NPS Form 10-900
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Survey book

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National Park Service

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National Register of Historic Places Inventory—Nomination Form

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

1. Name

historic: Cathedral Hill

and/or common: Cathedral Hill Historic District (preferred); Lower Mount Vernon

2. Location

street & number: Charles, Cathedral, Hamilton, Saratoga and St. Paul Streets — N/A not for publication

city, town: Baltimore — N/A vicinity of — Third Congressional District

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	___ park
___ structure	X both	X work in progress	X educational	X private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	X religious
___ object	___ in process	___ yes: restricted	___ government	___ scientific
	___ being considered	X yes: unrestricted	___ industrial	___ transportation
	X not applicable	___ no	___ military	X other: Social

4. Owner of Property

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

street & number:

city, town: ___ vicinity of — state:

5. Location of Legal Description

courthouse, registry of deeds, etc.: Baltimore City Courthouse

street & number: Calvert and Fayette Streets

city, town: Baltimore — state: Maryland 21201

6. Representation in Existing Surveys

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

date: 1985 — ___ federal X state ___ county ___ local

depository for survey records: Maryland Historical Trust, 21 State Circle

city, town: Annapolis — state: Maryland 21401

PREVIOUSLY LISTED NATIONAL REGISTER PROPERTIES INCLUDED IN THIS NOMINATION

Brown's Arcade
322-328 North Charles Street
entered: 17 January 1983

Benson Building
4 East Franklin Street
entered: 26 March 1980

First Unitarian Church
2-12 West Franklin Street
entered: 11 February 1972

Franklin Street Presbyterian Church
100 West Franklin Street and 504 Cathedral Street
entered: 5 November 1971

Old Roman Catholic Cathedral (Basilica of the Assumption)
401 Cathedral Street
entered: 23 October 1969

St. Paul's Episcopal Church
233 North Charles Street
entered: 30 March 1973

St. Paul's Church Rectory
24 West Saratoga Street
entered: 20 March 1975

Women's Industrial Exchange
333 North Charles Street
entered: 19 December 1978

Odd Fellows Hall
300 Cathedral Street
entered: 25 March 1980

7. Description

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

Describe the present and original (if known) physical appearance

Number of Resources

Contributing	Noncontributing	
97	10	buildings
0	3	sites
0	0	structures
0	0	objects
97	13	Totals

Number of previously listed National Register properties included in this nomination: 9 (see Continuation Sheet #1)

Original and historic functions and uses: commercial, educational, residential, religious, social/fraternal

DESCRIPTION SUMMARY:

The Cathedral Hill Historic District is a concentration of commercial, religious, and institutional buildings covering approximately 10 blocks in downtown Baltimore that are linked historically and architecturally. Its general boundaries are Hamilton Street on the north, St. Paul Place on the east, Saratoga Street on the south, and Cathedral Street and Park Avenue on the west. The buildings are mostly commercial in use, with the exception of four large churches, dominated by the Catholic Basilica of the Assumption or "the Cathedral," and several large institutional buildings, most of which have been converted to commercial use. The District originally was mostly rowhouses, which began to be converted to combined residential and commercial use about the middle of the 19th century. By the time of the Baltimore Fire of 1904, the District was mostly commercial and the rowhouses had been largely altered by the addition of plate glass display windows and projecting bays. The Fire caused massive relocations of businesses and shops into the District with increasing remodelings of existing buildings and construction of new buildings. The present building types range in size from two-story commercial structures and converted rowhouses to 14-story office buildings and the inclusive dates of significance from 1790 to 1940 when the last structure important in historic and architectural character of the district was erected. The stylistic range covers Federal, Greek Revival, the various Renaissance Revival styles of the Victorian period, the Beaux-Arts Classical Revival, and the Art Deco movement. Most have stone or brick facades with metal, wood, and stone detailing. The street plan is basically a grid, except for Saragtoga Street along the southern boundary. The integrity of the District remains high in spite of alterations and post-World War II construction.

For General Description, see Continuation Sheet No. 2

GENERAL DESCRIPTION:

The Cathedral Hill Historic District is an area of approximately 10 square blocks in the downtown section of Baltimore City. It is generally bounded by Hamilton Street on the north, St. Paul Place on the east, Saratoga Street on the south, and Park Avenue on the west. The northern boundary adjoins the southern edge of the Mt. Vernon Historic District, listed on both the National Register and the Baltimore City Landmarks List.

The Cathedral Hill District contains 110 structures, primarily commercial in use at present, but also including several important religious buildings. The most prominent visual and historical landmark is the Catholic Minor Basilica of the Assumption of the Blessed Virgin Mary (commonly known as the Cathedral or the Basilica), an individually listed National Register site, built beginning in 1806 and located just north of the center of the District. The Cathedral is located at the crest of a slope which begins south of the District near the Inner Harbor. The gradual rise toward the north is a feature of the entire District, with an additional incline dropping off toward the east from North Charles Street, the major north-south street in the District. The topography levels off briefly just north of the Cathedral before beginning a downward slope which continues through the northern Cathedral Hill boundary into the adjoining Mt. Vernon Historic District, terminating at Centre Street.

The Cathedral Hill Historic District is closely built on a grid plan of north-south and east-west streets. The principal thoroughfare, North Charles Street, runs east of the center of the District and is the dividing line for east and west street addresses on the cross streets. West Saratoga Street, part of the southern boundary of the District, follows a northwest course from Charles Street to Cathedral Street as a result of a historical land boundary and consequent development which is discussed in Section 8, Significance.

The building types represented in the District are varied and include churches and other religious structures, apartment buildings, office buildings, parking structures, and rowhouses which have been converted to a variety of commercial and retail or combined residential/commercial uses. In addition, several social and fraternal organization buildings and the City's central public library building are located in the District, providing one of the most distinctive features of the area. The periods or styles of

See Continuation Sheet No. 3

GENERAL DESCRIPTION (continued)

architecture range from the Georgian Federal style of the 1790s through the Greek Revival of the early and mid 1800s, the eclectic historical revival styles of the late 19th century, the Beaux-Arts Classical, the Art Deco and International styles of the early and mid 20th century. The Cathedral dome and onion-shaped towers are the most distinctive skyline feature of the District; however, these are equalled or exceeded in height by several high-rise buildings of the 20th century. The materials of the District's buildings are mostly brick and stone for the 18th, 19th and early 20th century buildings. The workmanship is generally of a very high level, particularly the brick masonry of the early 19th century rowhouses and the stonework of the Cathedral. The facades of many of the rowhouses, particularly the brick masonry of the early 19th century rowhouses and the stonework of the Cathedral. The facades of many of the rowhouses, particularly those along Charles Street, were partly or wholly replaced in the early and mid 20th century with a variety of materials including stone, brick, terra cotta, pressed metal, bakelite, aluminum, and glass. Several prominent architects were active during this period in the District, resulting in highly sophisticated designs for many buildings and facades. Some of these architects were Baldwin and Pennington, Joseph E. Sperry, Theodore W. Pietsch, Niernsee and Nielson, and Mottu and White.

The district is densely developed along all the major streets with very few or no setbacks from a generally uniform facade line. The major exception is the Cathedral, which has a landscaped lawn enclosed by an iron and stone fence. The lawn extends around the Archbishop's House, which faces Charles Street immediately east of the Basilica's apse. A smaller lawn surrounds the Old St. Paul's Episcopal Church Rectory, 24 West Saratoga Street. An intrusive setback is present at the C&P Building, 323 North Charles Street. The building line is 10 feet east of the uniform line of earlier facades in the 300 block of Charles Street, creating an unnatural gap in the streetscape.

Open spaces in the District are confined primarily to three parking lots, two of which are located north of the Cathedral and one which is in the 400 block of Charles Street. Those near the Cathedral resulted from the demolition of early 19th century rowhouses in the 1960s and early 1970s in anticipation of a public park to be built on the site. This was not built and the two remaining houses from the formerly complete row stand isolated between the open areas which are now used as parking lots. The third open space at 417 North Charles

See Continuation Sheet No. 4

GENERAL DESCRIPTION (continued)

Street is the site of a Greek Revival rowhouse with considerable architectural and historical merit, the Sloan-Sinclair House, which was demolished in the early 1970s by the American Heart Association of Maryland. The Association, which also owns the adjoining building at 415 North Charles, is currently planning to erect an extension of their building on the existing parking lot on the site.

Plantings in the District are mostly the landscaped lawns around the Cathedral and Old St. Paul's Rectory and the trees planted along Charles Street near the curb and protected by iron railings. Other streets also have trees at less regular intervals. Occasional rear gardens survive behind the former rowhouses on St. Paul Place, Franklin Street, and Mulberry Street. Planter boxes are located in front of several buildings, the largest being those near the C&P Building on Charles Street.

The Cathedral Hill District developed over the period from about 1800 to the 1850s. Early maps show the Old St. Paul's Rectory, St. Peter's Catholic Church, (demolished) and the Old St.Paul's Church, all in the vicinity of the present Saratoga Street, as being on the extreme northern edge of the city until the first decade of the 19th century. Most of the area of the District was the estate of John Eager Howard. After Howard's sale of the Cathedral lot in 1805 and the beginning of construction of the Cathedral, individual house lots on what is now the 300 block of North Charles Street began to be sold from the estate. The first buildings were individual houses with outbuildings. By the 1820s, these began to be replaced or altered to form rowhouses, filling in Charles and the cross streets as far north as Mulberry Street. With the death of Howard in 1827, the division of his estate resulted in further development from Franklin Street northward. By the Civil War, the District was entirely developed and the earlier structures were being steadily replaced by new buildings. This period and the decades following the Civil War saw the beginnings of the change from primarily residential use to combined use or commercial use, with the resulting change in the appearance of the facades. The Fire of 1904, while not reaching the Cathedral hill District, had important ramifications in the area. Businesses and shops relocated north of the Burnt District along Charles and the neighboring streets, at first temporarily, then permanently as new facades, new interiors, and completely new buildings were erected throughout the Cathedral Hill area. The elegant classical facades for which Charles Street became famous originated mostly during the aftermath of the Fire. The

See Continuation Sheet No. 5

GENERAL DESCRIPTION (continued)

First World War and the Depression caused a slowing of building activity. Two major mid-20th century office buildings, the Baltimore Life Insurance Building (1930) 301-307 North Charles Street, and the Telephone Building (~940), 320 St. Paul Place, signaled the end of the building boom in Cathedral Hill.

The overall focus in building type and use in the Cathedral Hill District is religious, institutional and commercial. Most of the religious structures remain in their original use by the congregations which built them. The Cathedral, the First Unitarian Church, 2-12 West Franklin Street, and Old St. Paul's Episcopal Church are still in active use. The Franklin Street Presbyterian Church, 100 West Franklin Street, is now the New Psalmlist Baptist Church, and continues to have regular church services. Most of the 20th century office buildings are still used as offices, but in most cases by companies other than those for which they were built. Some, like the Professional Building, 330-332 North Charles Street, were built to house various tenants. The rowhouses along Charles Street were originally residential, perhaps containing the professional office of a doctor or lawyer who also resided in the house. From the late 19th century to the mid-20th century, the rowhouses were converted to entirely commercial use, although a few retained caretaker's apartments or rental units on the upper floors or in the basement. Many went through interim periods as rooming or boarding houses. In one case, 111 West Mulberry Street, a former rooming house has been recently converted to a bed-and-breakfast inn. Two formerly residential rowhouses were converted to schools and finally to commercial use. The Cathedral School, 7-9 West Mulberry, and the Old St. Paul's Parish Boys School, 8-10 East Franklin Street, retain certain elements of both former uses as well as features of their present uses as offices, an interior decorating shop, a restaurant, and an antique shop.

The Margaret Bennett Home, 12-14 East Franklin Street, is a charitable residence which has occupied a former rowhouse since 1902. Another charitable residence, was St. Paul's House, built by Old St. Paul's Church at 309 Cathedral Street in 1885 and has now been adapted for commercial office space. The large social and fraternal buildings which are a unique feature of the Cathedral Hill District have been remodeled for other uses except for the YWCA, 126-128 West Franklin Street and the Masonic Temple, 221-227 North Charles Street. The Odd Fellows Hall, 300 Cathedral Street, is an individually listed National

See Continuation Sheet No. 6

GENERAL DESCRIPTION (continued)

Register site which is now office space. The YMCA had two consecutive buildings in the District. The 1873 building at 300 North Charles Street became an office building after the construction of the new YMCA Building in 1907 at 24-30 West Franklin Street. The later building was adapted for hotel use in 1982. The Women's Industrial Exchange, an individually listed National Register site, has been located in a former residential rowhouse since 1899.

The Cathedral Hill District is distinct from the surrounding urban areas because of its concentration of several specialized building types ranging in date from the late 18th to mid-20th centuries. The predominant building types in terms of visibility are the religious structures. The four churches range in date from the 1806 Catholic Cathedral at 401-409 Cathedral Street, and the 1817 First Unitarian Church at 2-12 West Franklin Street, both in Classical Revival styles, to the Gothic Revival Franklin Street Presbyterian Church of 1847 at 100 West Franklin Street and the Romanesque Revival Old St. Paul's Episcopal Church in 1854 at 233 North Charles Street. Subsidiary structures to these churches include the oldest documented building in the District, the 1790 old St. Paul's Rectory at 24 West Saratoga Street, the 1829 Archbishop's House, at 408 North Charles Street, the Franklin Street Presbyterian Rectory of 1857 at 504 Cathedral Street, and the 1965 Catholic Center at 320 Cathedral Street. These four represent a wide variety of architectural styles: Late Federal, Greek Revival, Gothic Revival, and Modern.

The second building type which distinguishes the Cathedral Hill District is the social or fraternal organization building. The most important architectural examples of this type are the 1867 Masonic Temple at 221-229 North Charles Street, a Classical Revival building given a Renaissance Revival roofline by several alterations; the Renaissance Revival Old YMCA Building of 1873 at 300 North Charles Street, and the Romanesque Revival Odd Fellows Hall of 1891 at 300 Cathedral Street. In addition to these, the Old YMCA Central Building at 24 West Franklin Street and the YWCA Building at 128 West Franklin Street represent the Beaux-Arts Classicism of the early 20th century. Two of the organizations, the Masons and the YWCA, still occupy their original buildings, further supporting the active nature of the building type in the Cathedral Hill District.

The third building type characterizing the Cathedral Hill District is the early to mid-19th century rowhouse which has been altered for

See Continuation Sheet No. 7

GENERAL DESCRIPTION (continued)

commercial use. These are concentrated along Charles, Franklin, and Mulberry Streets and constitute a considerable portion of what was the luxury retail district of Baltimore in the early 20th century. Three sub-groups of rowhouses are apparent. Examples of the first group are very little altered since their construction. Representative structures are 8 East Mulberry Street, the Latrobe House at 11 West Mulberry Street, 113 West Mulberry Street, and 115 West Franklin Street. They retain the original three-bay configuration, flemish bond front walls, and gable roof typical of the 1830s. The Margaret Bennett House, 17 West Mulberry Street, built in 1880, has an elaborate brownstone facade which is unaltered, but severely eroded by weathering. A small transitional group of rowhouses have had substantial alterations to the first floor with few or no changes to the upper stories of the facade. The Woman's Industrial Exchange at 333 North Charles, 6 East Franklin Street, the Old St. Paul's Parish Boys School at 8-10 East Franklin, 14-16 West Franklin, and 13 West Mulberry are the best examples of this type. The 1870 pair of rowhouses at 14-16 West Franklin are the latest in date and show a highly sophisticated use of architectural detail. The others are very similar to the basic rowhouse pattern, but have had alterations indicating commercial use of one or more floors. The most common change is an arched or projecting display window.

The largest sub-group of altered rowhouses have had substantial changes to the entire facade, often to the extent of a completely new facade. It is often difficult to distinguish the original rowhouse form and, since most have had extensive interior alterations, a detailed examination and analysis of their interior structures would be required to verify whether the buildings are in fact new constructions. Prime examples are the Bowen and King Building, 405 North Charles Street, and the Hurlbutt and Hurlbutt Store, 403 North Charles. In most cases, the three-bay pattern is the only element common among all the rowhouse types.

Other building types are present in the Cathedral Hill District which are found in other areas of the City. Although not unique, their architectural style and general integrity contribute to the overall unity of the District. Small buildings in the Classical Revival styles of the late 19th and early 20th centuries are located primarily along the 300 and 400 blocks of Charles Street alternating with the rowhouse types. These buildings include the Knipp Furniture Store and the Sadtler Optometrists Building, 343-345 North Charles,

See Continuation Sheet No. 8

GENERAL DESCRIPTION (continued)

the Fisher Building at 419 North Charles, and the Benson Building at 4 East Franklin Street. Most are three or four stories in height with the exception of the Professional Building and the Hiss Building, 217 North Charles, both of which are six stories high. Modern high-rise office and apartment buildings are few, but include two major examples of the Art Deco style, the Old Baltimore Life Insurance Company Building and the Telephone Building, as well as the only major intrusion in the District, the 1970 C&P Building. The Tremont Hotel, 8 East Pleasant Street, and Basilica Place, 124 West Franklin Street, are both modern high-rise apartment/hotel structures with unadorned brick towers and minimal architectural detailing concentrated at the main entrance. Two early 20th century apartment house blocks, the Wentworth at 311 Cathedral Street and the Rochambeau at 1 West Franklin Street are similar to those in the Mt. Vernon Historic District, but this building type is not a major feature of the Cathedral Hill District. Three parking garages are also located on the edges of the District, but none is of sufficient size and scale to seriously compromise the integrity of the District as a whole. The Enoch Pratt Free Library Central Building at 400 Cathedral Street is a unique building type in the Cathedral Hill District. The long main facade on Cathedral Street with its arched entrance and Art Deco details is the only representative of the monumental governmental building type which is concentrated in the area of Courthouse Square in the Financial District.

Elements within the district that do not contribute to the significance are the vacant lots such as the parking lots on West Franklin Street and in the 400 block of North Charles Street; the parking garage structures such as those on West Saratoga and East Franklin Streets; and the mid-20th century structures erected after the telephone company building at 320 St. Paul Street such as those at 320 Cathedral Street and the S.E. corner of Charles and Pleasant Streets.

Street addresses included in this nomination are:

Cathedral Street
300-502
309-409
North Charles Street:
300-514
217-515

See Continuation Sheet No. 9

GENERAL DESCRIPTION (continued)

East Franklin Street:
2-20
1-17
West Franklin Street:
2-128
1-115
East Hamilton Street:
3-5
West Hamilton Street:
1-9
East Mulberry Street:
6-10
5-7
West Mulberry Street:
7-115
East Pleasant Street:
8-14
Saint Paul Place:
316-336
East Saratoga Street:
11-15
West Saratoga Street:
4-100

8. Significance

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

Specific dates 1790-1940 **Builder/Architect** multiple architects and builders

Statement of Significance (in one paragraph)

Applicable Criteria: A, C
Applicable Exceptions: G
Level of Significance: local

SIGNIFICANCE SUMMARY:

The Cathedral Hill Historic District is significant to Baltimore for it contains several of the most important 19th century religious and institutional structures built in Baltimore as well as the heart of the city's elite retail district of the early to mid 20th century. The architectural quality of the District is epitomized by the nationally recognized Basilica of the Assumption (1806-1821), designed by Benjamin Latrobe, the First Unitarian Church (1817-1818) by Maximilien Godefroy, the Franklin Street Presbyterian Church (New Psalmist Baptist Church) of 1847 by Robert Cary Long, and Old St. Paul's Episcopal Church (1854-1856), designed by Richard Upjohn. Partly in response to the elegance and quality of these buildings and the prestigious residential neighborhood which grew around them, fraternal orders and social organizations erected large, well-designed headquarters buildings in the Cathedral Hill District. These included the Masonic order in 1867, the YMCA in 1873, and a second YMCA building in 1907, the International Order of Odd Fellows in 1891, and the YWCA in 1915. The 200-500 blocks of North Charles Street included in the District developed from a wealthy residential neighborhood in the mid-19th century to the most elegant retail district by the early 20th century. The previously established sophistication in architectural design, the "carriage trade" clientele, and the upsurge in building in the aftermath of the 1904 fire in the Baltimore business district produced an almost continuous line of stone and brick facades on Charles Street which led to its being described as the "rue de la Paix" or "Fifth Avenue" of Baltimore. With few intrusions, the Cathedral Hill District retains the character of a unique mixed neighborhood of churches, institutions, and commercial buildings. In the area of religion, the Basilica of the Assumption is nationally significant in it own right as the first Roman Catholic cathedral erected in the United States. The First Unitarian Church is similarly important as the first structure built for a Unitarian group in America. On a local level, the Old St. Paul's Church symbolizes the oldest Episcopal parish in Baltimore, established in 1692. The Odd Fellows Hall was the national headquarters of the social and fraternal order from 1891 until the mid-20th century. The Women's Industrial Exchange on North Charles Street is significant in both the social/humanitarian field and in archtecture, founded to aid destitute women after the Civil War and occupying since 1899 a mid-19th century rowhouse with few alterations.

For History and Supporting Documentation, see Continuation Sheet No. 10

HISTORY AND SUPPORT:

The main part of the Cathedral Hill District lies north of Saratoga Street which in 1800 was the northern edge of the developed part of Baltimore Saratoga west of Charles was then known as North West Street and east of Charles was called St. Paul's Lane. St. Paul's Episcopal Church had been built near the southeast corner of Charles and St. Paul's Lane in 1739 on the lot purchased ten years earlier. It was on a high point overlooking the small town of Baltimore and, due to the dominant influence of the Anglican Church in the colony at the time, held both a physically and symbolically elevated position in the life of the town. In 1785, John Eager Howard, then the owner of most of the property immediately north of the town, offered the Vestry a lot on North West Street just outside the town limit for a new rectory. In 1790, the rectory was completed and remains as the oldest documented structure within the District. The rectory was sited on the diagonal line of North West Street and faced southwest along Liberty Street, which followed the line between two early land patents, Lunn's Lot on the west and Todd's Range (Cole's Harbour) on the east. The church, already in its second building on the site by 1784, is now occupying the fourth church at the Charles Street location.

On the northwest corner of Charles and North West Street (Saratoga) between the Episcopal church and the rectory was the cemetery and small brick "mass house" of St. Peter's Catholic Church, the first Catholic parish in Baltimore. With the appointment of John Carroll as the first Catholic bishop in America in 1790, this small building became the temporary cathedral until the present Basilica of the Assumption was completed. The cultural influence of the two most dominant religious groups in Baltimore can not be understated. From these two early establishments, developments in architecture, social and humanitarian efforts, and eventually the economic life in the immediate area of the buildings can be traced.

The laying of the foundation of the present Basilica in 1806 provided a stimulus to the sale of building lots along Charles Street. John Howard and Charles Ridgely, among other landowners, had already begun selling individual lots in this area by 1800. During the next twenty years, both sides of Charles as far as Franklin and intermittent rows on Pleasant, Mulberry, and Franklin were developed. With the building of the

See Continuation Sheet No. 10

HISTORY AND SUPPORT (continued)

Washington Monument beginning about 1812, it became clear that Charles Street was to be the major artery to the north from the harbor area. Howard's death in 1827 and the division of his estate resulted in further building on the cross streets until by 1836 Charles Street and most of the surrounding blocks on each side were almost solidly developed as far north as Mt. Vernon Place.

The First Unitarian Church was built on Franklin Street at the northwest corner of Charles in 1817. The smooth walls and simple classical lines of the church complemented the Cathedral and, although at first standing isolated among mostly undeveloped blocks, the church became another local landmark of note which helped stimulate the building of a finer class of residential housing. At a later time in the development of Cathedral Hill, the Franklin Street Presbyterian Church of 1847 had a similar but less dramatic effect, because the area was almost completely built up by then.

The types of buildings were at first typical examples of the rowhouse for which Baltimore became famous: primarily Flemish bond brick with three-bay facades, shuttered 6/6 windows, gable roofs, restrained decoration centered on moldings and carved stone or wood cornices, and marble steps with cast or wrought iron railings. The rear of the lots usually had small stables, carriage houses, and other outbuildings. Because of the prestigious location near the main churches, these houses were largely bought or leased by merchants, lawyers, doctors, or other professional people of means. Many of these professionals opened offices in the houses and used the upper floors as living quarters. By the 1850s, the mixed use of the rowhouses was a well-established tradition in the district.

J.H.B. Latrobe's Picture of Baltimore guidebook, published in 1832, refers to the "pure air of the Cathedral Hill" area as opposed to sections of the town on lower ground. This is the first known reference to Cathedral Hill as a distinct neighborhood. The Stranger's Guide to Baltimore, published in 1852, described a suggested walking tour up the hill on Franklin Street from Calvert Station to Charles Street where one passed through "the most fashionable part of the City." The guide refers to the elegant dwellings of the area and the first stop on the tour at the top of the hill, the Catholic Cathedral. The topography of the eastern part of the District was leveled out somewhat in the late 19th and 20th centuries, but the incline of the hill is still discernible. Although

See Continuation Sheet No. 12

HISTORY AND SUPPORT (continued)

the term "Cathedral Hill" was not apparently used in print with regularity, it could be understood by anyone to refer to the immediate neighborhood of the Cathedral. A 1941 article in the Evening Sun used the term as a headline, indicating that even a century later, Cathedral Hill was an identifiable section of the city, if not a map name.

The "fashionable part of the City" began a more marked period of change to commercial use after the Civil War. The erection of the Masonic Temple and the YMCA Building near Saratoga Street signaled a new focus on institutional organizations in Cathedral Hill. Charles Street still maintained a residential look north of Saratoga until the Wilson Building, a large office building, was erected on the northeast corner of Saratoga in 1881. The spread of retail shops up Charles had already overtaken the 200 block and the presence of two distinctly non-residential structures dominating the increasingly busy corner gave further impetus to the commercialization of the street. The change was less apparent on the side streets, where residences still predominated, but these too, by 1900, were increasingly converted to other uses. Many were boarding or rooming houses operated by the widows and children of war veterans or merchants who experienced financial reverses during the Reconstruction era. The street which best retained its residential aspect into the 20th century was Pleasant Street. Parts of these buildings were preserved in the Baltimore Museum of Art when demolition took place in the early 1960s.

The late 19th century saw the continuing construction of institutional buildings, including the Odd Fellows Hall in 1891, the original Enoch Pratt Free Library (demolished) on Mulberry Street in 1882, and St. Paul's House, a charitable residence, on Cathedral Street in 1885. The Women's Industrial Exchange, organized in the late 1860s to aid women with limited means, moved into a rowhouse at 333 North Charles where it remains today. The strong influence of religious and humanitarian organizations helped bring about the establishment of the St. Paul's Parish Boys School in new quarters at 8-10 East Franklin Street in 1885. The two Greek Revival rowhouses contained not only the school but also an orphanage. The Catholic Cathedral School moved into 7-9 West Mulberry Street in 1891, adding a school wing to the existing house. The Colored High School, the predecessor of Frederick Douglass High School, had a new building erected on the north side of East Saratoga Street in 1887 which later became the Central Police Station (demolished).

See Continuaton Sheet No. 13

HISTORY AND SUPPORT (continued)

Calvert Hall College was located in a Gothic Revival building designed by Robert Cary Long in 1842 near the site of St. Peter's Catholic Church on West Saratoga Street. Operated by the Christian Brothers, the school moved to the southwest corner of Mulberry and Cathedral in 1890. The Baltimore College, established in 1811 on West Mulberry Street at Cathedral, merged with the University of Maryland in 1830 and became the nucleus of the arts and sciences of faculty. In 1890, Calvert Hall's second building was built on the site of the old College building. Cathedral Street, formerly ending at Mulberry, had been cut through to Saratoga in 1880. This was the last major change in street planning in Cathedral Hill.

The seemingly disparate mix of retail shops and office buildings in the midst of cultural institutions was in fact compatible well into the 20th century and is still a feature of the Cathedral Hill District. By 1900, Charles Street was almost entirely non-residential and many of the rowhouses had been altered by the addition of storefronts, bay windows, or display windows. Fixed wood and metal awnings were erected by many store owners over the sidewalks to encourage window shoppers.

The strongest influence on the Cathedral Hill District since the building of the Cathedral was the Baltimore Fire of 1904. Although the fire did not reach above the 100 block on North Charles Street, businesses and offices relocated out of the burned district to the areas immediately adjacent to the ruined section. Charles Street, with its direct access to the harbor and governmental areas, burgeoning commercial conversions, and wealthy clientele, was in great demand as a temporary address. Within a few weeks after the fire, many businessmen had decided to seek permanent locations in the Cathedral Hill area.

The desire of the government and business communities to project the new Baltimore as vigorous, modern, and sophisticated had a profound effect on architecture in the city. The already blossoming Beaux-Arts movement, begun in the late 1890s, was intensified in Baltimore as a result of the need for vast numbers of new commercial buildings. The undestroyed section of Charles Street received several new buildings which reflected the new incentives. The Professional Building, 330-332 North Charles (1906), the Grafflin Building, 411 North Charles (1904), Lycett Stationers, 317 North Charles (1906),

See Continuation Sheet No. 14

HISTORY AND SUPPORT (continued)

Hopper McGaw Grocers, 344 North Charles (1906), and 339-341 North Charles (1906) are all the direct results of the influx of new commercial enterprises into the area. The forms are generally geometric and symmetrical with historical sources in English and French Renaissance styles.

As the focus of consumers shifted to the North Charles Street corridor, existing buildings were given new facades and interiors to compete with the newly constructed larger buildings. Taking advantage of the smaller scale, architects created miniature period pieces which were actually assemblages of architectural features based on several historical styles or periods. John Cook Florist, 318 North Charles Street (1914), Brown's Arcade, 322-328 North Charles (1904), John Knipp & Sons Furniture, 343 North Charles (1913), G.T. Sadtler & Sons Optometrists, 345 North Charles (1914), Bowen & King Optometrists, 405 North Charles (1915), and the Fisher Building, 419 North Charles (ca. 1903) are the best surviving examples of the small commercial facade. In most of these, the three-bay rowhouse arrangement is still discernible. A few, such as the John Cook shop and the Fisher Building, still have dormers hidden behind parapets added in the remodelings.

The commercialization of North Charles Street reached a peak just prior to the entry of the United States into World War I. During 1915, the Charles Street Merchants Association was organized in response to a City plan to pave Charles Street in the early spring, a time the merchants felt was one of their peak selling periods. The Association's stated purpose was to protect and develop the interests of the merchants on Charles Street and the adjacent streets. In its efforts to improve the patronage of the area, the Association in 1916 proposed the removal of marble steps, porticoes, and projecting elements to give pedestrians more walking room. This plan was opposed by many people, particularly architects, who argued for the preservation of historical architecture, and was finally defeated in the City Council. The development of street car transportation did result in street widening in Cathedral Hill and, in the case of the Old YMCA Building at Charles and Saratoga, the removal of projections at its corner entrance as the sidewalk was narrowed to allow room in the street for the swing of the streetcar tracks around the corner.

It was during this period and the 1920s that Charles Street gained its reputation as the prestige shopping district. Sumptuous displays

See Continuation Sheet No. 15

HISTORY AND SUPPORT (continued)

in the shop windows of silver, jewelry, fine furniture, imported clothing and shoes, exotic foodstuffs, flowers, and other luxury items supported the image of a wealthy shopper's paradise. Charles Street Association booster pamphlets from the 1920s frequently compared the street to New York's Fifth Avenue, London's Bond Street, and the rue de la Paix in Paris. Building activity, however, had slowed considerably by the end of World War I and, with a few exceptions, never reached the post-fire level again. Facades of the pre-War years and 1920s reflected newer trends in architecture. The Eastman Kodak store at 309 North Charles (1929) and 415 North Charles Street (1931) exemplified the Art Deco movement. The Auman & Werkmeister furriers shop at 311 North Charles, a Gothic Revival facade of 1916, showed the persistent popularity of the period setpiece.

The late 1920s through 1940 was the last period of major building activity until the late 1970s. In this short time, three large buildings were completed which added new dimension to the traditional low scale of the Cathedral Hill District. In 1929, the Baltimore Life Insurance Company built a multi-story office building on the site of the Wilson Building at Charles and Saratoga. This was the tallest building in the district at that time. With its setbacks, geometric Art Deco ornamentation, and marble and limestone exterior, the Baltimore Life Building was seen as the symbol of a new downtown center of business activity. In 1933, the new Enoch Pratt Free Library Central Building was completed, adding a new center to the existing cultural activity in Cathedral Hill. This building also was in the Art Deco style. The Telephone Building, 320 St. Paul Place, was the last large building erected during the period of Cathedral Hill's historically significant development. St. Paul Place borders the west side of Preston Gardens, a 1919 park located between St. Paul Street and the former Courtland Street. The streets surrounding the park were planned as the "new" downtown, with large office buildings overlooking the park. The Telephone Building was seen as a major component in this development. It was finished in 1941 to a height of six stories with an additional five floors to be added later. World War II delayed the addition until 1949, and the development of St., Paul Place never materialized to the planners' ideals. The increasing suburbanization of the city and concurrent automobile traffic served to make St. Paul Place and most of the Cathedral Hill District less a destination than a through-transit area. This trend is slowly being reversed through the rehabilitation of the commercial buildings beginning in the late 1970s.

See Continuation Sheet No. 16

HISTORY AND SUPPORT (continued)

From the end of the 19th century through the mid-20th century, the retail businesses in the Cathedral Hill area catered to the wealthy of Baltimore in contrast to the "Retail District" near Lexington and Howard Street where the more moderately priced department stores and small shops were. A good example of the type of operation which came to characterize Cathedral Hill and Charles Street in particular was Hopper McGaw and Company, a specialty grocery and tobacco store at 344 North Charles Street. The building was erected in 1907 and its bank-like facade held a main selling floor with mahogany, marble and glass showcases filled with "fancy groceries," wines, confectionery, and perfumes. An orate bronze and marble staircase led down to the basement vault for cigars. Other vaults on the other level held wines, Smithfield hams, and cheeses.

Other businesses with primarily wealthy clientele proliferated during this period. During the 1890s, the P. Hanson Hill Furniture Manufacturing Company, 217 North Charles Street, was one of the leading interior decorating and custom furniture manufacturers in Baltimore. Later its building was occupied by McDowell and Company, an oriental carpet and furniture store, which remained on Charles Street from 1898 to 1985 at two successive locations. John C. Knipp and Sons Furniture at 343 North Charles was also a highly regarded furniture maker. Hurlbutt and Hurlbutt, at 403 North Charles from 1896 to the 1930s, specialized in curtains, draperies, and portieres, as well as oriental fabric and "art furniture."

Auman and Werkmeister Furriers, 311 North Charles, occupied their store from 1915 until the late 1960s. Jewelers and silversmiths included Jenkins and Jenkins, 315 North Charles (1914-1919), James R. Armiger, 310 North Charles (1904-1960s), A. H. Fetting, 314 North Charles (1920s-1970s), the Schofield Company, 331 North Charles (1920s-1960s), and Samuel Kirk and Sons, 421-423 North Charles (1923-1960s). Lycett Stationers and Dulany-Vernay Stationers were located respectively at 317 North Charles and 337 North Charles from about 1906 until the 1970s. Both establishments also dealt in "art goods" and leather as well as engraved papers. Another long-established Charles Street business was John Cook Florist Shop at 318 North Charles from 1880 until the 1960s. More prosaic services such as optometry and dry cleaning were offered behind the picturesque facades of the Bowen and King Building, 405 North Charles (1915-present), and the Fisher Building (1903-1923).

See Continuation Sheet No. 17

HISTORY AND SUPPORT (continued)

The tailors, dressmakers, and clothing accessories establishments along Charles Street during the early 20th century are too numerous to list. It was traditional, however, for brides to collect their entire trousseaus at various shops on Charles Street. Bertha's Millinery, located at 319 and 321 North Charles from 1915 through the 1940s, was one well-known shop. For men, Payne and Merrill Haberdashers at 315 North Charles from 1922 until the 1960s (later Lohmeyer's) was equally as famous. Shops such as these attracted well-heeled customers from Baltimore and elsewhere, giving Charles Street and the Cathedral Hill area a world-wide reputation for high quality and expensive goods.

The stages of Cathedral Hill's development are amply displayed in the architecture of the District. The oldest known building, St. Paul's Rectory, the Cathedral and the First Unitarian Church are substantially unchanged from their construction dates. The wide variety of rowhouses represents those of a very early type such as 8 East Mulberry Street, the Latrobe House at 11 West Mulberry, and 115 West Franklin; and intermediary group with minor changes for commercial use such as the Women's Industrial Exchange; and those with partially or completely new facades such as the Bowen and King Building. The early 20th century office buildings such as the Baltimore Life Building and the Telephone Building are also little changed from their original appearance. The concentration of these building types is what makes the District a distinguishable entity. Virtually every street in the District conveys a feeling of the late 19th and early 20th centuries by the almost unbroken lines of facades. The few intrusions are concentrated in the southern and eastern sections of the District and, with the exception of the C&P Building, are low in scale.

The C&P Buildings 319-323 North Charles, is overscaled, dark in color, set back ten feet from the uniform facade line of Charles Street and is in an aggressively Modern style. Its effect is worst in the immediate vicinity of the main elevation on Charles Street. The height of the building is somewhat mitigated by the proximity of other tall buildings nearby; the Baltimore Life Building, the Telephone Building, the Tremont Horel, and, outside the District, the Commercial Credit Building. The set back of the C&P Building is both a detriment and an asset. It creates a break in the facade line, but it also softens the impact of the outsized scale and style.

See Continuation Sheet No. 18

HISTORY AND SUPPORT (continued)

Preservation and restoration activities in the District have been privately undertaken and, while not accomplished with the help of the tax incentives of National Register listing are the Brown's Arcade project and Cathedral Place (Odd Fellows Hall). Both these projects were finished in the early 1980s and received much attention in local media. The architects of Brown's Arcade, Cho, Wilks, and Burns, received an award from the AIA for excellence in adaptive use design. The Benson Building, 501-515 North Charles, was also a rehabilitation tax act project. The Old Cathedral School, 7-9 West Mulberry, was adapted for office use without the benefit of tax incentives, but retains most of its historical character. It was designated a Baltimore City Landmark in the early 1970s. These successful projects have stimulated a number of other smaller efforts, usually involving facade cleaning, repointing, and occasionally new construction.

"From the late nineteenth century until the 1940s Baltimore was not only the most powerful section of Maryland but so much the most powerful that it almost persuaded the provinces of their backwardness. It comprised 51 percent of the state's population in 1920 and 47 percent in 1940, and its portion of the state's power was overwhelmingly larger than its portion of the state's population. Almost everyone of great wealth lived or worked in the city, and, despite dreadful slums, Baltimore's standard of living was higher than that of any Maryland county. It was the state's hub for railways,manufacturing, banking, insurance, law, medicine, and education. The crossroads clerk, if he was ambitious, migrated to the county seat, and if he made good and retained ambition, he moved on to Baltimore.

The city's newspapers covered the state, except for the fringes. The city's social register, its downtown gentlemen's clubs, its outlying country clubs, and its rich churches dominated fashion if not opinion. Its cultural institutions - the Johns Hopkins University, Walters Art Gallery, Baltimore Museum of Art, Maryland Art Institute, Peabody Institute, Maryland Historical Society, Enoch Pratt Free Library, and, to be sure, the athletic teams and nightclubs - overwhelmed everything the counties had to offer. The late nineteenth and early twentieth centuries were the age of the city." (Callcut p.1)

World War II brought dramatic changes to Baltimore, primarily by setting the stage for development of the suburbs. "In 1920 slightly more than one-half of the people in Maryland lived within the Baltimore City limits, and their standard of living was the highest in the state. By 1940 Baltimore's population had slipped

History and Support (continued)

as well. By 1960 the city's percentage of state population was down to 30 percent. By 1980 it had dropped to 19 percent, and the city had the state's highest rate of welfare, unemployment, and crime." (Callcut p.81)

"The Greatest change in the city was a replacement of wealth by poverty, power by powerlessness. As the rich and the middle class moved out, they left behind their old houses for the people who could afford no better. In 1950 the city had 40 percent of the state's richest population quartile, and in 1977 it had only 13 percent (the Baltimore suburbs increased from 25 percent to 34 percent their share of the richest quartile); conversely, Baltimore increased its proportion of the poor quartile of the state's population from 27 percent to 34 percent (and the suburbs retained about 18 percent of the poorest). From 1950 to 1977 the median income of the city dropped from 98 percent to 68 percent of median suburban income. All of this meant a decline in urban leadership: 13 percent of the most successful people were in the city, 34 percent in the suburbs. Total library circulation in the city declined from a peak of 4.7 million volumes in 1964 to 2.1 in 1982. Certainly able people remained in Baltimore, but they composed a smaller proportion of the total there than anywhere else in the state." (Callcut p. 84) With this decline came the end of the elite aspects to the shopping district along Charles Street.

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GEOGRAPHICAL DATA: Boundary Description and Justiification.

The boundaries of the Cathedral Hill Historic District are based on the presence and absence of the historic and cultural resources that create the significance. Factors generally considered include changes in architectural character and period; changes in density of resources; and changes in width and character of the street pattern.

The northern boundary of the district adjoins the southern boundary of the Mount Vernon Historic District at Hamilton Street. The Cathedral Hill Historic District is considered by many to be an extension of the Mount Vernon area because they are related architecturally and historically but Cathedral Hill has a stronger commercial and institutional character than Mount Vernon and stands separately on that basis. The southern boundary is generally Saratoga Street below which stands the 1970s Charles Center development to the west of Charles Street. The boundary east of Charles Street is extended below Saratoga to include St. Paul's Church and the Masonic Temple that clearly are a part of the historic character of the district. The boundary on the southeast of Charles Street and north along St. Paul Street to St. Elizabeth Court are formed by the presence of 1950s and later commercial structures.

The east boundary generally parallels St. Paul's Street, a wide north-south throughway, with Preston Gardens, a 1919 park development to the east and sloping sharply downward from the district. Although Preston Gardens dates from the period of significance of the district, Preston Gardens has a distinctly separate history from the district in that the project was part of a city-wide beautification and slum-clearance program. The eastern boundary also excludes the parking lot north of Mulberry street.

On the west side of the district, a change in architectural character is evident between the district's highly sophisticated 19th and early 20th century commercial facades and institutional buildings and the buildings of the Retail District which is a loosely defined area of buildings similar in date to Cathedral Hill, but with a different architectural focus and unity of types. Along this edge, the boundary excludes non-historic open spaces occupied by parking lots and fragmented sections as along Mulberry Street The boundary follows rear property lines along Library Court, West Pleasant Street, and Ploy Alley.

9. Major Bibliographical References

See Continuation Sheet No. 20

10. Geographical Data

Acreage of nominated property approximately 23 acres

Quadrangle name Baltimore East, Maryland **Quadrangle scale** 1:24000

UTM References

	Zone	Easting	Northing
A	18	360400	4350620
B	18	360780	4350620
C	18	360800	4350610
D	18	360510	4350320
E			
F			
G			
H			

Verbal boundary description and justification

See Continuation Sheet No. 21

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 Janet Davis, Historic Preservation Analyst

organization Commission for Historical and Architectural Preservation City of Baltimore **date** August 1985

street & number 118 North Howard Street **telephone** (301) 396-4866

city or town Baltimore **state** Maryland 21201

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 National Park Service.

State Historic Preservation Officer signature 5-17-87

title STATE HISTORIC PRESERVATION OFFICER **date**

For NPS 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