

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

B-3692
For HCRS use only
received
date entered

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

delisted 5/19/86
Demolished

1. Name

historic Peoples Bank Building
and/or common 100 Hopkins Place (Preferred)

2. Location

street & number 100 Hopkins Place N/A not for publication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	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: to be hotel

4. Owner of Property

name Days Inn of America Attention: Mr. Newton Aaron
street & number 2751 Buford Highway, N. E.
city, town Atlanta N/A vicinity of state Georgia 30324

5. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore City Courthouse
street & number 100 North Calvert Street
Land Record Office - Room 601
city, town Baltimore state Maryland 21202

6. Representation in Existing Surveys

Baltimore City Neighborhood Surveys
Loft Area has this property been determined eligible? yes no
date 1979 federal state county local
depository for survey records Commission for Historical and Architectural Preservation
city, town Baltimore state Maryland 21202

7. Description

B-3692

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input checked="" type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date _____

Describe the present and original (if known) physical appearance

SUMMARY DESCRIPTION

100 Hopkins Place is a six story, 27' by 130' brick building located at the southwestern corner of Hopkins Place and Lombard Street in downtown Baltimore. It is surrounded by vacant lots and new structures such as the Civic Center and Garmatz U.S. Courthouse. The building is three bays wide on the Hopkins Place facade and fourteen bays wide on the Lombard Street facade. The exterior features both simple architectural elements common to loft type vertical manufactories and classical ornamentation relating to the early use of the building as a bank. These features include: a terra cotta pedimented entrance on Hopkins Place; a cast iron two story storefront on Lombard Street; two over two windows, some of which are arched; series of decorative brick and terra cotta band courses; and a metal dentillated cornice with large consoles to cap the building. The plan of the interior is defined by large rooms, a straight stair along the southern wall and a square stairwell with an elevator shaft which divides the building in half along Lombard Street. Although damaged by fire, some attractive decorative elements remain on the interior - a small coffered ceiling at the Hopkins Place entrance, a wood strip ceiling at the 'banking room' near this entrance, a tin ceiling at the Hopkins Place storefront, and turned wooden balusters on the stairs.

GENERAL DESCRIPTION

100 Hopkins Place was originally a five story high building with a diagonally cut corner for the entrance. In 1901, the sixth floor was added, the corner was squared off and the pedimented entrance moved to the south end of the Hopkins facade giving the building its present appearance.

The Hopkins Place entrance includes wooden panelled double doors and an arched transom set into a projecting terra cotta pedimented entranceway flanked by brick pilasters with terra cotta capitals. Six granite steps lead to the entrance. The pediment is set above a dentillated entablature and features egg and dart as well as dentillated moldings. The date "1883" is adorned with leaf and shell designs within the pediment. Two (boarded) arched windows above square basement openings and a granite water table are located to the right of the entrance. The windows have stone sills and brick arches. The perimeter of the arches project outward slightly giving the arches a more pronounced appearance. Brick rustication, a thin metal band acting as a frieze and a metal dentilled cornice with egg and dart molding completes the first story of the facade.

The upper stretcher bond brick walls are punctuated by four windows on each floor grouped in twos. The windows are two over two, but some have been boarded. The windows on the second through fourth floors are flat-headed with splayed brick lintels. Horizontal bands and brick panels define the floor levels while brick pilasters with terra cotta capitals emphasize the verticality of the facade. The pilasters support a pronounced dentillated band between the fourth and fifth floors. The windows on the fifth floor are arched, indicating that this was once the top floor. A large metal cornice above a thin metal band acting as a frieze caps the Hopkins Place facade above the flat-headed sixth floor windows.

SEE CONTINUATION SHEET #1

United States Department of the Interior
National Park Service

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
date entered

Continuation sheet 100 Hopkins Place
Baltimore City, Maryland Item number 7 Page 1

GENERAL DESCRIPTION (Continued)

The Lombard Street facade slopes downward from Hopkins Place allowing for the two-level cast-iron storefront in the western corner of the facade. The treatment of the eastern end of the facade is similar to the Hopkins Place facade - windows are grouped in twos, the arches are pronounced on the first floor and brick rustication decorates the first floor at the four easternmost bays. The next four bays before the Lombard Street entrance are recessed slightly and do not feature the elements described above. A basement entrance is located seven steps below grade, two bays from the Lombard Street entrance.

The slightly projecting Lombard Street entrance is boarded. It features an arched granite entranceway with a pronounced keystone flanked by brick pilasters with stone capitals that support the stone entablature. Above the entrance is a double window set into a pronounced brick arch surrounded by brick rustication. Two small windows, one oval and one rectangular, are just to the left of the entrance.

The cast iron storefront to the right of the entrance features two sets of recessed double wood and glass doors flanked by two large windows. Two cast iron pilasters with geometrical designs define the entrance within the storefront. A small plaque which states, "VARIETY ARCH. WORKS, NO. 4 LIGHT ST., BALTO., MD.," identifies the manufacturer of the storefront. A metal cornice with frieze identical to that on the Hopkins Place facade defines the first floor of the Lombard Street facade. The upper stories consist of regularly spaced windows punctuating the stretcher bond brick walls. Brick pilasters accentuate the verticality of the building while band courses and brick panels below windows define the various floor levels.

The west (rear) facade features an iron fire escape. The common bond brick walls are punctuated by two, six over six windows on each floor with double header lintels, with the exception of narrower one over one windows on the southernmost bay of the first two levels. The windows on the fifth floor are arched and the brick work of the top floor can be distinguished from the rest of the facade indicating that the floor was added in 1901.

The south wall of the building once served as a common party wall for an adjacent building which has been demolished. On the south facade, one clearly sees the previous location of floor joists which bore on the remaining brick wall.

**United States Department of the Interior
National Park Service**

B-3692

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
date entered

100 Hopkins Place

Continuation sheet Baltimore City, Maryland Item number 7 Page 2

GENERAL DESCRIPTION (Continued)

The interior of the building is divided roughly in half by an existing masonry wall next to the stairwell off the Lombard Street entrance. The split levels of the cast iron storefront are to the right of the stairwell. Another straight stairway is located along the southern wall of the building near the Hopkins Place entrance. The Hopkins Place entrance features a small arched coffered ceiling and marble pavers. To the right of the entrance is a room with wooden tongue and groove flooring, plaster walls, a simple wainscoting and unusual woodstrip ceiling. This was probably the location of the banking room when the building was partially used as a bank. Other decorative features that remain include a tin ceiling in the room off the cast iron storefront entrance, and the turned wooden balusters of the stairways. Most of the other rooms in the building are fairly simple with little decoration. Both fire and water damage are evident throughout the building.

8. Significance

B-3692

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

Specific dates 1883 and 1901 **Builder/Architect** Charles L. Carson, Architect

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

SIGNIFICANCE SUMMARY

100 Hopkins Place is significant for its association with the industrial history of Baltimore, and for its architecture. At the turn of the twentieth century, the intersection of Hopkins Place and Lombard Street was the center of the city's wholesale/manufacturing district; today, as the result of the clearance of the surrounding structures, 100 Hopkins Place stands alone at this location as the sole surviving monument to this important period in the industrial and commercial history of the city. The building is attributed to the prominent Baltimore architect, Charles L. Carson, and is one of only a few of Carson's industrial commissions which survived the Baltimore fire of 1904. Its upper floors embody the distinctive characteristics of loft-type manufacturing structures of the period in Baltimore, in the rows of closely-spaced windows and in the use of Renaissance Revival detailing. The building's first-floor facade reflects the combination - unique among Baltimore's loft structures - of industrial and banking functions, in the use of Neoclassical detailing on its eastern portion, where a bank was located. This feature characterized Carson's original (1883) design, and was retained in the renovation which followed a 1901 fire. The building also retains significant early-20th-century interior detail on the first floor, as well as an original cast-iron storefront fabricated by the Variety Iron Works, a Baltimore firm.

HISTORY AND SUPPORT

The southwest corner of Lombard Street and Hopkins Place (originally Sharp Street) has long been an important street corner in Baltimore. The residence of Elias Ellicott, a member of the influential Quaker merchant family was located here in the late eighteenth and early nineteenth century. Ellicott was one of the first City Commissioners of Baltimore, an organizer of the Baltimore Water Company, and a founding member of the Maryland Society for the Abolition of Slavery.

This part of the City remained an area of residences and churches until the Civil War, by which time the pressures of business and population demanded new uses for the buildings. By 1869, the Elias Ellicott house was used for the sale and servicing of sewing machines. This use is indicative of Baltimore's growth as a center for the manufacture of ready to wear clothing. The garment district (now called the Loft District) had been Baltimore's major center for the

United States Department of the Interior
National Park Service

B-3692

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

100 Hopkins Place

Continuation sheet Baltimore City, Maryland Item number 8 Page 3

HISTORY AND SUPPORT (Continued)

manufacture of clothing, but around the time of the Baltimore Fire of 1904, the wholesaling center of the City shifted to the corner of Hopkins Place and Lombard Street. The Baltimore Fire cleared a large part of the area allowing for construction of modern fire-proof buildings. There was also a greater diversification in this area. Some of the City's largest wholesalers located here, such as the Daniel Miller Company and John E. Hurst and Company. A map of the City in 1926 shows the corner of Hopkins Place and Lombard Street as the Wholesale District. 100 Hopkins Place is the surviving old building from this wholesaling center since the Civic Center, Charles Center and Inner Harbor projects have cleared all the other early wholesaling/manufacturing buildings from this area.

100 Hopkins Place, originally the Peoples Bank Building, was built at the corner of Hopkins Place and Lombard Streets in 1883, after the Elias Ellicott house was torn down. The Peoples Bank was chartered in 1856 and was an outgrowth of the Fremont Savings Institution. Its previous location was the still extant Italianate brownstone building at the northeast corner of Baltimore and Paca Streets.

According to the American Architect and Building News of May 19, 1883, Charles L. Carson designed the building. Carson (1847-1891) was the son of David Carson, the developer of Waverly Terrace on Franklin Square. One of the major architects of the Mid-Atlantic states in the last quarter of the nineteenth century,¹ Carson designed some of Baltimore's most notable buildings. Goucher Hall (listed in the National Register), the old Enoch Pratt Library Building (demolished) and the first branches of the library (all six original branches are extant) are some of Carson's most important institutional designs. Among ecclesiastical buildings he was involved with are the Mount Vernon Place Church and the Strawbridge Church. Perhaps his finest office building is the Equitable Building. He designed many excellent industrial buildings, but sadly most were destroyed by the Baltimore Fire. Three of his industrial buildings were included in the French publication L'Architecture Americaine (1886), an early diverse study of American Architecture which may have been the first European recognition of the new forces emerging in American architecture. 100 Hopkins Place is one of the few industrial buildings remaining in Baltimore that has been attributed to Carson. Carson was associated with other important local architects such as Thomas Dixon and Joseph Evans Sperry.

Carson's design for the Peoples Bank features some unusual details. The combination of a bank building and loft type manufacturing was unique in Baltimore. This resulted in many classical details on the eastern portion of the first floor where the bank was located. The arched windows, band courses, terra cotta pediment and metal cornice were incorporated into the design of

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received
date entered

100 Hopkins Place

Continuation sheet Baltimore City, Maryland

Item number

8

Page 4

HISTORY AND SUPPORT (Continued)

the banking portion of the building. The cast iron storefront and series of windows on the upper floors provided the building with an overall appearance of a loft type manufacturing building. The cast iron storefront retains a plaque indicating that it was constructed by the Variety Iron Works, a Baltimore cast and wrought iron manufacturer.

The original building was only five stories high and featured a cut corner and a corner entrance to the bank (see illustrations from an 1886 Baltimore City Directory and the Baltimore American's Monumental City). In the early morning hours of February 4, 1901, the building's upper floors were heavily damaged by fire, and by firefighting efforts, which caused a great deal of water damage to the bank. After the fire, a floor was added to the building and the corner was squared off. The pedimented entrance was moved to the south side of the building (see illustration from the 1902 Baltimore City Directory). Although these changes altered the general size and shape of the building, important architectural features were retained and the building still embodies Renaissance Revival detailing and the unique combination of a bank and loft type structure.

At the time of the fire, the Peoples Bank became a national bank and was chartered in 1901 as the Maryland National Bank. This institution is not related to the present day Maryland National Bank. In 1914, it was absorbed by the National Bank of Commerce. This bank was one of eleven institutions which later made up the Merchants National Bank and even later the First National Bank. The institution is still called the First National Bank today.

As the Peoples Bank and Maryland National Bank at this location, these financial institutions were associated with some important business men. An early president of the institution was William S. Carroll. He was appointed the Consul to Dresden by President Cleveland. Rufus Woods, a director of the bank, owned a leading coffee export company. G. A. Schlens of the internationally known William Wilkens and Company (hair and bristle works) was also a director of the bank, as was Ernest J. Knabe, Jr. of the important local Knabe Piano Company. In the Baltimore American's 1895 publication, The Monumental City, the Peoples Bank is called "one of the most ably managed and prosperous financial institutions of the state."²

Representative manufacturing companies of the turn of the century were located in 100 Hopkins Place. They include: John R. Edwards, the bookbinder of the Baltimore City Directories; Fine and Schucart, men's clothiers; and John S. Tapscott and Company, a leading hosiery and knitgoods manufacturer.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

100 Hopkins Place

Continuation sheet Baltimore City, Maryland

Item number 8 and 10

Page 6

For NPS use only

received

date entered

HISTORY AND SUPPORT (Continued)

Maryland National Bank was located in the building until 1906 when the bank moved to offices in the Continental Building. Since that time the building has been used exclusively for manufacturing. It has subsequently been known as the Maryland Building (1907-1909), the Rollins Building (1910-1921) and the Manufacturers' Exchange (1922-c.1970).

Today the building stands alone surrounded by vacant lots and new buildings. It must be considered significant in its own right, since there is no district of compatible buildings contiguous to the building. Previous plans called for the demolition of the building, but the architects for the Days Inn have imaginatively incorporated this old structure into plans for a new hotel which will be connected to the building on the south. This surviving structure of the wholesaling district at Hopkins Place and Lombard Street will once again serve a useful purpose to Baltimore City.

VERBAL BOUNDARY DESCRIPTION

Beginning at the northeast corner of Hopkins Place and Lombard Street; thence binding of Hopkins Place $\pm 27'$; thence binding on the south side of the property known as 100 Hopkins Place $\pm 130'$; thence binding on the west side of same property $\pm 27'$ to intersect Lombard Street; thence binding on Lombard Street $\pm 130'$ to the place of the beginning.

BOUNDARY JUSTIFICATION

The boundaries conform to the lot size of the building since the surrounding sites are vacant. The building must be considered individually since there is no district of compatible buildings contiguous to this structure.

9. Major Bibliographical References

B-3692

¹ American Victorian Architecture, Arnold Lewis and Keith Morgan, New York: Dover Books, 1975, p. 131.

² Baltimore: The Monumental City, Baltimore American, 1895, p. 100.

10. Geographical Data

Acreege of nominated property approx. 0.08

Quadrangle name Baltimore East, Maryland

Quadrangle scale 1:24,000

UMT References

A	<u>18</u>	<u>36104210</u>	<u>41341971510</u>	B	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<u> </u>	<u> </u>	<u> </u>	D	<u> </u>	<u> </u>	<u> </u>
E	<u> </u>	<u> </u>	<u> </u>	F	<u> </u>	<u> </u>	<u> </u>
G	<u> </u>	<u> </u>	<u> </u>	H	<u> </u>	<u> </u>	<u> </u>

Verbal boundary description and justification

See Continuation Sheet #6

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

state	N/A	code	county	code
te		code	county	code

1 Form Prepared By

name/title	Fred B. Shoken, Research Analyst		
organization	Commission for Historical and Architectural Preservation	date	November 5, 1982
street & number	City Hall, Room 601	telephone	301-396-4866
city or town	Baltimore	state	Maryland 21202

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state 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]* 3-10-83

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-3692

100 HOPKINS PLACE
BALTIMORE CITY, MD.

18-360420-4349750

