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 Riverside Historic District

other names B-5139

2. Location

street & number Bounded by Race St. beg. at West, S to Winder, E to Webster, N to Heath, E to Boyle, and N to Fort; then W to Marshall, N to Ostend, W to Olive, N to West, and W to Race St. ☐ not for publication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 3-18-08

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	
1,997	56	buildings
		sites
		structures
		objects
1,997	56	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

1

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic: single dwelling
Religion: church
Religion: church-related residence
Commerce/trade: store
Industry: manufacturing facility
Government: fire station

Current Functions
(Enter categories from instructions)

Domestic: single dwelling
Religion: church
Religion: church-related residence
Commerce/trade: stores and restaurants
Government: fire station

7. Description

Architectural Classification
(Enter categories from instructions)

Late Federal/Greek Revival
Italianate
Second Empire
Queen Anne
Romanesque
Classical Revival
Gothic Revival
Art Deco

Materials
(Enter categories from instructions)

foundation: Stone, brick, concrete
walls: Brick, stucco, stone
roof: Slate, shingles, asphalt, metal
other:

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

8. Statement of Significance

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

☒ **A** Property is associated with events that have made a significant contribution to the broad pattern of our history.

☐ **B** Property associated with the lives of persons significant in our past.

☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

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

Property is:

☐ **A** owned by a religious institution or used for religious purposes.

☐ **B** removed from its original location.

☐ **C** a birthplace or grave.

☐ **D** a cemetery.

☐ **E** a reconstructed building, object, or structure.

☐ **F** a commemorative property.

☐ **G** less than 50 years of age or achieved significance within the past 50 years.

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

Area of Significance
(Enter categories from instructions)

architecture
community planning
industry
social/humanitarian
transportation

Period of Significance

1845-1910

Significant Dates

Significant Person
(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Multiple builders

9. Major Bibliographical References

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

Previous documentation on files (NPS):

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

Primary location of additional data:

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

Name of repository:
Enoch Pratt Free Library; Baltimore City Land Records

Riverside Historic District (B-5139)
Name of Property

Baltimore, Maryland
County and State

10. Geographical Data

Acreage of Property Approximately 190 acres Baltimore East, MD quad

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

	Zone	Easting	Northing		Zone	Easting	Northing
1				3			
2				4			

☒ See continuation sheet

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

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

11. Form Prepared By

name/title Mary Ellen Hayward
Organization M.E. Hayward & Associates date June, 2007
street & number 11408 Mays Chapel Road telephone (410) 252-3662
city or town Lutherville state Maryland zip code 21093

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 private owners (more than 50)
street & number telephone
city or town state zip code

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

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

Description Summary:

The Riverside Historic District is a 52-block area in the southern part of the city of Baltimore, Maryland. It is bounded on the west and south by a railroad line, established in the mid-nineteenth century when the Baltimore & Ohio Railroad decided to build a branch line to connect its Camden Station on Pratt Street to its new deepwater terminal on Locust Point. The northern boundary follows West, Olive, Ostend and Marshall Streets and Fort Avenue, and abuts the existing National Register district of Federal Hill South for much of its length. The eastern boundary is established by Webster, Heath and Boyle streets. The Riverside Historic District reflects the pattern of development which is characteristic of Baltimore neighborhoods in the period: rectilinear blocks densely lined with two- and three-story brick rowhouses reflecting the various architectural expressions of the latter half of the 19th century and first decade of the twentieth. A city park is bounded by Randall, Johnson, and Covington streets in the eastern part of the district. The earliest residential development occurred along the major north-south artery, Light Street, a block north of the rail line. Here in the 1850s several groups of modest working class housing were built for rail workers. Similar housing went up at the same time directly south of the Locust Point facilities. The area did not really begin to grow until after the Civil War when local landowners began leasing lots to builders near Fort Avenue and Light Street, extending west to S. Charles Street in the early 1870s. Further development west of Charles occurred mainly in the 1880s and 1890s, with a mix of three-story Italianate houses built for managers and store owners along Light, Charles, and Hanover streets, and more modest two-story houses built for workingmen on the lesser streets. By this time major industrial plants had located west and south of the rail lines and houses were needed for the workers. At the turn of the century an ambitious local developer put up rows of fashionable neoclassical style houses in the blocks directly north of and east of Riverside Park. These houses remain in excellent condition. Today, many of the older houses west of the park are being restored.

General Description:

The earliest houses in the area were built along Light Street, north of E. Barney Street, in the 1850s. Lots were leased by the landowner to individual local builders who erected very modest, vernacular late Federal and Greek Revival style gable-roofed houses. The majority were simple two-story, two-bay-wide houses with low-pitched gable roofs, of the type built along many of Baltimore's narrow, mid-block streets in the 1850s. Such houses can be found on the west side of Light Street, north of Heath; on the west side of Light Street, north of Barney, and on Barney itself, west of Light; and on the east side of Light, north of Barney. A few small groups of two-story-and-attic houses, as well as full three-story gable-roofed houses where the first floor served as a store or business and the family lived above, were also built along this block of Light Street. Similar early houses can be found along the west sides of William and Riverside Streets, south of Fort Avenue. Other early houses of this type can be found in the northwest corner of the district—on West and S. Charles Streets—an area which is really an extension of the Federal Hill/Cross Street Market area.

No further residential building took place in the district until the late 1860s, when builders began to put up fairly modest houses in the new Italianate style near the intersections of Fort Avenue and Light and S. Charles Streets. Beginning in the mid-1850s, large, expensive houses in this new, fashionable style were being built on Mount Vernon Place. Instead of the gable roof of the Greek Revival-style houses built up until this time, the new houses, first popularized in New York City, had flat shed roofs with elaborate, projecting cornices. Most of the New York Italianates were built of brick, but faced with Connecticut brownstone. The stylistic forms derived from the Renaissance palazzos that lined the streets of Florence and Rome, with their rusticated basements, pedimented windows, and flat rooflines decorated with rows of modillions and dentils. The brownstones built in New York (and the few built in Baltimore) had stone cornices and window pediments, but soon the forms were translated into much more affordable building materials. Most Baltimore houses of this style have brick facades and the classical, original stone forms found in the cornices of the brownstone prototype houses have been translated into wood. Because of the recent invention of steam-powered scroll, band, and jig-saws, curving modillions and sharply cut dentils could be quickly and easily fashioned in wood-worker's shops. By the 1880s whole new factories had come into being just to supply these decorative elements.

The first moderately-priced houses built in the Italianate style in Baltimore have fairly simple cornice forms, closely modeled after the original stone forms of the Italian Renaissance. Thus, the Italianate buildings erected in the Riverside Historic District in the late 1860s and 1870s have cornices usually composed of a row of scroll-sawn modillions framed by scroll-sawn end brackets. Often the row of modillions sat above a row of dentils, but in many cases these have not survived. Although splayed brick door and window lintels were common in Federal and Greek Revival-style buildings, they are rarely seen in Italianate examples, though there are a few examples in the Historic District. Much more widely used were the cheaper-to-construct segmentally-arched lintels.

When building resumed after the Panic of 1873, Italianate-style houses continued to fill the blocks along Fort Avenue west of S. Charles to Hanover Streets. As more and more businesses moved to the area to be located along the rail line, the need arose for larger houses for managers or business owners. Articles in the *Sunpapers* in 1876 (July 7 and 8) noted the building of just over one-hundred-and-twenty-five new houses. By the mid-1880s a number of rows of large three-story, three-bay-wide Italianate houses (as well as some three-story, two-bay-wide houses) had been built in the western portion of the historic district—along the 1300 and 1400 blocks of Hanover Street, the 1500 block of S. Charles Street, and the 1600 block of Light Street. Many of these houses have distinctive late Italianate-style cornices with jig-sawn friezes decorated by large bull's-eyes. Many also have reeded door enframements and flat pediments above the doors supported by plain scroll-sawn brackets.

Over the period of the 1880s, the local forms of the Italianate style evolved from imitating the original stone forms to creating new forms made possible by the new steam-powered tools. These new forms were also influenced by elements of the English Queen Anne style, which became popular in the city by the mid-1870s.

Adventurous builders gave their Italianate-style houses Queen Anne-style decorative brickwork in the form of projecting door hoods, bands of molded and shaped bricks running across the façade, and panels of terra cotta ornament added to the façade. The style's fondness for naturalistic forms found its way into late Italianate rowhouses in the flower and curving vine forms that began to decorate jig-sawn frieze panels in houses built in the later 1880s. Thus, by the 1880s Baltimore rowhouses showed a new form of much more dramatic, late Italianate-style cornice, with three to four very long scroll-sawn brackets framing jig-sawn frieze panels. Often, if the builder was also a brick maker or specialized in terra cotta ornament, he would call attention to his main occupation by decorating the facades of the houses he erected with brick ornament produced in his factory.

The majority of the houses built in the Riverside Historic District were built in the 1880s and early 1890s in this late Italianate style. The building trades were flourishing as more and more primarily German immigrants flooded into the area, getting off North-German Lloyd Line ships that docked in Locust Point and soon finding jobs in the rich variety of local industries growing up along the rail line. In the 1860s and 1870s most local builders remained small in scale—it was hard to accumulate enough capital to engage in multiple building operations at one time. Over the course of the 1880s this pattern began to change and by the end of the decade several distinct builders had emerged as dominating local building activity. These builders included James F. Morgan, who also built in the Federal Hill area; Henry Westphal, who built in many working class sections of the city (as well as being the builder, with his brother Walter, of the longest row, the 2600 block of Wilkens Street, erected in 1912); and Dr. Theodore and H. Webster Cooke, a physician and lawyer, respectively, who developed the blocks east of Riverside Park at the turn of the century, working with the builder T. Milton Jones.

By the late 1880s few three-story houses were being built in the historic district. Much more common was a new form of two-story house that was three bays wide so that the entry opened into a separate hallway that led to the stairs and rear rooms to the rear. In this way, the front parlor could be maintained as a formal room, an important feature of middle-class life. These houses always have late Italianate-style cornices and many have marble-faced basements and marble steps and sills. Larger, more pretentious houses such as these were erected in the late 1880s and early 1890s on the main streets of newly developing blocks, while the older form of two-story, two-bay-wide house continued to be built on the side streets and narrower mid-block streets. Builders James F. Morgan and T. Milton Jones, among others, specialized in houses of this newer, larger type while Henry Westphal continued to build small, more affordable houses in the blocks he developed.

In 1892 the Baltimore City Council introduced new legislation that banned the further use of wood on Baltimore building exteriors, as a measure to help prevent the widespread fires that plagued the city. After 1892, the very popular wooden, scroll-sawn Italianate cornices could not be used. Manufacturers began producing similar appearing cornices that were made of thin sheet metal—complete with long brackets and modillion and dentil shapes. A number of rows of houses in the historic district have cornices of this type. A cheaper option was to create a cornice of stepped bricks—a design seen in some Queen Anne-style buildings,

and add a much simpler sheet metal crown molding to the top. Fewer houses in the historic district have this type of post-1892 cornice.

Beginning in the Mount Vernon Place area in 1890, a new style of residential architecture appeared in Baltimore, a style first seen in New York City that was based on the classical principles of the Italian Renaissance. Although not seen in working class neighborhoods, many fashionable and expensive, architect-designed houses built in the city between the mid-1870s and 1890 were influenced by a variety of picturesque styles like the Queen Anne, the Romanesque, and even French Gothic. The façade of a long row was consciously designed to be picturesque—with changing, asymmetrical rooflines and massing; differently designed houses making up the row; and facades ornamented with decorative brickwork and terra cotta panels or rock-faced, colored stones and carved stone ornaments. By 1890 a conservative reaction had set in and the most stylish architects were returning to the orderly Renaissance for their inspiration. New three-story houses being built in upper Mount Vernon Place often had brown brick facades and white marble trim. Windows had flat or round-arched lintels and the sheet metal cornice took on decidedly simple classical forms. Many builders adapted these principles and building materials to the previously popular Romanesque and Chateauesque houses with their projecting rounded bays that lined much of upper Eutaw Place. The new, classically-influenced houses were called swell-fronts and their symmetrically place rounded bays gave a lively rhythm to an entire block. Houses of this type, in both three-and two-story forms were built along the entire North Avenue corridor in the early to mid-1890s.

When local landowner and developer Dr. Theodore Cooke and his brother H. Webster Cooke, a lawyer and real estate agent, decided to create a stylish new residential area north and east of Riverside Park in the late 1890s, they chose to build this new up-to-date form of rowhouse there. Working with the carpenter T. Milton Jones primarily, but also with a few other builders, they laid out blocks with long rows of houses along Covington Street facing the park and similar long rows along Belt and Jackson Streets, east of the park. They built a few rows of swell-fronted houses, some in red brick with both white and brownstone trim, others in brown brick. But their favored design was a combination of swell-and-square-fronted houses. On some streets the swell and square fronts alternate down the block; on others, the arrangement of the swell and square fronts assumes different patterns. In most cases, the end houses had swell fronts that faced the corner and were capped with a conical turret—a design seen on most of the rows built along North Avenue. They also built neoclassical-style flat-fronted houses, mainly along Covington Street and Fort Avenue.

Such stylish houses were built for the same middle-class market as the two-story, three-bay-wide late Italianate-style house. The fact that they were built in such numbers in this neighborhood east of Riverside Park clearly shows that there were many railroad and factory employees working nearby who could afford this size and finish of house. The Cookes built no small two-bay-wide houses on their newly-laid-out blocks—this was clearly designed to be an up-scale development for the area. West of the park, however, Henry Westphal and others provided many such houses in the blocks bounded by Light and Johnson Streets, south of Fort Avenue.

Block by Block Descriptions

Specific property descriptions for the contributing resources in the Riverside Historic District are given on a block-by-block basis, because this is how speculative residential development took place. For ease in locating the resources on the accompanying map (which identifies each block by its number), the block descriptions are ordered geographically, not chronologically. Thus, the first block described, Block 963, is located in the northwest corner of the Historic District—at the corner of Ostend and West Streets. The description then moves to the next block to the east, proceeding eastward until the district boundary is reached. It then returns to the western boundary of the district and the next row of blocks to the south, and again moves eastward to the eastern boundary line is reached.

Block 963

This block runs east from Race to Hanover Street, south from West to Ostend Street and contains the following contributing properties:

1208-28 Hanover Street	James F. Morgan, 1893
100-40 West Ostend Street	James F. Morgan, 1895

The northern section of Block 963 was developed first, beginning soon after the Civil War when the Hoffman family began to lease lots on the south side of West Street, west of Hanover. They proceeded in a westerly direction until the lots on West Street, near Race were built upon in the early 1870s. Today, no early structures remain on this portion of the block.

Local developer John S. Gittings bought the entire southern portion of the block in 1869, but houses did not go up until the late 1880s. In 1888 the large three-story, three-bay-wide (16') dwelling with first floor storefront went up on the northwest corner of Hanover Street and W. Ostend, at 1228. The late Italianate style building is now covered with formstone and has no cornice remaining. Then, in 1893, prolific local builder James F. Morgan erected the long row of two-story, three-bay-wide (15') late Italianate-style houses at 1208-26 Hanover Street. The houses are built of red, pressed brick, with marble-faced basements, sills, and steps. The sheet metal cornices have four long brackets supporting a crown molding decorated with a row of modillions set above a row of dentils. The row is distinctive because the first floor door and window openings have round-arched lintels, a feature of the just-becoming-popular neoclassical style. Morgan designed the row so that houses with single, wide, first-floor windows alternate with houses with the usual two narrow first floor windows.

In 1895 Morgan built out the north side of Ostend Street in this block (100-40) with a row of 21 neo-classical style houses with alternating swelled and square fronts decorated with rock-faced brownstone and

marble basements and sills as well as a continuous band of stone trim that extends across the entire row at the level of the first-floor window lintels. The different-colored stone trim is used to create a pattern within the row—a group of houses with brownstone trim alternate with a larger group with white stone trim. The sheet metal cornice is purely classical in style, with a deep crown molding set atop a row of modillions and a row of dentils. Doorways had stained glass transoms, some of which survive. The houses are 14' and 13'-wide.

Block 964

This block runs east from Hanover to Olive Street, south from West to Ostend Street and contains the following contributing properties:

1201-15 Hanover Street	John Allers, early 1860s and John S. Gittings, 1887-8
1217-25 Hanover Street	James F. Morgan, 1894
5-29 W. West Street	Diedrich and John Allers, 1855 – c. 1860
Hook & Ladder Co. No. 6.	

Only the western half of this block is included within the Riverside National Register Historic District; the eastern half is already included in the Federal Hill South NR District. The first houses built went up in the mid-1850s at 23-29 W. West Street and were built in the two-story-and attic style by Diedrich Allers, a local German builder. Of this group only 23 and 27 retain their original form. 25 and 29 are now three-stories in height, with new facades and new cornices. John Allers completed this northern portion of the block by building a long row of three-story, two-bay-wide (13') gable-roofed houses at 5-21 West Street, and at 1201-5 Hanover Street, in the early 1860s. The simple houses have flat wood lintels; those on Hanover Street have new sheet metal cornices.

South of Ropewalk Lane, several houses on the east side of Hanover Street (1207-15) were built by John S. Gittings in 1887-88. They are two-story, three-bay-wide (15) late Italianate-style brick houses, but all have replacement cornices; 1207 has been raised to three stories and is covered with formstone. South of this group, James F. Morgan built a row of swell-front red brick houses with rock-faced marble trim at 1217-25 Hanover in 1894, similar to those built at 100-20 W. Ostend Street a year later. Here, however, all of the houses are swell fronts. The houses have sheet metal cornices with end brackets and dentil trim. 1227 Hanover Street is the fire station for Hook & Ladder Co. No. 6. The two-story red brick building closely resembles the adjoining row of houses, having the same rock-faced marble trim and the same dentilled sheet metal cornice. It is a two-story building with flat, neoclassical cornice. The central, wide-arched opening for the fire trucks is topped with a bank of four vertical windows. Bands of stone trim mark the shoulder level of the arched opening as well as the sill level of the upper windows. The façade is further decorated with molded brickwork, or terra cotta, medallions.

Block 976

This block runs east from Race Street to Hanover Street, south from W. Ostend to Clement Street and contains the following contributing properties:

1310-40 Hanover Street	John S. Gittings, 1885-6 and John A. Reed , 1887
102-14 and 116-40 W. Clement Street	Jas. F. Morgan, 1893
101-11 and 113-37 W. Ostend Street	Frank Singer, 1895
1301-19 Clarkson and 100-28 and 101-29 Burnett	1895 Peter D. Della

In this block the first houses went up on Hanover Street in the mid-1880s. The houses on the streets west of Hanover were not built until the mid-1890s. John S. Gittings and William Moale, two of the large landowners in the area, developed the west side of Hanover Street, beginning in 1885 just north of Clement Street, where Gittings built four three-story, three-bay-wide (16') late Italianate-style houses. In 1886 he continued building out Hanover with two-story, three-bay-wide (16') very similar late Italianate-style houses. Gittings was also responsible for the group of five almost identical houses at the north end of Hanover—1300-1308. In 1887 Moale leased six lots at 1310-20 Hanover to local builder John A. Reed, who erected unusual two-story, three-bay-wide (14') brick houses with tall, dormered mansard roofs. The same houses can be found across the street at 1301-11 Hanover Street and 17-21 W. Ostend Street.

The most stylish houses on the block can be found on the south side of Ostend Street, at 101-11 and 113-37 Ostend Street. Built in 1895 by Frank Singer, a well-known Baltimore builder of this period and later, the two groups of two-story, three-bay-wide (14'6") houses show Queen Anne influences in their broken pedimented rooflines. Occasional houses in the row have either triangular or round-arched end gables not unlike the pediments Singer later used on houses he built in Charles Village. The remainder of the houses have neo-classical style sheet metal cornices with end brackets framing a dentil cornice and connecting to a lower molding strip. The basements are faced in marble and there are also marble sills and steps. The house at the southeast corner of Ostend and Race, 137 Ostend, is three stories tall with a first floor storefront.

James F. Morgan, a fairly prolific local builder, erected the similar houses on the north side of Clement Street, 102-14 and 116-40 Clement Street, in 1893. Two-stories and three-bays-wide (13' and 14'), they resemble the houses built by Singer with regular rooflines on Ostend, except for the fact that the sheet metal, dentil cornices have four brackets instead of just end brackets. These houses also have marble basements, sills, and steps.

The three rows of houses on the interior of the block were built by Peter D. Della, a member of a well-known local family, in 1895. The houses at 301-19 Clarkson and 100-28 and 101-29 Burnett are identical—two-stories tall, with three narrow openings on the first floor and two above. A dentilled sheet metal cornice

sits above a row of decorative stepped bricks. No marble is used on the façade. The houses on Clarkson are 13-feet wide; those on Burnett are only 12-feet to 12-feet, 6-inches wide.

Block 977

This block runs east from Hanover to Charles Street, south from W. Ostend to W. Clement Street and contains the following contributing properties:

1300-40 S. Charles Street	various builders, 1886-92
1301-11 Hanover Street and 17 – 21 W. Ostend Street	John A. Reed, 1887
1313-27 Hanover Street	
2-8 W. Clement Street and 1-7 W. Ostend Street	James F. Morgan, 1890-92

The land in this block was developed by John S. Gittings beginning in the mid-1880s. The first lots to be built upon were on the west side of Charles Street, mid-block. All are two-story, three-bay-wide late Italianate-style houses. The storefront-residence at 1322 was built in 1886. It is twenty-feet wide and still retains its original late Italianate-style storefront intact. The main cornice is supported by four long brackets; the jig-sawn panels between are each decorated with three rosettes. The storefront cornice runs across the entire façade, even though the northernmost bay is a sallyport. It has long brackets and a small jig-sawn frieze set above a plain, deep frieze. The storefront has a centrally located double door with a deep transom framed by projecting bays with plate glass store windows set on paneled bases. 1310 S. Charles is an individual house with splayed brick lintels; 1312-20 is a group which has marble sills and steps and segmentally-arched lintels; 1324-26 is a pair with Queen Anne-style decorative brick lintels as well as bands of molded, decorative brick at both sill levels. The pair of houses at 1328-30 S. Charles are three stories high and three bays wide (16'). Their cornices resemble those of the two-story row at 1332-40, and like those houses, this pair has marble basements.

The two-story, three-bay-wide (13') late Italianate-style houses at 1332-40 S. Charles and 2-8 W. Clement Street were built in 1890 by James F. Morgan. They are slightly taller than the other two-story houses in the block. All have marble basements, steps, and sills and segmentally-arched lintels. Two years later Morgan built similar houses at the northern end of the block, at 1-7 W. Ostend Street. Here, however, a round-arched, paired first floor window design alternates with the more standard two, narrow windows design. These houses also have sheet metal cornices with four long brackets. Along the west side of Charles Street, at 1300-8 S. Charles, however, he built very different houses, unique to this area of the city. The houses are two-stories tall and two bays wide (13') and the entire façade is covered with rock-faced white stone. Round-arched door and window lintels mark first floor openings and the first floor window is wide; a single wooden bay window marks the second floor level of each house. Each face of the bay has narrow 1/1 sash set between upper and lower wooden panels; turned corner posts mark the corners of the bays. The houses have wooden modillion cornices.

The group of three houses at 17-21 W. Ostend Street (west of Olive) and those at 1301-11 Hanover Street are the same and were built in 1887 by John A. Reed, who also built similar houses on the west side of Hanover Street, south of Ostend. The houses are quite unusual for the area, being two stories in height and three bays wide (14'), with tall mansard roofs with a single dormer window. The segmentally arched brick lintels have slightly projecting "keystones" composed of three vertically-placed stretcher bricks. The wooden cornices have four short brackets and jig-sawn friezes.

South of the group with mansard roofs, 1313-27 Hanover Street is a row of impressive three-story, three-bay-wide (16') late Italianate-style houses. Only one original cornice survives, at 1321; each jig-sawn frieze panel is marked with a large bull's eye. To the south of this group, all of the three-story houses have new facades and new sheet metal cornices with overly large end brackets. The houses, encompassing 1329-39 Hanover Street, were built in 1887 by John W. Parks, but are now considered to be non-contributing resources.

Block 978

This block runs east from Charles to Patapsco Street, south of Gittings to Fort Avenue and contains the following contributing properties:

1327-45 S. Charles Street	Louis C. Smith, 1885-87
1403-37 S. Charles Street	Louis C. Smith, 1885-87
6-16 East Fort Avenue	Louis C. Smith, 1887
1400-60 Patapsco Street	Louis C. Smith, 1886-88

The first two houses on the east side of S. Charles Street, south of Gittings, at 1327 and 1329 are three-story, three-bay-wide late Italianate-style buildings. The house at 1327 still has its original storefront with central door and slightly projecting store windows set on paneled bases to either side. The wooden cornice is decorated with a row of dentils framed by end brackets. The house at 1329 was built at the same time as the rest of the row, 1331-45 S. Charles Street, which are two-story, three-bay-wide (15') late Italianate-style houses. The cornices have four long brackets each, which frame very decorative jig-sawn frieze panels, each decorated with a central medallion. Decorative bands made up of small terra cotta panels mark the facades at the second floor sill level. On the three-story house, a terra cotta band also marks the third floor sill level; this unit has a non-historic later sheet metal cornice. These houses were built in 1885-87 by Louis C. Smith.

South of Clement Street, the same builder put up a three-story, three-bay-wide storefront at 1401 S. Charles and two-story, three-bay-wide (15' and 16') houses at 1403-35. They have late Italianate-style cornices and decorative terra cotta bands at the window sill level. The current storefront at 1401 is a replacement, covered with wooden siding. The three houses at 1421-25 S. Charles Street are different—they have round-

arched first floor openings, marble-faced basements, steps, and sills, and sheet metal dentil cornices with capped end brackets. The large building at the northeast corner of S. Charles and Fort Avenue, 1437 S. Charles Street, is three-stories tall, three bays wide (24'), and ten bays deep. The cornice is marked by a central, highly decorated sheet metal triangular pediment, with the words "Craftsmen's Club" set beneath the peak of the gable. The large end brackets on either side of the pediment have large balls at their tops. The now painted façade is decorated with terra cotta panels and each segmentally-arched window lintel is framed by a terra cotta band with a keystone depicting a classical head. The ornamental terra cotta band continues across the façade between the windows. Builder Louis C. Smith leased the building to the Mechanics Exchange Stock Company of Baltimore City in 1887, but the date "1919" decorates the Fort Avenue façade near the top of the building and undoubtedly refers to the period the Craftsmen's Club took residence.

The majority of the houses built along the west side of Patapsco Street in this block are two-story, two-bay-wide (12' to 13'6") late Italianate-style houses. The 18'-wide storefront at 1400 Patapsco Street was built at the same time as the row just to the north, in Block 979. The rest of the row south of Gittings and north of Clement, at 1402-20 Patapsco, closely resemble those just across the street, on the east side of Patapsco, and were built in 1888 by Louis Smith. Each cornice has three long brackets framing a jig-sawn frieze panel decorated with three round medallions. The houses have wide, paired first floor windows set beneath a segmental arch. The next group south, extending from 1422-44 Patapsco Street, south of Clement, were built by Smith two years earlier, in 1886. The two-story tall, two-bay-wide (12') late Italianate-style houses have bracketed cornices with jig-sawn friezes. At the southern end of the block, 1456-60 Patapsco Street is a group of three two-story, three-bay-wide (14'4") late Italianate-style houses whose cornices have three long brackets and jig-sawn friezes. They were also built by Smith, in 1887-88. The four houses to the north, at 1446-52 Patapsco, built after 1892, are two stories tall and only two bays wide (12'6"), and have sheet metal Italianate-style cornices and wide first floor windows with round-arched lintels.

Louis Smith also built the row of two-story, three-bay-wide (14') late Italianate-style houses on the north side of Fort Avenue, west of Patapsco, at 6-16 E. Fort, in 1887. Each cornice has four long brackets and a jig-sawn frieze. Only the steps are marble. The corner house, at 16 Fort, is now three stories tall and has a new sheet metal cornice.

Block 979

This block runs east from Charles to Marshall Street, south from Ostend to Gittings Street and contains the following contributing properties:

1303-17 Patapsco Street and 10-22 Gittings Street	John S. Gittings, 1887
1319-25 S. Charles Street	John W. Parks, 1892
1312-18 and 1400 Patapsco Street	John W. Parks, 1892

1302-6 Marshall Street and 19-37 East Ostend Street	Dr. William Moale, 1892
1-17 East Ostend Street	Dr. William Moale, 1893-95
Church of the Advent (Episcopal) and 1301 S. Charles Street, the rectory	1869, 1915

The south side of Ostend Street, west of Patapsco, in this block is built up with unusual paired two-story, three-bay-wide late Italianate-style houses built on 21'-wide lots. The pairs extend from 1 – 17 E. Ostend and went up between 1893 and 1895. The houses have marble-faced basements, marble lintels, sills, and steps. The wooden modillion cornices are framed by long end brackets; the frieze is decorated with cut-work bands. The houses show Queen Anne style influences in the projecting brickwork hoods over the window lintels and in the decorative terra cotta bands that run across the façade between the first and second story levels.

The Episcopal Church of the Advent dominates this block and is located on the east side of S. Charles Street, south of the houses facing Ostend Street. The original church building, known as the Advent Chapel, is the oldest church in the Riverside Historic District, opening in 1869. It fronted on Patapsco Street and had a deep rear yard running west to S. Charles Street, where the rectory was located at 1301 S. Charles. The chapel still exists but has a new façade facing Patapsco. The original two-story, six bay-deep chapel facing Patapsco Street shows the design influence of the Queen Anne style, being built in dark red brick. Each bay is framed by wide buttresses and contains a pointed-arch window on the second floor and a segmentally-arched window on the first floor. A much later facing was added to the building, possibly at the time the new church was built facing S. Charles Street. This new Patapsco Street façade is built of lighter-colored brick and is decorated with bands of rock-faced stone trim.

In 1915 a new Gothic-style church was built facing S. Charles Street that extends back to join the older structure at the rear of the lot. The two-story structure is built of brown brick with white stone trim, a popular combination for residential architecture in these years. The tall, gable-roofed nave extends back from S. Charles Street and is flanked by one-story side aisles. Rounded brick piers, with stone shoulders and caps, frame the cross-gabled central portion of the façade, which contains a tall stained glass window decorated with stone ribs. The projecting one-story entrance section also has a triangular pediment and is framed by brick piers that match those used on the second story. The wide entrance has three pointed-arch openings, with stained-glass transoms set above paired wooden doors. The openings lead to a shallow vestibule and are reached by stone steps that run the entire width of the central bay. The rectory, at 1301 S. Charles Street, is a single three-story, two-bay-wide brick house set on a tall basement. The first floor contains one wide arched window; the upper floors and the basement level contain pairs of round-arched windows. The windows have rock-faced brownstone sills and a similar stone band marks the basement level of the façade. The dentilled sheet metal cornice has an unusual frieze decorated with wreaths. This building probably dates to the early 1890s.

South of the church, at 1319-25 S. Charles Street there is a row of four two-story, three-bay-wide late Italianate-style houses built in 1892 by John W. and Thomas L. Parks. The houses have smooth marble-faced basements, marble steps, and marble sills. No original cornices remain.

The group of houses south of the church on Patapsco Steet, at 1312-18 Patapsco, north of Gittings, are two-story, three-bay-wide late Italianate-style houses with sheet metal cornices, marble-faced basements and marble steps and sills. The doors have stained glass transoms with the house number. Just south of Gittings, 1400 Patapsco Street seems to be part of this group, also built in 1892 by John W. and Thomas L. Parks.

In that section of the block east of Patapsco Street, the two-story, two-bay-wide (12') houses at 1309-17 Patapsco and those at 10-22 Gittings Street were built in 1887 by John S. Gittings in partnership with William Moale. Moale also developed the south side of Ostend Street, west of Light, in 1888 (in the Federal Hill South Historic District) as well as the houses at 19-37 E. Ostend Street, 1303-7 Patapsco, and 1302-6 Marshall, built in 1892. The earliest houses built on Patapsco in 1887 are late Italianate in style; the cornices have three long brackets which frame jig-sawn frieze panels decorated with a bull's-eye. The later two-story houses built along the south side of Ostend and the upper parts of Patapsco and Marshall show Queen Anne influences. Those on Ostend are three bays wide (14'); those on the side streets are only two bays wide (12'). All have Queen Anne style decorative brick door hoods and cornices with a row of scroll-sawn modillions framed by long end brackets.

Block 980

This block runs east from Patapsco to Marshall Streets, south of Gittings to Birckhead Street and contains the following contributing properties:

1401-53 Patapsco	Franklin Door, 1887
1400-46 Marshall Street	T. Milton Jones, 1902

The land in this block was owned in the 1870s by the Hoffman and Birckhead families. This block consists of two long rows of houses, one facing Patapsco, the other facing Marshall Street. The houses on Patapsco Street at 1401-53 Patapsco, were built first, in 1887 by Franklin Door. The two-story, two-bay-wide (12') houses have late Italianate-style cornices with three very long brackets that frame jig-sawn panels decorated with odd, turned pieces of woodwork. The houses have Queen Anne style projecting, decorative brick door hoods as well as decorative segmentally arched window lintels, consisting of a row of projecting header bricks with a "keystone" made of three stacked headers.

The later houses at 1400-46 Marshall Street are two-story, three-bay-wide (13'2") red brick neoclassical-style "marble" houses, with marble-faced basements, marble steps, window lintels and sills, as well

as a decorative marble band that runs across the façade and the first and second floor window sill level. The sheet metal and stepped brick cornices simulate neoclassical forms—a top row of diagonally-set bricks serve as modillions over a row of simple brick dentils. Each end house has a swelled bay with a stylish conical roof. The houses were built in 1902 by T. Milton Jones.

Block 992

This block runs east from Race Street to Hanover Street, south from W. Clement Street to W. Fort Avenue and contains the following contributing properties:

1400-38 Hanover Street	various builders for Howard heirs, 1883-5
101-13 and 115-37 W. Clement Street	James F. Morgan, 1893
102-14 and 116-38 W. Fort Avenue	James F. Morgan, 1894
1401-25 and 1400-24 Clarkson	" "
1401-25 Race Street	" "

As was the case in the block directly north of this block (976), houses were built facing Howard Street in the mid-1880s but the remainder of the block was not developed until the early 1890s. Various members of the Howard family, large landowners in the area, oversaw the building of a large, impressive row of three-story, three-bay-wide (16') late Italianate-style houses beginning in 1883 at the corner of Fort Avenue and working their way north until the row was completed in 1885. Each house had a cornice with four long brackets framing jig-sawn frieze areas and decorative ventilating panels. No marble was used on the facades. Today, many of the original wooden cornices have been replaced with similarly designed sheet metal cornices.

James F. Morgan built out the rest of the block in 1893 and 1894. He began with the south side of Clement Street, 101-13 and 115-37 Clement Street, in 1893, a row of two-story, three-bay-wide (13') late Italianate-style houses with marble-faced basements, steps, and sills. The dentilled sheet metal cornices are supported by four long brackets. First floor door and window openings have round arches, and the wide first floor windows have paired 1/1 sashes beneath a deep, arched transom. Facing Fort Avenue, Morgan built similar houses in 1894, at 102-14 and 116-38 Fort, with an experimental design difference—in the is row houses with wide, round-arched first floor windows alternate with houses with two, regular-sized round arched windows. Houses built on the east and west sides of Clarkson, at 1401-25 and 1400-24 Clarkson, in 1894, are a narrow two-stories tall and three-bays-wide (12'), with similar cornices but no marble trim. Morgan also built 1401-25 Race Street in 1894, a row of two-story, two-bay-wide (12') houses with dentilled sheet metal cornices with three brackets, front porches, and a short front yard. Morgan probably included the porch and yard because at this time Race Street faced the B&O Railroad tracks and open land beyond.

Block 993

This block runs east from Hanover to S. Charles Street, south from W. Ostend to W. Fort Avenue and contains the following contributing properties:

1411-39 Hanover Street	various builders for the Howard family, 1876-77; 1884
1420-50 S. Charles Street	Henry Yewell, 1877
1401-29 Olive Street	Henry Yewell, 1879
Mt. Vernon M.E. Mission Church	1888
Grace United Church of Christ	1927
Fort Avenue Savings Bank	c. 1900

This block contains the Mt. Vernon M.E. Mission Church, built in 1888 on the southeast corner of Hanover and Ostend Streets by the Mount Vernon M.E. Church on Mt. Vernon Place. The church now serves as the American Rescue Workers Church. The one-story red brick church with white stone trim is built in the Queen Anne style. The gable-roofed nave is five bays deep and each bay contains paired stained glass windows set beneath a round arch and capped with a projecting brick hood. The corners of the building are decorated with brick quoins. The entrance bay, with its cross-gable pediment, projects slightly forward of the main body of the church and is also framed by brick quoins. The paired entrance doors have a tall stained glass transom set beneath a pointed arch, decorated by a brick hood. Above the entrance, a smaller pointed-arch window is set beneath the peak of the roof. A three-story, six-bay-wide brick building extends back from the church along the south side of Clement Street and is also part of the church complex. The building has a flat roof, segmentally-arched first floor windows and rectangular upper windows. It appears on the 1906 Baltimore City Atlas.

South of the church, three-story, three-bay-wide (16') late Italianate style houses are built on Hanover Street to Fort Avenue, some individually, others in small groupings. The first houses went up in 1876-77, on the lower end of the block, from 1423-39 Hanover Street. The land was developed by McHenry Howard and other members of his family. The houses had splayed brick lintels and scroll-sawn modillion cornices, although many now have replacement cornices. The house at 1427 retains its original Italianate-style storefront. The similar houses located at the north end of the block, from 1411-21 Hanover were built later—in 1884—by the Howard family.

The eastern half of the block began to be developed in 1877 by Philip Snowden. Snowden leased all of the lots on the west side of S. Charles Street and the four on the north side of Fort Avenue to local builder Henry Yewell. Yewell built twenty-six three-story, two-bay-wide (12' and 12'6") Italianate-style houses on these lots, extending from 1400 to 1450 S. Charles Street. Of the long row, only 1420-50 survive. Original cornices have end brackets framing a row of scroll-sawn modillions set atop a plain frieze. The windows had segmentally arched lintels and wood sills. Many houses in the row now have added door casings and later sheet metal cornices. The houses at 1420-32 S. Charles Street now have round-arched first floor openings, with a

wide, neoclassical style window, marble sills, and a marble-faced basement. Henry Yewell also built out the east side of Olive Street, at 1401-29, in 1879 with similar two-story, two-bay-wide houses.

The southwest corner of Charles and Clement Streets contains a 24'-wide structure built at the turn of the century as the Fort Avenue Savings Bank, but now converted to use as a church building for the adjoining Neo-Gothic Grace United Church of Christ, built in 1927. The three-story building is designed in the neoclassical style in brown brick with white marble trim. The entire first floor storefront area is now covered with stone, which may have been a feature of the original bank. The storefront has a deep cornice and frieze that is round-arched over the central, entrance bay. Triple rectangular windows are set to either side of the entrance.

The Grace United Church of Christ built south of the Fort Avenue Savings Bank in 1927 occupies the original site of the rowhouses that extended from 1404-18 S. Charles Street. The sign on the front of the church suggests that the congregation now also includes the former congregation of the Grace Reformed Church, built in 1898 on the corner of Fort Avenue and Clarkson Street, and now vacant. It is built in Neo-Gothic style of random ashlar tan stone with buff stone trim. The asymmetrical façade of the large building is dominated by a four-story-tall entrance tower set between the three-story, gable-roofed nave on the north side of the building and a lower, flat-roofed section to the south. The flat-roofed tower has a paired lancet window on its top level and single lancet windows on the second and third floor. The wide entry is set beneath a tall pointed-arch transom. The S. Charles Street façade of the nave contains a very large stained glass window, set within a wide, pointed arch. Four tall stained glass panels are topped by three circular windows, the whole framed by stone tracery. The flat-roofed part of the church south of the tower has three similarly designed, but much narrower stained glass windows. Paired rectangular windows light the lower level of the façade. North of the nave there is a one-bay-wide, flat-roofed two-story structure that contains another entrance door.

Block 995

This small block runs east from Patapsco to Light Street, south from Birckhead to Fort Avenue. Only the western half is included in the Riverside National Register Historic District; the eastern half is already included in the Federal Hill South District. It includes the following contributing properties:

Former machine shop	c. 1885
28-34 E. Fort Avenue	Henry Schaumburg, 1888-89
27-35 Birckhead Street	c. 1893

The northeast corner of Patapsco and Fort Avenue is occupied by an old brick machine shop, built about 1885 by George L. and Francis Brown. The simple two-story, gable-roofed structure extends five bays across Fort Avenue and north along Patapsco an equal distance. It occupies a site 90' wide by 117' deep. The first

floor area is now covered with formstone and the original openings are obscured. On the second level, however, the fenestration is intact and the central bay is marked by paired sash. To the east, a row of two-story, three-bay-wide (16') late Italianate-style houses extends from 28-34 E. Fort Avenue, built in 1888-89 by Henry Schaumburg. The cornices have four long brackets framing jig-sawn friezes. The basement is faced with marble; the windows have segmentally arched lintels and marble sills. One unit in the group, 32 Fort Avenue, seems to have its original painted and penciled exterior. The five houses on the south side of Birckhead Street, at 27-35, are two-stories and two-bays-wide (11'3"), although the corner house on Marshall is 16'wide. The houses have late Italianate-style sheet metal cornices and were built after 1892.

Block 1002

This block runs east of Race Street to Hanover Street, south from Fort Avenue to W. Randall Street and contains the following contributing properties:

1500-50 Hanover Street	John Q. Codling, 1876
1501-23 Clarkson Street and 102-12 Randall	1879-80 Henry Westphal
114-36 Randall Street and 1524-38 Clarkson	Theodore Cooke, 1881-2
105-15 Fort Avenue	Louis C. Smith, 1883
1503-23 Race Street	James F. Morgan, 1888
1512-22 Clarkson Street	T. Milton Jones, 1895
Grace Reformed Church	1898

As in the other blocks west of Hanover Street, in this block houses were first built along Hanover Street—in this case in 1876—while the rest of the block was not built out until the 1880s and 1890s. The long row of two-story, two-bay-wide (12') Italianate-style houses extending the entire length of Hanover Street, from 1500-1550, were built in 1876 by John Q. Codling, a builder with offices on St. Paul Street downtown. The cornices are supported by three medium-length brackets and rows of scroll-sawn modillions. Many of the doors still retain their original decorative reeded door enframements and flat pediments supported by a pair of simple scroll-sawn brackets on each side. The same door frame is seen on other groups of houses built by Codling in the neighborhood. There is no marble on the façade.

The next houses in the block went up on the east side of Clarkson (1501-23) and the north side of Randall, at 102-12 Randall, east of Clarkson. They were built by Henry Westphal in 1879-80 and closely resemble other Italianate-style houses built by Westphal in the immediate area. Each house is two-stories tall and two bays wide (12') with a simple dentil cornice framed by short end brackets. A year later Theodore Cooke built similar houses on the west side of Clarkson, at 1524-38 Clarkson, whose cornices are composed of a row of scroll-sawn modillions supporting the crown molding, set against a plain frieze and framed by scroll-sawn end brackets. Door and window openings have flat wood lintels. The similar houses on the north side of

Randall, west of Clarkson, at 114-36 Randall, built by Cooke in 1881-82, have a different cornice—three small brackets supporting the crown molding and a row of dentils on the frieze. In 1883 Louis C. Smith, who built a number of rows in the area, put up 105-15 Fort Avenue, a row of two-story, two-bay-wide (15') late Italianate-style houses with cornices supported by three long brackets framing jig-sawn panels.

In 1888 James F. Morgan built out the east side of Race Street, 1503-23, with similar late Italianate-style two-story, two-bay-wide (12') houses, with cornices with three long brackets and jig-sawn friezes. These houses are set back from the street with short front yards. The last houses built on the block went up in 1895 at 1512-22 Clarkson. Two-stories tall and three very narrow bays wide (12'), the houses were built by T. Milton Jones and have late Italianate-style sheet metal cornices.

In 1898 the Grace Reformed Church began to hold services at the southwest corner of Fort Avenue and Clarkson Street. The two-story stone-faced church faces Clarkson Street. The three-bay-wide main church building has a pyramidal roof. At the rear of the structure, a wing with a steeply pitched gable roof intersects the main body of the building. The entrance is located in a one-story bay north of the main building. It has a steeply pitched triangular roofline set above two sets of receding pointed-arch pediments that frame the lower flat-linteled doorway. The church itself has a set of three arched windows on the first floor and a group of three windows with pointed arches on the second floor. To the north of the building there is a one-and-a-half story concrete block non-contributing structure.

Block 1003

This block extends east from Hanover to S. Charles Street, south from Fort Avenue to Randall Street and contains the following contributing properties:

1532-40 S. Charles Street and 4-8 Randall	Henry Yewell, 1877
1506-16 and 1530 S. Charles Street	various builders, 1882-83
1518-28 S. Charles Street	Christian W. Keidel, 1883
1501-9 Hanover Street and 13-17 W. Fort Avenue	John Q. Codling, 1880
1529-43 Hanover Street, 10-14 W. Randall Street, and 1524-28 Olive Street	John Q. Codling, 1880
Olive Branch Independent Methodist Church	1880
9-11 W. Fort Avenue	Samuel Burns, 1881
1511-27 Hanover Street	Henry Classen, 1882-3

The first building to take place on this block includes the group of five houses built at 1532-40 S. Charles Street in 1877 by Henry Yewell; the groups of houses built on the east side of Hanover Street, at 1501-9 and 1529-43 in 1880 by John Q. Codling; and the similar houses on Fort Avenue and Randall Street. All of

these earliest houses were three-story, two-bay-wide Italianate-style houses. The ones built by Codling on Hanover Street are basically three-story versions of the houses built on the west side of Hanover Street in 1876. The houses have very similar cornices with a row of scroll-sawn modillions set against a dentil frieze and framed by end brackets. Many of the original door enframements with their flat pediments still survive. The houses built on the north side of Randall Street, on either side of Olive, are also three-stories tall and two bays wide (4-8 and 10-14 Randall Street). Those west of Olive, (10-14) were built by Codling, those east of Olive (4-8) by Yewell. Yewell's houses on Randall have very simple cornices; those on Charles have no original cornices remaining. Codling also built the three identical houses at 13-17 W. Fort Avenue in 1880-81.

In 1880 the Olive Branch Independent Methodist Church leased land on the southwest corner of Fort Avenue and S. Charles Street. The congregation built a large two-story stone church that extends across both block faces, anchored by a square corner tower with castellated roofline. The building resembles the nearby Grace Reformed Church, in its random ashlar façade and Norman Gothic style. Each façade is marked by a centrally-located, wide bay with a triangular pediment set between bays with lower, castellated roof lines. The Charles Street façade is dominated by one large, wide pointed-arch stained glass window; the Fort Avenue façade has three pointed-arch windows framed by shoulder buttresses. The corner tower has entrances on the lower level and banks of three rectangular windows at the second floor level. The three-story, three-bay-wide rectory, with its late Italianate-style cornice, adjoins the church to the west, at 5 Fort Avenue. In 1904 the church merged with the United Evangelical Church and changed its name to the Olive Branch Evangelical Church. Today it is known as the Olive Branch—Good Shepherd Methodist Church. The next three houses, two-story, two-bay-wide late Italianate style houses were built in 1881 by Samuel Burns.

Between the two groups of three story houses built by Codling on the east side of Hanover Street, there is a row of two-story, two-bay-wide (16') built at 1511-27 Hanover by Henry Classen, a local brickmaker, in 1882-83. The houses have late Italianate-style cornices with three long brackets and jig-sawn friezes.

On South Charles Street, the pair of two-story two-bay-wide houses immediately south of the church went up in 1880; no original features remain, 1506 S. Charles being given a new granite façade by the church and 1508 now covered with formstone. The next few houses were built by individual builders in the early 1880s: 1510-16 all have splayed brick lintels and may have been built together, but today appear dissimilar. 1510 S. Charles is three-stories and three-bays wide; 1512 is two stories and three bays wide but is formstoned and has no cornice; 1514 is three stories and three bays wide, but has no cornice; and 1516 is two stories and three bays wide with a new cornice.

The most distinctive houses in the block are the row at 1518-28 S. Charles Street, built in 1883 by Christian W. Keidel. Each two-story, three-bay-wide (16') house has very interesting Queen Anne-style decorative brickwork on its façade. A band of molded brickwork runs across the façade at the basement level and at the sill level of the second floor windows. The segmentally-arched window lintels are also highly decorative—with molded brick keystones and molded brick squares set between each lintel. One house has

flat-topped lintels, the next arched lintels, adding to the interest of the design. Each lintel is framed by a narrow molded brick band. The wooden cornices have four wide scroll-sawn brackets framing a frieze area decorated with a Greek Key motif. The doors probably originally had numbered stained-glass transoms, some of which survive.

Block 1004

This block runs east of S. Charles Street to Patapsco Street, south from Fort Avenue to Randall Street and contains the following contributing properties:

1543-45 South Charles Street	Henry Yewell, 1877
6-20 Randall Street	Theodore Cooke, 1882
1519-45 South Charles Street	Thomas K. Stuart, 1883; Henry Yewell, 1877
1501-17 South Charles Street	Charles Voyce, c. 1886
5-17 Fort Avenue	c. 1877-1880
1500-20 and 1501-21 Patapsco Street	post- 1906

The east side of S. Charles Street in this block is composed of a long row of three-story, three-bay-wide houses at 1501-17 S. Charles and a row of similar looking two-story, two-bay wide (13'4") houses at 1519-43 S. Charles. The first group of nine three-story houses are among the finest group of large houses built in the Historic District. They have distinctive late Italianate-style cornices with four long scroll-sawn brackets framing jig-sawn frieze panels, each of which is decorated by a central bull's-eye motif. The same cornice design is seen in Block 1005, at 19-39 Fort Avenue and in Block 1012 at 1602-10 Hanover Street and 103-7 W. Randall Street. The houses were built by the local brickmaker Charles Voyce, in the mid-1880s. The twelve two-story houses at 1519-41 S. Charles Street went up in 1883, built by Thomas K. Stuart. They have splayed brick lintels and late Italianate-style cornices with three long brackets and jig-sawn frieze panels. At the southern end of the block Henry Yewell built 1543 and 1545 S. Charles in 1877. Both are three-story, two-bay-wide houses with scroll-sawn modillion cornices. Both have been covered with formstone and 1545 has a new cornice and a remodeled shop front.

There are seven three-story, two-bay-wide (14') houses on the south side of E. Fort Avenue, at 5-17 E. Fort. The houses have flat wood lintels, an unusual feature for houses of this date and had late Italianate-style cornices, only one of which remains, at 11 E. Fort Avenue. Eight two-story, two-bay-wide (12') Italianate houses with dentil cornices supported by three brackets can be found at 6-20 Randall Street. The lots were developed by Theodore Cooke in 1882.

The houses on the west side of Patapsco Street in this block, 1500-20 Patapsco, were built sometime after 1906, at the same time as the identical houses on the east side of Patapsco, at 1501-21 in Block 1005. The

houses are quite stylish swell-and-square-front two-story brick houses with rock-faced stone trim on the basements and used for the window lintels and sills. Houses with swell fronts have two narrow windows in the swelled bay; those with square fronts have paired first and second floor windows, the first floor windows having a round-arched transom. The neo-classical style dentilled sheet metal cornice sits above a frieze area made up of a pattern of stepped header bricks. Molded header bricks form a dentilled lower edge.

Block 1005

This block runs east of Patapsco to Light Street, south from Fort Avenue to Randall Street and contains the following contributing properties:

19-39 Fort Avenue and 1500-20 Marshall Street	Charles Voyce, c. 1886-87
22-32 Randall Street	Theodore Cooke, 1882
1501-21 Patapsco Street	post 1906

The same builder responsible for the three-story, three-bay-wide houses on S. Charles Street in Block 1004, the brickmaker Charles Voyce, built similar three-story, two-bay-wide (13' to 13'8") houses on the south side of Fort Avenue at 19-39 E. Fort. Each row of houses has the same distinctive late Italianate-style cornices. The same builder then erected the very similar, but only two-story, three-bay-wide houses at 1500-20 Marshall Street, which also have this same distinctive cornice with bull's-eye decorations.

The two-story, two-bay-wide houses on the north side of Randall, east of Patapsco (22-32) were built in 1882 by Theodore Cooke, at the same time he developed the row on Randall west of Patapsco.

Block 1006

This block runs east of Marshall Street to Light Street, south of Fort Avenue to Randall Street and contains the following contributing properties:

1500-16, 1538 Light Street	various builders, c. 1876-88
1532-38 Light Street	Louis C. Smith, 1888
1505-39 Marshall Street and 46-60 E. Randall Street	T. Milton Jones, 1896
1518-30 Light Street	T. Milton Jones, 1898
43 – 47 E. Fort Avenue	c. 1928 or 1940

This block only contains houses on Light Street, Randall Street, and the east side of Marshall Street. The 32'-wide lot on the northwest corner of Light and Randall Street was first leased in 1876, when presumably the pair of three-story, two-bay-wide houses were built. The upper stories show fine brickwork with splayed brick lintels but the entire first floor area has been covered over. The thick wooden cornice is supported by wide, short scroll-sawn brackets. The next three houses to the north were built in 1888 by Louis C. Smith. Each is three-stories tall and three bays wide (14'6") but no original cornices remain. 1532 has a storefront that dates to the 1930s or 1940s and 1534-36 have modern storefronts.

In 1896 local builder T. Milton Jones built two handsome groups of two-story, three-bay-wide houses at 1505-39 Marshall Street at 52-60 E. Randall Street. He also built three two-bay-wide houses at 46-50 E. Randall. Jones' houses have late Italianate-style sheet metal cornices with four long brackets each and marble-faced basements, marble sills, and marble steps. Two years later Jones built more stylish swell-and-square-front two-story houses at 1518-30 Light Street. The two end houses on either side of the row had squared fronts with paired first and second floor windows; the center three houses have swell-fronts with regular windows. The neoclassical-style dentilled sheet metal cornice was set above a stepped brick pattern. The houses made use of rusticated brownstone trim on the basement and for the window lintels and sills.

North of Jones' row on Light Street, there are several different groups of houses, built between the mid-1870s and the mid-1890s. 1512-16 Light Street is a group of early three-story, two-bay-wide houses with Italianate-style wooden cornices—with paired small end brackets framing a row of small, simple modillions. 1510 is a single three-story swell-front house with a sheet metal cornice that is now covered with formstone, built in the 1890s. 1504-8 Light Street is a group of two-story, two-bay-wide houses with sheet metal cornices with end brackets set above a row of brick dentils; a brownstone-faced basement and brownstone lintels and sills; and paired first floor windows. They were built after 1906. Finally, 1500-2 Light Street is a pair of two-story, two-bay-wide (25'6" total width) houses built in the late 1870s or early 1880s that retain their original double storefront. The houses have splayed brick lintels and a wooden cornice with a row of scroll-sawn modillions set over a row of scroll-sawn dentils. The storefront has a similar cornice, set above a deep frieze. The double doors are centrally located between projecting three-sided bays. Slim, turned columns frame each corner of the bay windows, which are supported by a row of scroll-sawn modillions set against lower wooden panels. Each storefront bay has a deep, plain transom.

Extending along the south side of Fort Avenue, west of 1500-2 Light Street, there is a tall one-story brick neocolonial-style building that is seven bays wide. Today bearing the numbers 43 – 47 E. Fort Avenue, the structure has round-arched window openings; a flat roof with sheet metal dentil band set somewhat beneath the roof line; and white stone trim, including a band running across the façade at the basement level, as well as window lintel keystones and sills.

Block 1007

This block extends east from Light Street to Byrd Street, south from Fort Avenue to Randall Street and contains the following contributing properties:

1502-32 Byrd Street; 102-14 Randall Street; and 105-21 Fort Avenue	William M. Willis, 1869
1504-41 Light Street	William M. Willis, 1870-72

This entire block was built out between 1869 and 1872 by William M. Willis, a man who worked in both South and West Baltimore. Willis began by putting up small two-story, two-bay-wide houses at 1502-32 Byrd (11' and 12'-wide); 102-14 Randall (12' and 13'-wide); and 105-21 E. Fort Avenue (12'-wide) in 1869. All of the houses are very plain, with simple wooden cornices with end brackets, though those facing Byrd Street seem to have also had block modillions. Then, between 1870 and 1872 Willis built a long row of three-story houses along the east side of Light Street, at 1505-41. These early Italianate-style houses have simple cornices with a row of scroll-sawn modillions set above a plain frieze and framed by short end brackets. The facades are built of pressed brick but no marble is used for decoration. 1509-23, 1527-29, and 1533-35 Light Street are two-bays-wide (15'); 1525, 1531, and 1537-41 are all three bays wide (15'10"). These houses at the south end of the street may always have had storefront—an original storefront survives at 1529, as does one at 1537 Light Street. The storefront cornices are decorated with rows of scroll-sawn modillions. The storefront at 1539-41 Light Street is new.

The pair of two-story, three-bay-wide houses at 1501-3 Light Street is new and is a non-contributing resource. The three-story, two-bay-wide houses at 1505-7 Light Street have new facades, but were originally part of Willis' row. 1521 Light Street is a non-contributing infill three-story house.

Block 1008

This block runs east from Byrd Street to William Street, south from Fort Avenue to Randall Street and contains the following contributing properties:

1500-16 William Street	George G. Siekel, 1855
1518-48 William Street	William M. Willis, 1868
1517-33 Byrd Street and 116-32 Randall Street	William M. Willis, 1869
1505-13 Byrd Street	Levin A. Simmons, 1872
125-135 Fort Avenue	George W. Parks, 1872
137 Fort Avenue	" Henry Baker?

The earliest houses in this block went up in 1855 at 1500-16 William Street. They were a group of two-story-and-attic houses built by George G. Siekel, a local carpenter, and are among the earliest houses in the Riverside Historic District. Today, 1504-8 and 1516 survive in their original form. The houses at 1500-02 seem to have new facades; 1510 and 1512 William have been raised to three stories and have sheet metal cornices; and 1514 is a new, three-story, non-contributing structure.

In 1868-69 William Willis built out the southern half of the block with simple two-story, two-bay-wide houses with block modillion cornices—the lower portion of William Street (1518-48); the lower half of the east side of Byrd Street (1517-33) and the north side of Randall Street (116-32). These houses closely resembled those he built in 1869 in Block 1007, just to the west. The northwest quarter of the block was completed in 1872. Levin Simmons built a row of two-story, two-bay-wide houses at 1505-13 Byrd Street whose simple wood cornices had a row of small scroll-sawn modillions framed by end brackets. The similar houses built by George Parks on the south side of Fort Avenue (121-137) the same year had slightly more pretentious cornices, with larger scroll-sawn modillions set against a plain, deep frieze. A number of these houses have new doorways and the façade of 137 Fort has been re-faced.

Block 1009

This block runs east from William Street to Battery Avenue, south from Fort Avenue to E. Randall Street and contains the following contributing properties:

201-11 and 213-21 Fort Avenue	George L. Hammerbacker, 1869 and 1872
1501-27 William Street	John R. Kelso, 1871-72
200-10 Randall Street	Henry Schaumberg, 1876
1512-18 Battery Avenue	S. Baltimore German M.E. Church, 1878
1500-10 Battery Avenue	c. 1880
Salem Evangelical Lutheran Church	1937

Most of this block was built between 1869 and 1872, like Block 1008 to the west. Like Block 1008, all of the houses were originally two stories tall and two bays wide (13'). Local builder George L. Hammerbacker built out Fort Avenue, beginning at 201-11 in 1869 and finishing 213-21 in 1872. The Italianate cornices have a row of scroll-sawn modillions framed by end brackets. Many of the buildings have had their rooflines changed: 201 has a new formstoned façade with no cornice; 203 has a new gable roof with dormer window; and 205, 209, 2ll, 225, and 227 are now three stories in height, with either no cornice or a sheet metal cornice. A very similar row of two-story, two-bay-wide houses went up in 1871-72 on the east side of William Street, from 1501-27, built by John R. Kelso. Here, the Italianate cornices have a row of scroll-sawn modillions set

above a row of dentils and a deeper plain frieze. This original cornice can only be seen at 1505-7 William Street; 1509, and 1515-17 are now three-stories tall and the other cornices are either gone or replaced with sheet metal versions.

The six houses on the north side of Randall Street (200-210) were built in 1876 by Henry Schaumburg. They closely resemble the similarly-sized houses built at 201-21 Fort Avenue, with their scroll-sawn modillion cornices framed by end brackets. The house on the corner of William Street, 200 E. Randall is three stories tall, with a similar cornice.

In 1878 the South Baltimore German M.E. Church acquired seven lots on the west side of Battery Avenue and built two-story, two-bay-wide (13) Italianate houses whose cornices had three scroll-sawn brackets framing groups of plain, simple, curved modillions. The houses have splayed brick lintels. The row originally extended from 1512-1524 Battery Avenue, but in 1954 the neighboring Salem Evangelical Lutheran Church ore down three houses at the south end to build a modern church school. The houses now end at 1518 Battery Avenue. To their north there is a later group of larger, two-story, three-bay-wide houses at 1500-10 Battery Avenue. The cornices probably had a row of large scroll-sawn modillions set against a plain, deep frieze, but no original cornice remains intact.

The northwest corner of E. Randall Street and Battery Avenue is occupied by the Salem Evangelical Lutheran Church, first organized in 1885 as a German-language Evangelical Church. The first building on the site was a simple, one-story, gable-roofed brick church, designed by the pastor that was three bays wide and seven bays deep. The stained glass windows lighting the front and sides of the nave had pointed arches, but there was almost no other trim. Two three-story, three-bay-wide late Italianate-style houses stood just west of the church, at 212-214 E. Randall Street. The house at 214 served as the parsonage. In 1936 a fire damaged the organ and the interior and the congregation decided to build a new church, the present structure. The current church is also built of brick but is two-stories-high and has a cruciform plan. It is three bays wide and five bays deep, with each nave bay lit by paired stained glass windows set beneath pointed arches. The tall central bay of the façade, with its triangular pedimented roofline, features a large triple stained glass window, with pointed-arch upper windows set over a wide, carved stone panel that joins it to a lower group of rectangular windows. This central bay is framed by tall brick buttresses with stone shoulders. Each transept has a similarly designed, though smaller, stained glass window. Lower, flat-roofed extensions on either side of the central bay contain the entrance doors and a set of paired rectangular windows. The basement story of the building is marked by a continuous stone band, described in a 1925 newspaper article on the church as "architectural terra cotta of a mottle-brown sand tone."

A new parsonage was built on the site of the houses at 212-14 E. Randall Street in 1948-49. The style and materials resemble that of the church. It is a two-story building with a gable roof running parallel to the street and with a central, cross-gabled entrance bay, flanked by paired rectangular windows. Two wide arched openings lead to a recessed entrance. The west side of the structure, which runs north along the alley, is two

bays deep, with a three-bay-deep, flat-roofed extension. There is a set of triple rectangular windows on the first floor of the main building, with paired rectangular windows above. North of the church along Battery Avenue, a new Sunday School was built in 1955-56. The simple two-story brick building with flat roof and terra cotta trim is built in the older style of the church. Both the main and tall basement floors of the Battery Avenue façade have a triple rectangular window set next to a quadruple rectangular window. The stone/terra-cotta band that marks the basement level of the church continues across this later building.

Block 1934

This block runs east from Battery Avenue to Riverside Avenue, south from Fort Avenue to Randall Street and contains the following contributing properties:

1500-30 Riverside Avenue and 313-17 E. Fort Avenue	c. 1850
319-23 Fort Avenue	c. 1888
1532-38 Riverside	
1501-27 Battery Avenue and 300-10 E. Randall Street	c. 1887

The oldest houses in the block were built in the mid-1850s on the west side of Riverside Avenue, near the open land of Battery Square. 1500-10 Riverside is a row of three-story, gable-roofed houses; 1512-18 Riverside is a row of two-story-and-attic houses that are 11'3"-wide; 1520-24 are three three-story, gable-roofed houses; and 1526-30 Riverside is another group of two-story-and-attic houses that are 12'-wide. Probably built around this same time, 313-17 E. Fort Avenue were originally a group of three-story, two-bay-wide (13') gable-roofed houses, the original roofline of which can clearly be seen at 313 E. Fort Avenue, hidden behind a late Italianate-style sheet metal cornice. The other three houses on Fort Avenue in this block, 319-23, were built about 1888 but do not have their original cornices. The south end of Riverside Avenue contains some later houses—a pair of three-story, two-bay-wide (14'5" and 15'9") Italianate houses at 1532-34 and a pair of very narrow two-story, two-bay-wide (11'6") houses at 1536-38 Riverside.

The Fort Avenue M.E. Church once occupied the southwest corner of Fort Avenue and Hall Street. The original church has been replaced by a large modern church building that occupies the entire south side of Fort Avenue east of Battery Avenue to Hall Street and is considered a non-contributing property.

The east side of Battery Avenue is built up with a long row of two-story, three-bay-wide houses at 1501-27 Battery Avenue, probably built at about the same time as the similar houses across the street at 1500-10 Battery Avenue, in the late 1870s or early 1880s. The houses on the north side of Randall, east of Battery (300-

10), built in 1888, are also two stories tall and three bays wide (13'8"); their wooden cornices are supported by four brackets.

Block 1935

This large block runs east of Riverside Avenue to Covington Street, south of Fort Avenue to Randall Street Street and contains the following contributing properties:

1501-17 Riverside Avenue, 1500-18 Henry Street, and 400-20 E. Randall Street	James F. Morgan, 1896
401-23, 425-41 E. Fort Avenue	Joshua Taylor, 1898
1500-30 Covington Street, 1501-19 Henry Street, and 422-36 Randall Street	James A. Griffin, 1898
Fire Engine House No. 12	

This entire block was developed between 1896 and 1898 by the entrepreneurs Frank O. Singer and Charles Spalding as well as Dr. Theodore Cooke, a physician who invested in real estate development. Although Singer was himself a builder, he instead leased building lots on Randall, Riverside, and Henry Street (on the west half of the block) to James F. Morgan in 1896, and lots on Covington, Randall, and Henry (on the east half) to James Griffin in 1898. Theodore Cooke developed the south side of Fort Avenue in 1898, leasing lots to carpenter Joshua Taylor. Fire Engine House No. 12 occupies the southeast corner of Fort and Riverside Avenues.

Morgan built two-story, three-bay-wide (13') flat-fronted houses at 1501-17 Riverside that closely resembled the houses he built on Fort Avenue, Clarkson, and Clement Streets in Block 992 in 1893 and 1894. The houses on Riverside have a more stylish neoclassical-style sheet metal cornice with its row of dentils and end brackets. All of the first floor openings have round-arched lintels and houses having one wide first floor window alternate with houses having two narrow windows. The basements are faced with marble and there are marble sills and steps. Morgan built slightly simpler houses along mid-block Henry Street, at 1500-18. The houses have similar cornices and marble trim, but all the tall, narrow windows have segmentally arched lintels. Morgan experimented with a more stylish design for his houses at 400-20 E. Randall Street, building a row of alternating swell-and-square-front houses with neoclassical dentilled sheet metal cornices set above rows of stepped bricks. The basement area is faced with rusticated brownstone; the window lintels and sills are brownstone; and a brownstone band runs across the façade at the first floor window lintel level. The houses with squared fronts have paired first and second floor windows.

James Griffin followed similar design principles on the eastern half of the block, which he built out in 1898. The rows of houses at 1500-30 Covington Street and 1501-19 Henry Street are both flat-fronted, two-

stories tall and three-bays-wide (13'6"); built of fashionable brown, Roman brick, with neoclassical simple sheet metal cornices framed by end brackets. The houses on Henry Street have Queen Anne-style decorative brick doorway hoods and the first floor window lintels also have decorative brickwork. The basement area is faced with brownstone and there are brownstone window sills. On Covington Street, Griffin gave the doorways decorative brick hoods and put a wide, paired first floor window on every other house. This group has similar brownstone trim. Griffin's houses facing Randall Street (422-36 Randall) are also swell-fronts, 14'-wide, built in brown brick with white stone trim and simple, neoclassical-style sheet metal cornices.

In 1898 local carpenter Joshua D. Taylor filled the south side of Fort Avenue in this block with swell-fronted houses that closely resemble those built by Griffin—with rock-faced stone basements, lintels and sills, and neoclassical dentilled sheet metal cornices set above rows of stepped bricks. The houses, at 401-23 and 425-41 E. Fort Avenue, are 13'-wide.

A fire engine house occupied the southeast corner of Fort and Riverside Avenues as early as 1876, but the present neoclassical-style façade dates to the late 1890s, and is in keeping with the style of the houses built in the immediate vicinity. The two-story structure is four bays wide and twelve bays deep and is built of red brick with marble and brownstone trim. The façade is wider than the long engine house that extends back along Riverside Avenue. The single, wide-arched opening on the first floor is framed by brick piers, which support a wide, segmental arch with a marble keystone. A marble band runs across the base of the façade. On the second floor, four tall round-arched windows also have marble keystones and marble sills. A marble band runs across the façade at the point where the round-arched lintels cap the double-hung sash. The neoclassical-style modillion cornice is made of brownstone and features a decorative, triangular terra-cotta central pediment. There is also a decorative brownstone band between the first and second floors. The new façade extends around the corner for one bay. The rest of the long building is quite plain. At its southern end it joins a two-story, three-bay-wide headquarters building.

Block 1937

This block runs east from Covington to Jackson Street, south of Fort Avenue to Randall Street and contains the following contributing properties:

501-13 and 515-39 E. Fort Avenue	Peter Della, 1892
1505-43 Covington Street and 500-10 E. Randall Street	T. Milton Jones, 1898
1500-24 Belt Street, 1501-31 Belt Street	Dr. Theodore Cooke, 1900-02
500-34 Jackson Street	Dr. Theodore Cooke, 1904
Disciples of Christ Christian Church	

Most of this block was developed by Dr. Theodore Cooke between 1898 and 1902. The exception is the group of houses built along the south side of Fort Avenue by Peter Della in 1892, at 501-13 and 515-39 E. Fort Avenue. The two-story, two-bay-wide (12') houses are small, simple brick structures with plain sheet metal cornices framed by end brackets. The houses have no marble and no other decorative features. Many are now covered with formstone and 501 has been raised to three stories.

T. Milton Jones built a long row of alternating swell-and-square-fronted two-story houses at 1501-43 Covington Street, and around the corner at 500-10 Randall Street. The houses are built of red brick and have either rock-faced brownstone basements and trim or rock-faced white stone trim. The simple, plain neoclassical style sheet metal cornice sits above rows of stepped bricks. The houses with square fronts have paired first and second floor windows.

The remainder of the block was not built out until 1902. Alexander Morgan built rows of brown brick alternating swell-and-square-front houses on both sides of Belt Street (1504-24 and 1507-31) and very similar houses on the west side of Jackson Street at 1500-34. The elegant houses have sheet metal cornices with deep friezes decorated with stamped neoclassical swags. The basement area is faced with rock-faced white stone and the same stone is used for the window lintels and sills and a band that runs across the façade at the first floor window lintel level. The swell front on the corner houses faces diagonally towards the corner and was originally topped with a conical roof, as survives at 1500 Jackson Street.

In 1902, the Disciples of Christ Christian Church acquired the square lot at the northeast corner of Randall and Belt Streets. They built a simple, two-story brick nave church that is three bays wide, with a central entrance on Belt Street, and extends back along Randall Street six bays. Now the first floor, with its paired rectangular windows in each bay, is faced with random ashlar stone. Each upper bay contains one simple double-hung window. Brick piers separate the bays. A projecting entryway beneath a gabled pediment, also faced with stone, was added in 1960.

Block 1939

This block runs east of Jackson Street to Webster Street, south from Fort Avenue to Randall Street and contains the following contributing properties:

1501-27 Jackson Street and 1500-16 Webster Street	Dr. Theodore & H. Webster Cooke, c. 1904
607-35 E. Fort Avenue	" " , 1906

Also developed by Dr. Theodore Cooke and his brother H. Webster Cooke, this block contains houses quite similar to those found in Block 1937. In the early 1900s the Cookes built a row of swell-and-square-fronted houses on the east side of Jackson Street (1501-27) just like the row built on the west side, at 1500-34.

The houses are built in brown brick with swelled-and-square-fronts alternating. End houses have swelled fronts and originally had conical roofs. The sheet metal cornice has a deep frieze decorated with neoclassical swags, set over rows of stepped bricks. These houses have rock-faced marble trim at the basement level and a similar stone serves as the window sills and lintels and forms a decorative band running across the facades at the first floor window lintel level. Identical houses are built at 1500-16 Webster Street. Each house is 13'-wide.

The Cookes also built the row of flat-fronted neoclassical-style houses along the south side of Fort Avenue in this block, probably in 1906, which have the same sheet metal cornice with deep frieze decorated with neoclassical swags as his rows on Belt and Jackson Streets. Here, at 607-35 E. Fort Avenue, the 13'6"-wide houses have rock-faced marble basements and marble lintels and sills. The first floor window is wide with a deep stained glass transom. The doorways have round-arched lintels with white marble keystones and shoulders. As on Jackson Street, the row ends with a swell-front house with a tall conical roof.

Block 2028

This block runs east from Webster Street to Boyle Street, south of Fort Avenue to Heath Street and contains the following contributing properties:

1500-54 Boyle Street	James F. Morgan, 1889
737-43 E. Fort Avenue	1888-89
701-15 E. Fort Avenue	Dr. Theodore Cooke, 1906
1501-19 Webster Street	Dr. Theodore Cooke, 1906
1601-35 Webster Street	c. 1926

The earliest houses on this block went up in the late 1880s near the corner of Fort Avenue and Boyle Street. In 1889 James F. Morgan built a long row of twenty-eight two-story, three-bay-wide (12') houses on the west side of Boyle Street, at 1500-54 Boyle. The houses have late Italianate-style cornices with four long brackets but no marble is used. At the eastern end of Fort Avenue, just west of Boyle Street, there are four surviving two-story, two-bay-wide houses with simple cornices and paired first floor windows at 737-43 E. Fort Avenue, built in 1888. The last house, 745, is a different two-story, two-bay-wide house now covered with formstone that was built in 1889.

The remainder of the houses in the block were built by Dr. Theodore Cooke in 1905-06 and match those built in the block to the west, Block 1939. The houses on the east side of Webster Street, at 1501-19 are identical to those on the west side of the street. Similarly, the houses at 701-15 E. Fort Avenue, east of Webster, match those at 607-35 E. Fort Avenue, just west of Webster. Few original sheet metal cornices remain, however. East of this group, there are three new three-story houses that are part of a new development of NV Homes that will fill this central portion of the block. These are non-contributing resources. The last

houses built on this block are also the last built in the Riverside Historic District—the row of two-story red brick Daylight houses with green tile roofs built in the 1920s on the lower section of Webster Street, at 1601-35 Webster Street, c. 1926.

Block 2029

Only a small portion of this block is included within the boundaries of the Riverside Historic District. It contains the row of houses at 801-23 E. Fort Avenue. The house are two stories tall and two bays wide and have simple sheet metal cornices with end brackets, much like those on Fort Avenue, just west of Boyle Street

Block 1012

This block runs east from Race Street to Hanover Street, south from W. Randall to W. Heath Street and contains the following contributing properties:

109-15 Randall, 1603-21 Clarkson Street, and 1623-37 Clarkson Street	Henry Westphal, 1880-81
121-43 Randall Street, 1600-40 Clarkson Street	" " , 1886
1600-10 Hanover Street and 103-7 Randall	Charles Voyce, 1886
1620-26 Hanover Street	c. 1887
1634-44 Hanover Street	Henry Shaumberg, 1888
100-10 W. Heath Street	HenryWestphal, 1888
1601-29 Race Street	" " , 1891
Inner Harbor Church of God	1632 Hanover Street, 1920s

This block was developed simultaneously with Block 1002, to the north, primarily by Henry Westphal. As in Block 1002, all of Westphal's houses in this block are two-story, two-bay-wide Italianate-style houses with dentilled cornices framed by scroll-sawn end brackets. In 1880 Westphal put up a row of 12'6"-wide houses on the south side of W. Randall Street, just east of Clarkson, at 109-15, and 12'-wide houses at 1603-21 Clarkson Street, just to the south. A year later Westphal completed the row on Clarkson by building the same houses at 1623-37. When Westphal resumed building in this block in 1886 he put up similar two-story, two-bay-wide Italianate houses but now the dentil cornice is supported by three brackets, not just end brackets. These 12'-wide houses can be seen at 1600-40 Clarkson Street and 121-43 W. Randall Street, west of Clarkson. In 1888 Westphal built houses on the north side of W. Heath Street, just east of Race, at 100-10 W. Heath Street, that have the earlier, simpler cornice form, with just end brackets; in 1891 he built a row of the same

houses on the east side of Race Street, north of Heath, at 1601-29 Race Street. Like all of the houses on Race Street, these houses have front yards.

Unlike the blocks directly north, in this block most of the larger houses facing Hanover Street were built *after* the smaller houses filling the rest of the block. At the southern end of the block, the group at 1634-44 Hanover Street are two-story, three-bay-wide (13') late Italianate-style houses built by Henry Schaumburg in 1888. The cornices have four long brackets and jig-sawn frieze panels; the basement area is faced with marble and the first floor window sills and steps are also marble. Today, 1640 has been raised to three stories; 1644, the corner house at W. Heath Street, was built with three stories. The houses closely resemble houses built by Schaumburg at 1601-33 S. Charles Street and 1700-10 Hanover Street.

Just north of Schaumburg's row a wide three-story dark brown brick building stands that is now the Inner Harbor Church of God. Probably built in the late 1920s, the building has a wide, round-arched central opening that is now filled with a modern door and panels of aluminum siding. On the second floor there is a triple arched window, partially supported by engaged Corinthian columns carved of stone. Art-Deco style stone bands run across the façade at the point where both first and second floor arches spring from their posts. Four diamond-shaped stone and green tile medallions decorate the façade above the second floor windows. The building has a flat cornice.

North of the church there is a group of three-story, two-bay-wide (12') late Italianate-style houses at 1620-26 Hanover Street, whose cornices have three long brackets framing scroll-sawn modillions. The next four houses, 1612-18 Hanover have entirely new facades and are considered non-contributing structures, but are also three-story, two-bay-wide houses. At the north end of the block Charles Voyce, a brickmaker, erected six two-story, two-bay-wide (12') late Italianate-style houses at 1600-10 Hanover Street and three similar houses at 103-7 W. Randall Street in 1886. These houses have the same cornices—with very long brackets and the jig-sawn frieze panels decorated by a bull's-eye, as the other houses built by Voyce in this area. The end house, 1600 Hanover, has an entirely new façade, with a modern storefront.

This block also contains two vacant industrial buildings located on the east side of Race Street along the B&O Railroad tracks. The four story, two-bay-wide and five-bay-deep building bearing the number 138 W. Barney Street is constructed of brick, set between concrete piers. A sign identifies it as the former Seiler-Hughes Chemical Co. The building to the north, fronting on W. Heath Street, is older—four stories tall, seven bays wide, and twelve bays deep along Race Street. The windows have segmentally arched lintels and the roofline is stepped. The windows are blocked up.

Block 1013

This block runs east from Hanover to S. Charles Street and south from W. Randall to W. Heath Street and contains the following contributing properties:

1600-08 S. Charles Street, 3-7 Randall Street	Dr. Theodore Cooke, 1878
1613-51 Hanover Street	John Q. Codling, 1882
1601-11 Hanover Street, 9-15 W. Randall	George W. Mitchell, 1882
8-12 Heath Street	John E. Wurzbacher, 1884
1623-31 Hanover Street; 1613-21 Hanover	Henry Burgunder, 1887; 1899
1614-50 S. Charles Street	Andrew Reid, 1887-88
2-6 Heath Street, 1605-27 Olive Street	William J. Armiger, 1889

Like its immediate neighbors, this block was developed in the 1880s and contains both three and two-story late Italianate-style houses. In 1878 Dr. Theodore Cooke arranged for the building of 1600-8 S. Charles Street and 3-7 W. Randall Street, just around the corner. All of the houses are two-stories tall and two bays wide (12'). The cornices are supported by three narrow brackets that frame plain frieze panels. Both 1600 and 1602 are three bays wide (16'). 1600 Hanover has a fancier cornice, with a row of scroll-sawn modillions; the storefront is new.

The next group of houses to go up were built in 1882 by John Q. Codling—a long row of three-story, two-bay-wide (12') houses at 1633-51 Hanover Street. The Italianate-style cornices have a row of scroll-sawn modillions framed by end brackets. Codling built similar houses the same year on the east side of the 1700 block of Hanover Street. In 1883 a row of two-story, two-bay-wide (12') similar houses went up at the north end of Hanover Street, at 1601-11, and on the south side of W. Randall, at 9-15. The cornices have three long brackets and block modillions set against a plain frieze. 1601 Hanover has its original late Italianate-style storefront. The wide first floor window has paired sash. In between these two groups of houses on Hanover Street, the houses at 1623-31 were built in 1887 by Henry Burgunder and the row at 1613-21 were built in 1899. All are narrow, three-story, two-bay-wide Italianate-style houses.

The three two-story, two-bay-wide (12') late Italianate-style houses on the north side of Heath, west of Olive Street, were built in 1884 by John E. Wurzbacher. 8 W. Heath still has its original Italianate storefront, with a deep cornice decorated with four scroll-sawn bracket, supported by two very large end brackets. The door with its rectangular transom is located in the easternmost bay; the other bay contains a paired storefront window with a wide transom.

In 1887-88 Andrew Reid built the long row of late Italianate-style three-story, two-bay-wide (12') houses that line the west side of Charles Street, from 1614-50 S. Charles. The cornices have three long brackets

that connect to a lower molding strip. The wide first floor window has paired sash, like those at 1601-11 Hanover Street. 1650 Hanover now has a modern storefront. In 1889, William J. Armiger filled the lots on the east side of Olive Street (west of the Charles Street houses), as well as the three lots on the north side of Heath, east of Olive, with two-story houses with stepped brick cornices. Those at 2-6 W. Heath Street are three bays wide, while those on Olive are two bays wide.

Block 1014

This block runs east from S. Charles Street to Patapsco Street, and south from E. Randall to E. Heath Street and contains the following contributing properties:

1-13 and 15-29 Randall Street	Louis C. Smith, 1882-84
1604-18 Patapsco Street	Charles L. Beatty, 1884
25-29 Randall Street, 1600-2 Patapsco Street	Martin Burk, 1885
1620-24 Patapsco Street, 18-32 E. Heath Street	Henry Westphal, 1885
1601-33 South Charles Street	Henry Schaumburg, 1888

All of the houses were built in the 1880s in the late Italianate style, and all but two are two stories in height. The first houses built on the block went up in 1882 and 1884 on the south side of Randall Street. The row at 1-13, built in 1882 by Louis C. Smith, are two-story, three-bay-wide (14') houses; those at 15-29 E. Randall, built by Smith in 1884 are only two bays wide (12'). The end houses, 1 and 29 E. Randall, are three-stories tall and three-bays-wide, with first floor storefronts. The cornices have three long brackets and deep jig-sawn frieze areas. There is no marble on the façade. Smith also built 1600-2 Patapsco Street at this same time.

In 1884 Charles L. Beatty built the row of very similar two-story, two-bay-wide (12') houses at 1604-18 Patapsco Street. The cornices also have three long brackets and jig-sawn frieze panels, but the flat door and window lintels are wood. A year later, Henry Westphal built out the southeast quarter of the block with his typical two-story, two-bay-wide (12') brick houses with simple dentil cornices with end brackets. The same houses are built at 1620-24 Patapsco Street, 18-32 E. Heath Street, as well as two surviving houses on the east side of Harden Court. These houses match the houses built by Westphal in 1884 in the block to the south, Block 1022, on the west side of the 1700 block of Patapsco Street and the north side of E. Barney Street.

The most stylish houses on the block are built on the east side of S. Charles Street, from 1601-33. Built by Henry Schaumburg in 1888 they are two-story, three-bay-wide (14') red brick houses that have marble-faced basements, marble sills, and marble steps. The cornice has four long scroll-sawn brackets framing jig-sawn frieze panels. These houses match those built by Schaumburg at 1634-44 Hanover Street (Block 1012), also in 1888.

Block 1015

This block runs east of Patapsco Street to Light Street and south from E. Randall to E. Heath Street and contains the following contributing properties:

1632-38 Light Street, 1613-19 Elkins Street	c. 1850
1600-6 Light Street, 57-65 E. Randall Street	James T. Hennicks, 1876
31-49 E. Randall Street	William McGaughlin, 1877
1612-26 Elkins Street, 46-62 Heath Street	Henry Westphal, 1877
1601-21 and 1600-20 Marshall Street, and 51-55 Randall Street	William McGaughlin, 1880-82
1608-18 Light Street	Levi Z. Condon, c. 1882-84
34-42 Heath Street, 1603-23 Patapsco	Henry Westphal, 1881-83

The oldest houses in the block were built on the southern end of the west side of Light Street, c. 1855. Four two-story, two-bay-wide gable-roofed houses survive at and the row probably originally extended further north. Now there is a vacant lot between 1632 Light and the remains of 1620 Light Street, a three-story, two-bay-wide house with a gable roof, built in the mid-1850s. According to turn-of-the-century atlases, 1620-22 were a pair of houses; 1624 was smaller and set back from the street; and 1626-30 were a group, probably of two-story, gable-roofed houses. Behind these missing houses, a row of two-story, gable-roofed houses survives at 1613-19 Elkins Street. To their south there is a pair of later two-story houses with stepped brick cornices.

No other houses were built in the block until 1876 when James T. Hennicks erected a group of four three-story, three-bay-wide (16') Italianate-style houses at 1600-6 Light Street and five similar two-story, two-bay-wide (12'4") houses at 57-65 E. Randall, just west of Light. A year later local builder William McGaughlin built two-story, two-bay-wide houses with modillion cornices and end brackets at 31-49 E. Randall Street, between Patapsco and Marshall Streets. Then, between 1880 and 1882 McGaughlin built small houses on both sides of Marshall Street (1600-20 and 1601-21) and added the three houses on the southeast corner of Marshall and Randall Streets (51-55 E. Randall). The houses on the east side of Marshall sit on high basements and have simple brick dentil cornices; those on the west side of Marshall have low basements and no original cornices remain.

Henry Westphal also built a number of small houses in this block, beginning in 1877 with a group on the west side of Elkins Street, at 1612-26, just north of Heath, and the adjoining houses at 46-62 E. Heath Street. These two-story, two-bay-wide houses have the typical Westphal dentil cornice framed by end brackets. In 1881 Westphal built five more houses on the north side of Heath Street, at 34-42, and two years later built similar houses directly north on the east side of Patapsco, at 1603-23 Patapsco.

The most impressive houses on the block were built in 1881 on the west side of Light Street, from 1608-18 Light Street. Each is three-stories tall and three-bays-wide. The late Italianate-style cornices have four long brackets framing jig-sawn frieze panels decorated with large bull's-eyes. Doorways have reeded enframements and a flat pediment supported by paired simple, scroll-sawn brackets. The houses are the same as the two-bay-wide versions across the street at 1601-15 Light Street built by Levi Z. Condon in about 1884.

Block 1017

This block extends east from Light Street to Johnson Street, and runs south from E. Randall to E. Heath Street and contains the following contributing properties:

1601-15 Light Street, 103-25 E. Randall Street	Levi Z. Condon, 1883-84
127-57 E. Randall Street	James D. Hodge, 1883
Riverside Baptist Church	1883-84
1600-6 Johnson Street, 159-63 Randall Street	Levi Z. Condon, 1890

The Baltimore City Passenger Railway Co. bought land on the northeast corner of Light and E. Heath Streets in 1869 and there erected stables for its horses. By the turn of the century, after horse-drawn streetcars had been replaced by electric trolleys, the site held the United Railway & Electric Co.'s Power House. The southeastern portion of the block was the site of Public School No. 48, built between 1896 and 1906. Today, the entire southern half of the block is occupied by the modern, non-contributing Thomas Johnson Elementary School complex.

The first houses in this block were built by Levi Z. Condon in 1883 and 1884 along the east side of Light Street, at 1601-15, and along the south side of E. Randall Street, at 103-25 E. Randall. The Light Street houses are three stories tall and two bays wide (14') and are identical to the larger, three-bay-wide houses across the street at 1608-18 Light Street, with their late Italianate-style cornices and jig-sawn frieze panels decorated with large bull's-eyes. Doorways have reeded enframements and a flat pediment supported by paired simple, scroll-sawn brackets. The two-story, two-bay-wide (12') houses on Randall Street are simple Italianates. East of this group, James D. Hodge built the similar houses at 127-57 E. Randall in 1883. These houses have Queen Anne style decorative brickwork—a decorative brick band runs across the façade between first and second floors and decorative brick panels are set between the second floor windows. The last three houses on E. Randall Street, 159-63, are two-story, three-bay-wide houses with decorative brick door hoods and a cut-work brick band that runs across the façade at the level of the second floor window sills. These three houses were built in 1890 by Levi Condon, at the same time that he built the group of four houses at 1600-6 Johnson Street, two-story, three-bay-wide houses that today have no original cornices remaining and have added front porches.

At the same time that the houses were being built on the south side of Randall Street, the Riverside Baptist congregation was erecting their impressive tall two-story, neoclassical style church on the southwest corner of E. Randall and Johnson Streets, which opened in 1884. The building suggests the form of the Roman Pantheon, with its tall classical entrance façade whose flat, deep cornice hides the gabled roof of the nave behind. Today the building is covered with formstone so it is difficult to assess its original appearance. The auditorium-style church is almost square. It is six bays deep along E. Randall Street, with the four central bays marked by tall round-arched windows framed by pilasters that light the main story. A smaller set of round-arched windows lights the basement story. Three tall round-arched windows are set in the center of the entrance façade; beneath, a wide, round-arched opening frames a double door with rectangular transom. Two small rectangular windows, set near the corners of the building, light the basement story. The tall, deep cornice consists of a plain upper frieze, a projecting crown molding decorated with dentils running across the central portion of the cornice, and a deep, plain lower frieze. This cornice extends across each side of the church and wraps around the corner to the front and rear of the building. The central portion of the front façade projects well above this cornice, but is topped with the same style of cornice, supported by pilasters on either end that frame the central, triple window.

Block 1941

This block runs east from Covington Street to Jackson Street, south of Randall to Heath Streets and contains the following contributing properties:

1631-51 Covington Street	T. Milton Jones, 1897
1601-25 Covington Street and 501-11 Randall Street	" " , 1898
1600-48 Jackson Street, 1601-49 Belt Street, and 1616-50 Belt Street	" " , 1900

This block was developed in the late 1890s and early 1900s by Dr. Theodore Cooke and his lawyer brother, H. Webster Cooke. The first houses to be built went up on the east side of Covington Street. The Cookes leased the lots to T. Milton Jones in 1897 and 1898, as well as lots at 501-11 Randall Street. Jones first built the traditional late Italianate-style flat fronted two-story, three-bay-wide (12'6") red brick houses at 1631-51 Covington Street. Their sheet metal cornices have four long brackets and there is a row of small "modillions" beneath the crown molding. The basement level is faced with rock-faced marble, which material also forms the first floor window lintels. North of this row Jones built more stylish houses the next year, at 1601-25 Covington Street. Alternating swell-and-square-front brick houses with rock-faced brownstone or white marble trim have sheet metal cornices set above rows of stepped bricks. Because the houses are 14'-wide, the square-fronted houses have two regular-sized windows on each floor. Jones then built very similar, but narrower houses at 501-11 E. Randall Street. Here the square-fronted houses have paired first and second-floor windows.

The rest of the block was not built until 1900, probably also by T. Milton Jones. Identical rows of mixed swell-and-square-fronted houses went up on either side of Belt Street (at 1601-49 and 1616-50) and along the west side of Jackson Street at 1600-48. On Belt Street a group of 13'-wide swell-fronted houses are located at the ends and center of each row, while the narrower, 12'-wide square-fronts with paired windows fill the spaces between. Neoclassical-style sheet metal cornices with deep plain friezes sit above rows of stepped bricks. The long row of houses on the west side of Jackson Street in this block, 1600-48 Jackson, was also built at this time. Here the alternating swell-and-square-fronted houses are built in brown brick with rock-faced white marble trim. These houses also have a band of rock-faced trim running across the entire row at the first floor window lintel level.

Block 1942

This block runs east of Jackson to Webster Street, south from Randall to Heath Streets and contains the following contributing properties:

1500-48 Jackson Street, 601-9 E. Randall Street, and 1600-32 Webster Street — Dr. Theodore Cooke, 1904-06

Developed by Theodore and H. Webster Cooke in 1900, all of the houses in the block were built at this time, possibly by their sometime partner T. Milton Jones. They include a long row of brown brick alternating swell-and-square-fronts built at 1601-49 Jackson Street, which have rock-faced white marble trim and a band of rock-faced stone running across the entire row at the first floor window lintel level and are the same as the row on the west side of the 1600 block of Jackson Street.

The block also contains two-story, two-bay-wide (13'5" and 14') brown brick flat-fronted houses with marble trim, often called "marble houses." All have deep sheet metal cornices. The five houses at 601-9 E. Randall Street are identical to the houses built on the south side of Fort Avenue east and west of Webster, with their rock-faced marble basements, flat stone lintels and stone sills, and round-arched doorways with marble keystones. The long row of houses at 1600-32 Webster Street have flat marble lintels and sills and paired first floor windows. The end house at 1632 Webster has a swelled-front facing the corner with a tall conical roof.

Block 1020

This block runs east from Race to Hanover Street and south from W. Heath to W. Barney Street and contains the following contributing properties:

1712-52 Hanover Street and 102-6 Barney Street	John W. Stewart and John A. Reed, 1886
1700-10 Hanover Street	Henry Schaumburg, 1889
1725-55 Clarkson Street	August Degenhardt, 1893
1701-23 and 1700-54 Clarkson Street	John P. Brandau, 1897
138 W. Barney Street, factory building	post-1906
factory building, south side of W. Heath Street	post-1906

This block contains mainly two-story houses, built between 1886 and 1897. The most distinguished houses in this block are built on the west side of Hanover Street, from 1712-52 Hanover. The houses are two-stories tall and three-bays-wide (12'), with late Italianate-style cornices and a band of Queen-Anne style decorative brickwork that runs across the façade between the first and second stories. They were built in 1886 by John W. Stewart and John A. Reed, who also built the three houses on the north side of Barney Street, just to the west (102-6 W. Barney), that are only two bays wide but otherwise identical. The cornices have four long brackets that frame jig-sawn frieze panels. Three years later Henry Schaumburg built similar houses at 1700-10 Hanover Street that are 13'-wide, but which have marble-faced basements and sills, but no decorative brickwork. 1700 Hanover Street is a full three-story, three-bay-wide building with first floor storefront, but the original storefront has been replaced. Schaumburg also built the similar houses at 1634-44 Hanover Street in the block to the north.

Both sides of Clarkson Street are lined with long rows of two-story houses. The first group was built in 1893 by August Degenhardt at 1725-55 Clarkson. The two-story, two-bay-wide (12') houses have stepped brick cornices, except for the first four built, at 1749-55, which have late Italianate-style bracketed cornices with jig-sawn friezes. The northern half of Clarkson Street (1701-23) was not built until 1897, by John P. Brandau. These two-story, three-bay-wide (13') houses have dentilled sheet metal cornices framed by end brackets, marble-faced basements, marble steps, and marble sills. The long row of houses on the west side of Clarkson, 1700-54 Clarkson, are similar, but are only two bays wide (12'). They have the same sheet metal dentil cornice and the same second floor window lintels made of a double row of header bricks, seen on the houses at 1701-23, but on this side of the street the basement area and the window sills are made of rock-faced white stone instead of smooth marble.

There are two contributing vacant industrial buildings on the west side of this block, between the houses on the west side of Clarkson and the B&O rail lines running along Race Street. A four-story, seven-bay-wide

and twelve-bay-deep factory building with a stepped roofline and windows with segmentally-arched lintels, faces the south side of W. Heath Street. It was built after 1906. Facing W. Barney Street, and bearing the number 138 W. Barney, there is a similar four-story, two-bay-wide, and five-bay-deep constructed of brick set between concrete piers. An old sign at the rear identifies it as Seiler-Hughes Chemical Co.

Block 1021

This block runs east from Hanover Street to S. Charles Street, south from W. Heath to W. Barney Street and contains the following contributing properties:

1722-48 S. Charles Street, 1725-37 Olive Street and 2-8 W. Barney Street	John S. Benson, 1878
1701-53 Hanover	John Q. Codling, 1882
1700-20 S. Charles Street, 1-5 W. Heath	John P. Brandau, 1884
7-11 W. Heath Street and 14-18 W. Barney	Louis C. Smith, 1884
1711-23 Olive Street	post 1906

Most of the houses in the block were built between 1878 and 1884. Three-story, two-bay-wide Italianate-style houses line most of Hanover and S. Charles Street in this block. In 1878 John S. Benson built out the southeastern quarter of the block by erecting a row of three-story, two-bay-wide (12' and 13') houses at 1722-48 S. Charles. The cornices have three short brackets framing jig-sawn frieze panels. At the same time Benson built much smaller houses to the west of the row, at 2-8 W. Barney Street and 1725-37 Olive Street. Two-stories-tall and two-bays-wide (12'), these houses have cornices with three short brackets set against plain, deep frieze panels. The group on W. Barney Street has replacement sheet metal cornices.

Four years later, in 1882, John Q. Codling filled the east side of Hanover Street (1701-53) with three-story, two-bay-wide (12'2") houses that match the row he built the same year in the block to the north, at 1633-51 Hanover Street. The cornices have a row of scroll-sawn modillions framed by end brackets.

The rest of the block is filled with two-story houses. In 1884 John P. Brandau built a row of two-bay-wide houses at 1700-20 S. Charles Street that have late Italianate-style cornices with three long brackets framing jig-sawn frieze panels. The building at 1700 S. Charles is three stories tall and retains its original Italianate-style storefront with corner door. Brandau also built three two-story, three-bay-wide (14') houses around the corner at 1-5 W. Heath Street. None retains its original cornice. The three houses on W. Heath Street, west of Olive, 7-11 W. Heath were built the same year by Louis C. Smith, who also built the corresponding three houses on the north side of Barney Street, west of Olive, 14-18 W. Barney. The houses are two bays wide (12') and have cornices with three short scroll-sawn brackets framing rows of block modillions.

The last houses built on the block went up c. 1906 on the northern section of the east side of Olive Street, at 1711-23 Olive Street. Two-stories tall and two bays wide, they have sheet metal and stepped brick cornices.

Block 1022

This block runs east form S. Charles to Patapsco Street, and south from E. Heath to E. Barney Street and contains the following contributing properties:

1701-47 South Charles Street	Theodore Cooke, 1884
1706-40 Patapsco Street and 4-8 e. Barney Street	Henry Westphal and Charles Weber, 1884 1886 " "
3-17 E. Heath Street, 1700-4 Patapsco Street, and 1701-5 Harden Court	George and Charles Wagner, 1886

All of the houses in the block are two-stories tall and two bays wide and were built between 1884 and 1886. In 1884 Dr. Theodore Cooke developed the east side of S. Charles Street, building a long row of 14'-wide houses at 1701-47 S. Charles Street that have three bays on the first floor but only two above. The houses are notable for their cut-work brick decoration. The Italianate-style cornices have three long brackets framing plain frieze panels. Decorative bands of specially cut bricks run across the facades between first and second floor levels and between the second floor window sills and the segmentally-arched window lintels have slightly projecting keystones. The houses at 1712-52 Hanover Street and 102-6 W. Barney Street in Block 1020, and those on the south side of E. Randall Street in Block 1017 have similar decorative brick details.

Henry Westphal built out the southeast third of the block between 1884 and 1886, first erecting a long row of two-story, two-bay-wide (11'7") houses on the west side of Patapsco, at 1706-40, and then the three houses on the north side of Barney Street, at 4-8 E. Barney. All of the houses have the simple dentil cornice framed by end brackets seen in all of the Westphal houses built in the area in this period.

The small northeast section of the block was built by brickmakers George and Charles Wagner in 1886, and includes a long row on the south side of Heath (3-17 E. Heath), and three houses each on the west side of Patapsco (1700-4) and the east side of Harden Court (1701-5). The 12'-wide houses have late Italianate-style cornices with three long brackets framing jig-sawn frieze panels, and a decorative brick band running across the facades between the first and second floor levels.

Block 1023

This large block runs east from Patapsco to Light Streets, south from E. Heath to E. Barney Streets and contains the following contributing properties:

1710-30 Light Street	various builders, 1852-59
1700 and 1708 Light Street	William H. Weaver, 1855 and later
1738-42 Light Street, 40-46 E. Barney,	James Roche, 1856-59 and 1724-26 Elkins
26-38 E. Barney Street	August Degenhardt, 1877
1736 Light Street	c. 1885
13-51 Heath Street and 1701-3 Patapsco	John P. Brandau, 1884
1705-23 Patapsco Street, and 1700-12 and 1711-15 Elkins Avenue	Henry Westphal, 1886-87
1725-39 Patapsco Street and 1724-26 Elkins	David Long, 1887-8

The eastern section of this block, fronting on Light Street, contains some of the earliest houses built in the Historic District, dating to the late 1840s and 1850s; the western section, however, was not constructed until the 1880s.

As constructed by the early 1850s, the west side of Light Street in this block showed a mix of fairly modest gable-roofed houses. The land was developed by Alexander Gould who began leasing lots at the north end of the block in 1852. None of these early houses survive. There is a group of three three-story, two-bay-wide houses at 1714-18 Light Street, built by James Roche in 1856, but only 1718 retains its original form (the other two houses now have late Italianate-style cornices added in front of the gable roof). Roche probably also built the group of similar houses at 1732-34 Light Street. South of this group there is a row of two-story-and-attic houses at 1738-42 Light Street, also built by Roche in 1856. Only 1738 retains its original form; the other two houses have had their roofs raised to a full three stories, are covered with formstone, and have no cornice. Roche also built the four two-story, gable-roofed houses on the north side of Barney Street, west of Light, at 40-46 E. Barney.

Other early survivors on Light Street include a pair of two-story, gable-roofed houses at 1710-12; a single two-story house at 1720 Light whose gable-roof is obscured by a later Italianate cornice; a two-story, two-bay wide house at 1722 Light Street with a simple brick dentil cornice that may also have had a gabled roof; two individual two-story, gable-roofed houses at 1726 and 1728, the latter built by Jacob Faunce in 1856; and a single house at 1730, which has an added third story.

William H. Weaver acquired the 60' wide lot at the southwest corner of Charles and Heath Streets in 1855 and probably built the three-story, three-bay-wide Italianate-style storefront building at 1700 Light Street.

The cornice has a row of large scroll-sawn modillions and the building has fine brickwork and splayed brick lintels. The pair of two-story houses to the west, at 59-61 E. Light Street, are similar. South of Weaver's building on the corner, and now bearing the address 1708 Light Street, there is a two-story, eleven bay wide structure with a simple stepped brick cornice. Light Street also contains two late Italianate-style houses. The two-story, three-bay-wide house at 1724 Light Street has a wooden cornice with four long brackets framing jig-sawn frieze panels. The segmentally-arched window lintels have slightly projecting keystones, as are also seen on the houses built at 1713-47 S. Charles Street in Block 1022 built by Dr. Theodore Cooke. At 1736 Light Street there is a three-story, three-bay-wide building with a late Italianate-style sheet metal cornice with four long brackets. The first floor has been covered with formstone.

The western half of the block did not begin to be built upon until 1877, when August Degenhardt erected a row of simple two-story, two-bay-wide (12'9") houses at 26-38 E. Barney Street. The cornices have a row of simple scroll-sawn modillions set against a plain frieze. In 1884 John P. Brandau built a row of similar houses at 13-53 E. Heath Street, east of Patapsco, as well as the two houses at 1701-3 Patapsco Street. The cornices have a row of scroll-sawn modillions and three brackets. Henry Westphal built the houses at 1705-23 Patapsco, 1700-12 Elkins, and 1711-15 Elkins in 1886-87. All are two-stories tall and two bays wide with Westphal's signature simple dentilled cornice. The group of two-story, two-bay-wide (12') houses at the south end of Patapsco Street, 1725-37 Patapso, were erected by a different builder in 1888. They have late Italianate-style cornices with four long brackets framing jig-sawn frieze panels and round-arched first floor door and window openings. The same builder probably erected the pair of small houses at 1724-26 Elkins Street (just to the east), which have stepped brick cornices.

Block 1024

This block runs east from Light Street to Byrd Street, south of E. Heath to E. Barney Street and contains the following contributing properties:

1701-5; 1713; 1719-33 Light Street	various builders, 1852-55
1707-11; 1715-17; 1735-41 Light Street	various builders, 1870-71
1700-30 Byrd Street, 112-28 E. Barney and 107-23 Bloomsbury	Henry Westphal and Charles Weber, 1885

Alexander Gould developed the east side of Light Street in the 1850s, leasing lots to individual builders, but the rest of the block was not built up until the mid-1880s. As is the case with Block 1023 west of Light Street, the east side of Light Street was built up with modest, gable-roofed houses in the mid-1850s. The survivors include two-story, two-bay-wide gable-roofed houses at 1703, 1713, 1721 (which now has an Italianate cornice), 1731 (a three-story, gable-roofed house), and 1733 Light Street. 1701 Light Street may originally have had a gable roof (the lot was leased in 1854), but is now covered with formstone and has a sheet

metal cornice. The three-story, three-bay-wide (16') house at 1705 Light Street may have been built in 1868; no cornice remains. The next three houses (1707-11) are a group of three-story, two-bay-wide (13'4") early Italianate-style houses with scroll-sawn modillion cornices framed by end brackets and set above a plain frieze. They were probably built in the early 1870s. The two-story, gable-roofed house at 1713 Light Street is 16'-wide and set back from the street. The next two houses, at 1715-17 Light, are a pair of very tall two-story, three-bay-wide (16') houses covered with formstone and missing their original cornices. The two houses to the south, 1719-21 Light Street may originally have been a pair of two-story, gable-roofed houses, built in 1854. Each is 17'-wide; 1719 is now three stories tall with a scroll-sawn modillion cornice and 1721 is still two stories tall but has a new sheet metal cornice. The next two lots to the south, 1723 and 1725, were originally leased in 1852. Both original two-story houses are 15'-wide; 1723 has an added third story and 1725 has been covered with formstone and now has a shed roof and long rear addition.

South of Bloomsbury Street, 1727 and 1729 Light Street were originally built in 1854 and 1852, respectively, as 15'-wide two-story, gable-roofed houses; they now are covered with formstone. 1727 has no cornice and 1729 has a later Italianate sheet metal cornice. Original houses survive at 1731 and 1733 Light Street. The former is a three-story, two-bay-wide (15') gable-roofed house built in 1859 and the latter is a 16'-wide two-story, gable-roofed house built in 1852. To the south there is a pair of two-story, two-bay-wide (12') Italianate-style houses built in 1871 at 1735-37 Light Street. Their scroll-sawn modillion cornices framed by end brackets resemble those found on the three-story houses at 1707-11 Light Street. The last two houses on the street, at 1739-41, are a pair of two-story, two-bay-wide houses that have been covered in formstone and have no cornices. First floor openings have been changed to suit the current usage as a corner bar/restaurant.

All of the remaining houses in the block were built in 1884 by Henry Westphal and his partner Charles Weber. They are all two-story, two-bay-wide (12') houses with Westphal's signature dentil cornice framed by end brackets. Westphal's houses include 1700-30 Byrd Street, 107-23 Bloomsbury Street, and 112-28 E. Barney Street (these are only 11'6" wide).

Block 1025

This block runs east of Byrd Street to Johnson Street, south of E. Heath to E. Barney Street and contains the following contributing properties:

201-23 E. Heath Street, 1705-7 Byrd Street	John Cronhardt, 1884
1724-44 Johnson Street, 1700-02 and 1729-39 William Street	William McGaughlin, 1884
200-22 E. Barney Street	Frederick Burger, 1885
1700-22 Johnson Street, 225-33 Heath Street, 1704-22 and 1701-13 William Street, 1709-25 Byrd Street	Walter W. Dowling, 1889-90

This block contains only two-story houses, built between 1884 and 1890. The first houses to go up in this block were built by John Cronhardt in 1884 on the south side of Heath Street at 201-23 E. Heath, and at 1705-7 Byrd Street. They are two stories tall and two bays wide (12') and have simple dentil cornices. The same year William McGaughlin began building very similar houses, with plain dentil cornices, on the southeast quarter of the block—at 1724-44 Johnson Street (14'-wide), 1729-39 William Street (12'-wide), and 224-34 E. Barney Street (12'wide, but with flat wood lintels). In 1885 Frederick Burger put up late Italianate-style two-story, two-bay-wide (12') houses at 200-22 E. Barney Street, east of Byrd. The cornices have three long brackets framing jig-sawn frieze panels; the corner house at 200 E. Barney is three stories tall.

Walter W. Dowling completed the block by building late Italianate-style houses in 1889-90. The first to go up were the two-story, three-bay-wide (14' and 13') houses at 1700-22 Johnson Street and 225-33 E. Heath Street, just west of the Johnson Street row. A year later he built similar houses on the east side of Byrd Street at 1709-25 that are 12'6"-wide. All of the houses have the same cornice, with four long brackets framing jig-sawn frieze panels. Dowling then completed the center of the block by building two-story, two-bay-wide (12') houses at 1701-13 William Street and narrower, 11'-6"-wide houses on the west side of William, at 1704-22. These houses have cornices with three long brackets framing jig-sawn frieze panels.

Block 1943

This block runs east to Jackson, south from E. Heath to E. Barney Street of Covington Street and contains the following contributing properties:

1701-29 Covington Street	T. Milton Jones, 1897
1731-51 Covington Street and 500-8 E. Barney	Joshua Taylor, 1898
1700-48 Jackson Street, 510 E. Barney, 1700-34 and 1701-49 Belt Street	Dr. Theodore Cooke, 1900-02

This block was developed by Dr. Theodore Cooke and H. Webster Cooke between 1897 and 1900. In 1897 T. Milton Jones built a row of two-story, three-bay-wide (12'6") late Italianate-style red brick flat-fronted houses at 1701-29 Covington Street that are identical to the houses in the block to the north, 1631-51 Covington Street. Their sheet metal cornices have four long brackets and there is a row of small "modillions" beneath the crown molding. The basement level is faced with rock-faced marble, which material also forms the first floor window lintels. In the same year Joshua Taylor built similar two-story, three-bay-wide flat-fronted late Italianate-style houses at 1731-51 Covington Street. The houses have rock-faced white stone basements and sills and distinctive sheet metal cornices with deep friezes decorated with a row of stamped rosettes. Taylor built identical houses on the north side of Barney, at 500-10 Barney Street. (He also built the same houses in the block to the south (Block 1945), at 1801-47 Covington Street, and on the south side of Barney at 501-11.

The rest of the block was built out in 1900 by Jones with neoclassical-style swell-and-square-fronted houses. Those at 1700-34 and 1701-49 Belt Street are identical to those built along the 1600 block of Belt Street in Block 1741. The red brick houses have rock-faced stone basements, lintels, and sills and neoclassical-style sheet metal cornices with plain friezes sit above rows of stepped bricks. Groups of 13'-wide swell-fronted houses are located at the ends and center of each row, while the narrower, 12'-wide square-fronts with paired windows fill the spaces between. The houses on the west side of Jackson Street in this block, at 1700-48 Jackson, are the same as the houses on Jackson in Block 1941. Built of brown brick, the swell-and-square-fronts alternate across the row. Rock-faced white stone trim is used on the basement, for window lintels and sills, and for a decorative band that runs across the façade at the first floor window lintel level.

Block 1944

This block runs east of Jackson to Webster Street, south of E. Heath to E. Barney Street and contains the following contributing properties:

1701-49 Jackson Street	Dr. Theodore Cooke, c. 1904
601-11 E. Heath Street and 600-10 E. Barney, and 1700-46 Webster Street	" " , 1906

The block was developed by Dr. Theodore Cooke and his brother H. Webster Cooke in the early 1900s. All of the two-story brown brick houses closely resemble those built in Block 1942, directly north, with their rock-faced marble trim. The row of houses at 1701-49 Jackson Street is identical to that at 1601-49 Jackson in the block to the north, with their alternating swelled-and-square fronts. Built of brown brick, the houses have rock-faced white stone on the basement level and used for window lintels and sills, and for a decorative band that runs across the façade at the first floor window lintel level.

The houses at 1700-46 Webster Street are two-story, three-bay-wide (13'6") flat-fronted brown-brick houses with marble trim just like those at 1600-32 Webster in Block 1942. The six houses on the south side of Heath Street at 601-11 E. Heath, and those on the north side of Barney at 600-10 E. Barney are built in the same style.

Block 1029

This block runs east of Hanover Street to S. Charles Street, south from W. Barney to W. Wells Street and contains the following contributing properties:

1-19 and 21-25 W. Barney Street	Henry Westphal, 1889-91
1800-32 South Charles Street	Henry Schaumburg, 1890
1801-5 Hanover Street	c. 1885-87
1809-43 Hanover Street	c. 1893
Pabst Brewing Company offices	

This block was developed in the late 1880s and early 1890s. The first houses to go up on this block survive at 1801-5 Hanover Street. The three-story, two-bay-wide (16') building at 1801 Hanover retains the scroll-sawn modillion cornice of its original first floor storefront, but not the original storefront windows. The Italianate cornice has a row of scroll-sawn modillions, three brackets across the front and one around the corner on Barney Street. The next two buildings, 1803-5 Hanover, are two-story, two-bay-wide (12'3") houses, which had late Italianate-style cornices, only one of which survives, at 1803. The rest of Hanover Street is built up with a long row of two-story, two-bay-wide (11'10" and 12') houses with sheet metal and stepped brick cornices, built after 1892. The row of very plain two-story, two-bay-wide (12') houses on the south side of W. Barney Street (1-19 and 21-25) were built by Henry Westphal in 1889-91. No original cornices remain.

The two-story, three-bay-wide (14' and 13'9") houses on the west side of S. Charles Street (1800-32) were built in 1890 by Henry Schaumburg and are the same as the houses he built in 1888 on the east side of Charles at 1601-33 in Block 1014 and those across the street at 1819-49 S. Charles. The late Italianate-style cornices have four long brackets framing jig-sawn frieze panels, and marble basements, steps, and sills.

The most notable building in this block is the former Pabst Brewing Company offices and distribution center at the northwest corner of S. Charles and Wells Streets. Built in the late 1880s in a kind of neo-Norman Gothic style suitable for brewery-related architecture, the two-story brick building is five bays wide on S. Charles and four bays deep. A corner tower with crenellated roofline rises to three stories and is capped with a mini-tower. The Charles Street façade also has a crenellated roofline and a deep, stone-faced basement. The centrally located entryway has a wide-arched opening set beneath a stone frieze panel capped with carved stone ornaments. The frieze panel is supported by stone and brick pilasters that rise from the stone basement area, on either side of the double doors. The first floor windows have deep stone lintels, some of which are capped by carved stone ornaments. The bays are framed by full-height brick piers. The second floor windows in the center of each façade are paired and recessed behind segmental arches; windows in the end bays have flat lintels and all have stone sills. Medallions marked "Pabst Brewing Company" decorate the façade just under the cornice in the center and end bays. The building is currently vacant, but most recently served as offices for the Maryland Glass and Mirror Company, which built a long one-story addition along the north side of Wells Street all the way west to Hanover.

Block 1030

This large block runs east from S. Charles to Light Street, south from E. Barney to E. Wells Street and contains the following contributing properties:

1826-42 Light Street	c. 1870
1800-02 Light Street	c. 1880
1801-17 South Charles Street, 1-21 Barney Street	Henry Westphal, 1889-90
1819-49 South Charles Street	1890 Henry Schaumberg
23-45 E. Barney Street	George Klein, 1893
1816-24 Light Street	c. 1893
1804-14 Light Street	c. 1906

Apart from a long row of two-story, gable-roofed houses on the lower end of Light Street, built c. 1870, the other two-story houses in the block were built between 1889 and 1893. At the turn of the century a large machine shop occupied the north side of Wells east and west of Patapsco Street.

The largest houses in this block were built along the east side of S. Charles Street in 1890, by Henry Westphal and Henry Schaumburg. Westphal's two-story, two-bay-wide houses have fashionable paired first floor windows and decorative lintels that show the influence of the Queen Anne style. The dentil cornice, however, follows Westphal's earlier type, except for the fact that there is also a central short bracket as well as the end brackets. Westphal also built the plainer houses at 1-21 E. Barney Street, which have his signature cornice. Schaumburg built the group of two-story, three-bay-wide (13'6") houses at 1819-49 S. Charles that exactly match those he built the same year on the west side of the 1800 block of S. Charles Street. The cornices have four long brackets framing jig-sawn frieze panels, the basement area is faced with marble, and there are marble steps and sills.

East of Patapsco Street, George Klein built the two-story, two-bay-wide (12') houses on the south side of E. Barney Street, at 23-45, in 1893. They have late Italianate-style sheet metal cornices with three long brackets connecting to a lower molding strip. Wide first-floor windows with round-arched transoms alternate with paired windows, designs typical of the 1890s.

Simple two-story, gable-roofed houses (12' and 14'-wide) extend from 1826-42 Light Street (1832-34 now have an added Italianate-style cornice) and were built in the mid-1850s. North of the early, gable-roofed houses, 1824 Light Street is three-stories tall and two-bays wide but has an entirely new façade. The next group of houses north, 1816-22 Light Street, are two-story, two-bay-wide (12' and 11'3"), have stepped brick cornices and were built c. 1893. To their north is an unusual group of two-story "marble houses" at 1804-14 Light Street, built in 1906. Typical of this neoclassical style, they have brown brick facades, wide first-floor

windows, marble door and window lintels, and marble sills and steps. The dentilled sheet metal cornices have plain friezes framed by end brackets. The two buildings at the southwest corner of Light and E. Barney Streets were built earlier—the corner building is three stories tall and two bays wide and has a new storefront; the house at 1802 is two-stories tall, two bays wide and has a wooden Italianate cornice with a row of scroll-sawn modillions framed by end brackets.

Block 1031

This block extends east from Light Street to Byrd Street, south of E. Barney to E. Wells Street and contains the following contributing properties:

1801-45 Light Street	various builders, c. 1888-1893
1800, 1810-12 Westphal Place	various builders, c. 1888-1893
1819-33 and 1834-40 Westphal Place, and 1822-36 Byrd Street	William McGaughlin, 1889
1801-17 Westphal Place, 105-27 Barney Street, and 1804-20 Byrd Street	Henry Westphal and Charles Weber, 1896

This block contains all small two-story, two-bay-wide houses built between the late 1880s and 1896. The houses along the east side of Light Street were built in small groups, but generally resemble one another. The corner house, at 1801, is three-bays-wide (18') and retains the cornice of its original storefront, with small scroll-sawn modillions set against a dentil frieze. The doorway is set at the corner of the building. The building's cornice is a later sheet metal replacement, with long brackets. Next there is a group of four houses at 1803-9 Light Street whose cornices have a row of scroll-sawn modillions set above a row of scroll-sawn dentils, the whole framed by long end brackets. The pair of similar houses at 1811-13 Light Street are covered in formstone and have sheet metal cornices with three long brackets. South of this pair there is a short row of narrow (11'6" to 11'10"-wide) houses with simple brick dentil cornices, at 1815-25 Light Street. A single house at 1827 Light Street sits back at an angle from the houses to the north. It has a wooden cornice with three long brackets and a row of dentils. The row continues south at this same angle, set back from the street. The houses at 1829-45 Light Street are wider, at 13' and 12'6"-wide, but have the same brick dentil cornice as those as 1815-25. The two end houses, 1843 and 1845 have been combined into a large restaurant and had their facades extended forward to the line of Light Street.

The houses on the eastern half of the block were built by William McGaughlin and Henry Westphal. The houses at 1801-17 Westphal Place, 105-27 E. Barney Street, and 1804-20 Byrd Street (the north half of this part of the block) are all 12'-wide and have the distinctive Westphal dentil cornices framed by end brackets. Houses at 1819-33 Westphal Place all have replacement sheet metal cornices or have been covered with

formstone and have no cornices. The houses on the south end of Byrd Street, at 1822-36 Byrd, are 12'-wide and have brick door hoods; no original cornices remain. Since they match the four houses built by McGaughlin at 1834-40 Westphal Place, just north of Wells, in 1889, they were probably also built by McGaughlin. There are three other small houses in the block—a single two-story, two-bay-wide house with no cornice at 1800 Westphal Place and a pair of very small two-story, two-bay-wide houses with sheet metal cornices and end brackets at 1810-12 Westphal Place (these are directly east of 1811-13 Light Street).

Block 1032

This block runs east from Byrd to Johnson Street, south from E. Barney to E. Wells Street, and contains the former W. & J. Knox Net & Twine Company building, which is now a part of the National Center for the Blind's headquarters. Most of the original building has been saved and its northern, eastern, and southern facades can still be seen along E. Barney, Johnson, and Wells Streets, although the modern office complex surrounds its original western facade. The large red brick factory building is four stories tall, seven bays wide along E. Wells Street and twenty-seven bays wide along both Johnson and E. Barney Streets. All of the windows have segmentally-arched lintels and wood sills. The sheet metal cornice is set above three rows of stepped bricks. The original windows were paired, tall double-hung sash, but these have been replaced with smaller modern versions.

The Net & Twine Company erected its first building on the southwest corner of Barney and Johnson Streets in 1905. It was nineteen-bays-wide on E. Barney Street and about ten bays deep along Johnson and reflected the influence of New England textile mill architecture. Its footprint can be clearly seen on the 1906 Baltimore City Atlas. In 1907 the Johnson Street façade was extended south to Wells Street and three buttresses were added to the east side at the time of the expansion to further support the long façade. Today, the seven-bay-wide Wells Street elevation is completely visible. At this point the building is a full four stories tall, but as the ground rises up Johnson Street towards Barney Street, the basement level gets progressively shorter. In 1923 the building was expanded in a similar style another eight bays to the West on Barney Street.

Block 1945

This block runs east from Covington to Jackson Streets, south from E. Barney to E. Wells Street and contains the following contributing properties:

1801-47 Covington Street and 501-9 E. Barney Street	Joshua Taylor, 1897
1800-28 Jackson Street, 511 E. Barney Street	Dr. Theodore Cooke, c. 1900
1801-47 and 1814-46 Belt Street	" " , c. 1900

This block was developed in the late 1890s and early 1900s by Dr. Theodore Cooke and his brother H. Webster Cooke. The long row of flat-fronted houses at 1801-47 Covington Street was built in 1897 by Joshua D. Taylor. The red brick two-story, three-bay-wide (13') houses are identical to those built by Taylor at 1731-51 Covington Street. The houses have rock-faced white stone basements and sills and distinctive sheet metal cornices with deep friezes decorated with a row of stamped rosettes. Taylor built similar houses on the south side of Barney Street, west of Belt, at 501-11 E. Barney.

In c.1900 Dr. Theodore Cooke built the houses on either side of Belt Street in this block, at 1801-47 and 1814-46 Belt Street, which are identical to those swell-and-square-front red brick houses built in the 1600 and 1700 blocks of Belt Street. The red brick houses have rock-faced stone basements, lintels, and sills and neoclassical-style sheet metal cornices with plain friezes sit above rows of stepped bricks. Groups of 13'-wide swell-fronted houses are located at the ends and center of each row, while the narrower, 12'-wide square-fronts with paired windows fill the spaces between.

The row of brown brick, flat-fronted houses on the west side of Jackson Street, at 1800-28 Jackson were also built in 1900. The houses are two stories tall and two bays wide (12' and 13') and have rock-faced white stone basements, and stone first floor window lintels and sills. The wide first floor window has a round-arched transom. The deep sheet metal cornice has a plain frieze.

Block 1946

This block runs east from Jackson Street to Webster Street, south from E. Barney to E. Wells Street and contains the following contributing properties:

1801-29 Jackson Street — Dr. Theodore Cooke, c. 1900-02

The block was developed in 1900 by Dr. Theodore Cooke and his brother H. Webster Cooke. The only houses in this block are the two-story, two-bay-wide flat-fronted houses at 1801-29 Jackson Street, identical to those across the street, at 1800-28 Jackson Street. The remainder of the block is empty.

Block 1037

This block runs east of S. Charles to Light Street, south from E. Wells to E. Winder Street and contains the following contributing properties:

1900-14 Light Street
1920-44 Light Street

1901 S. Charles Street, former White-Middleton gas engine works

Only one row of houses was built on this block, on the west side of Light Street, north of Winder, at 1920-44 Light Street. The row of two-story, three-bay-wide late Italianate-style brick houses have cornices supported by four short brackets, which frame jig-sawn frieze panels.

North of the row, on the southwest corner of Light and E. Wells Street, there is a group of one- and-two-story commercial buildings. In 1876 this corner was owned by Henry Classen, who operated a local brickyard, and there were five buildings facing Light Street. The buildings that survive today have stepped brick rooflines. South of the corner, a two-story, six-bay-wide building has Colonial Revival trim. The entry bearing the number 1910 Light Street has a single, round-arched door; to the south, 1912 Light Street has a wide colonial door with fan and sidelights. There is a double and a triple window on the second floor. The buildings to the north and south of 1910-12 are one-story warehouse buildings with stepped brick rooflines.

The southeast corner of S. Charles and E. Wells Street contains a vacant three story, nine bay wide, and eight bay deep industrial building with a stepped brick roofline, bearing the number 1901 S. Charles Street. This is the former site of the Baltimore Malleable Iron Works, which appears in the 1906 city atlas. To the south can be found the remains of the White-Middleton Machine Shop, dating from 1894. Arthur Middleton and his partner Charles White began business together in 1889 to develop new technology for the recently invented internal combustion engine. When their first shop on Pratt Street burned, they moved to South Baltimore and by 1900 were producing successful small gas engines, primarily for marine use. In 1897 they joined forces with Simon Lake, developer of the first successful submarine, to improve submarine production. The plant sat derelict during the 1960s and 1970s but has housed an automobile repair shop over the last two decades.

Blocks 1038 and 1039

These blocks runs east from Light Street to Johnson Street and contain the renovated National Enameling and Stamping Company, a decorated tin ware manufactory that is listed in the National Register of Historic Places.

Non-Contributing Resources

Block 963	South side of W. West Street: new houses at 77-83 W. West Street, garages, stores, and one new house on the west side of Hanover Street = 9
Block 976	new three-story house, west side of Hanover Street = 1
Block 977	1329-39 Hanover Street, new, infill housing = 6
Block 992	one-story garage on Randall Street and one-story, concrete-block building north of Grace Reformed Church = 2
Block 993	14-16 West Fort Avenue, west of Olive Street, new houses = 2
Block 1002	One-story concrete block building on the southwest corner of Fort Avenue and Clarkson Street = 1
Block 1005	NW corner E. Randall and Marshall Streets, one-story commercial building = 1 22 E. Randall Street, a new house = 1
Block 1007	1501-3 Light Street is new; 1521 Light Street is a non-contributing infill three-story house = 3
Block 1008	121 and 123 Fort Avenue are new houses and 1514 William is a new infill house = 3
Block 1009	219-21 Fort Avenue have new facades; 205 and 209 Fort are new houses = 4
Block 1012	1612-18 Hanover Street = 4
Block 1017	Thomas Johnson Elementary School complex = 1
Block 1021	new condominium townhouses west side of Olive Street = 1
Block 1028	modern one-story warehouse on the southwest corner of Hanover and W. Barney Streets; one-story modern body shop at the southeast corner of W. Barney and Clarkson Streets = 2
Block 1029	two-story, modern warehouse north side of Wells, west of Hanover Street, the modern western extension of the Maryland Glass and Mirror Company = 1
Block 1030	new house on the east side of S. Charles Street and one on the south side of E. Barney = 2 2 E. Wells Street, the McCall Co., a modern warehouse and office building = 1 1827 Marshall Street, northeast corner of E. Wells Street, a one-story shop = 1
Block 1036	The one-story modern Pratt-Thompson Co. warehouse, located on the west side of S. Charles Street, south of W. Wells Stree = 1
Block 1934	312 E. Randall Street, new house = 1 New church building SE corner Fort and Battery Avenues = 1
Block 1937	501 and 505 Fort Avenue are new houses = 2
Block 2028	719-23 Fort Avenue, new three-story houses that are part of a new development of NV Homes that will fill this central portion of the block = 3 1507 and 1511 Webster Street, new houses = 2

Summary Statement of Significance:

The Riverside Historic District is significant under Criterion A for its association with the development of transportation and industry in Baltimore. The area developed when the Baltimore & Ohio Railroad extended a spur line in 1845 from its Mount Clare facilities to a new coal pier being developed at Locust Point. The entire neighborhood, including a city park, lies inside the L-shaped course of this rail line. The earliest surviving, modest housing dates to the 1850s, having been built for those working on the rail line. After the B&O opened a new car roundhouse south of the park and moved many workers to the area in the early 1870s, developers lined the major arteries with spacious three and two-story houses. The railroad facilities, and their close connection to a deepwater terminal, quickly attracted major industries to the area, and ambitious building developers put up rows and rows of two-story houses for the employees. The district derives additional significance under Criterion A for its association with the history of immigration in Baltimore, with particular reference to German immigration. A key event for the history of the neighborhood was the 1868 opening of an immigration pier at Locust Point, the result of an agreement between the president of the B&O Railroad and the North-German Lloyd line, headquartered in Bremen. Although many of the German immigrants bought through train passage to the Middle West, many also stayed and settled in the neighborhoods near the docks—either in Locust Point or Riverside. The many German-language churches in the district are a testament to this phenomenon. Finally, the district is significant under Criterion C for its architecture, which is representative of the full range of domestic and ecclesiastical building types characteristic of Baltimore neighborhoods during the period from the mid-19th century through the first decade of the twentieth. The rowhouses built in the district contain a few examples of late Federal and Greek Revival designs, but are mainly Italianate in style, built between the late 1860s and the early 1890s. At the turn of the twentieth century, a stylish group of neoclassical style houses went up east of Riverside Park. The district's physical development pattern exemplifies the dense urban rowhouse environment characteristic of Baltimore during the period.

The period of significance, 1845-ca. 1910, begins with the extension of the B&O spur line which opened the area to residential and industrial development, and ends after the turn of the 20th century, by which time the neighborhood had substantially achieved its present form and appearance.

Statement of Significance:

Before the land that comprises the Riverside Historic District developed as a residential and commercial community after the Civil War, the site played an important role during the defense of Baltimore against the British in September 1814. A six-gun battery commanded by Capt. John A. Webster, located on what is now the northern section of Riverside Park, helped keep the British from capturing Fort Covington, and landing troops which were to approach Fort McHenry from the rear. In

1862 the three-acre site became known as Battery Square in honor of its important role in the defense of the city.

After the war, when surveyor Thomas Poppleton laid out the streets of the future city (the plan was published in 1823), many of the streets in the Riverside Historic District were named for heroes or significant places associated with the war. Fort Avenue, of course, is named for Fort McHenry, to which it led. Battery Avenue commemorates the six-gun battery; Covington Street is named for Fort Covington; Patapsco Street is named for the nearby river; and Johnson Street is named for the mayor of Baltimore during the war, Edward Johnson. New streets to be laid out in an east-west direction south of Fort Avenue include Barney, for Commodore Joshua Barney, the commander of naval forces during the war; Wells and McComas Streets, named for the two young heroes who supposedly shot British General Ross at the Battle of North Point; and Winder, for General William T. Winder. North-south streets include Boyle, running south from Fort Avenue on the eastern boundary of the district, named for legendary Baltimore Clipper captain, Thomas Boyle; Webster, for Capt. John Webster; and Jackson, for Andrew Jackson, the hero of the Battle of New Orleans.

Poppleton's map of 1823 shows completely vacant land within the boundaries of the proposed Riverside Historic District, except for houses built on the southeast corner of West and S. Charles Streets; a single house on the west side of S. Charles, south of West, and another on the south side of West, just west of Light Street. The block east of Light and south of West (in the Federal Hill South Historic District) is owned by the Gould family. There are also two long ropewalks extending in an east-west direction in the block south of West Street to Ostend Street, running east of Race Street to Light Street. The south side of Fort Avenue, between Race and Marshall Street, is a Methodist Burying Ground. There are two houses on Light Street, south of Fort; a Powder House still occupies the north side of Fort Avenue, west of Jackson Street, and Fort Covington still occupies its position guarding the Middle Branch of the Patapsco on the south side of the peninsula.

When Poppleton revised, updated and re-published his map of the city in 1851, the first group of two-and-three-story gable-roofed houses built along either side of Light Street north of Barney can clearly be seen. The city created three-acre Battery Square as a public park in 1862. As South Baltimore grew after the Civil War, the city increased the size of the park by purchasing an additional fourteen acres in 1873 and renaming it Riverside Park. The high site commands a view of both branches of the Patapsco River as they meet near Fort McHenry.

The history of the Riverside Historic District is integrally linked with the history and development of this country's first railroad, the Baltimore & Ohio Railroad. Founded in 1828 by an ambitious group of Baltimore businessmen as a way to reach the expanding markets of the western frontier, it hoped to combat the trade advantage already gained for New York City by the Erie Canal. The new enterprise first built tracks to Relay and then pushed on to Ellicott City, while local inventors like Ross Winans were creating viable steam locomotives that could efficiently pull cars across the newly laid tracks. The goal, of course, was to reach the

Ohio River, and steadily laborers, many of them Irish immigrants, pushed onwards. A branch line from Relay to Washington, D.C. opened in 1835, the main line reached Harper's Ferry in 1836, and then Cumberland in 1842. In these same years the yards and car and engine-building shops established in West Baltimore along Pratt Street produced ever larger locomotives to pull ever larger loads.

By 1842 the tracks of the B&O reached Cumberland, Maryland with its rich coal deposits, which had yet to be tapped. Within a year mining companies had been established and coal began to be shipped to Baltimore by train. In an era when steam-power was first being put to use in manufacturing facilities, as well as in the steam engines that powered locomotives and the early steam vessels of the Chesapeake Bay, Baltimoreans eagerly bought all the coal the B&O cars could bring in. Winans developed new, heavier freight engines just for hauling coal. Whereas before only the better-off classes could afford coal to burn in stoves to heat their houses, the quantities of coal the railroad could bring in dropped the price so that many more householders could now also have a parlor stove.

Much of the coal brought to Baltimore from Western Maryland was actually intended for European markets. Ships sailed to Liverpool with hulls full of Maryland grain, and Maryland coal. They returned with immigrants and in the late 1840s, most of these were escaping the potato famine in Ireland. B&O trains coming into Baltimore from the west stopped at the Mount Clare yards on W. Pratt Street. If cargoes needed to reach the docks, the railroad cars had to be pulled by horses east along the tracks laid on Pratt Street. Despite many petitions to the Mayor and City Council, no railroads ever won the privilege of pulling trains by steam-puffing locomotives over the city streets of downtown. When the Philadelphia, Wilmington, and Baltimore Railroad opened a line to Philadelphia from east of the harbor in 1838, B&O freight or passenger cars could only be connected to this line by being pulled along Pratt Street by horses to the P, W, and B's President Street terminal.

Once the B&O tracks reached Cumberland, and the company directors grasped the new importance of the coal trade with Baltimore that quickly developed, they began to look for a site on which to build a coal-loading pier, where the water was deep enough to handle large cargo ships. Even in the late 1840s Baltimore's inner harbor was becoming too shallow for deep-draft ocean vessels and the piers and railroad tracks serving them were not designed for bulk cargoes. The B&O Directors realized that both new passenger and freight terminals were needed, especially for the new lucrative coal trade. They needed a site removed from downtown that also had access to deep water and in 1845 settled on Locust Point—a flat expanse of land on the north side of the peninsula that ended at Fort McHenry. The site was directly across the Northwest Branch of the Patapsco River from Canton, already being developed as an industrial site. Work began in 1848, with tracks leaving the main line at Gwynns Run, then moving around the north end of the Middle Branch of the river in an inverted "U" shape, then turning south along the eastern bank of the river, just west of Race Street, until reaching a point on the South Baltimore peninsula where a left-hand turn would lead directly northeast to the planned facility at Locust Point. This extended line from the Mount Clare yards would also provide access to a

new and much larger passenger and freight terminal being planned for the corner of Pratt and Camden Streets, much closer to the city than the Mount Clare facility.[1]

As the new Locust Point piers were being built, a few rows of very modest houses went up near the site for the new employees. One group of two-story, two-bay-wide houses with low-pitched gable roofs, typical of the 1850s, survives on Cuba Street. Similar houses can also be found in the Riverside Historic District, on both sides of Light Street, north of Barney. These are among the oldest surviving houses associated with the beginnings of the community—the B&O rail line ran just one block to the south. This block of Light Street also contains a few early three-story, gable-roofed houses, also built in the early 1850s.

Two other sections of the Historic District also have houses built in the 1840s or 1850s. One of the blocks in the northwest section of the district, bounded by West, Hanover, Clement, and S. Charles Streets, contains houses built by John S. Gittings in the area just south of the newly opened Cross Street Market. Gittings earlier built two-and-a half-story and two-story-and-attic houses on E. Hamburg and Wheeling Streets, in the Federal Hill Historic District and kept moving his operations south as blocks were filled with houses. In Block 964, he put up two-and-a-half story houses on the west side of S. Charles Street (the South Federal Hill Historic District), and two-story-and-attic houses on the south side of West Street, in the Riverside Historic District. There is also a long row of two-story-and-attic and full three-story, gable-roofed houses along the west side of William Street, south of Fort. Presumably, a speculative developer decided to erect some houses on this vacant land, which overlooked Battery Park. He seems also to have built a few three-story, gable-roofed houses on the south side of Fort Avenue in this same block. These were the only houses built in this area for the next thirty years.

At first the new deepwater piers at Locust Point were intended strictly for the coal trade, but John Work Garrett, the B&O President, had ambitious ideas. Always forward-thinking, Garrett determined that Baltimore should have a transatlantic steamship line to carry the trade that would resume after the Civil War. He purchased three wooden screw steamers from the Federal government. Rebuilt and refitted, they began trips to Liverpool in the fall of 1865, leaving from Henderson's Wharf in Fells Point. The three vessels could not compete successfully with the foreign lines serving the port, so in January, 1867, Garrett entered into a new arrangement with the North-German-Lloyd Company in Bremen, Germany. The deal called for the German company to run at least two first-class iron steamers between Baltimore and Bremen for a trial period of five years. The North-German-Lloyd line had already successfully operated to New York City and it was interested in carrying Maryland tobacco back to Bremen. Garrett arranged for successful local Bremen-born businessman Albert Shumacher to be his agent and in March 1868, the Bremen-built ship *Baltimore* arrived in the harbor. The wharves in Fells Point proved to be too small for this new class of vessel, so Garrett decided to develop Locust Point into a modern deepwater passenger terminal. The venture proved so successful that two additional ships were immediately added to the line.

[1] For further details, see Herbert H. Harwood, *Impossible Challenge: The Baltimore and Ohio Railroad in Maryland* (Baltimore: Barnard, Roberts & Co., 1979), pp. 53-54.

As his part of the deal Garrett built modern berthing facilities next to the coal piers at Locust Point, as well as a passenger terminal for the arriving immigrants. Garrett favored the partnership because the North German Lloyd ticket offices in Bremen also sold tickets for through B&O travel to the immigrants' ultimate destination—the farmlands of the American Midwest. Garrett built B&O tracks that ran right up to the new Pier 9 in Locust Point, so the disembarking immigrants could immediately board trains to head west—to Cincinnati, St. Louis, and Milwaukee. Of course, not all the ships' passengers intended to move on. Some had family and friends in Baltimore; others were attracted by the job opportunities in the growing industrial city.

The arrangement between the B&O Railroad and the North-German-Lloyd line brought thousands of new German settlers to South Baltimore in the last three decades of the nineteenth century. It is not a coincidence that most of the churches established in the neighborhood were identified as "German" churches in nineteenth century literature, or that a German-English public school opened in 1874 on Gittings Street and Battery Avenue. An analysis of the land records for Baltimore City shows that by far the majority of homes built in the Riverside Historic District sold to Germans, many of whom received mortgages from the various German-American building and loan associations established in the city.

With a new rail line connecting to a deep-water port and an ever-increasing supply of eager laborers, it is no surprise that many different industries soon grew up along the path of the B&O as it looped around South Baltimore. One of the first businesses to establish itself in the area as the Gas Light Company of Baltimore, originally established in 1816 by Rembrandt Peale and other investors to being gas street lighting to the city. Inventors had found a way to produce gas for heating and Illumination purposes from burning coal. The first gas works were located in the city, at the corner of North and Saratoga Streets and as household use of gas grew, so did the company's facilities. In 1847 they possessed five gasometers, or storage tanks, that could hold 140,000 cubic feet of gas. Their plant at Spring Gardens, near Leadenhall Street, comprised some 65 to 70 acres of land, and according to J.T. Scharf, the "improvements consisted of all the necessary apparatus for the manufacture of gas, and a number of small dwellings occupied by employees of the company."[2] The depiction of the Spring Gardens works on Edward Sachse's 1869 *Bird's-Eye View of Baltimore* shows a massive facility that occupied the entire section of land west of Race Street and the B&O tracks and the waterfront of the Middle Branch. The illustration shows one very tall and two smaller holding tanks; a one-and-a-half story, twenty-five-bay long purifying shed; a large retort house, where the gas was made; and the rail line spur where the coal could be unloaded. Scharf deemed the works at Spring Gardens "the most complete in the United States." An 1876 atlas view shows an expanded plant with six holding tanks and plant buildings running across the south side of Randall Street between Leadenhall to Sharp Street; along the entire side of Sharp Street, south of Randall; and along the north side of Heath, west of Leadenhall. The Baltimore Coal Tar Manufacturing

[2] John Thomas Scharf, *History of Baltimore City and County, from the earliest period to the present day: including Biographical Sketches of their Representative Men* (Philadelphia: Louis H. Everts, 1881; reprinted in Two Parts, Baltimore: Regional Publishing Co., 1971, Part I, p.500).

Company occupied the land south of W. Barney Street and the Chesapeake Chemical Works had a plant in the same block, on the north side of W. Wells Street—on property owned by the Gas Light Company.

In 1880, the three major gas manufacturing companies of the city merged to form the Consolidated Gas Company of Baltimore and sometime between 1896 and 1906 the company built an even larger holding tank on the northwest corner of Race and W. Heath Streets, bringing the total number of tanks to seven. The gas company structures on this site were only torn down a few years ago.

The building of the B&O line to Locust Point in 1848-49 spurred the first housing development in the Riverside Historic District, but despite the growth of the Gas Light Company, little new residential development took place in the district until the mid-1870s. Sachse's *Bird's-Eye View of the City of Baltimore*, clearly shows the cluster of houses on lower Light Street, north of Barney, as well as another cluster on Light, south of Winder. The land north of Wells and west of Light is occupied by the H.W. Classen & Co. brickyards and there are also brickyards north of Wells and east of Light. The entire southern tip of the peninsula is filled with brickyards, on either side of the foot of Light Street. Further east, near the site of old Fort Covington, Thomas Winans has established a "Winans Depot," with a pier, docking facilities, and warehouses reached by a railroad spur running off of the B&O main line along Wells Street. The largest buildings in the Historic District are the stables of the Baltimore City Passenger Railway Company, located on the northeast corner of Light and E. Heath Streets.

The change came in the early 1870s, when the B&O decided to erect a new roundhouse (car storage facility) just south of the tracks along Wells Street, and transfer the engines used for the freight trains at Locust Point to this site. According to an 1876 *Sunpapers* article, this meant that a hundred or so families would have to move to the area, so that the enginemen, conductors, and other train hands needed to look after the engines could live near where the engines would be houses for the night. A group of builders, including John S. Gittings, responded by putting up rows of both three-and-two-story houses along Hanover and S. Charles Streets for these railroad men. The article, written in early July, noted that "standing at the corner of Hanover and Fort, 74 houses can be counted that have been built since the beginning of spring." Gittings has built fourteen three-story houses on Fort Avenue, near Hanover. The brickmakers H. Classen & Sons had put up a row of ten two-story houses "on Hanover Street near the railroad crossing and a large three story store and dwelling on the same street." They were also erecting three dwellings and a store for the company at the corner of Hanover and Fort Avenue. Dwellings were also being built for renters, including a "double three-story building" on the corner of Light Street and Fort Avenue, which would have stores in the lower stories and dwellings above.[3]

An even longer article that appeared the next day mentioned about fifty other houses that had been recently built "to accommodate the increased demand for dwellings by the influx of railroad employees,

[3] Baltimore *Sun*, July 7, 1876.

laborers, and mechanics at the coal oil wharves and the enlarged operations of the B&O Railroad Company at Locust Point." This article noted a row of eleven two-story houses just built on Fort Avenue east of Covington Street, three three-story houses built by John Grindall on Johnson near Clement Street, and five new houses on Randall Street, near William, observing that "all of these new houses are within a few squares of Riverside Park, now being handsomely improved." The article goes on to say that a number of new streets are being graded and paved to "make room for still further improvements," including Randall, from Hanover to Covington and S. Charles Street from West to the Middle Branch. Randall, which fronted on Riverside Park, was to be paved with Belgian blocks. The article concluded by describing Winans' plans for his property:

> Mr. Thomas Winans has graded and paved several streets through his property, south of the railroad, among which is Marshall, from Winder to the Ferry Bar, practically giving a paved street from the present terminus of Light Street to the Light Street bridge—also Cromwell and McComas west from Marshall to Hanover. It is understood that Winans intends erecting dwelling houses upon these newly paved streets next summer. He also contemplates the improvement of "Winans Cove," near the coal oil wharf, by converting it into a dock of over 1,000 feet and by dredging and excavations to provide a depth of water to accommodate vessels of the largest tonnage.[4]

The major landowners in the district at that time included John S. Gittings, president of the Chesapeake Bank and the city's first large-scale real estate developer; Alexander Gould, a property broker; and the heirs of R.H. Moale—a descendant of one of the first lot holders when Baltimore Town was laid out in 1729. The heirs of John Eager Howard, one of the largest landowners in the city in the late eighteenth century, still held undeveloped Howard land north of Fort Avenue. Over the next two decades these landowners developed their property by leasing lots to small builders or men who identified themselves as "carpenters" in city directories. Because of Baltimore's ground rent system, these speculative builders did not have to purchase the land they wished to build on, but rather paid the landowner an annual rental fee, called a "ground rent." If the wealthy landowner, like the banker Gittings, was eager to have his vacant property developed, he might even lend the builder the mortgage money necessary to purchase the building materials he needed. Once the builder erected and sold his houses for a modest profit, Gittings would now own a group of lots with houses on them, each of which paid him an annual ground rent. Thus, the landowner had turned vacant ground into income-producing property.

By the end of the 1880s some ambitious builders were beginning to accumulate enough of their own capital to actually buy a small parcel of land to develop themselves. In this way, they could build their wealth by creating their own ground rents and either collecting the annual income generated or selling the ground rent to another investor for a nice cash sum (6% of the value of the house erected). By the later 1890s and early 1900s Baltimore had a small group of such men who were on their way to becoming really large-scale building developers. One such entrepreneur who got his start in the Riverside Historic District is Henry Westphal, a

[4] Baltimore *Sun*, July 8, 1876.

German builder who first erected houses on E. Heath and Elkins Street in 1877. Westphal went on to build some eighteen rows of modest two-story houses in the Historic District between 1877 and 1896, keeping costs down by never varying his product. The standard Westphal house, seen on both sides of the 1600 block of Clarkson Street, is two stories tall and two bays wide and has a simple cornice decorated with a row of dentils and framed by small end brackets. After the city banned the further use of wood for cornices, Westphal created his signature dentil cornice out of sheet metal. His last building in the area was in the 1800 block of Westphal Place, a narrow street running between Light and Byrd Street north of Wells that he named after himself. Westphal's building operations expanded to many other parts of the city in the years after 1900 and he is responsible for blocks of marble houses built in East Baltimore as well as the famous "longest row" on the 2600 block of Wilkens Avenue, built in 1912 with his brother Walter.

Typical of many other sections of rowhouse Baltimore in the late nineteenth century, most of the builders at work in the Riverside Historical District were either German-born or had German parents. These builders include Henry Schaumburg, Frederick Burger, Henry Burgunder, John Cronhardt, Solomon Straus, John P. Brandau, Henry and Benjamin Classen, Louis C. Smith, August Degenhardt, George L. Hammerbacker, Christian W. Keidel, Charles Voyce, and John Wurzbacher. This fact is not surprising considering the high percentage of German immigrants in the city and the tradition of fine woodworking skills among the German people.

A second building boom occurred in the Historic District from the mid-1880s to the mid-1890s, now fueled by the many industries and factories that had grown up along the B&O rail line. Because of the areas' proximity to the rail line and to shipping facilities, the raw materials needed in production processes were readily available, and the finished goods could either be shipped out by rail to American markets, or sent abroad by steamer. There was also beginning to be a steady supply of labor, as more and more German immigrants landed at Locust Point and discovered the job opportunities nearby. In fact, many of the new factories that flourished in the city, made use of the mechanical and trade skills the Germans already possessed—woodworking, carpentry, cabinetry, metalworking, painting and enameling, and, of course, brewing.

In addition to the extensive works of the Consolidated Gas Company (and, of course, the B&O Railroad), local employers in this period included the Matthai Ingram & Co. Tin Ware Manufactory south of Wells Street (later the National Enameling and Stamping Co.); the Chesapeake Guano Co. and Horner's Fertilizer Works at Winan's former depot; the Maryland Veneer and Basket Co., on Leadenhall, north of Clement; the Keen & Hagerty Tin Ware Manufactory, on the west side of Race Street, south of Ostend; the Spring Garden Tanner, on Race, north of Ostend; a glass works on the north side of Clement, west of Leadenhall; and the Baltimore Terra Cotta Works, north of Clement Street at Covington. By this time too, the old Baltimore City Passenger Railway stables had been replaced by a new electric powerhouse (later demolished for the modern Thomas Johnson Elementary School.

During this rapid growth period in the neighborhood in the 1880s, many more two story houses were built than three-story houses. And several builders began to specialize in small, affordable two-story, two-bay-wide houses that would appeal to the lower level of factory workers. In many of the blocks in the Historic District the speculative builders and land developers followed the traditional Baltimore pattern of laying out a narrow, mid-block street down the center of each block. Here, even smaller houses could be built for those with less income. As in many other parts of the city, the same builder erected wider two-story houses facing the main streets and houses a foot or two narrower fronting on the mid-block street. In the Historic District, these mid-block streets include Clarkson, Olive, Patapsco (in some blocks), Elkins Lane, and William Street.

The 1880s also saw the establishment of more churches in the neighborhood. The earliest churches built in the Riverside Historic District were small chapels—the Fort Avenue M.E. Chapel, erected in 1879 at Fort and Battery Avenues, and the Church of the Advent Episcopal chapel, built in 1869 on the west side of Patapsco Street, south of Ostend. Previous to the 1880s, local German residents had to travel to the Light Street German M.E. Church, organized in 1868 north of West Street; St. Stephen's German Evangelical Lutheran Church, located on the northwest corner of Hamburg and Hanover Streets; or to the large German Catholic Church, the Church of the Holy Cross on West and Light Streets, built in 1858. A second German Catholic Church organized in 1869, St. Mary Star of the Sea Church, at Johnson and Clement Streets. These two large Catholic churches continued to meet the needs of the German Catholics who moved into the Riverside area, because the Historic District contains no Catholic churches.

In contrast, German Protestants living in the Historic District organized three new churches by the mid-1880s. The Olive Branch Independent Methodist Church opened in 1880 on the southwest corner of S. Charles and Fort Avenue; the Riverside Baptist Church, facing Riverside Park, began services in 1884; and the Salem Evangelical Lutheran Church began in a small chapel at the corner of Randall and Battery Streets, also facing Riverside Park, in 1885. The latter church continued to hold services in German until 1936. In 1888, the Mount Vernon M.E. Church opened a small mission church in the Historic District, which still stands on the southeast corner of Hanover and Clement Streets. It was organized to reach out to the poor and to offer other needed kinds of assistance, as well as spiritual guidance. The facility is now operated by the American Rescue Workers. Two independent Protestant congregations built churches in the Historic District at the turn of the century. Grace Reformed first held services on the southwest corner of Fort Avenue and Clarkson Street in 1898, to be followed by the building of the small Disciples of Christ Christian Church in 1904 on the northeast corner of Belt and Randall Streets. By 1915 the Episcopal Church of the Advent had so increased in size that a large new church was built on the church lot facing S. Charles Street. The last major church to be built in the District opened in 1927, the Grace United Church of Christ, which occupies a distinguished building on S. Charles Street, near Clement.

Riverside Park has always been an important feature of the neighborhood. With spacious grounds sited on a hill overlooking both the Middle and Northwest branches of the Patapsco River, it is still a popular gathering place for local residents. When Baltimore chronicler J. T. Scharf wrote about the park in 1881 he

noted that there was a large marble fountain in the center and four drinking fountains which offered visitors ice-water. The park was laid out with drives and walking paths—the drives entering off Randall Street at the eastern and western ends of the park, as they still do. Two pavilions, placed on the northern and western sides, provided space for band concerts and other entertainments and there was a nursery to raise trees, shrubs, and flowers for the park. Scharf said the park was enclosed with iron railings (absent today) and was laid out with settees and benches. It was a popular place, with "as many as 7,000 people seen on the grounds on a Sunday afternoon."[5] During the twentieth century, the park was improved with athletic fields and a swimming pool, and is still heavily used by the neighborhood.

The growth of the residential factory neighborhoods continued at a steady pace into the 1890s. By this time speculative builders were putting up two-story, three-bay-wide houses on the main streets and usually giving them marble trim—on the basements, steps, and window sills. Smaller, two-bay-wide houses continued to be built on the lesser streets. At the turn of the century a group of developers turned the open land east of Riverside Park into a smart new community of stylish neoclassical-style homes, with up-to-date swell- and-square-fronts, built in brown brick with white marble trim, and with end houses capped with conical turrets.

Fort Avenue is now the main commercial thoroughfare in the Riverside Historic District, but it was actually late in developing. Between the 1850s and the 1880s, lower Hanover and S. Charles Streets contained the largest number of shops and stores and many of the three-story houses built along these arteries were always intended to have a first-floor shop front. By 1876, horse-car service extended down Light Street to a turn-around near Winder, but by 1896 there were also lines on S. Charles Street and along Fort Avenue, east of Charles.

Criterion C

The Riverside Historic District gains its architectural significance from the fact that it is an excellent example of the way in which working class industrial neighborhoods were developed in the late nineteenth century, with builders still giving even affordable houses stylistic elements derived from the fashionable houses of the period. During the period that the neighborhood developed, most factory workers still had to walk to work, so modest residential neighborhoods had to be built up near factory districts. This section of South Baltimore grew up directly in response to the nearby location of a Baltimore & Ohio Railroad line, built in 1848-49 to connect the original Mount Clare yards of the railroad to its new deepwater facilities at Locust Point. Because of the proximity of the new rail line to a deepwater terminal, numerous manufacturers built factories next to the rail line and housing for workers had to be provided nearby.

The oldest surviving houses in the District are directly associated with the extension of the B&O rail line from Mount Clare to Locust Point, for it ran just one block to the south of where the houses were built, on both

[5] Scharf, *History of Baltimore City and County*, Part I, p. 278.

sides of Light Street, north of E. Barney Street. Here, there is a mix of two-story-and-attic houses and three-story, two-bay-wide, gable-roofed houses, both vernacular reflections of recent Greek Revival-style fashionable townhouses that were built in the years just before and just after 1850. The block also contains a few more modest houses, examples of the two-story, two-bay-wide houses with low-pitched gabled roofs that were built on many of the city's narrow, mid-block streets in the 1850s to meet the needs of the large, recently arrived Irish and German immigrant population.

Two other sections of the Historic District also have houses built in the 1840s or 1850s. One of the blocks in the northwest section of the district, bounded by West, Hanover, Clement, and S. Charles Streets, contains houses built by John S. Gittings in the area just south of the newly opened Cross Street Market. Gittings earlier built two-and-a half-story and two-story-and-attic houses on E. Hamburg and Wheeling Streets, in the Federal Hill Historic District and kept moving his operations south as blocks were filled with houses. In this block, he put up two-and-a-half story houses on the west side of S. Charles Street (the South Federal Hill Historic District), and two-story-and-attic houses on the south side of West Street, in the Riverside Historic District. The entire west side of Riverside Avenue, south of Fort, also contains a long row of two-story-and-attic and full three-story, gable-roofed houses, also built in the late 1840s and early 1850s. Presumably, a speculative developer decided to erect some houses on this vacant land, which overlooked Battery Park. He seems also to have built a few three-story, gable-roofed houses on the south side of Fort Avenue in this same block. These were the only houses built in this area for the next thirty years.

Although some late Federal-period housing was built in the district in the late 1840s and 1850s, by far the majority of housing represents a type of house specifically developed by Baltimore builders for the factory neighborhoods that would grow up along the waterfront in the decades after the Civil War. While elegant new residential neighborhoods being created on high ground outside the central city (accessible by the new omnibus lines) featured fine three-story houses in the new Italianate style, modeled after the fashionable brownstones going up in New York City for the upper classes, modest housing still had to be provided for ordinary citizens. At first, this housing took the form of three-story, but only two-bay-wide Italianate houses, built on the lesser streets of the same neighborhoods. By the late 1870s, however, concerned citizens were complaining that far too many three-story houses were being built, that did not meet the needs of pocketbooks of the laboring classes. In response, Baltimore builders like James F. Morgan, John S. Gittings, and Henry Westphal, all of whom worked in the Historic District, developed a miniature, two-story version of an Italianate house—with the same bracketed and modillion cornice and usually three bays wide, so that there could be a separate entrance hallway and formal parlor. But while the three-story Italianate houses built for the more affluent on the higher ground north of the city most often came equipped with hot-air furnaces, running water, and a bathroom, the smaller versions built in working class neighborhoods only offered gas lighting. The Riverside Historic District has many examples of these two-story, three-bay-wide Italianate-style houses, many of which even have marble-faced basements and marble steps, just like their fashionable prototypes.

But while the Riverside Historic District was one of the first Baltimore factory neighborhoods in which this new form of two-story, three-bay-wide Italianate-style house was built, the area also contains good examples of the various sizes of houses that these self-contained industrial neighborhoods had to provide. Although the first housing built in the area in the late 1840s and 1850s was modest—consisting of late Federal or Greek Revival-style vernacular two-story-and-attic; three-story, two-bay-wide gable-roofed housing; or the even more modest two-story, two-bay-wide gable-roofed housing often found on narrow, mid-block streets, when the B&O built a new engine house for its Locust Point trains in the district in the early 1870s, most of the new houses built were three-story Italianates. These were undoubtedly designed for engineers, local business owners, or factory managers. Many of the units, fronting on Hanover or S. Charles Street, may also have had stores or small shops on their first floors. By the early 1880s, however, as local factories began to multiply, most of the housing built was two-stories in height. Those houses facing main streets were often three bays wide, while those facing side or mid-block streets were only two bays wide. Some builders like Henry Westphal only built modest two-bay-wide houses. Other builders, like James F. Morgan or John S. Gittings, built three-bay-wide houses facing the wider streets in the block, and smaller houses on the narrower streets of the same block. In almost all cases, these builders paid attention to style and gave buyers stylistic touches that represented the latest fashions. Most of the smaller, two-bay-wide Italianate houses have the same bracketed cornices as the builder used on his larger houses around the corner. A builder who chose to put a Queen-Anne style decorative brick hood over the doorways of his three-bay-wide houses probably also put one on the doorways of his less expensive, narrower houses.

And while the affluent neighborhoods developed north of the city in the 1860s and 1870s most often centered around a parked square—to provide the healthy breezes and exchange of oxygen deemed so important at the time—so too did the Riverside neighborhood. It is a tribute to the city's planners that they realized the importance of a healthy environment even for working people and secured for this growing industrial neighborhood a seventeen-acre park as early as the mid-1870s. And just as the developers of wealthy neighborhoods like Franklin and Union Squares erected their finest houses facing the neighborhood park, so, too, was Riverside Park built up with some of the district's most stylish housing.

Although most of the blocks in the Historic District are filled with Italianate houses, representing the period when the local industries were first developing, the eastern section of the district represents another interesting stylistic and developmental phenomenon. As late as 1896 all of the blocks east of Riverside Park still lay vacant. This land was acquired by two men who speculated in real estate development as a sideline—Dr. Theodore Cooke, a respected physician and his lawyer brother, H. Webster Cooke. They sought to create a more up-scale community bordering on the park lands, and working with one or two local builders, came up with designs for long rows of houses that were something the neighborhood had not yet seen. About 1890 a Baltimore architect had designed a row of houses in the fashionable Upper Mount Vernon Place area that were modeled after the latest New York trend, in the Renaissance Revival style of McKim, Mead, & White's Henry Vuillard houses. The row had a flat façade constructed of thin, brown, Roman brick and marble trim that harked back to elegant classical styles, whereas nearby expensive houses boasted either Queen Anne style

picturesque rooflines and decorative brickwork, or Romanesque-influenced rock-faced facades and round-arched openings. Soon the new style began to catch on in wealthy Mount Vernon and by the mid-1890s blocks of brown brick houses with neoclassical marble trim were rising along North Avenue, the city's former northern boundary line that was now being turned into a fashionable residential boulevard. Some of the rows had flat fronts, others had bowed fronts, modeled after the kind of rows Charles Bulfinch devised for Boston's Beacon Hill in the first two decades of the nineteenth century, and which were now being copied in that city's Back Bay. Whether flat or bowed fronts, the rows had simple neoclassical cornices and stone trim.

The Cookes first leased land to T. Milton Jones and Joshua Taylor, who put up rows of flat-fronted houses on the east side of the 1600 and 1700 blocks of Covington Street in 1897 and 1898. Then Taylor built a long row of swell-fronted red brick houses with marble trim on the south side of Fort Avenue, east of Riverside Avenue. They also built typical "marble" houses, as they came to be known at the time, along the 700 block of Fort Avenue and the 1600 block of Webster Street. But beginning around 1900, the brothers seemed to favor the bowed-front style, first erecting rows in traditional red brick with white marble or brownstone trim, but then switching to the more fashionable brown brick style. At the time houses of this type were called "swell-front houses" in contemporary newspaper advertisements. All had stylish cornices made of sheet metal, many of which were decorated with stamped neoclassical swag designs. The builders tried to offer variety. While one row might be built with all swell-fronted houses, another might have a mix of swell-and-square fronts. Some rows had swell and square fronts alternating while others had groups of swell-fronted houses framing groups of square-fronted houses. The expensive marble or brownstone trim used for window lintels and sills and to face the basement area, added another highly desirable "touch of class." Between the late 1890s and about 1906 the Cookes, working primarily with builder T. Milton Jones filled the ten blocks south of Fort and east of Riverside Avenue to Boyle Street, north of the railroad line, with stylish houses of this type. Facing the wide streets laid out near the park and on elevated ground with distant views of the water, they still form the nucleus of a comfortable and prosperous neighborhood where residents can walk but a short distance to find themselves in a spacious park with plenty of trees and peaceful water views.

The Riverside Historic District is also a good laboratory for studying the way in which Baltimore's residential blocks were developed, since almost all of the original housing stock is intact. One of Baltimore's first large-scale rowhouse builders worked in this area. John S. Gittings, the son of a landed Baltimore County family and president of a local bank, began dabbling in real estate development in the 1830s, building rows of two-and-a-half-story houses in both Federal Hill and Fells Point. By the 1840s he was building the larger two-story-and-attic and full three-story, gable-roofed houses in these same neighborhoods and is responsible for the houses of this type built on West Street and on Hanover Street, south of West. Gittings owned large tracts of land in this part of South Baltimore and continued building modest houses until the end of his life. Gittings Street is named for him and he built simple Italianate-style two-story houses in the South Federal Hill Historic District in the 1870s and 1880s. In the Riverside Historic District, he built large Italianate-style houses in the 1200 and 1300 blocks of Hanover Street, and on the west side of the 1300 block of S. Charles Street.

In the 1860s and 1870s most local builders remained small in scale—it was hard to accumulate enough capital to engage in multiple building operations at one time. During this period, most of the builders who erected houses in the Riverside Historic District also built in other parts of the city. Many of these men were of German birth, a characteristic of the local building trades at this time. Such builders included Henry Schaumburg, George L. Hammerbacher, August Degenhardt, Frederick Burger, John P. Brandau, Henry Burgunder, John Cronhardt, and John Wurzbacher. Others, like Peter Della and Henry Classen were distinctly local—either local landowners or businessmen or both. Henry and Charles Classen operated the H.W. Classen & Co. brickyards on Light Street extended and built houses in the 1500 block of Hanover Street and the 1800 block of Light Street. George and Charles Wagner were also brick makers and experimented with house building in the 1700 block of Patapsco Street. John J. Hoffman, a brick manufacturer in the area, and his family were involved with the development of land in the northwest section of the district, north and south of Fort Avenue near Charles and Hanover Streets.

Over the course of the 1880s this pattern began to change and by the end of the decade several distinct builders had emerged as dominating local building activity. These builders included James F. Morgan, who also built in the Federal Hill area; Henry Westphal, who built in many working class sections of the city; and Dr. Theodore and H. Webster Cooke, a physician and lawyer, respectively, who developed the blocks east of Riverside Park at the turn of the century, working with the builder T. Milton Jones.

The district retains a high degree of physical integrity.

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Geographical Data

UTM References

Baltimore East, MD quad

A: 18-361758-4348246
B: 18-361621-4347819
C: 18-361099-4347688
D: 18-360553-4347658
E: 18-360504-4348700

Verbal Boundary Description:

The Riverside Historic District begins at the southeast corner of Race and W. West Street, follows Race Street south to Winder Street, then turns east and follows Winder Street to its end at Johnson Street. Then the boundary follows the Baltimore & Ohio Railroad tracts northeast to Wells Street and continues along Wells to Webster Street. From the corner of Wells and Webster Streets, the boundary continues north for two blocks to E. Heath Street, then east along Heath to Boyle Street, and then northeast along Boyle to the rear property line of the south side of the 700 block of E. Fort Avenue, and then east following this rear property line until the end of the row of houses, and north to Fort Avenue. Then the boundary line proceeds west along E. Fort Avenue until the intersection of Fort Avenue and Marshall Street. At Marshall, the boundary turns north along Marshall to the corner of Ostend Street, then west along Ostend to Olive Street, and then north along Olive Street one block to West Street. Then the northern boundary extends for one-and-a-half blocks along W. West Street until it reaches the corner of Race Street, the point of beginning.

Boundary Justification:

The Riverside Historic District comprises the built-up area on the southern half of the South Baltimore peninsula, south of the Federal Hill and the Federal Hill South Historic Districts and west of the geographical area known as Locust Point (west of Lawrence Street and Key Highway). The northern boundary lines are chosen in relation to the already existing Federal Hill South Historic District, so as to create continuous Historic Districts. The western and southern boundaries roughly follow the route of the Baltimore & Ohio Railroad line as it historically defined the district, but the southern boundary extends south of the railroad tracks to

include a row of surviving houses south of Wells Street and several historic factory buildings. Then the boundary line turns northward, following the location of surviving historic blocks until it reaches Fort Avenue, west of Lawrence Street.

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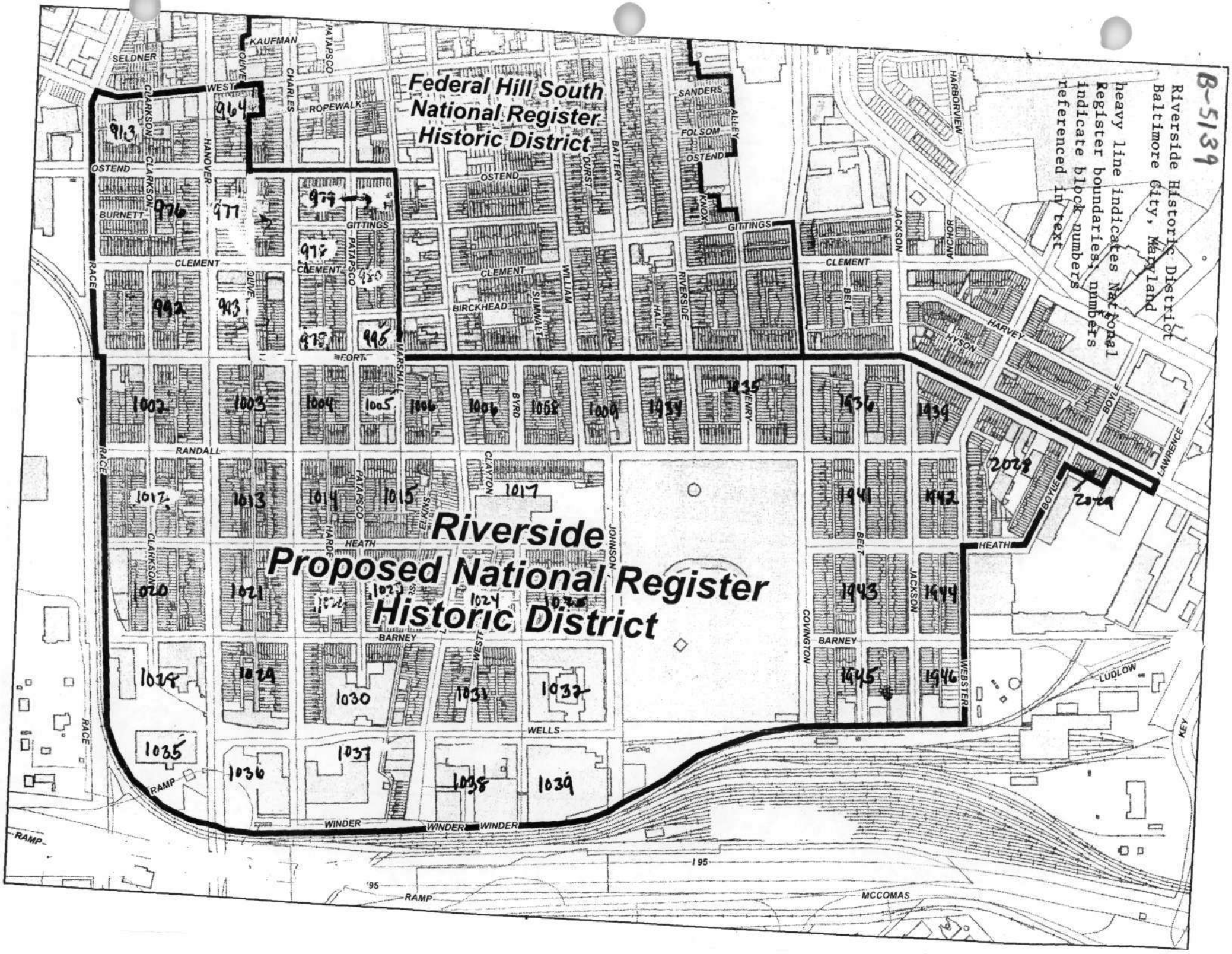
Riverside Historic District
Baltimore City, Maryland

heavy line indicates National Register boundaries; numbers indicate block numbers referenced in text



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RIVERSIDE HISTORIC DISTRICT

BALTIMORE CITY MARYLAND

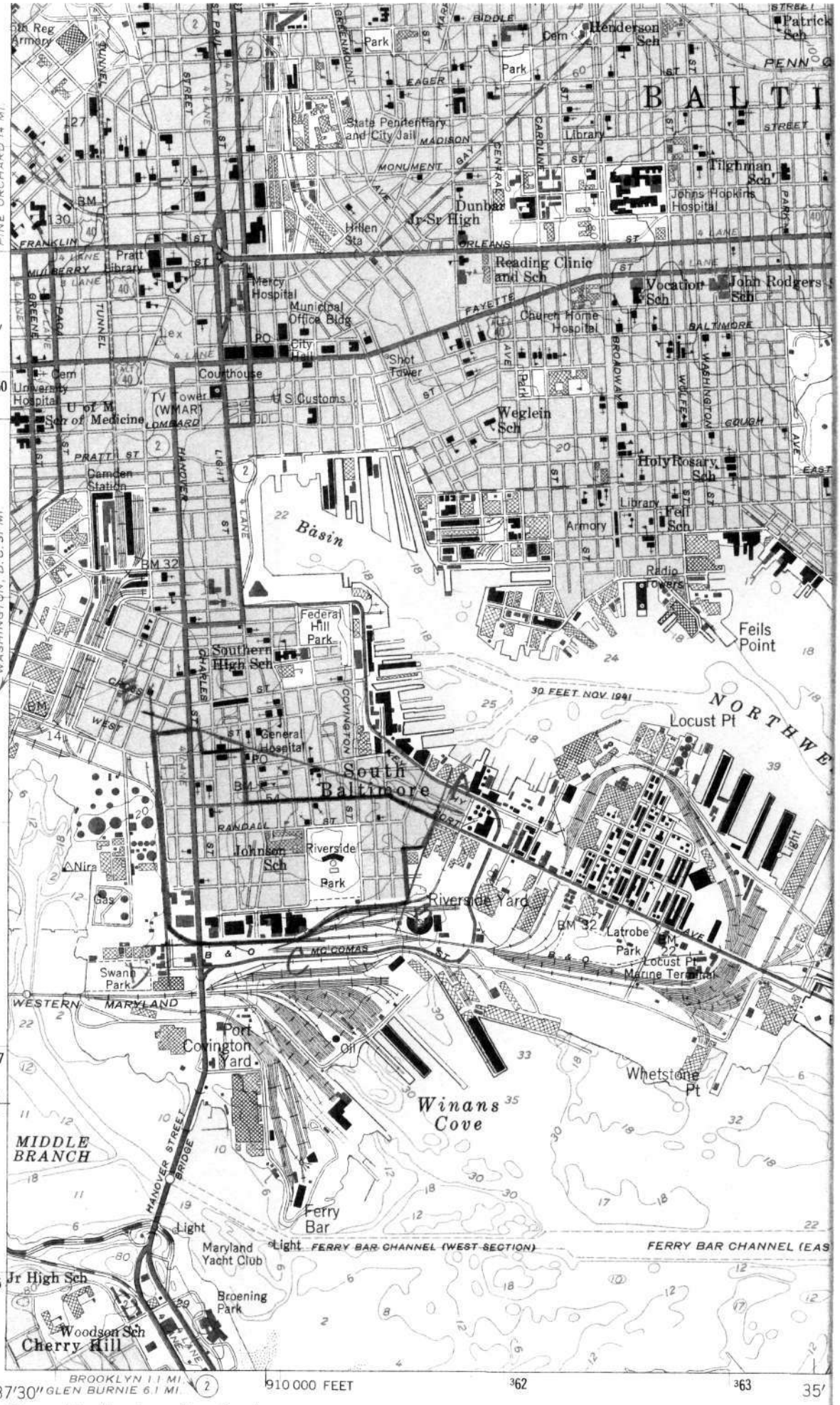
1: 18-361758-4348246

3: 18-361621-4347819

4: 18-361099-4347688

5: 18-360553-4347658

7: 18-360504-4348700



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