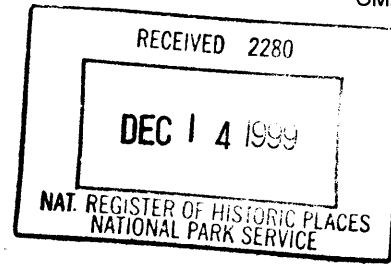


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



1671

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Western National Bank and Eutaw Savings Bank

other name/site number Baltimore Grand (preferred); B-2336, B-2337

2. Location

street & town 401 West Fayette Street not for publication

city or town Baltimore vicinity

state Maryland code MD county Independent city code 510 zip code 21201

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

[Signature] 12-8-99
Signature of certifying official/Title Date

State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

- I hereby certify that the property is:
- entered in the National Register.
 See continuation sheet.
 - determined eligible for the National Register.
 See continuation sheet.
 - determined not eligible for the National Register.
 - removed from the National Register.
 - other, (explain:) _____

[Signature] 1-14-00
Signature of the Keeper Date of Action
Elson H. Beall

Baltimore Grand (B-2336, B-2337)
Name of Property

Baltimore city, Maryland
County and State

5. Classification

Ownership of Property
(check as many boxes as apply)

Category of Property
(check only one box)

Number of Resources within Property
(Do not include previously listed resources in the count.)

- private
- public-local
- public-State
- public-Federal

- district
- building(s)
- site
- structure
- object

Contributing	Noncontributing	
2	1	buildings
		sites
		structures
		objects
2	1	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources previously listed in the National Register

n/a

0

6. Function or Use

Historic Function
(Enter categories from instructions)

Current Function
(Enter categories from instructions)

Commerce/Trade: financial institution

Commerce/Trade: restaurant

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

Late 19th and 20th Century Revivals:
Classical Revival

foundation masonry
walls stone; brick
roof membrane; slate; copper
other

Narrative Description

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

Baltimore Grand (B2336-B2337)
Name of Property

Baltimore city, Maryland
County and State

8. Description

Applicable National Register Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance

(enter categories from instructions)

Commerce

Architecture

Period of Significance

1881-1912

Significant Dates

1881; 1883; 1911; 1912

Significant Persons

(Complete if Criterion B is marked above)

n/a

Cultural Affiliation

n/a

Architect/Builder

Charles L. Carson, architect (1881, 1883)

Baldwin & Pennington, architects (1911)

Haskell & Barnes, architects (1912)

9. Major Bibliographical References

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

Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other: Name of repository: _____

Baltimore Grand (B-2336, B-2337)
Name of Property

Baltimore city, Maryland
County and State

10. Geographical Data

Acreage of Property 0.47 acres; Baltimore East, MD quad

UTM References

(Place additional boundaries of the property on a continuation sheet.)

1 18 360160 4350000
Zone Easting Northing

2
Zone Easting Northing

3
Zone Easting Northing

4
Zone Easting Northing

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

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

11. Form Prepared By

name/title Michael V. Murphy, AIA
organization Murphy & Dittenhafer, Inc. date 9/10/99
street & number 800 North Charles Street telephone (410) 625-4823
city or town Baltimore state MD zip code 21201

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name/title _____
street & number _____ telephone _____
city or town _____ state _____ zip code _____

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

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

**NATIONAL REGISTER OF HISTORIC PLACES
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Baltimore Grand
Baltimore city, Maryland

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Description Summary

The property known as the Baltimore Grand comprises two historic bank buildings, the former Western National Bank (1881, remodeled 1912) and the former Eutaw Savings Bank (1887, remodeled 1911), which were connected in 1989 and adaptively reused to create a commercial catering and banquet facility. The bank buildings retain good integrity to the 1911-12 period; they are characterized by richly-detailed Classical facades, and retain the majority of their interior finishes in place behind inserted wall and ceiling panels.

General Description

The Eutaw Street facade of the Baltimore Grand is composed of three parts constructed at different times: the former Western National Bank (1881) at the south, a recent (1989) connecting element constructed in a former alley, and the former Eutaw Savings Bank (1887) at the north, on the corner of Eutaw and Fayette streets.

The Fayette Street facade also consists of three sections. The original (1887) section of the former Eutaw Savings Bank occupies the corner at the east end of the block; a 1911 addition to the bank extended the building through the center of the block. In 1989, a one-story addition was made at the western end of the block to provide an entrance and lobby for the banquet facility.

The Western National Bank building was originally designed in 1881 by Baltimore architect Charles Carson in an exuberant Queen Anne style. Remnants of the original brick and limestone exterior remain visible on the south facade facing the alley. In 1912, the Baltimore architectural firm of Haskell and Barnes carried out an interior and exterior remodeling of the building which included a completely new Classically-inspired façade facing Eutaw Street.

The Western National Bank's Eutaw Street facade is composed of a giant order of Ionic columns supporting a pedimented portico. The frieze above the columns is unadorned except for the carved identification "Western National Bank" on its face. The pediment is decorated with egg and dart molding, with acroteria at its peak and ends. The facade is constructed of smooth-faced limestone over a granite base. Three large cast facing clerestory windows are subdivided with metal framing and two smaller windows at the ground level with ornamental iron grilles. The main entrance doors are bronze. A set of granite steps leads up to the entrance. The ornamental east facade returns ten feet around the north and south corners.

A simple connecting element between the Western National Bank and the adjacent Eutaw Savings Bank consists of a pair of plain metal exit doors below a sloped standing-seam metal roof. This connector, constructed in 1989, is set back from the plane of the facades.

The Eutaw Savings Bank, at the southwest corner of Eutaw and Fayette streets, was also designed by Charles Carson in 1887. It is constructed of brownstone on a base of granite, has wood windows clad with copper, and exemplifies Classical influence in its form and detailing.

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The east façade of the Eutaw Savings Bank is divided into three bays. The central bay is defined by a projecting entrance portico with paired Doric columns and a balustraded balcony delineating the second level. A large arched window above the entrance portico is framed by paired fluted pilasters with Corinthian capitals extending to the cornice line. Each side bay is pierced on the first floor by a rectangular window with Tuscan pilasters and at the second story by round-arched windows framed by Doric pilasters and decorative inset panels, and topped with a dentilled pediment.

The street level of the Eutaw Savings Bank has banded rustication, while the upper level is laid with a smooth ashlar surface. The frieze, carved with a swag motif, supports a dentilled pediment (with carved reliefs in the tympanum) in the center bay and a copper balustrade that wraps around the entire building. Applied bronze letters identify the "Eutaw Savings Bank" at the central frieze.

Like the Western National Bank to the south, the ornamental facade of the Eutaw Savings Bank extends ten feet around to the south side of the building where it transitions to simple running bond brickwork. The brownstone facade exhibits varying levels of deterioration typical of the material. The Eutaw Street facade was modified slightly to its present appearance when Baldwin and Pennington expanded the building in 1911.

Like the east-facing Eutaw Street facade, the north-facing Fayette Street facade of the Baltimore Grand is composed of three sections, each of which was constructed at a different time. At the corner, the Fayette Street facade of the Eutaw Savings Bank comprises the easternmost element. This is carried out in the same style and materials as the bank's Eutaw Street facade. An areaway allows windows into a basement level. The original Carson-designed facade had three bays, the westernmost of which included a rounded Projecting bay. In 1911, Baldwin and Pennington modified and extended the facade by removing the rounded projecting bay, re-cladding that section, and extending the building toward the west with windows and trim which matched the original in form, materials, and detailing. The resulting facade is a symmetrical composition. The only visible evidence of phased construction is that the later brownstone has weathered to a darker color.

At the western end of the north façade, a single-level entrance lobby was constructed in 1989. Clad in brown brick, this element contains a single large arched window over several pairs of wood and glass doors. Attached wood letters announce "The Baltimore Grand" over the entrance arch. A large parking structure (non-contributing) adjoins to the west. The lobby serves as a pre-function area for the two primary banquet/catering halls in the building, and also provides handicapped accessibility. The interior materials of the lobby and associated service areas include painted drywall ceilings and walls, and carpeted floors.

In the 1989 conversion of the two banks into a banquet facility, the main banking rooms were converted into banquet halls and the executive office became a dining room. The conversion took advantage of the original ornate ceilings and wall treatments of these spaces, which were restored and maintained in several areas; other historic interior finishes were retained primarily in place behind and above inserted walls and ceilings. Overall, the interior retains good integrity to the 1911-1912 period.

The Western National Bank's double height banking room was adapted as the South Banquet Hall. The current space has a suspended drywall ceiling approximately 12 feet above the floor and drywall and fabric panel walls constructed about two feet inside of the original marble-clad walls. Carpet currently covers the floor. Above and

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behind the inserted walls and ceiling, the lower level and clerestory windows as well as the remaining wall and ceiling finishes of the monumental banking room remain largely intact. These finishes include twelve foot marble clad walls above which run a band of of clerestory windows flanked by paired plaster pilasters supporting an ornamental cornice. About half of the clerestory window openings were closed with masonry in 1989. The original plaster ceiling remains above the later suspended ceiling. Original finishes have sustained some damage from the installation of the current interior treatments, which involved numerous penetrations in the original walls and ceilings for support.

The North Banquet Hall occupies the former main banking room of the Eutaw Savings Bank, a grand two-story space. The banking room was originally entered from Eutaw Street through a decorative bronze interior portico, now concealed. The side walls of the banking room were clad with marble at the lower level; above this, the smooth coursed ashlar masonry was decoratively exposed. An elevated ornamental metal catwalk/balcony, supported by brackets, followed the perimeter of the room and became a mezzanine level over offices and utility rooms at the west end. Other notable features include six Palladian windows located above the elevated walkway which are framed by Corinthian pilasters and moldings. The arches of the Palladian windows are set in recessed lunettes and are filled with decorative stained glass. These grand windows are interspersed with ten simpler rectangular windows, set below recessed round arches. Above the upper cornice, a curved ceiling transitions to a flat metal coffered ceiling with integral lighting and ventilation grilles in square recesses. Alterations carried out in 1989 include installation of new drywall and panel walls at two feet inside of the original exterior walls to accommodate ductwork. These walls extend vertically from the floor level to the underside of the catwalk/balcony which surrounds the room. The installation of these interior finishes, including carpeted floors, was carried out in the same manner as in the South Banquet Hall.

Behind the North Banquet hall is a smaller dining room that was originally the executive office of the Eutaw Savings Bank. The dining room retains its original mahogany paneling and ornamented ceiling with leaded-glass skylights. An adjacent bathroom has original fixtures including an early shower head and wardrobe. A staircase with carved railings leads up to the mezzanine level of the North Banquet Hall.

Beneath the former Western National and Eutaw Savings Banks are a variety of utility and storage rooms. A commercial kitchen was installed as part of the 1989 construction. The basement of the former Eutaw Savings Bank also contains the entrance to a shaft/stair which gives access to the space above the coffered ceiling of the North Banquet Hall.

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Statement of Significance

The Baltimore Grand is primarily significant under Criterion C. The two historic bank buildings which make up the complex exemplify a significant type of commercial architecture. The Western National Bank and the Eutaw Savings Bank represent a type of small-scale, yet richly detailed and monumental bank building that was characteristic of Baltimore's financial institutions around the turn of the twentieth century. Rather than seeking the "highest and best use" of relatively expensive downtown real estate by combining banking functions with other income-producing uses in multistory buildings, the Western National Bank and Eutaw Savings Bank made an architectural statement of prosperity and permanence through a lavishly-detailed single-purpose banking structure. In doing so, they participated in a trend that was noted by the contemporary architectural press as particularly associated with Baltimore. Furthermore, these buildings represent the work of prominent local architects, including Charles L. Carson, Baldwin & Pennington, and Haskell & Barnes.

The property derives additional significance under Criterion A, in the area of Commerce: the Western National Bank and Eutaw Savings Bank figured prominently in the economic development of the city from the mid-nineteenth century.

Historic Context and Resource History

Commerce (Criterion A)

Baltimore's financial institutions played a crucial role in the city's development as a port and manufacturing center, and in its historic involvement in industrial enterprises throughout the South. The importance of the financial industry is reflected in the city's surviving bank buildings.

The immediate neighborhood of the Baltimore Grand, the west side of Baltimore, thrived as a vibrant commercial, financial, and entertainment district from the second quarter of the nineteenth century through the middle of the twentieth. Photographs and maps from the turn of the 20th century show a neighborhood densely populated with the garment trade, theaters, department stores, hotels, and a wide variety of small shops. Several banks took part in this flourishing commercial activity.

The Western National Bank provided financial services to the Baltimore community for over 120 years, from 1835, when it was incorporated as a state bank, to 1957, when it merged with the First National Bank. In 1865, the bank was nationalized under the laws of the United States. In 1880, the president of the Western National Bank, Joshua C. Harvey, formalized and developed plans for a new banking house that would replace the old bank building that had stood for more than 40 years and commissioned prominent local architect Charles L. Carson to design the new banking structure. Along with an impressive new building, the director's new efforts to invoke confidence and loyalty in its customers were successful and the bank prospered. In 1906, bank president Charles E. Riemer recognized that the bank had outgrown its existing facility. Major alterations were planned by local architects Haskell and Barnes including a new Eutaw Street façade and a complete interior remodeling and one level expansion to the west. In 1956, the Western National Bank merged with the First National Bank of Baltimore.

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The Eutaw Savings Bank was founded in 1847 in the Eutaw House, the prominent hotel at the corner of Baltimore and Eutaw Streets. In 1857, the institution moved from the hotel into its own quarters, a two story brownstone building designed by Joseph Kemp at the southeast corner of Eutaw and Fayette Streets. In 1887, continued growth caused the bank to move again into a new building at the southwest corner of Eutaw Street and Fayette Streets, which was designed by Charles Carson in brownstone to resemble the bank's former home across the street. The former bank then became the home of the Baltimore Equitable Society, Maryland's oldest corporation and the fourth oldest insurance company in the United States. In 1911, continued growth required an expansion of the Eutaw Savings Bank, which, as designed by Baldwin and Pennington, nearly doubled the size of the 1887 structure. The Eutaw Savings Bank merged with the Maryland National Bank (now NationsBank) in 1974.

Architecture (Criterion C)

As low, single-purpose, highly ornamental bank buildings, the Western National Bank (1881) and the Eutaw Savings Bank (1887) were early participants in a trend which became significantly associated with Baltimore. An article in Architectural Record published in 1907 observed that the majority of major urban banks toward the end of the 19th century had tended to erect multistory buildings which provided banking space on the ground floor and income-producing uses above, in the interest of maximizing their investment in expensive downtown real estate. In Baltimore, however, the tendency—begun in the 19th century and reinforced in the aftermath of the Fire of 1904—was toward elaborately detailed one-story buildings exclusively for banking use.

This trend reflected the interaction of several factors. Baltimore's banking capital at the end of the 19th century was greater than that of other cities of similar size and population, because numerous industrial enterprises throughout the South were financed there. A rapid expansion in the number of state-chartered financial institutions around the turn of the 20th century produced a sharp increase in competition and encouraged the city's established banks—characterized by conservative methods and outdated buildings—to modernize; as a result, several adopted the emerging fashion for low, ornamental buildings to symbolize their prosperity and permanence.

After the Fire of 1904, which devastated the city's main financial district (several blocks east of the Western National and Eutaw Savings banks), this trend was reinforced. Bankers observed that the only institutions which had survived the conflagration had been housed in low buildings, pointing up a practical advantage of the form. At the same time, in the rush to replace the city's bank buildings, financiers intensified their efforts to distinguish their institutions by means of an up-to-date architectural statement. The vast majority of post-Fire bank buildings were of the one-story type, with ornate Classical facades and lavish interior finishes. The renovations to the Western National and Eutaw Savings banks reflect this trend. The directors of the Western National Bank in 1912 transformed their dated Queen Anne building into a thoroughly modern Classical edifice; the Eutaw Savings Bank, whose original design incorporated Classical ornament, got more of it in the 1911 expansion.

In addition to the capacity of a monumental facade to convey strength and permanence to depositors and represent the safety and security of the institution, bankers found that one-story buildings had functional

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advantages as well. This building type, primarily consisting of a single impressively-finished and well-lighted room, lent itself well to customer impact and convenience. In the great central room—effectively illuminated by skylights—the public business of the bank could be transacted, while a number of smaller rooms and basement areas could be used for private offices and support space.

The Western National and Eutaw Savings banks represent the work of prominent local architects, both in their original designs and in their subsequent renovations. Charles L. Carson (1847-91), who prepared the original designs for both banks, was a leading Baltimore architect whose work spanned a wide variety of public and private buildings: including houses, banks, hotels, synagogues and churches, factories and warehouses. The Central Savings Bank, at Charles and Lexington streets, is a particularly fine example of his work. Although Carson had no formal training in architecture, his work demonstrates a high level of design sensibility. In addition to designing both the adjacent Western National Bank and the Eutaw Savings bank, his other outstanding work included the Mt. Vernon Place Methodist Church, the Lafayette Square Church, and the original Enoch Pratt Library on Cathedral Street.

The noted architectural firm of Baldwin and Pennington carried out a major expansion of the Eutaw Savings Bank in 1911, work which was carried with great sensitivity to the original building designed by Carson. E. Francis Baldwin (1837-1916) and Josias Pennington (1854-1929) were leading architects in the state of Maryland. The firm's more notable projects in Baltimore include the Fidelity Building, the Mt. Royal Station, the Maryland Club, the Hutzler's Palace, the B&O building, and the former Baltimore City College. Baldwin and Pennington also designed numerous churches, railroad stations, and university buildings throughout Maryland.

The architectural firm led by George C. Haskell and Summerfield Barnes is less well known although Haskell is reported to have worked for Carson as a draftsman. The firm's works in Baltimore included the University of Maryland Dental School on nearby Greene Street, the Engine Houses in Hampden and Walbrook, an office building for the German American Fire Insurance Company, in addition to theater, church, and residential work. Haskell and Barnes carried out major alterations to the Western National Bank in 1912 in a very capable rendition of the Classical style then in vogue.

In 1989, the two bank buildings were rehabilitated and combined to function as a banquet/catering facility, which was given the name The Baltimore Grand. McLaughlin Architects of Columbia, Maryland were the architects for this renovation and expansion work, which was generally carried out with minimal impact on the historic structures.

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Baltimore Grand
Baltimore city, Maryland

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Major Bibliographical References

A Bank and Its Times. Baltimore: First National Bank, 1976.

A Brief History of a Bank. Baltimore: Western National Bank of Baltimore, 1938.

Dorsey, John and James D. Dilts. A Guide to Baltimore Architecture. Centreville, MD: Tidewater Publishers, 1997.

Kidney, Walter C. The Architecture of Choice: Eclecticism in America, 1880-1930. New York: George Braziller, 1974.

Olson, Sherry H. Baltimore: The Building of an American City. Baltimore: The Johns Hopkins University Press, 1980.

“The Bank Buildings of Baltimore,” Architectural Record, v. 221, 1907.

Maryland Inventory of Historic Properties, Maryland Historical Trust, Crownsville, MD

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Geographical Data

Verbal Boundary Description

The nominated property is described as Ward 4, Lots 9-16, Section 8, Block 631 among the Land Records of Baltimore City, Maryland. The multilevel parking garage located on this property does not contribute to the significance of the resource.

Verbal Boundary Justification

Boundaries are defined by the property lines of the original Eutaw Savings Bank and Western National Bank with the inclusion of annexed alley space connecting the two structures.