B-3703

For the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places Inventory—Nomination Form

For HCRS use only
received
date entered

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

1. Name

historic: Butchers Hill

and/or common: Hampstead Hill; Loudenslagers Hill

2. Location

street & number: Bounded by Fayette Street, Patterson Park Avenue, Pratt Street and Chapel, Washington and Chester Streets — N/A not for publication

city, town: Baltimore — N/A vicinity of — congressional district: Third

state: Maryland — code: 24 — county: Independent city — code: 510

3. Classification

Category	Ownership	Status	Present Use	
X district	___ public	X occupied	___ agriculture	___ museum
___ building(s)	___ private	X unoccupied	X commercial	X park
___ structure	X both	X work in progress	___ educational	X private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	X religious
___ object	___ in process	X yes: restricted	___ government	___ scientific
	___ being considered	___ yes: unrestricted	___ industrial	___ transportation
	X N/A	___ no	___ military	___ other:

4. Owner of Property

name: Multiple public and private owners (more than 50 owners)

street & number:

city, town: Baltimore — ___ vicinity of — state: Maryland

5. Location of Legal Description

courthouse, registry of deeds, etc.: Baltimore City Courthouse: Land Records Division

street & number: Calvert and Fayette Streets

city, town: Baltimore — state: Maryland 21202

6. Representation in Existing Surveys

Maryland Historical Trust
Historic Sites Inventory — has this property been determined elegible? X yes ___ no

date: 1980 — ___ federal ___ state ___ county X local

depository for survey records: Maryland Historical Trust

city, town: Annapolis — state: Maryland

7. Description

B-3703

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

Describe the present and original (if known) physical appearance

DESCRIPTION SUMMARY

The Butchers Hill Historic District is an irregularly shaped area roughly bounded by East Fayette Street on the north, Patterson Park Avenue on the east, East Pratt Street on the south, and South Chapel, North Washington, and North Chester Streets on the west. An overwhelmingly residential neighborhood densely built with brick rowhouses at the crest of Hampstead Hill, Butchers Hill is an architecturally and historically distinct pocket of development in the regular grid of East Baltimore streets. The unique combination of dates of construction (1850-1915), sizes, and styles of buildings, with a hilly topography and a peculiar pattern of development, as well as a generally high degree of integrity which is being enhanced by rehabilitation, sets Butchers Hill apart from the surrounding rowhouse communities. The district contains approximately 1,000 buildings, 97% of which are contributing structures. Bordering the oldest, northwestern corner of Patterson Park, the District's streetscapes afford exceptional views of Baltimore's harbor to the south, and downtown Baltimore to the west.

GENERAL DESCRIPTION (*) Numbers are keyed to photographs.

The vast majority of buildings in Butchers Hill date from the period 1850-1915. As is typical of this period in Baltimore, the distribution of building size and design quality is directly related to the hierarchal street grid projected by Thomas Poppleton's Plan of 1823.

The east-west streets of Butchers Hill, which are dominant in importance in accommodating traffic to and from Baltimore, were built almost exclusively with generously scaled three-story, three bay wide rowhouses on wide, long lots. Those pre-dating 1860 generally have low gabled roofs with high gable-end or party walls. Those post-dating 1860 generally have rear-sloping shed roofs with high parapet walls at the street facades which support elaborate wooden or metal cornices. Other roof types and false-types do occur, depending on the architectural style emulated.

The front facades of houses on the east-west streets exhibit stylistic pretensions in the gamut of late Victorian styles. By far, the most frequently used elements were Italianate inspired, particularly in the period 1865-1900. The facades of these houses have vertically proportioned openings and tall bracketed cornices. The squarer proportions and the slim corbelled brick or modillioned wooden cornices of the Greek Revival are evident on houses constructed 1850-1870. The influences of the Second Empire, Queen Anne, Brick Style, Romanesque, Georgian, and Renaissance Revivals are seen in varying degrees on houses constructed 1865-1915.

No matter what the style, most facades demonstrate fine design and workmanship. Almost universally constructed of red brick, they are trimmed and decorated with marble, brownstone, various sandstones, bluestone, granite, slate or terra cotta, as well as wood, brick, and molded brick. Decorative wrought and cast iron, and iron wire, used for porch, balcony and basement entrance railings, window baskets, basement window grills, lintels, coal doors, roof cresting and finials,

SEE CONTINUATION SHEET #1

GENERAL DESCRIPTION (Continued)

as well as an occasional foot scraper, are distinguishing features of these houses. Many retain original cast door brasses, and stained, etched, frosted or beveled glass panels in doors, windows and transoms. Most have short basement windows set into an architecturally defined base, and many have front basement entrances.

Spanning the full width of the lot behind the facades (which are usually at the sidewalk line), are one, two, or three rooms, with a vestibule and hall to one side. The majority of houses have narrower, attached brick backbuildings, usually contemporary with the main house, stretching back from the hall side. The backbuildings are generally one story shorter than the main houses. Backbuildings on corner houses usually span the full width of the lot, or have long wooden or cast iron galleries running their length and height. Backbuildings on houses constructed before 1875 generally have roofs sloping to one side. Those on houses post-dating 1875 have roofs sloping to the rear. Wooden or cast iron porches and galleries are common at the backs, and less common at the sides of buildings.

The north-south streets, although nearly as wide as the east-west streets, are generally built with two or three story, two or three bay wide houses on narrower, shorter lots. In most respects these houses differ in degree, but not in kind, from the houses of the east-west streets. The front facades exhibit fewer and less varied stylistic devices, the most common ornamental materials being wood, brick, and marble.

The narrow alley streets of the block interiors are generally built with simply constructed two story, two bay wide houses on narrow, short lots. Characteristically, they are somewhat retardataire in terms of materials, styling, and roof configuration. Backbuildings generally span the width of the narrow lots, and are one or two stories in height.

Within the Butchers Hill District, the regular grid of streets and the hierarchal disposition of building types along that grid have four notable exceptions, which contribute to the distinctness of the area. The first of these is the offset of the unit block North Collington Avenue from the grid, a block long irregularity rare in Baltimore, which creates four pleasant closed vistas within the District.

The second exception occurs on that portion of Patterson Park Avenue south of Baltimore Street, and in the unit block North Chester Street, where the houses are typical of the more generous buildings of the east-west streets.

Thirdly, the disposition of alley streets is highly irregular, when measured against Poppleton's Plan or the plans of the blocks outside the District. Alleys sometimes terminate mid-block or are otherwise non-continuous through the grid. There is a preponderance of east-west alleys which is atypical of the surrounding communities, particularly Washington Hill to the west.

SEE CONTINUATION SHEET #2

GENERAL DESCRIPTION (Continued)

Finally, the block interiors of Butchers Hill are laced with three to five feet wide pedestrian alleys, which is also atypical of the surrounding communities. The system of pedestrian alleys and alley streets, combined with the occasional presence of sallyports make Butchers Hill block interiors particularly penetrable and accessible to the pedestrian, offering a variety of open and closed views and vistas, as well as providing a wide variety of pedestrian routes throught the neighborhood.

Despite the similarity of building size and design quality along the respective axes of the grid, there is considerable architectural variety from block face to block face, as well as within individual block faces in the District. This is equally true of the principal, cross and alley streets, and it is the result of several developmental factors unique to the community.

Most of Butchers Hill, particularly that portion northeast of Lombard and Washington Streets, is second generation development. By 1850 the area contained a significant cluster of freestanding homes and slaughterhouses belonging to the thirty to fifty butchers who had settled in the area. None of the extant buildings in the community has been documented to pre-date 1850, although a handful may exist. Nearly all were demolished when the present buildings were constructed in the wave of urbanization which washed Butchers Hill after 1865.

The only extant example of a large, originally freestanding butcher's home, perhaps typical of what stood, is the Blattau House, (c.1855,#1), at 113 North Collington Avenue. Built of brick, two and a half stories tall and five bays wide, capped with a hipped roof, it is a rare survivor among Baltimore buildings. Currently used as a warehouse and offices by the Teniseal Corporation, its nominally Greek Revival eyebrow windows are bricked in. Set back from the sidewalk line, it has fortuitously been incorporated into a row.

Like the Blattau House, many of the extant homes in Butchers Hill were built individually or in pairs between 1850 and 1915, belying the generic name "rowhouse." Beginning about 1850 however, unlike 113 North Collington, most were being built in the rowhouse form, in anticipation of the rows to come.

The most distinguished of the singly built houses are on corner sites with their principal facades on the principal east-west streets, with carriage houses facing and entered from the cross or alley streets. They are scattered throughout the neighborhood, are generally larger than their neighbors, and in their age, size and style are unique in southeast Baltimore.

The Italianate Bankard-Gunther Mansion (c. 1866, listed in the National Register) at 2102 East Baltimore Street is the largest and most impressive of these. The earliest of the group is the Gosnell-Ehrman House (c. 1852, #2) at 2019 East Pratt Street, a Greek Revival styled dwelling of imposing proportions.

SEE CONTINUATION SHEET #3

GENERAL DESCRIPTION (Continued)

Other notable individually built houses include the Griffin House (c. 1860, #3) at 2200 East Pratt Street, the Rusk House (c.1869, #4) at 2000 East Baltimore Street, the Snyder House (c. 1869, #24) at 2226 East Fairmount Avenue, the Gengagel-Wehr House (c. 1872, #5) at 2100 East Fairmount Avenue, and the Weiskittel House (c. 1873, #6) at 1931 East Pratt Street, each of which is Italianate in design. The Quinn House (c. 1889, #7) at 2242 East Baltimore Street, and the Glenn House (c.1892, #55) are Romanesque inspired; the Athey House (c. 1912, #8) at 100 South Patterson Park Avenue, is Georgian Revival.

Significant variations from these individually built corner houses include the Greek Revival styled house at 1926 East Pratt Street (c. 1855, #58), and the Italianate house at 2218 East Pratt Street (c.1875, #9), which are each three story, five bay wide, one room deep houses, with backbuildings. The Italianate Schroetl House (c. 1875) at 16 South Patterson Park Avenue, is a three story, two bay wide structure, and like 1926 East Pratt Street, is set back from the street by a front yard and fence. Additionally, the Schroetl House and 2218 East Pratt Street are rare in that they are freestanding structures.

Significant pairs of houses occur at corners and in row situations, often rivalling the individually built houses in size and style. Among the most notable of these are the Greek Revival pair at 2001-2003 East Pratt Street (c.1855, #25), the transitional Greek/Italianate pair at 134-136 South Patterson Park Avenue (c. 1867, #10), and the mansarded pair at 104-106 South Patterson Park Avenue (c. 1868, #11) with front yards and iron fences. Particularly noteworthy is the Italianate 2221-2223 East Pratt Street (c. 1878, #s 12 & 13) which are especially well preserved and which exhibit three story galleries and elaborate cast iron grillwork. Also notable is the unusual Brick Style pair at 2215-2217 East Baltimore Street (c. 1890, #14), complete with slate-shingled iron-crested false mansard, a shared, corbelled brick oriel which rises to a wall dormer, and an ornamental carved sandstone relief panel. This later pair of houses represents Baltimore's answer to the Stick and Shingle styles.

More modest pairs of dwellings appear with some frequency in the Butchers Hill District as well. The Italianate 202-204 South Patterson Park Avenue (c. 1870, #s 15 & 56) fill the width of their lots for the depth of one room, which is shed roofed. Their backbuildings share a party wall and a gabled roof. The Italianate pair at 206-208 South Patterson Park Avenue (c. 1870, #15) are set back from the sidewalk behind yards and iron fences. Italianate false fronts mask the structure behind, which is three stories, gable roofed with shared party wall set beneath the ridge. Narrower than their lots, 206-208 have side entrances.

Similar to this pair in design and siting are 2208-2210 East Fairmount Avenue (c.1870) and the two story 14-16 South Chester Street (c.1855, #16). The pairs of houses at 18-20 (c. 1855, #16) and 22-24 South Chester (c. 1855) were once similar to 14-16, however, in the 1890s three story additions replaced the front yards of numbers 20 and 22.

SEE CONTINUATION SHEET #4

GENERAL DESCRIPTION (Continued)

The majority of houses in Butchers Hill were built as parts of larger rows, which are evident in practically every number of multiples up to fourteen (west side of the unit block North Patterson Park Avenue). The "average" row consists of approximately six houses. This is the result of a construction pattern in which small parcels were acquired and developed, or often redeveloped (replacing the original freestanding homes, slaughterhouses and yards) one at a time. Because this was done in a hop-scotch fashion, it is not uncommon for rows of houses with twenty years or more difference in age to stand beside or across the street from each other. Butchers Hill's resulting rows thus grew by "hopscotch accretion" in a pattern distinct from the surrounding neighborhoods.

On the east-west streets, among the earliest of the rows is 2201-2223 East Fayette Street (c. 1860, #17), which are simple, three story, two bay wide houses with gabled roofs. Although built contemporaneously as rental worker's housing, 2201-2217 are virtually identical and share a common
2221 were built as a pair and have shorter fronts and longer backbuildings, and 2223 fills the width of its lot, has a distinct cornice line, and has what is probably an original wooden storefront.

Among the earliest of the rows built speculatively for sale to single families is 2222-2228 E. Lombard Street (c.1868,#18). Built in a rectilinear Italianate style just west of the main entrance to Patterson Park, they approach the scale of the individual houses built by that date. The contemporary row at 18-28 South Patterson Park Avenue (#31) is very similar, but has marble door surrounds, now painted. The seven house row at 2201-2113 East Baltimore Street (c. 1876, #19) is similar to the previously cited rows in overall facade proportions and cornice, but has segmental arched windows with costly 1/1 sash, and round arched entrances with deep wooden bolection surrounds, typical of what was being built in Mount Vernon and Bolton Hill at the time, Butchers Hill had made it in the speculative market.

The variety which occurs in the typical Butchers Hill block or half-block face, even when the age, size, and style of houses is similar, is the result of hopscotch accretion. The extremely well-preserved half block of seven Italianate houses at 2112-2124 East Pratt Street (#20) demonstrate some of the subtle changes which took place in the detailing of Italianate houses between 1865 and 1880. The row of four at 2112-2118 (c. 1869) has a shorter cornice with a solid wooden fascia and modillions. The row of three houses at 2120-2124 (c. 1880) has a much taller, bracketed cornice, with jigsawed ventilator panels set in a brick fascia. Generally, the later the house, the more attenuated, fanciful, and "machined" the cornice, until the advent of pressed metal. Perhaps even less noticeable at first glance is that the earlier houses in this case have segmental arched windows and door openings, while the later group has flat openings with pointed lintels of gauged brick.

SEE CONTINUATION SHEET #5

GENERAL DESCRIPTION (Continued)

A source of variety unique to Butchers Hill is its peculiar topography. Situated at the crest of Hampstead Hill about 125 feet above sea level at its highest point (roughly Fayette Street and Patterson Park Avenue), the land slopes down to the west and south. North of Fayette Street the land is fairly flat; east of Patterson Park Avenue the land slopes down to the east.

The south sides of the 2200 block East Pratt Street #21), the 2100 block East Lombard Street (#22) and the 2000 block East Baltimore Street (#23), composed almost exclusively of Italianate houses dating from the period 1865-1880, demonstrate how rows were "stepped" throughout the community, adapting to the slope. In some east-west rows, like those on the south side of the 2100 block East Baltimore Street (#s 19 & 48), the southern sloping land has enabled the houses to have ground level basements in the rear. Because of the extra light and air afforded to these basements, the kitchens in these and other rows were placed in the basement, connected to the dining rooms above by dumbwaiters, and obviating the need for backbuildings.

In many blocks of Butchers Hill, hopscotch accretion has produced streetscapes of picturesque diversity. The north side of the 2200 block East Fairmount Avenue (#24) contains large individually built houses, pairs of houses set back from the sidewalk behind front yards, two story flat roofed and gable roofed houses, and three story flat and gable roofed houses. The south side of the 2000 block East Pratt Street (#25) has larger and more richly detailed houses, which vary greatly in their age, height and style. Perhaps the best example of this diversity, a block of twenty-one brick rowhouses, is 2201-2239 East Baltimore Street (#s 26 & 27), constructed in six distinct stylistic groups, the earliest dating 1874, the latest 1904. The differences of age are augmented by the profusion of changing late Victorian stylistic devices, particularly at the roofline, where cornices, false mansards, wall dormers, gable ends and cresting compete.

Variety was designed into several groups of concurrently built Butchers Hill row houses. This can occur rather simply, where end of row houses, which are generally built on wider lots, often have side, instead of front entrances, as at 2239 East Baltimore Street, 2140 East Baltimore Street, and 2201 East Lombard Street. But in the row of nine houses at 2200-2216 East Baltimore Street(c.1890, #28), which fills the half-block between Collington and Madeira, the row of otherwise identical houses has been treated as an architectural unit. The end houses were given corner "towers" with stone quoins, which are capped with pyramidal slate roofs. The central house projects slightly from the rest and additionally has stone quoins. The group of nine Queen Anne houses at 6-10 South Patterson Park Avenue and 2229½-2239 East Baltimore Street (c. 1884, #26) is another such row with built-in variety.

Still further diversity along the streetfronts has been created through time by changes to original facades, which universally would have been exposed brick masonry. At Bankard Place, originally a row of nine identical Italianate houses at 2104-2120 East Baltimore Street (c. 1878, #29), major reconstruction

GENERAL DESCRIPTION (Continued)

has been undertaken. In 1981, 2104-2112 were rebuilt in brick in a modern, but fairly compatible manner, utilizing original marble steps and bases and correcting previous reconstruction. The house at 2118 was grossly altered c. 1930, but is scheduled to undergo restoration soon. The most original of the group is 2120 East Baltimore Street. The wholesale replacement of facades, generally due to structural failure has otherwise been rare to date in the District.

Far more common have been cosmetic changes to original facade finishes. Brick facades have been painted, painted and striped (usually oxblood red with white stripes), formstoned, stuccoed, or covered with spray asbestos or aluminum siding. The greatest number of facades has been painted or painted and striped; perhaps 25% are formstoned; and another 20% are bare brick, many of which are the result of chemical cleaning undertaken in the last five years. Generally, none of these treatments is significantly destructive of historic fabric, so that in addition to being a highly intact District, the individual buildings have maintained a high degree of integrity. The houses at 11-25 North Chester Street (c. 1878, #30) is an example of a row of great integrity, painted in variegated colors.

As stated above, the rows of the north-south and alley streets vary in degree but not in kind from those on the east-west streets. Exceptions to this rule, as have been mentioned, occur in the unit block North Chester Street (#30), and the unit (#31), 100 (#32), and 200 (#56) blocks South Patterson Park Avenue, where the size and styling of the houses are more characteristic of the east-west streets. Otherwise, houses of the north-south streets are plainer and more diminutive. The most literal example of the "same but smaller" characteristic is the row of Brick Style houses at 2-8 South Collington Avenue (c.1887, #33), which were built concurrently with their larger models around the corner at 2121-2129 East Baltimore Street (#48).

Importantly, side and alley street houses also demonstrate growth by hopscotch accretion throughout the community. Typical examples of the resultant mix on the north-south streets can be seen on the west sides of the unit (#34) and 100 (#35) blocks South Washington Street, the east side of the 100 block South Chester Street (#36), the east side of the 100 block South Collington Avenue (#37), and the east side of the 100 block North Patterson Park Avenue (#38). In the last mentioned block, several two story Italianate houses have been given a mansarded third floor. It is not known if these are original, or a later attempt to expand living space.

The row of sixteen houses of the east side of the unit block North Collington Avenue (#39), which probably gives a greater impression of repetitive uniformity than any other row in Butchers Hill, actually consists of two distinct groups of houses, both constructed c. 1890. The nine houses at 1-17 North Collington are slightly smaller than their neighbors, vary in cornice detail, and have brick, as opposed to marble bases.

SEE CONTINUATION SHEET #7

GENERAL DESCRIPTION (Continued)

Despite being smaller, simpler, and lagging behind a few years in the incorporation of new materials and styles, the alley houses of Butchers Hill demonstrate the same development pattern. This is represented throughout the community, as demonstrated by the gable roofed row at 5-31 South Chapel Street (#40), the row of six shed roofed and five gable roofed houses at 107-127 South Castle Street (#41), and the rows of Italianate shed roofed houses at 100-124 North Madeira Street (#43). The high degree of integrity which some of the alley houses retain is sometimes very great, such as the house at 121 South Castle Street (#42) or the row at 112-124 North Madeira (#43). The views of the harbor from the north-south alley streets are particularly good, for no trees are planted in the alleys to obstruct the views. From the alleys, the long vistas of rooftops, water, boats, the far shore and sky are juxtaposed with the narrowness of the streets.

The alleys often play host to the sheds and carriage houses of the large non-alley homes (#s 2 & 13), which are generally one or two story rectangular brick structures. The Bankard Gunther Mansion has the largest and most elaborate extant carriage house in the District. However the carriage house on Madeira Street which serves the home at 2219 East Pratt Street (c.1875, #44) is a masterpiece of late Victorian brickwork, featuring corbelling, mousetoothing, and rustication that complements the low brick walls, and the iron gate, fence and porches which frame the small paved rear yard. Particularly the alley streets above Fairmount Avenue contain a fair number of low, masonry, utilitarian structures.

Although Butchers Hill is a largely residential community, there are some buildings not built exclusively for residential purposes. Developed to support the residential community, small stores are nearly universally accomodated in row structures built and utilized for combined residential/commercial use. Perhaps the best preserved of these storefronts is the building at 2000 East Lombard Street (c.1880, #45), which served as the offices of the Patterson Park Permanent Loan and Building Association. Typically, although not always sited at corner locations, these structures often have corner entrances set at a diagonal, with large plate glass windows set above a panelled wooden base, surmounted by elaborate projecting cornices of wood or metal. The upper floors were reserved for residential use, often by the store proprietor. A moderately altered storefront on an otherwise fine Italianate building, at a mid-block location, is at 2207 East Baltimore Street (c.1874, #46), constructed as a saloon. Another better preserved, mid-block example is at 2003 East Fayette Street (c.1870). The best preserved commercial interior remains at 2200 East Baltimore Street (c. 1890, #28) which was constructed to house a drugstore, and which retains extremely elaborate oak, marble and stained glass counters, shelves and cabinets. Approximately three dozen original storefronts remain in the community with varying degrees of alteration.

SEE CONTINUATION SHEET #8

GENERAL DESCRIPTION (Continued)

Some storefronts like that at the Quinn House(#7) were added after the building was constructed, and even they, in some cases have been grossly altered. But the first floors continue to be used as grocery, hardware, ice cream and drugstores, as well as barbershops, restaurants, bars, delicatessens, carry-out shops, offices and laundromats, and in some cases as churches or residential space. At least two storefront buildings occur at each of the following intersections: Fayette and Patterson Park, Fairmount and Patterson Park, Fairmount and Chester, Baltimore and Collington, Baltimore and Washington, Lombard and Collington, Lombard and Chester, Lombard and Washington, and Pratt and Chester.

A few light industrial structures are in the community, most of which also contribute to the District. The Excelsior Cigar Factory (c. 1891, #47), at 103 South Washington Street, could almost pass as a rowhouse (and is now used exclusively for residential purposes), except for the lettering in the front pediment identifying its original use. The Belmont Stables (c. 1892, #48) at 2115-2117 East Baltimore Street is a simple Romanesque brick structure, which blends equally well with the surrounding rowhouses.

Some commercial and industrial structures have not faired as well through the years. The large building at 2239-2243 East Fayette Street was built in 1916 as a movie theater, later used as a bowling alley, and was rebuilt in the Art Deco style in 1932, reopening as the Roxy Theatre. Although the marquee remains, the facade has been covered with formstone and the structure used as a church. A similar situation occurred at 2121 East Fayette Street (c. 1875, #17), which was originally the East Baltimore Carriage Works. The front facade has been covered with formstone which obscures all facade detail, and it is currently used as a church as well.

Among the important commercial and light industrial structures which have been demolished are the Citizen's Passenger Railway Depot, which stood from 1871-1895 at 2201-2205 East Baltimore Street (#27); the Hide and Fat House, which stood from C. 1870-c. 1890 near 115-119 North Patterson Park Avenue (#38); and Schroetl's Scouring and Dyeing Works which stood behind the Schoetl house at 16 South Patterson Park Avenue from c. 1875-c. 1930. The most recently constructed commercial/light industrial structure of note in Butchers Hill, which followed the demolition of a church, is the Gibraltar Garage, built in 1926 at 2101 East Pratt Street (#36). It is a substantial one story and basement building constructed of stone, now painted white. Although atypical of the buildings on the principal streets in the district, it does not detract from the area in such a manner as to be considered an intrusion.

Among the handsomest buildings in the District are its structures erected for religious purposes. The first and second churches to have been constructed

SEE CONTINUATION SHEET #9

GENERAL DESCRIPTION (Continued)

in Butchers Hill no longer stand. The Washington Street Station Methodist Protestant Church, constructed in 1858, appears on Sachse's Bird's Eye View of 1869 to be a two story plus attic, five bay, gable roofed brick structure, which stood at 100-106 South Washington Street (#35). In 1887 the congregation built a new church in the District and the old building was demolished for four new houses.

Little is known of the second church, the Protestant Episcopal Church of the Holy Comforter, which was completed in 1876 and replaced by the Gibraltar Garage in 1926.

St. Andrew's Russian Orthodox Church at the northwest corner of Lombard and Chester Streets (#49) was built in 1887 for the congregation of the Washington Street M. P. Church. Constructed of random ashlar stone masonry and trimmed with red sandstone, it is a simple but imposing Gothic Revival styled structure. A bell tower, porch, transept, and rectory skirt the nave, and fill the half block face of Lombard Street between Castle and Chester (#50).

The East Baltimore Station Methodist Episcopal Church at the southeast corner of Baltimore and Washington Streets (#s 51 and 52) was completed just two years later, and is the most architecturally ambitious building in Butchers Hill. It compares favorably with the best ecclesiastical architecture commissioned in Baltimore in the period. Romanesque Revival in styling, it is also constructed of random ashlar stone masonry and trimmed with sandstone. A tall cone shaped roof caps the tower surmounting the Baltimore Street entrance porch. On the same side, the nave's gabled roof is broken by gabled wall dormers, cylindrical stone chimneys, and eyelid roof vents. The stained glass and masonry are in desperate need of stabilization.

Structures built more recently for worship in Butchers Hill were far simpler in scale and styling. In 1916 the Tzemach Sedek Nusach Congregation built a brick synagogue at 2120 East Fairmount Avenue (#53). It was constructed with a beige brick facade in a style that would appear to be Egyptian Revival in inspiration. Simpler still in styling and scale is the building erected for St.Olaf's Evangelical Luthern Church at 2122 East Fairmount Avenue (c. 1924, #54). Constructed of molded concrete block in a simple adaptation of the Gothic Revival, the tiny church and corner tower work well with the two story rowhouses at 100-114 North Collington Avenue (c. 1892, #54).

Until very recently there have been no parks in the Butchers Hill area, with the exception of neighboring Patterson Park. The historical links between the Park and the community are strong, but the most visible effect of the Park on the community is the size and scale of the houses facing it on South Patterson Avenue. The Lombard Street entrance to the Park was established as its main architectural point of entry in 1867. It is somewhat ironic that the houses of Baltimore and Pratt Streets are somewhat grander than those on Lombard, and additionally ironic that this is probably the result of the streetcar line established to bring people to the Park. Beginning in 1871, the line ran east

GENERAL DESCRIPTION (Continued)

on Baltimore, south on Patterson Park past the Lombard Street Gates, and west on Pratt. Apparently living on the streetcar line was more desireable than living on the street which ended at the Park's main entrance.

Two interior block parks which have recently been created are Halcott Square, in the half block bounded by Lombard, Duncan, Pratt, and Chester Streets, and the Castle Street or William Potts Park, dedicated in 1982, in the block bounded by Fairmount, Chester, Baltimore, and Washington Streets.

The occasional front and side yards which add interest to streetscapes have been mentioned. Most houses have some kind of usable back yard, the smallest of which are behind 100-110 North Madeira Street, the most generous behind 108-128 South Patterson Park Avenue. The Bankard-Gunther Mansion has what is the most generous overall (side and rear) yard. Vacant lots resulting from demolition are few, but do exist at 2235-2237 East Fayette Street, 126-128 North Patterson Park Avenue, 2113-2119 East Fairmount Avenue, 2101-2103 East Fairmount Avenue Avenue, 12-14 South Patterson Park Avenue, and 109 South Chapel Street. The Fairmount Avenue lots serve as vegetable gardens during the growing season.

Old and young street trees appear on all but the alley streets. Most older larger trees are sycamores or elms. The younger small trees are Bradford pears, lindens, locusts, and a wide variety of maples. The most magnificent specimens are in private yards. The largest magnolia the author has ever seen stands behind 2221 East Baltimore Street; a venerable cedar grows behind 2203-2205 East Pratt Street. Grapes, wisteria and climbing roses are well represented, twined around rear and side porches.

Although the houses of the alley and north-south streets have generally remained single family occupied, the majority of the houses on the east-west streets have been divided into apartments (usually three, but sometimes as many as seven). Particularly in the last five years, rehabilitation has done much to reduce density.

The Butcher's Hill District has largely maintained the appearance it had in 1915, probably the height of its second development phase, when it was essentially "finished." Its appearance in the period 1810-1850 can only be roughly surmised from the Poppleton Plans of 1823 and 1851, as well as Sachse's Bird's Eye Views of 1858 and 1869. Most buildings were freestanding and only roughly conformed to the projected street grid. Much activity took place outdoors, service structures were crude, yards were enclosed with board fences (as late as 1869 Baltimore Street was lined with fences) and streets that existed were unpaved. The clearest physical remnants of the first development phase are the Blattau House, and the offset of the unit block North Collington Avenue, which was routed around the buildings which stood in the projected street bed.

SEE CONTINUATION SHEET #11

GENERAL DESCRIPTION (Continued)

At least as early as 1852, with the construction of the Gosnell-Ehrman house, the rowhouse had seeded Butchers Hill. The transformation to its current state was complete by 1915, although slaughterhouses remained on both sides of the 2200 block Lamley Street as late as 1896. Despite the changes which have occurred, and a fair amount of neglect since 1945, most buildings in Butchers Hill remain in fair to good physical condition, and retain a high degree of integrity. Most changes made are of a reversible nature. In the last five years rehabilitation has commenced on more than 300 of the roughly 1000 buildings in the District, This rehabilitation activity is most visible in the 2000 block East Fairmount Avenue (#61), the 2100 and 2200 blocks East Baltimore Street (#s 14, 19, 26, 28, 29 and 48), a locally zoned historic district, the 2100 block East Lombard Street (#22), the west side of the unit block North Chester Street, and the unit block North Collington Avenue (#39), although it has touched virtually every block face in the District.

The combined qualities which make Butchers Hill distinct from the surrounding communities are the age, size and style of its buildings, its special topography, its unique development pattern, and its high level of integrity. Briefly summarized, the qualities of the surrounding rowhouse neighborhoods are as follows:

Hopkins East, to the north, is a residential/commercial community consisting of generally newer houses, most of which were developed as parts of long rows. Sited on flatter land, it is centered on the architecturally and functionally dominant Orleans and Monument Street spines. The hierarchy of main, side and alley street buildings is not clearly expressed in Hopkins East; residential buildings are virtually identical, no matter what street or alley they occupy. Although the integrity of individual buildings is generally high, the community has seen numerous intrusions in the form of new structures and vacant lots.

Patterson Place, to the east, is a primarily residential community consisting of generally newer houses, all of which were developed as parts of long rows. Rowhouse development was stalled in Patterson Place until 1888 when the old street bed of the Philadelphia Road was officially closed. Sited on the eastward sloping side of Hampstead Hill, it is centered on a functionally dominant Fayette Street spine. The grid, including the standard placement of alleys, is highly regularized and dominant here, however most houses have only two stories, with the exception of those houses which face Patterson Park. Unlike the houses in Butchers Hill which face the Park, those in Patterson Place are identical within each half block face.

Upper Fells Point, to the south, is a primarily residential community consisting generally of older houses, few of which were constructed singly or in pairs. Sited on lower ground, it gravitates to the functionally dominant Eastern Avenue. The hierarchy of main, side and alley street buildings is not expressed clearly in Upper Fells Point; residential buildings are virtually identical no matter what

SEE CONTINUATION SHEET #12

GENERAL DESCRIPTION (Continued)

street or alley they occupy. The majority of facades, roughly 50% to 70%, have been covered with formstone.

Washington Hill, to the west, is a residential, commercial, and institutional community of generally older buildings, a great percentage of which were constructed singly or in pairs. Nearly all houses on the east-west streets have gabled roofs. Sited on lower, flatter ground, it is centered on the architecturally and functionally dominant Broadway spine. From the 1930s through the present time, Washington Hill has seen numerous, large scale publicly sponsored renewal projects, which have produced blocks of open space, new housing and gut rehabilitation. (For a description of how the boundaries were chosen see Section 8, Significance.)

The Butchers Hill District, which best represent various types of buildings and architectural styles characteristic of the community include:

1. The Bankard-Gunther Mansion, 2102 East Baltimore Street, c. 1866. Entered in the National Register 6 August 1980.

2. The Blattau House, 113 North Collington Avenue, c. 1855, (#1). Originally freestanding, two and a half story painted brick house, hipped roof, five bay symmetrical facade, flat arched openings, eyebrow attic windows bricked in.

3. The Gosnell-Ehrman House, 2019 East Pratt Street, c. 1852, (#2). Greek Revival styled painted brick, freestanding rowhouse, three story, low gabled roof and stepped parapet end walls, round arched door with recessed enframement, flat arched windows, carriage house.

4. The Griffin House, 2200 East Pratt Street, c. 1860, (#3). Italianate styled painted brick rowhouse, three story, rear sloping shed roof, five center arched front entrance with applied wooden surround, flat arched windows.

5. The Gengagel-Wehr House, 2100 East Fairmount Avenue, C. 1872, (#5). Italianate styled painted brick rowhouse, three story, rear sloping shed roof, segmental arched entrance and windows, three story three sided brick bay and deteriorated wooden galleries at side, carriage house.

6. Weiskittel House, 1931 East Pratt Street, c. 1873, (#6). Italianate styled brick rowhouse with sprayed absetos covering, three story, rear sloping shed roof, segmental arched entrance and window openings, cast iron door and window surrounds, quoins, string course, cornice, lintels.

7. Athey House, 100 South Patterson Park Avenue, C. 1912, #8. Georgian Revival styled freestanding brick rowhouse, three story, flat roof, pedimented wooden surround at round arched front entrance, flat window openings with limestone lintels, Venetian window above side entrance which has Federal styled marble steps based on Baltimore period models.

SEE CONTINUATION SHEET #13

GENERAL DESCRIPTION (Continued)

8. 2221-2223 East Pratt Street, c. 1878, (#s 12 and 13). A pair of Italianate styled painted and striped brick rowhouses, three story rear sloping shed roofs, five center arched entrances and segmental arched windows, shared marble steps, marble door surrounds, marble lintels with keystones and skewbacks, cast iron galleries at rear.

9. 2215-2217 East Baltimore Street, c. 1890, (#14). A pair of Brick style rowhouses, three story, false mansard roofs, segmental arched openings with sandstone keystones and skewbacks, sandstone steps and bases, shared corbelled brick wall dormer, iron cresting.

10. 2201-2213 East Baltimore Sreet, c. 1876 (#19). A row of Italianate brick rowhouses, three story, rear sloping shed roofs, round arched entrances with wood surrounds, segmental arched windows, marble sills, bases and steps. The front facade of 2201 is covered with aluminum.

11. 2229½-2239 East Baltimore Street, 6-10 South Patterson Park Avenue, c. 1884, (#26). A group of nine concurrently built Queen Anne Styled brick rowhouses, three story, false mansards with gabled roof or wall dormers, segmental and flat arched openings, bluestone steps and belt courses, 2235 has original oriel. Front facades of 6-10 South Patterson Park Avenue have been formstoned.

12. 2121-2129 East Baltimore Street and 2-8 South Collington Avenue, c. 1887, (#s 33 and 48). A group of five three story and four two story Brick Style brick rowhouses, rear sloping shed roofs, segmental arched openings, corbelled brick surrounds, cornices and relief panels, marble steps (and bases on Baltimore Street).

13. 2200-2216 East Baltimore Street, c. 1890 (#28). A row of Romanesque inspired brick rowhouses, three stories, rear sloping shed roofs, segmental arched openings, middle house and end towers project and have rusticated stone quoins, towers have pyramidal roofs and iron finials.

14. Carriage house behind 2219 East Pratt Street, c. 1875, (#44). Brick Style carriage house, two stories with rear sloping shed roof, round and segmental arched openings, rusticated brick quoins and pilasters, corbelled and mousetoothed brick surrounds, cornice and chimneys.

15. 2000 East Lombard Street, c. 1880, (#45). Italianate styled brick rowhouse with storefront, three story, rear sloping shed roof, flat arched openings, corner entrance set diagonally, cast iron column at entrance corner supports wood cornice above plate glass windows, panelled wooden base.

SEE CONTINUATION SHEET #14

GENERAL DESCRIPTION (Continued)

16. Hotz's Saloon, 2207 East Baltimore Street, c. 1874, (#46). Italianate styled brick rowhouse with storefront, three story, rear sloping shed roof, segmental arched openings, stone lintels with keystones and skewbacks, original storefront configuration modestly altered.
17. Excelsior Cigar Factory, 103 South Washington Street, c. 1891, (#47). Romanesque styled brick industrial building, three story, rear sloping shed roofed masked by brick pediment at front, segmental and round arched openings, stone skewbacks, iron letters in pediment.

18. Belmont Stables, 2115-2117 East Baltimore Street, c. 1892, (#48). Romanesque inspired, painted brick stable, three story, rear sloping shed roof, round arched carriage entrances, segmental arched windows, original painted signs on Duncan Street side.

19. St. Andrew's Russian Orthodox Church (originally the Allnutt Memorial Methodist Protestant Church) and parsonage, northwest corner of Lombard and Chester Streets, c. 1887, (#s 49 and 50). Gothic Revival styled stone church, trimmed in red sandstone, square corner bell tower buttressed and has pyramidal, pointed arched openings, parsonage has stone facade.

20. East Baltimore Station Methodist Episcopal Church, southeast corner of Baltimore and Washington Streets, c. 1889 (#s 51 and 52). Romanesque Revival styled stone church, square side entrance porch surmounted by belltower with tall conical roof, round arched openings.

21. Tzemach Sedek Nusach Synagogue, 2120 East Fairmount Avenue, c. 1916, (#53). Egyptian Revival styled brick temple with beige brick facade, rusticated brick quoins and pilasters, false broken roof pediment, flat arched entrance framed by flat Egyptian styled pilasters and lintel.

8. Significance

B-3703

Period	Areas of Significance—Check and justify below			
___ prehistoric	___ archeology-prehistoric	X community planning	___ landscape architecture	X religion
___ 1400–1499	___ archeology-historic	___ conservation	___ law	___ science
___ 1500–1599	___ agriculture	X economics	___ literature	___ sculpture
___ 1600–1699	X architecture	___ education	___ military	X social/ humanitarian
___ 1700–1799	___ art	___ engineering	___ music	___ theater
X 1800–1899	X commerce	___ exploration/settlement	___ philosophy	X transportation
X 1900–	___ communications	X industry	X politics/government	___ other (specify)
		___ invention		

Specific dates 1850 to circa 1915 Builder Architect N/A

Statement of Significance (in one paragraph) Applicable Criteria: A and C

SIGNIFICANCE SUMMARY

The various roles Butchers Hill has played in the historical development of East Baltimore and the greater Baltimore region, as well as the economic and ethnic groups it has hosted, are reflected in its buildings. Unlike most Baltimore neighborhoods which grew as contiguous expansions to older, harbor dependent settlements, as industrial water mill or steam villages, or as crossroads trading centers, Butchers Hill was settled and existed as a physically isolated, prosperous tradesman's village before the Civil War. Its subsequent engulfment by an expanding city began slowly in the 1850s, accelerated in the 1870s, and was complete by 1915. The community's associations with William Patterson and his heirs, who shaped its early 19th century growth, as well as the butchers, the predominantly German merchants and industrialists, and the Jewish professionals and tradesmen who contributed to the growth of 19th and early 20th century Baltimore, and who successively populated and left Butchers Hill, can be clearly read in its extant resources. The collection of buildings represents a fine cross section of late 19th century rowhouse styles, and belies the uniformity assumed to be inherent in rowhouse communities. The buildings of Butchers Hill are a significant and distinguished entity linked by topography, a unique development pattern, and their integrity, as well as through the frequent use of elaborate ironwork for structural and decorative purposes. The resources of the community have and will continue to yield information on 19th century construction practices and patterns of growth, as well as on the acculturation of Baltimore's German and Jewish communities.

HISTORY AND SUPPORT

The developmental history of Butchers Hill began in 1773 when the Philadelphia Road, the post road to Philadelphia, was rerouted to give access to Baltimore over the newly constructed Baltimore Street Bridge over Jones Falls. Stretching southwest toward Baltimore, the road joined the new eastern extension of Baltimore Street where Baltimore Street now intefsects Patterson Park Avenue.

In 1773, most of the land now comprising Butchers Hill was owned by Benjamin Rogers, whose grandfather Nicholas had purchased the property as Kemp's Addition in 1708. Kemp's Addition(which was roughly equivalent to the area now bounded by Chester, Jefferson and Luzerne Streets and the harbor) consisted of 100 acres, and with the 100 acre Parkers Haven tract to the east had been the senior Roger's plantation.

No structures are known to have existed within the boundaries of the historic district at this time. The general area now bounded by Washington, Jefferson, Milton and Pratt Streets was popularly known as Hampstead Hill. Fairmount Avenue was originally Great Hampstead Street, from the eighteenth century until 1869.

SEE CONTINUATION SHEET #15

HISTORY AND SUPPORT (Continued)

By 1792 when Kemp's Addition and Parkers Haven were sold at public auction, Fairmount Avenue and Washington Street were laid out in rough form, framing the northeastern corner of Fells Prospect. Fairmount Avenue, which originated at its fork from Baltimore Street at the Harford Run (now beneath Caroline Street) led to the western slopes of Hampstead Hill. The Hill was probably a recreational area even at this early date, where, in the summer, residents of low lying Fells Point came to camp to escape malaria and yellow fever. Washington Street ran north from the harbor, terminating at Fairmount.

William Patterson, the successful bidder at the 1792 auction, was an eminently wealthy merchant, with office and dwelling on South Street in Baltimore. Patterson bought the property as an investment, and maintained Homestead on Jenkins Lane east of York Road as his country home. It was at Homestead in 1803 that Jerome Bonaparte, younger brother of Napoleon, met Patterson's daughter Betsy.

In the ensuing decades, Patterson and his heirs leased portions of Kemp's Addition. The first known structures erected in the area were built to take advantage of the Philadelphia Road traffic. By 1810, Jacob Loudenslager, butcher and innkeeper, had leased land from the Pattersons and conducted business near the intersection of Philadelphia Road and Baltimore Street. At least between 1822 and 1835 the area was referred to as Loudenslagers Hill in the Baltimore City Directories. Presumably, the major advantages of this site, which would attract dozens of butchers before the Civil War, was the easy route the Philadelphia Road afforded for the delivery of livestock from the farms northeast of Baltimore. Baltimore Street then gave direct access to the City's market houses, the closest being the Fells Point Market House, constructed in 1785.

Other developments of the eighteenth and early nineteenth centuries helped contribute to the present shape of Butchers Hill. By 1794, the First Presbyterian Church, then located at Fayette Street and Guilford Avenue, had established a burial ground on the land now bounded by Washington, Baltimore, Lombard and Castle Streets. The land was probably donated by William Patterson, who was an elder in the Church.

In 1814, the breastworks in Patterson Park were constructed and used for the defense of Baltimore during the War of 1812. The southern slopes of the hill provided an incomparable panoramic view of the harbor. In 1827, three weeks before he was to serve as one of the founders of the Baltimore and Ohio Railroad, William Patterson donated the first squares of Kemp's Addition to the City for use as a public walk. Recognizing the historic and scenic qualities of the site, as well as the development potential of the surrounding land, Patterson gave Baltimore its first public park.

SEE CONTINUATION SHEET #16

HISTORY AND SUPPORT (Continued)

Between 1816 and 1823, the vigorously expanding City of Baltimore made provision for its continued orderly growth by making claim to the Hill. In 1816 it was annexed to the City, and in 1817 the advantages of annexation became manifest when Baltimore Street was paved. The most lasting effect on the area resulting from annexation was the surveying and naming of the streets and north-south alleys, laid in a rigid grid, projected in 1823 by Thomas Poppleton. Although the streets remained unopened for years to come, only Patterson Park Avenue and Collington Avenue do not carry names assigned by Poppleton; they were to be Gist and Choptank Streets, respectively. With fortunate results, Collington Avenue, Duncan and Madeira Streets vary from the courses charted in 1823.

Between 1810 and the outbreak of the Civil War, butchers came to the Hill in a steady stream, taking up land leased from the Pattersons. Conceivably, an intrinsic part of the appeal of the Hill to the butchers was its heights. The elevation (125 feet above sea level, maximum) may have offered natural insurance that some of the more noxious aspects of their trade would not disturb a population spreading east from Old Town and north from Fells Point. Indeed, local legislation which had been enacted to regulate the operation of slaughter houses and butchering establishments probably directed them to the area. Between 1812 and 1816, ordinances were passed which prohibited the erection of slaughter houses in that part of Baltimore with a northeastern boundary stretching to Baltimore and Ann Streets, the limit of the populated city. Special permits were required for their erection beyond those limits. The Hill thus became the logical focal point for butchers expanding, moving, or beginning a business at the eastern end of the city.

By 1840, James Elmore, John McElroy, Samuel Moore, Jacob Bankard, Christian Stingle, William Bankard, Jacob Banks, Thomas Rodley, Lewis Elmore, T. J. Rusk, Jr., Jacob Bankard, Jr., Thomas J. Rusk, and John Moore, all butchers or victuallers, were among those who had located on the ground northeast of Washington and Lombard Streets, along a Baltimore Street spine.

The attraction which the area had for the butchers, even when considering the legislative controls guiding their location, is impressive. As late as 1852 the updated Poppleton Plan shows the three core blocks north of Baltimore Street to be an island of intense development in the still sparsely settled eastern precincts of the City. Such clustering of butchers was by no means uncommon, however. At the same time, groups of butchers, often relatives of the Hill butchers, were concentrated at various nodes in Baltimore, including the intersections of Fayette and Eden Streets, Pennsylvania Avenue and Hoffman Street, and Franklintown Road and West Baltimore Street.

SEE CONTINUATION SHEET #16

HISTORY AND SUPPORT (COntinued)

Although having been continuously used by the public, at least from 1827, it wasn't until 1853 that Patterson Park was formally opened, comprising only those blocks bounded by Lombard, Milton and Pratt Streets and Patterson Park Avenue. True to their reputation of being outstandingly public-spirited citizens, the Hill butchers made up almost the entire Committee of Arrangements for the Park's dedication. They were undoubtedly among the most vocal of the East Baltimore citizenry which called for the twenty-nine acre addition to the Park in 1860, purchased from the Patterson's, which set its present western limits. Wood fences were erected at the Park's perimeter to keep out stray hogs and cattle.

With the outbreak of the Civil War, Patterson Park was overrun with Union Army infantry and hospital encampments. The extent of the disruption in the community caused by the military presence is unknown, but at least one family, that of Jacob J. Bankard, apparently prospered.

Bankard, from a family of butchers who had been working on the Hill at least since 1840, had stalls in the Centre, Lexington and Hanover Markets by 1860. During the War, he got into the business of packing beef and pork. Amassing a wartime fortune, by 1866 he built the lavish Italianate residence and carriage house at the northeast corner of Baltimore and Chester Streets, which is roughly at the geographic center of the district.

As a group the butchers were apparently very prosperous, and busy. Between the Civil War and 1891, the legal name of Lamley Street was Blood Alley. In the decades before the Civil War the butchers had built their own, usually free-standing, brick or frame homes. Their yards contained numerous outbuildings. Additionally, even before the Civil War they had begun to build rental rowhousing, probably at least partially occupied by their employees.

Anton Blattau was representative of the group. He arrived on the Hill c.1850 and by 1855 had built the large, originally freestanding, brick hip roofed structure now at 113 North Collington Avenue (#1) as his home, on land leased from the Pattersons. In form, it is unlike anything extant in Baltimore. In 1860, also on land leased from the Pattersons, butcher John Snyder had the row of gable roofed houses at 2201-2223 East Fayette Street (#17) constructed, which is among the earliest rows in Butchers Hill. This type of rowhouse is extant in many older Baltimore neighborhoods; this particular row was rented out by Snyder at least through 1886.

As early as 1852, large individual homes were being constructed in Butchers Hill, anticipating the continued spread of the city by adopting the rowhouse form in advance of the rows moving eastward from Broadway. In that year the Gosnell-Ehrman House (#2) was built at 2019 East Pratt Street as the home of a family of dry goods importers whose business was at 10 South Charles Street. It is typical of the large Greek Revival styled homes being built in the Mount Vernon area and on Broadway in the period. Its large carriage house survives.

SEE CONTINUATION SHEET #17

HISTORY AND SUPPORT (Continued)

Significantly different about the Gosnell-Ehrman House from similar houses in other communities is its setting. Perched on the Hill, a long wood and iron side gallery overlooked the harbor. In 1881, when J. Thomas Scharf's History of Baltimore was published, the house (then occupied by Lewis Ehrman, ship chandler, with stores at Locust and Fells Point) was still considered gracious and fashionable enough to be given a full page engraving. The illustration includes a female member of the Ehrman household on the gallery, which survives in altered form, with eyes fixed toward the water. Additionally, the Gosnell-Ehrman House, although fitting very neatly in its current row, was, like the Blattau House, constructed as a freestanding structure, and actually remains so today.

Virtually identical in styling, but smaller and more fully integrated into the rowhouse form is the pair of houses at 2001-2003 East Pratt Street (#25), constructed concurrently, c. 1855. They were first occupied by the families of Edward Cockey, guager at the Customs House, and Peter Mowell, owner of a large Canton iron furnace, respectively. Each was built with a brick carriage house. Mowell was one of the pioneers of the Baltimore iron industry, having begun his career at the Ellicott's Mills iron furnaces, later purchasing New Yorker Israel Munson's Cedar Point furnaces in Canton, about 1840. He died in 1869 at "Glencoe" his country estate in Baltimore County. Ironically, Edward Cockey, linked to the prominent Baltimore County family, had the house which today displays more interesting iron work, particularly the side gallery and the rails at the front steps, which have cast and wrought iron pineapples.

An early forecast of the style of things to come was the Griffin House, at 2200 East Pratt Street (#3), built in 1860 for Thomas C. Griffin, Fells Point attorney. In exterior styling it is a radical departure from the earlier houses, and pre-dates the Italianate Bankard-Gunther Mansion by six years. Italianate in design, the vertical proportions, generous wooden door surrounds and hood, projecting cornice supported on slim brackets, and straightforwardly announced rear sloping shed roof adopted in the Griffin House, would be elements used and re-used throughout Baltimore in the next fifty years. Although its ornamental iron remains at the rear, the Griffin House stable has been severely altered.

In the years immediately following the close of the Civil War, Butchers Hill saw the full force of the onslaught from the west. The expanded thirty-five acre Park experienced yearly improvements, with the boat lake completed in 1864, the marble display fountain in 1865, the superintendent's house in 1866, and architect George Frederick's elegant Lombard Street gates in 1869. Following the lead of the Gosnells, Griffins and Bankards, the butchers and businessmen from outside the area began to build individual new row houses for themselves, and speculative rows of houses for sale or rent to newcomers.

SEE CONTINUATION SHEET NO. 18

HISTORY AND SUPPORT (Continued)

The Italianate house at 2000 East Baltimore Street (#4) was built in 1867 by butcher Jacob Rusk, who maintained stalls at the Fells Point Market. As recently as five years ago it was ornamented with iron window baskets and a uniquely finished set of wooden side galleries. The carriage house remains. Dr. George Glanville Rusk, a physician and brother to Jacob, moved his practice and residence here from the northeast corner of Broadway and Lombard in 1870.

In 1869, John Snyder, developer of 2201-2223 East Fayett Street, and butcher with stalls at the Fells Point Market, built the large Italianate house at 2216 East Fairmount Avenue (#24), featuring a cast iron balcony at the front, elaborate wooden side galleries, and a carriage house to the rear. The distinctive Italianate house at 2101 East Fairmount Avenue (#5) was built in 1872 by Jacob Gengagel, also a butcher with stalls at the Fells Point Market. The house was purchased in the 1880s by August Wehr, wealthy brick manufacturer and metal fabricator, whose monogram appears above the carriage house entrance. Anton Weiskittel, whose iron foundry was at the northeast corner of Aliceanna and Washington Streets (at the "border" between Fells Point and Canton) built the exceedingly handsome Italianate home at 1931 East Pratt Street (#6) in 1873, which is ornamented with a wealth of cast-iron elements and is unique in Baltimore. Charles Roehle, whose brother Louis was a partner of the Weiskittel's was a Canton druggist who had the magnificent home and carriage house (#44) at 2219 East Pratt Street constructed in 1875. The cast-iron Weiskittel-Roehle burial vault in Loudon Park Cemetery was entered in the National Register in 1976.

By about 1871, the Citizen's Passenger Railway had laid their track east on Baltimore Street, south on Patterson Park Avenue, and west across Pratt Street. A depot for the horse drawn cars was erected at the southeast corner of Baltimore and Collington. The streetcars, which ran to Druid Hill Park, the opposite end of the line, brought throngs of people to Patterson Park, which in turn expanded south from Gough to Eastern Avenue in the same year. Both Patterson and Druid Hill Park improvements were funded through streetcar fares collected, a unique arrangement the city had with the controllers of the streetcar franchise. By 1874, William Hotz had built and begun operating his saloon in the large, handsome Italianate structure at 2207 East Baltimore Street (#46). Standing next to the depot, the saloon was probably calculated to offer additional refreshment to those who visited the Park.

As early as 1868, when the rows of large houses at 2222-2228 East Lombard Street (#8) and 18-28 South Patterson Park Avenue (#31) were constructed in close proximity to the Park's Lombard Street entrance, the Hill had been discovered as a good site for large scale, regularized, speculative rowhouse development The 1876 Hopkins Atlas indicates that the western third of the historic district had been built with rows by that time. In 1873, the Presbyterian Burial ground was sold and partially built with rowhouses. The spread of the rows continued until 1915, by which time all of the land had been developed, or redeveloped.

SEE CONTINUATION SHEET #19

HISTORY AND SUPPORT (Continued)

"Butcher's Hill," the name by which the community became known after the Civil War, could not help but become a fashionable neighborhood with the strong architectural examples set by the individual homes, the luxuries of a streetcar line and a bucolic park as neighbors, and with the butchers or the Patterson's controlling the lions share of the land.

In 1876, Jacob Bankard hired Charles D. Blake to build the row at 2101-2113 East Baltimore Street (#19), facing Bankard's mansion. Blake, one of the most accomplished contractors of the era, was responsible for many houses on Eutaw Place, Bolton and Charles Streets. Bankard additionally developed Bankard Place, at 2104-2120 East Baltimore Street (#29) in 1878, immediately to the east of his home, and 11-25 North Chester Street (#30), at about the same time,immediately to the north of his home. Land sold or sub-leased by Bankard for development by others often was controlled by deed covenants specifying the size and style of buildings to be erected.

In 1884, Charles Joseph Bonaparte, grandson of Betsy Patterson, noted reformer, and Secretary of the Navy under Theodore Roosevelt, developed the group of nine houses on a portion of his inheritance, previously occupied by butcher William McElroy's home and yards, at the southwest corner of Baltimore Street and Patterson Park Avenue (#26). Designed by J. B. Noel Wyatt, these houses are fine examples of the Queen Anne style in Baltimore.

The heirs of butcher Jacob Pappler developed the Brick Style houses at 2121-2129 East Baltimore Street (#48) and their diminutive look-alikes at 2-8 South Collington Avenue (#33) in 1887. In 1890, the year the Pagoda was erected in Patterson Park, the Papplers built the row of modest two-story Italianate houses at 100-114 North Collington Street (#54). Their Queen Anne styled windows with stained glass borders are like those in the Pagoda.

Among the others who developed houses in the area, from rows of two to fourteen houses, were building contractors, attorneys, and owners of Canton canneries. Most maintained their own residences in Butchers Hill as well. In 1892, building contractor Benjamin Glenn built a house for himself at 2300 East Baltimore Street (#55) and built and operated the Belmont Stables at 2115-2117 East Baltimore Street (#48) for those neighborhood residents like himself, who had no carriage house.

Those who came to live in the homes on the east-west streets were cut from the same economic mold as those who built the houses. Some of the residents of Butchers Hill, between 1870 and 1915, who were often related by birth, marriage or business included: Gebhart Leimbach, general emigrant agent for the B & O Railroad, with offices in Fells Point (2214 East Pratt Street); George Goetz, owner of George Goetz and Sons, a large tailoring firm in Fells Point (2204 East Pratt Street, #3); Frank M. Ellerbrock, soliciting agent for U.S.F. and G., with offices downtown (11921 East Pratt Street); James S. Hoskins, president and treasurer of the Hoskins Lumber Company, with offices in the Marine Bank

SEE CONTINUATION SHEET #20

HISTORY AND SUPPORT (Continued)

Building, downtown (2129 East Baltimore Street, #48); Frederick Wehr, president of Herman Wehr and Company, metal dealers, at Pratt and President Street (2001 East Pratt Street, #25); John Sherwood, vice president and general manager of the Baltimore Steam Packet Company, the "Old Bay Line" (2017 East Baltimore Street, #23); H.H. Hobelmann, president and treasurer of the Wehr-Hobelmann Gottlieb Brewing and Malting Company, and a director of both the German Fire Insurance Company and the German Bank of Baltimore (2119 and 2121 East Pratt Street); Martin Meyerdirck, President of the German-American Fire Insurance Company (1925 East Pratt Street); H. Wells Rusk, attorney (2109 East Baltimore Street, #19); Oliver W. Miller, partner in the firm of A. Thomas and Company, Federal Hill oyster packers (2229 East Pratt Street, #12); William Betsworth, partner in the firm of E. B. Mallory and Company, Canton oyster packers (2231 East Pratt Street, #12); and Peter C. Struven, partner in Struven and Wacker, Canton shipbuilders (2209 East Pratt Street, #21).

Some individuals, like Peter C. Struven's partner Charles Wacker, rented homes in Butchers Hill until deciding to buy or build. Wacker lived in rented homes at 2205 East Pratt Street (#21) and 2231 East Baltimore Street (#26) before building the large, individually constructed home with side yard at 2002 East Pratt Street, in 1893. Houses on the side streets and alleys were bought or rented by workers in the Fells Point or Canton canneries, foundries, and shipyards also often owned by their neighbors.

Businesses and institutions arose in a modest way to support the residential community. By 1870, the Butchers Hill Building Association had been formed by prominent community members to provide mortgage money for prospective home purchasers, and institutionalizing the community's popular name. By 1881 Butchers Hill Building Association No. 3 had been formed. The Patterson Park Permanent Loan and Building Association occupied the storefront at 2000 East Lomard Street (#45) from c. 1880. The Germania Savings Bank occupied the storefront at 100 South Washington Street (#35) from 1887. Druggists, confectioners, and grocers set up shop, usually at corner locations.

The histories of the structures built for religious purposes in Butchers Hill perhaps best mirror social conditions and the demographics of the community. The Washington Street Station Methodist Protestant Church was the first to be built in the community. The congregation had been organized in 1858 and first met at the rooms of the Columbian Fire Company in Fells Point. In 1859, their building at the southwest corner of Lombard and Washington Streets was completed, however by 1885 it had become obvious that a new church was needed to handle the growing congregation. In 1887, the Gothic Revival styled stone church at the northwest corner of Lombard and Chester Streets was constructed. The bell tower contains the bell from the Columbian Fire Company's engine house. It had at one time the largest Methodist Protestant congregation in Maryland, but in 1941 the congregation moved out to Harford Road. The building was purchased by the congregation of St. Andrew's Russian Orthodox Church, begun as a congregation of ethnic Serbians, Bulgarians and Rumanians.

SEE CONTINUATION SHEET #21

HISTORY AND SUPPORT (Continued)

The second church constructed in Butchers Hill was the Protestant Episcopal Church of the Holy Comforter. It was completed in 1876 at the southeast corner of Pratt and Chester Streets for the congregation of St. Matthew's Chapel, in memory of merchant George R. Gaither. St. Matthew's Chapel had been on Bank Street, in Fells Point. Nothing is known about the appearance of the new church. In 1923, because of a "changing neighborhood", the congregation of Holy Comforter merged with the congregations of the Fells Point P. E. Mission (Fleet and Bond) and St. Phillip's Chapel (Lombard and Bouldin, Highlandtown), to form the P. E. Church of the Resurrection, constructed at Fayette, Linwood and Pulaski Streets in 1925. Coincidentally, the Church of the Resurrection was the first meeting place of the congregation of St. Andrews Russian Orthodox Church in 1940. The lot at Pratt and Chester Streets was sold to Walter Rydzewski, who lived in a house Thomas Griffin had built c. 1867, at 136 South Patterson Park Avenue (#10). In the tradition of Benjamin Glenn, who had built the Belmont Stables, Rydzewski constructed and operated the Gibraltar Garage (#36) on the church lot in 1926.

The fourth church to be built in Butchers Hill was the East Baltimore Station Methodist Episcopal Church (#s 52 and 52), completed in 1889. It was erected at the southeast corner of Baltimore and Washington Streets, on land which had formerly been part of the Presbyterian burial ground. With roots going back to the birth of Methodism in America, the congregation of the church had remained behind to occupy the Dallas Street Church (c.1773) at Dallas and Fleet Streets, Fells Point, when the congregation of what would become the Lovely Lane Chapel (generally acknowledged to be the Mother Church of American Methodism) took to the west side of Jones Falls in 1774. Worship continued in the Dallas Street Church until 1802, when the congregation built the Wilks Street Church, actually on Eastern Avenue east of Bank Street. In 1861 this building was remodeled and renamed the Eastern Avenue Church. The dramatic, stone, Romanesque Revival building in Butchers Hill was designed by the prolific Baltimore architect Charles Carson, who, at the same time, served as the local architect for the church erected at St. Paul and 22nd Streets for the Lovely Lane congregation, being completed to the designs of Stanford White. The East Baltimore Church shares with Lovely Lane the use of Port Deposit granite, and the unusual conical roof which spreads beyond the top edges of each stone tower. The East Baltimore Church otherwise does not approach the monumental geometry and simplicity of White's building, but nonetheless uses an informed vocabulary of Romanesque elements, successfully overcomes a difficult sloped site, and is among the finest of church structures built in the period in Baltimore.

The congregation of the East Baltimore Church moved to Baltimore County in the 1950s and attempted to operate the building as a mission. It is currently occupied by the non-profit Julie Community Center, which is affiliated with the Roman Catholic Church, and is in great need of stabilization.

SEE CONTINUATION SHEET #22

HISTORY AND SUPPORT (Continued)

Indeed by 1915, the population of the neighborhood had undergone great change. The last, and one of the finest individual homes was constructed for Dr. Caleb N. Athey at 100 South Patterson Park Avenue (#8) in 1912. Dr. Athey graduated from the University of Maryland Medical School in 1894, and set up his home and office at 1092-1904 Eastern Avenue. The Athey House was later built as his home and office and, thus has two first floor entrances. When he died in 1935, although his office had remained in Butchers Hill, his home was at 5717 Roland Avenue. The building is now a day nursery run by the Sister Servants of Mary Immaculate.

The years 1910 to 1920 were years of great transition as the last of the butchers and other long time residents moved out to Charles Village, Roland Park, Reservoir Hill and Catonsville. Most of the homes were bought and occupied by Jewish families moving east from the congestion of Old Town. When George G. Rusk moved in 1917 to Roland Park, his former home at 2000 East Baltimore Street became Harry Attman's Delicatessen. In 1919 the Bankard-Gunther Mansion became the Hebrew Home for Incurables. Between 1920 and 1940, the community was largely populated with the families of Jewish doctors, lawyers, dentists, tailors, rabbis, grocers, confectioners and barbers, with synagogues and social culbs set up in former residences. The Tzemach Sedek Nusach Synagogue (#53) was built in 1916 at 2120 East Fairmount Avenue. Many buildings formerly used exclusively for residential purposes, like the Romanesque Quinn House (#7) at 2243 East Baltimore Street, were given storefronts at this time. Lithuanians and Poles made up the rest of the neighborhood.

Although slaughterhouses remained in Butchers Hill as late as 1896, the cluster of tradesmen was dissipated not only by the advent of urban residential development, but by changes in the processing, transport and marketing of meat products as well. By 1920, meat sold in grocery store chains in Baltimore were as likely to have been processed in the American Midwest as to have been prepared locally in a large plant, such as Esskay, on Baltimore Street east of Butchers Hill.

Typical of most neighborhoods of single-family homes near central Baltimore, most of the larger homes were divided into apartments during World War II. Because it was close to southeastern Baltimore and Baltimore County's large defense-related industrial plants, Butchers Hill may have been hit harder than other neighborhoods. Three story homes were split into as many as seven apartments, and entered a period of neglect and physical decline. The Jewish families moved to northwestern Baltimore and Baltimore County, and economically disadvantaged Lumbee Indians from North and South Carolina and Appalachian whites moved in. The Tzemach Sedek Nusach Synagogue became the Wilson Baptist Church.

SEE CONTINUATION SHEET #23

HISTORY AND SUPPORT (Continued)

Beginning in 1976, an innovative series of housing rehabilitation programs formulated by the Southeast Land Bank, a subsidiary of the nonprofit Southeast Community Organization, assisted with a $600,000.00 loan from the Ford Foundation, were set into motion to reverse thirty years of deterioration. Since that time, Butchers Hill has been distinguished by the millions of dollars of private investment, and the minimal amount of public monies expended, which have gone into assisting former tenants purchasing the smaller side street and alley homes, while the larger homes have been rehabilitated as single family or two apartment residences by private owner occupants. The majority of rehabilitation activity to date has been very sensitive to the historic character of the buildings. Most of the approximately 100 homes that were purchased and resold by the Southeast Land Bank carry protective exterior covenants in their deeds. Both sides of the 2100 and 2200 blocks of East Baltimore Street were designated a local historic district at owner request in July, 1981.

The district conveys a sense of historic and architectural cohesiveness through a variety of elements. Consisting largely of Italianate styled brick rowhouses which conform to the hierarchical grid of major, minor and service streets, and possessing a hilly topgoraphy, which provide the context of the district, considerable variety takes place within that context. The variety is created by the differences in age, size and styling of buildings, the high frequency of buildings built individually or in pairs, the small average size of rows of concurrently built houses, the uneven topography which creates variety in the district but sets it apart and unites it, and a development pattern which has been labelled "hopscotch accretion". The overall integrity of the buildings also contributes to the sense of cohesiveness.

Rowhouses, commercial buildings, and churches of the size and style of those in Butchers Hill have not been built since the 1920s; this fact alone conveys even to the untrained eye that this is indeed an old neighborhood. Moreover, the frequent individually built homes, the size of the houses on the east-west streets, and the ample mix of styles beyond the Italianate make Butchers Hill unique in East Baltimore. The wealth of cast and wrought iron detailing and decoration make the community unique in Baltimore.

More specific and individualized elements contribute to the area's distinctness. The painted signs advertising the services of the Belmont Stables, and the iron lettering identifying the Excelsior Cigar Factory are pleasant anachronisms. The houses at 2104-2120 East Baltimore Street are identified as Bankard Place by a carved marble slab at the second floor corner of 2120. The "A.W." monogram above the carriage house entrance at 2100 East Fairmount Avenue advertises its former owner, as does the Star of David set in the round window of the Wilson Baptist Church.

SEE CONTINUATION SHEET #24

HISTORY AND SUPPORT (Continued)

The district has had little direct impact on the historical development of the larger community, except through some of the individuals who have lived within the boundaries. Like most neighborhoods in central Baltimore, it has been populated by successive waves of people reaching for economic success, who stay for a while and then move on. The residents of Butchers Hill, particularly the butchers, were instrumental in encouraging the City to expand Paterson Park in the late nineteenth century. It now totals 135 acres and is one of Baltimore's major historical, architectural and recreational assets.

Many of the businessmen who lived in Butchers Hill between 1870 and 1915 belonged to the East Baltimore Business Men's Association, founded in 1886. Gebhard Leimbach, resident of Butchers Hill and Emigrant Agent for the B & O Railroad was one of its five organizers. Among the Association's major efforts and accomplishments by the turn of the century were the establishment of a produce exchange at Henderson's Wharf, the expansion of Patterson Park, the repaving of Broadway from Preston Street to the harbor, the widening of Baltimore Street immediately east of Jones Falls, and establishing ferry service from the foot of Broadway to Sparrows Point.

Other residents of Butchers Hill were instrumental in organizing other institutions which served greater Baltimore. Anton Weiskittel and Frederick Wehr were among the incorporators of the German Bank of Baltimore in 1868, which was merged into the Central Savings Bank during World War I. Fire insurance companies, building and loan associations, protective and charitable organizations, were initiated and supported by neighborhood residents.

Disruptive intrusions are extremely rare in the district, and are identified on the district map. Several low, windowless, masonry structures built within the last twenty years near the intersection of Fayette and Chester Streets are intrusive because they are visible in major and minor street elevations (#17). Similar, but often older structures occur within the interiors of the blocks north of Fairmount Avenue, and an additional such structure is behind and attached to 16 South Patterson Park Avenue. Because these have only alley elevations and because in many cases they maintain the footprint and mass of earlier structures, these are not considered intrusions. Open space intrusions occur at three locations where buildings have been demolished creating inappropriate gaps in the block face.

The district boundaries were drawn to include all half block faces of buildings which share the western or southern slope of Hampstead Hill, are of the general age, size and style typical of Butchers Hill, conform to the hierarchical street grid, embody the characteristics of hopscotch accretion, and which retain at least a moderate level of integrity. In two cases streets or alleys have been crossed to pick up individually constructed buildings more characteristic of Butchers Hill than the other buildings of their respective half block faces. In one case, the boundary line has been drawn through a block face to eliminate

SEE CONTINUATION SHEET NO.25

HISTORY AND SUPPORT (Continued)

buildings whose integrity has been compromised through sandblasting, alterations and removal of openings and cornices, and new construction. In another case the line has been drawn down the middle of an alley street; the integrity of the houses on the excluded west side have been severely compromised by the removal of cornices and the introduction of formstone in the entire block. The north-eastern boundary of the district has been fixed by demolition and new construction of a school and housing. The alley south of and parallel to Pratt Street is an excellent southern boundary, giving access to the carriage houses of the large Pratt Street homes, with only the sides of the houses of Upper Fells Point, as characterized in the description, fronting it. Historically, St. Michaels Roman Catholic Church to the west of the district is more intimately linked to the Fells Point and Washington Hill communities. Patterson Park is an open space resource that touches and is shared by several East Baltimore communities, and is excluded from the district.

Illustrations of the edges and pivotal points of the district, running clockwise from the intersection of Patterson Park Avenue and Fayette Street include:

1) #38 - East side of the 100 block North Patterson Park Avenue, looking southeast.

2) #55 - 2300 East Baltimore Street (the Glenn House) and the east side of the unit block North Patterson Park Avenue, looking northeast. Right (east) of the Glenn House, all houses post date 1888, are identical within each half block face, and are sited on the eastern sloping side of Hampstead Hill.

3) #32 - West side of the 100 block South Patterson Park Avenue, looking southwest.

4) #56 - West side of the 200 block South Patterson Park Avenue, looking southwest. Right (north) and inclusive of the yellow painted brick building is in the district; left (south) and inclusive of the building with the aluminum covered cornice is outside the district. Each house in the latter group has undergone major alteration.

5) #57 - 222-224 South Patterson Park Avenue. A setback pair of houses included in the district at its southermost extremity, not visible in #56 above.

6) #58 - North side of the 1900 block East Pratt Street, looking southwest. The gable-roofed, formstoned buildings to the left (west) of the red-painted brick building are typical of Washington Hill and are not in the district. The red-painted brick building, 1916 East Pratt Street, is in the district.

7) #59 - North side of the 1900 block East Lombard Street, looking northwest. The large brick school and stone church (St. Michael's) are outside the district.

SEE CONTINUATION SHEET #26

HISTORY AND SUPPORT (Continued)

8) #40 - East side of the unit block South Chapel Street, looking northeast. The brick wall to the left (west - St. Michael's School and yard) and the new brick houses viewed at the end (north) of the alley are outside the district.

9) #60 - South side of the 1900 block East Baltimore Street, looking southwest. The large brick building to the right (west) of the alley, St. Michael's Hall, is outside the district.

10) #61 - South side of the 2000 block East Fairmount Avenue, looking southwest. New brick buildings to the right (west), sitting lower on the hill, are outside the district.

11) #17 - South side of the 2200 and 2100 blocks East Fayette Street, looking southwest. Large brick school building (P.S. #27) at extreme right (west) is outside the district.

Except for those resources within the Butchers Hill Historic District which are individually eligible for inclusion in the National Register, the remainder of its resources, except for their ironwork, are typical of the kinds of buildings which appear in dozens of Baltimore neighborhoods. In age, size, style, topography and development pattern, Butchers Hill perhaps most closely parallels the Stuart Hill community in West Baltimore, but Stuart Hill has no relationship to a major open space like Patterson Park. In the age, size and style of buildings and in the relationship to a major open space, Butchers Hill shares some characteristics with Reservoir Hill/Madison Park near Druid Hill Park, but differs greatly in its development pattern. Similarly Butchers Hill varies from the Union, Franklin, Lafayette, Collington, and Johnson Square communities because of differences in topography and development pattern. Certain structures or rows of structures have characteristics shared with portions of Mount Vernon, Bolton Hill, Washington Hill and Oliver. Unfortunately, of the nineteenth century communities which contained clusters of butchers, where today one might expect similar development, only Butchers Row, on Franklintown Road near West Baltimore Street has not been bulldozed. Although some of the homes of once prominent butchers are extant on Butchers Row, and share many characteristics with Butchers Hill structures, the Row never urbanized to the extent that the Hill did.

Rehabilitation activity in the Butchers Hill community may not be as visible as it is in such communities as Bolton Hill, Fells Point, Federal Hill, Washington Hill, Union Square, Mount Vernon and Ridgely's Delight, but it is nontheless very visible. Unlike the other communities, rehabilitation is almost wholly supported by privately funded and sponsored efforts, on a house by house basis. Since 1977, the Butchers Hill Association (originally the Choptank Association) has vigorously, with the support of old and new residents, worked to improve conditions and promote the community. Recent publications such as Neighborhood: A State of Mind have done much to reinforce a realistic sense of pride in the Butchers Hill community, and in East Baltimore generally. Despite the current economic hard times, visible progress in the community is seen daily.

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BOUNDARY JUSTIFICATION

The following factors were used to determine which resources should be included within the boundaries of the Butchers Hill Historic District:

1) All half block faces of buildings on the western and southern slopes of Hampstead Hill,
2) composed of buildings post-dating 1850,
3) which in their size/location correlate with the hierarchical street grid,
4) and which embody the characteristics of hopscotch accretion;
5) and all individually constructed residential buildings on corner sites.

The following factors were used to determine which resources should be excluded from the district:

1) all half block faces of buildings southwest of Lombard and Washington Streets (southwest of the 1850s village), consisting primarily of older, gable-roofed houses.
2) all half block faces consisting exclusively of identical buildings.
3) all half block faces of buildings, the overwhelming majority of which have suffered an irreversible loss of integrity through alterations, new construction, and/or sandblasting.
4) The St. Michael's Church complex has been excluded for it is architecturally atypical of the surrounding rowhouse communities and bears a strong historical relationship with Fells Point, Upper Fells Point and Washington Hill.
5) Patterson Park has been excluded for it is a very large open space resource, which has expanded through time, and is historically, architecturally and functionally shared by the distinct communities which surround it.

9. Major Bibliographical References

B-3703

See Continuation Sheet #27

10. Geographical Data

Acreage of nominated property approx. 57

Quadrangle name Baltimore East

Quadrangle scale 1:24,000

UMT References

	Zone	Easting	Northing
A	18	363340	435042
B	18	363340	434981
C	18	362930	434980
D	18	362930	435026
E	18	363080	435042
F			
G			
H			

Verbal boundary description and justification

For Boundary Justification see Continuation Sheet #28
The boundaries are delineated in the attached maps.

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

state N/A code county code

state code county code

11. Form Prepared By

name/title William J. Pencek, Jr.

organization Butchers Hill Association date 8/1/82

street & number 2235 East Baltimore Street telephone (301) 563-1663

city or town Baltimore, state Maryland

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national ___ state X local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature [signature] 11-9-82

title STATE HISTORIC PRESERVATION OFFICER date

For HCRS use only

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

date

Keeper of the National Register

Attest: date

Chief of Registration

B - 3703

BUTCHERS HILL H.D.

BALTIMORE CITY, MD.

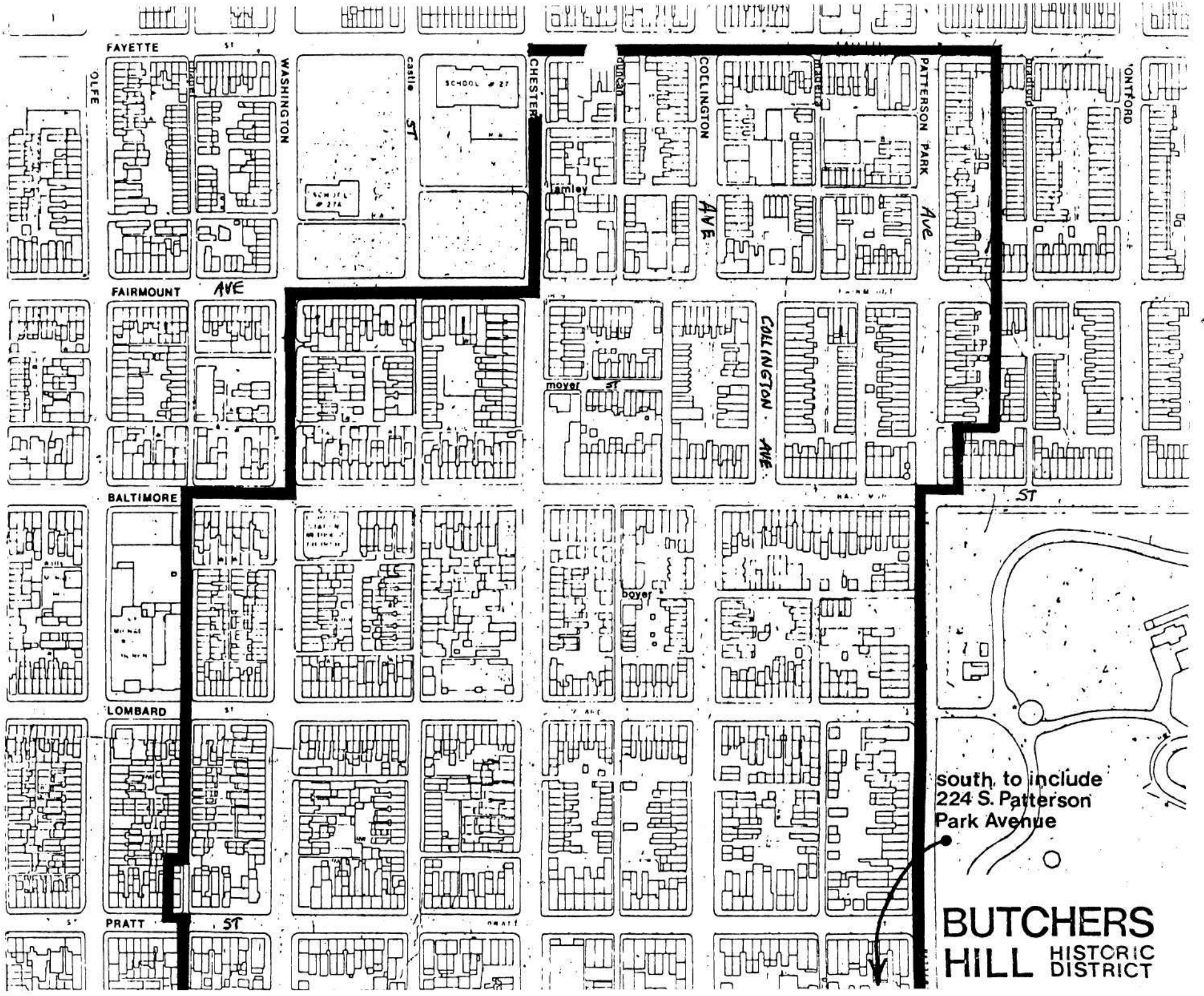
:18-363340-4350420

18-363340-4349810

18-362930-4349800

18-362930-4350260

18-363080-4350420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OLFE
WASHINGTON
castle ST
SCHOOL #27
CHESTER
duncan
COLLINGTON
PATTERSON PARK Ave
bradford
ONTFORD
lamley
AVE
FAIRMOUNT AVE
moyer ST
COLLINGTON AVE
ST
BALTIMORE
boyer
LOMBARD ST
PRATT ST
south, to include
224 S. Patterson
Park Avenue
BUTCHERS
HILL HISTORIC
DISTRICT

B-3703