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 Federal Hill South Historic District

other names B-5092

2. Location

street & number Roughly bounded by Cross Street (north), Olive Street and Marshall Street (west), Ostend Street and Fort Avenue (south), and Covington Street (east) ☐ not for publication

city or town Baltimore ☐ vicinity

state Maryland code MD county Baltimore City code 510 zip code 21230

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 11-7-03

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

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	
1022	31	buildings
0	13	sites
0	0	structures
0	0	objects
1022	44	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

2 (Southern District Police Station; Holy Cross Church Complex)

6. Function or Use

Historic Functions (Enter categories from instructions)

DOMESTIC: single dwelling
DOMESTIC: garage, stable
DOMESTIC: institutional housing
COMMERCE/TRADE: financial institution
COMMERCE/TRADE: specialty store
COMMERCE/TRADE: department store
COMMERCE/TRADE: restaurant
SOCIAL: meeting hall
GOVERNMENT: police station
EDUCATION: school
EDUCATION: library
RELIGION: church
RELIGION: church school
RELIGION: church-related residence
RECREATION AND CULTURE: theater
HEALTH CARE: hospital
HEALTH CARE: clinic

Current Functions (Enter categories from instructions)

DOMESTIC: single dwelling
DOMESTIC: garage
DOMESTIC: institutional housing
COMMERCE/TRADE: specialty store
COMMERCE/TRADE: restaurant
SOCIAL: meeting hall
EDUCATION: library
RELIGION: church
RELIGION: church school
RELIGION: church-related residence
RECREATION AND CULTURE: art gallery
HEALTH CARE: clinic

7. Description

Architectural Classification (Enter categories from instructions)

EARLY REPUBLIC: Federal
MID-19TH CENTURY: Greek Revival
MID-19TH CENTURY: Gothic Revival
LATE VICTORIAN: Italianate
LATE VICTORIAN: Romanesque
LATE VICTORIAN: Renaissance
LATE 19th and 20th CENTURY REVIVALS: Classical Revival
LATE 19th and 20th CENTURY REVIVALS: Tudor Revival
MODERN MOVEMENT: Art Deco
OTHER: No style

Materials (Enter categories from instructions)

foundation BRICK; STONE; CONCRETE
walls BRICK; STONE; CONCRETE; WOOD
roof ASPHALT; TAR & GRAVEL; SLATE
other METAL

Description Summary:

The Federal Hill South Historic District is an are of approximately 30 blocks in south Baltimore City, Maryland. Situated on the northwest branch of the Patapsco River, the district is generally bounded on the north by the Federal Hill Historic District, on the east by a waterfront redevelopment corridor, on the south by Fort Avenue and Ostend Street, and on the west by Marshall Street and Olive Street. Largely laid out before the 1823 Poppleton Plan, the district has an irregular street grid. Brick rowhouses are the most common building type in this dense neighborhood. Rowhouses are concentrated in the eastern part of the district, where modest two and three-story houses line the blocks that cap a waterfront ridge. Rowhouses represent a continuum of development from ca. 1830 through the early 20th century, and most blocks include a robust mixture of types. Small groups of identical houses and dramatic topographical changes create undulating cornice lines, emphasizing the vertical arrangement of individual houses over the horizontal arrangement of the unified blockfront. The steeples of two substantial ca. 1860s Gothic revival Roman Catholic churches soar above the residential skyline. Commercial buildings, the second most common type, are concentrated in the western part of the district. The linear spine of the neighborhood commercial district runs south from Cross Street Market along ⌐imary thoroughfares; Light Street, Charles Street, and Fort Avenue. Small brick commercial buildings that mirror ɔidential types are the most common commercial buildings in the district. Larger commercial buildings dating from the 20th century are also seen on Light and South Charles streets. A branch library building, local hospital building, two school buildings, and a police station (constructed in the late 19th and early 20th century) complete the built environment of the commercial section.

The Federal Hill South Historic District is largely intact, representing an urban industrial neighborhood whose period of significance extends from ca. 1830 to 1945. Over 95% of the buildings constructed prior to 1945 remain. A specifically Baltimorean assortment of features characterize alterations in the district. Formstone-fronted rowhouses with window displays of religious and sporting iconography often sit cheek-by-jowl with rowhouses with restored facades and roof decks. Changes to commercial buildings, such as updated storefronts, are typical of the property type. Alterations in the district indicate continuous building use and neighborhood vitality. While individual buildings have been altered, these changes have not affected the integrity of the district as a whole. All-important building massing, form, and rhythm of the streetscapes remain legible to represent the historic district's identity as an urban industrial neighborhood.

General Description

SETTING

TOPOGRAPHY

The Federal Hill South Historic District is located in South Baltimore, near the head of the peninsula that bifurcates the northwest and middle branches of the Patapsco River. Covering approximately 70 acres, the district caps a ridge that runs ⌐outh from Federal Hill. Along the eastern edge of the district the topography drops sharply toward the waterfront edging .e northwest branch of the Patapsco River. To the west, the topography slopes downward between William Street and Light Street. A portion of the district between Henry and Covington streets is constructed on filled and graded land mediating the steep grade between the district and the waterfront.

BOUNDARIES

The adjacent Federal Hill National Register Historic District to the north, a waterfront redevelopment corridor to the east, and primary roads to the south and west establish the boundaries of the Federal Hill South Historic District. East of the district, both topography and scale of waterfront development contrasts with the rowhouse scale of Federal Hill South Historic District. Primary thoroughfares, Charles Street and Light Street and main roadways, Fort Avenue and Ostend Street, form traditional southern and western edges of the neighborhood. District boundaries are drawn to include commercial properties on both sides of the primary thoroughfares, Charles and Light streets.

STREET PATTERNS

Streets in Federal Hill South range from principal Baltimore thoroughfares to quiet residential streets and hidden dead-end blocks. The busiest streets, Charles and Light streets, are located in the western portion of the district. Charles and Light -eets run north-south and directly link the district to downtown Baltimore. The main residential streets, William Street, attery Avenue, and Riverside Avenue, are located in the eastern portion of the district and run north-south. Because the South Baltimore peninsula juts out into the water, the streets in the eastern section do not directly connect with larger city grid and are lightly traveled. Fort Avenue, which runs all the way to Fort McHenry at the tip of the peninsula, is the main east-west street in the district.

Federal Hill South's layout diverges from much of the City of Baltimore, which is gridded according to the Poppleton Plan of 1823. The Poppleton Plan platted the city with rigidly orthogonal rectangular blocks each divided by a narrow secondary street. Largely laid out in 1819, many blocks in the Federal Hill South Historic District are not strictly orthogonal. Two or more secondary streets often divide blocks in Federal Hill South, secondary streets run both north-south and east-west, and secondary streets do not align from block to block. Secondary streets in the district are narrow and often dog-leg or dead-end. The district has an alley that bisects the 1200 blocks from Olive Street to Light Street along the path of an earlier ropewalk

LAND USE

Block sizes, shapes, and orientations in the Federal Hill South Historic District reveal historical development patterns and accommodations of natural topography. In the western part of the district, large blocks abutting Charles and Light Street are packed with commercial structures near Cross Street Market. Commercial development follows a linear path up Light Street, the historic location of the streetcar line. Fort Avenue also has a concentration of commercial structures.

The blocks east of Charles and Light are largely residential. Narrow east-west residential blocks navigate the slope between Light and William Streets, affording long views to the historically industrial neighborhoods west of the district (Sharp-Leadenhall and Spring Garden). Long rectilinear north-south blocks follow the ridge along William Street, Battery Avenue, and Riverside Avenue. On the eastern edge, short east-west residential blocks run to the historic edge of e industrial waterfront. Until recently, dramatic waterfront views were characteristic of the eastern part of the district. These views are now blocked by ca. 2000 tall, suburban-style, waterfront townhouse developments.

A fringe of garages and stable buildings (now converted to garage or residential use) lines the eastern and western boundaries. Along the eastern edge, these utilitarian structures mark the transition between the residential district and the historic location of the neighboring industrial corridor. On the western edge behind Light Street, garages and stable buildings mark the historic location of a swampy section that initially precluded rowhouse development. On the western edge behind South Charles Street, garages and stable buildings mark the transition between Federal Hill South and the Sharp-Leadenhall neighborhood, which has a greater concentration of industrial buildings.

The district is highly urban; development is dense. Buildings primarily abut the sidewalk. However, a small number of houses are set back from the street with tiny front yards. Greenspace is limited to a few undeveloped lots that are now planted as private yards. Street trees are sometimes seen along the wider residential streets, such as West Street, William Street, and Riverside Avenue. There are no parks in the district. Long views to Federal Hill Park, located two blocks north of the Federal Hill South Historic District, and Riverside Park, one block south, visually connect the district to neighboring greenspaces. Most open space within the district consists of paved areas used for parking and paved churchyards and schoolyards.

'REETSCAPES

Streetscapes are varied, with short runs of two-story, two-and-a-half-story, and three-story buildings often found in the same block front. Heterogeneous block fronts emphasize the vertical proportion of individual buildings. Building height is loosely linked to street width. Three-story buildings are concentrated on the wide north-south streets; Charles Street, Light Street, William Street, Battery Avenue, and Riverside Avenue. Buildings on Light Street are most uniformly three stories in height, since the first story was often a shop with the shopkeeper's family living above. East-west streets and narrow north-south streets are primarily lined with two-story houses. The residential blocks developed on filled land on the eastern edge of the district are uniformly two stories in height. The district's tiniest houses are found in the alleys that divide the long north-south blocks along William Street, Battery Avenue, and Riverside Avenue.

BUILDING TYPES

ROWHOUSES

Modest brick rowhouses, constructed between ca. 1830 and ca. 1900, are the most common building type in the approximately 1000 building Federal Hill South Historic District. Houses, constructed singly, in pairs, and in short rows, fill the blocks, with the pattern of development moving roughly north to south. More unified blocks of houses, typical of much of Baltimore's late nineteenth century rowhouse development, are found on the filled and graded land east of Riverside Avenue. Dates of construction for the district's houses are based on visual information and Sanborn Maps from 1880, 1890, 1901-1902, 1914, and 1951.[1]

In the Federal Hill South Historic District, simple vernacular rowhouses constructed ca. 1830-1870 comprise a body of housing stock constructed as rental houses. The earliest of these are 1½ or 2½ story, gable-roofed 2-bay rowhouses, onstructed ca. 1830 to ca. 1850. The district includes approximately 45 houses of this type and period. They are concentrated near Cross Street Market, on East Cross Street, South Charles Street, and East West Street, as well as on

[1] No deed research was conducted.

Gittings Street. A few are located on William Street and Riverside Avenue. Steeply pitched side gable roofs (most pierced by dormer windows) readily identify the district's oldest houses. Most are faced with pressed brick laid in running bond. A few, including the trio located at 23-27 East West Street, display molded brick fronts laid in Flemish bond. Two, located at 103 and 117 Gittings, are wood-frame. Perhaps the most remarkable streetscape of early houses in Federal Hill South lines the 100 block of Gittings Street. The steeply sloped south street-wall is entirely faced by a stepped row of brick, formstone covered, and wood-frame houses constructed ca. 1830-1850 set on raised basements. A group of twelve similar houses faces them at 116-130 Gittings.

The second type of rowhouses found in the Federal Hill South Historic District are 2½ or 3-story tall, 2-bay vernacular brick rowhouses constructed ca. 1850-1870. The 2½-story versions, known as "two-story-plus-attic" rowhouses, have short windows lighting the half-story; the window openings of the three-story houses are graduated in size, with the largest windows at the first story. The district includes approximately 150 rowhouses of these types and period. They are concentrated in the northern part of the district, on East Cross Street, East West Street, William Street, and Battery Avenue. A few are located on South Charles Street, Light Street, Ostend Street, and Riverside Avenue. The west side of the 1100 block of Battery Avenue has an exemplary concentration of 22 examples, built singly and in groups of up to five. House heights vary and the cornice line of the blockfront undulates. The houses are capped by low-pitched gable roofs. Every house is constructed of brick laid in running bond. Some are now covered with formstone. Two-story-plus-attic houses appear at 1104-1108 Battery Avenue, and 1132-1142 Battery Avenue are examples of the three-story type. Sills are brick or wood; lintels are jack-arches. The mid-block houses, 1100-1130 Battery Avenue, have a small footprint with a tiny brick or frame ell; many originally shared their lot with an alley house facing Durst Alley. All but 1115 Durst Alley are now gone, or are converted for use as garages. The larger 3-story houses located at the end of the block, 1132-1142 Battery Avenue, have long brick ells.

Most of the rowhouses in the Federal Hill South Historic District are 2 and 3-story, two- or 3-bay Italianate rowhouses constructed ca. 1870-1910 for homeowners. Ubiquitous in Baltimore, they are found on every street in the Federal Hill South Historic District. Flat roofs and heavy wood or pressed-metal cornices mark houses constructed ca. 1870-1910. The row located at 1135-1159 Riverside Avenue is representative of the variety of 3-story, ca. 1870-1890 rowhouses in the Federal Hill South Historic District. Although they carry a common cornice line, close examination reveals that the block includes a few different types. 1159 Riverside, a 3-story, 2-bay brick rowhouse with a wood scroll-sawn cornice, is unique within the block. This house retains its multiple-pane wood sash, marble stoop, and a brick ell with wood side galleries that face an open, corner lot to its north (also visible in the historic photo in attachment E). 1151-1157 Riverside are 3-story, 3-bay brick rowhouses, notable in district for their unusual footprints and facades enclosing sallyports. 1151-1157 have tiny main blocks, with sallyports passing through at the first floor level and long rear ells, to allow for vehicular passage from Riverside Avenue. Only one of the four houses retains its modillioned wood cornice. One of the houses is covered in formstone. 1135-1149 Riverside are 3-story, 2-bay brick rowhouses typical to the district. Set on raised basements, several of the rowhouses retain deep, modillioned wood cornices.

In contrast to the heterogeneous appearance of the rest of the district, a few ca. 1890 brick rowhouse blocks on the eastern edge of the district have unified block fronts of two-story brick rowhouses, such as the 400 blocks of Sanders and Folsom Streets. For example, 401-423 Sanders Street are 2-story, 2-bay brick rowhouses with bracketed, scroll-sawn wood cornices. All of the houses retain their wood cornices, while about half of the houses are covered in formstone. Most of the houses have recent brick or formstone covered stoops. While the block front is faced with identical houses, the steep

grade creates a stepped cornice line of paired houses, that emphasizes the vertical arrangement of individual facades, rather than the horizontal line of a continuous blockfront.

The most recent brick rowhouses in the district (ca. 1890-1910), often two-stories in height, display a wide range of ornamental features, conspicuously absent in Federal Hill South's earlier houses. For example, 1215-1223 South Charles Street have marble water tables, corbelled brick entry surrounds, a beltcourse of pressed, floral motif, terra-cotta tiles, and beaded wood cornices. 30-36 East Ostend Street are bow-front rowhouses detailed with brownstone at the first floor level, much like their neighbor, the South Baltimore Police Station. 1434-1444 Riverside Avenue is a block of six square bay-front rowhouses faced in tan brick with marble beltcourses and marble stairs. A deep, plain cornice, unbroken by brackets, unifies the full length of the row.

Most rowhouses in the Federal Hill South Historic District are in good condition. As is typical of most stable, working class neighborhoods in Baltimore, most of the rowhouses have undergone certain alterations as property owners continued to invest in their houses over time. These alterations do not detract from the district's capacity to convey a sense of time and place. Replacement windows and doors are the most common changes, and many houses are faced with Formstone.[2] ɔsent cornices are also common. Facade restorations are a sign of reinvestment over the last two decades. Massive roof decks often accompany recent restorations and rear additions are seen throughout the district.

COMMERCIAL BUILDINGS

Federal Hill South's commercial buildings, the second-most common type, are concentrated in the western part of the district. The linear path of the neighborhood commercial district runs south from Cross Street Market along primary thoroughfares; Light Street, Charles Street, and Fort Avenue. Small brick commercial buildings predominate in the district. These commercial buildings are similar to residential types, but with a storefront at the first floor. Some of these were constructed as rowhouses and later converted to commercial use by the addition of the storefront. Larger commercial buildings dating from the 20th century are also seen on Light and South Charles streets. Purpose-built, ca. 1920-1970, commercial blocks display a wide range of stylistic detailing, including Classical revival, Colonial revival, Art Deco, Moderne, and Modernist styles.

Notable commercial structures in the district include 1130 Light Street, a large, ca. 1895 3-story brick Romanesque revival commercial block, detailed in brownstone with a heavy turreted parapet wall. 1130 Light Street also retains its pressed metal storefront hood ornamented with swags. 1137 South Charles Street is a ca. 1830, 2-story, 2-bay brick commercial building. Long empty, this storefront building retains wood sash and a bracketed wood storefront hood. The four commercial structures at 1201-1207 Light Street display the juxtaposition of types that characterizes the district. 1201 Light Street is a ca. 1900, 3-story, light-colored brick commercial block with a prominent round corner bay. The building retains its notable curved glass corner storefront windows and pressed metal cornice detailed with swags. 1203 Light street is a ca. 1890, 3-story, 2-bay Italianate brick rowhouse with a rounded arch parlor window and a bracketed pressed metal cornice. 1205 and 1207 are a small unmatched pair of ca. 1850 vernacular rowhouses or storefront buildings. Their first story is now dominated by a large, unified, blank ca. 1970s storefront.

[2] Formstone was invented in Baltimore by Albert Knight, who patented it in 1937. Huguette D. May and Anthea Smith, *Finding the Charm in Charm City*, (Baltimore, 1998), p.88

The west side of the 1100 block of South Charles Street is representative of the vigorous mixture of commercial structures seen in the Federal Hill South Historic District. 1110 South Charles Street is a ca. 1880s, 3-story, 2-bay brick commercial block that retains its bracketed wood cornice and storefront hood. 1112-1114 South Charles Street is a ca. 1927, 2-story, Classical revival style, rusticated stone-faced bank building (now a pub) with an arched 2-story entry capped by a bold scroll keystone. 1116-1118 South Charles Street are a pair of identical modest ca. 1860, brick, 3-story, 2-bay commercial buildings with a recent storefront at the first floor level. 1120 South Charles Streetis large, ca. 1920, 3-story, 4-bay commercial structure designed with much taller floor to ceiling heights than the other buildings in the block. The light-colored stone-faced building displays a dentiled, pressed metal storefront cornice, huge upper story window openings, and a decorative parapet.

Federal Hill South's commercial buildings are in good to fair condition. A sign of continued neighborhood investment, most of the commercial buildings have been altered. New storefronts are the most common alteration. Alterations common to the district's rowhouses, such as replacement windows, cornice removals, and formstone are also seen in the commercial district, although not as frequently because commercial investment is primarily focused on updating storefronts. A number of commercial structures, such as 1141-1457 Light Street have facades covered by recent brick or concrete. Covered buildings are in most cases considered to contribute until such time as the covering is removed and the building demonstrates insufficient integrity to contribute to the district, as per "Evaluating Deteriorated, Damaged, or Previously Altered Buildings within Registered Historic Districts," issued by the National Park Service.

INSTITUTIONAL BUILDINGS

Several monumental 19th and 20th century institutional buildings are located within the Federal Hill South Historic District's commercial section between Light and South Charles streets, including two schools, a library, a hospital complex, and a police station. Notable Baltimore architects designed most of these buildings. Three large churches, two of which are part of church complexes, are sited within the residential section of the district. The Federal Hill South Historic District's institutional buildings are in good condition. They are remarkably intact, save some recent replacement windows.

Churches

Two notable ca. 1860s Roman Catholic complexes, each with a church, school, and convent, and rectory are located in Federal Hill South. The size and highly detailed architecture of the churches in the Federal Hill South Historic District strongly contrasts with surrounding modest rowhouses. Their steeples are landmark features in the district.

Holy Cross Roman Catholic Church Complex (106-112 East West Street), listed in the National Register in 2002, is a group of four brick buildings comprised of an 1860 Gothic revival church (remodeled in 1885 and 1907), an 1871 3-story Italianate rectory-convent, a 1903 3-story Romanesque school, and a 1928 2 ½ story Tudor revival rectory. Holy Cross church is the centerpiece of the complex. The church is constructed of brick with granite detail and has a slate gable roof. The highly detailed Gothic revival church has a cruciform plan. A 180-foot steeple comprised of a 125-foot tower and 55-foot copper-clad spire rises from the southeast corner. Entry is at the west end of the south facade. Remnants of a ca. 1865 wrought iron fence stand in front of the church and 1871 rectory-convent. Although the complex occupies most of a city block, all of the buildings face south onto East West Street. The only major alterations to the complex have been the

remodeling of the first floor of the school to house a health clinic and senior center in the 1970s and 1980s, and the simultaneous remodeling of the 1928 rectory to house a continuing care facility.

St. Mary Star of the Sea Roman Catholic Church Complex (1400 Riverside Avenue and 1281 Battery Avenue) is a group of four brick buildings comprised of an 1868 Gothic revival church, and ca. 1914 Tudor revival rectory, school, and convent. The church and rectory face east, fronting Riverside Avenue. The school faces south, fronting Gittings Street, and the convent faces west, fronting Battery Avenue. St. Mary Star of the Sea church is the centerpiece of the complex. The church is constructed of brick with a stone foundation, stone sills, and stone and wood trim. The highly detailed Gothic revival church has a rectangular footprint. A 150 foot, four-stage tower marks the northeast corner of the building. Stone-capped brick buttresses delineate a series of bays and enframe pointed arch stained glass windows on the front and side elevations. The building is capped by a steep, slate, half gable roof that covers the aisle, which is lit by clerestory windows. The rectory, school, and convent are each constructed in light colored brick, have rectangular footprints, boxy forms, and flat roofs. They share a common vocabulary of detailing, including light colored concrete and terra cotta belt courses, crenellated parapet walls and Tudor revival entry surrounds.

The ca. 1876 Methodist church building, also constructed in the Gothic revival style, remains in the district. Lowe Methodist Church (1414 William Street) is constructed of brick with stone details and a gable roof. Its bulky mass is offset by a large square tower at its southeast corner. Stone capped buttresses enframe the parapeted entry door. The church displays pointed arch windows and a large round window is enclosed in the gable end. The cornice line is detailed with corbelled brickwork. The church has been altered for residential use. Windows and door openings have been added to the first story on the secondary façade, dormers added to the roof, and windows replaced.

Schools

Two notable school buildings are located within the district.

Public School No. 2, the Oliver Perry School (1229 South Charles Street), constructed in 1882 and enlarged in 1883, is a free standing, 2-story brick building with a rectangular footprint. Its straightforward red brick (west) facade shows the influence of the Rundbogenstil, a Germanic strain of the Romanesque revival characterized by brick detailed with sharply cut round arched openings, inset panels, and corbelling. Now occupied by senior housing, the exterior of the building remains largely intact.

Primary School No. 33, the Armistead School (1427 Light Street) was constructed in 1890. Designed by the office of Baltimore's Building Inspector, the roughly square 2-story plus basement, brick building is sited on a large lot. A three-stage tower projecting stair tower capped by a hipped slate roof juts from the primary facade (west) and encloses double entry doors. Huge window openings dominate the ordered facades. Detailed in the Romanesque revival style, the school displays brownstone beltcourses and sills and patterned brickwork. Now occupied by a community arts center and art gallery, changes to the exterior of the building are limited to replacement windows and a few infilled window openings.

Police Station

Southern District Police Station (28 East Ostend Street), constructed in 1896, is a 3-story-plus-basement Romanesque revival style steel-frame building faced in brownstone and brick. Architect Jackson Gott's design incorporates a rich

vocabulary of round-arched openings set within a bold masonry mass enriched with foliate carved surfaces. The Police Department altered the interior of the building in the 1950's and constructed two small additions. Now occupied by the South Baltimore Learning Center, the Southern District Police Station was listed on the National Register of Historic Places in 2002 and is currently being rehabilitated in accordance with the Secretary of the Interior's Standards.

Hospital

South Baltimore General Hospital, located at 1211-1227 Light Street, was built in 1912-1914. The building's architect is not known. The 4-story red brick hospital has an irregular plan. Detailed in the Colonial revival style, the building features ornamental brick work, such as a rusticated basement, quoins, and keystones with terra cotta details, such as a water table and projecting cornice. A 1927 slate Mansart roof pierced by dormer windows with pediments caps the building. Additions were built in 1927, 1939, 1945, and 1952. The additions were built to blend with original building and continue the main decorative features of that structure, including its rusticated brick basement, stone water table, and stone cornice.

- The 1927 Nurses' Residence fronts Light Street, south of the Hospital Building. The four-story brick addition duplicates the materials and detailing of the Hospital Building.
- The 1939 East Wing extends from the rear of the main building. The utilitarian four-story addition is a steel-frame brick building with concrete details.
- The 1945 Nurses' Residence Addition fronts Light Street, south of the Nurses' Residence. The plain brick 3 ½-story wing is a brick building with concrete details.

The later 1952 North Wing fronts Light Street, north of the main building. The 2-story annex is a brick buildings with concrete details.

Library

Enoch Pratt Free Library, Branch #3, (1401 Light Street) constructed in 1886, is a 1-story plus basement Richardsonian Romanesque brick and stone building with a rectangular footprint. Architect Charles Carson's design incorporates irregular massing, a deep hipped slate roof pierced by cross gables and eyebrow windows, round arched window openings, brownstone and limestone trim, and a monumental chimney ornamented with large terra-cotta tiles. Now privately owned, the exterior of the building appears largely intact. It retains wood double-hung sash and heavy wood double entry doors with brass hardware.

SERVICE BUILDINGS

A few small-scale industrial buildings, stables, and automobile repair and storage buildings are also found in the district. Constructed on the eastern and western fringes of the district (Marshall Street, Olive Street, and Covington Street), by 1951 many were used for auto repair shops and auto freight storage. A few more recent auto repair shops are also seen along the same edges. One large stable building is located in the center of the district at 1235 Light Street, just north of South Baltimore General Hospital. This ca. 1890 1-story brick structure, now home to Domino's Pizza, has a distinctive curved corner and a corbelled brick cornice.

CONTRIBUTING/NON-CONTRIBUTING BUILDINGS

Over 99 percent of the over 1000 properties included within the boundaries of the Federal Hill South Historic District contribute to the district. Because the Federal Hill South Historic District is characterized by heterogeneity and juxtaposed building types, altered and recent buildings have little impact on the overall integrity of the district. Non-contributing properties are restricted to buildings that post date the 1945 period of significance, empty lots created by demolition, and earlier buildings that have been so radically altered that their earlier form and materials are unrecognizable and the overall integrity of the property has been irretrievably lost.

There are 44 non-contributing properties in the district (see attached list):

- 13 consist of empty lots and parking lots created by demolition,
- 4 are heavily altered buildings, and
- the remaining 27 are buildings constructed after 1945, the end of the period of significance for the district.

Non-contributing properties are concentrated in the block south of Cross Street Market and along Light Street. This block was retained within the northern boundary of the district to create a continuum with the Federal Hill Historic District located immediately to the north. Two single events are responsible for the concentration of non-contributing buildings in the block south of Cross Street Market. In 1951, Cross Street Market and most of the buildings fronting the Market to the south burned. The buildings that replaced the historic structures occupy historic lots, front the sidewalk, and are largely utilitarian. While they do not contribute to the district, they respect the scale, size, massing, and materials of the district. In 2001, the City of Baltimore completed a parking garage that occupies most of the rest of this block.

The district has four buildings whose character defining features are so obliterated as not to contribute to the Federal Hill South Historic District. 1211-1213 South Charles is a boxy, ca. 1920 service structure that was used as a commercial laundry. This building is being converted ca. 2002 for upscale condominiums. Alterations associated with the condominium conversion, such as the addition of a full-story Mansart addition, fully mask the building's original scale, form, and fenestration pattern. The building's historic utilitarian character is now gone. The houses at 200 Gittings and 1250 William are both fully encased in recent brick and restyled with formal details such as heavy quoins and cast stone keystones. The original materials and buildings' origins as vernacular homes have disappeared. Most of the rowhouse at 1401 William has been demolished. The rear portion of the original building that remains has a new facade. The original form and materials of the rowhouse no longer exist.

INTEGRITY

The Federal Hill South Historic District retains integrity of location, design, setting, materials, workmanship, feeling, and association. The location and setting of the district, including its relationship to the Federal Hill neighborhood (north), Cross Street Market, (north), the waterfront (east), and industrial workplaces (east, west, and south), remain intact. The location and setting indicate Federal Hill South's role as an urban industrial neighborhood. The residential and commercial district is embedded in the surrounding industrial fabric, revealing the relationship between workplace, home, and local commerce during the period of development. The design of the district as a whole and the architectural fabric of its rowhouse and commercial blocks are intact to demonstrate the market acuity of the developers, the cultural vales of the property owners, and the resilience of the neighborhood markets and commercial corridors. The buildings display several

eras of materials and workmanship, from the original brick, stone, and wood to more contemporary formstone and aluminum, as well as recent restored cornices and new rear additions. Streetscapes retain the characteristic regularity of massing, scale, and rhythm of house fronts and rows, as well as fenestration patterns and projecting stoops. Alterations to individual buildings within these streetscapes do not affect the district's overall sense of time and place. The feeling established by the development pattern, juxtapositions of the original buildings, and the alterations to those structures, expresses the neighborhood's association with Baltimore's industrial working class.

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.

Area of Significance
(Enter categories from instructions)

SETTLEMENT
SOCIAL HISTORY
ETHNIC HERITAGE
INDUSTRY
COMMERCE
ARCHITECTURE

Period of Significance

Ca. 1830-1945

Significant Dates

1830 – initial settlement by German immigrant workers
1846 – Cross Street Market opens
1859 – horsecar line installed on Light Street
1868 – immigration pier opens at Locust Point
1945 – out-migration changes cultural character

Significant Person
(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

German-American

Architect/Builder

Jackson Gott
Charles Carson
Anton Pohl
L.I. O'Connor
John S. Gittings (developer)

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

9. Major Bibliographical References

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

Previous documentation on files (NPS):

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

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☒ Local government
- ☒ University (University of Baltimore)
- ☐ Other

Name of repository:
Library of Congress; Maryland Historical Society

Summary Statement of Significance:

The Federal Hill South Historic District meets National Register Criterion A at the local level for its association with Baltimore's immigrant settlement patterns. Located at the heart of Baltimore's industrial waterfront, Federal Hill South stands to represent its working class, immigrant population and their successful economic and social strategies. Characterized by dense streetscapes lined with modest rowhouses and commercial structures, the Federal Hill South Historic District mirrors the robust diversity of Baltimore's working class during the period of neighborhood development, ca. 1830-1945. The district derives additional significance under Criterion C at the local level for its cohesive collection of residential, commercial, and ecclesiastical buildings representing the broad range of architectural forms and expressions typical of the city's urban industrial neighborhoods.

The district's period of significance extends from ca. 1830 to 1945. First settled by a largely German immigrant population in the 1830s, Federal Hill South continued to support an increasingly heterogeneous population through the end of World War II, when the aftermath of wartime booms and post-war out-migration changed the social and cultural character of the district.

Resource History and Historic Context:

FEDERAL HILL SOUTH – THE LAY OF THE LAND

The varied streetscapes in the Federal Hill South Historic District mirror the robust diversity of Baltimore's working class during the height of neighborhood development, ca. 1830-1945. Located on the banks of the northwest branch of the Patapsco River, just south of Baltimore's inner harbor basin, Federal Hill South epitomizes Baltimore's 19th century urban industrial neighborhoods. In her book, *Baltimore: The Building of an American City*, Sherry Olson describes three types of working class neighborhoods seen in Baltimore: mill villages, urban industrial neighborhoods, and belts of modest rows, each driven by the demand to supply workers with family dwellings within walking distance of their workplaces.[3] The different types arose through three industry location strategies: urban industries, industrial rings surrounding the city, and rural industrial villages. Federal Hill South, as an urban industrial neighborhood, was fueled by industrial development within South Baltimore and constructed by small-scale developers to reap a profit.

Federal Hill South, originally part of the Riverside neighborhood, was an integral element of 19th century Baltimore's larger pattern of industrial development.[4] Driven by access to both water and rail transportation systems, the most successful industrial neighborhoods to develop in this era were Canton and South Baltimore. These industrial districts face each other across the northwest branch of the Patapsco River, each with deep water ports and direct railroad service. South Baltimore's emergence began in 1829, when James Carroll hammered out an agreement with the newly founded Baltimore & Ohio Railroad Co. to locate their station, yards, and works at Mount Clare, where Gwynn's Falls empties into the middle branch of the Patapsco River. By the 1830s, guidebooks noted that newly established South Baltimore,

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[3] Sherry H. Olsen, *Baltimore, The Building of an American City* (Baltimore: The Johns Hopkins University Press, 1997), 115.

[4] W. Theodore Durr in "People of the Peninsula," *Maryland Historical Magazine* (Vol. 77, No. 1, Spring, 1982) describes South Baltimore's four neighborhoods: Locust Point, Federal Hill, Sharp-Leadenhall, and Riverside. Oral interviews of South Baltimore residents who grew up in the Federal Hill South Historic District refer to their neighborhood as "Riverside."

with deep water on the banks of both the northwest and middle branch of the Patapsco River, would become one of the mightiest engines in Baltimore's industrial economy:

> Another town under the name of South Baltimore, is now in progress.... The inducements for locating a town on this spot[are] ...its proximity to the brickyards...its vicinity to the great western thoroughfare [and] the Baltimore and Ohio rail road...but chiefly the convenient space it offers for placing the heavy materials, which already are an incumbrance [sic] to the streets and wharves of Baltimore.... It will also present a favourable [sic] opportunity to the industrious mechanic, for erecting machinery to be set in motion by steam, for factories of any kind, since the material to produce the power will be found in plenty on the spot... together with a consideration of the of the greater comparative cheapness of living there, form favorable omens of the prosperous result of the undertaking to all concerned in its location and improvement.[5]

Through the 1830s, industrialists moved south from the foot of Federal Hill along the west bank of the northwest branch of the Patapsco River. By the mid 1840s, steamship builders, canneries, chemical works, foundries, and breweries lined the waterfront east of Federal Hill South. In 1848, the B & O railroad established a right of way for their export terminal Locust Point, the southern tip of South Baltimore, sealing the area's destiny as a huge industrial force. In 1868, the B & railroad established Baltimore's main immigration station at their Locust Point terminal. Between 1870 and 1919, almost 1.2 million immigrants arrived at the port of Baltimore and most poured through South Baltimore, providing a constant stream of workers.[6]

South Baltimore's industrial giants loom large in her legend. However, the complexity of the built fabric in Federal Hill South, characterized by irregular blocks lined with short rows of modest houses, reflects variety in Baltimore's job market, rather than consolidated industrial might. During the 19th century, Baltimore's urban industrial neighborhoods supported a diverse working class. Federal Hill South's residents were merchants, craftsmen, and laborers and they could work in a array of environments. Small shops serving the local market continued to thrive even as the factories grew. Even within the factories, automation was limited and positions for skilled and semi-skilled workers were still widespread. By the beginning of the 20th century, the wage laborer had largely replaced the independent artisan, but the period of transition was protracted and uneven.

The Federal Hill South Historic District's residential and commercial fabric also embodies the strategies of Baltimore's early rental housing developers ca. 1830-1870. With access to capital and wealth to cushion them from risk, affluent industrialists and developers often profited by priming the pump in new rental housing markets. Bank president and railroad VIP, John S. Gittings pioneered rental housing development in Federal Hill South. The pairs and short rows of rowhouses that predominate in Federal Hill South indicate that small-scale developers, with little access to capital, constructed many of the houses in the district.

By the Civil War era, Federal Hill South's immigrant and working class population developed successful strategies to protect and advance themselves through a support network of social, cultural, and economic resources. This period of ethnic insularity and local control is represented by the proud facades of the Italianate rows that comprise the bulk of Federal Hill South's houses. Local building and loan associations, organized, led, and funded by Federal Hill South's sidents, provided them with access to capital to become homeowners.

[5] Charles Varle, *A Complete View of Baltimore* (Baltimore: Samuel Young, 1833), 93.
[6] Niles Carpenter, *Immigrants and Their Children 1920* (Washington, D.C.: United States Government Printing Office: 1927), 29.

Two imposing Roman Catholic Church spires dominate Federal Hill South's residential section. The churches, constructed in 1860 and 1868, and their adjacent schools embody the powerful role that the church played in the life of area residents, acting as a gateway to a system of religious and ethnic social clubs and services.

By the end of the 19th century, Baltimore City's system of public works had extended its reach to South Baltimore. In the face of an exploding immigrant population, Baltimore's leaders provided schools and libraries to Americanize the population, a police force for social control, and hospitals to stem the spread of disease and serve those injured in the workplace.

In the early 20th century, industrial consolidation transformed the workplaces east of Federal Hill South. The entire waterfront was taken over by Bethlehem Steel's shipbuilding and repairing workshops. The inland plots were dominated by American Label Manufacturing Company, a can label factory. The massive scale of these new industrial concerns is mirrored in the final blocks of homes built in the Federal Hill South Historic District and the new commercial buildings constructed through the first half of the 20th century. In this period, Baltimore's large-scale developers built whole block-fronts or whole blocks of small standardized houses and immediately sold them to owner-occupants or landlord investors.[7] In the Federal Hill South Historic District, residential developers cleared and graded an industrial site in the southeast corner of the district and constructed several full blocks of two-story rowhouses. In Federal Hill South's commercial section, large banks, five-and-dimes and movie theaters replaced some of the small shops and churches.

INDUSTRIAL WORKPLACES NEAR FEDERAL HILL SOUTH

While there are no industries located within the Federal Hill South Historic District, shipbuilding and canning dominated the waterfront immediately adjacent to the neighborhood. Furthermore, the industries located just outside the Federal Hill South Historic District were only one link in South Baltimore's massive industrial chain. As resident Joe Thommen commented, most of the people in the neighborhood "was people who one time and another worked for the B & O Railroad. ...it's surprising to know the number of people that...well, they didn't all stay at the railroad; at one time and another they worked for the railroad."[8] Residents could walk to the Sharp-Leadenhall section, located west of the district, where a Baltimore & Ohio Railroad Repair Shop, and a wide variety of lumberyards, stone yards, tanneries, and metal shops could be found. The Spring Garden industrial waterfront, where B & O Railroad's rail yards and the Knabe Piano Factory were located, was just west of Sharp-Leadenhall. The city's leading tinware manufactory, National Enameling & Stamping Company (NESCO), was located at the end of Light Street, immediately south of the district. Locust Point's industrial giants lined the waterfront southeast of the district.

Industrial development immediately adjacent to the Federal Hill South Historic District was initially an extension of Federal Hill's water-dependent industries. Between 1800 and 1840, mechanics built shops and factories on the south side of the inner harbor basin at the foot of Federal Hill, just north of the Federal Hill South Historic District. The waterfront

[7] Mary Ellen Hayward, "Urban Vernacular Architecture in Nineteenth-Century Baltimore," *Winterthur Portfolio* (Spring, 1981), 62.
[8] University of Baltimore, Baltimore Neighborhood Heritage Project, Thommen; 180 I:1:5.

at the base of Federal Hill was a center of Baltimore's nascent steam ship industry.[9] Many of the early works, including glassworks and chemical works took advantage of available raw materials.[10]

By the 1830s, industrialists were building new works just east of the Federal Hill South Historic District, as Federal Hill's waterfront filled. The industrial corridor adjacent to Federal Hill South developed in a double row. Initially, water-dependent industries, such as shipyards, canneries located on the waterfront (now the site of Harborview's ca. 2000 townhouse development). Chemical works and foundries, which provided products for local, southern, and western U.S. markets, occupied the inland row (now the site of Southern High School).[11]

Following the pattern established in Federal Hill, chemical works pioneered the area adjacent to Federal Hill South. Beginning in 1832, Baltimore was the first city to import guano from South America to make fertilizer.[12] In 1836, Dr. Philip S. Chappell, a local chemist, established a sulphuric acid manufactory on the bluff over the waterfront, east of Riverside Avenue between Cross and West streets.[13] Other heavy industries, such as foundries soon followed. In 1840, Evan, Samuel and Philip Ellicott (sons of a founder of Ellicott City, Maryland) built a pier at the foot of West Street to receive wood and raw materials for forging iron and constructed a blast furnace east of Riverside Avenue at West Street to ›ply Charles Reeder's engine and boiler works with pig iron. In 1846, Daniel M. Reese and Levin Mills opened another furnace adjacent to the Ellicotts.

Shipbuilders also moved southward as property filled at the base of Federal Hill. In 1845, William Skinner (a Dorchester County native) moved his shipyard to the waterfront at the foot of Cross Street. Skinner's shipyard specialized in building ships for the coffee trade, which, along with guano, dominated Baltimore's import trade. In 1854, Skinner built the first marine railway at this site.[14]

Baltimore's canneries, which lined the waterfronts in South Baltimore from Federal Hill South to Locust Point, in Fells Point, and in Canton, led the nation.[15] Because Baltimore's canneries could can oysters in the winter and fruit and vegetables in the summer, it was claimed that, within the canning industry, "she has no rival and never can have a successful competitor."[16] In the 1850s, William Numsen, a German who arrived in Baltimore as a "redemptioner", or indentured servant, established a cannery at the foot of Cross Street after serving his term as a baker.[17] By 1876, Louis McMurray's cannery was next door, followed by Houghton, Storey & Bunnell, and George M. Roberts.

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[9] Norman G. Rukert, *Federal Hill: A Baltimore National Historic District* (Baltimore: Bodine & Associates, 1980), 42-49. In 1815, Charles Reeder pioneered steam engine and steamship building in Federal Hill, closely followed by Watchman & Bratt, founded in 1816.

[10] Rukert, 63-64. A glass works was one of the earliest industries in the area (est. 1784), which was using the available sand. McKim's Maryland Chemical Works (est. 1826) initially used the local clay in the production of alum. In 1832, Davison, Kettlewell & Company established a plant between Warren & Hamburg Street making phosphoric acid from oyster shells and bones.

[11] Hopkins Atlas, 1876. Sanborn Map, 1880, 1890.

[12] J. Thomas, Scharf. *History of Baltimore City and County* (Philadelphia: Everts, 1881), 397.

[13] Rukert, 67.
Dennis Zembala, ed. *Baltimore: Industrial Gateway on the Chesapeake* (Baltimore: The Baltimore Museum of Industry, 1985), 47.

[15] Olsen, 178.

[16] Scharf, 394.

[17] Rukert, 64-65.

Baltimore's building booms launched a huge brickmaking industry, centered in Federal Hill, Locust Point, and Mount Clare.[18] As noted: "The Baltimore press brick is almost as well known as the Chesapeake oyster, and as an article of export was antecedent to the bivalve."[19] By 1888, over 100 million bricks a year were made in Baltimore, employing a workforce of 2000 men.[20] The Baltimore Terra Cotta Works, in place by 1876, expanded to occupy the full block between Henry and Covington streets, north of Gittings Street.[21] They mined the local clay along the bluff for brick and tile production, thereby providing the local children with a favorite sledding spot known as "the old red hill."[22]

By 1880, Baltimore's fertilizer manufactories were producing 280,000 tons of fertilizer per year, more than half of that used in the United States.[23] Chemical works persisted in the area until the 1890s, when complaints of the toxic fumes drove the businesses elsewhere. In 1872, R.W.L. Rasin founded the Rasin Fertilizer Company immediately south of Chappell's works. President of the Chemical and Fertilizer Exchange, Rasin was the first to begin receiving its raw materials from Midwestern slaughterhouses.[24] His factory was said to be the world's finest.[25] By 1890, the Flamingo Guano Co. adjoined Chappell's works on Rasin's site.[26]

: the end of the 19th and beginning of the 20th centuries, more benign works replaced the noxious inland industries.[27] By ıne end of the 19th century, competition from huge foundries, such as the works at Sparrow's Point drove under small foundries like the Ellicott's.[28] By 1901, the American Label Manufacturing Company, which supplied paper labels to nearby canneries, had redeveloped Chappell's and Ellicott's property.[29] In 1916, the Bethlehem Steel Corporation bought the Skinner yard and neighboring works. From 1941 to 1983, Bethlehem Shipbuilding dominated the shoreline along Federal Hill South with shipbuilding and repair work. Alfred Hitchcock immortalized the view of an enormous ship drydocked at Bethlehem Shipbuilding framed by the district's residential streets in his psychological thriller, *Marnie* (1964).[30]

FEDERAL HILL SOUTH'S EARLY DEVELOPMENT (1830-1865)

Until the early 1800s the land occupied by the Federal Hill South Historic District was a part of a 257-acre tract called David's Fancy, owned by the Moale family. In the early 1800s the Moales began to divide and sell the estate as industry

[18] Olsen, 85.
[19] Scharf, 418.
[20] *Ibid.*
[21] Hopkins Atlas, 1876 and Bromley Atlas, 1896.
[22] Thommen; 180 I:2:29.
[23] Scharf, 397.
[24] Rukert, 67.
[25] Scharf, 398.
[26] Sanborn Map, 1890.
[27] Sanborn Map, 1901-1902.
[28] Rukert, 68.
Sanborn Map, 1901-1902.
[30] Hitchcock apparently sought out the location as a "cheesy residential street" with a "terribly sordid atmosphere." Hitchcock quoted in Brennen Jenson, "Old Line Cinema," *Baltimore City Paper*, April 19-25, 2000. Jenson was quoting from Hitchcock's notes exhibited at Maryland Historical Society's exhibition *Filming Maryland.*

moved into the area. Caleb Hall, a gentleman farmer, purchased the section of Federal Hill South east of Light Street. In 1819, Hall subdivided the section between William Street and Riverside Avenue and laid out 30x82 foot house lots, a few of which were developed before his death in the 1820s. After his death, Hall's heirs actively sold the lots to developers.[31]

Memorialized by Gittings Street, John S. Gittings (1797-1879) pioneered rental house construction in the area.[32] A leading Baltimore businessman, civic mover and shaker, and one of Baltimore's first speculative real estate developers, Gittings came from a prominent Maryland family with roots in the Colonial era. In addition to acting as president of the Chesapeake Bank for more than forty years, he was a member of the Baltimore City Council, Commissioner of the Loans for the State of Maryland, Director of the Baltimore and Ohio Railroad Company, President of the Northern Central Railroad, and Baltimore Commissioner of Public Works.[33] He also developed over 1,200 houses for the full range of Baltimore's citizenry, including houses on Mount Vernon Place.[34]

Gittings' deep well of capital and his ability to spread risk by investing in a range of housing markets allowed him to pioneer new areas such as Federal Hill South. He also had insight into emerging markets through his business and government connections. Gittings bought several blocks of land in within the Federal Hill South Historic District and built rows of houses in the district between the 1830s and the 1870s.[35]

Gittings also had the resources to provide land for a local produce market. In 1838, local residents petitioned city council to establish a market south of Federal Hill.[36] Surely recognizing that a local market would increase demand for his houses, Gittings offered to lease his land located south of Cross Street between Light and Charles streets to the City. A 100-foot market house opened on this site in 1846.

After settlement in the area was guaranteed, small-scale developers with more modest access to capital began to build houses in the Federal Hill South Historic District. Visible in the single, pairs, and short rows of houses that line Federal Hill South's Streets, small-scale development was often financed through "advance mortgages." Mary Ellen Hayward describes an example of this process in Federal Hill South, opening a view to a mid-19th century development deal. In 1851, a carpenter named William Webb developed 1110 to 1124 Riverside, a two-story-plus-attic Greek revival row. Using Baltimore's ground rent system, Webb leased the land that he was developing. This greatly reduced the capital he needed to start construction. Rev. James G. Hammer, pastor of the Fifth Presbyterian Church, owned the land. The ground rent from the land provided Hammer with a dependable source of income. Hammer attached a building contract to Webb's lease which specified the scope of the project, set a schedule for construction, and provided him with $300 per house constructed (about one-half of the construction cost).[37]

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[31] Hayward, 36-37, 44-45.
[32] *Ibid.*
[33] *Biographical Cyclopedia of Representative Men of Maryland and the District of Columbia* (Baltimore: National Biographical Publishing Co., 1879), 554.
Hayward, 44.
Phone conversation with Mary Ellen Hayward, January 10, 2003.
[36] Cross Street Market was Baltimore's fifth marketplace (Scharf, 205).
[37] Hayward, 51-52.

To a large extent, that Federal Hill South developed as a neighborhood of houses for working families can be attributed to Baltimore's unusual ground rent system, dating back to the colonial era, which stipulated that the rent or purchase of any given building and land itself constituted two separate transactions. This gave builders, who wanted to collect the ground rents, an incentive to construct high-quality houses, even for workers.[38] It also made housing more affordable, since families did not have to buy the land as well (although many did after paying off their homes).

FEDERAL HILL SOUTH'S GERMAN RESIDENTS

Federal Hill South's early settlers were largely German. Baltimore's first substantial wave of German immigration began after 1817, following the Napoleonic wars.[39] German immigration peaked in the years surrounding the failed revolution in 1848.[40] While all sectors of Germany's social strata were represented, the largest numbers of immigrants were small-scale farmers, handicraft workers, and laborers who would enter the ranks of America's working class.

By 1870, Germans constituted Baltimore's largest immigrant population. Baltimore was remarkable, among East Coast cities, for its Germanic population.[41] In 1870, Germans constituted 62% of Baltimore's foreign-born population and 13% of the total population.[42] In 1870, 36% of Federal Hill South's residents were foreign-born Germans.[43] Federal Hill South proved a fertile job market for incoming urban Germans skilled in trades and handicrafts, as well as urban and rural unskilled workers.[44]

Baltimore was rife with anti-immigrant and anti-Roman Catholic sentiment during Federal Hill South's period of German settlement. Problems of adjustment tended to strengthen an all-German national identity among immigrants previously accustomed to regarding themselves first and foremost as Palatines, Prussians, Hessians, or Bavarians.[45] In Federal Hill South, the German immigrant population is especially significant because they originated successful strategies to provide themselves with a web of cultural institutions that included churches, beer and music halls, savings and loan associations, and cultural clubs – all seen in the district.

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[38] Mary Ellen Hayward and Charles Belfoure, *The Baltimore Rowhouse* (New York: Princeton Architectural Press, 1999), 109.

[39] Dieter Cunz, *The Maryland Germans* (Princeton, N.J: The Princeton University Press, 1948), 197.

[40] Albert Bernhardt Faust, *The German Element in the United States* (New York: Arno Press and the New York Times, 1969), 585.

[41] Joseph Garonzik, "The Racial and Ethnic Make-up of Baltimore Neighborhoods, 1850-1870," *Maryland Historical Magazine* (Fall 1976), 394. In 1870 Baltimore's total population was 267, 354. Of that number, 35,276 were German and 15,223 were Irish. While the other East Coast cities had absorbed a larger proportion of immigrants into their population, in New York, Philadelphia, and Boston the Irish were the largest component.

[42] Cunz, 197, 202. The tobacco trade between Baltimore and Bremen ensured a steady stream of immigrants, as ship left Baltimore loaded with tobacco and returned loaded with immigrants.

[43] Garonzik, 397. In 1870, Fells Point had the highest concentration of foreign-born Germans at 63%, and Patterson Park the second highest at 46%. Old Town and Central Avenue, both predominantly Jewish, also were about 36% German. These numbers do not include the children of German immigrants born in America.

[44] The 1870 census shows that Germans dominated clothing production, carpentry and furniture making, boot and shoemaking, and metal working trades. They also constituted the largest numbers of butchers and bakers, masons and carpenters, cigarmakers, and coopers. (Bruce Levine, *The Spirit of 1848: German immigrants, the labor conflict and the coming of the Civil War* [Urbana: University of Illinois Press, 1992], 62-63.)

[45] Levine, 83.

Holy Cross Church, located at West and William streets, formed the nexus of Federal Hill South's German Catholic culture.[46] Built in 1860 as South Baltimore's German national parish, Holy Cross was founded at the height of the Know-Nothing movement.[47] Nativism, the favoring of native-born citizens over immigrants, became a political movement during the mid 19th century. As early as the 1830s, secret groups called the "Know Nothings" began meeting in Baltimore to discuss "the threat to the old ways" brought by immigrants. In 1853, they formed a political party, the "Order of the Star Spangled Banner." By 1855, they constituted a majority of the Baltimore City government, and the General Assembly, and sent a Maryland representative to Congress. Various gangs loosely affiliated with the Know Nothings terrorized immigrant groups, particularly immigrant Catholics. In 1858, a gang attempted to burn Holy Cross School. In other incidents, a Holy Cross parishioner was killed and others were assaulted.[48] Federal Hill South's German immigrant population was naturally drawn together by common language and culture and immigrant insularity reinforced by nativist sentiment.

As a national church, Holy Cross offered a host of services to South Baltimore's German Catholics. By 1840, when the Archdiocese of Baltimore first recognized national parishes, immigrant Catholics outnumbered native Catholics in Baltimore. Initially havens, both from the overwhelming New World and from nativist attacks, national parishes lvanized during the 1850s as centers of Catholic community life. Holy Cross had at least sixteen different societies for worship, charity, and entertainment. The parish also had its own German-English parochial school. The existing school, constructed in 1903, included a gymnasium, bowling alleys, and meeting rooms. Holy Cross and St. Mary Star of the Sea (the predominantly Irish parish) would hold street carnivals in the summer "Well, as a child growing up, why we had street carnivals and things of that kind during the summer months. Street carnival is a block carnival – like Holy Cross hold [sic] in the yard here and they formerly held out here on Williams Street. And St. Mary's held it on Gittings Street from Riverside to Battery."[49] National parishes were also the gateway to a network of orphanages, hospitals, and financial institutions.[50] Although, Baltimore's national parishes officially converted to territorial parishes in 1953, many congregations clung to their ethnic identity. Holy Cross was listed in the *Catholic Directory* as a German parish through 1959.[51]

The system of German-American parochial schools established by the Catholics was paralleled by non-sectarian private schools established by the city's German Protestants. In the 19th century, Baltimore had an ever-growing number of German schools, including the Zions' Schule, on North Gay Street, the Knapp-Schule, opposite City Hall, the Wacker Schule in South Baltimore, and the Diesterweg-Institut in East Baltimore. Both German and English speaking teachers would lead classes in the schools, which were known for creating an environment where pupils were taught "to think, and not held to learn by rote."[52] By 1870, approximately 5,000 pupils were enrolled in Baltimore's private German-English schools. They were renowned among parents who wished to send their sons on to the selective high schools and groom

[46] Betty Bird & Associates, National Register Nomination, Holy Cross Church Complex, 2001.
[47] A national parish is one that serves parishioners of certain ethnicity. National parishes supercede parish boundaries.
[48] Robert J. Brugger, *Maryland, A Middle Temperament, 1634-1980* (Baltimore: The Johns Hopkins Press, 1988), 259-263; "Holy Cross Centennial," 1959, n.p.
[49] Thommen; 180 I:1:28-29. St. Mary Star of the Sea was renowned for the gas-light (later electrified) housed in its 150' steeple. The light was visible from ships in the harbor.
Thomas W. Spalding, *The Premier See: A History of the Archdiocese of Baltimore, 1789-1994* (Baltimore: The Johns Hopkins University Press, 1989), 123.
[51] Telephone conversation with Tricia Pyne, Associated Archives of St. Mary's Seminary and University, June 18, 2002.
[52] Faust, 244.

them for successful business or professional careers. German educational pedagogy moved to the very core of the United States educational system. This influence was especially strong in Baltimore, which had a large and direct supply of German educators and German schools after which to pattern the public schools.

The German-English schools were so admired that, in 1871, Baltimore City instituted a system of German-English public schools, which adopted the private German-English schools programming. By 1897, 6780 students were enrolled in Baltimore's seven English-German schools, more than ten percent of the total school enrollment.[53] The German-English schools remained open until the World War I era, when anti-German sentiment drove Baltimore's mainstream German culture underground. *Public School #2, Armistead School*, at the corner of South Charles and Ostend streets, was built as an English-German school in 1882. The school proved so popular that the City was forced to double the building's size within one year of opening.

In addition to Baltimore's ground rent system, the prevalence of building and loan associations proved crucial helping families to finance home ownership. Baltimore's German population is credited with establishing the first local building and loan associations, based on their *Bauferein*, in 1850 and 1851.[54] By 1900, there were over 175 building and loan associations in Baltimore. Some provided loans to particular ethnic groups, such as the German-American Building & Loan, others to the general population of a certain area like the Riverside Building and Loan, Riverside Permanent Building and Savings, and William Street Permanent Loan and Savings.[55] By 1937, it was estimated that at least 300,000 to 400,000 people were invested in Maryland's building and loan associations with a total capitalization of $150,000,000 to $250,000,000.[56] Resident Joseph Thommen confirmed the crucial role the associations played in allowing people to buy their homes: "...they were the moving factors in anybody getting a loan. Banks, as a rule, didn't go into too much home loans then for an average working-class person. But the building and loans did; if they knew you and you had a good reputation, was a steady worker, you had 3, 4, $500 to put down, then they took a chance on you."[57] Mr. Thommen noted that the B & O Railroad Co. also helped many families in the neighborhood buy their homes: "They had an improvement association, which is tied up with the Relief Department and they gave mortgages at discount rates – smaller rates that you could get in [building and loan associations]...."[58]

FEDERAL HILL SOUTH'S TRADESMEN AND SKILLED CRAFTWORKERS

Although South Baltimore's industries comprised the Federal Hill South's largest workplace, the district's commercial section added diversity to the neighborhood job market. Cross Street Market is the nucleus of the Federal Hill South Historic District's commercial district.[59] Established in 1846, by 1851 the market supplied local shoppers with 12 butcher stalls, a fish stall, and several produce stalls. In 1859, the Baltimore City Passenger Railway installed one of Baltimore's first horsecar lines down Light Street, reinforcing market activity and boosting commercial development along Light

[53] Cunz, 336.
[54] Olsen, 432.
[55] *Fourth Annual Report of the Bureau of Industrial Statistic of Maryland* (Baltimore: King Brothers, State Printers, 1896), 108-117. "Survey Shows Progress of Building and Loan Associations in State," *Evening Sun* (Baltimore), July 16, 1937.
Thommen; 180 I:1:9.
[58] Thommen; 180 I:1:5-6.
[59] The market was rebuilt in 1951, after the end of the period of significance. The existing market building is not a contributing building in the Federal Hill South Historic District.

Street.[60] In 1864, the City erected a second shed along Light Street to respond to growing demand. In 1871, the market moved into a more permanent structure.[61] Architect Frank (Francis) E. Davis (1839-1921) designed the three-story brick Market Hall (now gone) that replaced the older wooden market shed.[62] The new complex contained 250 stalls and provided recreational facilities for the community on the upper floors.

The Market also had outdoor stalls, which were set up by area farmers on market days. The Middelkamp family had a truck farming business that set up on the south side of the market on Tuesdays, Fridays, and Saturdays for the first half of the 20th century. The family had a five-acre plot near the 4500 block of Belair Road where they grew fresh produce. They would load up their horse-drawn wagon and set up a stall alongside other families like them, including the Meyers, Smiths, Ravadges, Freunds, Puntes, Kahlers, and Heimbuchs. Shops surrounded the market, including Otto Sherry's shoe store, Wimmer's grocery, Robert Schmidt's salted and dried fish, and Kern's and Klausmeyer's saloons, where the families could have lunch. A Middelkamp daughter remembered "For us, it was just like a get-together with friends. We knew almost everyone in that part of South Baltimore, and they knew us."[63] The Middlekamps business at Cross Street ended in 1951, when Cross Street Market dramatically burned to the ground one week to the day after Bel-Air market burned. Several adjacent shops on the south side of Cross Street were also lost in the fire.[64] State Senator George W. Della (1908-?) spearheaded immediate reconstruction and the new market opened in 1952.[65]

Many of the shopkeepers with stores in and around Cross Street Market lived over the store or in the neighborhood. Melvin Buhrman, who had a tavern at 1230 Riverside Avenue through the 1970s, grew up at 1215 Riverside Avenue. Mr. Burhman's father set up a stall at Cross Street Market on weekends and sold coconuts, horseradish, and "apples-on-the-stick" in addition to working at the Mt. Vernon Milk Company. The elder Buhrman kept his supplies in the basement of the family home and hauled them to the market himself until he was 75 years old: "He take a table... and he load the wagon, and then he would put boards aback the wagon, take the table...turn it upside down, and load that, and push it up the hill."[66]

Harry Block, a merchant, was raised over his parent's store at 5 Cross Street (now gone), which his father opened in 1899. His parents were Lithuanian Jews who met in his mother's sister's store in Crisfield on the Eastern Shore. Harry commented on the prevalence of Jewish store owners in the area, he said "Well, listen, you see Jewish people in those days opened up a business for themselves. They never liked to work for anybody else. It's the nature of the Jewish person. They want to be their own boss. If they made a nickel, it was theirs."[67]

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[60] Michael R. Farrell, *The History of Baltimore's Streetcars* (Sykesville, Maryland: Greenberg Publishing Company, 1992), 20.
[61] Hayward, 45.
[62] Scharf, 207.
[63] Marie DeFord, "I Remember...Market Day at Cross Street," *Sun* (Baltimore), March 17, 1957.
[64] "Arson Probe On is Cross Street Mart Fire," *Evening Sun* (Baltimore), May 19, 1951, 1.
[65] "Cross St. Market Area Open for Business," *Enterprise* (South Baltimore), May, 24, 1951, 1. George W. Della's father, known by the local kids as "George Dilly," had a livery stable south of West Street that was famed for its horse-drawn buses that were rented out for Sunday school picnics and political club "shore parties." One bus, "Pride of Baltimore," was said to be the largest ever built; it was pulled by 16 horses (Carroll Dulaney, *Baltimore News-Post*, June 8, 1942).
[66] University of Baltimore, Baltimore Neighborhood Heritage Project, Melvin Buhrman; 127 I:1:5-6.
[67] University of Baltimore, Baltimore Neighborhood Heritage Project, Harry Block; 121 I:1:8

Muhly's Bakery is a notable example of the resilient local shopping district that developed adjacent to Cross Street Market. Eberhardt Muhly, a German immigrant, settled in Baltimore before 1850 and initially worked as a carpenter. Muhly built a bread oven in back of his house at 1115 S. Charles Street, fueled by the scraps from his work, and made the oven available to neighborhood housewives for baking their bread.[68] By 1855, he was working full time as a baker. Although Muhly's left the neighborhood in the 1990s, the family-run business expanded for generations into several adjacent buildings on Charles Street. Branches are still open in Lexington Market and elsewhere in Maryland.

Many of Federal Hill South's skilled craftsmen and unskilled laborers worked in their homes. Harry Block's mother did piecework making clothes before his parents married, which Mrs. Block continued to do at home until the store got off the ground. Joe Thommen, a clerk for the B & O railroad from the age of sixteen, was born in the neighborhood in 1903 and lived in four houses on Riverside Avenue over the course of his lifetime. His father was a Swiss immigrant who worked as a silver designer and chaser for Samuel Kirk. He had a workshop in their home and also created handmade pieces for churches and wealthy families. Thommen noted "I mean, we weren't wealthy, but we never wanted for anything because my father had a fairly good trade. ...a craft you might say."[69]

ederal Hill South's former stables are evidence of an extinct workplace in the district. A long-standing example is the one-story brick building set back from the street at 1235 Light Street, just south of South Baltimore Hospital. John J. Pentz livery stables occupied the site throughout the 19th century (the narrow alley that passes east-west through this block is Pentz Court). Pentz constructed the existing building, now the home of a Domino's Pizza, between 1890 and 1901. As late as 1915, it was a boarding stable.

CITY SERVICES

The network of municipal services spread into South Baltimore at the end of the 19th century and into the early 20th century. Within the Federal Hill South Historic District, the Southern District Police Station, Enoch Pratt Free Library Branch #3, School #33, and the South Baltimore General Hospital represent Baltimore's municipal expansion. The fact that the only hospital and police station on the South Baltimore peninsula were located in Federal Hill South demonstrates the significance of the neighborhood within South Baltimore. The neighborhood was home to the third library branch in the entire city.

Southern District Police Station (1896), located at 28 East Ostend Street, embodies Baltimore's campaign to construct monumental police stations within Baltimore's outlying neighborhoods at the end of the 19th century. Denoting a police presence in an era of rapid population growth, the Southern District Police Station also marked a period when the department sought to legitimatize police work through professionalization of the force and integration of technology in police work.[70]

Enoch Pratt Free Library Branch #3 (1886) In the early 1880s, Baltimore philanthropist Enoch Pratt (1808-1896) established an endowment and provided construction capital for a main library and four branch libraries. The Pratt library

[68] Hayward, 70-71.
[69] Thommen; 180 I:1:30.
[70] Betty Bird & Associates, National Register Nomination, Southern District Police Station, 2001.

system was the model for Andrew Carnegie's library system, which spread across the United States.[71] A primary goal of urban libraries was to provide immigrants and the working class with a place where they could become self-educated, familiarize themselves with American culture, and spend time in an environment closely guarded by rules and decorum. The South Baltimore branch, which opened February 27, 1886, was one of six identical branch buildings.

South Baltimore General Hospital (1912-1952), located at 1211-1227 Light Street, began in 1901 as a charity clinic. James H. Peterman, a young ear, nose, and throat specialist, founded the clinic with the backing of Mayor Barry Mahool's mother-in-law. Peterman wanted an "unrestricted opportunity to pursue clinical study" and noted that South Baltimore did not have a single clinic or hospital.[72] City and state funding allowed the clinic to become a general hospital when "increasing numbers of accidents in industrial plants in South Baltimore during the World War years brought a demand."[73] The hospital expanded over the years to include a nurses training program and a wing for African-American patients.

STABILITY AND CHANGE IN THE 20TH CENTURY

Churches and political clubs in the Federal Hill South Historic District were a great source of neighborhood stability. Driven to retain congregations and constituents, local priests and politicians strongly advocated home ownership and provided a network for dispensing local jobs. Joseph Thommen especially remembered Monsignor Whelan, who led *St. Mary Star of the Sea* in the early decades of the 20th century. Thommen commented that Whelan was very well connected in Baltimore and "was one of those men that was up on everything.... And he had a lot of influence; he knew the biggest men in the state and...whenever Cardinal Gibbons went to Washington he always took Msgr. Whelan along with him. And he had a lot of influence with [Maryland politicians].... Some of the biggest men in town!"[74] Local residents, Catholic and non-Catholic alike, turned to Whelan and later monsignors to help them find neighborhood jobs. Thommen also noted that the local clergy encouraged their congregations to buy their homes; "Oh, yes, [Father Whelan's] responsible; he advocated that years and years ago. And most of these other local ministers and all advocated it to keep the neighborhoods intact; they played a big part in the settlement of this area."[75]

Political clubs also provided a location for neighborhood parties, closely linked to political loyalty, as well as forming an arena for neighborhood residents to procure jobs. *The Stonewall Democratic Club*, located at 1212 South Charles Street, was perhaps the best known in the area. Although the club's history extends back to the 19th century, its most notorious period was under the leadership of Boss Gil Dailey, the son of Irish immigrants, who revived the club in 1907. Dailey's father had a restaurant in the district on Ostend Street beginning in the 1850s. Dailey lived in the same block as the club at 1219 South Charles through most of his political career. Democratic Boss of South Baltimore between ca. 1910-1935, Dailey would hold seafood feasts for neighborhood residents (men only in the early days). Both a neighbor and a

[71] Jacques Kelly, *The Pratt Library Album: Baltimore Neighborhoods in Focus* (Baltimore: Enoch Pratt Free Library, 1986), 185, 188.
[72] Gladys Nelker, *Brief History of the South Baltimore General Hospital*, 1959, n.p.
[73] *Ibid.* Quote from Dr. Peterman in the *Evening Sun*, March 27, 1935.
[74] Thommen; 180 I:1:20-21.
[75] Thommen; 180 I:1:11.

powerful political leader, would reportedly "turn up at the back gate with a tray of sandwiches for the kids, and if it was Friday saw that the right boys ate the right sandwiches."[76] A *Sun* (Baltimore) photo spread (see Attachment G) noted:

> An "oyster roast" held by the Stonewall Democratic Club at its quarters in South Baltimore was really more varied that that label implies. For instance, there was dancing. For the thirsty, there was beer. There were plenty of the thirsty too: during the five hours that the "roast" was under way, 32 half-barrels of the beverage were consumed. A raw bar in the club's back yard did a tremendous business. When the "roast" came to an end, it was found that eight barrels of oysters had been eaten in one style or another. Oyster roasts in winter – like crab feasts in summer – play important roles in much political maneuvering. Forces are kept in line, and a deal of dickering is done.[77]

Chief clerk of the City Council, president of the Board of Commissioners for Opening Streets, and Collector of Customs for the Port of Baltimore, Dailey was renowned in the neighborhood for getting jobs for the locals.

By the end of the 19th century, settlement in Federal Hill South reflected Baltimore's shift in immigration patterns. The German majority was replaced by greater numbers of Irish, Russians, Polish, Italians, and Lithuanians.[78] This diversity is confirmed by neighborhood residents, interviewed in University of Baltimore's "Baltimore Neighborhood Heritage Project" in the late 1970s. The frequent multi-ethnic marriages recorded in the interviews also indicate that, as the ethnic diversity of the neighborhood increased, the groups were unified by their immigrant and socio-economic status, rather than by individual nationalities. Josephine Purdy, born in 1916, grew up on Patapsco and South Charles streets. Her father was an Italian immigrant and her mother was born in the neighborhood, the daughter of German immigrants. Ms. Purdy noted that her mother could speak fluent Italian, as well as German, and that her parents spoke in Italian when they wanted to speak privately with the children around. And the multi-ethnic trend continued on into following generations. One set Purdy's grandchildren were fluent in Lithuanian and another in Polish.[79]

At the same time, industrial workplaces became increasingly mechanized and employed fewer skilled workers. The interviews reveal that while many of Federal Hill South's immigrants were skilled craftsmen or tradesmen, in the 20th century children tended to either move onto clerical or professional jobs or to semi-skilled or unskilled industrial labor. For example, Josephine Purdy's father was trained as a skilled tailor and both parents worked in clothing manufacturing. When Purdy was in the sixth grade she went to work at National Enameling & Stamping Company (NESCO). A semi-skilled laborer, who ran tin-pressing machines, she said, "We were brought up to do our work and hard work was the thing I knew how to do. Of course, like later years I had nicer jobs and more genteel, you know – it wasn't so hard."[80] Ms. Purdy went to night school and after NESCO worked for the Police Department and later in retail. All of her other siblings followed her parents into the clothing manufactories. While Joe Thommen's father was a skilled silver craftsman, Joe became a clerk for the B & O Railroad Company. Harry Block ran the family store. In 1922, he was just finishing at City College when his father died and he took over the shop with his mother. At that time, Harry's eldest brother was a pharmacist, his eldest sister a school teacher.

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[76] "Gilbert A. Dailey," *Evening Sun* (Baltimore), August 17, 1933.
[77] "Such Is Life – In Baltimore," *Sun* (Baltimore), January 4, 1948.
[78] Durr, 29.
[79] University of Baltimore, Baltimore Neighborhood Heritage Project, Josephine Purdy; 179 I:2:34.
[80] Purdy; 179 I:1:8-9.

The fortunes of children raised in Federal Hill South in the first decades of the 20th century appear linked to how long the parents could afford to keep them in school. In 1921, full-time school attendance was only required until age 13.[81] In 1919-1920, 78% of the white students enrolled in public schools were in grades K-6; less than 5% were in grades 10-12.[82] For example, Thommen counted himself fortunate to have an eighth grade education: "As I say, in my time, very few people got any real education. I had an eighth grade education and I was fortunate to get eighth grade because most boys went out at ... fifth or sixth grades. ... [only] Three or four kids in my class got in high school. Because they went to work in those days at an early age...to help with the family."[83] Harry Block's parents clearly prioritized education for their children, because all of his siblings finished high school.

By the World War II era out-migration depleted Federal Hill South's stable population. Area residents confirmed the trend: "the two wars had a big thing with people leaving South Baltimore. In the first World War, why a lot of people got prosperous and they wore silk shirts and worked in the shipyards. And a lot of people in those days moved out to Walbrook.... Then in the Second World War people got prosperous again and a lot of them moved...to Edmondson area out there at Edmondson Avenue.... And all them new houses, you know and people moved there."[84] Josephine Purdy also noted that World War II marked a time of profound change in the neighborhood: "when the Second World War came along you had a lot of transients that came into this state – went to work in the shipyards and wrecked so many neighborhoods.... South Baltimore eventually became rundown, beat up.... After the War was over and a lot of those people left South Baltimore, it was just left standing...."[85] By the post World-War II era, this dilution of the core, home-owning population resulted in a shift in fundamental neighborhood values and substantially changed the character of the neighborhood. In 1943, even Gil Dailey followed the World War II era suburban exodus and moved out of South Baltimore to the Edmondson area in West Baltimore.[86]

ARCHITECTURAL SIGNIFICANCE

Federal Hill South derives additional significance under Criterion C as an example of a type of urban development that characterized Baltimore City's industrial areas in the 19th and early 20th centuries. Comprising a cohesive collection of residential, commercial, institutional, and ecclesiastical buildings, Federal Hill South represents the broad range of architectural forms and expressions found in the city's working-class neighborhoods during the period 1830-1945. Brick rowhouses are the main building type in the densely developed neighborhood. Vernacular 1½-story and 2½-story Federal period, 2½-story and 3-story Greek Revival period, 2 and 3-story Italianate and Queen Anne style, and early 20th century

[81] School Improvement Association, "Summary of the School Attendance Law," (Denton, MD: Press of Denton Journal), 15.
[82] George Drayton Strayer, *Report of the Survey of the Public School System of the Baltimore, Maryland* (1921), 222.
[83] Thommen; 180 II:1: 46
[84] Thommen; 180 I:1:11-12
[85] Purdy; 179 II:1:44.
[86] "Gilbert Dailey, Former Boss, Will Leave South Baltimore" *Sun* (Baltimore), October 29, 1942.

Classical Revival style rowhouses, all common in Baltimore, are represented within the district. Federal Hill South also includes a representative group of commercial buildings. Most 19th century commercial building mirror the district's vernacular rowhouse typologies. Some larger early 20th century commercial buildings display a greater level of ornamentation, including Classical Revival and simple Art Deco examples. Notable Romanesque Revival institutional and Gothic Revival style ecclesiastical buildings complete the built fabric of Federal Hill South, including examples designed by significant local architects, including Jackson Gott (Southern District Police Station – 1896) and Charles Carson (Enoch Pratt Free Library, Branch #3 – 1886).

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Federal Hill South Historic District (B-5092)
Name of Property

Baltimore City, Maryland
County and State

10. Geographical Data

Acreage of Property Approximately 70 acres

UTM References Baltimore East, MD quad
(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing
A	18	361375	4348822
B	18	361400	4384304
C	18	360765	4348284
D	18	360745	4348741

☐ 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 Betty Bird, Jennifer Goold, and Julie Darsie
Organization Betty Bird & Associates date March 2003
street & number 2607 24th Street, NW, Suite 3 telephone 202-588-9033
city or town Washington, District of Columbia 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 Owners
street & number N/A telephone N/A
city or town N/A state N/A zip code N/A

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.

Verbal Boundary Description:

The irregular boundary of the Federal Hill South Historic District encompasses approximately 30 blocks. The district is roughly bounded by Cross Street (north), Olive Street and Marshall Street (west), Ostend Street and Fort Avenue (south), and Covington Street (east).

The northern boundary begins at the northeast corner of 417 East Cross Street and travels west to Olive Street (an alley located immediately west of South Charles Street). The western boundary turns at Olive Street and travels south to Ostend Street, to include buildings on both sides of the 1100 and 1200 blocks of South Charles Street. The boundary turns at Ostend Street and travels east to Marshall Street (an alley located immediately west of Light Street). The boundary turns at Marshall Street and runs south to Fort Avenue, to include buildings on both sides of the 1300 and 1400 blocks of Light Street. The boundary turns at Fort Avenue and runs east to Covington Street. The boundary turns at Covington Street and runs north to Gittings Street. The boundary turns at Gittings and runs west to Henry Street. The boundary turns at Henry Street and runs north, following rear and side property lines of residential buildings facing Riverside Avenue and short blocks east of Riverside Avenue, to its starting point at the northeast corner of 417 East Cross.

(See attached map.)

Boundary Justification:

The National Register boundary for the Federal Hill South Historic District encompasses an urban industrial neighborhood in South Baltimore encircling residential, commercial, and institutional properties that are associated with the themes comprising the historic district.

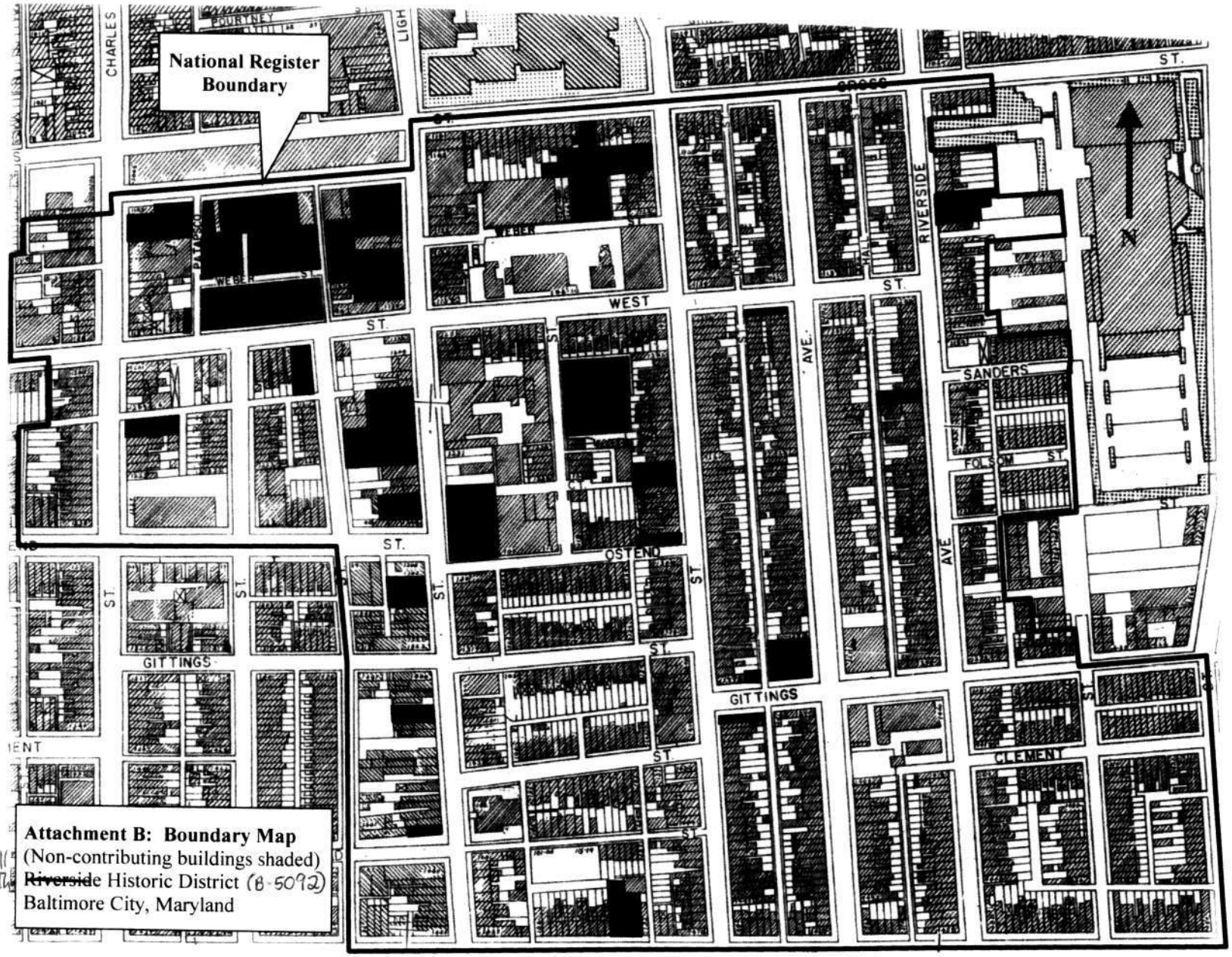
The Federal Hill South Historic District sits directly south of the Federal Hill Historic District. The northern boundary of the Federal Hill South Historic District is drawn to encompass all residential and commercial buildings on the south side of Cross Street between Covington and South Charles Street; properties on the north side of Cross Street are included in the Federal Hill district. The northern boundary of the Federal Hill South Historic District abuts the southern boundary of the Federal Hill Historic District between Riverside Avenue and Light Street. The boundary jogs south at Light Street to exclude Cross Street Market (1952) and the recent service station that faces it across South Charles Street.

The western and southern boundaries of the Federal Hill South Historic District jog to include the core of the neighborhood's commercial and institutional section. Because the streetcar ran down Light Street, Light Street has historically been the location of the greatest concentration of commercial and institutional development. This pattern remains visible and is reflected by the boundaries.

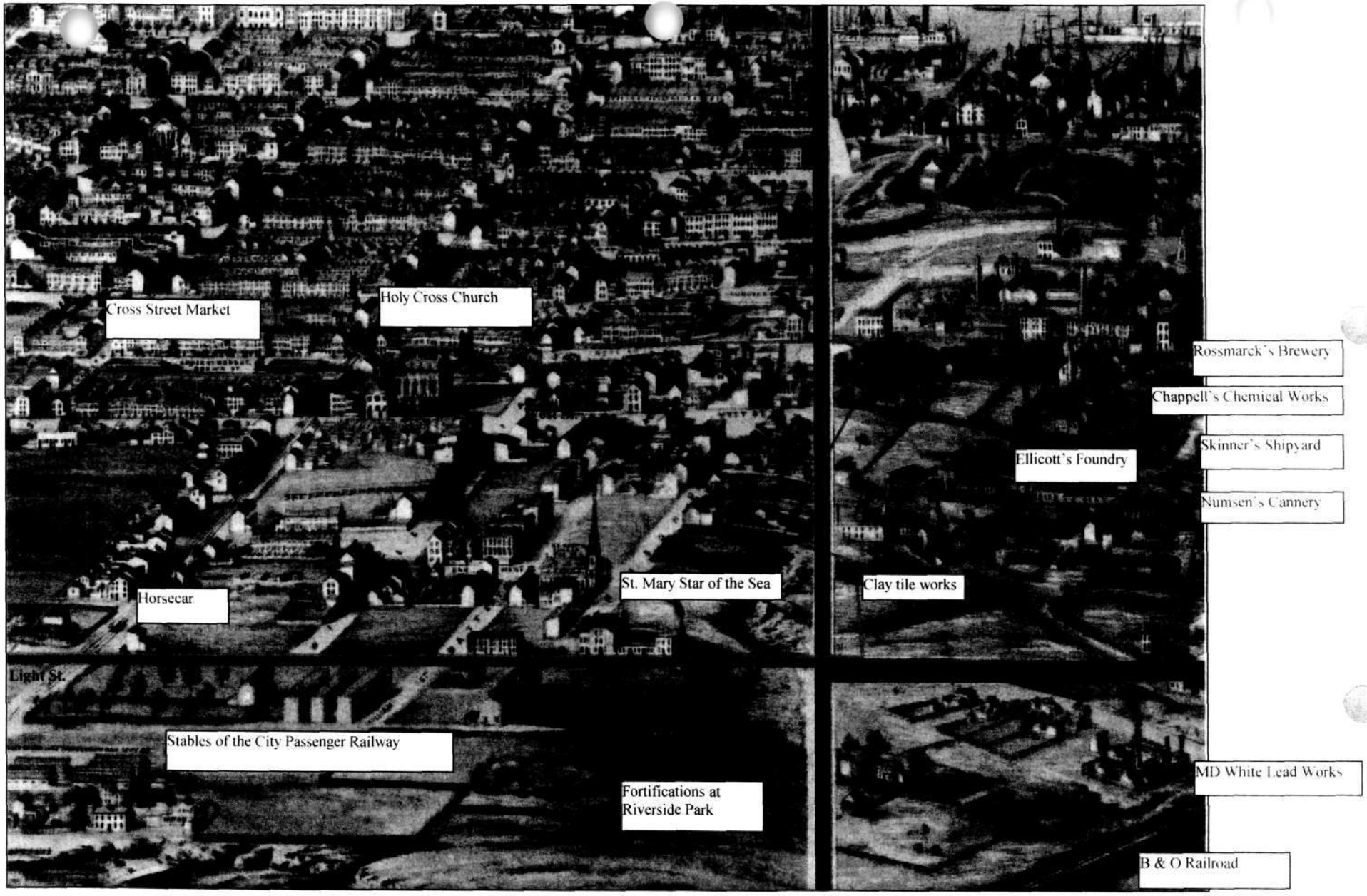
One section of the western boundary of the Federal Hill South Historic District runs along Olive Street, between Cross Street and Ostend Street. The other section of the western boundary runs along Marshall Street, between Ostend Street and Fort Avenue. The Olive Street section of the western boundary reflects the distinction between the Federal Hill South Historic District and the Sharp-Leadenhall neighborhood, located immediately to the west. The Olive Street section is drawn to encompass all commercial and residential buildings on both sides of Charles Street, between Cross Street and Ostend Street. Thus, the boundary follows Olive Street, an alley that approximately follows the rear property line of buildings on the west side of Charles Street. The Marshall Street portion of the western boundary is drawn to encompass all commercial and residential buildings on both sides of Light Street, between Ostend Street and Fort Avenue. Thus, the boundary follows Marshall Street, an alley that approximately follows the rear property line of buildings on the west side of Light Street.

One section of the southern boundary of the Federal Hill South Historic District runs along Ostend Street, between Olive Street and Montgomery Street. The other section of the southern boundary runs along the Fort Avenue, between Light Street and Covington Street. The jog excludes the area south of Ostend Street that was developed later since the land was swampy. Fort Avenue is a major east-west arterial and forms a dividing edge. The Fort Avenue boundary also reflects the southern edge of the current neighborhood identity, as represented by neighborhood associations.

The eastern boundary reflects the distinction between the residential section of the Federal Hill South Historic District and the historic location of waterfront industries. The boundary has been drawn to encompass the residential properties associated with the district and exclude large non-contributing properties to the east. These large parcels have been redeveloped since the 1960s; a row of townhouses, a dog park, a high school, and blocks of garages now occupy this area. Thus the eastern boundary follows the side and rear lot lines of the easternmost historic residential properties between Fort Avenue and Cross Street, facing Covington Street, Henry Street, Knox Court, Riverside Avenue, Folsom Street, and Sanders Street.

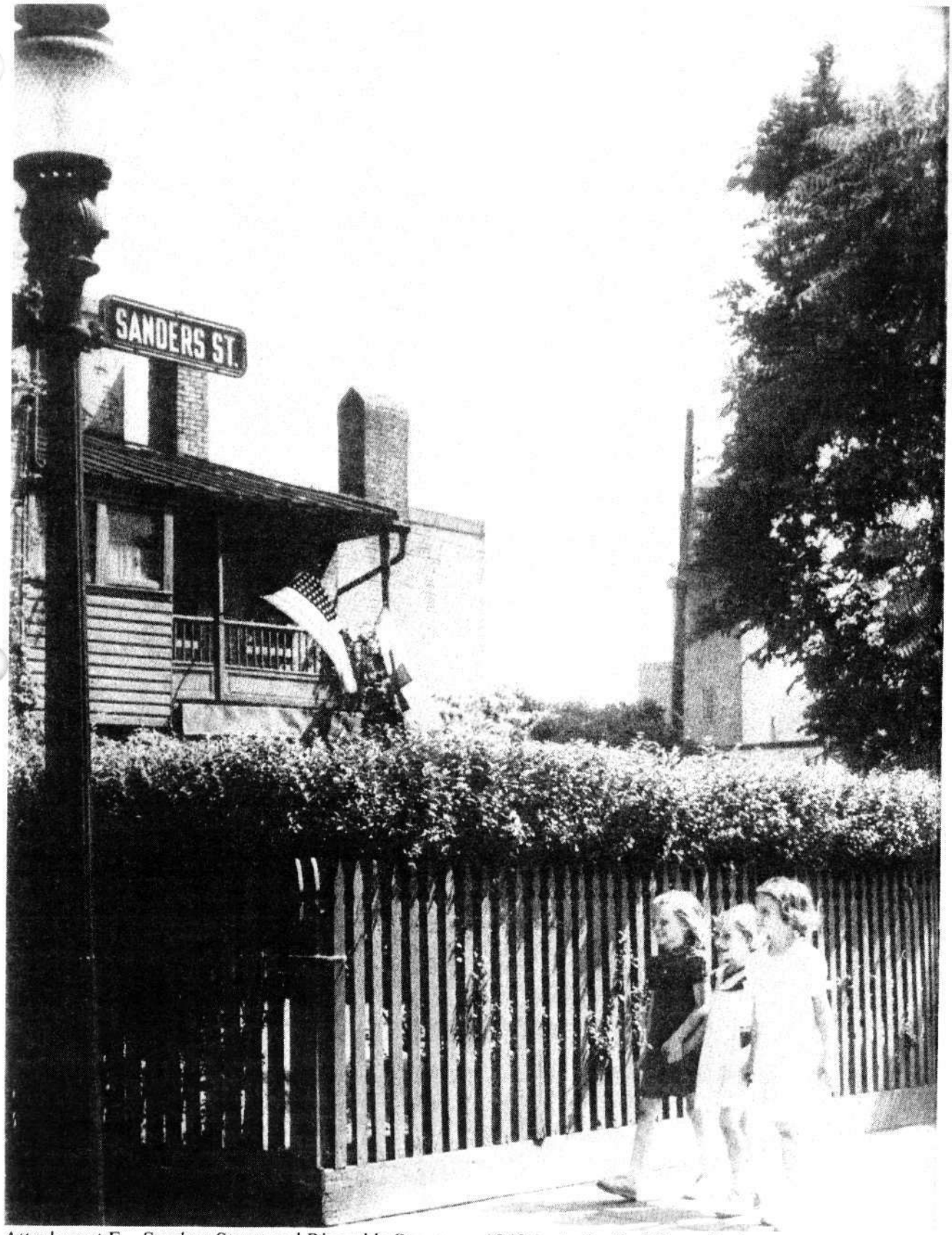


Attachment B: Boundary Map
(Non-contributing buildings shaded)
Federal Hill South ~~Riverside~~ Historic District (B-5092)
Baltimore City, Maryland



Attachment C – Sasche View of Baltimore, 1869
Federal Hill South Historic District (B-5092)
Baltimore City, Maryland

Attachment D – Lighted cross from atop St. Mary Star of the Sea ca. 1920s (down for repair work)
Federal Hill South Historic District (B-5092)
Baltimore City, Maryland
Source: Jacques Kelly, ***The Pratt Library Album****, p. 93.*



Attachment E – Sanders Street and Riverside Street, ca. 1940 (note the Red Cross flag)
Federal Hill South Historic District (B-5092)
Baltimore City, Maryland
Source: Jacques Kelly, ***The Pratt Library Album****, p. 94.*

Attachment F – 1114-1130 Light Street ca. 1930s
Federal Hill South Historic District (B-5092)
Baltimore City, Maryland
Source: Jacques Kelly, ***The Pratt Library Album****, p. 96.*

Attachment G – Drinking and Dancing at the Stonewall Democratic Club, 1948
Federal Hill South Historic District (B-5092)
Baltimore City, Maryland
Source: "Such is Life in Baltimore," Sun (Baltimore), January 4, 1948

Addresses included in the Federal Hill South Historic District
Federal Hill South Historic District (B-5092)
Baltimore, Maryland

1100-1460 Battery Avenue (even and odd)

37-137 Birckhead Street (even and odd)

1100-1238 South Charles Street (even and odd)

100-446 East Clement Street (even and odd)

1420-1454 Covington Street (even)

1-417 East Cross Street (odd)

1100, 1200, 1300, 1400 blocks Durst Street (even and odd)

400-421 Folsom Street (even and odd)

36-454 East Fort Avenue (even)

100-447 Gittings Street (even and odd)

1100, 1200, 1300, 1400 blocks Hall Street (even and odd)

1411-1454 Henry Street (even and odd)

1245-1253 Knox Court (odd)

1100-1459 Light Street (even and odd)

1210-1446 Marshall Street (even and odd)

2-8 West Ostend Street (even)

28-134 East Ostend Street (even)

39-139 East Ostend Street (odd)

1214-1233 Patapsco Street (even and odd)

1104-1458 Riverside Avenue (even and odd)

401-425 Sanders Street (even and odd)

1201-1240 Wall Street (even and odd)

1-313 East West Street (even and odd)

1100-1479 William Street (even and odd)

Non-Contributing Properties
Federal Hill South Historic District (B-5092)
Baltimore, Maryland

1107-1109	South Charles Street	parking lot
1111	South Charles Street	recent
1211-1213	South Charles Street	altered
3-11	East Cross Street	parking lot
13	East Cross Street	recent
17-19	East Cross Street	recent
21	East Cross Street	recent
23	East Cross Street	recent
25	East Cross Street	recent
27	East Cross Street	recent
29-31	East Cross Street	recent
33	East Cross Street	recent
133-135	East Cross Street	parking lot
311	East Cross Street	recent
124-130	East Fort Avenue	recent
200	Gittings Street	altered
222	Gittings Street	empty lot
1100	Light Street	recent
1108	Light Street	recent
1118-1122	Light Street	recent
1124-1128	Light Street	recent
1211	Light Street	recent
1214-1228	Light Street	recent
1238-1240	Light Street	recent
1237-1259	Light Street	recent
1310	Light Street	recent
1410	Light Street	empty lot
1436	Light Street	recent
1127	Riverside Avenue	recent
1228	Riverside Avenue	empty lot
1257	Riverside Avenue	empty lot
1427	Riverside Avenue	empty lot
1211	Wall Street	recent
128-136	Weber Street	parking lot
14	East West Street	recent
31-33	East West Street	empty lot
	East West Street	West Street Parking Lot
200	East West Street	recent
205	East West Street	recent
1105	William Street	recent
1108-1112	William Street	empty lot
1232-1236	William Street	parking lot
1250	William Street	altered
1401	William Street	altered

B-5092

FEDERAL HILL SOUTH HISTORIC DISTRICT

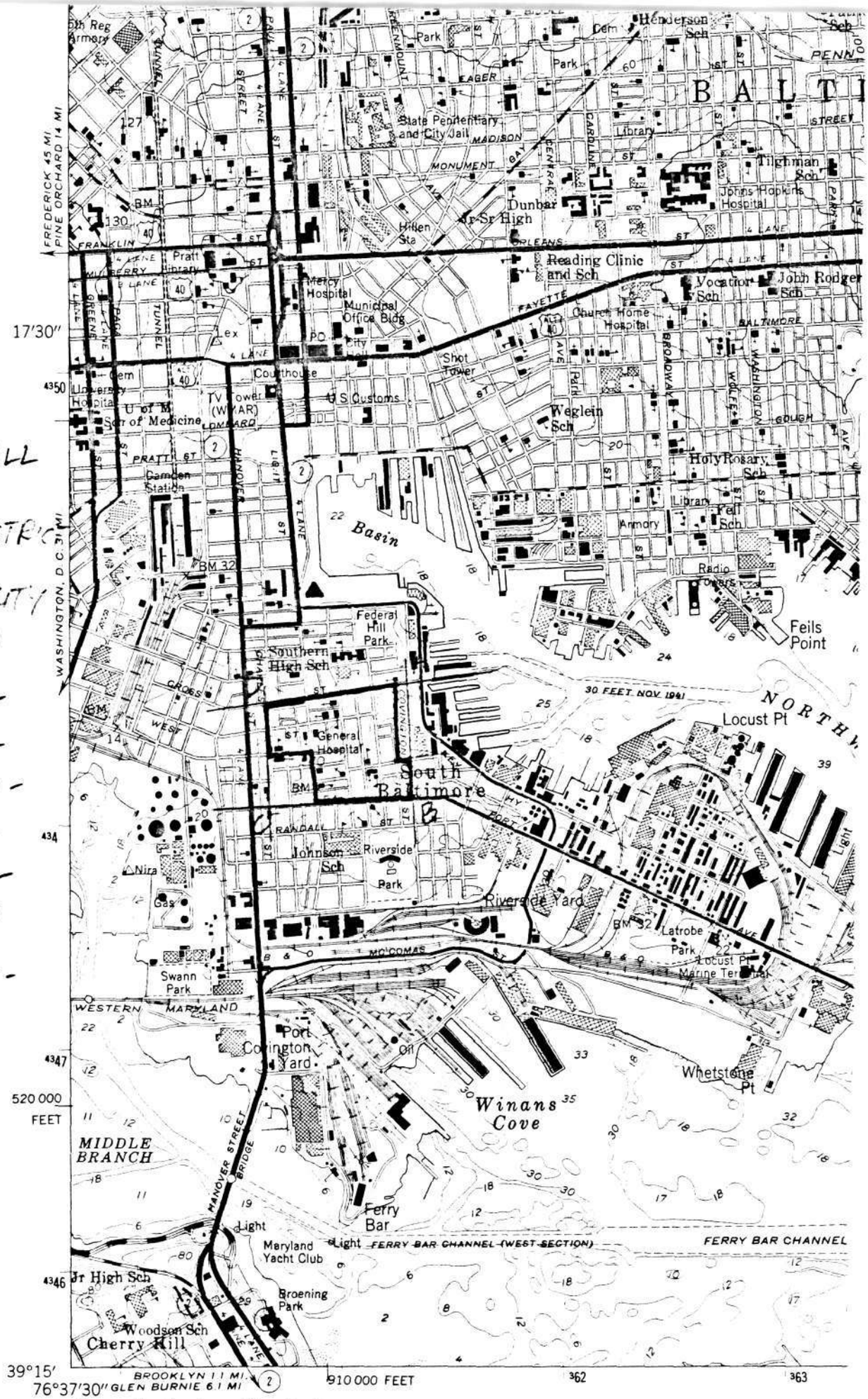
BALTIMORE CITY MARYLAND

A: 18-361375-4348822

B: 18-361400-4348304

C: 18-360765-4348284

D: 18-360745-4348741



Mapped by the Army Map Service
Edited and published by the Geological Survey
Control by USGS, USC&GS, USCE, and City of Baltimore
Topography from aerial photographs by photogrammetric methods. Aerial photographs taken 1943. Field checked 1944

(RELAY) 5662 II NW

MN GN 8½° 151 MILS 0°59'

LEY 772

B-5092
Federal Hill South Historic District
Baltimore City, Maryland
Julie Darsie for Betty Bird & Associates
March 2003
MD SHPO
103-131 E. Cross St., View to SW
1 of 39

7320211-2 N N 22

B-5092
Federal Hill South Historic District
Baltimore City, Maryland
Julie Darsie for Betty Bird & Associates
March 2003
MD SHPO
128-136 Gittings St., View to NE
2 of 39

732021-2 N N 22

B-5092

Federal Hill South Historic District

Baltimore City, Maryland

Julie Darsie for Betty Bird & Associates

March 2003

MD SHPO

1235-1255 Riverside Ave, View to NE

3 of 39

232021-2 N N 22

B-5092

Federal Hill South Historic District

Baltimore City, Maryland

Julie Darsie for Betty Bird & Associates

March 2003

MD SHPO

1201-1211 Battery Ave., View to E.

4 of 39

232021-2NN22

STOP

B-5092
Federal Hill South Historic District
Baltimore City, Maryland
Julie Darsie for Betty Bird & Associates
March 2003
MD SHPO
1201-1207 William St., View to NE
5 of 39

752021-2 N N 22

B-5092
Federal Hill South Historic District
Baltimore City, Maryland
Julie Darsie for Betty Bird & Associates
March 2003
MD SHPO
8-12 E. West St., View to N
6 of 39

7202211-2NN22

B-5092

Federal Hill South Historic District

Baltimore City, Maryland

Julie Darsie for Betty Bird & Associates

March 2003

MD SHPO

105-139 Gittings St., View to SW

7 of 39

752021-2 N N 22

B-5092

Federal Hill South Historic District

Baltimore City, MD

Julie Darsie for Betty Bird & Associates

?320211-2NN22

March 2003

MD SHPO

1110-1124 Battery Ave., View to SW

3 of 39

B-5092
Federal Hill South Historic District
Baltimore City, Maryland
Julie Darsie for Betty Bird & Associates
March 2003
MD SHPO
1127-1137 Battery Ave., View to NE
9 of 39

733021-2 N N 22

B-5092
Federal Hill South Historic District
Baltimore City, Maryland
Julie Darsie for Betty Bird & Associates
7330211-2 N N 1 2
March 2003
MD SHPO
1225-1233 Durst St., View to SE
10 of 39

B-5092

Federal Hill South Historic District

Baltimore City, Maryland

Julie Darsie for Betty Bird & Associates

March 2003

MD SHPO

1201-1211 Durst St., View to NE

11 of 39

232021-2NN22

B-5092

Federal Hill South Historic District

Baltimore City, Maryland

Julie Darsie for Betty Bird & Associates

20211-2 N N 12

March 2003

MD SHPO

1153-1159 Riverside Ave., View to NE

12 of 39

B-5092

Federal Hill South Historic District

Baltimore City, Maryland

Julie Darsie for Betty Bird & Associates

7320211-2 N N 1 2

March 2003

MD SHPO

South elevation and garden of 1159 Riverside Ave., View to NE
(see historic photograph)

13 of 39

B-5092
Federal Hill South Historic District
Baltimore City, Maryland
Julie Darsie for Betty Bird & Associates
March 2003
MD SHPO
1259-1273 Riverside Ave., View to NE
14 of 39

232021-2NN22

B-5092
Federal Hill South Historic District
Baltimore City, Maryland
Julie Darsie for Betty Bird & Associates
March 2003
MD SHPO
1223-1233 Riverside Ave., View to E
15 of 39

752 0211-2 N N 32

ED
WESTERVELT
STOP

B-5092

Federal Hill South Historic District

Baltimore City, Maryland

Julie Darsie for Betty Bird & Associates

March 2003

MD SHPO

430-454 Fort Ave., View to NW

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752021-2NN22

B-5092
Federal Hill South Historic District
Baltimore City, Maryland
Julie Darsie for Betty Bird & Associates
March 2003
MD SHPO
1215-1223 S. Charles St., View to E
17 of 39

232021 -2 NN 22

HENRY ST.
ONE WAY

B-5092
Federal Hill South Historic District
Baltimore City, Maryland
Julie Darsie for Betty Bird & Associates
March 2003
MD SHPO
Saunders St., View to W
18 of 39

732021 -2 NN 32

B-5092
Federal Hill South Historic District
Baltimore City, Maryland
Julie Darsie for Betty Bird & Associates
March 2003
MD SHPO
Folsom St., View to W
19 of 39

232021-2NN32

B-5092
Federal Hill South Historic District
Baltimore City, Maryland
Julie Darsie for Betty Bird & Associates
7320211-2 N N 12
March 2003
MD SHPO
1245-1253 Knox Ct., View to NE
20 of 39

KCW-973

B-5092
Federal Hill South Historic District
Baltimore City, Maryland
Julie Darsie for Betty Bird & Associates
March 2003
MD SHPO
1413-1425 Light St., View to SE
21 of 39

732021 -2 N N 22

SPEED
LIMIT
25

B-5092
Federal Hill South Historic District
Baltimore City, Maryland
Julie Darsie for Betty Bird & Associates
March 2003
MD SHPO
1420-1432 Riverside Ave, View to SW
22 of 39

7320211-2NN32

BASEMENT

B-5092
Federal Hill South Historic District
Baltimore City, Maryland
Julie Darsie for Betty Bird & Associates
March 2003
MD SHPO
1201-1207 Light St., View to SE
23 of 39

732021 1-2 N N 32

CLUB
SHANE SHOES

B-5092
Federal Hill South Historic District
Baltimore City, Maryland
Julie Dursic for Betty Bird & Associates
March 2003
MD SHPO
1200-1210 S. Charles St., View to NW
24 of 39

7320211-2 M M 22

CLEANERS & TAILORS
ALTERATIONS SHIRTS
THE BULL PEN

B-5092

Federal Hill South Historic District

Baltimore City, Maryland

Julie Darsie for Betty Bird & Associates

March 2003

MD SHPO

1108-1120 S. Charles St., View to SW

25 of 39

752 0211-2 N N 22

Gold Depot

B-5092
Federal Hill South Historic District
Baltimore City, Maryland
Julie Darsie for Betty Bird & Associates
March 2003
MD SHPO
1440-1454 Light St., View to NW
26 of 39

232 0211-2 N N 22

EXOTIC
TROPICAL FISH & PETS
SCIENCE DIET
AM'S RESTAURANT & CARRY OUT
UPTOWN TRADING CO.
1123

B-5092

Federal Hill South Historic District

Baltimore City, Maryland

Julie Darsie for Betty Bird & Associates

March 2003

MD SHPO

11CO-1123 Light Sty View to NE

27 of 39

732 0211-2 N N 22

S.BARGAIN
NAILS
Dr. Steven L. Pinson
837-5050
OPTOMETRIST
Family Vision Center
Contact Lenses - Eyes Examined

B-5091

Federal Hill South Historic District

Baltimore City, Maryland

Julie Darsie for Betty Bird & Associates

March 2003

MD SHPO

1125-1137 Light St., View to NE

22 of 39

232 0211-2 N N 22

McCRORY
WORK PRINTING AND GRAPHICS
LUCKY FORTUNE
LUCKY FORTUNE
Restaurant

B-5092
Federal Hill South Historic District
Baltimore City, Maryland
Julie Darsie for Betty Bird & Associates
March 2003
MD SHPO
1114-1130 Light St., View to SW
29 of 39

232021-2NN22

ROE
526
555

B-5092

Federal Hill South Historic District

Baltimore City, Maryland

Julie Darsie for Betty Bird & Associates

March 2003

MD SHPO

Holy Cross Church Complex, View to NW

30 of 39

232021 1-2 N N 22

B-5092.
Federal Hill South Historic District
Baltimore City, Maryland
Julie Darsie for Betty Bird & Associates
March 2003
MD SHPO
St. Mary Star of the Sea R.C. Church, View to SW.
31 of 39

232021-2NN12

B-5092

Federal Hill South Historic District

Baltimore City, Maryland

Julie Darsie for Betty Bird & Associates

March 2003

MD SHPO

Catholic Community School, View to NE

32 of 39

732021 1-2 N N 22

B-5092
Federal Hill South Historic District
Baltimore City, Maryland
Julie Darsie for Betty Bird & Associates
March 2003
MD SHPO
Lowe Methodist Church, View to NW
33 of 39

752021-2 N N 22

NO
TURN
ON RED
7AM - 4PM
NO
TURN
ON RED
7AM - 4PM
CITYWATER

B-5092

Federal Hill South Historic District

Baltimore City, Maryland

Julie Darsie for Betty Bird & Associates

March 2003

MD SHPO

P.S. #2/Oliver Perry School, View to NE

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232021-2NN22

B-5092
Federal Hill South Historic District
Baltimore City, Maryland
Julie Darsie for Betty Bird & Associates
March 2003
MD SHPO
P.S. #2 / Oliver Perry School, View to N
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232021 1-2 N N 22

B-5092
Federal Hill South Historic District
Baltimore City, Maryland
Julie Darsie for Betty Bird & Associates
March 2003
MD SHPO
P.S. # 33/Armistead School, View to E
36 of 39

232021-2 N N 12

verizon

B-5092
Federal Hill South Historic District
Baltimore City, Maryland
Julie Darsie for Betty Bird & Associates
March 2003
MD SHPO
Southern District Police Station and 30-38 E. Ostend St.
View to NW
31 of 39

232021-2NN22

B-5092
Federal Hill South Historic District
Baltimore City, Maryland
Julie Darsie for Betty Bird & Associates
March 2003
MD SHPO
South Baltimore General Hospital, View to SE
38 of 39

732021-2 N N 32

B-5092
Federal Hill South Historic District
Baltimore City, Maryland
Julie Darsie for Betty Bird & Associates
March 2003
MD SHPO
Enoch Pratt Free Library, View to SE
39 of 39

732021-2 N N 22