NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

historic name Stone Hill Historic District

other names B-1319

2. Location

street & number Pacific Street, Puritan Street, Bay Street, Field Street, Worth Street ☐ not for publication

city or town Baltimore ☐ vicinity

state Maryland code MD county Baltimore City code 510 zip code 21211

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments).

Signature of certifying official/Title — Date 11-9-01

State or Federal agency and bureau

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

Signature of certifying official/Title — Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby, certify that this property is:

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

Signature of the Keeper — Date of Action

Stone Hill Historic District
Name of Property

Baltimore City, Maryland
County and State

5. Classification

Ownership of Property
(Check 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	
23	11	buildings
0	0	sites
1	0	structures
0	0	objects
24	11	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

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC (single dwelling, multiple dwelling)
TRANSPORTATION (pedestrian-related)

Current Functions
(Enter categories from instructions)

DOMESTIC (single dwelling, multiple dwelling)
TRANSPORTATION (pedestrian-related)

7. Description

Architectural Classification
(Enter categories from instructions)

MID-19TH CENTURY
OTHER: workers' housing

Materials
(Enter categories from instructions)

foundation STONE
walls STONE
roof METAL ; ASPHALT
other

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)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad pattern of our history.
- ☐ **B** Property associated with the lives of persons significant in our past.
- ☒ **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.

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

Area of Significance
(Enter categories from instructions)

ARCHITECTURE
COMMERCE
COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

ca. 1845-1925

Significant Dates

1845
1923
1925

Significant Person
(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

9. Major Bibliographical References

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

Previous documentation on files (NPS):

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

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☒ Other

Name of repository:
Baltimore Museum of Industry Research Center
University of Maryland, College Park

B-1319

Stone Hill Historic District
Name of Property

Baltimore City, Maryland
County and State

10. Geographical Data

Acreage of Property Approximately 5 acres

UTM References
(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	18	359540	4353730	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 Jennifer Goold & Betty Bird

Organization Betty Bird & Associates date July 1, 2001

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

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

SUMMARY DESCRIPTION

The Stone Hill Historic District, a complex of workers' housing dating to the mid-19th century, consists of seven gridded blocks overlooking the Jones Falls . Associated with Mount Vernon Mills, the district is comprised of 21 granite duplexes, a granite Superintendent's House, and a granite service building, now converted to a duplex. The unusually cohesive district, unified by its corporate plan, repetition of massing and articulation, and distinctive use of stone construction, meets Criterion C as an excellent example of workers' housing in a textile mill village. The associated landscape created by private streets, lawns, gardens, picket fences, and front porches contributes to the singular character and rural village feeling of this unique historic district.

GENERAL DESCRIPTION

Setting

Stone Hill is sited on the upper slope of the Jones Falls Valley overlooking Mount Vernon Mill No. 1. Houses and streets within the neighborhood are oriented to a southwest/northeast grid. (For descriptive purposes, this nomination will refer to northeast as north, southeast as east, southwest as south, and northwest as west.) Land slopes sharply down along Chestnut Street to the west and from Pacific Street to the south.

Stone Hill's higher site isolated the residential component of the mills from the active manufacturing that once bordered it on two sides. Mount Vernon Mill No. 1 is situated to the southwest across Falls Road from Stone Hill; the Packing House is situated immediately south of Stone Hill. Mount Vernon Mill No. 2 is immediately west of the district. The Stieff Silver Factory south of Stone Hill sits on property once owned by Mount Vernon Mills. An alley running alongside the eastern boundary of the district separates Stone Hill from the later rowhouses lining Keswick Road. Buildings at the north end of the district face a field formerly associated with Stone Hill, now occupied by a 1952 house.

The landscape and siting of buildings in Stone Hill reinforce its isolation from the urban grid of the surrounding city. Duplexes occupy less than 25% of their approximately 3000 sq. ft. lots. Owners have landscaped the generous lots with trees, lawns, flower gardens, and wood picket fences. Mature trees and dead-end streets block views of the district's surroundings, giving it the feel of an isolated rural village. Because deciduous trees and vines screen all but the eastern boundary, the Keswick Road alley is the district's only visual connection with its surrounding urban setting.

Street Patterns and Streets

The circulation system in Stone Hill provides numerous lanes within the district and pedestrian access to Mount Vernon Mills No. 1 and 2, but few connections to the community beyond its borders. The narrow streets in Stone Hill are arranged in a grid, slightly modified in response to the topography. Worth Street, which is roughly on axis with the Packing House, is the only north/south street. East/west streets include Pacific, Puritan, Bay, and Field Street. Two east/west alleys in the district run between Puritan and Bay and between Bay and Field. A north/south alley remains along the brow of the incline along Chestnut Street. With the exception of Bay Street, which runs into an alley leading to Keswick Road, and Pacific Street, all of the streets in the historic district are dead ends. A stone stair at the west end of Bay Street provides pedestrian access to Mount Vernon Mill No. 2 to the west.

The streets in Stone Hill are about 20 ft. wide and the alleys 12 to 15 ft. wide. Most are improved only slightly with patched black-top, concrete, and gravel surfaces. Granite, cobblestone, and brick gutters remain throughout the district and contribute to its distinctive character. Low, stone retaining walls knit the streets to yards above at numerous locations throughout the district.

Houses in Stone Hill

The 23 free-standing, stone buildings in Stone Hill exhibit three basic typologies with a variation on one typology. These typologies are duplex workers' housing, a Superintendent's House, and a support structure. The most prevalent type is the two-story duplex. Of the 21 duplexes, two larger structures along Pacific Street east of the Superintendent's House constitute a three-story variation of the typical two-story duplex type. 700-702 Puritan Street, constructed as a support structure, was later converted to a duplex.

The uniformity of size, scale, massing, materials, and facade articulation of all these buildings reflects the single corporate ownership that created the neighborhood. All of the buildings feature roughly-coursed granite walls, gable roofs, front porches, and interior end chimneys with brick stacks. With the exception of the houses on the south side of Bay Street, all of the houses face south. Physical evidence found in the attic of 719 Field Street shows that the houses originally had wood shingle roofs. Sanborn Maps and surviving porches suggest that original hipped roof porches projected out from the two paired doors of each duplex. (The original porch configuration remains at 722-724 Street.)

Duplexes

For the most part, the duplexes are two-story, four-bay, double-pile buildings with interior end chimneys and low-pitched, side gable roofs. The houses, which rest on raised basements, have a rectangular footprint with one-story kitchen wings extending out from the rear. The kitchen wings have gabled roofs pierced by center chimneys; the ridge line of the kitchen wing runs perpendicular to the ridge line of the duplex. The original form of the kitchen remains at 713 and 719 Field Street. 708-710 Puritan and 716-718 Puritan have wood-frame kitchens that echo the form of the stone kitchens. Architectural detail consists of stone sills and brick lintels. Original windows, which remain only at 713 Field Street and 719 Field Street, were six-over-six sash. Most of the houses now display one-over-one sash. Transoms top front doors. Although porches have been replaced and altered over the years, all of the houses still feature front porches, which contribute to the distinctive character and social culture of the neighborhood.

The houses are approximately 1200 sq. ft. in size The original plan consisted of a parlor, dining room, and kitchen, each approximately 15 ft. x 15 ft., with two bedrooms above the parlor and dining room. (See attached floor plan.) Consistent with two-bay Baltimore rowhouses of the period, the houses had no hall; a side stair led to the upper floors. There were no accessible attics or cellars; some cellars were excavated at a later date.

Two of the four duplexes facing Pacific Street (702-704 Pacific and 726-728 Pacific) feature an attic story and dormered roofs. These buildings also have rough stone lintels instead of the brick used in the two-story buildings. The variation in these buildings may be due to an earlier date of construction.

Superintendent's House

The Superintendent's House (732-734-736 Pacific Street) is a 2-1/2 story structure that displays compound, telescoped massing reminiscent of dwellings in southern Maryland. The building is now demised into three separate residences. The main block (732 Pacific Street) is a 2-1/2 story, five bay granite dwelling with a side gable roof and interior end chimneys. Three pedimented dormers framed with crossette molding punctuate the gable roof. Graduated window openings contrast with the uniform openings of the duplexes. Two small, square vent openings pierce the blind east wall of the house. 734 Pacific, attached to the west wall of the main block, is a two bay 2-1/2 story granite structure approximately a half story lower than the main block. A single pedimented dormer is centered on its gabled roof. A full-height opening on its 2nd floor rear facade suggests that 734 Pacific may have been used for storage or office space. 736 Pacific, nestled in the southwest corner of the historic district, is a two-bay wood frame wing clad with shingles. The wing, which rests on a stone foundation, is the same height as 734 Pacific and has a side gable roof.

Ornament, detailing, and height further set the Superintendent's House apart from the duplexes. A full porch with wood Doric columns extends across the front of the main block. 734 Pacific features a smaller, simpler porch across its front facade. The main block and its two-bay stone wing both boast a wood cornice with dentils. (The small frame wing at 736 is unornamented.) Bromley's 1896 Atlas of Baltimore County also shows that the Superintendent's House was the only house with a stable (now gone).

700-702 Puritan Street

700-702 Puritan Street does not conform to the siting and lot placement of the other houses in Stone Hill. Tradition holds that these buildings were once storehouses or support structures that served the mills. This two-story, four bay stone structure is topped by a more steeply pitched side gable roof than the other duplexes in Stone Hill. 702 Puritan is stuccoed; 700 Puritan still displays its coursed rubble granite facade. Unique among the buildings in Stone Hill, 700 Puritan has only a single window on its 2nd floor front facade. It also displays massive stone lintels, incised to resemble jack arches with keystones. Because this building is sited closer to the street than any of the other structures, it has no front porch.

Streetscapes

Stone Hill streetscapes proclaim the character of the district as a designed landscape. Buildings are regularly spaced on uniform parcels of land that are laid out in a rough grid. To the extent the topography allowed, two duplexes were sited on roughly square parcels of land. Only the Superintendent's House, which occupies a full square parcel, and 700-702 Puritan Street, which is squeezed into a small, triangular shaped lot, depart from this pattern. With the exception of the Superintendent's House and 700-702 Puritan Street, all of the buildings respect a uniform setback from the street.

Each individual street has a distinct character. *Pacific Street*, formerly Front Street, tops the hierarchy of streets within the district. Overlooking the green slope to Jones Falls and Mount Vernon Mill No. 1 beyond, these houses could also observe activity in the Packing House, situated immediately below Pacific Street. Houses on the *north side of Puritan Street* are sited off axis from the houses on Pacific Street. Consequently, their front facades can be glimpsed from Pacific Street, contributing to the intimacy and internal cohesiveness of the district. The dogleg in Worth Street provides an unobstructed vista to 722-724 Puritan Street. *Bay Street* is the only street lined with buildings that face one another,

creating a rich streetscape framed by front gardens and uniform stone dwellings. Three duplexes on *Field Street* face onto a large lot outside the historic district. This lot, once the cow pasture for Stone Hill, is occupied by a house constructed in 1952. Because of the size of their lots and the vacant land across the street, these houses have a more isolated, rural feel than other duplexes in the district, a feeling shared by 738-740 Puritan, and 735-737 and 726-728 Bay Street, which terminate dead end streets.

Integrity

While Stone Hill has changed over the years, it continues to possess a high degree of integrity. Mill ownership maintained a consistency of appearance within the historic district until 1925, when Mount Vernon Mill began to dispose of the houses. For example, in 1922/23 mill owners added bathrooms in the back, outside corner of the dining rooms. Small windows with wood lintels were inserted in the side facades at this time. Typical changes private owners made to mill buildings include replacement windows, new and extended porches, replacement of wood picket fences with chain link fences and new wood fences, and replacement roofs. Many owners have added wood-frame and concrete block shed roof additions to the kitchen wings. Several of these wings appear to date to the early 20th century, establishing an additive tradition characteristic of the historic district. Eleven recent, nondescript concrete block garages and frame sheds, which do not contribute to the historic district, have also been constructed.

Most of these changes have had minimal effect on the distinguishing architectural characteristics of the historic district. Replacement windows are a reversible treatment. The consistency with which one-over-one sash has been used maintains the horizontal line of the meeting rail and simple character of the duplexes. (A 1930s photographs documents the long-time use of this sash configuration.) Far more important than changes to the porches are the survival of uniform streetscapes of porches and the interest porches lend to the massing of these simple stone buildings. Similarly, low wood picket fences are a landscape treatment long associated with the neighborhood, reinforcing the rectilinearity of its gridded framework. The shape and uniform height of the gable roofs survives even if earlier roof surface is gone. Changes to the rear facades signal the shift from corporate to private ownership. The variegated texture of these alterations does not detract from the overall integrity of the historic district.[1]

Only one half of one building, 713 Bay Street, has been extensively altered. At the end of the 20th century, the owner added a parged third story to the fore of the ridge line, constructed a large rear addition, and added inappropriate replacement windows. Despite these changes, as half of a duplex building, 713 Bay Street continues to retain sufficient integrity to contribute to the historic district. The strength of its siting, materials, and basic form are sufficient for it to contribute to the feeling and association of the historic district.

None of these changes materially impacts the integrity of the workers' housing typology that Stone Hill so well represents. Stone Hill retains its integrity of location, design, setting, materials, workmanship, feeling, and association and survives to

[1] See Alison K. Hoagland, "Industrial Housing and Vinyl Siding: Historical Significance Flexibly Applied" for a discussion of typical changes to workers' housing.

represent an important aspect of settlement in the Jones Falls Valley and an integral element of Baltimore's textile mill industry.

STATEMENT OF SIGNIFICANCE

Constructed ca. 1845-1847, the Stone Hill Historic District is one of the original mill villages along the Jones Falls developed to house textile mill workers. The Stone Hill Historic District meets Criterion A as evidence of changing settlement patterns in the Jones Falls valley beginning in the mid 19th century. The district meets Criterion C because it exemplifies the distinctive characteristics of the Rhode Island-type of textile mill village, significant within the urban environment of Baltimore city, namely housing for families developed adjacent to manufacturing. The period of significance for the district extends from ca. 1845, the date of the first houses at Stone Hill, to 1925, the year Mount Vernon-Woodberry Mills began to sell the houses to individual owners.

HISTORY

Development of Baltimore Cotton Mills

The origins of the Stone Hill Historic District lie in the transformation of Baltimore's economic base between 1800 and 1850 from exportation of agrarian goods to industrial production. As a leading American port in this period, Baltimore's economic climate was closely tied to international conflicts. Exportation of flour to the Europe and West Indies at the beginning of the 19th century, spurred by struggles between Britain and France, stimulated development of grist mills powered by the waterways emptying into Baltimore Harbor. The 12 mile-long Jones Falls was a primary site for these mills when the Falls turnpike was established along a Native-American way in 1804. The trade embargo, established by Thomas Jefferson in the years leading up to the War of 1812, prompted Baltimore's leading families to diversify their commerce and to begin to manufacture products that had been primarily imported, such as textiles, for domestic markets.[2] Baltimore's thriving ship building and ship repair industry offered a ready market for cotton duck, used for sailcloth. Renovation of existing grist mills was a logical step and the first cotton mill was constructed on the Jones Falls in 1815 at the Mt. Washington flour mill. By 1810, the United States boasted 87 cotton mills, eleven of which were situated in or near Baltimore.[3]

David S. Carroll (1811-1881) and Horatio Nelson Gambrill (1810-1880) purchased the Mt. Washington mill, known as the Washington Manufacturing Company in 1832. By 1839, these men, working in partnership with Richard W. Hook, Captain William Mason, Henry Leaf and others, spearheaded the use new industrial technologies that would transform the settlement of the Jones Falls valley. In 1837, they purchased the Whitehall flour mill (on the site of the present Clipper Mill) and by 1839 outfitted it with five power looms, integrating spinning and weaving in a single location. This group of men bought the Woodberry Flour Mill in 1843 and the Laurel Mill in 1846 (on the site of the present Mount Vernon Mill No. 1) and constructed textile mills at these locations as well. Steam power was introduced into the mills in 1846, further boosting output. The textile mills required an extensive workforce to operate the newly mechanized factories.

Mill Housing in the Jones Falls Valley

The Stone Hill Historic District reflects the first period settlement of the valley by textile workers. Families migrated to the Jones Falls valley from farms and villages in the region. The earliest wave arrived from the agricultural region in

[2] Robert J. Brugger, *Maryland: A Middle Temperament, 1634-1980,* (Baltimore: Johns Hopkins University Press, 1988), p.176, 177.
[3] Betty Bird & Associates, National Register Nomination for Mount Vernon Mill No. 1, 2000, sec. 8, p. 1.

northwestern Baltimore County, northeastern Carroll County, and southern Pennsylvania. Next came the Virginians from the Blue Ridge mountain region northeast of Charlottesville, who arrived beginning in the 1870s, with the largest number arriving around World War I. Also, workers arrived from the Patapsco river mill towns, such as Oella, Ellicott City and Laurel, around the turn of the century.[4]

Between 1845 and 1890, the portion of the Jones Falls valley north of city limits grew from the remote cluster of villages to a suburb of the city of Baltimore and the national center of cotton duck production.[5] The early villages in the Hampden-Woodberry section of the Jones Falls, most of which were linked to a mill, were called Mount Vernon, Clipper, Druidville, Woodberry, Hampden in Woodberry, Sweetaire and Hampden Village.[6] Stone Hill was a part of Mount Vernon and is now a small section of Hampden. As late as 1860, the combined workforce of all the area's textile mills totaled only 536.[7] Employment in the industry leapt from 616 in 1870 to 2,931 in 1880.[8] The city of Baltimore annexed the villages in 1888. By the 1890s, the mills along Jones Falls were operating at their peak. Employing almost 4,000 workers, Baltimore's textile mills constituted one of the largest workplaces in the entire nation.[9]

Origins of Stone Hill

H. N. Gambrill, D. S. Carroll and their partners, the original owners of Mount Vernon Mills, built the duplexes of Stone Hill for families of workers beginning in 1845. A deed for Mount Vernon Mill No. 1 and a newspaper account suggest a ca. 1845-1847 date of construction for the houses in the district. The county transfer book entries of 1846 show that Gambrill, Carroll and Co. took ownership of the Laurel grist mill as well as the new Mount Vernon Factory, its machinery, and six stone and six frame houses.[10] An 1847 description of the Woodbury (sic) Mill describes nearby houses that Gambrill and Carroll also constructed, almost identical to those in Stone Hill:

> We took a short ride up the Falls the other day as far as the Woodbury factory of Messrs. Gambrill & Carroll, about three miles from the city. The appearance of taste and comfort exhibited in the handsome residences of the operatives of this splendid establishment, situated on the brow of a beautiful hill, the slope of which was adorned with tasteful flower gardens, enclosed with neat whitewashed railings, is one of the most striking features in approaching the factory grounds. The dwellings are about forty in number, mostly three-stories high, and built in a uniform manner, two in a block....[11]

The earliest known map that shows any of the houses of Stone Hill is the *Topographic Map of Swann Lake and Aqueduct of the Baltimore City Water Works* (1862), an impressionistic rendition of the Jones Falls valley, which shows three

---

[4] Bill Harvey, *"The People is Grass": A history of Hampden-Woodberry 1802-1945,* (Baltimore: Della Press, 1988), p.2, 3.
[5] Dennis Zembala, ed, *Baltimore: Industrial Gateway on the Chesapeake*, (Baltimore: Baltimore Museum of Industry, 1995), p. 93.
[6] Bill Harvey, "Hampden-Woodberry: Baltimore's Mill Villages," in Elizabeth Fee, Linda Shopes and Linda Zeidman, eds. *The Baltimore Book: New Views on Local History,* (Philadelphia: Temple University Press, 1991), p.41.
[7] Harvey, *"The People is Grass,"* p.7.
[8] D. Randall Beirne, "Hampden-Woodberry: The Mill Village in an Urban Setting," *Maryland Historical Magazine* (v. 77 no. 1, Spring 1982), p. 9
[9] Harvey, "Hampden-Woodberry: Baltimore's Mill Villages," p. 43.
[10] John McGrain, *From Pig Iron to Cotton Duck, vol. II,* (Unpublished manuscript), n.p.
[11] "A Visit to Woodbury," *Baltimore Sun* (July 29, 1847).

structures in Stone Hill. The 1877 G.M. Hopkins *Atlas of Baltimore County* unambiguously demonstrates the presence of the houses of Stone Hill.

The physical relationship of the Stone Hill village with neighboring mill structures and underlying topography, its ordered plan, recurrent duplex house form, and durable materials of construction characterize the district and distinguish it from its surroundings. Stone Hill exemplifies the Rhode Island type of mill village. In this mill village typology, single family homes, duplexes or rowhouses, designed to attract and retain families as the primary workforce, are the chief form of housing. Dwellings were usually developed on land directly adjoining the mill.[12] Owners repeated a common model over a large area of settlement. Early mill villages (1840 –1870) were often developed in direct response to the surrounding topography, while by 1880 the villages were most often laid out on a gridded plan.[13]

Local topography, the site on the banks of the Jones Falls, informs the plan for Stone Hill. Mount Vernon Mill No. 1 and the streets of Stone Hill are both set approximately parallel to the Falls. The district is set atop a rise. The rectilinear grid of the district street plan responds to the land form in its parallelogram shape and the integration of stairways where streets dead-end at the steep slope.

Stone Hill dwellings are substantial buildings constructed of local granite. Quarries were located along the Jones Falls in the period of construction and granite would have been readily available. Nonetheless, the fact that the owners chose to employ such enduring materials may reflect their attitudes toward the industry and the workforce. The longevity of the construction materials implies that the Mount Vernon Company recognized the manufacturing base as a long-term investment. Stone Hill contrasts with villages surrounding extractive resources, such as coal, which were usually wood-frame construction. Fire prevention was a key concern throughout the life of the mill villages, but was especially troublesome before reservoirs and fire departments were established in Woodberry-Hampden in the 1860s. Well-maintained stone houses were impressive to workers as well, most of whom would have been moving from wood-frame farm dwellings. Bill Harvey recorded that an "old resident said: 'This place looks so prosperous and all compared to what we had....'"[14]

Paternalism in Stone Hill

The Gambrills and Carrolls constructed Stone Hill directly adjacent to Mount Vernon Mills for economic efficiency and employee supervision. When Mount Vernon Mill No. 1 and the first housing at Stone Hill were constructed in 1845, Baltimore City limits were a mile downstream. On-site housing was a primary requirement to cultivate the requisite workforce for the new mills. The mill owners developed, owned, and maintained the residences on Stone Hill with the objective of attracting an initial workforce, reducing employee turnover, increasing productivity, and providing a stable supply of new workers. Organizing the village as an extension of the mill environment was a compact and efficient use of land. The houses of Stone Hill are duplexes set on spacious lots, intended to accommodate families. The rational grid plan of the streets is carried through to the placement of the houses, which are evenly spaced along the streets.

---

[12] Richard M. Candee, "New Towns of the Early New England Textile Industry," in Camille Wells, ed., *Perspectives in Vernacular Architecture*, (Annapolis, MD: Vernacular Architecture Forum, 1982), p.31.

[13] Robert W. Blythe, ed, "The Textile Mill and Mill Village in the American South," *Cotton Mills, Planned Communities and the New Deal: Vernacular Architecture and Landscapes of the New South*, (Athens GA: Green Berry Press, 1999), p. 139.

[14] Harvey, "Hampden-Woodberry," p. 49.

Control of the workforce was also a fundamental concern of the Mount Vernon Company. The supervisor's house was adjacent to the workers' homes and closest to the factory. Not only was the supervisor in direct visual contact with the mill and packing house, but with the employees who passed by his doorway on the path to and from the workplace. The architectural articulation of the village reinforced the hierarchy of the employees. The supervisor's house is clearly differentiated in form, scale, and ornamentation. The worker's duplexes are essentially identical.

Paternalism, in the form of mill ownership of the housing, was another means for control. By retaining ownership of the houses, Mount Vernon Company held sway over workers because they could evict those who left the workplace for any reason, from strikes to retirement. The administrators decided what type of houses were appropriate for the mill staff and controlled the kind of amenities, such as bathrooms and cooking facilities, that were available. At the outset, the mill owners also provided the ancillary requirements of a village such as a church and a store, located on the path between Mount Vernon Mill No. 1 and Stone Hill, influencing spiritual life and employee expenditures in the remote location.

Stone Hill Residents

The Stone Hill Historic District is strongly associated with the patterns of life of the workers at Mount Vernon Mills. Many of life's milestones took place in the home. Early twentieth century residents speak of the births, deaths, and weddings that took place in the houses of Stone Hill in *Stone Hill: The People and Their Stories*. The yards were the site of gardens, wood and coal sheds, laundry lines, and ducks and chickens. The alleys and streets were the arena for childhood games and socializing.

The average wage for workers in the mill in 1923 was roughly 30 cents/hour, which was minimal income. For example, in 1928 average wages in Baltimore, at 46.7 cents/hour, were by far the lowest in the leading men's clothing manufacturing centers. Workers in New York were earning 91.5 cents/hour at that date.[15] There were 463 women and 342 men working in Mount Vernon Woodberry Mills in 1923.[16] Women were encouraged to enter the mills, so that the families could stay in company housing and the men could find more lucrative work elsewhere. Large families often lived within the five-room houses. The 1900 manuscript census, taken at the height of productivity at Mount Vernon Woodberry mills, reports that families with up to 12 members were living in the houses at Stone Hill with between one and four family members working at the mills. The vast majority of these residents were born in Maryland, Virginia and Pennsylvania, with a few born in Ireland and Scotland.

The ethnicity of Stone Hill remained little changed, due to geographic isolation and continuing mill employment of new generations of residents. A 1924 study of the mill workers at Mt. Vernon Woodberry Mills noted that "[t]he thousand employees or so in the mills today, with not over six exceptions, are of native American stock, just what they were when Horatio Gambrill, eighty four years ago, in 1839, started buying up the "flouring" mills on the falls and converting them

[15] Philip Kahn Jr. *A Stitch in Time: The Four Seasons of Baltimore's Needle Trades*, (Baltimore: The Maryland Historical Society, 1989), pp. 220, 221.

[16] Elizabeth Otey, *The Cotton Mill Workers on Jones Falls*, (Baltimore: Christian Social Justice Fund, 1924), n.p.

into cotton factories."[17] The district and the larger community of Hampden-Woodberry remained isolated from the influx of African-American and immigrant populations typical to urban centers.[18]

Strikes and the End of Paternalism in Stone Hill

As ownership of the mills was consolidated at the of the 19th century, paternalistic ideals receded. In 1899 seven companies, including three out-of-state ventures, joined together to form the Mount Vernon-Woodberry Cotton Duck Company, which controlled 70 to 80 percent of the medium and coarse duck production in the nation.[19] Nine of the fourteen mills operated by the new company were located along Jones Falls. In 1915, another major reorganization occurred and the company adopted the name Mount Vernon-Woodberry Mills.

World War I, as other wars, generated extensive government work for textile mills. The war time boom yielded more jobs, increased hours, and higher wages. After World War I demand slackened but the expectations of an expanded work force remained. Simultaneously, the labor movement took hold in Baltimore. In 1916 the Textile Workers Union No. 977 had over 1,000 members among the workers of the Mount Vernon-Woodberry Company.[20] In 1923 Mount Vernon-Woodberry Mills announced a 54 hour work week and a 7.5 % increase in pay; workers demanded a 48 hour week and a 25% increase in pay. The workers began a several month strike in April 1923, which marked a watershed in the history of the Mount Vernon-Woodberry Mills. This strike resulted in the end of the paternalistic system that governed mill operations and the end of an era of general prosperity and expansion of the textile industry in Baltimore.[21] Management broke the strike and the textile industry began to leave Woodberry-Hampden for cheaper labor in South Carolina and Alabama. The mill owners began to sell the houses in Stone Hill in 1925. After the mid-twenties only Meadow Mill and Mount Vernon Mills continued in textile production. Mount Vernon Mills No. 1 and 3 were the last fabric mills in operation in the Jones Falls valley before they relocated to South Carolina in 1972.

---

[17] Ibid.

[18] There is evidence that outside groups were excluded from the village. The *Maryland Journal* noted on December 20, 1884 that the first Chinese family to take residence in Hampden was pelted with dead rats. Early twentieth century residents of Stone Hill recorded that the only African Americans seen in the neighborhood were domestics or vendors.

[19] McGrain, *From Pig Iron to Cotton Duck*, n.p.

[20] D. Randall Beirne, "Hampden-Woodberry: The Mill Village in an Urban Setting," p. 17.

[21] Bill Harvey, "Hampden-Woodberry" in *The Baltimore Book*, pp. 46-49 from Betty Bird & Associates, National Register Nomination Mount Vernon Mill No. 1. The strike was so traumatic that residents literally erased it from memory. Interviews with over 250 people yielded only fragmentary first hand recollection; no one was willing to talk extensively on tape.

Integrity

Despite 25 to 75 years of private ownership, Stone Hill Historic District retains a high degree of integrity. Under mill ownership, from 1845 to 1925, changes to the buildings were minimal and consistent throughout the district. The primary change prior to private ownership was the addition of plumbing, at the behest of the city, which resulted in the addition of a bathroom window on the side facades. Since the end of the period of significance, changes to the buildings have been concentrated in the rear kitchen wings and less permanent elements, such as porches and windows. These changes evidence how the culture of mill village residents changed after the paternalistic charge of mill ownership. The integrity of the district compares favorably with other textile mill associated housing in Baltimore, as it retains the full effect of its original setting. Woodberry, for example, has similar duplexes constructed during the same period, but has been impacted by city streets, mill fires, and recent housing.

The sense of historic and architectural cohesiveness through its design, setting, materials, workmanship, and association is remarkably strong, contributing to the feeling of time and place. The mills and the pedestrian connections from the village to the manufacturing center are still intact. Because of private ownership of the streets, the district retains its original intimate scale.

Major Bibliographical References:

Betty Bird & Associates. Mount Vernon Mill No. 1 (B-62) National Register Nomination Form, 2000.

Bierne, D. Randall. "Hampden – Woodberry: The Mill Village in an Urban Setting." *Maryland Historical Magazine* 77 (Spring 1982): 6-26.

Blythe, Robert W. ed. "The Textile Mill and Mill Village in the American South," in Debbie Curtis Toole ed., *Cotton Mills, Planned Communities and the New Deal*. Athens, GA: Vernacular Georgia, 1999.

Bromley Atlas of Baltimore City. 1896.

Brugger, Robert J. *Maryland, A Middle* Temperament. Baltimore: The Johns Hopkins University Press, 1988.

Bullock, James G., Jr. "A Brief History of Textile Manufacturing along Jones Falls," 2nd ed. Baltimore: Mt. Vernon Mills, November 1971.

Candee, Richard M. "New Towns of the Early New England Textile Industry," in Camille Wells, ed., *Perspectives in Vernacular Architecture*. Annapolis, Maryland: Vernacular Architecture Forum, 1982.

Harvey, Bill. "Hampden – Woodberry: Baltimore's Mill Villages," in Elizabeth Fee, Linda Shopes, Linda Zeidman, eds., *The Baltimore Book: New Views of Local History*. Philadelphia: Temple University Press, 1991.

_____. *"The People is Grass": A History of Hampden – Woodberry*. Baltimore: Della Press, 1988.

Hoagland, Alison K. "Industrial Housing and Vinyl Siding: Historical Significance Flexibly Applied," in Michael A. Tomlin ed., *Preservation of What, for Whom?* Ithaca, NY: The National Council for Preservation Education, 1998.

Hollyday, Guy, ed. "Stone Hill: The People and Their Stories." Baltimore: Guy Hollyday, 1994.

Hopkins Atlas of Baltimore County. 1877.

"Jones Falls – The Mills, &c." *Baltimore Sun* (September 25, 1843).

Kahn Jr., Philip. *A Stitch in Time: The Four Seasons of Baltimore's Needle Trades*. Baltimore: The Maryland Historical Society, 1989.

Maryland Historical Trust Inventory Form for Mount Vernon Mill No. 1. Dennis Zembala and Anne Steele, preparers. 1980.

McGrain, John W. *From Pig Iron to Cotton Duck, v. II.* Unpublished manuscript. Baltimore County Library.

McGrain, John W. *Grist Mills in Baltimore County, Maryland.* Towson, Maryland: Baltimore County Heritage Publications, 1980.

"Mills and Mill Work – Baltimore – Mt. Vernon." Vertical Files, BMI.

Mulrooney, Margaret. "A Legacy of Coal: The Coal Company Towns of Southwestern Pennsylvania," in Thomas Carter and Bernard L. Herman eds., *Perspectives in Vernacular Architecture, IV.* Columbia, Missouri: University of Missouri Press, 1991.

Olson, Sherry H. *Baltimore: The Building of an American City.* Baltimore: The Johns Hopkins University Press, 1980.

Otey, Elizabeth D. L. *The Cotton Mill Workers on Jones Falls.* Baltimore: Christian Social Justice Fund, 1924.

Rubeling & Associates. Mount Vernon Mill Village National Register Nomination Form (not submitted), 1997.

Sanborn Map Company. Maps of Baltimore. 1914, 1953.

"Suburban Villages of Baltimore – Woodberry." *Baltimore Sun* (July 29, 1872).

Topographic Map of the Swann Lake and Aqueduct of the Baltimore City Water Works, 1862. Johns Hopkins University, George Peabody Library. Baltimore, Maryland.

Vertical Files. Commission on Historic and Architectural Preservation Archives. Baltimore, Maryland.

Vertical Files. Enoch Pratt Free Library, Main Branch, Maryland Room. Baltimore, Maryland.

Vertical Files. Baltimore Museum of Industry Research Center. Baltimore, Maryland.

"A Visit to Woodberry." *Baltimore Sun* (July 29, 1947).

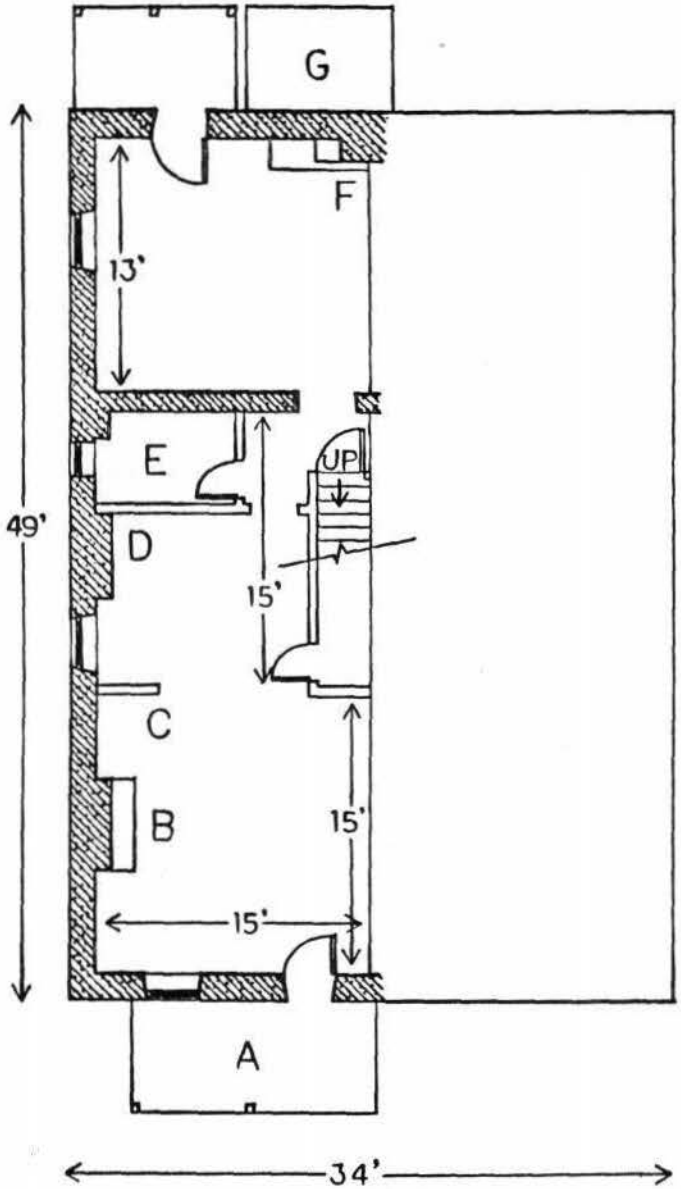
Zembala, Dennis, ed. *Baltimore: Industrial Gateway on the Chesapeake.* Baltimore: Baltimore Museum of Industry, 1995.

Verbal Boundary Description:

The boundaries of the Stone Hill Historic District are: to the north, the northern property lines of 703-721 Field Street; to the east, the western boundary of the alley behind 2900-3036 Keswick Road; to the south, the southern edge of Pacific Street, and; to the west, the western boundary of the property lines for 736 Pacific Street, 740 Puritan Street, 737 Bay Street, 728 Bay Street, and 721 Field Street, as delineated on the attached map.

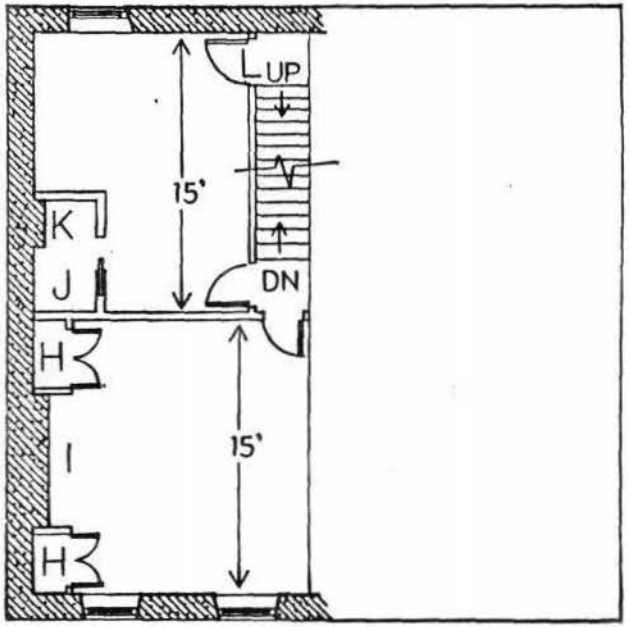
Boundary Justification:

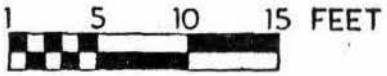
The boundaries of the Stone Hill Historic District encompass the historic structures, lots, private streets, and pedestrian passageways that constitute the residential portion of the original mill village constructed in association with Mount Vernon Mills.



FIRST FLOOR PLAN

A. Altered front porch
B. Modern fireplace at location of original fireplace
C. Widened doorway
D. Original fireplace (now filled)
E. Bathroom added 1920s
F. Original fireplace (now filled)
G. Modern wood shed
H. Modern closet
I. Modern fireplace at location of original fireplace
J. Modern bathroom
K. Original chimney
L. Original closet converted to attic stair

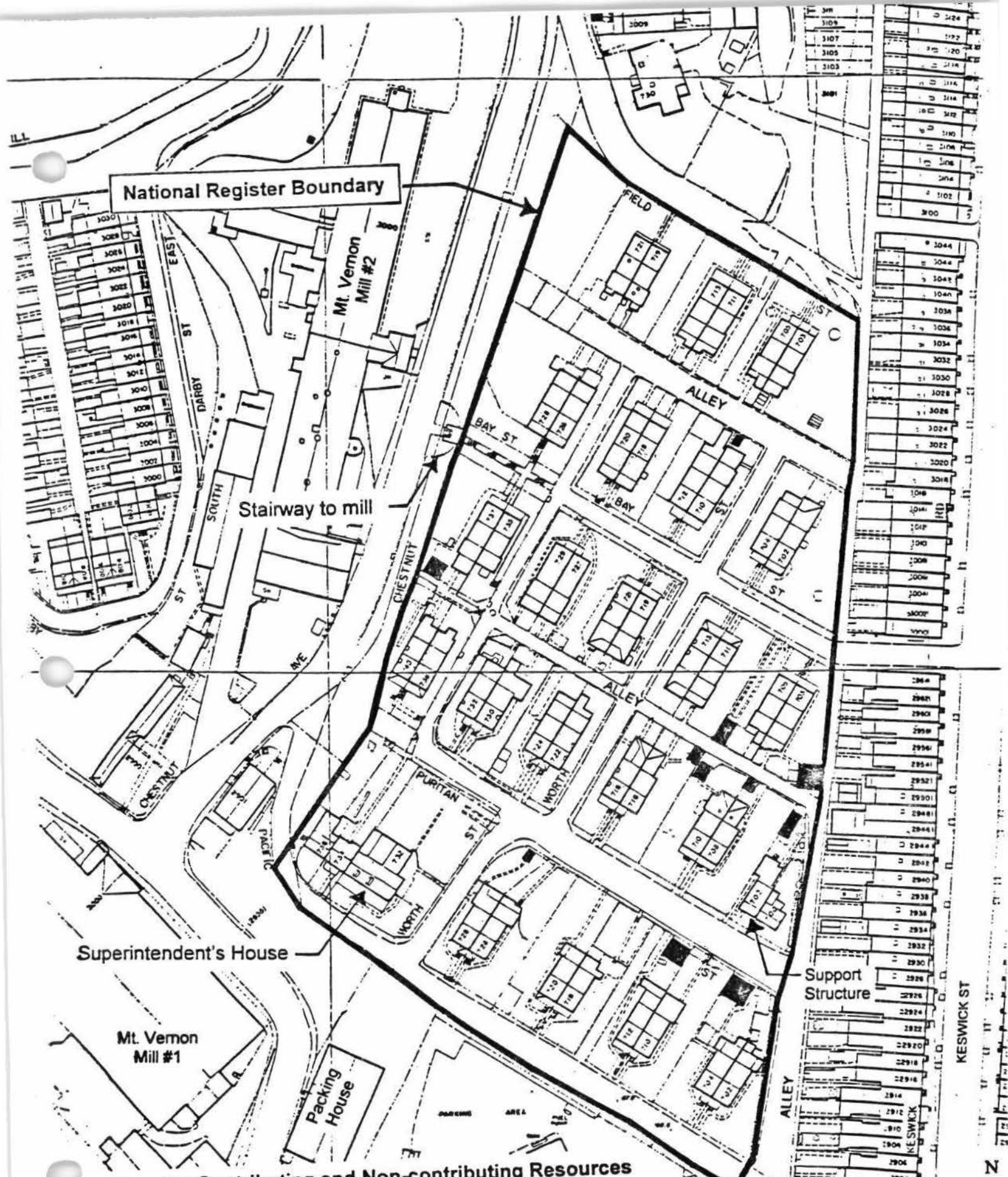




SECOND FLOOR PLAN

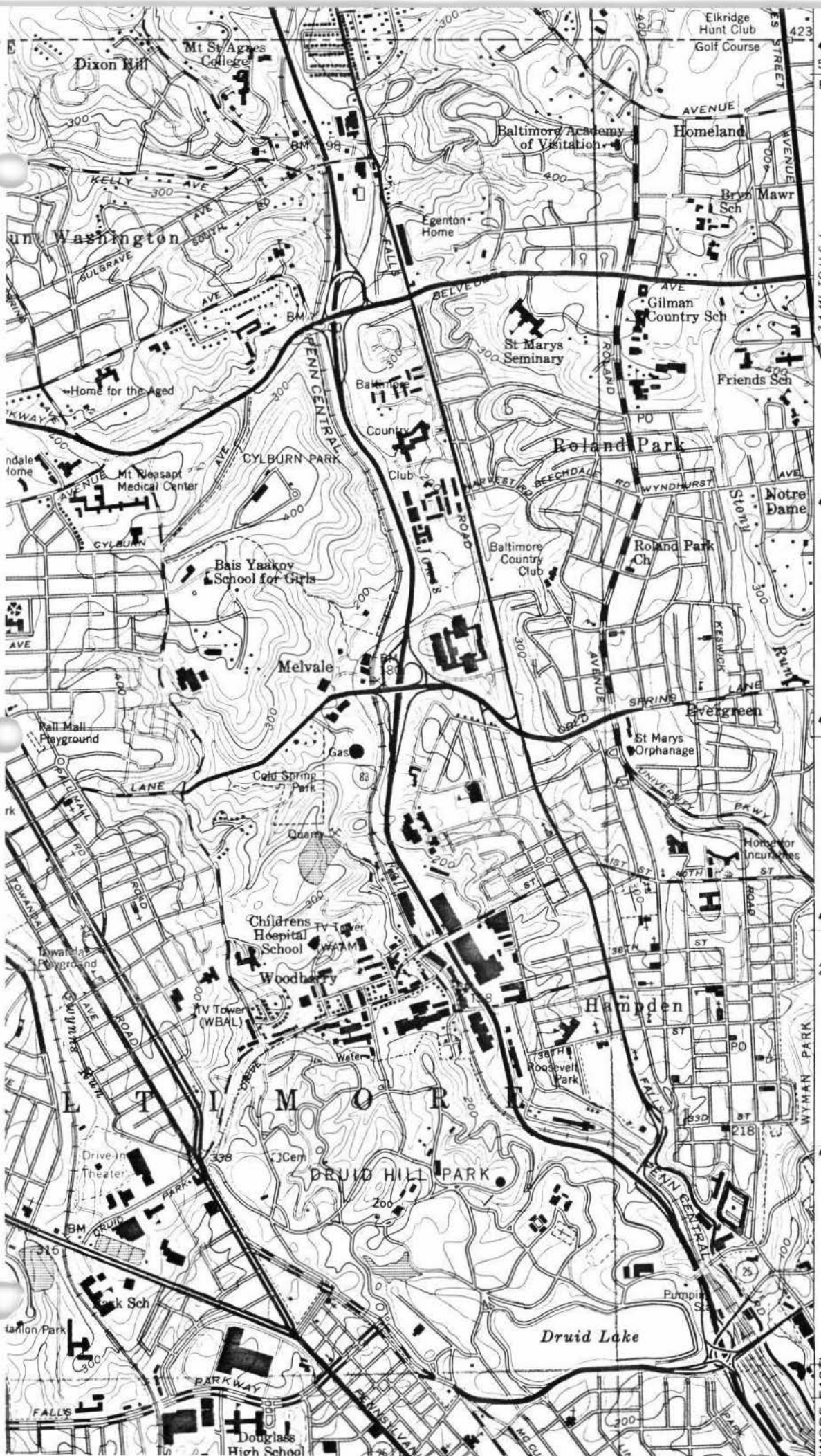
719 FIELD STREET • STONE HILL HISTORIC DISTRICT • BALTIMORE CITY, MARYLAND

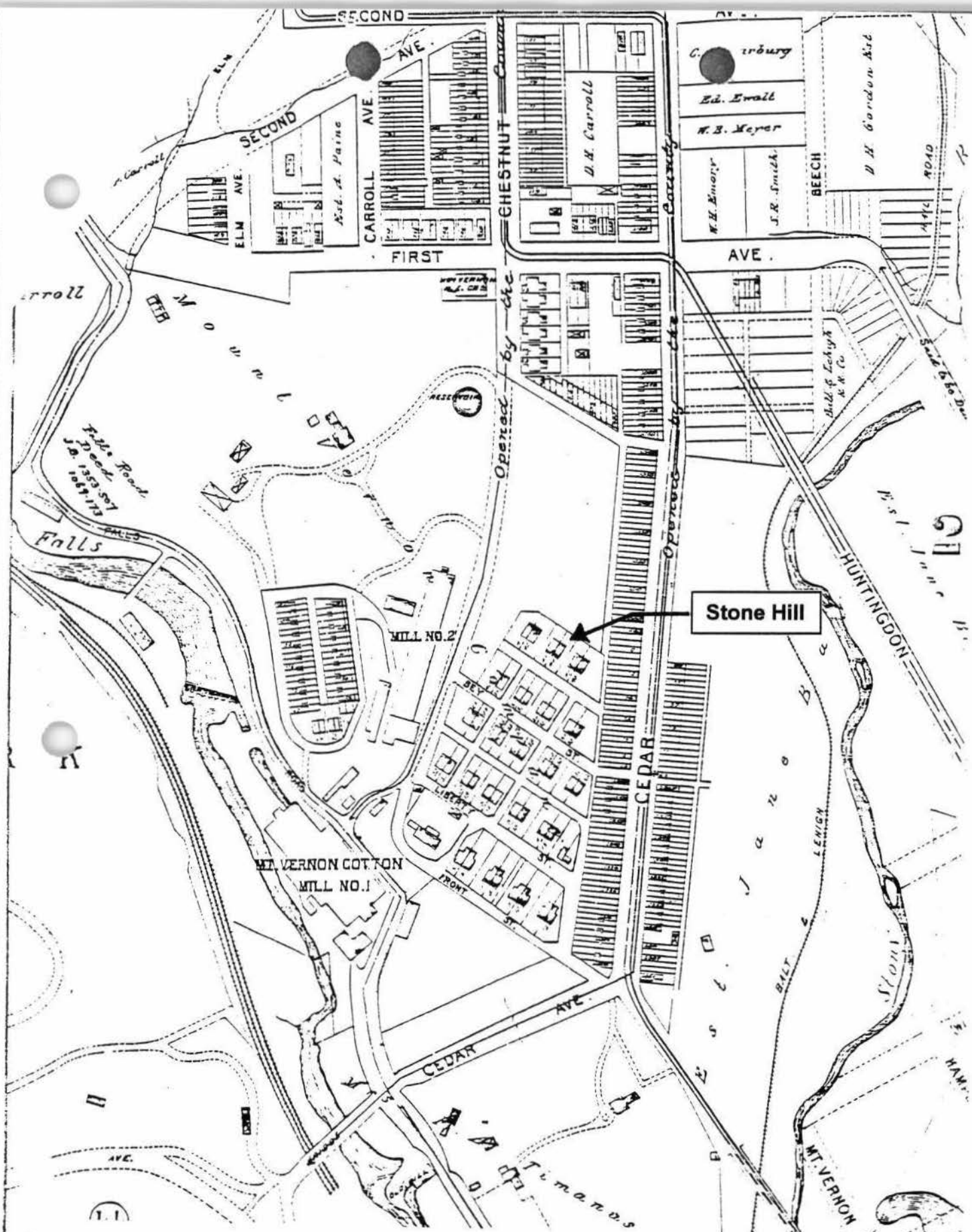
B-1319



Map Showing Contributing and Non-contributing Resources
(Non-contributing Resources Shaded)

Stone Hill Historic District
Baltimore City, Maryland
Survey No. B-1319


Dixon Hill
Mt St Agnes College
Elkridge Hunt Club Golf Course
423
4359
560 000 FEET
Baltimore Academy of Visitation
Homeland
Bryn Mawr Sch
Egerton Home
Washington
KELLY AVE
GULGRAVE AVE
BELVEDERE AVE
Gilman Country Sch
St Marys Seminary
Friends Sch
Home for the Aged
PENN CENTRAL
Baltimore Country Club
Roland Park
CYLBURN PARK
Mt Pleasant Medical Center
BEECHDALE RD
WYNDHURST AVE
Notre Dame
4357
Baltimore Country Club
Roland Park Ch
Bais Yaakov School for Girls
Melvale
Stony Run
Evergreen
4356
Pall Mall Playground
St Marys Orphanage
Cold Spring Park
Quarry
Home for Incurables
Childrens Hospital School
TV Tower WAYM
Woodberry
Hampden
4355
20'
TV Tower (WBAL)
Roosevelt Park
WYMAN PARK
L T I M O R E
Drive-In Theater
DRUID HILL PARK
Zoo
4354
Druid Lake
Pumping Sta
Douglass High School
PARKWAY
FALLS
PENNSYLVANIA
B-1319
STONE HILL
HISTORIC
DISTRICT
BALTIMORE
CITY, MD
18-359540
4353730



Section of Bromley's 1896 Atlas of Baltimore City Showing Relationship of Stone Hill to Mt. Vernon Mills

Stone Hill Historic District
Baltimore City, Maryland
Survey No. B-1319

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

B-1319

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 01001370 Date Listed: 12/26/01

Property Name: Stone Hill Historic District County: State: Baltimore (Ind. City), MD

_____
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Patrick Andrus 12/26/2001
Signature of the Keeper Date of Action

==========

Amended Items in Nomination:

This SLR makes a technical correction to the form. In Section 5 of the form (Category of Property) the category "Buildings" is checked. The nominated property is a historic district, so the form is amended to change it to the category "District."

DISTRIBUTION:

National Register property file
Nominating Authority (without nomination attachment)