B-3600

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places Inventory—Nomination Form

For HCRS use only
received
date entered

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

1. Name

historic Bankard-Gunther Mansion

and/or common

2. Location

street & number 2102 E. Baltimore Street ___ not for publication

city, town Baltimore ___ vicinity of congressional district Third

state Maryland code 24 county Baltimore City code 510

3. Classification

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

4. Owner of Property

name Mayor and City Council of Baltimore

street & number City Hall, 100 North Holliday Street

city, town Baltimore ___ vicinity of state Maryland 21202

5. Location of Legal Description

courthouse, registry of deeds, etc. Records Office Room 601

street & number Baltimore City Courthouse

city, town Baltimore state Maryland 21202

6. Representation in Existing Surveys

City of Baltimore Neighborhood Survey has this property been determined elegible? ___ yes ___ no

date 1979 ___ federal ___ state ___ county X local

depository for survey records Commission for Historic and Architectural Preservation

city, town Baltimore state Maryland 21202

7. Description

B-3600

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

Describe the present and original (if known) physical appearance

The Bankard-Gunther Mansion at 2102 E. Baltimore Street is a three story, three bay wide, nine bay deep, flat roofed building of stretcher bond brick construction. Its west side is marked by four distinct sections of the surface: the first three bays which stand slightly taller than the others form a flat brick surface with one projecting second story bay window; the next two bays form a recessed curve; the next two bays are flat and feature a first floor bay window that protrudes some distance beyond the rest of the building line; and the remaining four bays are flat and considerably recessed. The back and east side of the building are both flat the front half of the east side adjoins the adjacent structure. The richly embellished, Italianate style building stands taller than any neighboring structure, and it is much grander in conception.

The facade rises up from a smooth stone base which has two windows that open into the basement. The elegantly curved marble stoop at one time had five steps; at present they are severely deteriorated. The stoop extends into the entrance portico which has recessed pilasters and a massive, flat hood above oversized consoles. A large cartouche between ornate scrolls decorates the center of the hood. The round, compound arch beneath the hood is embellished by a rounded keystone. The double doors have four molded panels and a fanlight. Typical of Italianate design, are the two, tall thin first floor windows. They are of one over one construction, feature thick stone sills, are recessed into the wall and are embellished by a scaled down version of the hood covering the entrance portico.

The windows of each progressive story of the facade became simpler in design. Those of the second floor are also of one over one construction and have stone sills; however, they are squatter in proportioning and their lintels are narrower. Their hoods are the same as those on the first story windows, but the decorative motif has been excluded. The windows on the third floor, although still of one over one construction, are much smaller and their cornices lie more closely to the wall than the corresponding hoods found on the lower floors. The stately facade is finalized by the pronounced bracketing of the cornice. The frieze includes tiny dentils that are almost hidden in the shadow of the wide soffit. The protrusion of the cornice beyond the flat roof gives the appearance of wide-eaved roofing when viewed from the front.

The south corner of the west side of the building has a small entrance (not original) which leads into the main parlor at the front of the building. To its right is a window of one over one construction with a stone sill, and to its left is a very small window which is boarded at present. A colossal, stone oriel window with three large single panelled openings projects out from the second story. Panelled molding and the projecting cornice add to the massiveness of this construction. To its right is a small window of one over one construction with a splayed, brick lintel. Above the oriel window on the third story are two, one over one windows with splayed brick lintels and stone sills. Old photographs and the shadow line of the original brickwork indicate that the second story window at one time extended into the third story; therefore, these windows are of

SEE CONTINUATION SHEET #1.

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(11/78)

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NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

(DESCRIPTION, continued)

more recent construction. To their right is a window identical in position and construction to that found on the second floor. This segment of the building's west side gives the illusion of height by its tall, symmetrically stepped parapet which is topped with a thin stone cornice. Bands of brick string coursing and the thin stone cornice begin on the parapet and extend into the other sections of the west side of the building, adding textural richness.

The next unit of the west side comprises a recessed, curved brick wall that encompasses a small, oval shaped room found within. The two boarded windows of the first story have splayed brick lintels and stone sills. The windows of the upper stories are of the same design, though somewhat smaller. Their one over one construction remains intact.

The third unit of the west side features the broad, protruding bay window that has been converted into an entrance in recent years. The three, massive windows are boarded at present; they, like the other windows on the west side, have splayed brick lintels. At present, six wooden steps lead into this central window. The flat roof of this construction is surmounted by two large, recessed windows which are currently boarded. The two third story windows are of one over one construction with stone sills. The carved armature of a formerly glazed structure (probably a porch or conservatory) links this unit to the recessed back of the building.

The last two units apparent on the west side have undergone considerable alterations probably in the early 20th century. A transomed entrance into a small hallway leads to the back staircase which, in all probability, was used by servants. To its right is a slender window opening with splayed brick lintels and stone sills. The windows of the upper stories are wider, but of the same construction; they are missing their sashes and glass. A small, louvered window (not original) is located on the left side of the second story. Only the first story of the final unit approximates the original appearance of this section. The boarded windows of the first story are of the same construction as those of the adjacent unit. The enclosed upper two levels replaced the original porch structure some time after 1920. The windows in this "new" area are one over one in construction and have brick lintels and sills. The brickwork here is of common bond. The boxed cornice in this section protrudes far beyond the upper section of the original buildings.

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(DESCRIPTION, continued)

The back of the building, like the last unit of the west side, reveals original and later construction. The first story, at one time located beneath the porch, has two boarded windows of the same early design. The newer section has one window on the left side of both the second and third stories; they are of the same design as those on the "new" west side. The east side of the building is continuous brick with a chimney at its center, it extends to meet the wall of the adjacent building. The mansion is surrounded by a brick and iron fence.

The interior of the building was extensively altered in this century and sections of the upper front floors are unaccessible because of deterioration. The basement is entered from the stairs at the end of the front hallway. While much of it is unexcavated, that portion in the front of the house still contains plumbing and heating fixtures. Many passages have been sealed with concrete blocks; however, two original cooling cellars (exact function unknown) can be easily examined. The brick vaulting is of English bond and is strikingly similar in construction to that found in the vaults of Westminster Presbyterian Church in Baltimore.

Behind the main entrance is a small vestibule with an arched, transom doorway that opens into the hall. Original appearance of this thickly, molded opening is not known. The original wooden staircase still remains in the hall; however, it is in poor condition and is non-functioning, since the upper stairs meet the concrete block sealing. The open side of the staircase is decorated with elaborately carved scrollwork of particular beauty.

The front room, located off of the main hall, is in deteriorated condition, but still features some original molding and ornaments. The upper wall curves gracefully into the ceiling decoration. The outer rim of the ceiling molding includes dovetail and billet moldings and the inner ornamentation includes pellet and guilloche motifs. In the back of this room few remnants of fine detail work can be found; the ceiling and walls are unsound and the former passage into the next room is sealed with concrete.

Access to the middle room is gained through the converted bay window on the west side. An oval shaped room in the curved section of the building, although in unsound condition, still features curved doors (one entering into a closet, the other into the hall) that round out the shape of the room. The large room with the bay window offers many fragments of the fine, early ornamental work. The wood molding

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(DESCRIPTION, continued)

surrounding the bay window in is good condition and it, at one time, continued in a narrow band around the perimeter of the room. Sections of the handsomely designed, painted ceiling remain; a design consisting of large octagons, diamonds and lozenges at one time covered the entire surface. The south side of the room (towards the Baltimore Street facade)opens into the front parlor via sliding doors that house a wooden shelf; this construction remains in good condition. On the north side of the room is a fireplace and to its right is the armature of an earlier glazed structure. In all probability, this porch or greenhouse extended into a passage presently sealed behind the fireplace. It seems that this room was the most sumptuous to be found in the mansion.

The back entrance on the west side of the structure provides access to rooms in the rear of the building. A wooden staircase in fair condition leads to the second and third floors. This wing of the structure is the most heavily partitioned and it is not known whether this was part of the original conception of the building or a result of actions taken by the charitable institutions and landlords who owned the building in more recent years. The first floor consists of a long hall with four rooms opening off of it. The second floor is subdivided into two large areas and has remnants of partitioning running parallel to the stairs. The third floor also has major walls delineating two large areas; however, the space is divided into many small areas by numerous partitioned walls. The floors and walls in this part of the mansion are in extremely poor condition.

Although virtually gutted in some areas, the mansion still retains many of its original, interior and exterior features, which reveal the superior workmanship required in its construction.

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	___ economics	___ literature	___ sculpture	
___ 1600–1699	X architecture	___ education	___ military	___ social/ humanitarian	
___ 1700–1799	___ art	___ engineering	___ music	___ theater	
X 1800–1899	X commerce	___ exploration/settlement	___ philosophy	___ transportation	
___ 1900–	___ communications	___ industry	___ politics/government	___ other (specify)	
		___ invention			

Specific dates circa 1866 **Builder/Architect**

Statement of Significance (in one paragraph)

SIGNIFICANCE

The size and design of the Bankard-Gunther Mansion attest to the success of Jacob J. Bankard, one of many enterprising and prominent butchers who flocked to "Butcher's Hill" beginning in the early 19th century. His elegant house served as model for other homes of the affluent in the area. Architecturally, it is of Italianate/Renaissance Revival design and features stone ornamentation probably provided by Hugh Sisson, the producer of the columns of the United States capitol of Washington, D. C. In 1891, the mansion became the home of George Gunther, the son of the mayor of Werthheim, Germany who established a famous brewing dynasty in Baltimore, and it continued to be one of the most fashionable residences in Baltimore in the late 19th century. In 1919 the building became an important Baltimore charitable center to be used by the Hebrew Home for Incurables and the Emmanuel Center to provide humanitarian service to the community.

HISTORY

Butcher's Hill in East Baltimore is one of the most historically significant and architecturally rich areas of the City, and the Bankard-Gunther Mansion is an expressive product of the "Hill's" early history. Several advantages of this area attracted butchers since 1810: Philadelphia Road, entering the Hill from the northeast at Patterson Park Avenue and Baltimore Street, afforded for the delivery of livestock from the farms from the farms east of Baltimore; Baltimore Street gave direct access to Broadway (originally Market Street) and the Fells Point Market House, the butcher's main outlet for his products; the elevation of the site probably removed some of the more noxious aspects of the trade from the population spreading east from Old Town and north from Fells Point; and City legislation passed between 1812 and 1818 regulating the operation and location of slaughter houses and butchering establishments may have directed butchers to the site. From the early century to the outbreak of the Civil War, butchers came in a steady stream. Among these were members of the Bankard family.

The Bankard family had been working on the Hill at least since 1840. A prominent member of his community, Jacob J. Bankard served on the Committee of Arrangements for the opening of Patterson Park in July of 1853. With the onset of the Civil War, Patterson Park was overrun with Union Army Infantry and hospital encampments. The extent of disruption caused by the military presence is unknown, but the family of Jacob J. Bankard prospered. Jacob had stalls of his own in the Centre, Lexington and Harrison markets by 1860. During the war he got into the business of packing beef and pork. Amassing of wartime fortune, perhaps through the

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(SIGNIFICANCE, continued)

sale of his products to the Army, by 1866 he had built the lavish residence and carriage house on the northeast corner of Baltimore and Chester Streets, now known as the Bankard-Gunther Mansion.

The first listing of Jacob J. Bankard at Baltimore and Chester Streets appears in the 1864 City Directory. His plans for the establishment of the grade of Baltimore Street from Choptank to Chester Streets, submitted to the City Commissioner November 23, 1863, indicated his concern for the street upon which his house was to face. Baltimore City Tax Assessment records confirm that the grand house was constructed by 1866. In that year his total assessment consisted of $1,922.00 for his lot at Baltimore and Chester Street, $15,000 for improvements to the lot, $1,500.00 for the stable at the rear of the lot and $10,000 for additional improvements. These expenditures indicate that construction on a large scale, probably making use of the finest of materials, took place in the period immediately preceeding the assessment.

Although the architect and builder of the mansion remain unknown, it is probable that the master stone mason and president of the Beaver Dam Marble Company, Hugh Sisson, provided the stone ornamentation found on the facade. Baltimore City Records of Conveyances show that a mortgage was made from the Bankards to Hugh Sisson in 1867, in all probability this being the means of paying Sisson for his services. Ranked among the leading stone workers in the country, Sisson furnished interior and exterior ornamentation for Baltimore buildings including City Hall, the Franklin Bank, Alexander Brown and Sons Building, the U.S. Customs House, the Peabody Institute and the Enoch Pratt Library. Blocks of the Washington Monument in Washington , D.C., and the columns of the U.S. Capitol were also provided by Sisson. Much of his finest specialty work can be found in Loudon Park and Greenmount Cemeteries.

After Gunther's death in 1912, the twenty-two room home became the property of Doc Slater, a gambling king of Baltimore at that time. In June 1919, the mansion was purchased for use by the Hebrew Home for Incurables, which had been established in 1914 on Aisquith Street near Baltimore Street. In 1929 the patients were moved to a new establishment at Levindale, Belvedere and Greenspring Avenues. The Presbyterian Church, North and South, purchased the property at this time to establish the Emmanuel Neighborhood House, a recreational, social and Biblio-study Center for converted Jews. The center was conducted by the Reverend Aaron J. Klingerman, a native of Poland who came to this country to prepare for Christian ministry. In 1948 the "Emmanuel Center" moved to 3512 Powhaten Avenue and the Bankard-Gunther Mansion was used

SEE CONTINUATION SHEET #5.

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(SIGNIFICANCE, continued)

as an apartment house for a number of years.

After being vacated for at least a decade, the mansion is now undergoing renovation so that it may remain a testiment to the achievements of important Baltimore businessmen and artisans of the 19th century. The renovated mansion will become the centerpiece of Butcher's Hill redevelopment efforts. The Neighborhood Housing Service, an East Baltimore housing agency, and the City of Baltimore have created the nucleus of a middle class neighborhood in this formerly deteriorated area. Butcher's Hill houses are undergoing extensive rehabilitation and the renovation of the Bankard-Gunther Mansion will be the crowing achievement of the Hill's redevelopment.

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Bankard-Gunther Mansion
Baltimore City
CONTINUATION SHEET Maryland ITEM NUMBER 9 PAGE 6

(MAJOR BIBLIOGRAPHICAL REFERENCES, continued)

Baltimore American, "Baltimore Then and Now" in Baltimore American, October 3, 1959.

Distinguished Men of Baltimore and Maryland. Baltimore, 1914.

"Gunther Brewing Company" in Baltimore American, December 30, 1956.

Baltimore City Directories, 1860-1900.

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(11/78)

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Bankard-Gunther Mansion
Baltimore City
CONTINUATION SHEET Maryland ITEM NUMBER 10 PAGE 7

VERBAL BOUNDARY DESCRIPTION

BEGINNING at the northeast corner of North Chester Street and Baltimore Street; thence, 115' 8½" north along Chester; thence, 60'3" east along the dividing line between lots 59B and 59C; thence, 115'8½" south along the dividing lines between lots 59 and 58; thence 60'3" west along Baltimore Street to the point of beginning.

9. Major Bibliographical References

B-3600

Baltimore City Tax Assessment Records, 1861-1866.
Howard, George A. Monumental City. Baltimore: M. Curlander Publisher, 1889.
Scharf, Col. J. Thomas. The Chronicles of Baltimore. Baltimore Turnbull Brothers., 1874.

SEE CONTINUATION SHEET #6.

10. Geographical Data

Acreage of nominated property 0.160

Quadrangle name BALTIMORE EAST QUADRANGLE Quadrangle scale 1:24000

UMT References

	Zone	Easting	Northing
A	18	363130	4350180
B			
C			
D			
E			
F			
G			
H			

Verbal boundary description and justification

SEE CONTINUATION SHEET #7

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

state	code	county	code
	code	county	code

11. Form Prepared By

name/title Kathleen Gilbert, Planning Assistant

organization Commission for Historical and Architectural Preservation date 1980

street & number 100 North Holliday Street telephone (301) 396-4866

city or town Baltimore state Maryland 21201

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 Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature J. Little 6-6-80

title STATE HISTORIC PRESERVATION OFFICER date

For HCRS use only

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

date

Keeper of the National Register

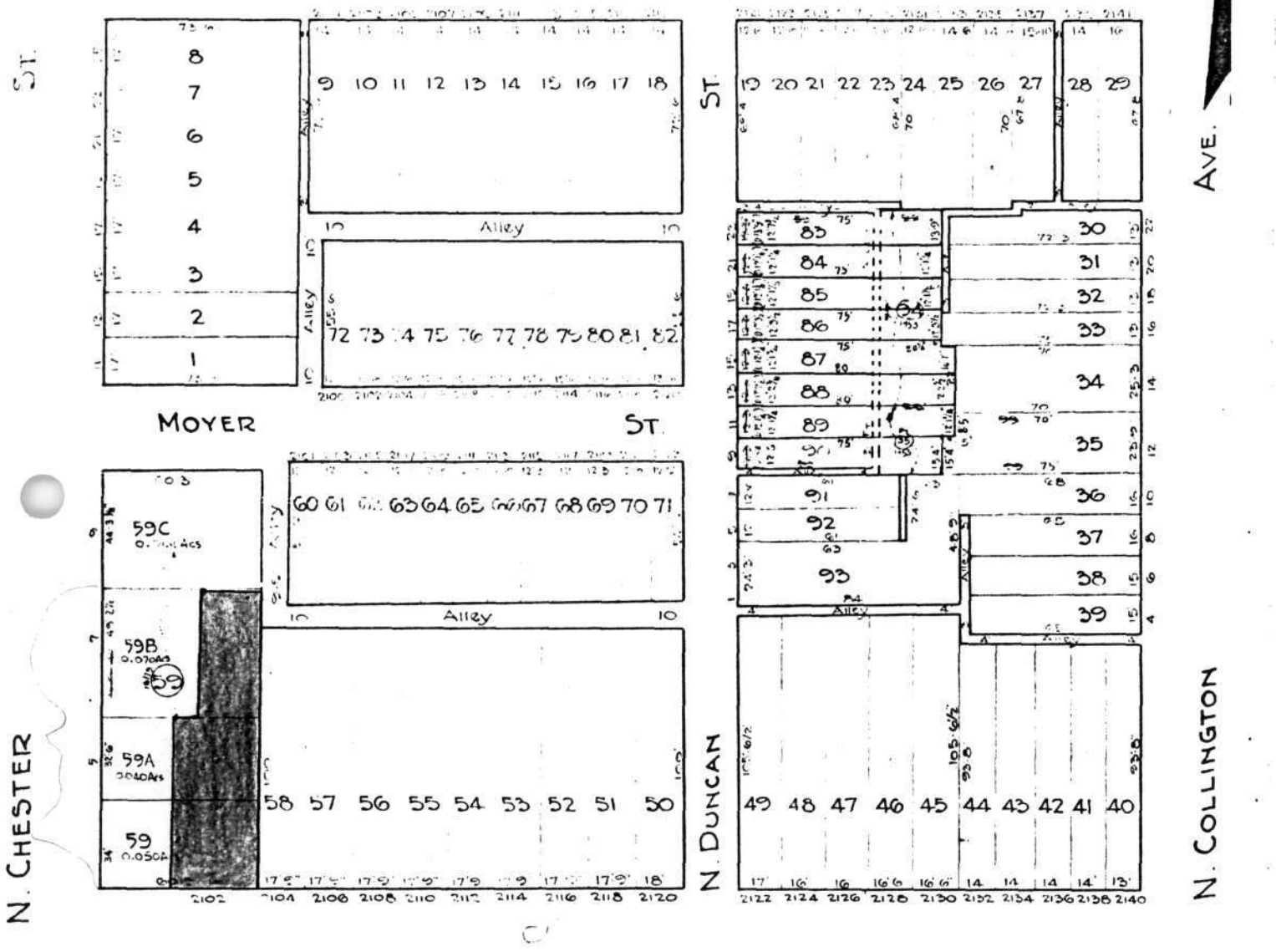
Attest: date

Chief of Registration

REVISIONS

Lots 35 83 to 90 & 94 Plb Deeds 1 Pl. 12 C. Sh 709

THE BANKARD/GUNTHER MANSION
2102 E. BALTIMORE ST.
BLOCK MAP
BLOCK 1722-LOT #59
0.160 ACRES
B-3600

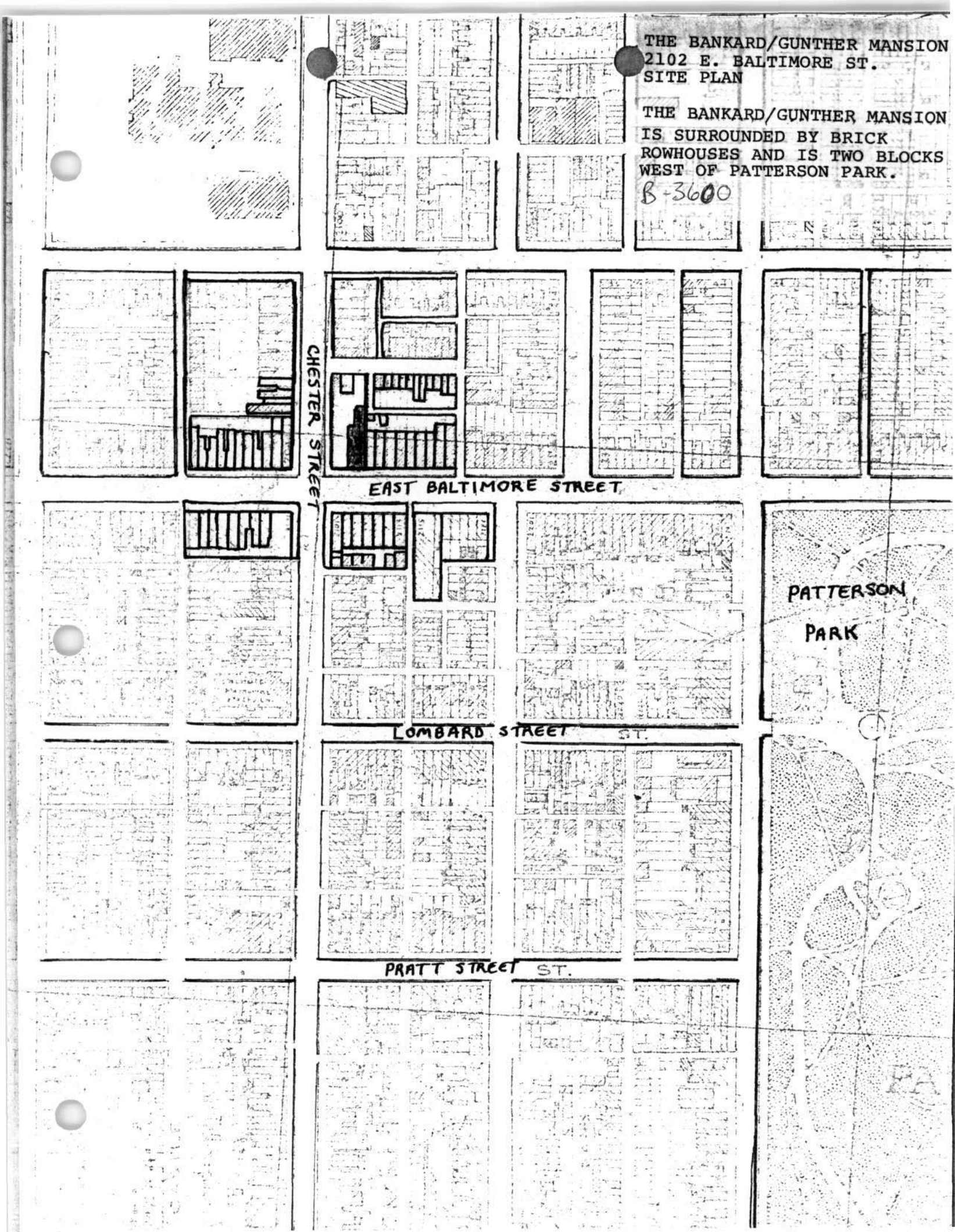


C. N. BAIN
PLACED BY C. GILBERT
LETTERED BY W.M. LEE
CHECKED BY W.M. LEE
PLOTTED BY BAIN

NOTICE

THIS IS NOT A PLAT AS PROVIDED FOR UNDER ARTICLE [illegible] OF THE CITY CHARTER. IT IS COMPILED FROM TITLE AND OTHER DEEDS AND IS NOT AN AUTHENTIC SURVEY

CITY OF BALTIMORE
DEPARTMENT OF PUBLIC WORKS
BUREAU OF PLANS & SURVEYS
PROPERTY LOCATION DIVISION
WARD 6 SECTION 12
BLOCK 1722
SCALE 1"=40'-0" DATE MCH 19[illegible]


THE BANKARD/GUNTHER MANSION
2102 E. BALTIMORE ST.
SITE PLAN
THE BANKARD/GUNTHER MANSION IS SURROUNDED BY BRICK ROWHOUSES AND IS TWO BLOCKS WEST OF PATTERSON PARK.
B-3600
CHESTER STREET
EAST BALTIMORE STREET
PATTERSON PARK
LOMBARD STREET ST.
PRATT STREET ST.

BANKARD/GUNTHER MANSION
2102 East Baltimore Street
UTM REFERENCE #
18. 363095 .4350158
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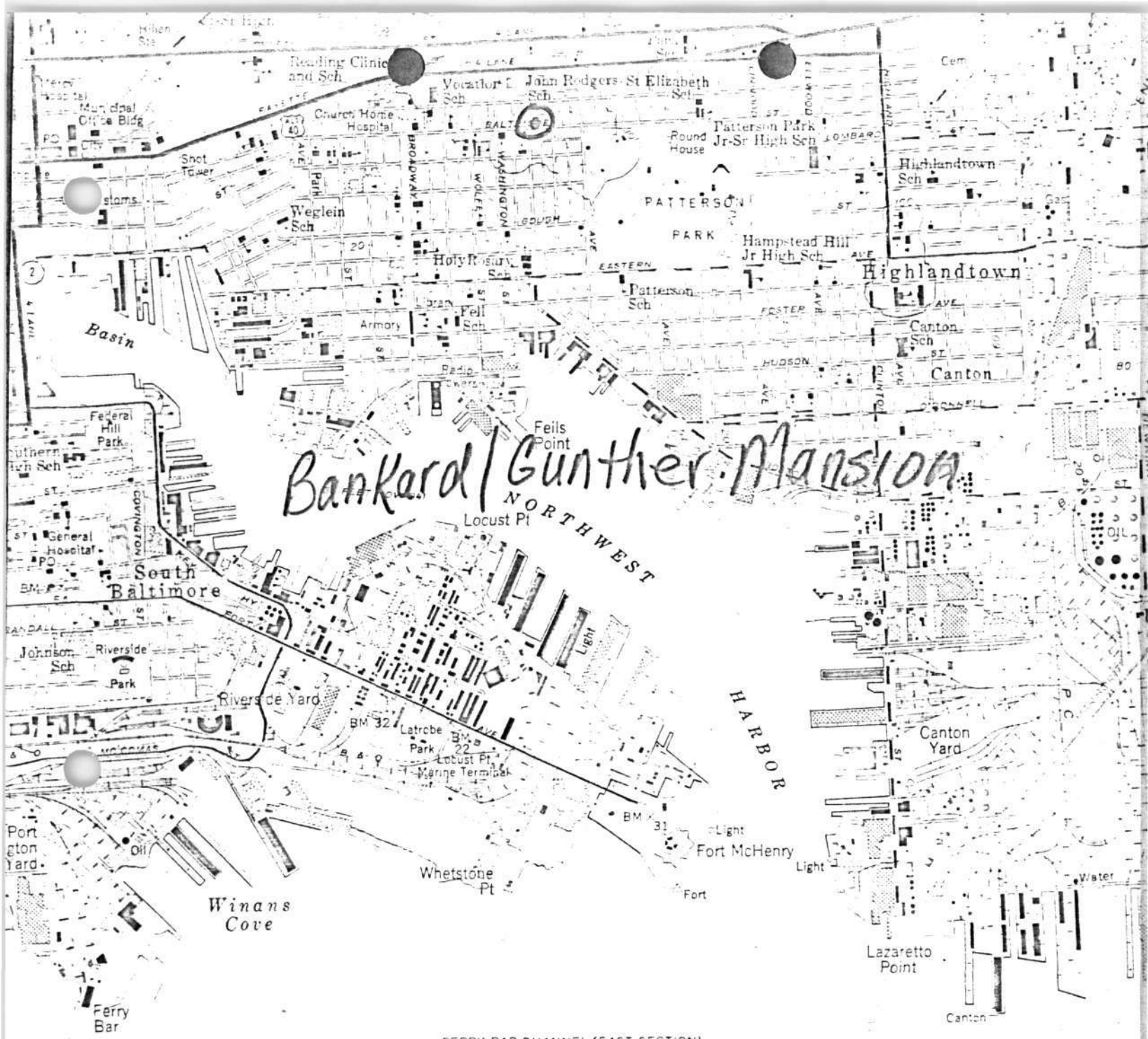
BALTIMORE EAST QUADRANGLE



Baltimore East Quad. PATAPS

910 000 FEET 362 363 35' 364 (CURTIS BAY) 5662 II NE

SCALE 1:24 000

Service

e Geological Survey

SCE and City of Baltimore

photogrammetric

1943 Field checked 1944

1953

545 (1951)

American datum

coordinate system

grid ticks

landmark buildings are shown

1000 0 1000 2000 3000 4000

CONTOUR INTERVAL 20 FEET
NATIONAL GEODETIC VERTICAL DATUM OF

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THE MEAN RANGE OF TIDE IS APPROXIMATELY

UTM GRID AND 1974 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

B-3600

THIS MAP COMPLIES WITH NATIONAL MAP ACCUR

FOR SALE BY U S GEOLOGICAL SURVEY RESTON

A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS

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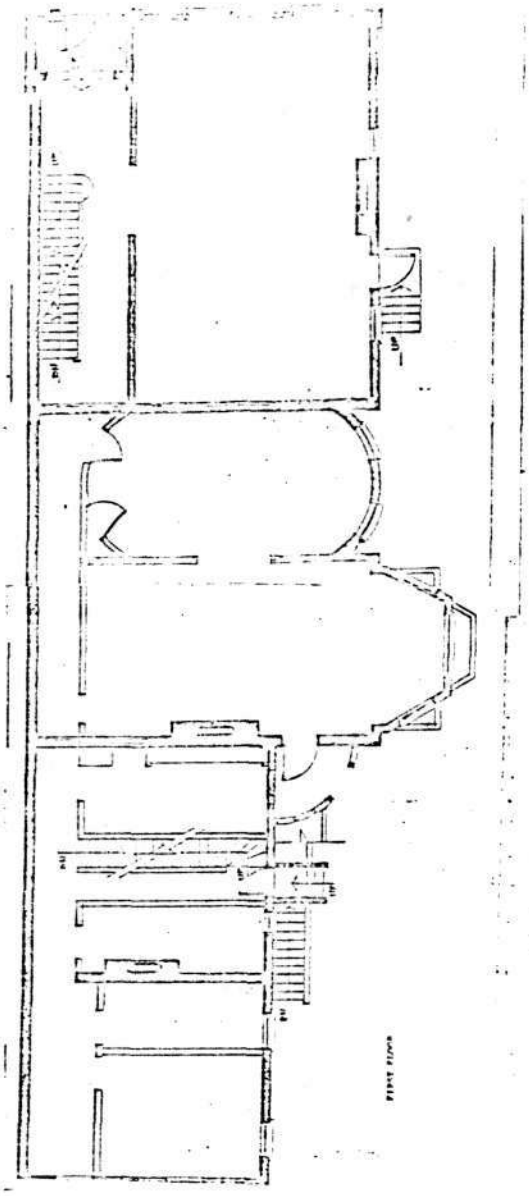
Bankard-Gunther Mansion

Baltimore (city)

Maryland



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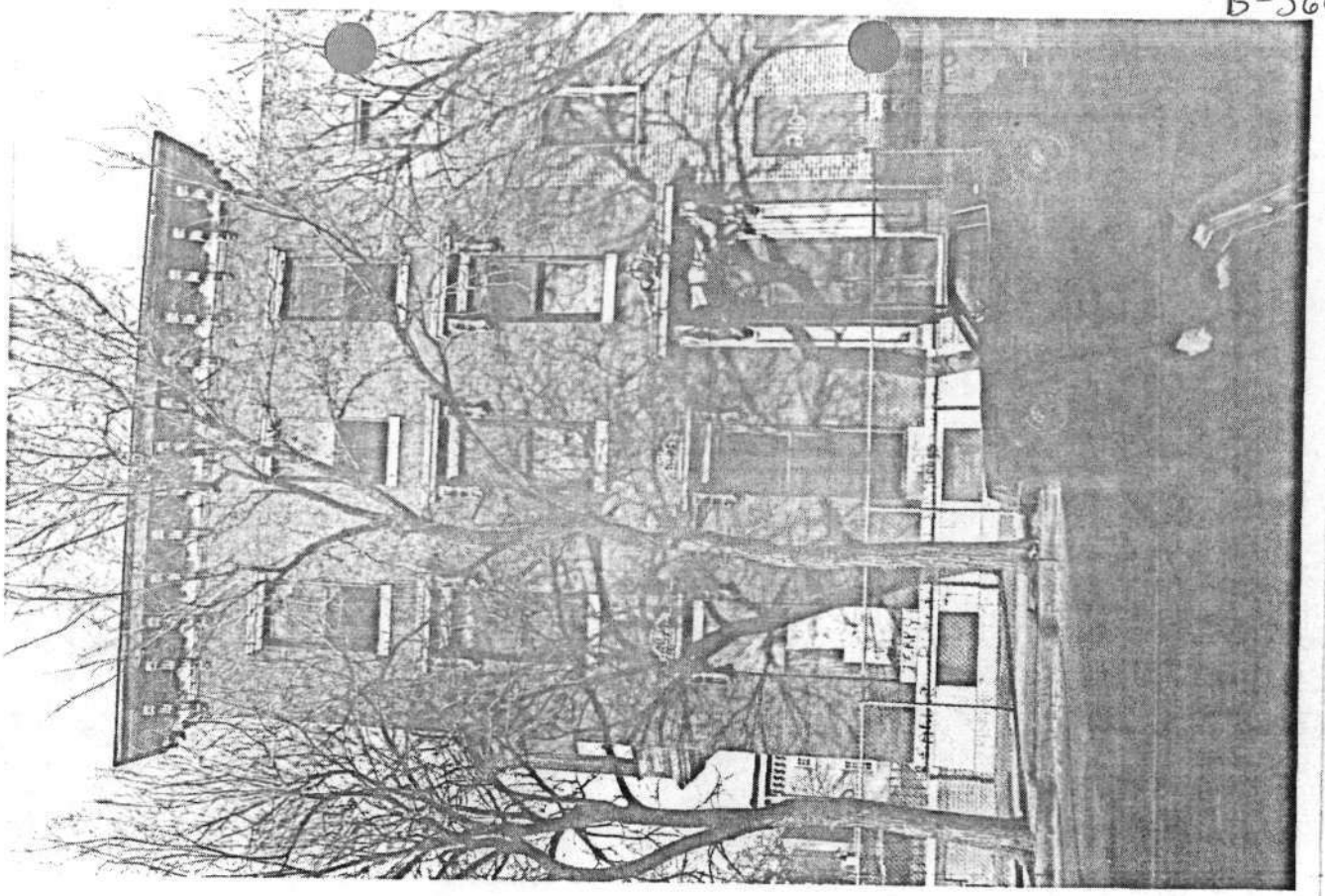

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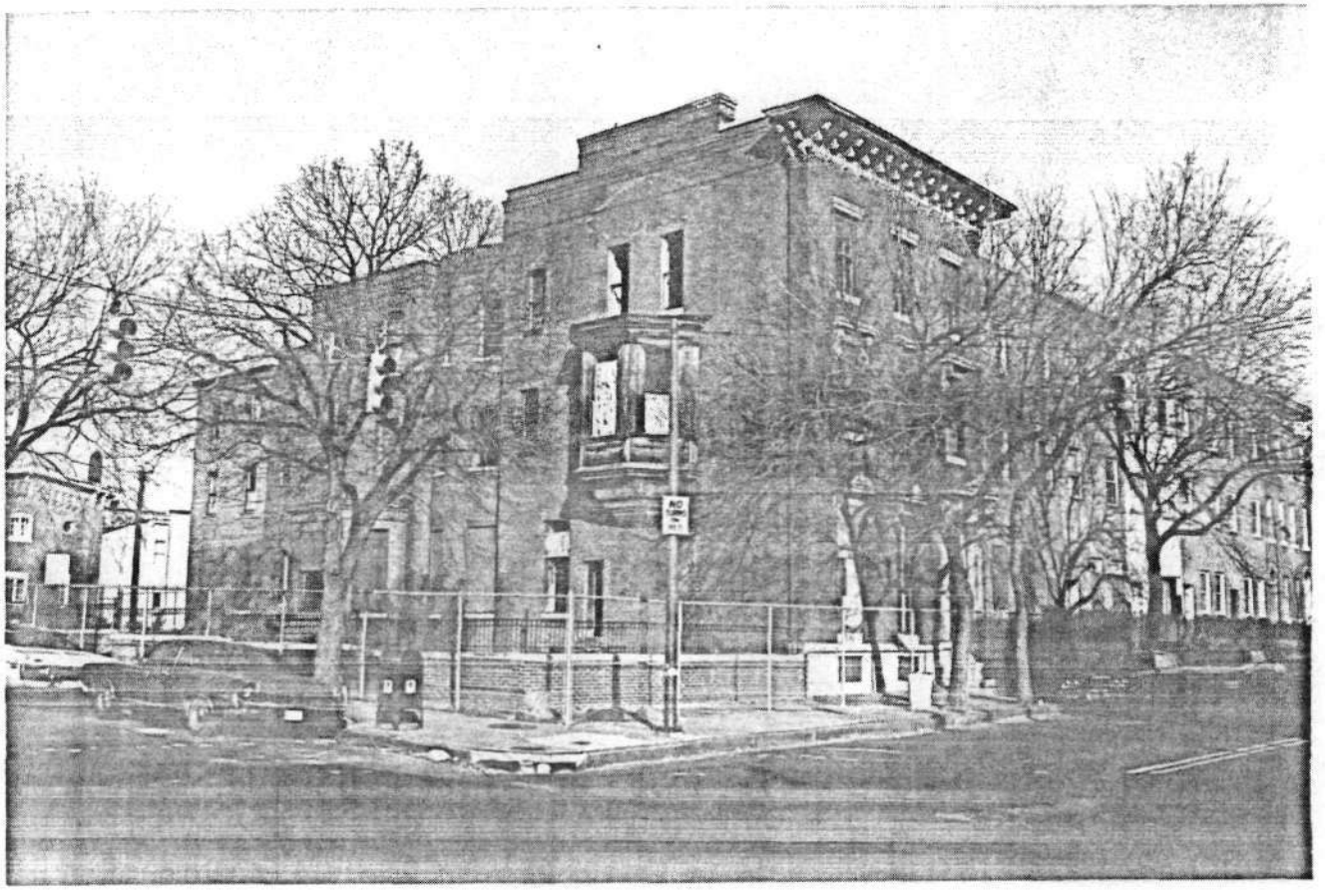

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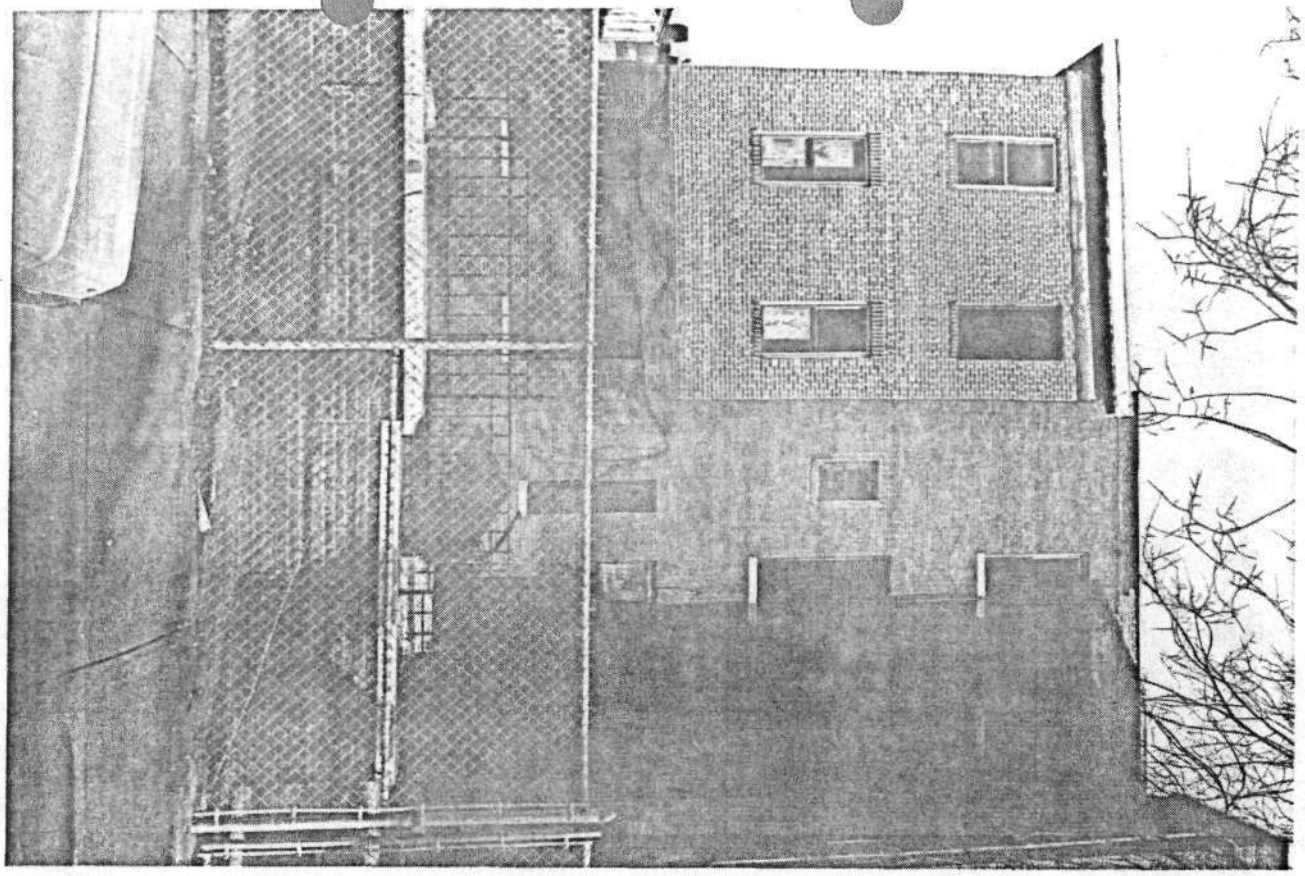

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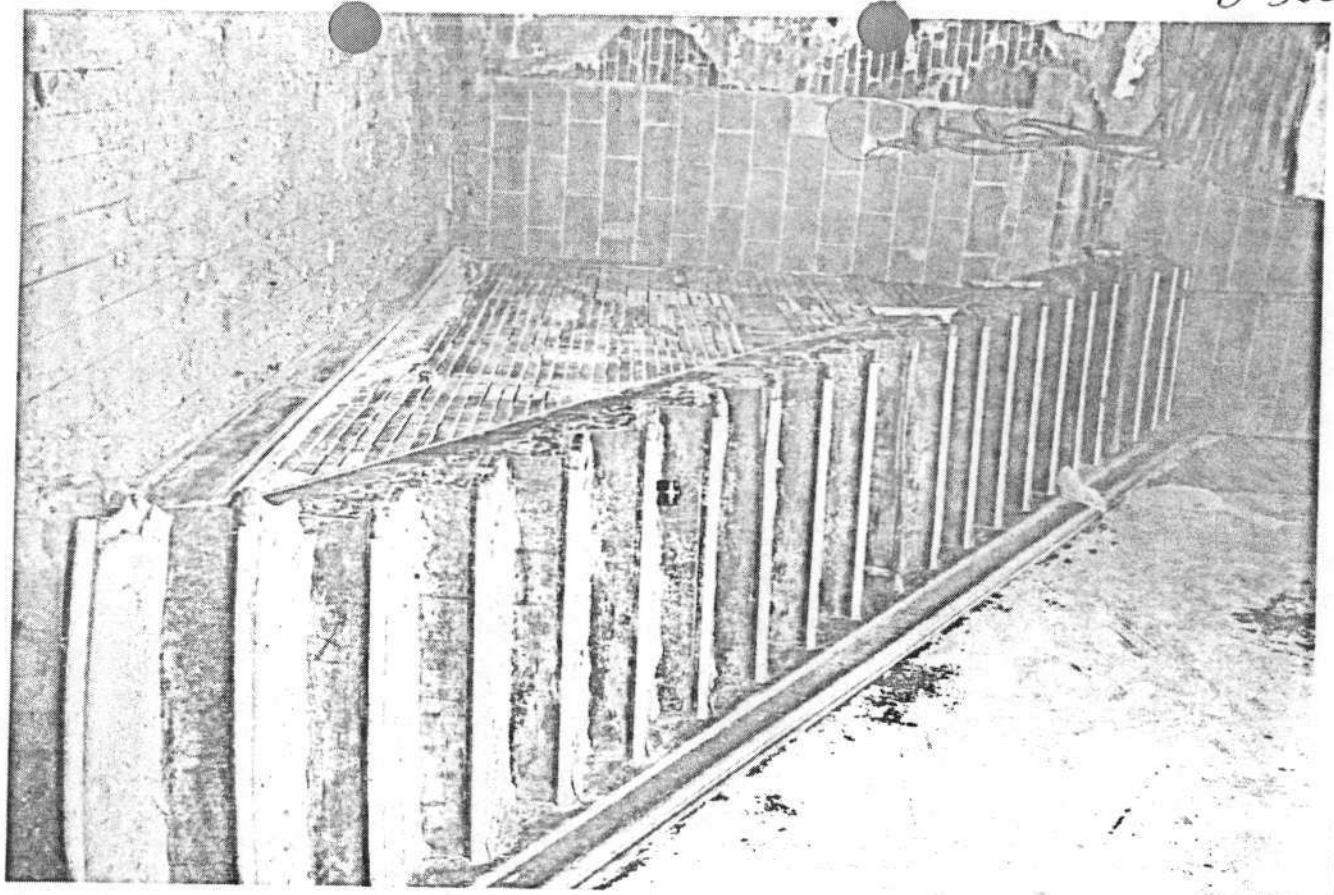

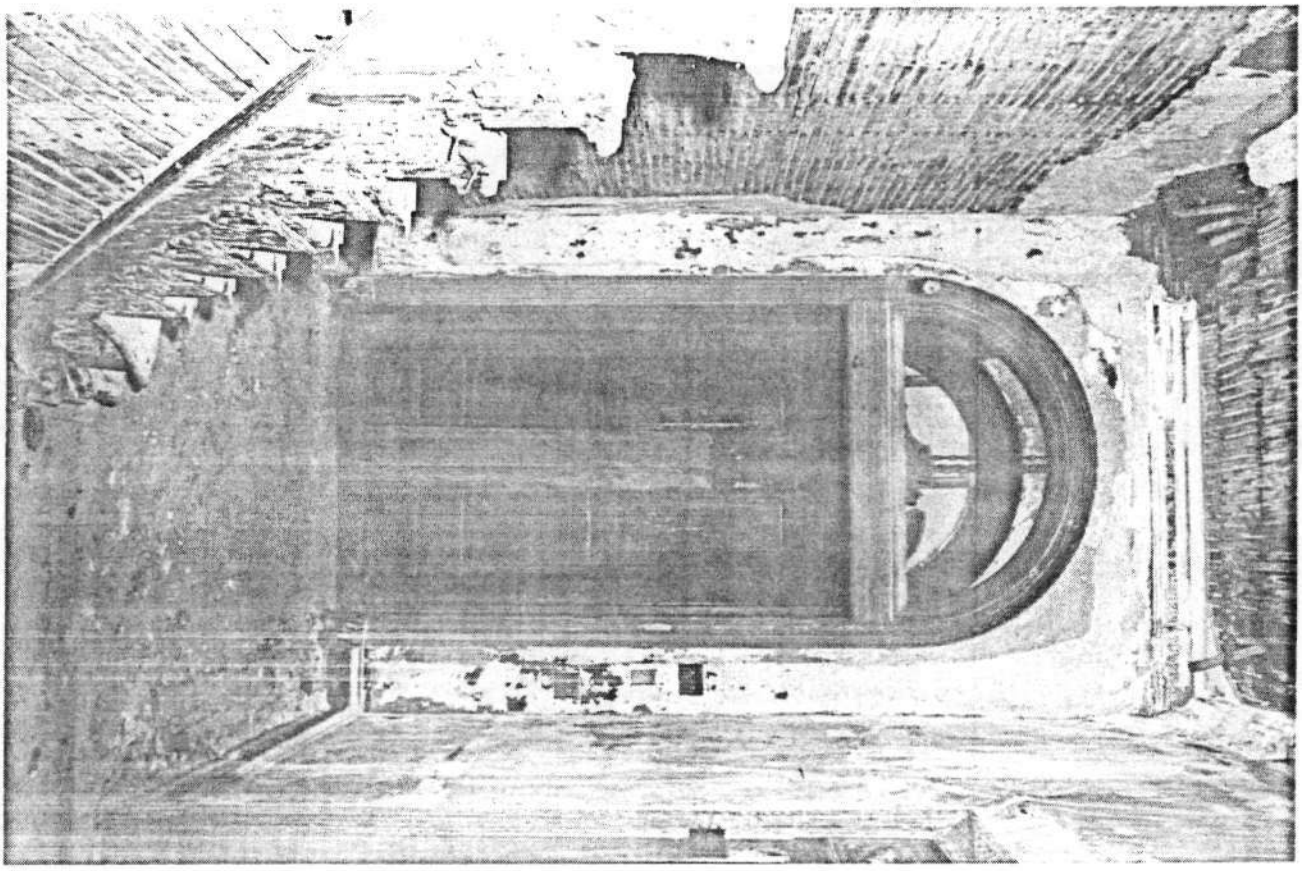

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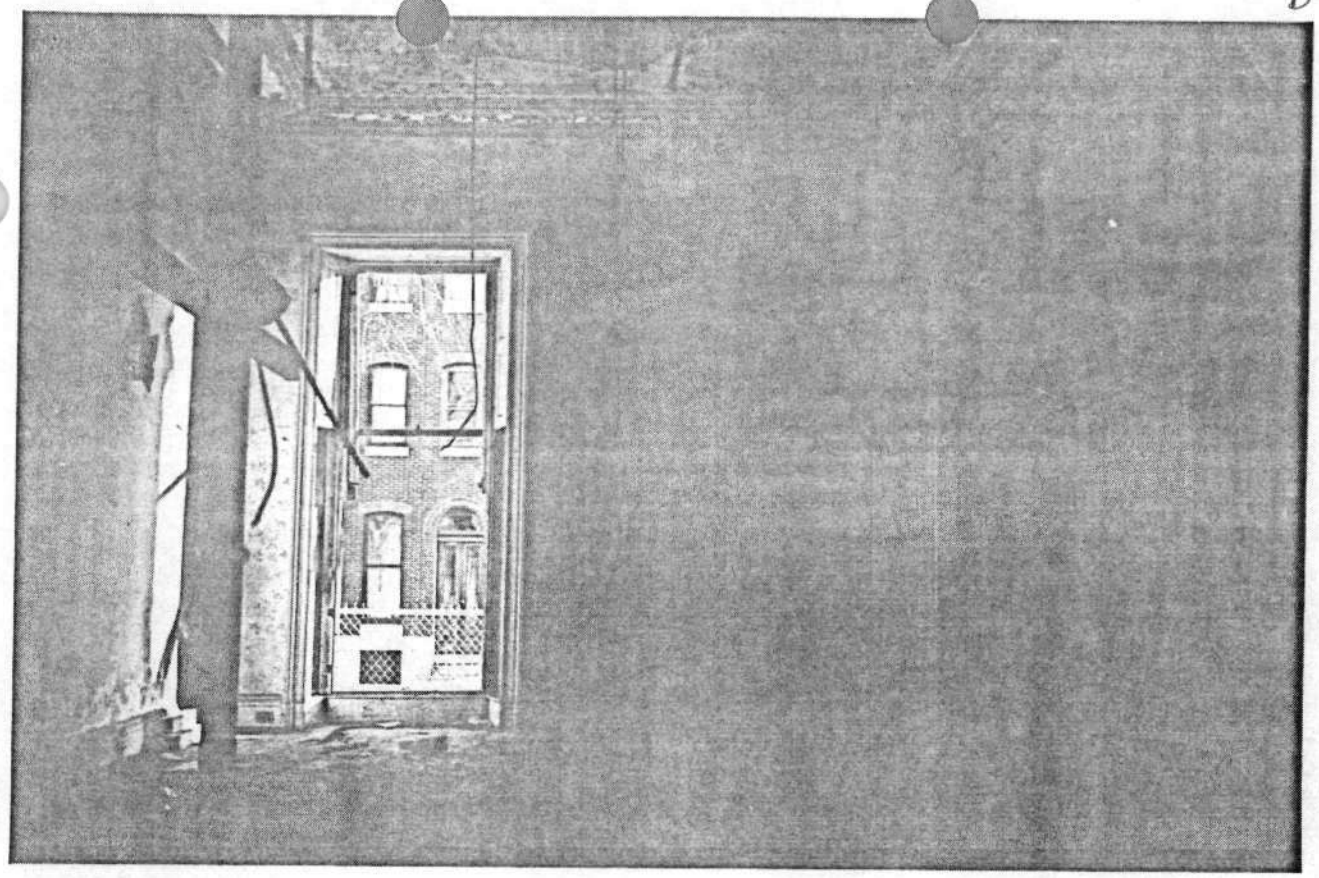

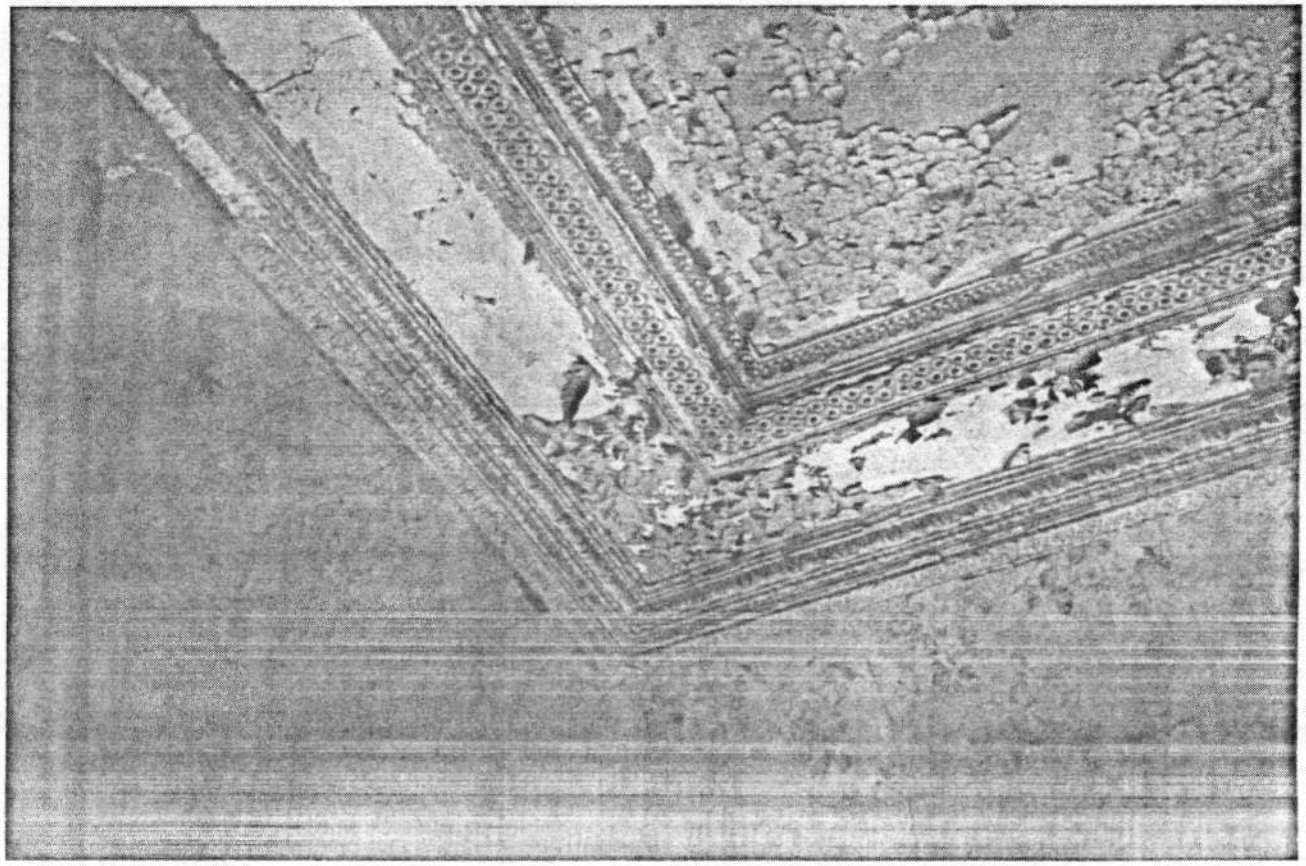

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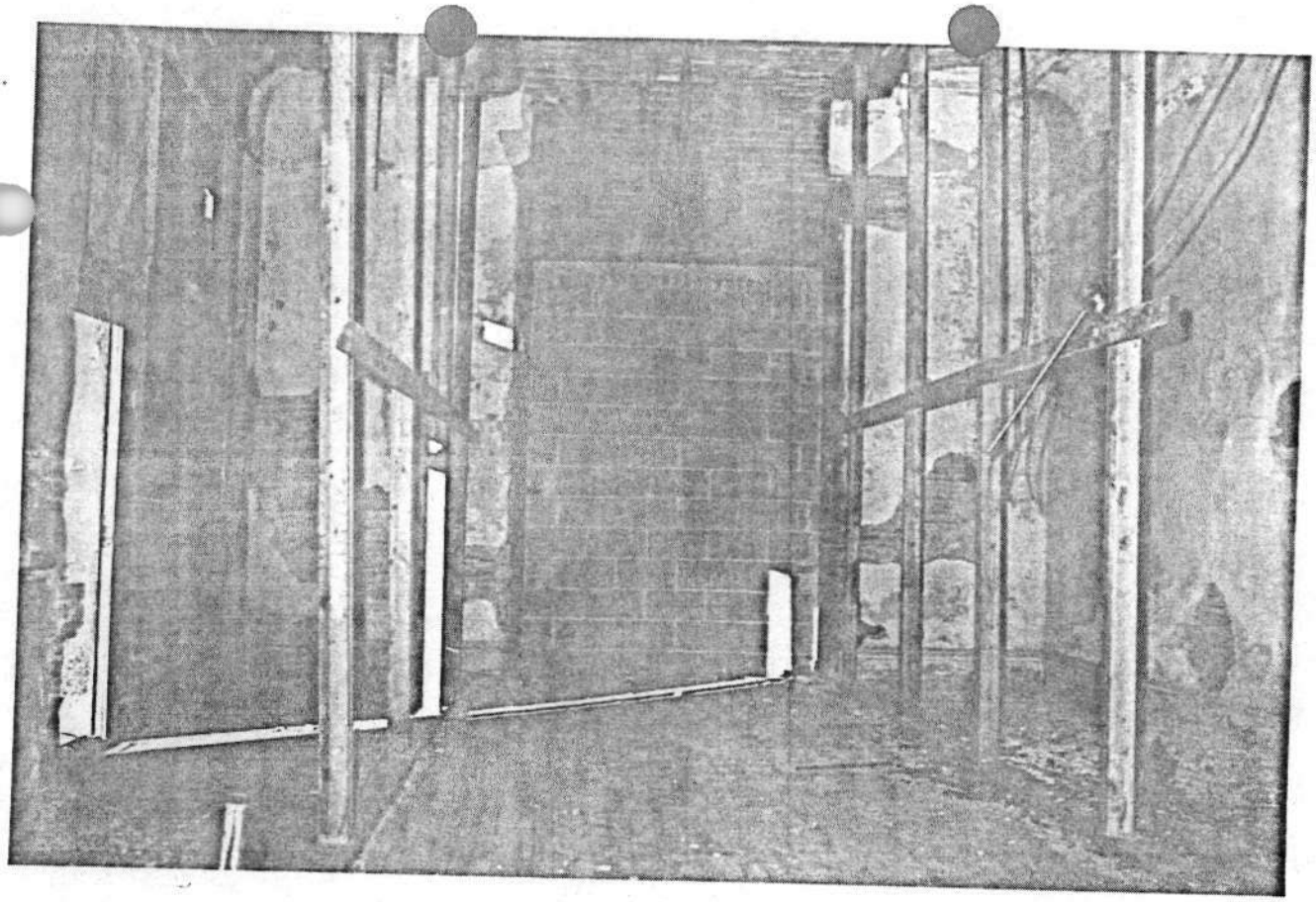

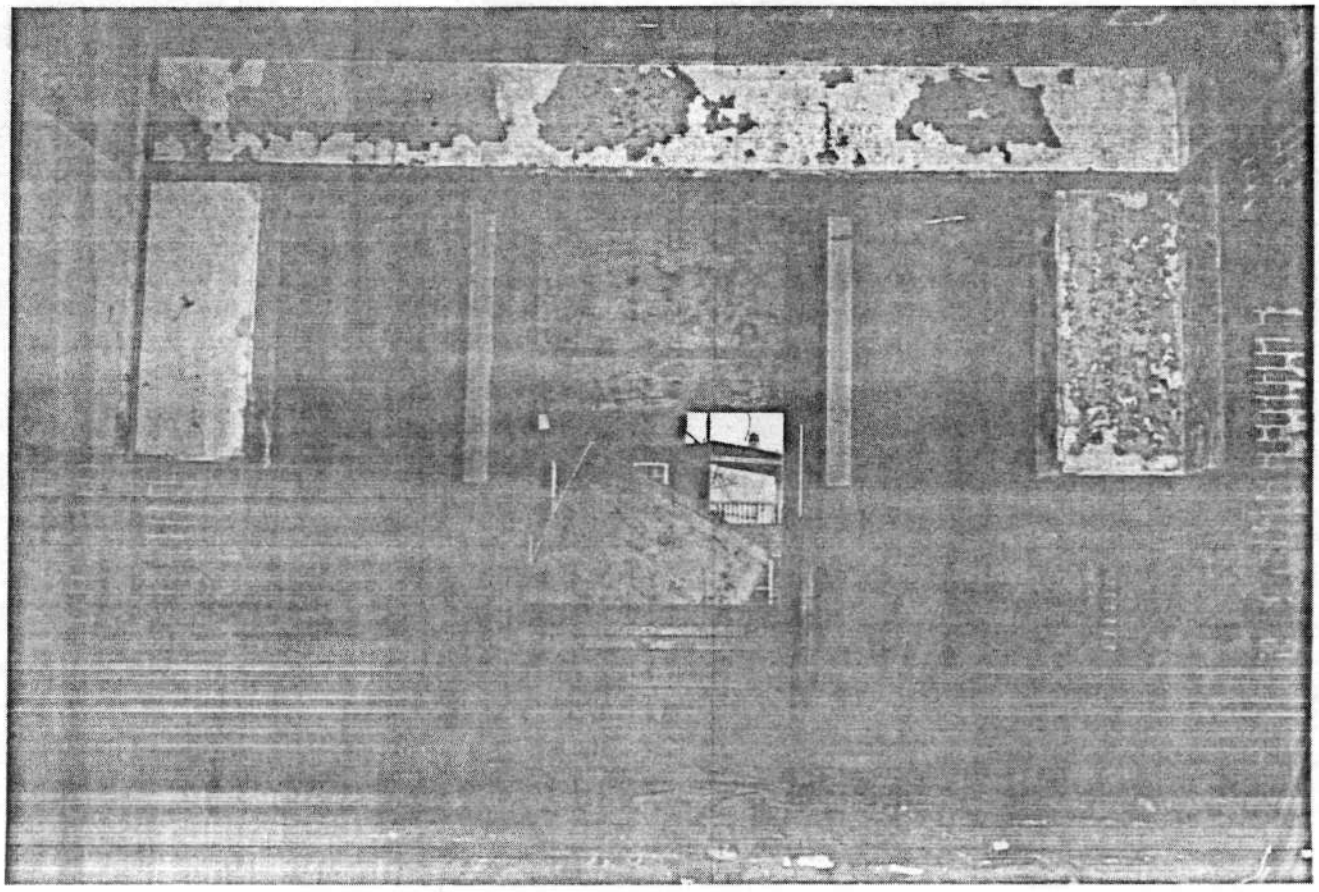

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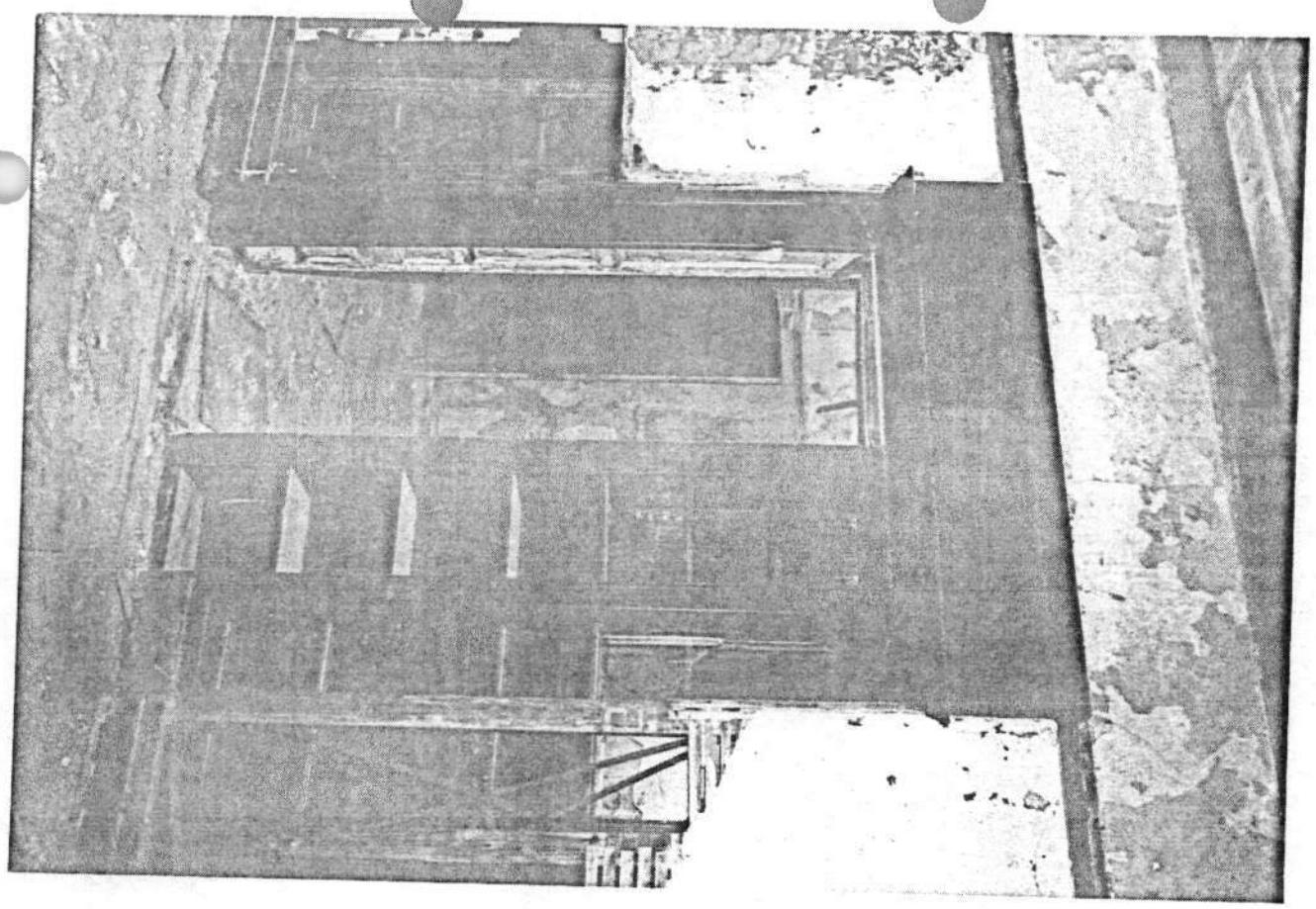
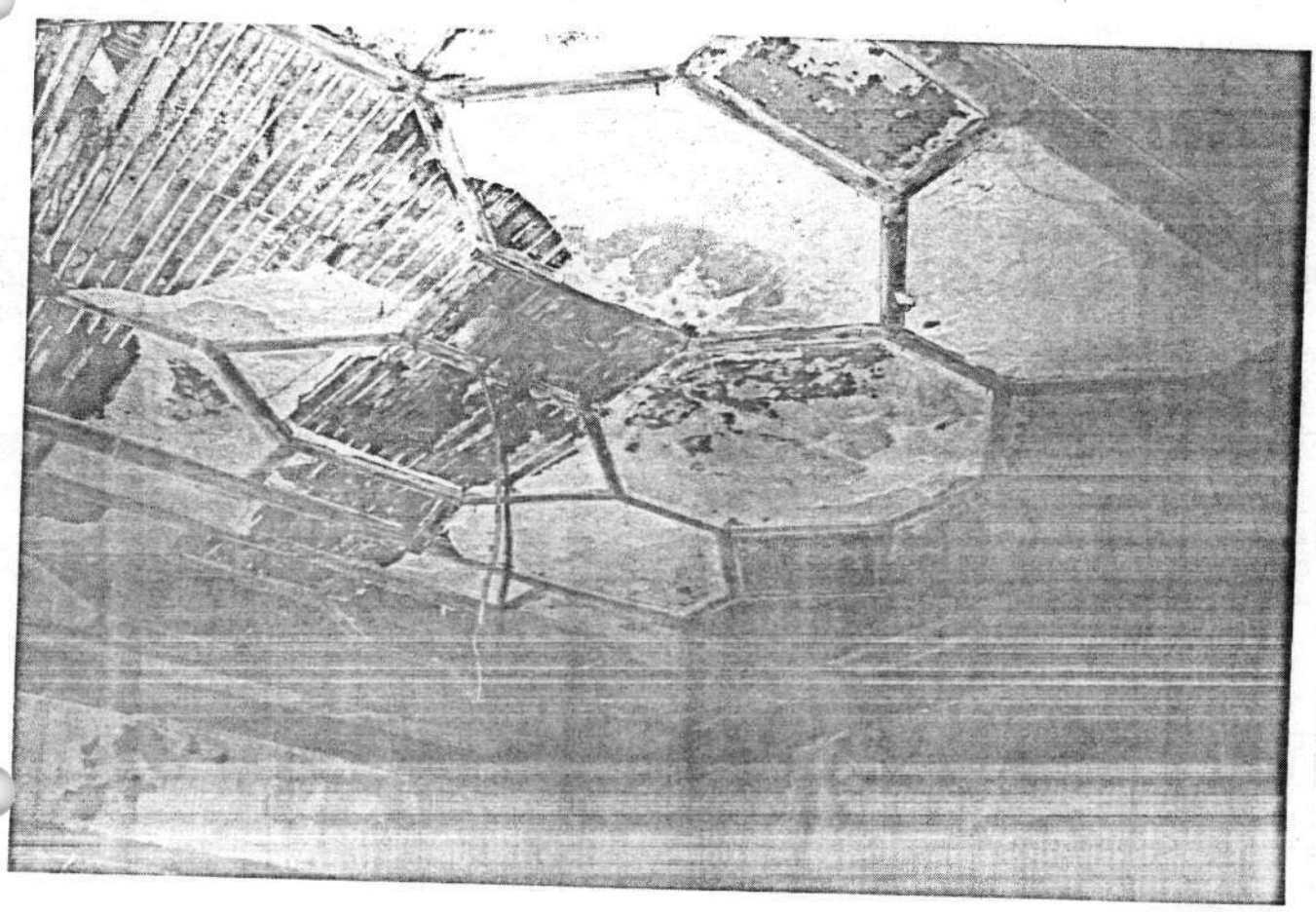




B-3600

BANKARD/GUNTHER MANSION
Baltimore City, Maryland
Jeff Jerome
December, 1979
Commission for Historic and
Architectural Preservation
Facade, Baltimore Street

1/12

BANKARD/GUNTHER MANSION
altimore City, Maryland
eff Jerome
ecember, 1979
ommission for Historic and
Architectural Preservation
outheast corner,
altimore and Chester Streets

2/12

BANKARD/GUNTHER MANSION
Baltimore City, Maryland
Jeff Jerome
December, 1979
Commission for Historic and
Architectural Preservation
West side of rear of building

3/12

BANKARD/GUNTHER MANSION
Baltimore City, Maryland
Jeff Jerome
December, 1979
Commission for Historic and
Architectural Preservation
Basement: note arched entrance
to cellar at the right

4/12

BANKARD/GUNTHER MANSION
Baltimore City, Maryland
Jeff Jerome
December, 1979
Commission for Historic and
Architectural Preservation
Entrance vestibule and hall

6/12

BANKARD/GUNTHER MANSION
Baltimore City, Maryland
Jeff Jerome
December, 1979
Commission for Historic and
Architectural Preservation
Main staircase

5/12

THER MANSION
ity, Maryland

979
for Historic and
ral Preservation
ceiling, middle room
loor

BANKARD/GUNTHER MANSION
Baltimore City, Maryland
Jeff Jerome
December, 1979
Commission for Historic and
Architectural Preservation
Front room, first floor with
with entrance on west side

BANKARD/GUNTHER MANSION
Baltimore City, Maryland
Jeff Jerome
December, 1979
Commission for Historic and
Architectural Preservation
Front room, first floor

BANKARD/GUNTHER MANSION
Baltimore City, Maryland
Jeff Jerome
December 1979
Commission for Historic and
Architectural Preservation
Ceiling molding, front room

B-3600

BANKARD/GUNTHER MANSION
Baltimore City, Maryland
Jeff Jerome
December, 1979
Commission for Historic and
Architectural Preservation
Sliding doors and shelves on
south side of middle room

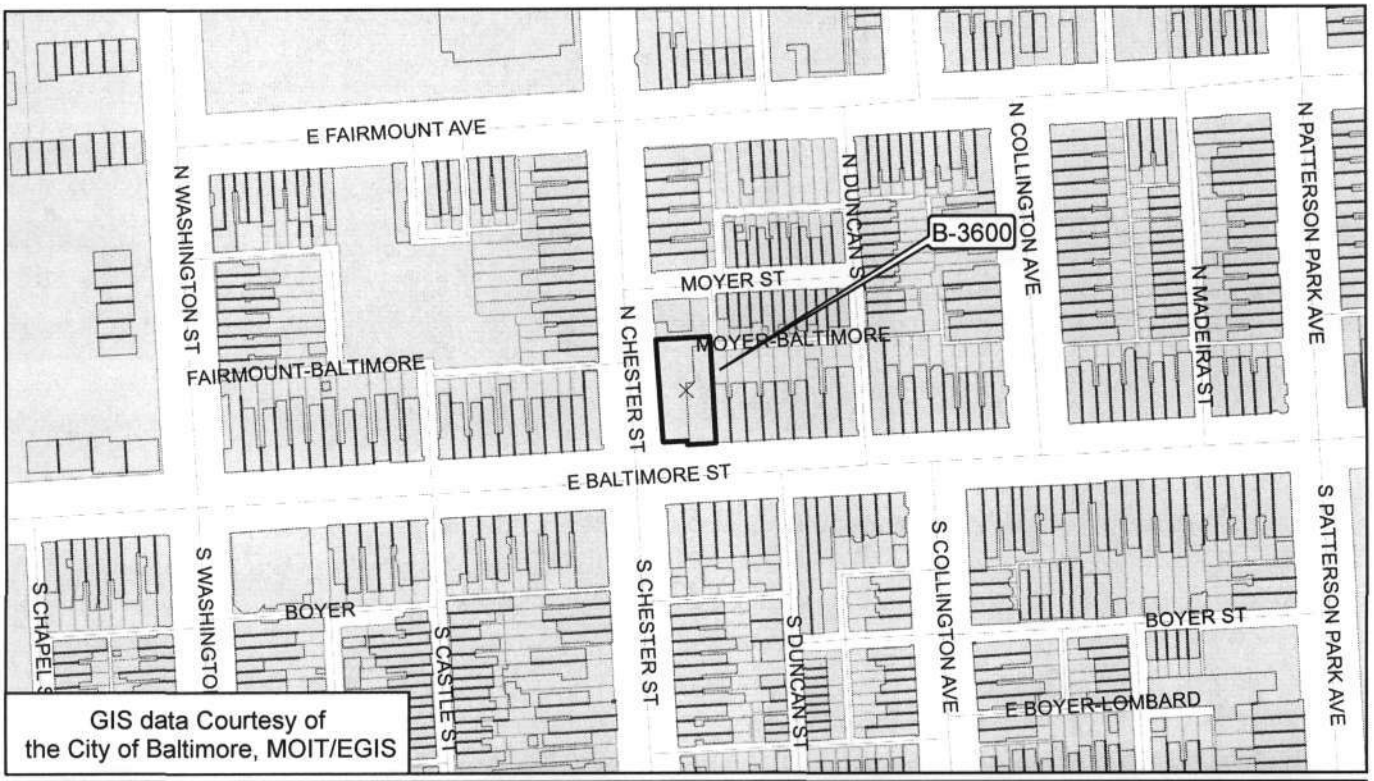
ANKARD/GUNTHER MANSION
altimore, City, Maryland
eff Jerome
ecember, 1979
ommission for Historic and
rchitectural Preservation
iddle room with bay window
(converted entrance)

B-3600

BANKARD/GUNTHER MANSION
Baltimore City, Maryland
Jeff Jerome
December, 1979
Commission for Historic and
Architectural Preservation
Decorative ceiling, middle room
of first floor

~~17~~ 12/12

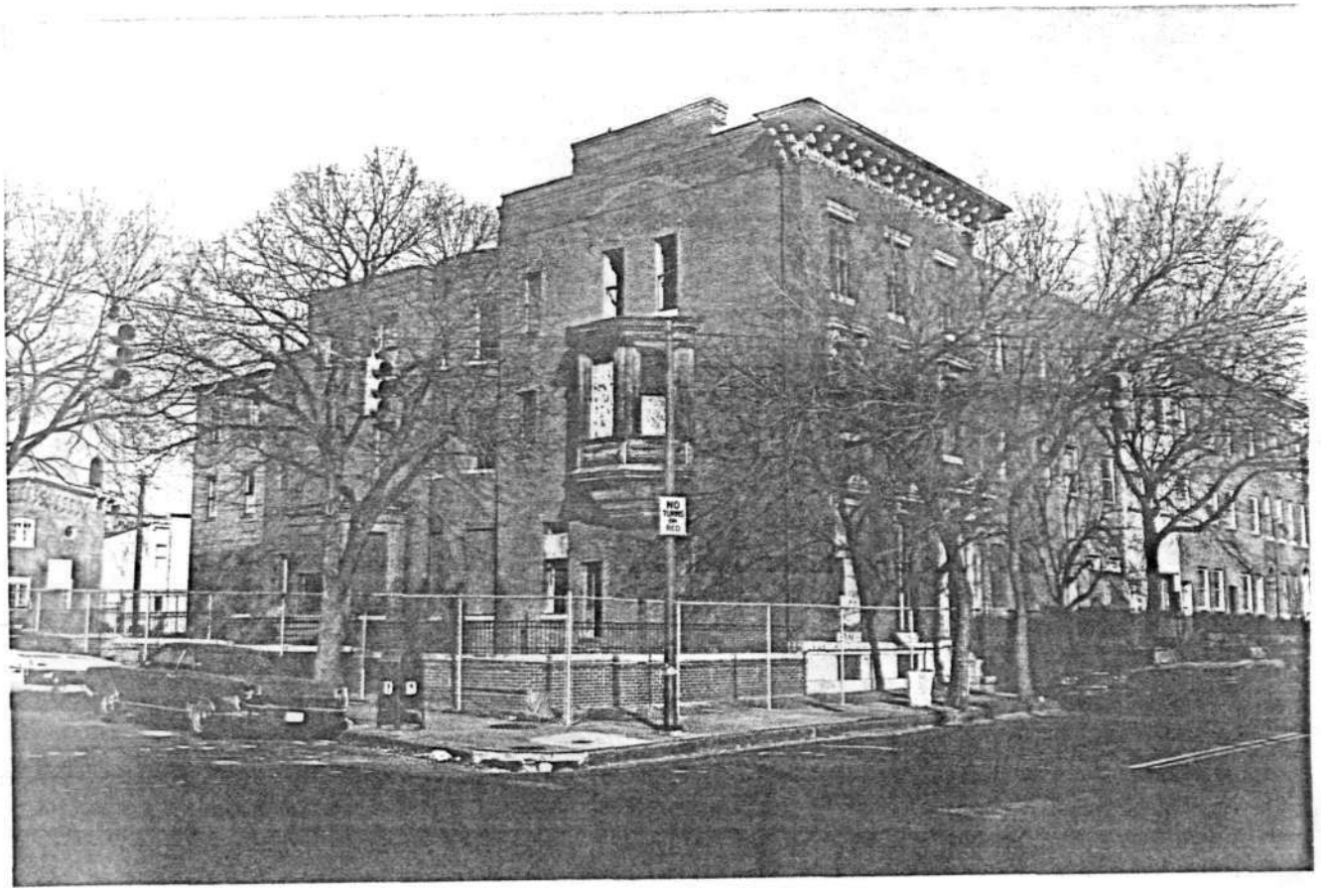
B-3600
Bankard-Gunther Mansion
2102 E. Baltimore Street
Block 1722, Lot CO1722
Baltimore City
Baltimore East Quad.



B-3600

E elev

BANKARD - GUNTHER MANSION



SE elev