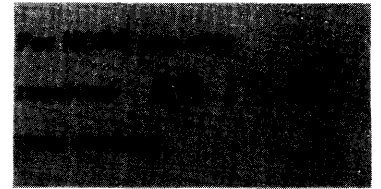


**United States Department of the Interior
Heritage Conservation and Recreation Service**



**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 Union Square/Hollins Market Historic District

and/or common Union Square/Hollins Market Historic District

2. Location *Roughly bounded by Fulton, Fayette, Pratt and Schroder Sts.*

street & number Multiple Streets
Boundaries as shown on maps included N/A not for publication

city, town Baltimore N/A vicinity of Seventh congressional district

state Maryland code 24 county independent city code 510

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input checked="" type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input checked="" type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input checked="" type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple Public and Private (more than 50)

street & number City of Baltimore

city, town Baltimore N/A vicinity of Maryland state

5. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore City Department of Legislative Reference

street & number Room 626, City Hall

city, town Baltimore state Maryland 21202

6. Representation in Existing Surveys

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

date November 1981 federal state county local

depository for survey records Maryland Historical Trust, 21 State Circle

city, town Annapolis state Maryland 21401

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input 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 date _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

DESCRIPTION SUMMARY:

The Union Square/Hollins Market Historic District is a dense area of row-houses and commercial structures located approximately ten blocks west of the Inner Harbor. The district contains approximately 1321 buildings with about 31 structures which do not contribute to the district. Bounded by Schroeder, Pratt, Fulton and Baltimore Streets, the area is built on a grid street system which conforms to the original 1818 layout of the area. The terrain gently slopes down from west and east. There are two major features in the district. Union Square Park, a speculative park and housing development of the 1840's, lies in the west; it is a block size park containing an ornate fountain and Greek revival pavilion. In the east end lies Hollins Market, an Italianate style market house built in 1838 and 1864, the oldest market building in the city. The remainder of the district developed after 1830 mainly as housing for workers in nearby industries. These structures consist of low scale, two and three story brick vernacular dwellings while larger, high style rowhouses surround the park. Commercial structures were built around Hollins Market, along South Carrollton Street, and along West Baltimore Street (opened in 1807 as the Baltimore-Frederick Turnpike). After the residential construction ended in the 1880's, the commercial, as well as institutional development continued and these later buildings exhibit the architectural styles of the early 20th century. Economic decline in the area beginning in the mid 20th century eventually ended development thereby preserving the original appearance of the neighborhood. Demolition of deteriorated structures and the construction of a few inappropriate buildings created the existing intrusions on the district. In the late 1960's and throughout the 1970's, a broad based effort began by residents, the city, and developers to revitalize the area, including restoration of the park and the market, shopsteading along Baltimore Street, and residential and commercial rehabilitation. Consequently, the area's original, historic character remains remarkably intact, and thus represents the 19th century urban character of Baltimore.

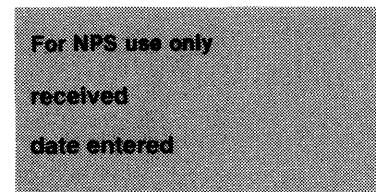
GENERAL DESCRIPTION

The district is a densely built-up landscape of rowhouses: every available street and alley lot has been or was developed with facades built adjacent to the sidewalk. The only breaks in these rows are due to fire, neglect, or urban renewal. The sole green spaces are located at Union Square Park and on the western side of the Steuart Hill Elementary school.

The individual structures are primarily vernacular adaptations of the more sophisticated architectural styles of the townhouses on Mount Vernon Square, where the elite of the city once lived. Decoration is minimal; rather, developers and homeowners alike attempted to build the most economical residences possible within the general form of contemporary architectural styles. Around Union Square Park and along nearby larger streets, houses were constructed, but they are a small percentage of the whole. The buildings are brick, low-scale structures (no more than three stories except for some commercial buildings) with narrow proportions. Evenly spaced doorsteps, windows, and doors, as well as continuous rooflines create the visual rhythms for which Baltimore rowhouses are noted. Facades of painted brick or formstone and variations in window light and door paneling patterns are the only elements producing significant breaks in the physical unity

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Continuation sheet Union Square/Hollins Market Historic District Baltimore City, Maryland Item number 7 Page 1

GENERAL DESCRIPTION (Continued)

throughout most of the district.

The boundaries enclose a rectangular district which reflects the area's grid street system, which lies on land sloping gently down from west to east. This system was created by Thomas Poppleton after 1818 when he was hired by the city to lay out an organized plan for growth. Within the grid he created a hierarchy of streets, determined by their width, in the following declining order of importance: east/west streets, north/south streets, and alleys. Houses built along these streets generally conform to this hierarchy: the most imposing well detailed buildings lie on the east/west routes; lesser homes are on the north/south streets, and the smallest, most austere residences are found crammed along the narrow alleys. In addition, almost all of the street frontage of the east/west streets is used for the building facades, while the less important streets mix both facades and the sides of buildings in their streetscape.

In the 1820's and 1830's, structures were built in the Federal style. The buildings are two stories high, two bays wide with Flemish bond brick facades, steeply pitched gable roofs, corbeled brick cornices, and central dormers. The windows are six over six double hung and doors are wood with six panels and a three light transom above. These structures almost all lie east of South Carrollton Street, where development first occurred. They stretch further west on Baltimore Street, though, simply because the Baltimore-Frederick Turnpike provided the best road into Baltimore from the west at that time. 1504 West Baltimore Street is especially important: built c. 1820, probably by Malachi Mills, a carpenter, it is likely the earliest house and the only frame house remaining in the district. (The house in 1820 lay outside the city which had outlawed frame buildings in 1799.)

In the 1840's and 1850's, the Greek Revival style was popular. It is slightly different from the Federal period: attic windows replace dormers; the roof has a shallower pitch; common bond brick replaces Flemish bond, and the brick cornices sometimes contain modillion blocks. These buildings also lie in the eastern blocks, especially the 1000 and 1100 blocks of West Baltimore Street and Hollins Street, extending west as far as the 1300 blocks, except on West Baltimore where they are found as far as the 1600 block.

The most prevalent style is the Italianate, which lasted from the mid 1850's until the early 1880's. These structures infill the furthest eastern blocks, and cover the western area of the district past South Calhoun Street in unbroken rows. Their style differs substantially from the earlier two by having a full third story, sometimes a third bay, and tall, narrow proportions. Windows are four over four or two over two double hung; the roofs are shed form sloping to the rear, and the cornices are elaborately decorated with modillions, dentils, brackets, and scroll work. Much more attention is paid to the details on these structures: lintels and sills are stone or well-crafted brick work; brick is factory pressed laid in running bond; steps and bases may be marble or brownstone. One unusual development was the construction of several houses set back from the sidewalk and having small yards in front.

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GENERAL DESCRIPTION (Continued)

Throughout all three stylistic periods, a simple version of each was built along the alleys. These buildings were no more than two stories high with a minimum of decorative embellishment, and with a quite reduced floor plan. Another economical form which became popular during the Italianate era, was the "set-back house." These structures were actually back buildings constructed before the main house. In several instances the builder could not afford to complete the house, and the resultant space in front of the built section made the building appear to be set-back.

During the Italianate era Union Square Park was developed as a speculative real estate venture by the Donnell family. In plan, a sidewalk of herringbone brick circumscribes the park, while walkways, paved in rose tinted cement and scored with a diamond pattern, criss-cross the park on diagonals from each corner and from the center of each side. A fountain, an epoxy resin and cast bronze reproduction by Malcolm Harlow, provides the park's focal point. To the east of this is a circular, domed Greek Revival pavilion over a spring (now closed). Shrubs and trees, of the same species which were planted originally, dot the grass-filled park, and lamps, which are period reproductions, illuminate the park. The only unrestored original element is an elaborate wrought iron fence which enclosed the park. Urns, which were located at each entrance after the removal of the fence in the 1880's, will be restored.

Before the park was created, "Willowbrook" was constructed in 1799 on the park's west side where the Steuart Hill Elementary school is today. "Willowbrook" was a small country manor built for Thorowgood Smith, a wealthy merchant and later mayor of Baltimore. It was a Federal style design based on Palladian precedents, and consisted of a brick pedimented central block and two brick, one story side wings. The interior featured an oval dining room, one of the finest Adam style rooms in America, now preserved in the American wing of the Baltimore Museum of Art. In 1864, the house became the House of the Good Shepherd, a home for girls run by the Catholic Church, and the original building slowly disappeared under a number of additions. In 1965 it was demolished for the present school.

Following Willowbrook, the east side of the park was developed with the most elaborate rowhouses on the square. Basements and sills are built of brownstone or marble, while all of the basement windows have elaborate wrought iron grills and there are some wrought iron fences around tiny front gardens. The buildings on 10-25 South Stricker Street have wooden hoods and consoles over the windows, round arched doors with molded surrounds, and a large, simple wooden cornice with paired wooden brackets and a paneled wooden frieze. The buildings on 27-33 South Stricker Street have cast iron hoods with cartouches over the windows, and enormous, academic cast iron hoods over the doors on supporting consoles. 35-41 South Stricker Street exhibits similar cast iron hoods over all openings. The entire group of 27-41 South Stricker Street has the square's most academically inspired cornice with moldings of dentils, egg and dart, and bead and reel motifs. Brackets located at the party walls have drops molded in a swag motif; all the cornices have raised brick friezes beneath.

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GENERAL DESCRIPTION (Continued)

The north and south side buildings were built in the late 1870's and consist of essentially the same form with different details. Along Hollins Street the buildings have marble bases, steps, sills, and lintels; wrought iron handrails; and round arched doorways, some with molded wood surrounds. There are bracketed wooden cornices containing dentils, scroll work, and brick frieze panels.

The south side buildings along West Lombard Street are the same form as the other sides. They also have marble bases and steps, round arched doorways - some with added molded surrounds. The simple cornices consist of modillions, molded dentils, and brick friezes. Some buildings also have wrought iron window boxes.

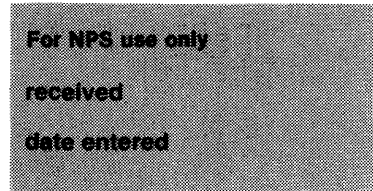
Although the residential architectural development in the district ended with the Italianate style, the commercial architecture continued to develop into the early 20th century. These structures were constructed first along the Baltimore-Frederick Turnpike, (now Baltimore Street) because it attracted heavy traffic, thereby providing a market for retailers. There are Greek Revival examples at 1001 West Baltimore Street, and the 1000-1100 blocks of West Baltimore Street, but most of the structures are Italianate, stretching the length of West Baltimore Street. Typically the buildings have a storefront with a wooden base on the first floor, large display window, door to one side, and a wooden cornice above. The second and third floors are identical to the residences. Many stores were originally residences. West Baltimore Street stores also exhibit the factory pressed metal work which replaced wood decoration in the late 19th century. 1307 West Baltimore Street and 1427 West Baltimore Street provide good examples.

Concurrent with West Baltimore Street's development, the Hollins Market area became a commercial node. The market building - the only intact market building in the city - was built in 1864 as an addition to a single story wood structure first constructed in 1838. The market is a very large Italianate structure two stories high, four bays wide, and eight bays long, with a pedimented facade and gable roof. The base has rusticated pilasters between each bay and a blind arch (which used to be open) within each bay. The pilasters continue up to the cornice, and are linked at the top by blind segmental arches over tall windows. The wooden cornice contains simple paired brackets. At the rear of the building a single story concrete and wood structure stretches eastward to Arlington Street over the site of the original 1838 market. There is a pressed metal ceiling supported by Lally columns throughout the interior.

The market generated crowds and commerce large enough to attract other businesses nearby it, which resulted in the construction of several stores along Hollins and South Carrollton Streets. Some Greek Revival residences, and many of the Italianate ones, have had their first floors converted into shops. Two stores of note are 1047 and 1217 Hollins Street, the former built as a pharmacy, the latter as a grocery. Both feature highly decorative original storefronts with a variety of scroll work, cornice moldings, and other wooden details.

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GENERAL DESCRIPTION (Continued)

Street corners, with their large street frontage and access to traffic, are the third location of commercial structures. 1301 West Lombard Street is probably one of the earliest of these structures; it retains its original front which has a delicate entablature over the storefront with Adam-esque swags in the frieze, and colonnettes in the window frame. 43 South Stricker Street has one of the most exuberant storefront cornices in the district. It possesses two different scroll work motifs in the cornice, molded drops beneath elaborate brackets, and six different types of molded dentils. Composite order colonnettes divide the display window panes. The most significant aspect of all of these commercial storefronts lies in the fact that most of the original shopfronts survive with only minor alterations, which are easily removable for future restoration.

Commercial development, continuing on West Baltimore Street into the early 20th century, produced buildings which show the late 19th century changes in architectural style. 1427 West Baltimore Street combines High Victorian Italianate with Romanesque Revival details and also contains some excellent terra cotta detailing. The 1600 block of West Baltimore Street contains the only Queen Anne derived rowhouses in the area, and these possess highly elaborate details of molded brick and terra cotta. At 1222-1228 West Baltimore Street there is a large High Victorian Italianate structure built for the Y.M.C.A. (now used for various retail purposes) and a Renaissance revival style furniture store dominates the corner of 1339 West Baltimore Street. There are three important Neo-Classical Revival structures: the Carrollton Bank at 1201 West Baltimore Street, a store (now a church) at 1300 West Baltimore Street, and the old West End Theatre at the intersection of Frederick and West Baltimore Streets. The Theatre building, whose plan conforms to the shape of its triangular lot, has a dome with an octagonal drum.

There are a variety of other building types scattered throughout the district, and they add stylistic and functional variety. Located just outside of the district at Hollins and Poppleton Streets is the Greek Revival St. Peter the Apostle Roman Catholic Church, designed in 1845 by Robert Carey Long, Jr. and now listed on the National Register. It seems to have inspired the design of two district churches. The Union Square Methodist Church of 1853-1855 at 1401 West Lombard Street has a brick front with Ionic columns, Doric pilasters behind, and a rusticated base. The Third Church of the United Brethern, which was built in 1869 and is now the Seventh Day Adventists' Church has an equally severe, academic facade comprised of a temple front with Doric columns. A third church exhibits a completely different style: the Church of the 14 Holy Martyrs, built in 1902, is a Germanic Romanesque Revival structure which dominates the skyline, with twin towers at each corner of the facade. The turrets of these are hipped, and the ribs intersect the center of each facade of the tower, producing a pediment over each tower facade. The church is now used by the Urban Services Agency.

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GENERAL DESCRIPTION (Continued)

Several public buildings in the district are also significant. Most interesting is the Enoch Pratt Free Library branch built in 1883. It has excellent terra cotta and stone detailing, as well as a roof of multi-colored scalloped shingles. The former police station at 200 South Calhoun Street is an imposing Colonial Revival structure, and the fire station at 43 South Carey Street is a carefully designed Neo-Classical Revival building from 1902. The Steuart Hill Elementary school, built in 1967, adds an especially interesting modern design based upon the Brutalist style.

A final physical element existing in the district is potentially the most important: renovated and restored structures. In this vein, Union Square Park and its surrounding buildings have been restored for the most part. In addition, the city sponsored Commercial Revitalization and Shop-steadying programs have resulted in several stores being rehabilitated along the 1300-1600 blocks of West Baltimore Street. Private developers have performed work as well, notably on the 1100 block of Hollins Street and along South Carrollton Street. The tax incentives provided by the district's status as a city historic district have encouraged this rehabilitation.

The city has contributed numerous public improvements as well. Most of the West Baltimore Street sidewalks have been replaced with herring bone brick, and trees have been planted. The "Beautiful Walls for Baltimore" program, a government funded project for painting wall murals on and in buildings begun in 1975, resulted in two murals being painted in the district, and the city spent over a million dollars rehabilitating both the park and Hollins Market.

Union Square is now a Baltimore City Historic District, which has been certified by the Department of the Interior as meeting the National Register criteria for the purposes of the historic preservation tax benefits. Any exterior change to a property in the district must be approved by the Baltimore City Commission for Historic and Architectural Preservation (C.H.A.P.). This designation will further assure the preservation of the historic and architectural integrity and character of the district.

Integrity

The present integrity of the district is very high, which is one of the main reasons why it is such an important, historic environment. The residential buildings retain their original scale, form, style, and for the vast majority, appearance. Where alterations have occurred, they are cosmetic in nature, addition of formstone surfacing as well as replacement of doors and windows, for the most part. Some buildings have had storefronts installed, which have now taken on their own significance due to their age and style. Baltimore Street has undergone continued redevelopment, thus it possesses 19th century as well as early 20th century structures. Many of the storefronts have been continually

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GENERAL DESCRIPTION (Continued)

redesigned. The existing variety of scale, materials, and style indicate the continued evolution of architectural styles, and the ongoing commercial activity along the street. Thus buildings along the street contribute to the integrity of the district by illustrating the continued, active life within the district following the completion of residential construction.

In assessing those properties which contribute to this integrity, and to the resource as a whole, contributing properties were those which retained the majority of their original appearance as well as the general setback, scale, height, and function of properties along a given streetscape.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input checked="" 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/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates c. 1830-present **Builder/Architect**

Statement of Significance (in one paragraph)

Applicable Criteria: A, C

SIGNIFICANCE SUMMARY

The Union Square Historic District is significant for its architecture and history, which clearly illustrate the character of Baltimore's 19th century working class neighborhoods. The significant quantity of well preserved vernacular rowhouses show the evolution of three early 19th century styles of housing built in Baltimore: the Federal, with its Flemish bond brick, square proportions, steep gable roofs and dormers; the Greek Revival, with its attic windows and shallow gable roofs; and the Italianate, with its vertical proportions, shed roofs, and decorative cornices. The result is a distinctive environment of low scale, brick houses which create cohesive visual rhythms of windows, doors, and roof lines. Buildings along Baltimore Street (the northern edge of the district) in particular reveal the continued evolution of commercial styles and the gradual increase in scale through the early 20th century. The street possesses the three building styles mentioned as well as examples of the late 19th century revival styles. The district grew as a direct result of the early 19th century industrialization of Baltimore. The creation of the Baltimore and Ohio Railroad and its shops just to the southeast of the district in 1833, and the subsequent growth of nearby industries such as the Bartlett-Hayward Architectural Ironworks Company, created a large need for labor and inexpensive workers' housing. As a result, immigration and construction rapidly expanded from the 1830's. The end product was industrial neighborhoods such as that represented by most of the housing in the district: small, simple houses on every available lot occupied by large numbers of foreign residents. The neighborhood grew also as a result of various commercial endeavors. West Baltimore Street was opened in 1805 as the Baltimore-Frederick Turnpike, thus it attracted commercial activity benefitting from turnpike traffic. Establishment in 1838 of the Hollins Market (located in the eastern part of the district) provided a farmer's market for residents and spurred commercial endeavors around it. Private developers, capitalizing on the influx of laborers in the area, built rows of identical houses of minimal size in order to obtain the maximum possible profits from each acre of their land. The Park itself (located in the western half of the district) illustrates a slightly different type of real estate speculation. In this case, the Donnell family donated a square of land to the city as a park in 1847 in order to raise the value of adjacent land, attract wealthier buyers, and realize a greater financial return. In this sense, then, the district physically illustrates the commercial forces which helped create it. The Park also shows the character of the first type of park development in the city: it was a private donation, small in scale, square in plan, and created mainly to promote housing development. Later Parks were donated only for philanthropic interests in order to provide recreation and natural space within the city. These parks are larger in scale and amorphous in plan. Restoration of Union Square Park in the 1970's returned the park to its mid-19th century appearance, and it now exhibits the era's style of park design, planting, furniture, and structures. Thus, the district clearly embodies the distinctive characteristics of a 19th

9. Major Bibliographical References

SEE CONTINUATION SHEET #14 & 15

10. Geographical Data

Acreege of nominated property 479 acres

Quadrangle name Baltimore West, Maryland

Quadrangle scale 1:24,000

UMT References

A

1	8	3	5	9	0	9	10	4	3	4	9	9	11	10
Zone		Easting				Northing								

B

1	8	3	5	9	1	10	10	4	3	4	9	6	15	10
Zone		Easting				Northing								

C

1	8	3	5	8	6	7	0	4	3	4	9	4	8	0
Zone		Easting				Northing								

D

1	8	3	5	8	0	4	10	4	3	4	9	4	16	10
Zone		Easting				Northing								

E

1	8	3	5	8	0	3	0	4	3	4	9	8	9	0
Zone		Easting				Northing								

F

Zone		Easting				Northing								

G

Zone		Easting				Northing								

H

Zone		Easting				Northing								

Verbal boundary description and justification

SEE CONTINUATION SHEET #12

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

state	code	county	code
N/A			

11. Form Prepared By

name/title Barbara Hoff, Director of Development

organization Dalsemer, Catzen and Associates, Inc. date _____

street & number 121 Water Street at Calvert telephone (301) 837-3691

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 *M. Little* date 8-11-83

title STATE HISTORIC PRESERVATION OFFICER date _____

For HCRS use only	
I hereby certify that this property is included in the National Register	
<u><i>William Byer</i></u>	Entered in the National Register date <u>9/15/83</u>
Keeper of the National Register	
Attest:	date _____
Chief of Registration	

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SIGNIFICANCE SUMMARY (Continued)

century working class neighborhood in Baltimore, and it physically shows the impact of industrialization that shaped the city's streetscape.

HISTORY AND SUPPORT

In the 18th century the area contained farms and estates owned by people such as George Dunbar, a successful banker, William Booth, an English landscape gardner and James P. McHenry, aide-de-camp to General Washington, member of the Maryland Legislative and Constitutional Convention and Secretary of War. Fort McHenry, site of the writing of the National Anthem, was named for him. In 1799, Thorowgood Smith, another early landowner who acquired great wealth as a merchant, built his country house "Willowbrook" on the site of the present Steuart Hill Elementary School just west of the park. A fine early Federal house based on Palladian prototypes, it contained one of the best Adam-esque style rooms in the nation, now preserved in the Baltimore Museum of Art. Severe financial setbacks forced Smith to sell the house to his niece's husband John Donnell in 1800. Though Smith recovered his fortune and later became mayor, he never repossessed the house.

The charter of the Baltimore and Frederick Turnpike Company in 1805 and the opening of the turnpike (now Baltimore Street) in 1807 generated the first development in the district because the traffic created a market for commercial enterprises and because it provided the best access into Baltimore, several miles to the east. By the 1820's, several dwellings were scattered along the route as far west as Carey Street.

In 1818 the City employed Thomas Poppleton to survey and plan the future road system in the city. The plan, published in 1823, consisted entirely of a grid system adapted to the existing angled streets and turnpikes. Firmly based in the classical conception of city planning, it did not conform to the hilly terrain of the city. The plan also established a hierarchy of street widths and block proportions in the following descending order: east-west, north-south, and alley streets.

The area remained predominantly rural until the early 1830's, when two simultaneous events initiatee construction. First, in 1830, the Baltimore and Ohio Railroad began passenger service to Ellicott City from its new station near Pratt and Schroeder Streets; in 1833 its shops for building and repairing equipment were opened there. Secondly, Irish and English immigration increased enormously: the total immigrant number doubled in 1830 from 2,000 to 4,000; in 1832 the figures doubled again. Germans then began arriving in increasing numbers, especially after 1834. The new B & O labor force in particular, and the rising city population in general, created a need for housing which initiated construction in the district. The fact that lower income people had to live

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HISTORY AND SUPPORT (Continued)

further out of the city than the wealthy, who lived on the land most convenient to the city's center, intensified the housing need in areas like the district. The population, industrial, and social factors caused the first major physical development in the district as a whole. Hollins, Lombard, and Pratt Streets were all opened west from Cove (Fremont) to Republican (Carrollton) Street in 1833. Schroeder Street was also opened in 1833; Wandsbeck (Arlington) and Carrollton were built. The same year the turnpike company deeded a section of road from Cove to Gilmore to the city. The expanded population required food and supplies, hence in 1838 the Hollins Market was constructed on land donated by Dunbar in 1835. The market - one of the last of eight such establishments built in the city from 1784 to the 1830's - is now the city's oldest market structure. The one story section was built first in a form similar to the present.

The railroad's presence attracted associated industries nearby it, which in turn augmented the growth of population and housing in the district. In the 1840's and 1850's new factories were built near the district, including the Bartlett-Hayward architectural iron works and stove company (the most productive such firm in the nation by 1870), the Ross Winans locomotive works, and the Newman Brothers piano works. They collectively employed approximately 1,500 people by 1851. Continued waves of immigration and city-wide building booms in 1851 (2,000 houses per year) and 1858 (2,000 houses per year again) contributed to housing growth in the area; the area did not even suffer from the construction slowdowns resulting from declines in the economy or population growth, according to the history of Baltimore by Sherry Olson. Thus, in 1846 Hollins, Lombard, and Pratt Streets were opened west to Gilmore Street; the side streets of Carey, Calhoun, Stricker, and Gilmore were all opened the same year. By 1852, the north side of Baltimore Street was built up to Frederick Avenue; the south side had buildings as far west as Carey Street. Dense housing lay along Hollins, Lombard, and Pratt as far as Stockton Alley (past Carrollton), and along the intervening cross streets there was less dense housing.

At the same time physical expansion of the area occurred, a substantial immigrant population moved in. The employment opportunities in the factories, as well as the affordability of the housing, attracted the immigrants. Developers had built the housing inexpensively, and because the property was subject to an annuity, or ground rent, the purchase price was not the full market value, thereby substantially reducing the cost of the house. Eventually, large numbers of Irish and Germans lived in the district.

During these years of initial growth, Poppleton's plan shaped the character of physical and social development within the district. The chronology of street openings and of construction along them shows that the wider, more traveled streets attracted housing first. Moreover, facades completely lined these streets; the sides of the end rowhouses lay on lesser streets. Visual evidence suggests

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HISTORY AND SUPPORT (Continued)

that builders spent slightly more money on constructing these houses as well. Because the extremely narrow alleys had poor access, drainage, light, and air, the lowest income or least socially accepted people had to live here. Therefore, the construction along the alleys provided the smallest, least expensive housing. And as a result, the neighborhood became heterogeneous in terms of economic levels and ethnic origins: the people who could not have afforded, or were not allowed, a better location lived immediately behind wealthier, more socially approved people. The difficulty of travel forced people to live near the city and to accept this heterogeneity within their neighborhood, a typical situation within the 19th century cities.

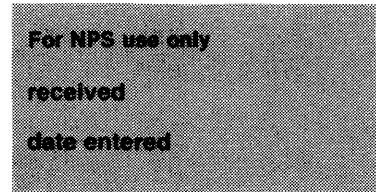
The physical character of the neighborhood also reflects the motives and process of its development. Land records reveal that investors such as lawyers, builders, and businessmen owned and developed most of the land rather than individual home-owners. As a result, most of the houses were built in short rows of identical dwellings conforming to the length of a given parcel of land owned by the investor. In order to obtain the most profit from a given acreage, developers squeezed as many houses as possible onto the land. Thus, houses are extremely narrow (12'-14') and each lot which ran from street to alley was subdivided to build houses both on the street and on the alley. Houses had to be built against the sidewalk so that a reasonable amount of space was contained within each structure. The end product is an urban landscape of extremely dense housing - another characteristic of 19th century American cities.

Creation of Union Square Park resulted from real estate speculation also. The successful development of the first park in Baltimore, Mount Vernon Place, in the 1830's and 1840's by descendants of John Eager Howard proved that a park's aesthetic and recreational amenities greatly increased the value of the nearby land. Creation of the first omnibus line in 1844 made park development outside of the city practical; by 1860 there were six parks, and Union Square was one of the first. Typically, a family donated a block of land for the park, and then sold or rented the valuable adjacent lots for housing. This process contrasts with park development in Baltimore later in the 19th century, when individuals donated park land solely for philanthropic reasons. These parks, including Druid Hill, Clifton, and Carroll, all reflect the growing influence of the Romantic movement, which emphasized the personal and intellectual benefits of a park instead of the financial benefits. Early Baltimore parks, then, represent the result of pragmatic, rather than ideological, motives.

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HISTORY AND SUPPORT (Continued)

In Baltimore, the movement to create parks began in the early 1830's when the Baltimore Sun newspaper began suggesting the advantages of parks and when Mt. Vernon was developed in 1831. In 1840, the city accepted an offer of the Donnell family for a park to be called Union Square. This name may have resulted from the movement then to join Texas to the United States, or Union, and the square's name proclaimed the position of both the developers and the city. The city improved the park with a fountain and pavilion erected in 1852 over the park's spring. An extremely ornate cast iron fence was also built to enclose the park, but was removed in the 1870's, in accordance with democratic views, according to Wilbur Hunter, the late director emeritus of the Municipal Museum of Baltimore (Peale Museum). Lots adjacent to the park were sold, by 1869 the east side lots were constructed, and several corner lots had structures. This development was marketed at a new, higher income class than the residences in the rest of the district. As a result, the buildings are much larger and embody the high-style architectural design of the era.

After construction stagnated during the Civil War, it resumed in a frenzy from 1866-1873. Baltimore's industry and economy had not been severely damaged by the war; and afterwards as new optimism and confidence arose, construction accelerated at a rapid pace. In this period the city was built up, filling in its entire boundaries; city services were extended everywhere. By 1870-1872, 3,500 houses per year were built in the city. Industrial expansion continued in the area, by 1870 the B & O employed 3,000 people, and Bartlett-Hayward had absorbed the Winans plant and employed 800 people. As a result of these trends, well over the majority of the district was filled with buildings by 1875 as shown by the extremely large number of structures built in the Italianate style, popular from the 1860's into the 1890's.

The increased population required the creation or alteration of institutions to support it. These institutions "indicate the maturity of a community fully developed", according to historian, Bill Pencek. In addition to the market, school and church buildings were built first: Public School #10 in 1855 (just outside of thk district on the site of the present James McHenry Elementary School at Schroeder and Lombard Streets), the Union Square Methodist Church in 1853-1855, and the Third Church of the United Brethern (a German Reform church). The Market was expanded with the present two story brick structure in 1864 whose second floor served as a meeting hall. The Southwestern District Police Station was built in 1884 (designed by Frank E. Davis, an important Baltimore architect who designed many significant institutional buildings in the city); the Pratt Library built one of four original branches in 1886; and a firehouse was built in 1907. The Church of the 14 Holy Martyrs, a German Catholic parish, was established in 1870 and expanded to include several school buildings as well by 1928.

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HISTORY AND SUPPORT (Continued)

A long period of stability then existed through the last quarter of the 19th century, marked by continued commercial development along Baltimore Street and around the market. Several large retail and loft structures were built including 1505 West Baltimore, which contained a paper warehouse, 1339 West Baltimore, a furniture store, and 1147 Hollins Street, an old C. D. Kenney outlet, which sold sugar, spice, coffee and tea. Four theatres were also built between 1904 and 1920, the most interesting of which was the West End Theatre at 1603 West Baltimore. Opened in 1911, it was built on a triangular lot, and hence is very unusual in design. H. L. Mencken, the nationally known literary figure from Baltimore, lived most of his life on Hollins Street across from Union Square. The Mencken House has been proposed for designation as a National Historic Landmark.

Throughout the 1900's the area - and city at large - began a decline of population and economic level for reasons typically associated with urban design. Streetcars encouraged suburban development; people moved to avoid the growing foreign and rural immigrant population; government housing and transportation policies fostered abandonment of the urban core. The Union Square district suffered especially from the eventual closing and demolition of the B & O shops and the gradual closing of the Bartlett-Hayward plant. A 1975 study noted a population decline of 22,000 in West Baltimore. Those left behind were a residual population: the least able to move because of age, finances, or education. There was a decrease of 43% in professional and managerial employed people and an increase of 11.5% in laborers and service personnel.

In 1967, public and private efforts began renewing the area. The Union Square Association initiated restoration of the park which was formally rededicated in 1975. At the same time, houses surrounding the square, all original to the square, were rehabilitated. In conjunction with that effort the Mayor and City Council designated the square and the surrounding areas as the city's fourth historic district in 1970. The association and city joined efforts to rehabilitate the Hollins Market from 1975-1978. Phoebe Stanton, a noted local architectural historian, made a study of the area and several blocks east of it to evaluate its historic significance, and afterwards several urban renewal areas were established in and around the district. West Baltimore Street was also deemed one of the city's Commercial Revitalization areas.

Other city efforts included financial and personnel assistance to the Union Square park restoration, improving the sidewalks on Baltimore and South Carrollton Streets, providing wall murals under the "Beautiful Walls for Baltimore" program begun in 1975, and constructing two nearby mini-parks. Some housing stock has also been rehabilitated for low and moderate income residents. The city initiated a Shop-steading program in 1978 which was similar to the existing Homesteading program. The city sold vacant structures for \$100 and gave low interest loans to shopsteaders, resulting in several successful shopsteads along West Baltimore Street.

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HISTORY AND SUPPORT (Continued)

These various activities and programs have encouraged increasing private investment and rehabilitation of structures. With the existing interest in neighborhood revitalization and moving back into the city which has resulted from rehabilitation in neighborhoods such as Stirling Street, Federal Hill, Otterbein, Ridgely's Delight, and Barre Circle, designation as a National Historic District will encourage continuation of the trend to revitalize and preserve West Baltimore.

VERBAL BOUNDARY DESCRIPTION

Boundaries are depicted on the attached map.

BOUNDARY JUSTIFICATION

The National Register boundaries conform to those of the local Union Square Historic District, which has been certified by the Secretary for purposes of the Tax Act.

Specifically, the northern edge runs along the property lines of the lots on the north side of West Baltimore Street for two major reasons. First, West Baltimore Street itself is an important traffic corridor, and hence, a visual and psychological barrier. Secondly, all of the buildings along it are related as Residential/commercial structures built in order to take advantage of the street's significance for transportation; thus, both sides of the street are included in the district. As a line of convenience, rear property lines were chosen as the boundary. The Franklin Square Historic District, listed in the National Register, lies to the north of Union Square/Hollins Market; the boundaries of the two districts interlock along the rear property lines of West Baltimore Street between South Carey Street and Fulton Avenue. The Poppleton Historic District, which has been determined eligible for the National Register for Section 106 purposes, adjoins the present district along the rear property lines of West Baltimore Street between South Carey and Schroeder Streets.

The district's eastern edge runs down the rear property lines along South Schroeder Street, but in front of Public School #11, until it reaches West Lombard Street. The buildings within this line are included because of their visual impact on, and architectural similarity to the buildings within the district. The line excludes the school because having been built in 1968, it is architecturally and historically distinct from the district, and the open space created by its adjacent playgrounds produced a physical boundary.

The 1000-1200 blocks of the north side of West Lombard Street, and the rear property lines of the lots lining the 1300-1700 blocks of West Pratt Street form the district's southern edge. Both streets were chosen because of their importance as traffic corridors, creating strong visual and psychological barriers. South

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BOUNDARY JUSTIFICATION (Continued)

and east of the present district boundaries lies the neighborhood known as Mount Clare, whose architectural character and developmental history are very similar to the Union Square/Hollins Market area. It is expected that a Historic District nomination for Mount Clare will be prepared in the future, whose boundaries will interlock with the Union Square/Hollins Market district on the south side of the 1000-1200 blocks of West Lombard Street.

The western boundary runs northward along the rear property lines of lots lying on the west side of South Fulton Avenue. This line was selected because of the importance of Fulton Avenue as a traffic corridor, and because the buildings lining its west side are similar in style to those within the district. Beyond this boundary, however, the architectural character of the area changes, with the buildings showing the influence of the High Victorian eclecticism of the late 19th century, inconsistent with the early to mid 19th century styles which characterize residential buildings within the district.

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