architect and leader of the classical movement in the late nineteenth century, designed the Continental Building. The firm which succeeded Burnham; Grahm, Probst, Anderson and White designed the Old First National Bank at Redwood and Light Streets. McKim, Mead and White teamed up with Baldwin and Pennington to design the Munsey Building, their only high rise building in Baltimore. Delano and Aldrich, an important New York firm and designers of the Walters Art Gallery, were responsible for the Abell Building at 5 South Street. Eidlitz and McKenzie, the designers of the New York Times Building, were the architects of the C & P Telephone Company Building at 5 Light Street. Baldwin and Pennington, the premier local architectural firm of the nineteenth century designed the Safe Deposit and Trust Company, Maryland Trust Building, National Bank of Commerce (24 South Street), old Farmers and Merchants Bank (44 South Street) and the Munsey Building. Charles L. Carson, an important local nineteenth century architect designed the Central Savings Bank and the Equitable Building in the district.

Joseph Evans Sperry, succeeded Carson on the Equitable Building, after Carson's death. He went on to design the Merchant's Club, Title Building, and Maryland Telephone Building (100-104 East Lexington Street). He worked with J. B. Noel Wyatt on the Mercantile Building. Wyatt in partnership with William

See Continuation Sheet No. 8-12

G. Nolting, won the nation-wide architectural competition for the Baltimore City Courthouse. They also designed the Garrett and Keyser Buildings, as well as many of the better small commercial buildings in the district. Parker and Thomas, Baltimore's premier architects of the early twentieth century designed the Alex. Brown and Sons Building as their first commission in Baltimore. They went on to design the Savings Bank of Baltimore, and later the Hansa Haus when Arthur W. Rice joined the firm. Simonson and Pietsch, the architects of the Fish Market and many other notable Baltimore buildings, won the competition to design the USF&G Building at 131 East Redwood Street. Simonson later went on to design the Tower Building and Southern Hotel. Many other well known archtects designed important structures in this area, among them are Edward H. Glidden, the architect of the Furness House; A. Lowther Forrest, the designer of the Macht Building; and Charles E. Cassell, who was responsible for the Hotel Junker and the Law Building (227 Saint Paul Place).

Also contributing to the historical character are the Municipal Museum at 225 North Holliday Street which was built in 1814 as Peale's Museum of Baltimore, and the Zion Luthern Church. From 1830 through 1875, the museum housed Baltimore's first city hall in a building exclusively for that use, thus helping to establish the governmental nature of the area. When relocated by City Hall the building housed a school for black children and other city offices until restoration to museum use in 1930.

Founded in 1755, Zion Lutheran Church is the oldest Lutheran congregation in Maryland. German Lutherans began settling in Baltimore Town shortly after it was laid out in 1730. Relying on itinerant preachers from Pennsylvania, the small, struggling community worshipped in private homes until 1762. In that year they built their first church on a hill one block north of here. In 1807-1808, George Rohrback and Johann Mackenheimer, both members of the congregation, designed the present church facing Gay Street. The adjoining parish hall and tower, added in 1912-1913, were designed by Thomas Wells Pietsch. The significance of Zion Lutheran Church to the Business and Government Historic District comes primarily from the architectural character of the parish hall and tower which front on to War Memorial Plaza. Though not in the official manner of the neighboring government buildings, these buildings do express the architectural exuberance of the district.

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"From the late nineteenth century until the 1940s Baltimore ws not only the most powerful section of Maryland but so much the most powerful that it almost persuaded the provinces of their backwardness. It comprised 51 percent of the state's population in 1920 and 47 percent in 1940, and its portion of the state's power was overwhelmingly larger than its portion of the state's population. Almost everyone of great wealth lived or worked in the city, and, despite dreadful slums, Baltimore's standard of living was higher than that of any Maryland county. It was the state's hub for railways, manufacturing, banking, insurance, law, medicine and education. The crossroads clerk, if he was ambitious, migrated to the county seat, and if he made good and retained ambition, he moved on to Baltimore.

The city's newspapers covered the state, except for the fringes. The city's social register, its downtown gentlemen's clubs, its outlying country clubs, and its rich churches dominated fashion if not opinion. Its cultural institutions - the Johns Hopkins University, Walters Art Gallery, Baltimore Museum of Art, Maryland Art Institute, Peabody Institute, Maryland Historical Society, Enoch Pratt Free Library, and, to be sure, the athletic teams and nightclubs - overwhelmed everything the counties had to offer. The late nineteenth and early twentieth centuries were the age of the city." (Callcut p.1)

World War II brought dramatic changes to Baltimore, primarily by setting the stage for development of the suburbs. "In 1920 slightly more than one-half of the people in Maryland lived within the Baltimore city limits, and their standard of living was the highest in the state. By 1940 Baltimore's population had slipped as well. By 1960 the city's percentage of state population was down to 30 percent. By 1980 it had dropped to 19 percent, and the city had the state's highest rate of welfare, unemployment, and crime." (Callcut p. 81)

"The greatest change in the city was a replacement of wealth by poverty, power by powerlessness. As the rich and the middle class moved out, they left behind their old houses for the people who could afford no better. In 1950 the city had 40 percent of the state's richest population quartile, and in 1977 it had only 13 percent (the Baltimore suburbs increased from 25 percent to 34 percent their share of the richest quartile); conversely, Baltimore increased its proportion of the poor quartile of the state's population from 27 percent to 34 percent (and the suburbs retained about 18 percent of the poorest). From 1950 to 1977 the

See Continuation Sheet No. 8-14

median income of the city dropped from 98 percent to 68 percent of median suburban income. All of this meant a decline in urban leadership: 13 percent of the most successful people were in the city, 34 percent in the suburbs. Total library circulation in the city declined from a peak of 4.7 million volumes in 1964 to 2.1 in 1982. Certainly able people remained in Baltimore, but they composed a smaller proportion of the total there than anywhere else in the state." (Callcut p. 84)

Archeology potential for the district is tremendous, particularly for the area of the original Baltimore Town. Some investigations have been made along the original water line, now Water Street, which have yielded artifacts about the occupancy of the area. Unfortunately several sections have been extensively distrubed through major construction projects.

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GEOGRAPHICAL DATA:

Boundary Justification:

The boundaries of the Business and Government Historic District are generally drawn to include the concentration of resources that contribute to the historic and architectural significance of the district (see Sections 7 and 8), and to exclude, when possible and practical, those resources that post date the period of significance or for which the integrity is too compromised for eligibility for listing or are located too far from the concentration of contributing resources to have the sense of time and place that characterizes the district. The boundaries along the western and southern edges are formed generally by the new structures dating from the 1960s and later that stand across Charles and Lombard Streets. The Baltimore and Ohio Building at 2 North Charles Street and the Fidelity Building at 200-214 North Charles, both of which stand on the west side of the street surrounded by the new buildings, are included in the district because of their historic relationship to the district and because the facades are physically oriented into the district.

The Lord Baltimore Hotel at 20 West Baltimore Street, which was listed in the National Register in 1982, is excluded. Although historically related to the district, the facade of the hotel is not oriented to the district and its visual presence in the district is greatly obscured by the Baltimore and Ohio Building. The U. S. Apraisers store, located on the southeast corner of East Lombard and South Gay Streets along the southern border is included for its association with the significance of the district and for its visual presence. This building looms over the southeastern section of the district and is clearly visible from several places in the eastern portion of the district.

Other sections of the southern border are formed by the post 1960s Holocaust Memorial and buildings along Water Street. The eastern edge is formed by City Boulevard, presently under construction, the 1980s Police Department Headquarters, the 1953 District Court Building on the southeast corner of North Gay and East Fayette Streets, and the non-historic vacant land along Frederick, Lexington, and Gay Streets.

The northern boundary is drawn to include the buildings north of Lexington Street that historically relate to the district, particularly from the government center association and to exclude the new buildings along Lexington to the east of Charles Street and north of the back property lines of the Lexington Street structures east of Calvert. The north boundary between Guilford and Gay Streets is formed by the north sides of the 1927 Municipal Building, a huge structure that serves as a backdrop, and the Peale's Museum of Baltimore which has a history of municipal use. The structures to the north of these two structures do not generally have the architectural character of the other buildings in the district.

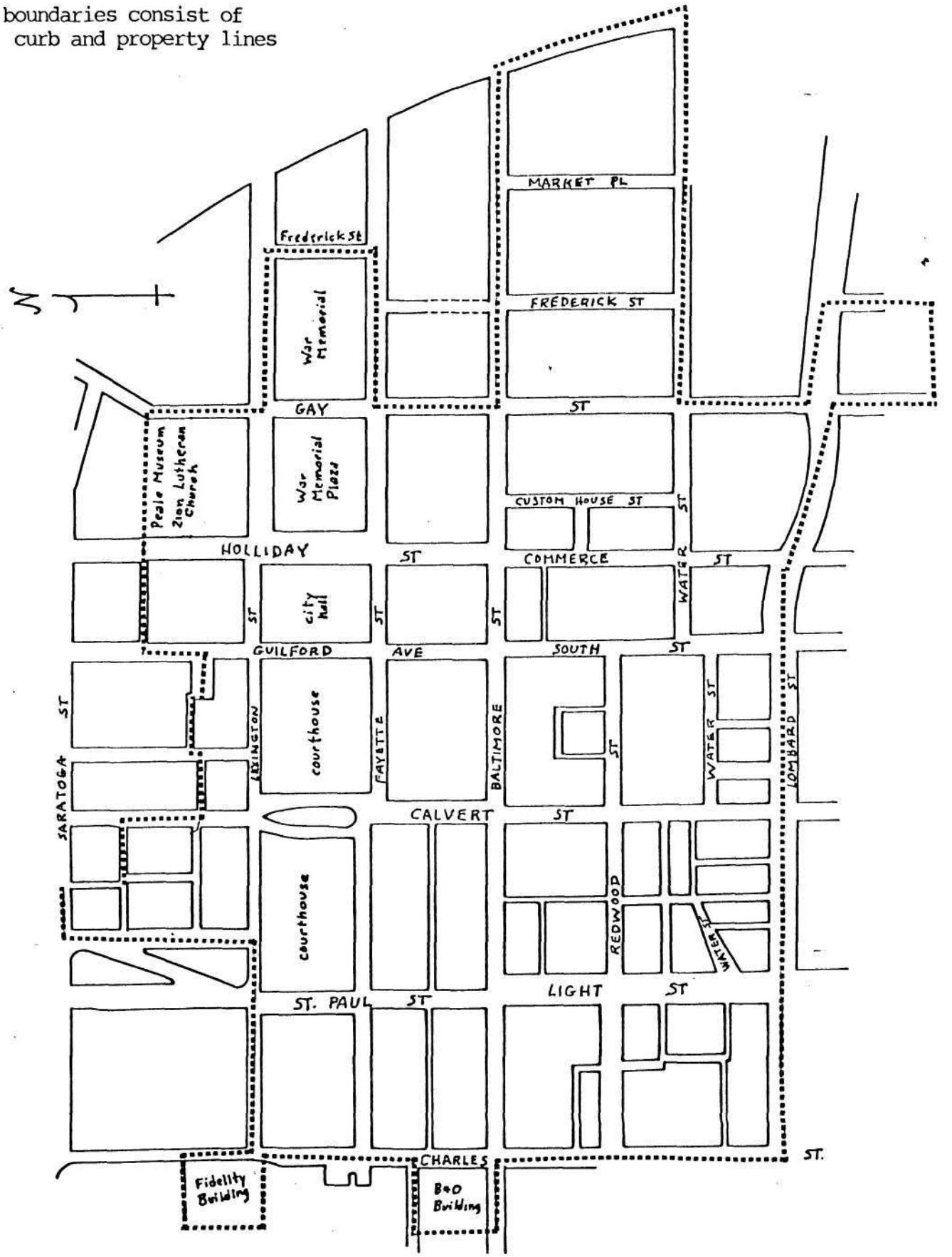
B-3935

boundaries for nomination
to the National Register
of Historic Places
1985

boundaries consist of
curb and property lines

BUSINESS AND GOVERNMENT
HISTORIC DISTRICT

Baltimore, Maryland



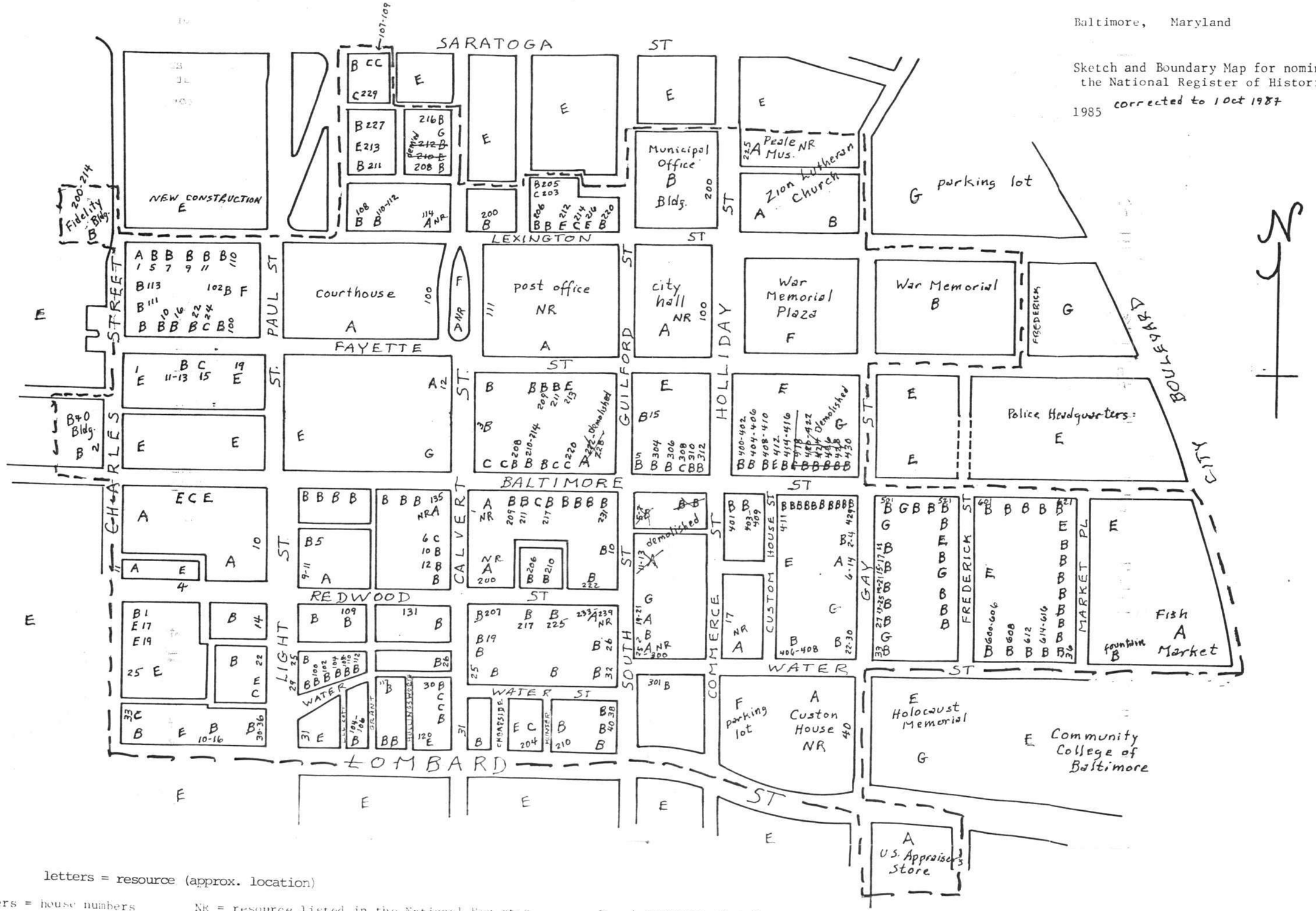
Survey book B-3935

BUSINESS AND GOVERNMENT HISTORIC DISTRICT

Baltimore, Maryland

Sketch and Boundary Map for nomination to the National Register of Historic Places

1985 corrected to 1 Oct 1987



Legend: letters = resource (approx. location)

numbers = house numbers NR = resource listed in the National Register

A. A contributing resource with an exceptionally high level of integrity and historic and/or architectural significance to the nomination.

B. A contributing resource with a high level of integrity and historic and/or architectural significance to the nomination.

C. A contributing resource with a low level of integrity whose contribution could be enhanced by sympathetic rehabilitation or restoration or by research documenting historic significance unknown at the time of nomination.

D. A resource that does not contribute to the significance of the nomination but may be eligible for listing in the National Register within another historical and/or cultural context.

E. A resource that does not contribute to the significance of the nomination and is not eligible for listing in the National Register.

F. A contributing open-space of historic or scenic significance to the nomination such as a park, town square, agricultural fields, meadows, pastures, etc.

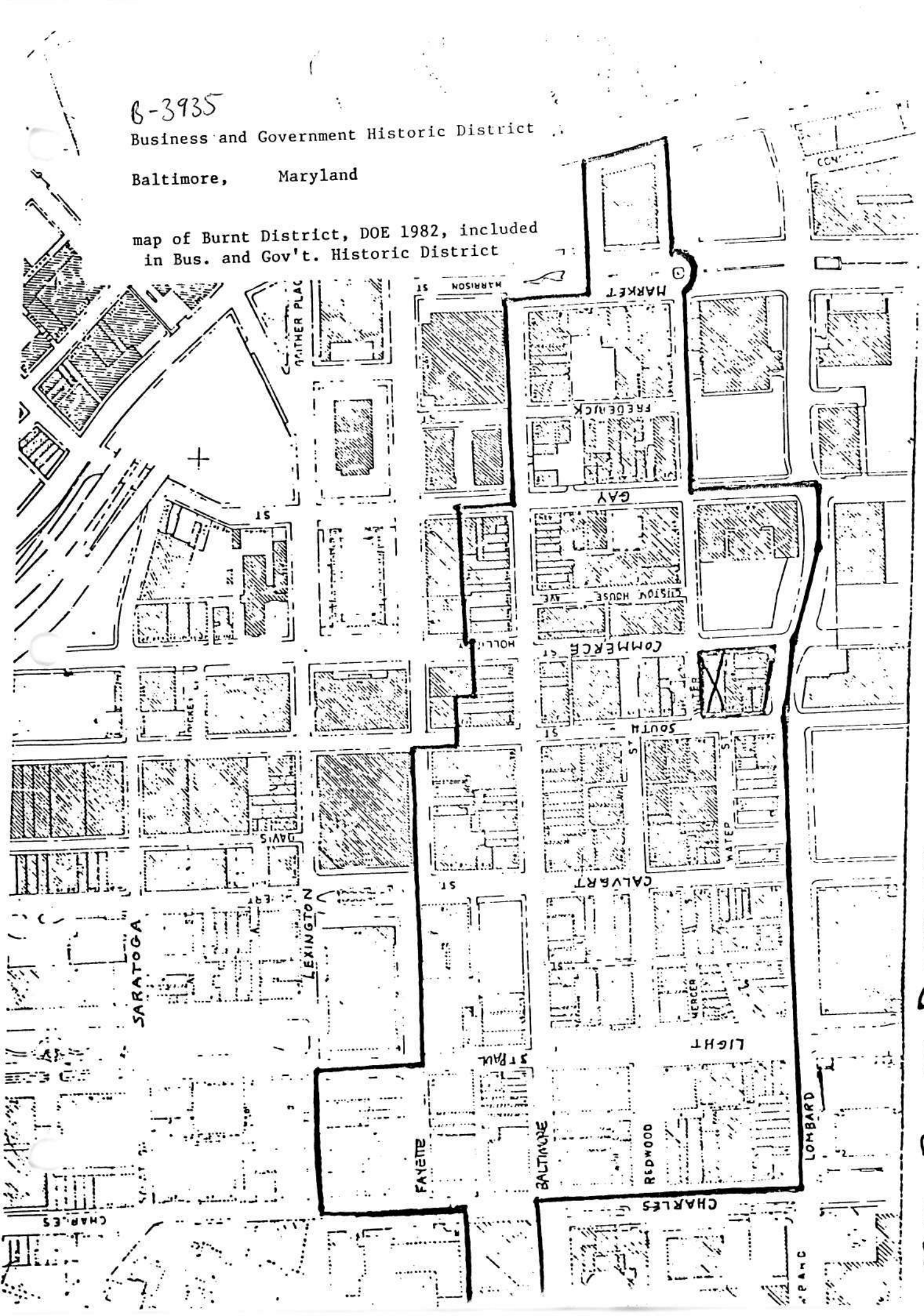
G. A non-contributing open-space which is of no significance to the nomination and is not eligible for listing in the National Register, such as a parking lot, etc.

B-3935

Business and Government Historic District

Baltimore, Maryland

map of Burnt District, DOE 1982, included in Bus. and Gov't. Historic District



THE BURNT DISTRICT

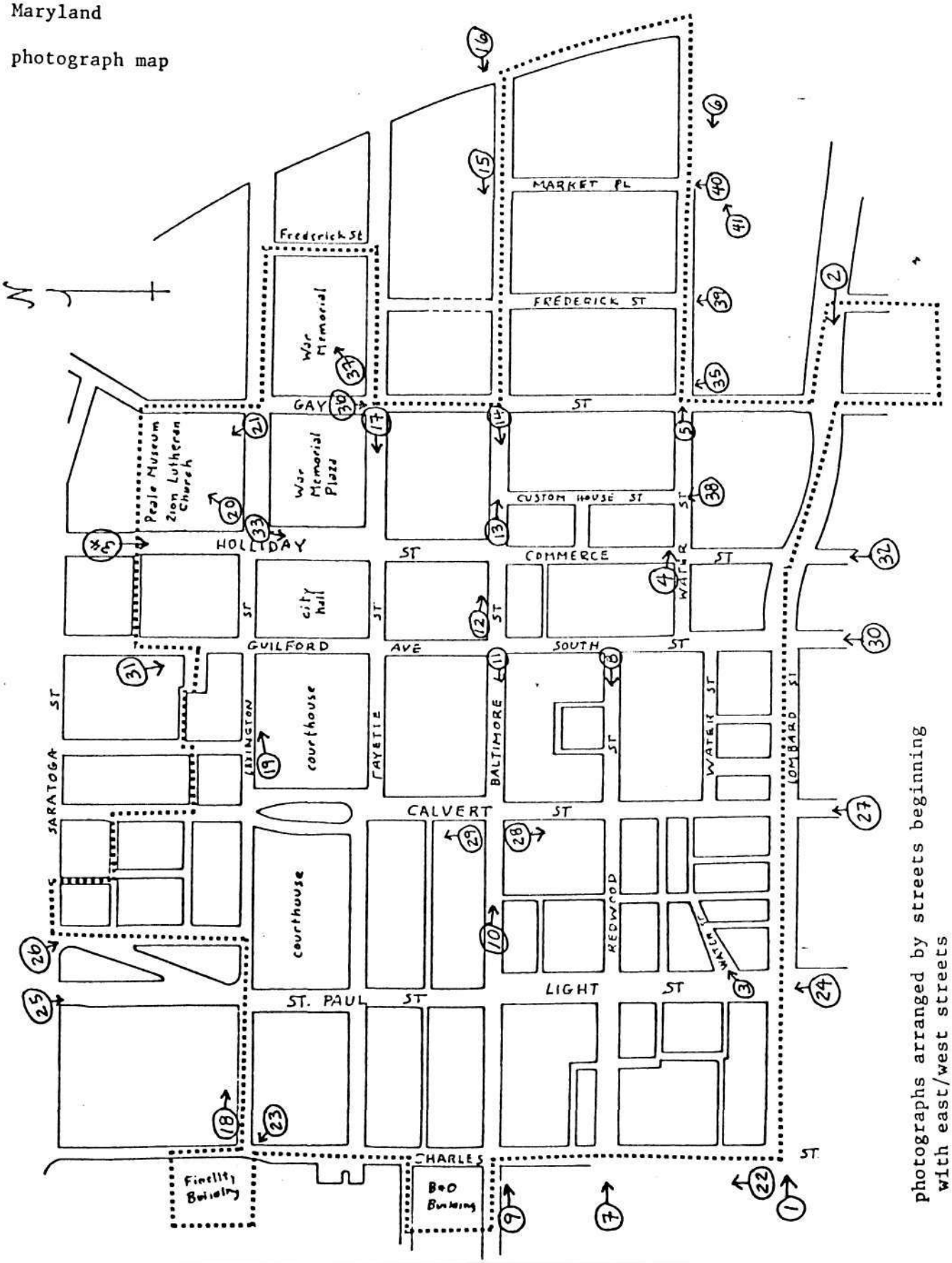
Determined eligible for listing 1982

B-3935

Business and Government Historic District

Baltimore
Maryland

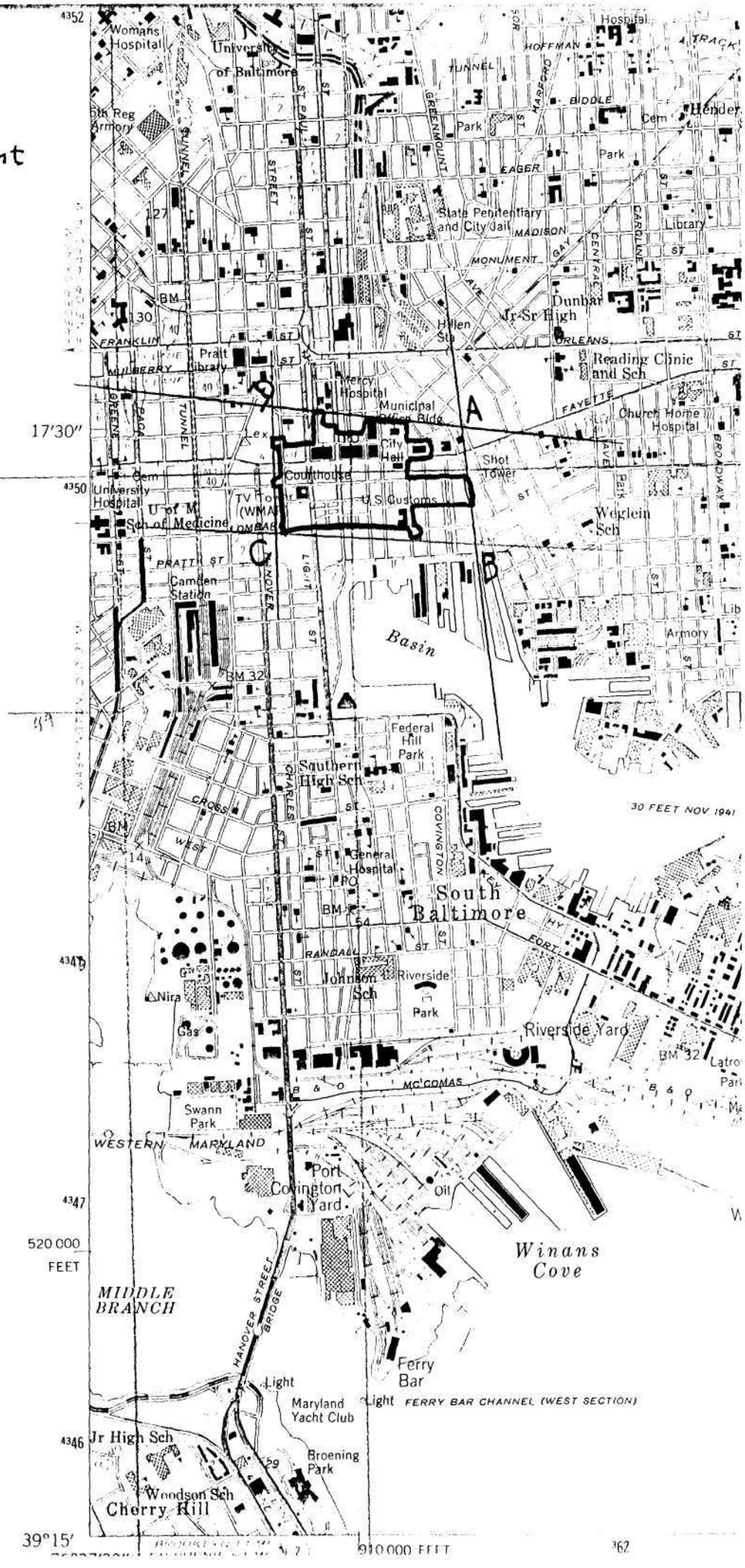
photograph map



photographs arranged by streets beginning with east/west streets

B-3935
Business + Government
Historic District
Baltimore
Maryland

A 18/361470/4350200
B 18/361520/4349680
C 18/360660/4349140
D 18/361660/4350280



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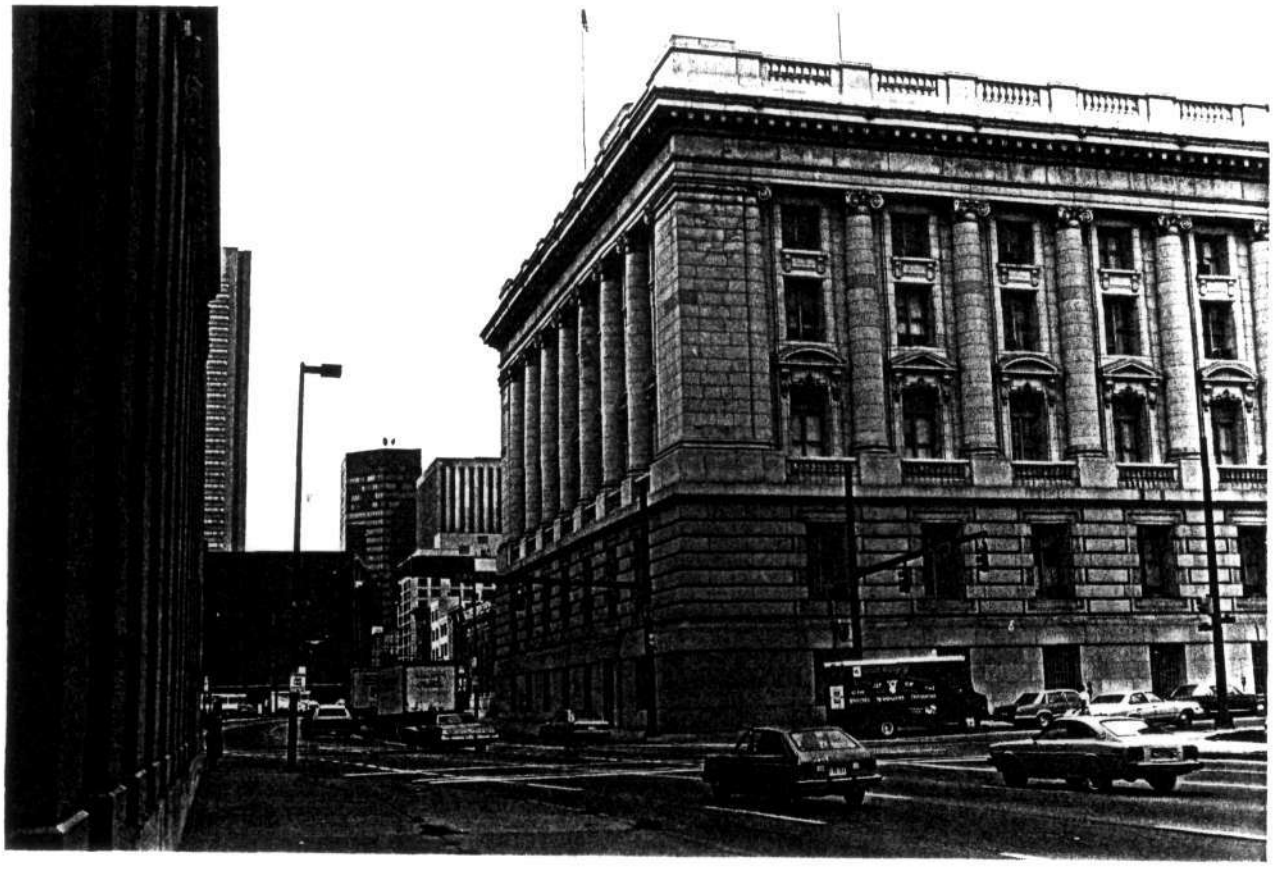


B-3935

Business and Government Historic District
Baltimore, Maryland
3 September 1985
photo: Ronald L. Andrews
neg: Maryland Historical Trust, Annapolis,MD
view E on Lombard St. from Charles St.
1/41

Business and Government Historic District
Baltimore, Maryland
3 September 1985
photo: Ronald L. Andrews
neg: Maryland Historical Trust, Annapolis, MD
view W on Lombard St. from Gay St.
2/41

B-3935

B-3935

Business and Government Historic District
Baltimore, Maryland
July 1985
photo: Fred Shoken
neg: Maryland Historical Trust, Annapolis, MD
view E on Water St. from Light St.
3/41

B-1261
North side 100 block of Water Street
Financial District-Metrocenter Survey
Baltimore (City), Maryland
Photo: Fred Shoken
Date: July 1985
Neg.loc.: Maryland Historical Trust
View from Light Street looking northwest

14-15

B-3935

NO
STOPPING
ANY
TIME

TO
83
MARYLAND NATIONAL BANK
DO NOT
BLOCK
INTERSECTION
HOLOCAUST

B-3935

Business and Government Historic District
Baltimore, Maryland
3 September 1985
photo: Ronald L. Andrews
3 September 1985
neg: Maryland Historical Trust, Annapolis, MD
view E on Water St. from South St.
4/41

Business and Government Historic District
Baltimore, Maryland
3 September 1985
photo: Ronald L. Andrews
neg: Maryland Historical Trust, Annapolis, MD
view E on Water St. from Gay St.
5/41

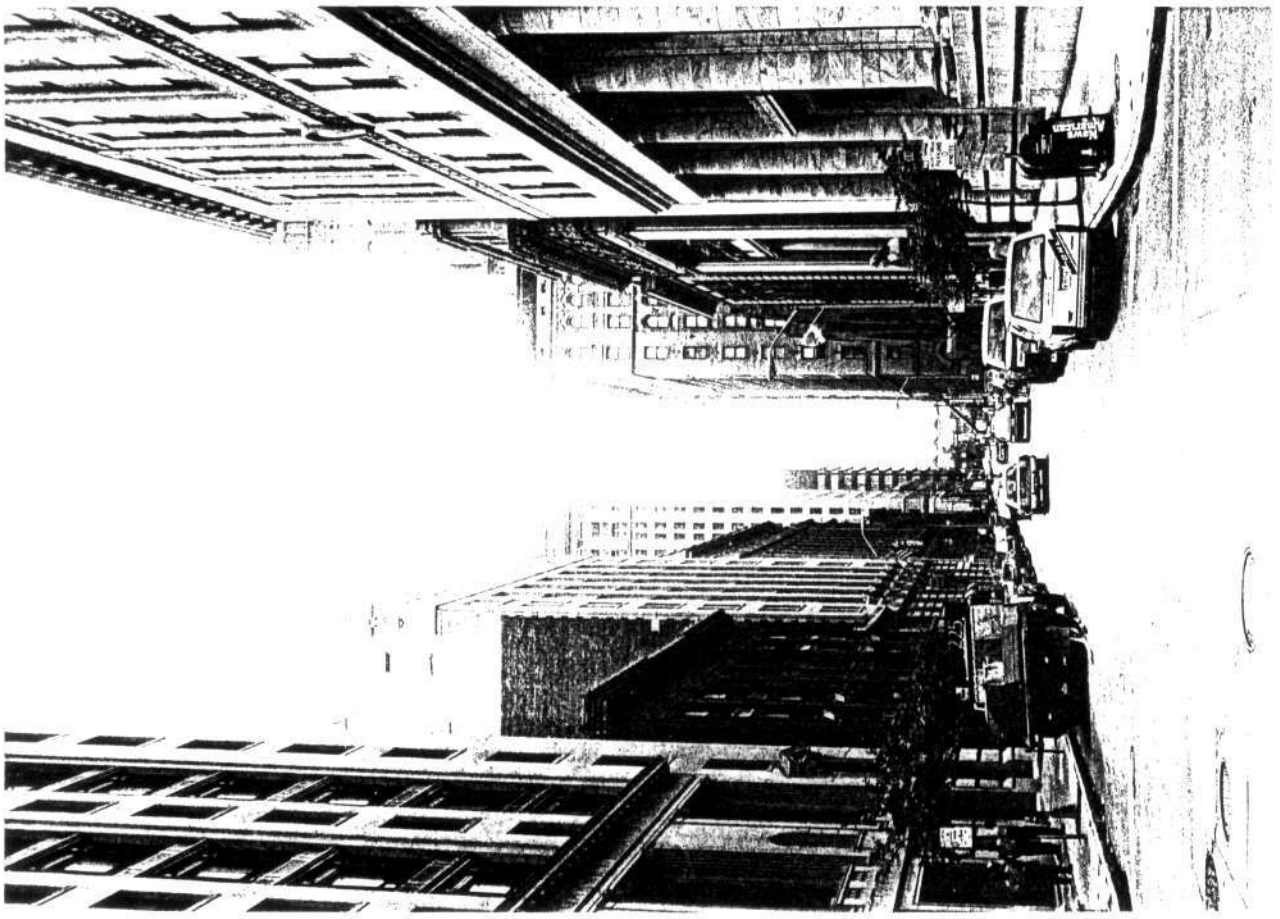
B-3935

B-3935

Business and Government Historic District
Baltimore, Maryland
3 September 1985
photo: Ronald L. Andrews
neg: Maryland Historical Trust, Annapolis, MD
view W on Water St from Market St.
6/41

Business and Government Historic District
Baltimore, Maryland
3 September 1985
photo: Ronald L. Andrews
neg: Maryland Historical Trust, Annapolis,MD
view E on Redwood St. from Charles St.
7/41

B-3935



B-3935

Business and Government Historic District
Baltimore, Maryland
July 1985
photo: Fred B. Shcken
neg: Maryland Historical Trust, Annapolis,MD
view W on Redwood St. from South St.
8/41

Business and Government Historic District
Baltimore, Maryland
3 September 1985
photo: Ronald L. Andrews
neg: Maryland Historical Trust, Annapolis, MD
view E on Baltimore St. from Charles St.
9/41

B-3935

B-3935

Business and Government Historic District
Baltimore, Maryland
July 1985
photo: Fred B. Shoken
neg: Maryland Historical Trust, Annapolis, MD
view E on Baltimore St. in 100 block
10/41

B-1261
119-135 E. Baltimore Street
Financial District-Metrocenter Survey
Baltimore (City), Maryland
Photo: Fred Shoken
Date: July 1985
Neg.loc.: Maryland Historical Trust
Northern elevations view looking east

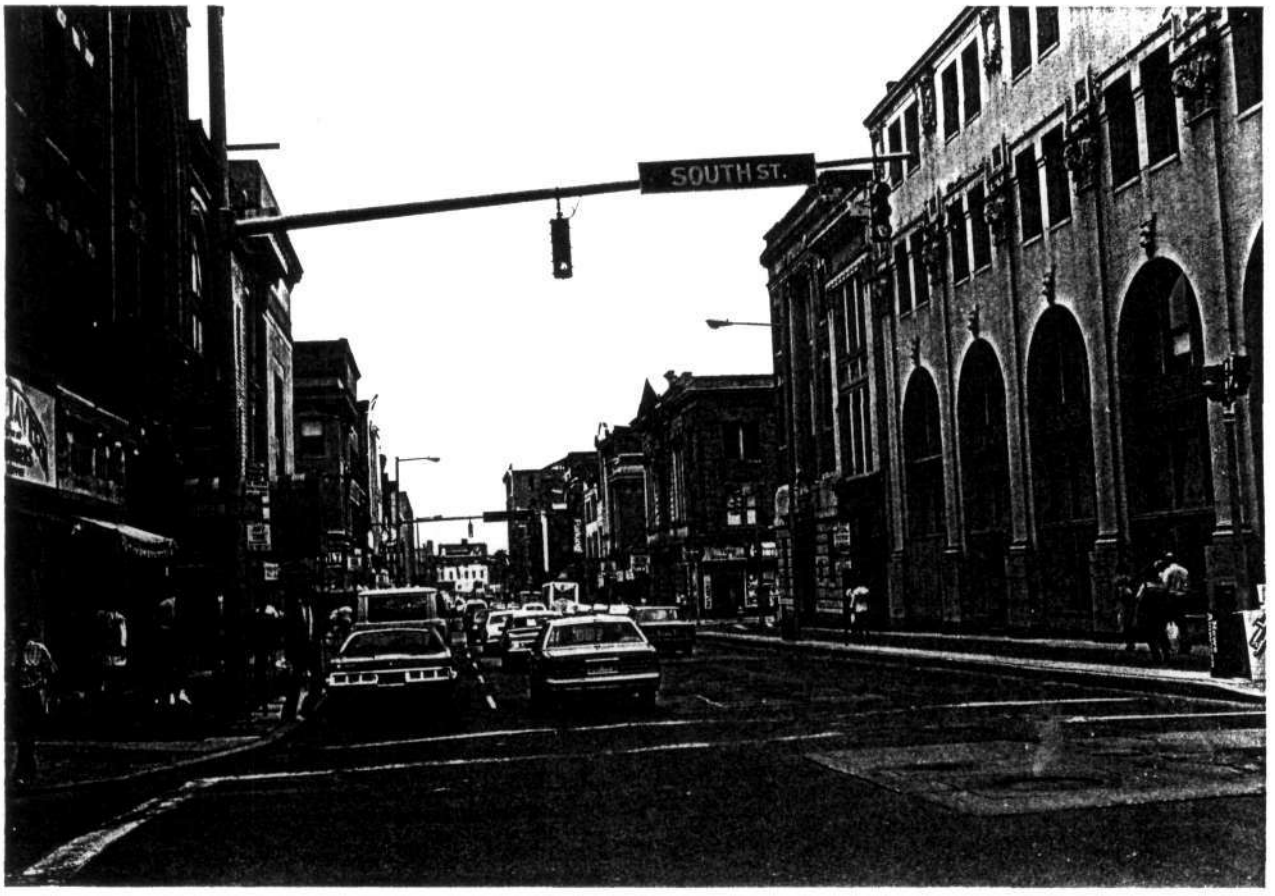
9-15

Business and Government Historic District
Baltimore, Maryland
July 1985
photo: Fred B. Shoken
neg: Maryland Historical Trust, Annapolis, MD
view W on Baltimore St. from South St.
11/41

B-1261
South side 200 block East Baltimore St.
~~Financial District-Metrocenter Survey~~
Baltimore (City), Maryland
Photo: Fred Shoken
Date: July 1985
Neg.loc.: Maryland Historical Trust
View from South Street looking west

2-15

B-3935



B-3935

Business and Government Historic District
Baltimore, Maryland
3 September 1985
photo: Ronald L. Andrews
neg: Maryland Historical Trust, Annapolis, MD
view E on Baltimore St. from Guilford Ave.
12/41

Business and Government Historic District
Baltimore, Maryland
3 September 1985
photo: Ronald L. Andrews
neg: Maryland Historical Trust, Annapolis, MD
view E on Baltimore St. from Holliday St.
13/41

B-3935

BALTIMORE ST
PINE'S PHARMACY drugs, flavors & lun

NO STOPPING ANY TIME

B-3935

Business and Government Historic District
Baltimore, Maryland
3 September 1985
photo: Ronald L. Andrews
neg: Maryland Historical Trust, Annapolis, MD
view W on Baltimore St. from Gay Street
14/41

Business and Government Historic District
Baltimore, Maryland
3 September 1985
photo: Ronald L. Andrews
neg: Maryland Historical Trust, Annapolis, MD
view W on Baltimore St. from Market St.
15/41

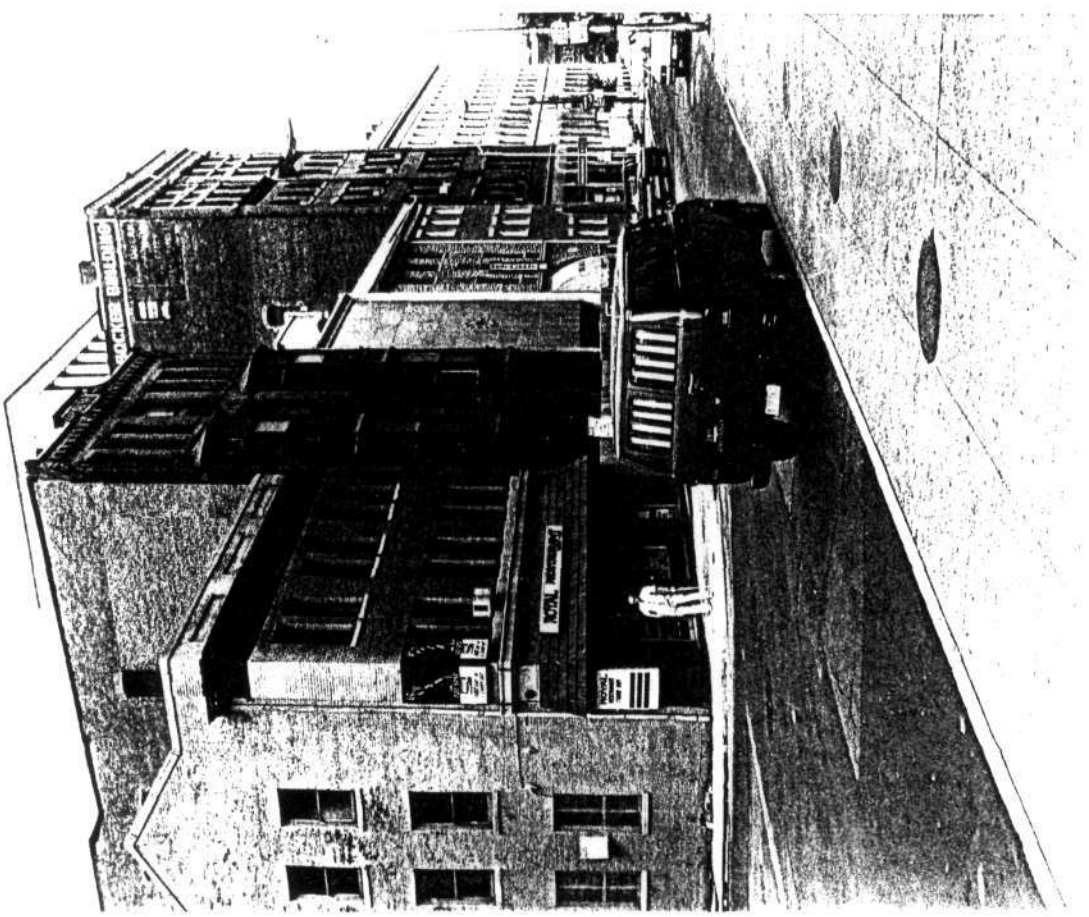
B-3935

B-3935

Business and Government Historic District
Baltimore, Maryland
3 September 1985
photo: Ronald L. Andrews
neg: Maryland Historical Trust, Annapolis, MD
view W on Baltimore St. from Jones Falls
16/41

Business and Government Historic District
Baltimore, Maryland
3 September 1985
photo: Ronald L. Andrews
neg: Maryland Historical Trust, Annapolis, MD
view W on Fayette St. from Gay St.
17/41

B-3935



B-3935

Business and Government Historic District
Baltimore, Maryland
3 September 1985
photo: Ronald L. Andrews
neg: Maryland Historical Trust, Annapolis, MD
view E on Lexington St. from Charles St.
18/41

Business and Government Historic District
Baltimore, Maryland
July 1985
photo: Fred B. Shoken
neg: Maryland Historical Trust, Annapolis, MD
view E on Lexington St from Calvert St.
19/41

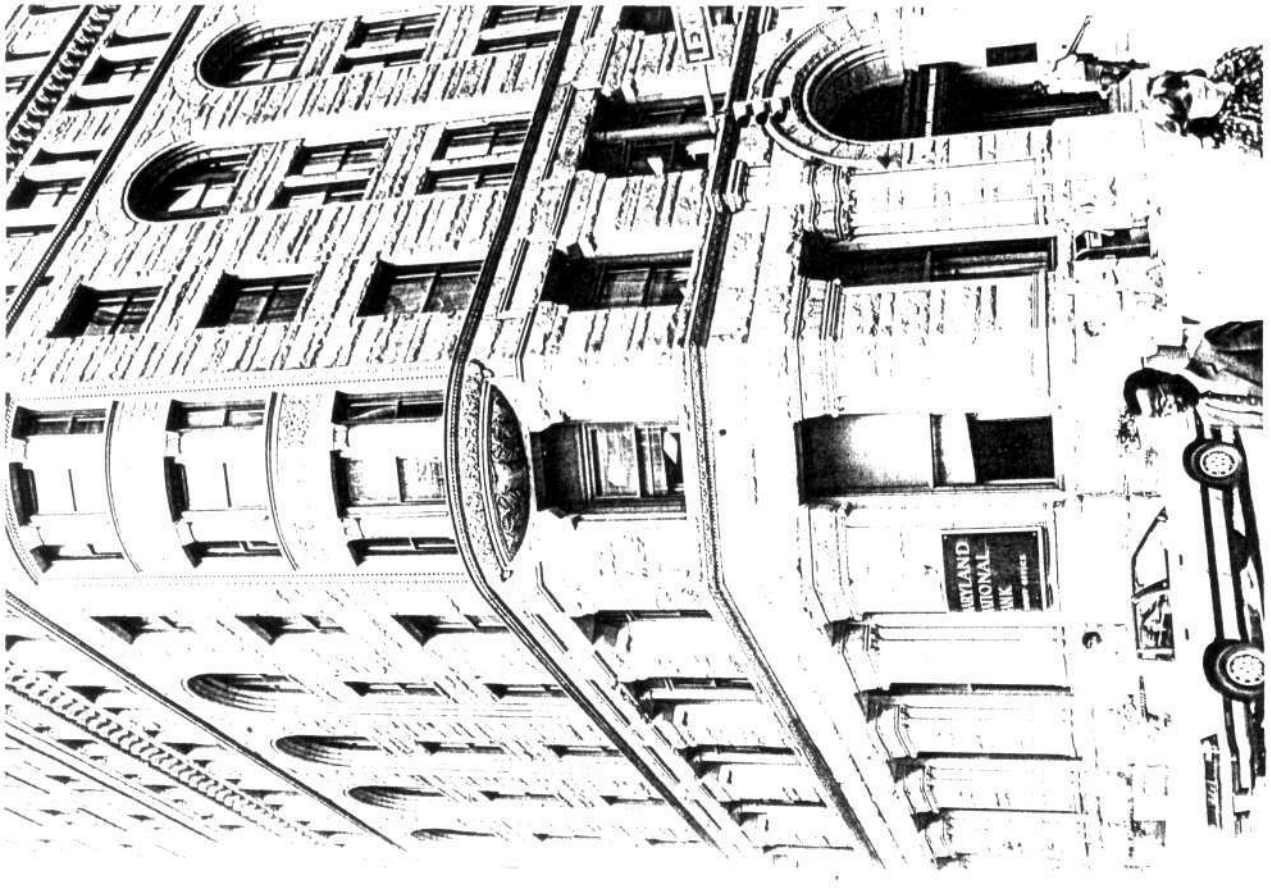
B-3935

B-3935

Business and Government Historic District
Baltimore, Maryland
3 September 1985
photo: Ronald L. Andrews
neg: Maryland Historical Trust, Annapolis, MD
Zion Lutheran Church, SW elevation of complex
along Lexington St. at Holliday St.
20/41

Business and Government Historic District
Baltimore, Maryland
3 September 1985
photo: Ronald L. Andrews
neg: Maryland Historical Trust, Annapolis, MD
Fire Dept. Bldg., SE elevation, at Lexington
and Gay streets
21/41

B-3935

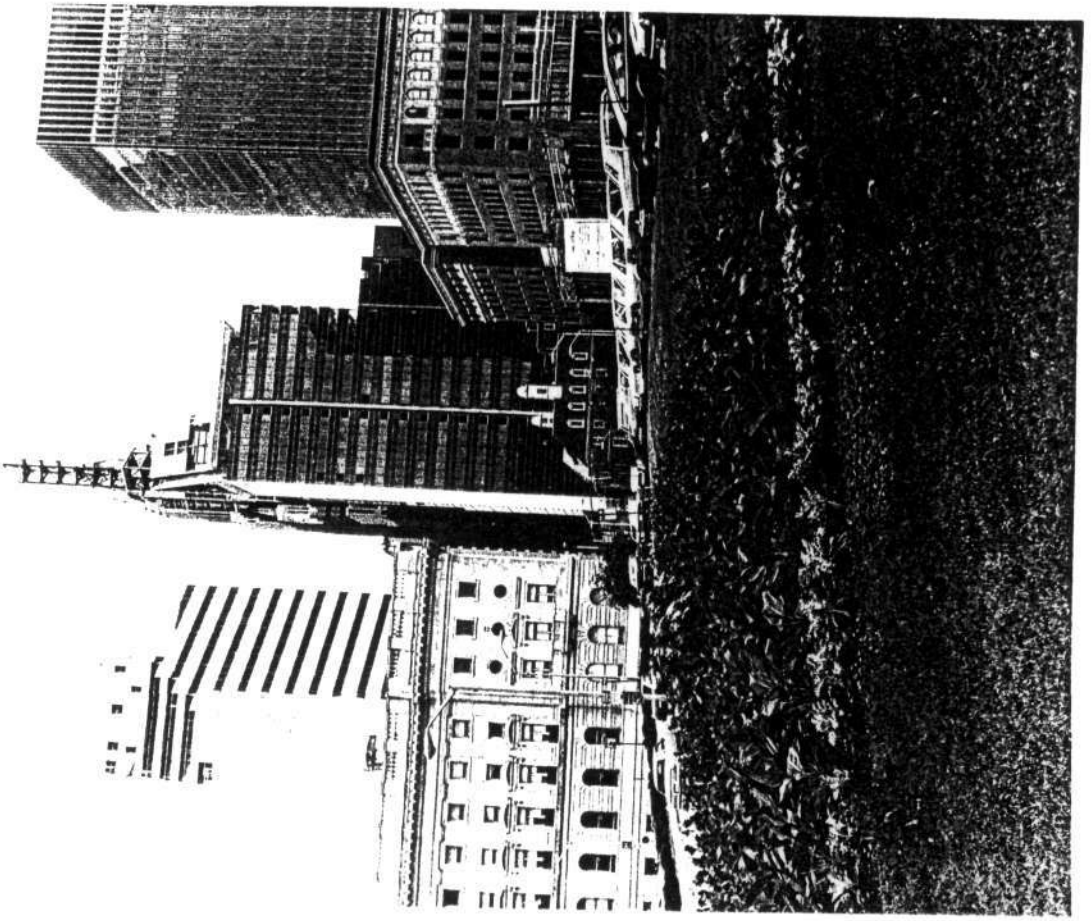


B-3935

Business and Government Historic District
Baltimore, Maryland
3 September 1985
photo: Ronald L. Andrews
neg: Maryland Historical Trust, Annapolis, MD
view N on Charles St. from Lombard St.
22/41

Business and Government Historic District
Baltimore, Maryland
3 September 1985
photo: Ronald L. Andrews
neg: Maryland Historical Trust, Annapolis, MD
Fidelity Bldg., SE elevation, at Charles and
Lexington streets
23/41

B-3935

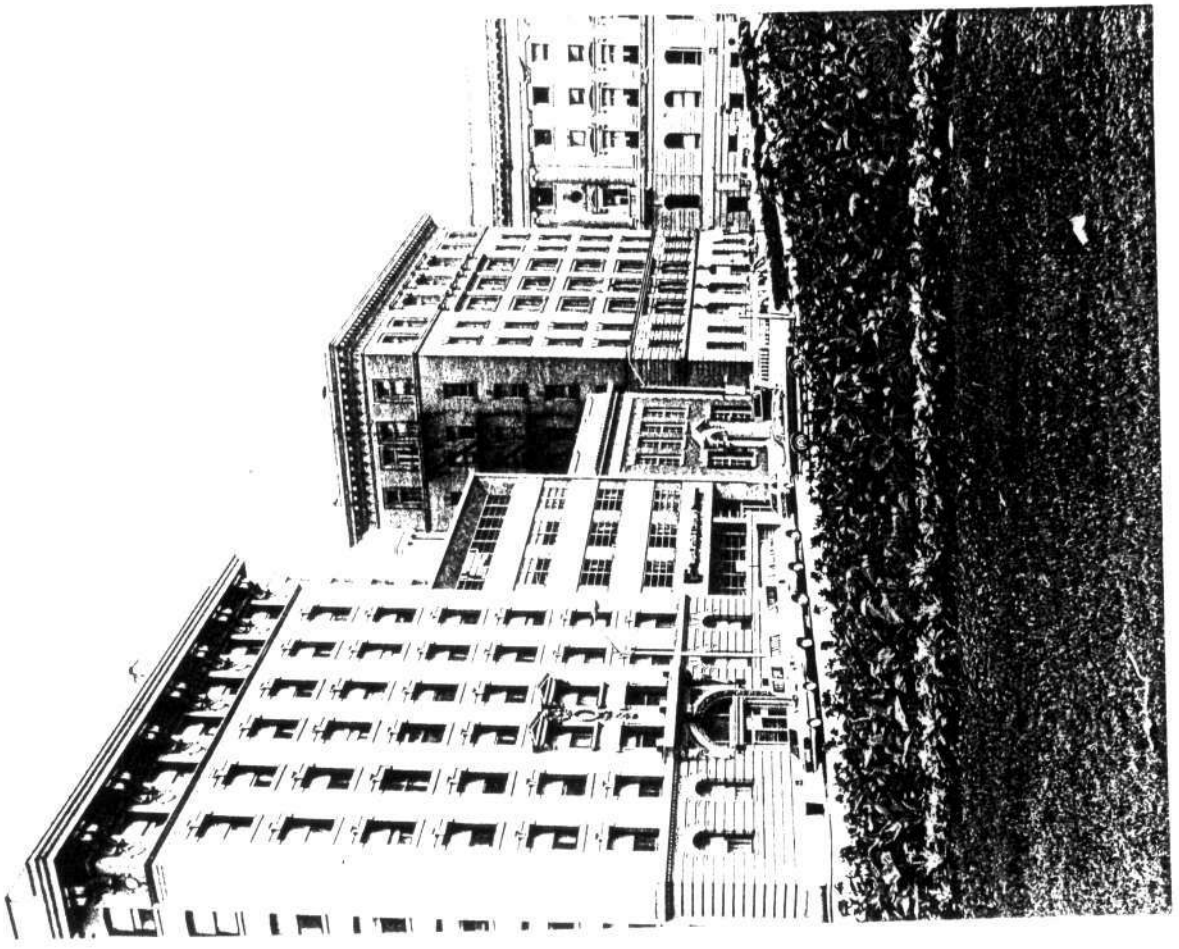


B-3935

Business and Government Historic District
Baltimore, Maryland
3 September 1985
photo: Ronald L. Andrews
neg: Maryland Historical Trust, Annapolis, MD
view N on Light St. from Lombard St.
24/41

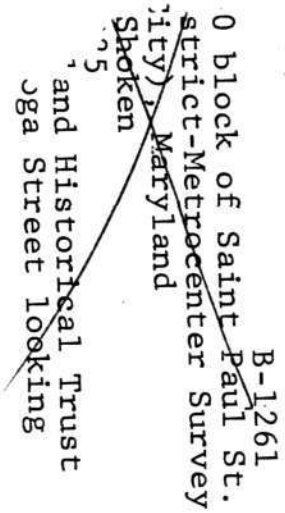
Business and Government Historic District
Baltimore, Maryland
July 1985
photo: Fred B. Shoken
neg: Maryland Historical Trust, Annapolis, MD
view S on St. Paul St. from Saratoga St.
25/41

B-3935



B-3935

Business and Government Historic District
Baltimore, Maryland
July 1985
photo: Fred B. Shoken
neg: Maryland Historical Trust, Annapolis, MD
view S on St. Paul Place from Saratoga St.
26/41



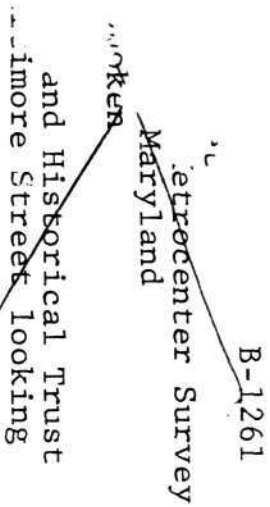
4-15

Business and Government Historic District
Baltimore, Maryland
3 September 1985
photo: Ronald L. Andrews
neg: Maryland Historical Trust, Annapolis, MD
view N on Calvert St. from Lombard St.
27/41

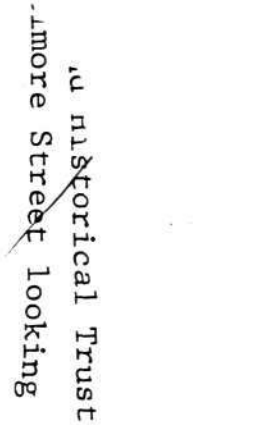
B-3935

B-3935

Business and Government Historic District
Baltimore, Maryland
July 1985
photo: Fred B. Shoken
neg: Maryland Historical Trust, Annapolis, MD
view S on Calvert St. from Baltimore St.
28/41



Business and Government Historic District
Baltimore, Maryland
July 1985
photo: Fred B. Shoken
neg: Maryland Historical Trust, Annapolis, MD
view N on Calvert Street from below Baltimore
Street
29/41



B-3935

B-3935

Business and Government Historic District
Baltimore, Maryland
July 1985
photo: Fred B. Shoken
neg: Maryland Historical Trust, Annapolis, MD
view N on South St. from Lombard St.
30/41

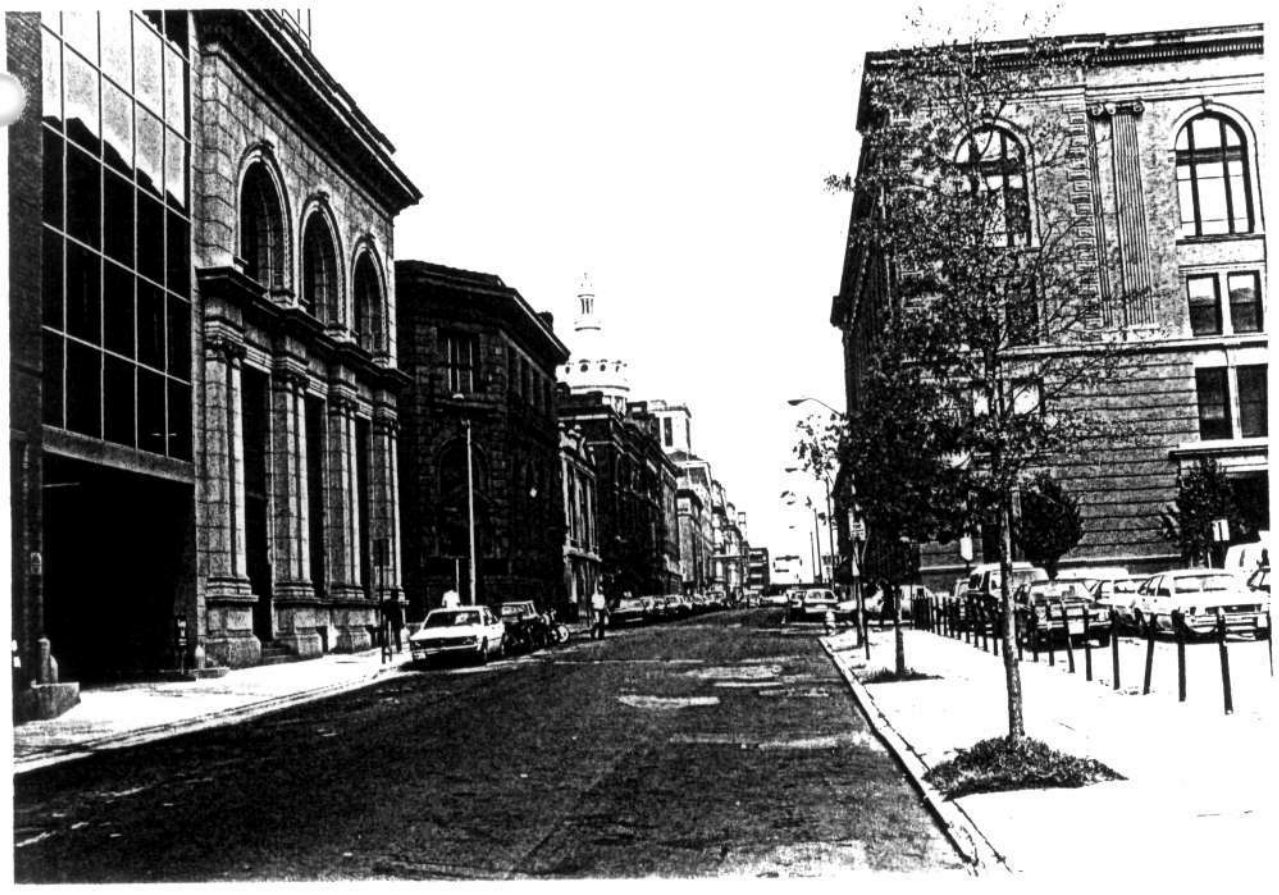
B-1261

West side South Street
Financial District-Metrocenter Survey
Baltimore (City), Maryland
Photo: Fred Shoken
Date: July 1985
Neg.loc.: Maryland Historical Trust
View from Lombard Street looking north

11-15

Business and Government Historic District
Baltimore, Maryland
3 September 1985
photo: Ronald L. Andrews
neg: Maryland Historical Trust, Annapolis, MD
view S on Holliday St. from Saratoga St.
31/41

B-3935

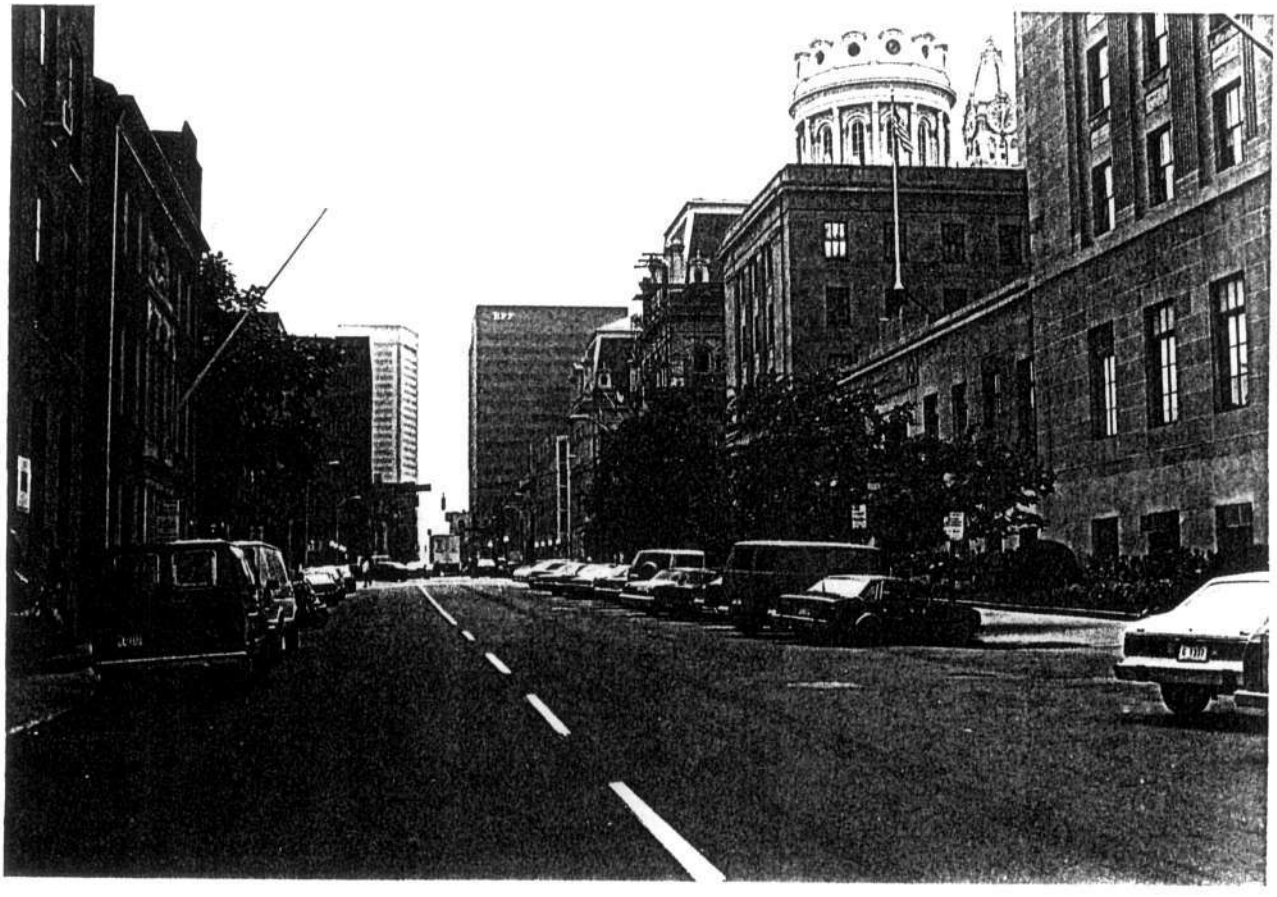


B-3935

Business and Government Historic District
Baltimore, Maryland
3 September 1985
photo: Ronald L. Andrews
neg: Maryland Historical Trust, Annapolis, MD
view N on Commerce St. from Lombard St.
32/41

Business and Government Historic District
Baltimore, Maryland
3 September 1985
photo: Ronald L. Andrews
neg: Maryland Historical Trust, Annapolis, MD
view S on Holliday St. from Lexington St.
33/41

B-3935

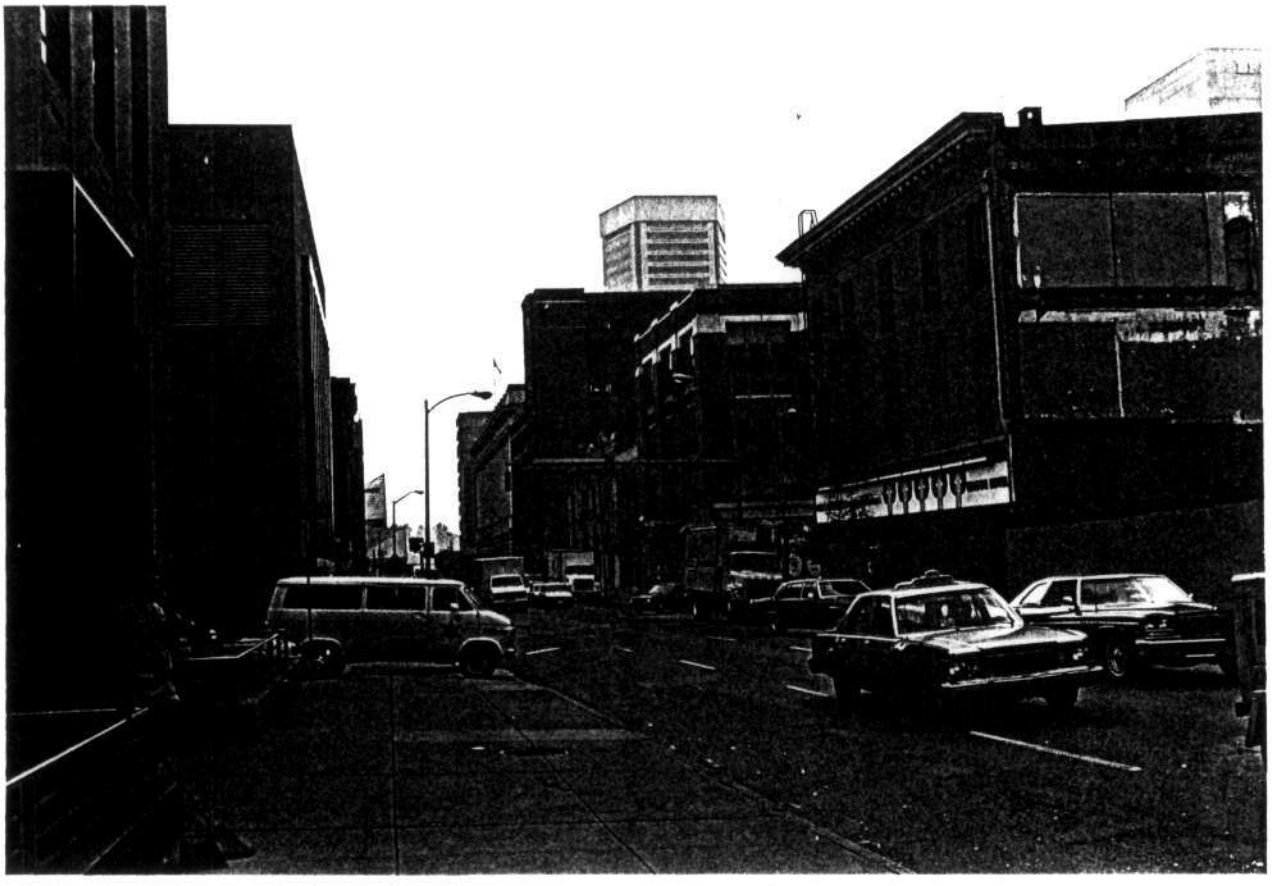


B-3935

Business and Government Historic District
Baltimore, Maryland
3 September 1985
photo: Ronald L. Andrews
neg: Maryland Historical Trust, Annapolis, MD
view S on Holliday St. from Lexington St.
34/41

Business and Government Historic District
Baltimore, Maryland
3 September 1985
photo: Ronald L. Andrews
neg: Maryland Historical Trust, Annapolis, MD
view N on Gay St. from Water St.
35/41

B-3935



B-3935

Business and Government Historic District
Baltimore, Maryland
3 September 1985
photo: Ronald L. Andrews
neg: Maryland Historical Trust, Annapolis, MD
view S on Gay St. from Fayette St.
36/41

Business and Government Historic District
Baltimore, Maryland
3 September 1985
photo: Ronald L. Andrews
neg: Maryland Historical Trust, Annapolis, MD
War Memorial, SW elevation, at Gay and
Fayette streets
37/41

B-3935

B-3935

Business and Government Historic District
Baltimore, Maryland
3 September 1985
photo: Ronald L. Andrews
neg: Maryland Historical Trust, Annapolis, MD
view N on Frederick St. from Water St.
39/41

Business and Government Historic District
Baltimore, Maryland
3 September 1985
photo: Ronald L. Andrews
neg: Maryland Historical Trust, Annapolis, MD
view N on Custom House St. from Water St.
38/41

B-3935

B-3935

Business and Government Historic District
Baltimore, Maryland
3 September 1985
photo: Ronald L. Andrews
neg: Maryland Historical Trust, Annapolis, MD
view N on Market Street from Water St.
40/41

Business and Government Historic District
Baltimore, Maryland
3 September 1985
photo: Ronald L. Andrews
neg: Maryland Historical Trust, Annapolis, MD
fountain at Water and Market streets in front
of Fish Market
41/41

PARK

B-3935

Business and Government

Historic District

BIG TOP

Business and Government Historic District

B-3935

FOR RENT
CALL

B-3935

Business and Government

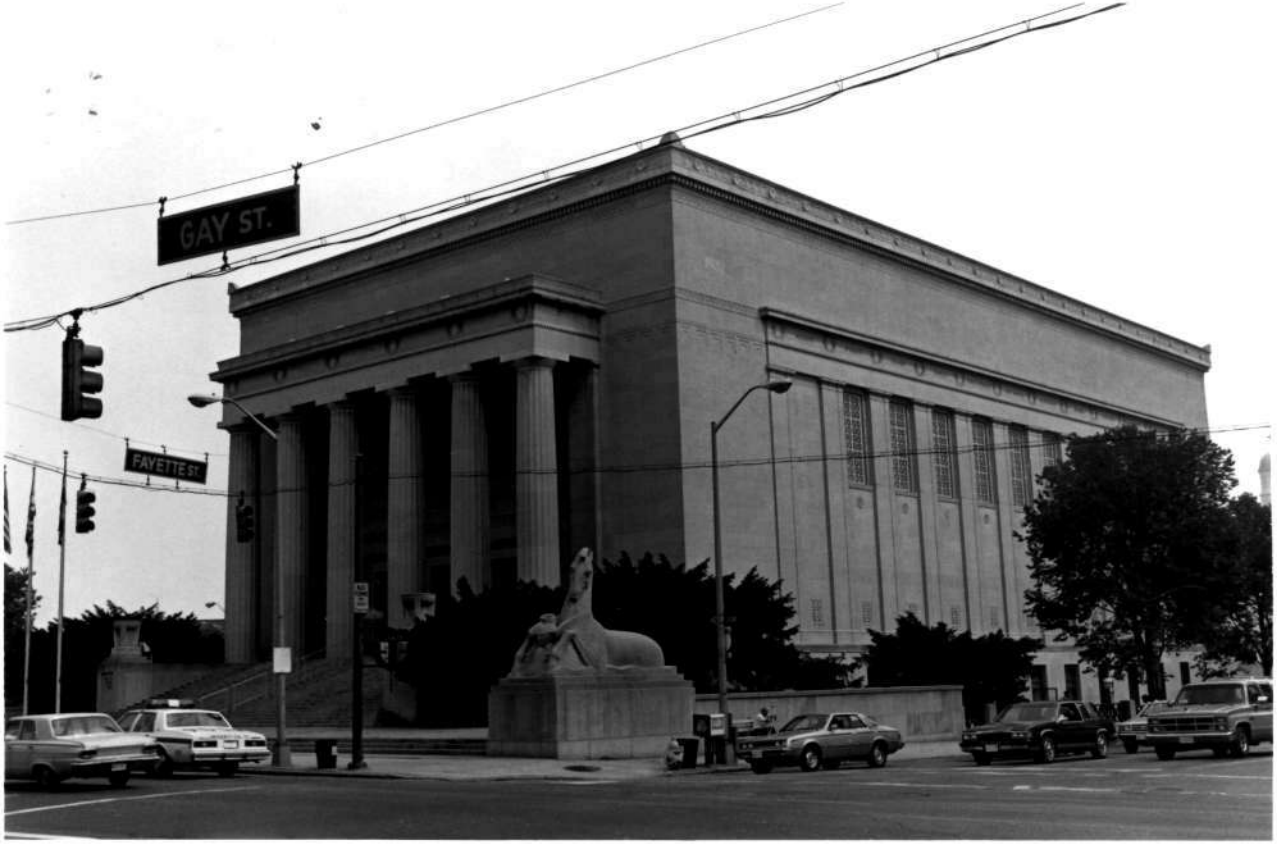
Historic District

DZP 369
WARP DRIVE

B-3935
Business and Government Historic District

~~B-1261~~
West side of Commerce Street
Financial District-Metrocenter Survey
Baltimore (City), Maryland
Photo: Fred Shoken
Date: July 1985
Neg.loc.: Maryland Historical Trust
View from Lombard Street looking north

12-15


GAY ST.
FAYETTE ST.

B-3935
Business and Government
Historic District

B-3935
Business and Government
Historic District

E LEXINGTON ST
LEXINGTON ST
News American
The Evening Sun

B-3935

Business and Government
Historic District

(13)

B-3935
Business and Government
Historic District

B-~~1261~~
Northern corner of Charles and Redwood Streets
Financial District-Metrocenter Survey
Baltimore (City), Maryland
Photo: Fred Shoken
Date: July 1985
Neg.loc.: Maryland Historical Trust
View from Charles Center looking northeast

13-15

B-3935

Business and Government Historic District

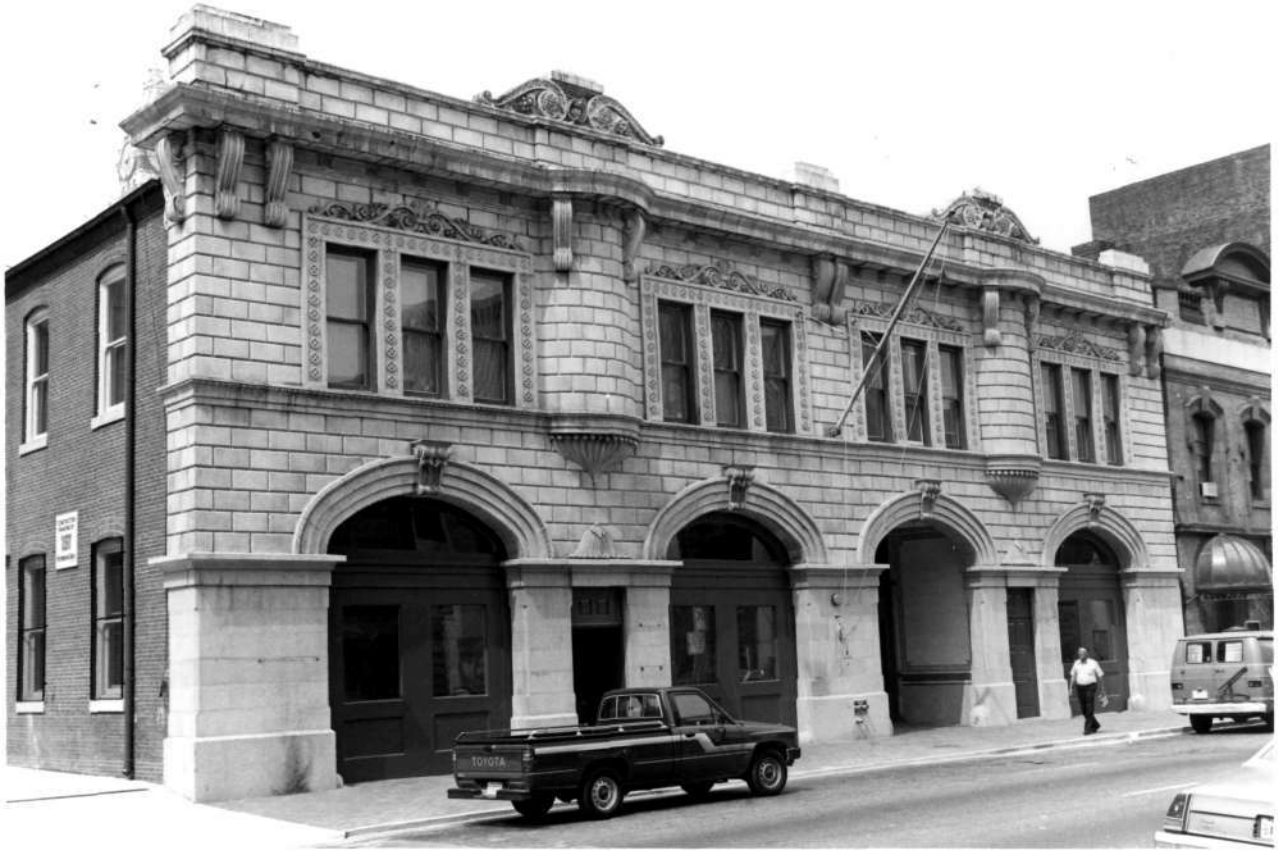
WHOLESALE FISH MARKET
PARKING
$1.50 ALL DAY
RIGHT

B-3935
Business and Government Historic District

TO
83
DO NOT
BLOCK
INTERSECTION
HOLOCAUST

B-393 S

Business and Government Historic District

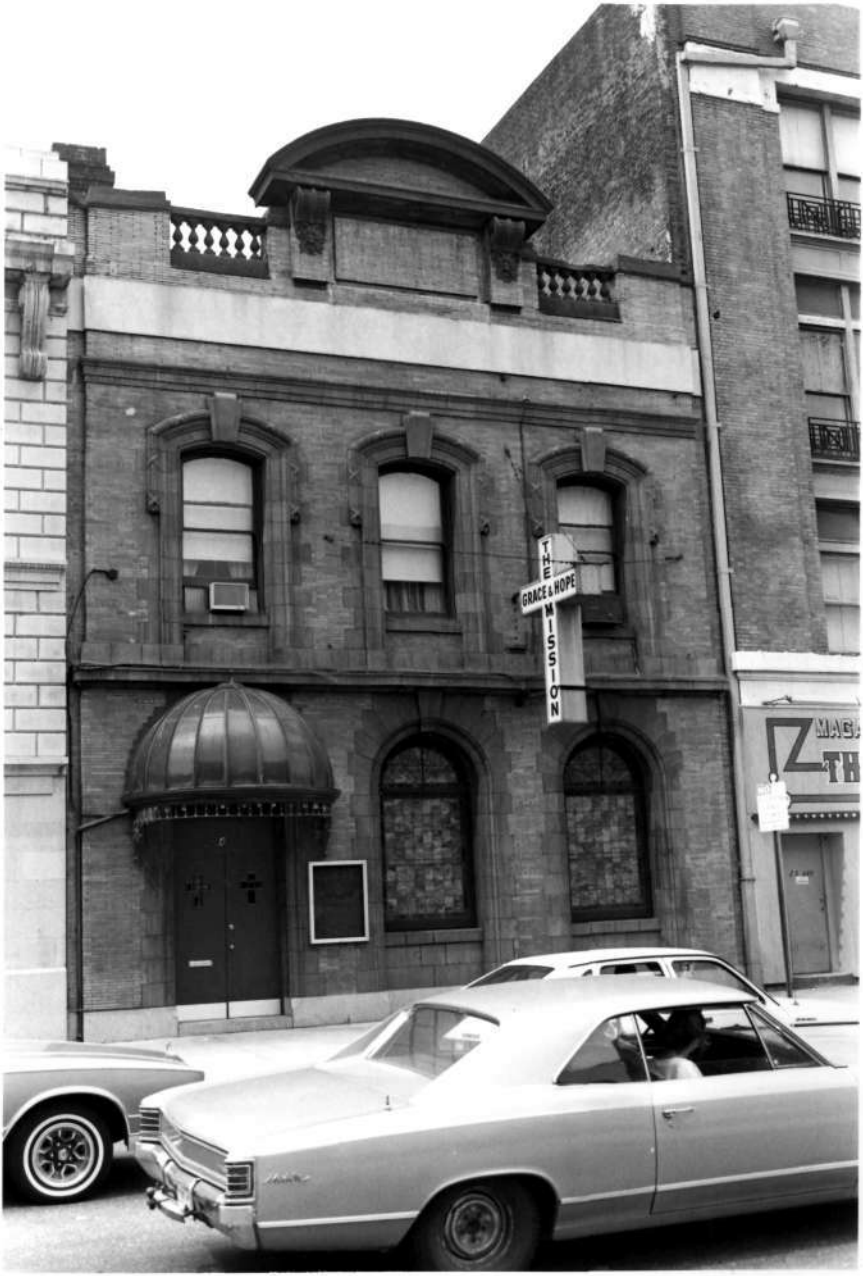

TOYOTA

B-3935

Business and Government Historic District

4-6PM
5PM-6PM

B-3935
Business and Government Historic District


THE
GRACE & HOPE
MISSION

B-3975

Business and Government
Historic District

B-3935

Business and Government Historic District

BUS STOP
PINE'S PHARMACY drugs,
BALTIMO

B-3935

Business and Government Historic District

BIG TOP

B-3935

Business and Government Historic District

B-3935
Business and Government Historic District

Parking
Coors
BREWED WITH
PURE ROCKY MOUNTAIN
SPRING WATER
Coors
TAXI

B-3975

Business and Government Historic District

NO
STOPPING
7-9 AM
4-6 PM

B-3935

Business and Government Historic District

E LEXINGTON ST
LEXINGTON ST

B-3935

Business and Government Historic District

SARATOGA ST.
NO TURNS ON RED

13-3935

Business and Government Historic District

TB-3935

Business and Government Historic District

1875
SAFE DEPOSIT & TRUST CO.
1905

B-3935

Business and Government Historic District

P-7935

Business and Government Historic District

(Peale Museum)

B-3935

Business and Government Historic District

B-7935

Business and Government Historic District

KEEP
RIGHT

B-3955

Business and Government Historic District

KEEP
RIGHT

B-3935

Business and Government Historic District

HOLLIDAY ST.
NO
RIGHT TURN

B-3935
Business and Government Historic District

B-3935
Business and Government Historic District

MCMXXII

B-3935

Business and Government Historic District

B-3935

Business and Government Historic District

B-3935 ~~B-1261~~
East side of North Charles Street
Financial District-Metrocenter Survey
Baltimore (City), Maryland
Photo: Fred Shoken
Date: July 1985
Neg.loc.: Maryland Historical Trust
View from Baltimore Street looking north

3-15

5-1 W. Calvert Street

(10)

B-3935 ~~B-1261~~

South side 200 block East Fayette St.
Financial District-Metrocenter Survey
Baltimore (City), Maryland
Photo: Fred Shoken
Date: July 1985
Neg.loc.: Maryland Historical Trust
View from Guilford Avenue looking west

10-15

Radio Shack

B-3935 ~~B-1261~~
South side unit block East Lexington Street
Financial District-Metrocenter Survey
Baltimore (City), Maryland
Photo: Fred Shoken
Date: July 1985
Neg.loc.: Maryland Historical Trust
View from Charles Street looking east

15-15