NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

United States Department of the Interior
National Park Service

ional Register of Historic Places
Registration Form

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

1. Name of Property

historic name Retail District

other names/site number Market Center (preferred) B-1262

2. Location

street & number Twenty four blocks in the western half of the downtown area centering on Howard and Lexington Streets (see map) ☐ not for publication

city or town Baltimore ☐ vicinity

state Maryland code MD county Baltimore City code 510 zip code 21201

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

12-23-99

Signature of certifying official/Title — Date

State Historic Preservation Officer

State of Federal agency and bureau

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

Signature of commenting official/Title — Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- ☐ entered in the National Register.
  - ☐ See continuation sheet.
- ☐ determined eligible for the National Register
  - ☐ See continuation sheet.
- ☐ determined not eligible for the National Register.
- ☐ removed from the National Register.
- ☐ other. (explain:)

Signature of the Keeper — Date of Action

5. Classification

Ownership of Property
(C as many boxes as apply)

- ☑ private
- ☐ public-local
- ☐ public-State
- ☐ public-Federal

Category of Property
(Check only one box)

- ☐ building(s)
- ☒ district
- ☐ site
- ☐ structure
- ☐ object

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

Contributing	Noncontributing	
403	53	buildings
0	22	sites
0	0	structures
0	0	objects
403	75	Total

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

N/A

Number of contributing resources previously listed in the National Register

21

6. Function or Use

Historic Functions
(Enter categories from instructions)

COMMERCE/TRADE
DOMESTIC (single dwelling; multiple dwelling; hotel)
RECREATION/CULTURE
RELIGION

Current Functions
(Enter categories from instructions)

COMMERCE/TRADE
DOMESTIC (single dwelling; multiple dwelling; hotel)
RECREATION/CULTURE
RELIGION

7. Description

Architectural Classification
(Enter categories from instructions)

EARLY REPUBLIC; MID-19TH CENTURY; LATE VICTORIAN; LATE 19TH AND 20TH CENTURY REVIVALS; LATE 19TH AND 20TH CENTURY AMERICAN MOVEMENTS; MODERN MOVEMENT

Materials
(Enter categories from instructions)

foundation BRICK; TERRA COTTA; STONE; CONCRETE
walls BRICK ; TERRA COTTA ; STONE ; METAL ; GLASS ; CONCRETE ; STUCCO
roof SLATE; TILE
other STOREFRONTS: WOOD; CERAMIC TILE; GLASS; STUCCO; METAL

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

See continuation sheets

8. Statement of Significance

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

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

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

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

Areas of Significance
(Enter categories from instructions)

COMMERCE
ARCHITECTURE
ENTERTAINMENT/RECREATION

Period of Significance

c. 1820-1945

Significant Dates

Significant Person
(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

MANY

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

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

Previous documentation on file (NPS):

- [ ] preliminary determination of individual listing (36 CFR 67) has been requested
- [ ] previously listed in the National Register
- [ ] previously determined eligible by the National Register
- [ ] designated a National Historic Landmark
- [ ] recorded by Historic American Buildings Survey # _____
- [ ] recorded by Historic American Engineering Record # _____

Primary location of additional data:

- [x] State Historic Preservation Office
- [ ] Other State agency
- [ ] Federal agency
- [ ] Local government
- [ ] University
- [ ] Other

Name of repository:

10. Geographical Data

Acreage of Property 114 (approximately)

UTM References See Continuation Sheet, Section 10, Page 2
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing		Zone	Easting	Northing
1				3			
2				4			

☒ See continuation sheet

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

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

11. Form Prepared By

name/title Fred B. Shoken (1986) / Betty Bird & Heather Ewing (1999)

organization Commission for Historical & Architectural Preservation (1986)/ Betty Bird & Associates (1999) date June 25, 1999

street & number 2607 24th Street, NW Suite 3 telephone (202) 588-9033

city or town Washington, D.C. state N/A zip code 20008

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

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

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

Property Owner

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

name Multiple Ownership

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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

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

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SUMMARY DESCRIPTION

The Market Center Historic District is an approximately 24 block area in downtown Baltimore that includes buildings associated with the development of the area as Baltimore's historic retail district. The area evolved from an early 19th century neighborhood of urban rowhouses to a premiere shopping district featuring large department stores, grand theaters, and major chain stores. The diverse size, style, scale, and types of structures within the district reflect its residential origins and evolution as a downtown retail center. The brick rowhouses, which date from ca. 1820s through the late 19th century, late 19th century churches, and schools reveal the mix of residential and commercial use that characterized urban land use until the early 20th century. The district also includes a noteworthy collection of 19th century commercial buildings, including brownstones and structures with cast iron fronts, that testify to the prosperity of Baltimore's merchant class. The presence of larger structures like department stores and national chain stores on Howard and Lexington Streets emphasizes the historic prominence of these two streets and changing retail practice in the decades before World War I. The vitality of the area spawned additional enterprises, resulting in hotels and theaters as well as subsidiary buildings like clubs, banks, fire stations, a police station, and a bus station that supported activity in the area. The district also contains office buildings and warehouses as well and loft buildings associated with Baltimore's wholesale clothing manufacturers. Intrusions in the district include mid-20th century high rise garages and Lexington Market as well as faddish, late 20th century streetscape improvements like the Lexington Street pedestrian mall and overscale light fixtures on Lexington Street and Howard Street.

The variety of building types yields an equally rich vocabulary of architectural styles ranging from discreet Federal and Italianate ornament on rowhouses to the sober Romanesque Revival and Classical Revival styles used in banks. Purpose-built commercial and retail structures adopted the more exuberant and eclectic versions of fashionable style resulting in grand statements of Italianate, Italian Renaissance Revival, Romanesque Revival, Art Deco, and Streamline Moderne. Hotels and theaters went over the top, producing baroque combinations of French and Italian renaissance revival styles. In keeping with continuous retail use of the area, many of the 1st and 2nd floor storefronts have been altered over the years. The street facades of numerous buildings were updated with stucco, metal, and tile cladding in the late 20th century. None of these changes affect the overall form and scale of the buildings. The district retains sufficient integrity to convey its architectural character and historic associations.

GENERAL DESCRIPTION

The Market Center Historic District is a diverse commercial area in the western half of downtown Baltimore. It is generally bounded by the Cathedral Hill Historic District (B-118), and Charles Center on the east; the Mount Vernon Place and Seton Hill Historic Districts (B-3722 and B-3732) on the north; the University of Maryland campus and Social Security complex on the west; and the Loft

Historic District-North (B-4045) and the Arena/Civic Center on the south. The district takes in some 24 blocks and consists of over 450 structures. The area is primarily commercial and retail in character; however, it includes two churches, a few residential buildings, some institutional structures, and warehouse buildings. There is a great range of commercial buildings, including small, two- and three-story storefronts, a 12-story department store building, large municipal market buildings, parking garages, banks, and a few office buildings. There are extant buildings from the early 19th century to the present day. The buildings cover a wide range of architectural styles, including traditional vernacular brick buildings, Gothic Revival, Queen Anne, Renaissance and Romanesque Revival, Classical Revival, Commercial style, Art Deco and Moderne. The major retail structures are located primarily along Howard Street and the Lexington Mall, a brick paved pedestrian way along Lexington Street lined with trees and benches. Most of the residential structures are located to the north and west, while the retail character of the district changes to warehousing and light industrial at the southern edges. The street layout conforms to a strict grid pattern, except for Liberty Street, which is oriented along a diagonal on the eastern edge of the district. There has been a great deal of alteration, primarily to the storefronts of commercial buildings in the district, changes typical of small-scale commercial buildings in continuous use. A number of large, mid- to late 20th century intrusions break up the mostly 19th and early 20th century character of the streetscapes. Approximately 90 percent of the resources contribute to the historic character of the area. There are 21 resources listed individually on the National Register. They are as follows:

- St. Alphonsus Church, 116 W. Saratoga (B-22)
- St. Alphonsus rectory, convent, and hall, 112-114 and 125-127 W. Saratoga (B-128)
- Baltimore Equitable Society, 21 N. Eutaw (B-94)
- Krug Iron Works, 415 W. Saratoga (B-1038)
- Faust Bros. Building, 307-309 W. Baltimore (B-1081)
- 419 W. Baltimore (B-1271)
- 423 W. Baltimore (B-1276)
- Baltimore College of Dental Surgery, 429-433 N. Eutaw (B-2258)
- Hutzler Bros. Palace Building, 210-218 N. Howard (B-2279)
- Sanitary Laundry Co., 118-120 N. Paca (B-2294)
- Baltimore General Dispensary, 500 W. Fayette (B-2296)
- Knipp, George & Brother, 121 N. Howard (B-2320)
- Frank, L. & Sons Building, 407 W. Baltimore (B-2360)
- Baltimore City College, 530 N. Howard (B-2488)
- 409 W. Baltimore (B-2359)
- Paca Street Firehouse, 196 N. Paca (B-3695)
- Provident Bank, 114 W. Lexington (B-3699)
- Swiss Steam Laundry Building, 100-102 N. Greene (B-4091)
- Brewer's Exchange, 20 Park Ave. (B-4099)
- Stewart's Department Store, Lexington and Howard (B-2290)

- Hotel Kernan, 306-312 W. Franklin (B-2250)

The Market Center Historic District takes in most of the remaining 19th- and early 20th-century structures in the western portion of downtown Baltimore. The area is hemmed in by recently redeveloped areas to the east (Charles Center) and west (University of Maryland and Social Security Complex), and the Arena/Civic Center to the south. It is contiguous to existing historic districts to the north (Seton Hill and Mount Vernon Place) and to the south (Loft Historic District-North). The major east-west streets within the district are: Baltimore, Fayette, Lexington, Saratoga, Mulberry, Franklin, and Centre. The major north-south streets are: Greene, Paca, Eutaw, Howard, and Park. Liberty Street runs diagonally along the eastern edge of the district; it is the only street which does not conform to the strict grid pattern of the district. Many of the north-south streets are wider than the east-west streets. Howard Street, for example, is 82'6" wide, while Fayette Street is 56' wide. Much of Lexington Street has been paved with bricks and converted to a pedestrian mall. The 600 block of West Lexington has been divided around a large island, the former site of the westernmost shed of Lexington Market, now the location of the Market Center Post Office building and a hardscape park area.

The northern boundary of the district has been eroded with the demolition of much of the small-scale fabric north of Franklin Street. The buildings remaining at the north end of the district are primarily major buildings, such as the Hotel Kernan, the Mayfair Theater, the Old City College Building, and the Greyhound Station. The western boundary of the district has also been eroded. Contributing fabric remains at the perimeter of the historic district along Pearl and Greene surrounding Lexington Market developments.

The most important topographical features in and around the district are two hills: Cathedral Hill, just to the northeast of the area, and "Howard's Hill," which is centered along Paca Street north of Lexington. Most of Howard Street lies in a depression between these two hills. There is a distinctive downward easterly slope of land from Paca Street to Howard Street between Lexington and Franklin. East of Howard Street, the land slopes upwards to Cathedral Street, most notably along Mulberry Street and Franklin Street. There is also a downward slope of the land west of Paca Street, and a southerly downward slope along Liberty Street from Cathedral Hill. The lowest elevation is in the southwestern corner of the district.

The area is urban in character. There are very few parks, landscaped areas, or open spaces (excluding numerous parking lots). Nearly all of the buildings are built directly on the street without setbacks. The Lexington Mall features some landscaping and benches along the pedestrian way. A large depressed paved open area is adjacent to the Metro Station on Lexington Street. A small park-like sitting area is adjacent to the Saratoga Street Metro Station. There is also a small paved park area in front of the Market Center Post Office station in the 600 block of Lexington. Sidewalks and streets in the area are generally paved in traditional materials, concrete and asphalt; however, portions of

sidewalk at Howard Street are being repaved in a combination of brick and concrete. A few cobblestone alleys are extant.

The built environment of Market Center varies greatly in style, scale, type, and date of construction. The earliest structures, dating from c. 1820 to 1850, were Federal style brick residential and commercial buildings, of the type typically associated with Baltimore. Built close to the street, they featured flat facades, with decorations used only to highlight the doors, windows, and rooflines. In the mid-19th century, brownstone and cast iron structures were erected, and in the late 19th and early 20th centuries, when many commercial buildings were erected in the district, Revival styles flourished. In the first decades of the 20th century, there was a return to Classical design elements, as well as the first instances of streamlined and early Moderne decorations for commercial buildings. In a manner typical of commercial buildings, retail storefronts of older buildings were covered up or altered to present an up-to-date architectural image. Beginning in the early 1930s, storefronts and sometimes also 2nd floor fronts of small 19th century commercial buildings were altered to correspond with a streamlined, modern aesthetic. This process was accelerated after World War II as new materials made it possible to sheath older facades entirely with blank surfaces that served as backdrops for signage. While these post-World War II alterations mask facades that date to the period of significance of the Market Center Historic District, the covered buildings still retain their earlier size, scale, materials, and massing behind the new fabric. A majority of buildings in the district dates from the 19th through the early 20th century and falls within the period of significance, c. 1820-1945.

The earliest structures within the area are two-and-one-half or three-and-one-half story rowhouses with gabled roofs and dormers. These houses have flat facades with decorative elements used only (if at all) at doors, windows, and roofline. Many have Flemish bond brickwork, indicative of an early date of construction. Approximately 15 to 20 structures of this type are scattered throughout the area. Some good examples of the buildings of this type include:

- 512-516 West Fayette
- 410-414 Park
- 106 West Saratoga
- 316-318 North Paca
- 405 North Paca

The district also includes some mid-19th century rows of gabled roof houses without dormers. The north side of the 600 block of West Lexington, consisting of four-story structures, several with extant 19th-century storefronts, is an excellent example of a commercial row of this type.

In the mid- to late 19th century, houses with flat roofs became popular because of fashion, fire safety, and changing building technologies. Many brick rowhouses were constructed throughout the Market Center area during the last half of the 19th century. Some notable examples include:

- 101-103 West Saratoga
- 117-123 West Saratoga
- 416-424 West Baltimore
- 409-413 West Saratoga
- 308-310 North Eutaw
- 405-411 Park Avenue
- 313 North Howard

These rowhouses, a housing type particularly identified with Baltimore, incorporate the flat fronts and simple Federal or Italianate style detail that are the hallmarks of this local type. Although all of these buildings feature flat facades, with details used only to highlight the doors, windows, and rooflines, there is a great variety in the decorative treatments on these houses. Cornices range from highly ornate bracketed ones to simple dentilled ones. Windows feature flat arches, full arches, or segmental arches. Some of the houses include decorative window hoods or cornices. The group at 405-411 Park Avenue dates from c. 1833 and is one of the earliest houses of this type. It is distinctive for its stuccoed treatment, blank arches over the windows, and grouped entrances. In contrast to the two and three story rowhouses found throughout Baltimore, within Market Center there are many four-story buildings of this type; 313 North Howard Street is five stories.

The most distinctive structures built within this area during the early 19th century were churches. Two churches are extant within the district:

- St. Alphonsus - Saratoga and Park Avenue
- St. Jude Shrine - Saratoga and Paca

St. Alphonsus is a Gothic Revival-style building designed in 1841 by distinguished architect Robert Cary Long, Jr., featuring a 200-foot spire, buttresses, and battlemented walls. The St. Jude Shrine is a skillfully designed Greek Revival-style building, with a large pedimented entrance supported by four Ionic columns. Although these two churches are stylistically different, both are buildings based on distinctive, recognized styles, in contrast to the vernacular buildings that characterized this area in the first half of the 19th century.

Within the Market Center area there are many 19th-century streetscapes, composed primarily of small-scale Federal style brick buildings. Among the most notable are:

- 100 block North Howard (west side)
- 300 block Park Ave (west side)
- 300 block North Paca (west side)

These streetscapes are fairly intact, without many 20th-century intrusions, except for storefront alterations. They provide an impression of the traditional physical appearance of the area before large-scale commercial structures were built in the first decades of the 1900s, and before the widespread introduction of Revival style architecture in the late 19th century. In 1999, two buildings in the 300 block of Park Avenue have been condemned because of fire.

In the mid-19th century materials other than brick, such as brownstone and cast iron fronts, appeared in the district:

- 426 West Baltimore
- 307, 322 West Baltimore
- McCrory's, 227-229 W. Lexington

426 West Baltimore, a former bank, is one of the few full brownstones in the area, and the only one to be designed in the Italianate vocabulary of similar commercial brick structures. Although the storefront has been altered, the upper floors featuring traceried windows and decorative window hoods are intact. 307 and 322 West Baltimore are the best examples of cast iron construction in the district. Part of the McCrory's Building is made of cast iron, but the first two floors of this five-story building have been altered.

The popularity of the Second Empire style in the 1860s and 1870s brought a new type of roof treatment to buildings in the area, the mansard roof. Good examples of this style in the district are:

- 110 West Saratoga
- 221-223 West Franklin
- 327-329 West Lexington

Queen Anne-style commercial and industrial buildings, constructed in this area in the late 19th century, are characterized by decorative terra cotta panels, corbelled brickwork, an irregular roofline, and varying window configurations. Some notable examples in the district include:

- 103 West Lexington
- Princess Shops at 315-319 West Lexington
- Rosello Building, 121 North Greene

There are a few examples of Romanesque Revival-influenced buildings in the area, characterized by rough stonework, arched windows, turrets, and intricate stone decorations. Adorned with additional decorative motifs and design elements, many of the Revival buildings from the late 19th century can be considered eclectic in character. Some notable examples in the district include:

- 10-12 North Howard
- 200 West Fayette
- 219-237 Park Avenue
- 406 Park Avenue
- 318 West Baltimore

The commercial row on Park Avenue illustrates the transition in the late 19th century from Federal style brick construction to more eclectic designs. The row retains the basic arrangement of Federal style rows; the decorative band courses, projecting brickwork, and ornamental terra cotta panels, however, are a break from the sparsely ornamented flat facades of earlier Federal style structures. The building at 237 Park Avenue, which features a bowed front anchoring the corner of Park and Saratoga, highlights the change from the flat facades characteristic of Baltimore rowhouse design. 318 West Baltimore, the pinnacle of Eclecticism in the district, is an exuberantly designed building, with a bowed central bay, decorative panels and figures, a variety of window treatments, and an unusual roofline.

A number of buildings are good examples of the Renaissance Revival style:

- 409 N. Howard
- 108 W. Lexington
- 306 N. Eutaw

By the turn of the century, many commercial buildings were constructed with steel-frame structures. Obviating the need for load-bearing brick walls allowed for large window openings on the front facade. Some notable examples of this type include:

- 109-111 North Howard
- 422-424 North Howard
- 320 North Eutaw

The buildings of the late 19th and early 20th centuries in the Market Center area display a great diversity of architectural style and design. There are also purpose-built buildings in the area. Among these types are: department store, banks, public buildings, hotels, office buildings, and theaters. The architectural design of these structures stands out from most of the smaller commercial buildings.

Department stores were first constructed in Baltimore in the late 19th century. Many of the department stores started as small commercial establishments which expanded into adjoining structures as business increased. The principal examples in the area are:

- Hutzler's Palace Building, 210-218 North Howard

- Stewart's Department Store, North Howard and Lexington
- Bernheimer Building, 308 West Fayette

The earliest extant example in Baltimore is Hutzler's, designed by prominent local architects Baldwin & Pennington in 1888; it features a Romanesque-Revival design with a richly decorated stone facade. Stewart's (originally established as Posner's), was built in 1903 by Charles E. Cassell in the Renaissance Revival style; it is a large commercial steel-frame structure, exuberantly decorated. The last department store of this era was the Bernheimer Building, an elaborate Beaux Arts design featuring large Ionic columns, also designed by Cassell.

There is a great variety of bank buildings in the area. The earliest banks are brownstone designs featuring Renaissance Revival or Classical treatments. Many one-story bank buildings were constructed around the turn of the century, as part of a wave of bank buildings in Baltimore which was detailed in an August 1907 *Architectural Record* article. These buildings were typically low height fireproof structures with a grand exterior symbolizing financial stability and a correspondingly impressive large interior space. Some of the notable examples in the district include:

- Equitable Society, 21 North Eutaw
- Eutaw Savings Bank, 20 North Eutaw
- Western National Bank, 14 North Eutaw
- former Howard Bank, Howard and Fayette
- Provident Bank, 240 Howard
- Drovers and Mechanics Bank, Eutaw and Fayette
- former Calvert Bank, Howard and Saratoga

The Eutaw Savings Bank was originally located in the Equitable Society building, an 1857 Italian Renaissance Revival building designed by Joseph Kemp. In 1887, it moved across the street to the larger, more elaborate brownstone Renaissance building, designed in keeping with the 1857 building by Charles Carson. The Western National Bank was originally designed in a Queen Anne style, but altered to its present classical appearance in 1911. The Provident Bank was built in 1903 by Joseph Sperry and York & Sawyer; it has been converted to a nightclub. The old Drovers and Mechanics Bank is the only high-rise banking structure in the area. The former Calvert Bank is a three-story, tan brick, Renaissance Revival structure with separate office space on the second and third floors.

Many public buildings were built in this area in the late 19th and early 20th centuries. The three firehouses in the district were built in the early 1900s; each features Renaissance Revival detailing, but differs in scale, materials, and ornamentation. The massive Romano-Tuscan Old City College building, today remodeled for residential use and called Chesapeake Commons, is one of the most elaborate school buildings ever built in Baltimore. The Poe School, a large Queen Anne building

which originally housed an elementary school, is most notable for its unusual roofline and jigsaw designs in the woodwork of the roof dormers.

- 196 N. Paca (B-3695)
- 325 N. Paca
- 220-222 W. Saratoga
- Old City College Building, N. Howard and Centre
- old Poe School, Fayette and Greene

Two notable hotels, both still extant, were built in Market Center in the early 1900s. The Hotel Kernan, later known as the Congress Hotel, is a large Second Empire-style building with projecting bays and intricate decorative details. The New Howard Hotel has Renaissance Revival features, such as brick rustication and a heavy roof cornice.

The Market Center area contains a number of theaters, many constructed from around the turn of the century:

- Hippodrome, unit block N. Eutaw
- Town Theater, 300 block W. Fayette
- Mayfair Theater, 500 block North Howard
- Howard Theater, 113-115 North Howard
- Strand, 404-406 North Howard
- Blaney's Theater, 300 block of Eutaw

The Hippodrome is the largest theater in the district, featuring a traditional theater facade with three central windows and decorative projecting brickwork. Its large cornice has been removed, although the decorative entablature is still intact. The Town Theater facade features some classical detailing with stone rustication and the traditional drama ornaments, tragedy and comedy masks. The Mayfair Theater, severely deteriorated, is an elaborate Second Empire style building. The Howard and the Strand represent some of the smaller theater buildings still extant but converted to other uses. The Howard has been stripped of most of its detailing. The Strand has been converted to office and retail use. Blaney's Theater, constructed originally as a church, has also been much altered.

A few buildings in the area were built as clubhouses or headquarters for civic and business associations:

- Sons of Italy Building, 410 West Fayette
- Junior Order of United American Mechanics Lodge, 102 North Paca
- Brewer's Exchange Building, 20 Park Avenue

The Sons of Italy building, built for the Loyal Order of the Moose, is of tan brick construction and features large arched windows and blue decorative tiles. The Junior Order building, which serves today as the Century Nursing Home, is a fairly plain yellow brick building with decorative lintels. The terra cotta-faced Brewer's Exchange, erected as a business association building, is of elaborate Beaux Arts design.

A few large office buildings still extant in the district date from the early 20th century and share qualities with buildings commonly found in the Baltimore Business and Government Historic District:

- Baltimore Bargain House, Baltimore and Park
- J. Henry Miller Building, Franklin and Paca
- Office Building, Park and Saratoga

The massive Baltimore Bargain House, built in 1911, anchors the southeast corner of the district with a dramatic curved corner facade. Although many of its characteristics are typical of office buildings, such as the large projecting cornice, the building was originally constructed as a wholesaling establishment.

While the Market Center area is primarily retail in character, a few loft-type manufacturing buildings were built on the southern portion of the district, the boundary of the area that runs closest to the Loft Historic District (North). They are separated from those similar loft buildings by structures that are primarily retail in character. Some of the most notable examples in the area include:

- Swiss Steam Laundry Building, 100-102 N. Greene
- Townsend Scott and Sons building, 209 West Fayette

Both of these buildings are tall, vertical manufacturing facilities with high ceilings. The Swiss Steam Laundry Building features Romanesque detailing, while the Townsend Scott building is more of a Renaissance Revival style design, with rusticated walls and classical detailing.

In the early to mid-20th century, many new types of structures were built in the area, reflecting great changes in the retail activities of the city in general. These new building types included 5 and 10 cent stores, chain stores, and smaller one- or two-story commercial buildings. Smaller buildings, dedicated entirely to retail rather than mixed use, were erected. Larger chain stores replaced small local establishments, building wider structures and taking up a larger street frontage. Architecturally these new buildings embodied the popular styles of the era, such as Early Moderne and Art Deco. New materials, such as "Carrara" glass, glass block, glazed terra cotta, mosaics or tiles, and aluminum, as well as the use of large decorative sheaths of polished marble or granite, characterized the new architectural design aesthetics.

There are a few good examples of two-story commercial buildings erected as speculative commercial structures with first floor storefronts and second floor office space:

- Eutaw Building, Baltimore and Eutaw
- SW corner of Howard and Fayette

In the 1920s and 1930s, many of the 5 and 10 cent stores, or chain stores, were built along West Lexington with streamlined, Art Deco, or Early Moderne elements. These buildings typically feature details such as chevrons, multi-colored tile panels, fluted pilasters, and rounded corners. Some notable examples in the district include:

- McCrory's, 227-229 West Lexington
- Schulte United, 215-219 West Lexington
- Kresge's, 119-123 West Lexington
- Hecht Company, Howard and Lexington
- Hutzler's Tower Building, 220-228 North Howard

Although the larger chain stores and department stores are the most apparent examples of Art Deco or Art Moderne styling in the area, several other buildings feature these elements. The Greyhound Bus Station has many important Moderne details, including curved corners and streamlined panels. The Hochschild-Kohn Warehouse (205 Centre) is more of a utilitarian design, but does display some distinctive streamlined decorative aspects. Even small-scale commercial buildings such as 320 Park Avenue are of interest because of the use of glazed panels, signage, and stainless steel -- which may be considered a later adaptation of streamlined design.

By the mid-20th century, the influence of the Modern movement and the availability of new materials brought about the transformation of a large number of older buildings in the area, and the construction of a few new ones. Ornate 19th-century structures were refaced with false fronts. Two notable streetscapes of false fronts are:

- 200 block of West Lexington (north side)
- unit block of North Howard (east side)

A number of large scale buildings have been erected in the Market Center area in the last several decades. Many of these occupy entire city blocks, contrasting with the small-scale 19th- and early 20th-century fabric of the historic district. Some examples are:

- Lexington Market
- One Market Center, Eutaw and Lexington
- MTA Operations Center, Eutaw and Saratoga

- Maryland State Library for the Blind and Physically Handicapped, Park and Franklin

Since Market Center is largely a commercial area, many of the structures are not products of one time period, but often have storefronts of one era and upper story facades of another. There is a great variety of storefront designs in the area ranging from picturesque 19th century styles to the modern. A few buildings have show windows on both the first and second floors, an indication of the commercial strength of this area, with retail establishments on two levels. There are many good 19th century storefronts in the area, a number with elaborate ornamental detail:

- 219-237 Park Ave
- 121-123 West Saratoga
- 108 West Saratoga
- 326 Park Avenue
- 612 West Lexington
- 17 North Eutaw
- 400 block West Baltimore, particularly 419

There are many good early 20th-century storefronts in the area, characterized by large show windows and a variety of decorative detail:

- 411 W. Baltimore
- 202 W. Fayette
- 205 W. Fayette
- 327 N. Eutaw
- 200 block W. Saratoga

The building at 411 W. Baltimore features a slightly projecting central show window flanked by entrance doors. The storefront at 202 W. Fayette has a transom surrounded by heavy molding with garlands and acanthus leaves. Directly across the street, the storefront at 205 W. Fayette is unusual for its segmental arches and bracketed cornice. 327 N. Eutaw is distinctive for its two-level storefront with decorative pilasters and second-story French windows. Many of the buildings on the south side of the 200 block of W. Saratoga have show windows on the second floor as well as the first floor. There are also numerous examples of "Carrara" glass:

- Charles Fish & Sons, SE corner of Franklin & Eutaw
- 421 N. Howard
- 412 W. Baltimore

Some buildings retain signage from early modernization efforts:

- 308 N. Eutaw
- 304-306 Park Avenue
- Kunkel Piano Company (former), 111 W. Saratoga

The building at 308 N. Eutaw has a large sign panel above a curving glass storefront. A few of the storefronts in the area are decorated with polychrome tile, such as seen at 304-306 Park Avenue. The former Kunkel Piano Company at 111 W. Saratoga has an unusual storefront with a curving glass show window and side mirrors, giving the impression of an invisible show window.

Most of the commercial buildings in the Market Center Historic District have been altered with new storefronts on the first or first and second stories. These changes are typical of commercial buildings in continuous use and do not detract from the integrity of the structures. Some buildings, however, have been entirely covered in false fronts, making it difficult to determine their level of integrity. The size and scale of the buildings contribute to the district by maintaining the integrity of the streetscape in an area already marred by large empty lots. With some buildings it is possible to read elements of the original facade, such as a projecting cornice. With others, where it is not possible to tell whether the original fabric remains, buildings are presumed to retain early fabric beneath the false front. Removing recent cladding may reveal that the integrity of a covered building has in fact been more severely compromised.

The general condition of the area is fair. There is a great variety of building conditions, from rehabilitated structures in excellent condition (Brewer's Exchange, for example) to severely deteriorated historic buildings (Mayfair Theater, for example). Most of the vacant structures are located along the western edges of the district. Because this area developed over a long period of time, with a period of significance ranging from c. 1820 to 1945, buildings of various ages and styles are adjacent to one another. The most notable modern intrusions are open lots, modern block-size garages, and enormous contemporary buildings such as the Trailways building, the MTA Operations building, and other late 20th century construction.

STATEMENT OF SIGNIFICANCE

The Market Center Historic District comprises Baltimore's historic retail core. Spurred by the activity generated by Lexington Market in the early 19th century, the area evolved from a small-scale urban residential neighborhood into the city's premiere, early 20th century shopping district. The increasing importance of the automobile and growth of the outlying shopping areas led to the slow decline of the area's retailing following World War II. The locally significant Market Center Historic District meets National Register Criterion A because it represents Baltimore's retail growth and development from ca. 1820 to 1945. The rowhouses, small commercial buildings, churches, schools, hotels, department stores, and chain stores record the evolution of the city over a 100 year period. The Market Center Historic District also meets Criterion C because of the variety of architectural styles and building types represented in the historic district and for the work of locally important architects within the historic district boundaries. Baldwin and Pennington, Joseph E. Sperry, Robert Cary Long, Jr., and Charles E. Cassell all designed buildings in the district. While major late 20th century buildings intrude on the historic scale and architectural fabric of the historic districts, many of these intrusions are associated with Lexington Market and the continuation of its historic use as a vital, urban market. Virtually all of the buildings presently in commercial use display 1st and 2nd floor storefront alterations typical of the retail evolution of urban buildings. These alterations do not impair the integrity of the individual buildings or the overall integrity of the historic district.

HISTORY AND SUPPORT

The Market Center area was laid out in a strict grid plan as an extension of early Baltimore Town in the mid-1700s. In 1753, the boundaries of the town were extended to Liberty Street with Halls Addition. Most of the Market Center area falls within the tract of land known as Lunn's Lot, which was annexed in 1782. The street layout within the district today has virtually remained the same since that date. Exceptions include Park Avenue and the northern section of the area, which became part of the city in 1799. The western portion of the area (west of Eutaw Street) was not officially added to the city until 1816, although some development had taken place earlier.

This area first developed as the western extension of the early town of Baltimore. Much of the land to the east was marshland and had to be filled in before development could take place. The Jones Falls originally curved to the west as far as Calvert Street, creating a problem for expansion to the north, which was augmented by the retention of John Eager Howard's Belvedere estate. Because of these obstacles to the north and east, the expansion of Baltimore to the west made sense; the city expanded as well towards the hinterland, where trade to Ellicott City and beyond was vital to Baltimore's continued growth.

Market Center's development in the time following the Revolutionary War was reflected in the patriotic street names selected by John Eager Howard when he subdivided Lunn's Lot in 1782: Lexington, Saratoga, and Eutaw after important battles; Greene, after Howard's commander in the southern campaign; Paca for William Paca, signer of the Declaration of Independence; and Fayette for the famed French volunteer, the Marquis de la Fayette.

The original development of Baltimore's western extension was primarily residential, to accommodate the growing population, which had increased from 13,503 to 31,504 between 1790 and 1800. Although the building stock consisted primarily of houses in this area, a few notable early inns were established to cater to travelers from the

west, though none of these is still extant. At Baltimore Street and Paca Street, the General Wayne Inn was founded around 1785. The Indian Queen Hotel was located one block to the east at Baltimore and Eutaw; other inns that were constructed in the area in the early 19th century included Eutaw House and the Saratoga Hotel.

Many early churches located in this area in the early to mid-19th century. The English Evangelical Lutheran Church was built in 1826 on the north side of Lexington Street, between Howard and Park Avenue. The Central Presbyterian Church at the southwest corner of Saratoga and Liberty featured a corner tower. This tower and Gothic spire of St. Alphonsus dominated the mid-19th century landscape of early Market Center. St. Alphonsus, at Saratoga and Park, designed in 1841 by Robert Cary Long, Jr., and the St. Jude's Shrine (originally a Baptist Church), at Paca and Saratoga, are the only remaining church buildings in the area.

Although Lexington Market was established as early as 1782, apparently no market operated here until 1803, and there was no permanent structure until 1811. Lexington Market would not become an important center of commerce for Baltimore until the mid-19th century. Three earlier markets, Centre, Camden, and Fells Point Markets, were more important to early Baltimore than Lexington Market, as they were located closer to early population centers.

Until the mid-19th century, Baltimore was such a small city that a central downtown did not exist. There was little separation of residential and business activities. Transportation was limited. Except for churches, a few governmental buildings, and some institutions, much of what is downtown Baltimore featured residential-scale buildings. It was not until the mid- to late 19th century that a true downtown area emerged. Baltimore Street became the leading commercial center for the city, with tall cast iron structures dominating the street. Other important businesses constructed buildings of stone or marble. Downtown became an area chiefly of commerce, and the wealthy moved to residential areas to the north. Business activities spread throughout the downtown area; distinctive sub-centers specializing in retail, wholesaling, or financial activities would not occur until the end of the 19th century.

The character of Market Center shifted from residential to commercial in the mid-19th century. Some former residential buildings were adapted to commercial usage, while other businesses built new structures. This evolution of the area took place at a steady pace. The only large-scale redevelopment occurred in 1873 as a result of the Clay Street fire, which destroyed approximately 90 buildings in the vicinity of Saratoga and Lexington Streets at Park Avenue. Small commercial structures on a residential scale replaced the destroyed buildings. A small Chinese community developed just north of the area destroyed in the fire. The 300 block of Park Avenue has been important to the Chinese community since the late 19th century, and a few Chinese restaurants, associations, and grocery stores are still located in the area.

Several institutions were located in the Market Center area in the mid- to late 19th century. Baltimore's earliest public schools were built at Greene and Fayette Streets. The Poe School, which replaced an earlier school building, is still standing at this corner, although it is no longer a public school. The Dental College, located at Lexington and Eutaw Streets, and Ford's Opera House at Fayette Street near Eutaw were built in the early 1870s. The Academy of Music and an early City College building were constructed in the 500 block of North Howard Street around the same time period. A few important early banks, such as the Eutaw Savings Bank, originally housed in the 1857 Equitable Society building, were established here in the mid- to late 19th century.

As land value increased in the downtown area, specialized activities converged on specific sub-centers. Port-related industries naturally located near the harbor. Wholesaling centered around Hopkins Place in order to be near both shipping and Camden Station, the major railroad node. Banks, insurance companies, and other financial concerns located just north of the harbor, away from the industrial character of the waterfront, but close to the port-related activities which were vital to Baltimore's economic security. The first office buildings were built in this area as well. Governmental activities located in the vicinity of the Battle Monument, the site of Baltimore's first courthouse. Baltimore's major retail activities shifted from Baltimore Street to Lexington and Howard, a location close to Lexington Market. This corner was to become the most valuable retail location in Baltimore, and by the early decades of the 20th century the anchor for most of the city's principal department stores. These subcenters of activities were not exclusive. Retail establishments, banks, and office buildings emerged in many parts of the downtown area, but definite centers of these activities began forming around the 1890s.

Although Baltimore Street, rather than Lexington and Howard Streets, was the city's major commercial street in the early to mid-19th century, there were commercial activities along Howard Street as early as 1800. Some of the small shops of the early and mid-19th century would become the retail giants of Baltimore. The small shop that Moses Hutzler opened at Howard just north of Lexington in 1858 would evolve into Baltimore's first major department store building, built by prominent local architects Baldwin & Pennington in 1888. Howard Street had many advantages as a retail center. It was the widest street near the center of the city and was easily accessible to the early northern suburbs. It was also close to both the emerging wholesale district to the south and Lexington Market to the west. By the 1890s, Howard Street served as one of the principal trolley line routes.

In the mid-19th century Lexington Market became Baltimore's premiere market. Its centralized location and accessibility were prime factors in its leading role. The earlier Centre and Camden Markets were constrained by their location next to port activities; eventually, both would become primarily wholesale markets. Centre Market was also hindered by the flooding of the Jones Falls. Even after the Baltimore Fire of 1904 and the construction of new market buildings at Centre Market, Baltimoreans continued to flock to the old Lexington Market. Lexington Market is still active today. The Camden Market was destroyed with the redevelopment of the Inner Harbor. All of the Centre Market buildings have been razed, except for the Fish Market, which is no longer in operation. Other city markets, such as Fells Point, Broadway, Hollins, Cross Street, Belair, Northeast, or Lafayette, cater to their particular neighborhoods. The original Lexington Market had three wooden sheds in the middle of Lexington Street between Eutaw and Pearl. Market activities spilled onto surrounding street corners and into the commercial buildings which surrounded the market.

Lexington Market acted as the centerpiece for the shopping district. Department stores were established near the market to take advantage of its tremendous popularity. Other department stores were quick to follow the construction of the pioneering Hutzler's Palace Building in 1888. Julius Gutman built his store on Eutaw Street just south of the market; Brager's department store was located on Eutaw near Saratoga; Stewart's (originally Posner's) was constructed in 1903 at the corner of Howard and Lexington, the Bernheimer department store was first built in the 300 block of West Lexington Street, with an annex built later on Fayette, and finally in 1925 the present day Hecht Company was built at Howard and Lexington as a merger of Bernheimer-Leader. This corner of Howard and Lexington was the location of three major department stores: Hochschild-Kohn, Bernheimer-Leader (later the May Company and the Hecht Company), and Posner's, which became Stewart's in 1904. Several other

smaller department stores located in the general Market Center area around the turn of the century. By the 1890s, guidebooks for Baltimore were calling this area the shopping and retail center of the city.

As retail activities changed in the early 20th century, the Market Center area changed as well. The 1920s and 1930s brought 5 and 10 cent stores or chain stores to Baltimore. New buildings were constructed for Kresge's, McCrory's, and Schulte United in the 100 and 200 blocks of West Lexington Street. Grant's and Woolworth's were housed in existing structures in the 200 block of West Lexington. Besides these large stores, smaller specialty stores located throughout the area. The headquarters for Read's drugstores was located at the corner of Howard and Lexington. Hundreds of other retail stores located on Howard Street, Lexington Street, and adjacent blocks.

The Market Center area was primarily a center for retail activity, but other uses -- such as banking, theaters, educational facilities, hotels, and wholesale establishments -- remained in the area. Among the area's important 19th- and 20th-century banks were Provident Savings Bank (at 240 Howard, built in 1903), Eutaw Savings Bank (Eutaw and Fayette, built in 1887), Western National Bank (14 N. Eutaw, built in 1911), Howard Bank (Howard and Fayette), German Savings Bank (Baltimore and Eutaw), Calvert Bank (Howard and Saratoga), and the Drovers and Mechanic Bank (Eutaw and Fayette). Four of these banks located on Eutaw Street in the vicinity of Baltimore and Fayette Streets. The area remained a center for banks into the mid-20th century.

Many of Baltimore's surviving movie palaces of the early 20th century are located in the district. Three major theaters -- the Hippodrome, Town, and Mayfair -- are still extant, although the Mayfair is severely deteriorated. Other major theaters, such as the Stanley and the Maryland, have been demolished. Several smaller theater buildings in the area also survive. The principal theaters of the Market Center area, along with Ford's Theater, created a major entertainment center for the city. This was especially notable at Howard and Franklin Streets, where the Maryland Theater, Stanley Theater (former site of the Academy of Music), and the Mayfair Theater (originally the Auditorium Theater) were located. The adjoining Hotel Kernan (or Congress Hotel) -- built in 1903 and also a venture of James L. Kernan, who owned the Maryland and the Mayfair Theaters -- catered to many of the performers. The Hotel Kernan and the new Howard Hotel are the last remaining hotel buildings in the area. Market Center was once, however, a major center for hotels, going back to the days of the General Wayne Inn, the Indian Queen Hotel, the Eutaw House, and the Saratoga Hotel.

A small educational center was located in the vicinity of Howard and Centre Streets. The Baltimore City College Building is the last educational structure around the 500 block of North Howard Street, an area which originally housed Johns Hopkins University and the old Visitation Academy -- which was located on the present-day site of the former Greyhound Station.

The southern portion of Market Center had many wholesale or light industrial establishments. The wholesaling center and garment district of the city was slightly south of the retail district, but there was not a sharp line of distinction between these areas. A few loft-type wholesale/industrial structures survive in the vicinity of Baltimore and Fayette streets. Many cast iron facades used for such activities are also extant on West Baltimore. The Baltimore Bargain House at Baltimore and Liberty, built in 1911, may have been the most lavish wholesaling structure ever constructed in Baltimore.

This area remained Baltimore's prime retail district until the advent of World War II. With the spread of suburban sections of Baltimore and the growth of automobile transportation, shopping centers and other large commercial establishments were built in outlying areas of the city. Other shifts in retailing activities, such as the dominance of nationwide department stores and chain stores, greatly affected Baltimore's retail center. As early as 1938, Sears built a department store on North Avenue, far removed from the main retail district, but closer to suburban shoppers on an important arterial route. The creation of Edmonson Village Shopping Center in the 1940s is another early instance of suburban competition faced by the retail district. By the 1960s, three of the major department stores -- Hecht's, Stewart's, and Hutzler's -- had built new stores on York Road, often in conjunction with small shopping centers, to take advantage of shoppers in the northern suburbs and Towson. Large regional shopping centers were also built in the area, with Mondawmin Mall less than three miles from Lexington Market. More recently, the enclosed suburban malls near interstate highways have become the strongest retail centers in the Baltimore area.

The old Lexington Market was destroyed by fire in the 1950s and replaced with two new, indoor modern market buildings, one of which included a large garage. Lexington Market also faced competition from suburban supermarkets, no longer the strong magnet for the department stores and other retail activities in the area. The retail section was no longer growing, but in a decline. Automobile traffic created congestion that discouraged shoppers. New suburban shopping centers had ample free parking and were closer to customers.

Nearby redevelopment projects, such as Charles Center and the Civic Center, created barriers between the retail district and the rest of downtown. In the early 1970s, in an effort to encourage shoppers, Lexington Mall was created by pedestrianizing the 100 and 200 blocks of West Lexington. Nevertheless, two of the area's major department stores, Stewart's and Hochschild-Kohn, closed within a few years. Other smaller stores also closed or moved to the suburbs.

Renewal plans to revitalize the Retail District were hatched, one of which would have destroyed many of the buildings in the Howard and Lexington Streets vicinity to create a downtown, indoor shopping center. These plans were rejected in favor of proposals calling for the rehabilitation of much of the area. Lexington Market was expanded with the construction of an arcade, featuring additional seating for lunch time customers, and the erection of a new garage. One Market Center has been constructed at the northwest corner of Howard and Lexington streets, replacing the old Hochschild-Kohn building destroyed by fire. It includes office space and smaller retail shops. The adjoining Hutzler's Tower Building was converted to offices. Other residential projects, including the adaptive reuse of the Old City College Building as Chesapeake Commons, will also increase the population base of potential shoppers. The Lexington Mall has been expanded to Lexington Market and portions of Howard Street have been converted into a transit mall with wider sidewalks and restricted streetcar lanes. Market Center will never return to a position of primary retail importance for Baltimore, but its revitalization, largely through the rehabilitation of existing buildings, will contribute to the overall redevelopment of downtown Baltimore.

The architectural character of the Market Center area is extremely diverse. It retains structures from the early 19th century through the present day. The evolution of the area can be traced in Market Center's built environment. Buildings remain from every important time period of the area's history. A few early houses represent the early history of the area as a part of Lunn's Lot, the western residential addition to early Baltimore Town. There are several small institutional structures and cast iron commercial buildings, which relate to the area as a part of an

emerging downtown section. The major department stores and large 5 and 10 cent stores were constructed when this was the retail center for Baltimore. The Lexington Market Metro station and other new structures represent the present day revitalization of the area.

Market Center has significant structures of many types, including department stores, small commercial establishments, banks, movie theaters, public buildings, hotels, and churches. The area is unusual for its diversity in age, style, and type of buildings for downtown Baltimore, specifically the area known as Metro Center. Some areas of Metro Center have been completely redeveloped, such as Charles Center, the Inner Harbor, and the University of Maryland. Others are largely residential in character, such as Seton Hill, Mount Vernon, and Ridgely's Delight. Most of Baltimore's Business and Government Historic District was rebuilt in a relatively small time span in the early 20th century after the Baltimore Fire. The Cathedral Hill district has buildings of many periods, but it does not have the diversity in type and style that Market Center displays. Architecturally, the Market Center area is unique in downtown Baltimore, retaining the largest enclave of 19th-century commercial buildings, the surviving large department stores, and one of the great downtown movie palace buildings. The diversity of the area does not allow it to be placed in one particular time period, but it is unified by the fact that it was the shopping and retail center for downtown Baltimore.

Many of the early buildings of Market Center are not individually distinctive, but are representative of the earliest houses in the area, depicting the evolution of the vernacular rowhouse. Traditional early houses with a gabled roof and dormer windows, both two-and-one-half and three-and-one-half story examples, are still standing. Later rowhouses with shallow gabled roofs and no dormers or flat roofs with cornices are located throughout the district. Many of these buildings have outstanding details, such as decorative lintels or classical door surrounds. Many 19th century streetscapes survive. These early traditional structures are probably most numerous in the district. The only other important early 19th century buildings are churches.

The area has many significant examples of mid- to late 19th century buildings of varied design, including cast iron facades, a brownstone commercial structure, mansard roof adaptations of vernacular building design, and eclectic Revival style structures. Commercial buildings feature Queen Anne details, Romanesque ornamentation, and Renaissance Revival elements. Technological breakthroughs allowed for taller steel-frame buildings with commercial style wide-bay windows around the turn of the century; these buildings are also extant in the Market Center area.

The area is the only one in Baltimore which has major turn of the century department store buildings, in a variety of styles and details. It has the earliest bank building in Baltimore and some of the finest examples of Classical or Renaissance Revival bank buildings with large one-level banking spaces. There are some major public buildings, such as the Old City College (Chesapeake Commons). A few important office type buildings stand out from the prevailing retail-oriented buildings. One of Baltimore's best downtown movie house buildings is still extant in the district, and at least two noteworthy, loft-type industrial structures stand in this diversified area.

The architectural evolution of the area continued into the 20th century with newer retail buildings, often displaying streamlined architectural detailing. A few small one- or two-story structures were constructed as speculative retail buildings. The first 5 and 10 cent stores were built in the 1920s and 1930s, as well as a few later department store

structures. Some of the best Art Deco buildings in Baltimore were built in the Market Center area at this time. A few buildings of the early 1930s feature streamline design and contribute to the character of the district.

In a manner typical of commercial buildings, retail storefronts of older buildings were covered up or altered to present an up-to-date architectural image. In the early 1930s, architect James Edmunds modernized department stores like Hutzler's Palace and Hochschild Kohn with elegant art deco storefronts. Entire street facades of many smaller 19th century commercial buildings were completely altered to correspond with a streamlined, modern aesthetic. This process was accelerated after World War II as new materials made it possible to sheath older facades with blank surfaces that served as backdrops for signage. While these post-World War II alterations mask facades that date to the period of significance of the Market Center Historic District, the covered buildings still retain their earlier size, scale, materials, and massing behind the new fabric.

Many important local architects associated with this area are chiefly responsible for the excellent design of its built environment. They include Baldwin and Pennington, Joseph Evans Sperry, Charles E. Cassell, Otto Simonson, Wyatt and Nolting, and James R. Edmunds. Robert Cary Long, Jr., an important early Baltimore architect, designed St. Alphonsus Church. Baldwin and Pennington, the premiere local architectural firm of the late 19th century, designed the German Savings Bank, Old Baltimore City College, Hutzler's Palace Building, the Meyer and Thalheimer Building, and the Eutaw Savings Bank addition. Joseph Evans Sperry, another notable local architect at the turn of the century, designed many of the finest bank buildings in this district as well as other commercial structures, including the Drovers and Mechanics Bank, Provident Savings Bank, Calvert Bank, Howard Bank, Brewer's Exchange, and Arcade des Arts. Charles E. Cassell, best known for the Greek Orthodox Church on Preston Street, was responsible for two major department store buildings, Stewart's and the Bernheimer Building on Fayette Street. The firm of Wyatt and Nolting, the architects of the Baltimore City Courthouse, designed the New Howard Hotel in Market Center. Otto Simonson designed the Town Theater and Engine Company No. 1. James R. Edmunds designed some of the important later buildings of the district, including the Hutzler's Tower building and the Hochschild-Kohn warehouse. A few architects from other cities were responsible for some of Market Center's theaters. Thomas W. Lamb designed the Hippodrome; W.H. McElfatrick was associated with Otto Simonson in the design of the Town Theater; and John D. Allen, a Philadelphia architect, designed both the Mayfair Theater and the Hotel Kernan.

The Market Center area is also associated with many civic leaders important to the growth and development of Baltimore. Jacob Epstein built the Baltimore Bargain House at Baltimore and Liberty Streets into one of the largest wholesaling establishments in the country. Epstein was a leading philanthropist in Baltimore, leaving an outstanding art collection to the Baltimore Museum of Art. Moses Hutzler, who began with a dry goods store on Howard Street in 1858, was responsible for Baltimore's first department store. James L. Kernan, an important theater entrepreneur who left his fortune to the hospital for crippled children he had founded, was responsible for the Triple Million-Dollar Enterprise --the Hotel Kernan, Maryland Theater (demolished), and the Mayfair Theater. Important Baltimoreans attended Baltimore City College on Howard Street. Many well-known performers were featured at the early theaters in the area. In 1931, Henry Fonda married Margaret Sullavan in Baltimore while performing at the now demolished Maryland Theater, holding the wedding reception in the adjacent Hotel Kernan.

The period of significance of the Market Center Historic District starts at c. 1820, the date of the earliest buildings, and concludes in 1945, at the end of World War II and the beginning of the rapid decline of the area as the city's

principal retail center. Despite many post-war intrusions to the Market Center area, the district retains its historic character as Baltimore's primary retail district from the late 19th century through the end of World War II. The major intrusions to the district are large-scale late 20th century buildings and vacant lots. The fabric of Market Center area does not date from one time period but evolved from the early 19th century through to the present day.

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VERBAL BOUNDARY DESCRIPTION

The boundaries of the Market Center Historic District are delineated on the attached map.

BOUNDARY JUSTIFICATION

The boundaries of the Market Center Historic District encompass the historic structures that constitute Baltimore's historic retail district. This district, which radiated outward from North Howard and West Lexington Streets, developed from the commercial activity generated by Lexington Market. Late 20th century redevelopment south, west, and east of this historic area forms obvious visual boundaries for this historic area. Boundaries are also defined by the architectural character of adjacent historic districts including the Loft Historic District to the south, the Cathedral Hill Historic District to the east, and the Mount Vernon and Seton Hill Historic Districts to the north.

The distinctive diagonal of Liberty Street forms the lower portion of the eastern boundary of the historic district between Baltimore and Saratoga. Liberty Street separates the historic district from the ca. 1960s urban redevelopment at Charles Center. While the Baltimore Gas and Electric Building (1915) is situated across Liberty Street from the historic district, the corporate character of this high-rise office building differs from the associations embodied in the Market Center Historic District. The eastern boundary above Saratoga is contiguous with the previously defined boundaries of the Cathedral Hill and Mount Vernon Historic Districts. The erection of the 1992 Maryland State Library for the Blind and Physically Handicapped at the corner of Park Avenue and Franklin Street has changed the internal configuration of the block bounded on the east by the Enoch Pratt Free Library; the boundary follows the west or rear elevation of the Enoch Pratt Public Library. (See attached map.)

Major historic buildings and the southern boundaries of the Seton Hill and Mount Vernon Historic Districts define the northern boundary of the Market Center Historic District. (See attached map.) The northern boundary has been drawn to include the Old City College Building (Chesapeake Commons) situated on Centre Street between Eutaw and Howard and the Greyhound Building complex at the corner of Howard and Eutaw.

The western boundary of the Market Center Historic District above Franklin Street has been drawn contiguous to the eastern boundary of the Seton Hill Historic District. (See attached map.) Below Franklin Street, the boundary excludes blocks that have experienced demolition and recent redevelopment. Diamond Street between Franklin and Saratoga separates the Market Center Historic District from a new nursing home, a recent service station, the Social Security Complex, and vacant lots. The western boundary shifts west to Pearl Street between Saratoga and Lexington to include historic structures as well as the late 20th century building that houses Lexington Market, which survives as a vital urban marketplace. South of Lexington the edge created by late 20th century construction associated with the University of Maryland at Baltimore moves the western boundary eastward to the alley at the rear of the buildings along Greene Street and then to Paca Street. (The Reiman Block, Pascault Row, and Westminster Church and Cemetery, the only historic features immediately outside the western boundary, are all individually listed on the National Register.)

The southern boundary of the Market Center Historic District abuts the northern boundary of the Loft Historic District and has been drawn to encompass historic structures on the south side of Baltimore Street. The southern

boundary excludes a recent building at the corner of Howard and Baltimore Streets and avoids the block occupied by the 1961 Baltimore Civic Center before it joins the eastern boundary of the Market Center Historic District at the foot of Liberty Street.

UTM References

Baltimore East, MD and Baltimore West, MD quads

A: 18-360390-4350850

B: 18-360600-4350330

C: 18-360380-4349820

D: 18-360070-4349900

E: 18-359800-4350090

F: 18-359800-4350340

Market Center Historic District
Baltimore, Maryland
B-1262

LIST OF NONCONTRIBUTING BUILDINGS

210 Baltimore Street
315 Baltimore Street
405 Baltimore Street

Corner of Eutaw & Fayette
115-117 Eutaw Street
200 block Eutaw Street
222 Eutaw Street
NE corner of Eutaw & Saratoga
SE corner of Eutaw & Saratoga
312 Eutaw Street
316-322 Eutaw Street
328 Eutaw Street
401 Eutaw Street

210 Fayette Street
226 Fayette Street
401 Fayette Street

215 Franklin Street
304 Franklin Street
307-11 Franklin Street

108 Greene Street
100 block E side (no number) Greene Street
Market Center Post Office Station

11 Howard Street
Corner of Howard and Fayette
312-318 Howard Street
331 Howard Street
330-332 Howard Street
401 Howard Street
420 Howard Street

105-07 Lexington Street
109-11 Lexington Street
116 Lexington Street
204-06 Lexington Street
224 Lexington Street

Lexington Street between Howard and Eutaw
611-13 Lexington Street

14 Liberty Street
100 blk Liberty Street at Marion Street
208 Liberty Street
232 Liberty Street

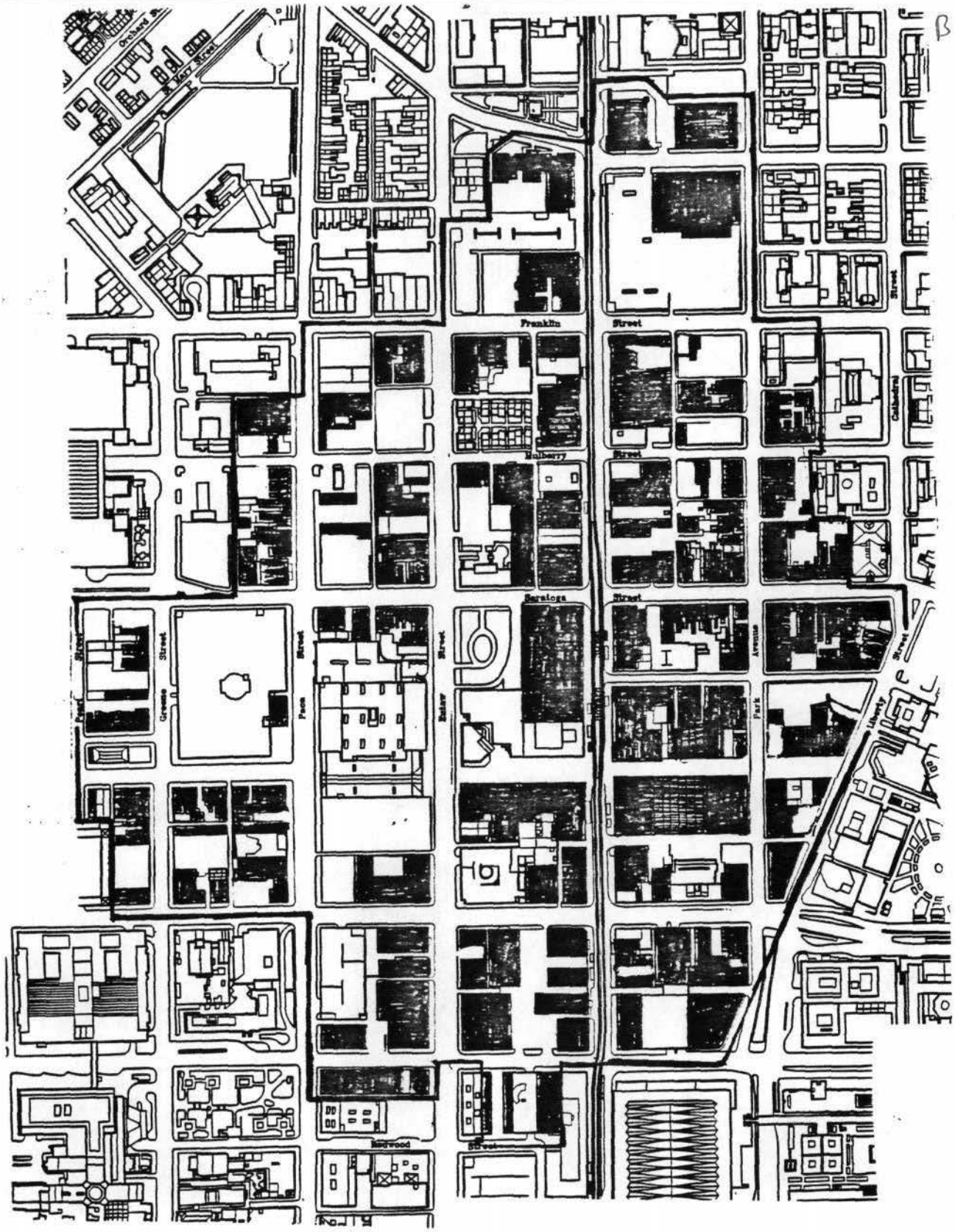
NW corner of Mulberry and Park
SE corner of Mulberry Street and Paca

116 Paca Street
225 Paca Street
411 Paca Street
415 Paca Street

415 Park Avenue

214 Saratoga Street
229 Saratoga Street

B-1262



National Register Boundaries, Market Center Historic District, Baltimore city, MD, 1999

Boundaries are indicated by a solid line; contributing resources are shaded (dark)

Source: Baltimore City Planning Dept. Map, 1"=200' (reduced)

Market Center Historic District
Baltimore City, Maryland
LOCATIONAL MAP SHOWING BOUNDARIES AND CONTRIBUTING BUILDINGS