

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places Inventory—Nomination Form

For NCRB use only

received NOV 27 1984

date entered DEC 27 1984

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

1. Name

historic

and/or common

Building at
1601-1830 St. Paul Street and 12-20 East Lafayette Street *H.D.*

2. Location

street & number 1601 -1830 St. Paul Street
12-20 East Lafayette Street n/a not for publication

city, town Baltimore n/a vicinity of congressional district Seventh

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 checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input 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 type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name See Continuation Sheets 1 - 5 (though more than 50 owners)

street & number

city, town

vicinity of

state

5. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore City Courthouse

street & number

North Calvert Street

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 1984

 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 checked="" type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date <u>n/a</u>
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

DESCRIPTION SUMMARY

The buildings at 1601-1830 St. Paul Street and 12-20 East Lafayette Street are a distinctive collection of residential buildings in north central Baltimore. It includes houses on St. Paul and East Lafayette Streets, most of which were constructed between 1876 and 1896 as the City expanded north from the Mount Vernon area. The proposed district is bounded on the south by the Jones Falls Expressway, on the north by East North Avenue and consists of all the buildings which front on St. Paul Street in the 1600, 1700, and 1800 blocks, and five rowhouses numbered 12 through 20 on the north side of East Fayette Street. In the proposed district there are ten distinctive architectural groups of buildings constructed by different builders. Four separate buildings in the 1700 block of St. Paul were individually constructed and possess distinctive styles apart from that of the ten groupings. These rowhouses offer many features that contribute to a rich architectural fabric. Facade materials include Roman, common red, and moulded brick; limestone and sandstone. Fronts are swelled and straight, often punctuated with bays of various forms and heights. Some are further ornamented with terra cotta and articulated brickwork that forms pilasters, pediments, entablatures and various arch conditions. Finally, these houses are graced with a mix of cornices, parapets and dormer pierced mansard roofs. Notwithstanding the variety of architectural groupings of the properties, there is a common, albeit mixed, architectural bond in the proposed district, which creates a high degree of integrity separating the 1601-1830 St. Paul and 12-20 Lafayette Street District from the otherwise flat and unadorned rowhouses to the east and west. The district has a high level of integrity although some windows and decorative trim have been replaced.

Number of Resources	
Contributing	Noncontributing
<u>76</u>	<u>0</u> buildings
<u>0</u>	<u>0</u> sites
<u>0</u>	<u>0</u> structures
<u>0</u>	<u>0</u> objects
<u>76</u>	<u>0</u> Total

Number of previously listed National Register properties included in this nomination: 0

Original and historic functions and uses: residential

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ 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 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 type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1876–1906 **Builder/Architect** various

Statement of Significance (in one paragraph)

Applicable Criteria: A, C
 Applicable Exceptions: none
 Significance Evaluated: local

SIGNIFICANCE SUMMARY

Development of this district is a telling reflection of the change and growth that Baltimore underwent in the last thirty years of the 19th century. Recovering from the commercial devastation of the Civil War and the depression of 1873, Baltimore expanded and grew rapidly. Most of the seventy-six houses in the district were developed and constructed between 1876 and 1906 by prominent realtors and contractors in the city, specifically, Hiram Woods, Benjamin Bennet and Oscar F. Bresee. During this period, new larger bridges were constructed over Jones Falls, opening up development of the land to the north. Public transportation kept rapid pace with this growth changing from horse-drawn rail cars to cable and then electric, so improving the speed of passenger travel to and from the center of the city that this area became one of the early commuter neighborhoods. The ornate, though somewhat naively executed houses in the district attracted Baltimore's expanding middle class citizens. Most of the residents were business and civic people of the day. These houses collectively represent a unique mixture of eclectic and traditional architectural styles in Baltimore characterized by an unusually high degree of articulated masonry and architectural ornamentation. This mixture represented a clear departure from the traditional Baltimore rowhouse that was flat, unadorned and repetitious.

9. Major Bibliographical References

See Continuation Sheet No. 15

10. Geographical Data

Acreeage of nominated property approximately 4 acres

Quadrangle name Baltimore East, Maryland

Quadrangle scale 1:24000

UTM References

A

1	8	3	6	0	7	0	0	4	3	5	2	3	0	0
Zone			Easting					Northing						

B

1	8	3	6	0	7	8	0	4	3	5	2	3	0	0
Zone			Easting					Northing						

C

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

D

1	8	3	6	0	8	2	0	4	3	5	1	9	6	0
Zone			Easting					Northing						

E

Zone			Easting					Northing						

F

Zone			Easting					Northing						

G

Zone			Easting					Northing						

H

Zone			Easting					Northing						

Verbal boundary description and justification

See Continuation Sheet No. 16.

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 Jay French

organization The French Compant date July 23, 1984

street & number Wheaton Plaza Office Building
North, Suite 403 telephone (301) 946-3760

city or town Wheaton state Maryland 20902

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 National Park Service.

State Historic Preservation Officer signature [Signature] 11-16-84

title STATE HISTORIC PRESERVATION OFFICER date

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

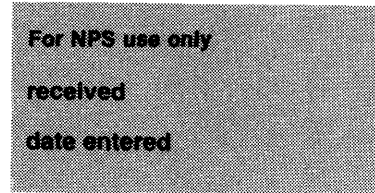
[Signature] Entered in the National Register date 2-27-84
Keeper of the National Register

Attest: date

Chief of Registration

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1601-1830 St. Paul St. & 12-20 East Lafayette St.

Continuation sheet

Baltimore City, Maryland

Item number

4

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1

4. Owner of Property

<u>No.</u>	<u>Property</u>	<u>Owner</u>	<u>Mailing Address</u>
1.	1601 St. Paul Street	Sears, Crystle E.	8001 Forbes Place Springfield, VA 22151
2.	1603 St. Paul Street 1605 St. Paul Street	Lambert, Stanford and wife	2211 Kendak Road Baltimore, MD 21209
3.	1607 St. Paul Street	Sears, et al J. Edgar Urban Engineering & Asso. Inc.	8001 Forbes Place Springfield, VA 22151
4.	1609 St. Paul Street	Carnell, Paul J., Jr.	1609 St. Paul Street Baltimore, MD 21202
5.	1611 St. Paul Street 1615 St. Paul Street	Clark, Richard L.	1628 N. Calvert Street Baltimore, MD 21202
6.	1613 St. Paul Street	Willis, Richard S.	1613 St. Paul Street Baltimore, MD 21202
7.	1617 St. Paul Street	Warren, Otis, Jr.	4300 Gelston Drive Baltimore, MD 21229
8.	1619 St. Paul Street	Payne, Osborne	11 W. North Avenue Baltimore, MD 21201
9.	1621 St. Paul Street	Norton, John S., Jr.	P. O. Box 1 Garrison, MD 21055

See Continuation Sheet No. 2

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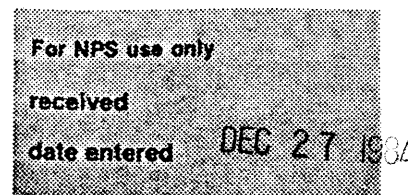
4. Owner of Property (Continued)

<u>No.</u>	<u>Property</u>	<u>Owner</u>	<u>Mailing Address</u>
10.	1623 St. Paul Street	Jones, Howard A. and Dorothy A.	1623 St. Paul Street Baltimore, MD 21202
11.	1625 St. Paul Street	Unihab of Mary- land Inc.	17 Mustan Ct Colony Apts. Baltimore, MD 21204
12.	1627 St. Paul Street	Novak, David	
13.	1629 St. Paul Street 1709 St. Paul Street	Archer, Helen M.	1015 St. Paul Street Baltimore, MD 21202
14.	1700 St. Paul Street	Debrabander, Rene F & Wife	214 Beechview Court Baltimore, MD 21204
15.	1701 St. Paul Street 1703 St. Paul Street 1705 St. Paul Street 1707 St. Paul Street	Martin, Esther W. et al	1724 N. Charles Street Baltimore, MD 21201
16.	1702 St. Paul Street	Threshold Inc.	1702 St. Paul Street Baltimore, MD 21202
17.	1704 St. Paul Street	Bird, Ray N.	1704 St. Paul Street Baltimore, MD 21202
18.	1708 St. Paul Street	Custis, Earlene	3706 Fernhill Avenue Baltimore, MD 21215
19.	1710 St. Paul Street	Warner, John	4500 Frederick Avenue Baltimore, MD 21229
20.	1711 St. Paul Street	Carpenter, Barry M.	1711 St. Paul Street Baltimore, MD 21202
21.	1712 St. Paul Street	Habitat Properties	8201 Melody Lane Baltimore, MD 21208
22.	1713 St. Paul Street	Bennett, Carol D.	1713 St. Paul Street Baltimore, MD 21202

See Continuation Sheet No. 3

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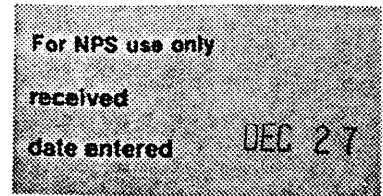
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4. Owner of Property (Continued)

<u>No.</u>	<u>Property</u>	<u>Owner</u>	<u>Mailing Address</u>
23.	1714 St. Paul Street 1802 St. Paul Street	Fabina, Melvin L. and wife	6322 Brightlea Drive Lanham, MD 20801
24.	1715 St. Paul Street	Stanford, Mark A.	705 Houston Avenue Takoma Park, MD 20912
25.	1716 St. Paul Street	Smith, Tenence	1716 St. Paul Street Baltimore, MD 21202
26.	1717 St. Paul Street 1720 St. Paul Street 1722 St. Paul Street 1731 St. Paul Street 1801 St. Paul Street 1803 St. Paul Street 1804 St. Paul Street 1805 St. Paul Street	Housing Authority of Baltimore City	P. O. Box 1917 Baltimore, MD 21203
27.	1718 St. Paul Street	Engineering Urban Associates, Inc.	1601 St. Paul Street Baltimore, MD 21202
28.	1719 St. Paul Street	Knowlin, Katie N.	1719 St. Paul Street Baltimore, MD 21202
29.	1721 St. Paul Street	Ruley, William G., Jr.	6408 Brinton Lane Fork, MD 21051
30.	1723 St. Paul Street	Corcoran, Henry P. and wife	1723 St. Paul Street Baltimore, MD 21202
31.	1724 St. Paul Street 1808 St. Paul Street 1809 St. Paul Street 1810 St. Paul Street 1816 St. Paul Street	Hershfeld, Barry and Sherri G. Lantern Home Manage- ment	Suite 57 5 E. North Avenue Baltimore, MD 21202

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4. Owner of Property (Continued)

<u>No.</u>	<u>Property</u>	<u>Owner</u>	<u>Mailing Address</u>
32.	1725 St. Paul Street	Olszewski, Martin N.	1725 St. Paul Street Baltimore, MD 21202
33.	1726 St. Paul Street 1728 St. Paul Street 1730 St. Paul Street 1732 St. Paul Street 1734 St. Paul Street 1813 St. Paul Street	Chesapeake Asso- ciates	1809 St. Paul Street Baltimore, MD 21202
34.	1727 St. Paul Street	Molk, Yenuda	Apt. 413 1801 Clydesdale Place N. W. Washington, D. C. 20009
35.	1729 St. Paul Street	Pelham News Ltd.	1729 St. Paul Street Baltimore, MD 21202
36.	1800 St. Paul Street	Lupton, William et al	1800 St. Paul Street Baltimore, MD 21202
37.	1806 St. Paul Street	Gornick, Fred et al	
38.	1807 St. Paul Street	Reese, Louise	1807 St. Paul Street Baltimore, MD 21202
39.	1811 St. Paul Street	Gloss, John J.	3033 California Avenue Baltimore, MD 21234
40.	1812 St. Paul Street	Colvin, Elizabeth J.	6100 Rusk Avenue Baltimore, MD 21209
41.	1814 St. Paul Street	Linder, Karen S.	
42.	1815 St. Paul Street	Campbell, Richard	1815 St. Paul Street Baltimore, MD 21202

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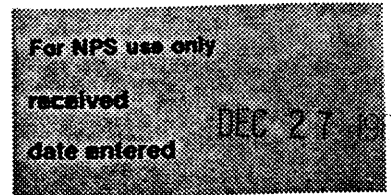
Continuation sheet 1601-1830 St. Paul St. & 12-20 East Lafayette St.
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4. Owner of Property (Continued)

<u>No.</u>	<u>Property</u>	<u>Owner</u>	<u>Mailing Address</u>
43.	1817 St. Paul Street 1819 St. Paul Street	A G Foods, Inc. KFC National Mgmt. Co.	P. O. Box 35910 007 Louisville, KY 40232
44.	1818 St. Paul Street	Hogg, Gertrude N.	1818 St. Paul Street Baltimore, MD 21202
45.	1820 St. Paul Street 1822 St. Paul Street 1826 St. Paul Street	Box, Russell A.	Apt. 108 7711 Donnybrook Ct. Annandale, VA 22003
46.	1824 St. Paul Street	Yum, Grace O. et al	2601 Turf Valley Road Ellicott City, MD 21043
47.	1830 St. Paul Street	Williams, Mary S.	
48.	12 E. Lafayette Street 16 E. Lafayette Street	Knight, Melvin	16 E. Lafayette Street Baltimore, MD 21202
49.	14 E. Lafayette Street 18 E. Lafayette Street 20 E. Lafayette Street	B & M Associates	945 N. Broadway Baltimore, MD 21206

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1601-1830 St. Paul St. & 12-20 East Lafayette St.

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General Description

All the buildings included in the 1601-1830 St. Paul Street and 12-20 East Lafayette Street District are residential rowhouses built between 1876 and 1906. They are located along the east and west sides of the 1600, 1700 and 1800 blocks of St Paul Street, and there are five rowhouses along the north side of the unit block of East Lafayette Street. These three blocks slope gently downhill to the south, where the Jones Falls serves as a natural boundary separating the older central city. It is the wide natural boundary that emphasizes the transition between the northern residential areas of the city, of which the district is a part, and the southern commercial buildings of the city.

The architecture of the district consists of three and four story brick and stone rowhouses of varying styles. These residences were built over a relatively short period of thirty years during which

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General Description (continued)

Baltimore enjoyed a dynamic prosperity. The architecture paralleled this economic boom. A traditional rowhouse at 1716 St. Paul Street provides a point of departure for the evolution of eclectic style groups of houses which highlighted the architecture of the district. Included in this style are seemingly endless variations of masonry craftsmanship: color, size, texture and patterns of placement. Terra cotta and stone are used in cornice, balcony and bay alike. The mansard roofs and upper floor facades are punctuated with the shapes of triangles, rectangles, ovals and arches. Collectively these elements define the eclectic spirit that dominates this district.

The stone houses in the district, still impressive in their form and decoration, temper and define the freer eclectic style.

The district's architectural styles are found in groups of three to sixteen rowhouses. Notwithstanding these differences of style, the houses share common setback and height lines with the exception of 1715-1729 St. Paul Street which are setback slightly more. Also, with the exception of the southeast corner of Lafayette and St. Paul Streets where a pocket park exists, there are no missing houses in the district's streetscape. This description of the district has not been altered since original construction. However, while the district clearly retains its original residential character, some of the properties in the 1600 block are now being used for offices. As a result of their continued residential occupancy, all of the properties, with one or two exceptions, are in fair condition.

The district plainly is distinct from the surrounding areas. These surrounding areas do not possess the architectural integrity of the district. To the west and north, Charles Street and North Avenue, respectively, are commercial districts. To the east properties are residential and display the more traditional, unadorned and repetitious design of the typical Baltimore rowhouse.

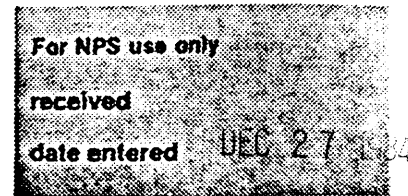
There are seventy-six properties located in the district. These may be divided into ten distinct architectural groupings and four individual houses. These are discussed below in the order of their development.

First development time period, 1876-1887:

1716 St. Paul - traditional three story brick rowhouse, flat, unadorned brickwork, arched entry with hood and side moulds, storefront window with trabeated head and side mould, ornate wooden cornice with frieze and architrave, stone sills and

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7. General Description (Continued)

upper windows with jack arches.

1800-1814 St. Paul - eight three story brick rowhouses, heavily ornamented with moulded brick and enlarged brick panels, decorated brick parapet wall supplying a rhythm of pitched gables with corbeled bracket below; smooth stone foundation, arched stone, brick hood and side moulds at entries; entries have double wooden doors with moulded transom bar and all arched windows with continuously corbeled brick lines.

1801-1805 St. Paul - eight eclectic three story masonry rowhouses, heavily ornamented through articulation of brick; uses some terra cotta and stone, design rhythm of two different styles alternates every two units; first floor openings arched with articulated bricks, upper floors have jack arches set between brick pilasters; pilasters are topped alternately with enlarged brick entablatures and pediments; second and third story windows are divided with terra cotta panels, 1809 and 1811 have very elaborate cornices, the others have comparatively simpler cornices.

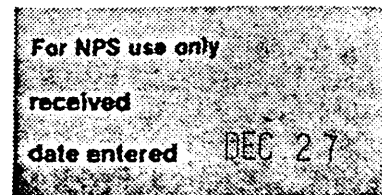
1724-1734 St. Paul - six eclectic four-story red brick rowhouses which are symmetrical, i.e., the north three mirror the south three; extensive use of moulded brick and terra cotta, articulated to form pilasters, entablatures and a variety of arches, ashlar line at second floor sill level helps tie the group together, as does a shared patterned slate mansard roof, punctuated with three different dormer conditions, evidence of multi-light window sashes from 1728 to 1734.

Second development time period, 1887-1896:

1702-1706 St. Paul - three, three story embellished stone and brick rowhouses, non-symmetrical facades with bay and bow projections; first floor is rough cut and smooth cut stone, Roman brick on second floor; these are manipulated for decoration including: different color for quoins at three sided bay projection, inset for rectangular panel below third floor windows and a different pattern for the

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7. General Description (Continued)

top of the gable at 1704. Use of sandstone for decoration of lintel and arch treatments, columns above third floor porches, and ashlar line on second floor level and level of sills on second and third floors; mansard roof modulated with gables and hips over bays; original French entry doors are retained.

1816-1830 St. Paul - eight three story light green, rusticated limestone rowhouses, flat non-modulated fronts, embellished cornice; ashlar line implies entablature.

1718 St. Paul - single three story light colored stone rowhouse, flat facade with little ornamentation, smooth cut stone band marks second floor level with a bracketed cornice above.

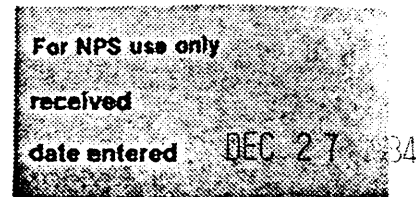
1708-1714 St. Paul - four three story light colored stone infill rowhouses, each unit has two story bay projection; bowed at end units. Alternating rhythm of arched and flat window heads on third floor; iron railing above bays, simple bracketed cornice.

1701-1713 St. Paul - same builder as 1708-1714. Seven three story white stone row houses, alternating rhythm of one and two story bay and bow projections, with alternating round and rectangular forms (i.e. bow and bay) topped with decorative iron railings and simple bracketed cornice.

1601-1629 St. Paul - fifteen three story rowhouses (speckled yellow) roman brick laid in stretcher bond; two alternating designs within equal sized houses; 1627 and 1625 offer a third and fourth design with minor changes, e.g., first floor level three bays wide (two windows plus entrance) second and third floors have two windows of unequal width. Design characteristics of other houses include two openings at second floor with jack arches, two openings at first floor with alternately flat and arched head treatments; first floors are set about five feet above grade on a stone foundation.

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7. General Description (Continued)

12-20 E. Lafayette - five three story stone rowhouses; mansard roof; alternate units project towards street with a gable that interrupts mansard; alternate units have two window dormers; entries are arched with a recessed vestibule; flanking windows on first floor are projected in bays; ashlar line separates first floor from the upper floors.

Third development time period, 1896-1906:

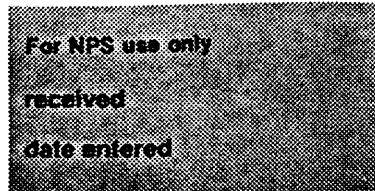
1715-1729 St. Paul - eight three story brick rowhouses, swelled fronts, arched entryways with transoms, stone lintels and sills, simple bracketed cornice. light colored stone foundation about four feet above grade; all eight rowhouses are set back and above street level creating small front yards.

1720 St. Paul - a single, very wide three story rowhouse, mostly classical ornamentation; the facade steps in to mark the entry; classic pediment rests on two Doric columns at entrance; windows above have brick arches with stone keystone; remaining windows have stone sills and alternating voussoirs; large projecting bracketed cornice with implied entablature.

1700 St. Paul - single four story brick rowhouse; simple flat brick front with common bond, rock faced stone lintels and sills; projecting, bracketed cornice.

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History and Support:

In the period between 1876 and 1906, when most of the houses in the district were built, Baltimore experienced enormous growth. It is estimated that over 100 million dollars was invested by Baltimoreans during this period through firms like Alex Brown and Company in new mills, rail systems, coal,

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8. History and Support (Continued)

iron and phosphate mines throughout the region. The dollar value of Baltimore's foreign trade grew four-fold from 33 million to 130 million in this thirty-year period, making it third in size in the nation.

In 1870 a single small bridge over Charles Street spanned Jones Falls. Over this bridge the Baltimore City Passenger Railway Company operated a northerly rail line, known as the Blue Line, of horse-drawn passenger cars providing the only public transport across Jones Falls.

By the 1880's, three new, larger bridges had been constructed over Jones Falls at St. Paul and Calvert Streets, and Guilford Avenue. A second rail company, the North Avenue Railway Co., offered passenger service over the Guilford Avenue bridge to North Avenue. In the late 1880's and 1890's, both railway companies converted to cable power and, ultimately by 1900, to electric power. Such advances made living north of Jones Falls much more practical and facilitated transportation to the center of the City by greatly reducing commuting time.

The greatest part of the property on which the district is located, was originally owned by the prominent Cooke family of Baltimore. In 1865 a portion of this land was sold by Euphania J. Cooke to Samuel Beven, who had married into the Cooke family. Beven in turn sold a large parcel in 1876 to a partnership comprised of three men, of whom at least two were well known and successful businessmen at the time. The partners were Benjamin F. Bennet, Hiram Woods, and George Tinges. The balance of the land in the proposed District was sold after Beven died. Thereafter, various smaller parcels were resold and subsequently developed by local builders and contractors. The most prominent of these persons was O. F. Bresee.

Benjamin Bennet and Hiram Woods must be credited with developing most of the properties in the District. Bennet was a contractor and builder. His business, according to the book "Baltimore: The Book of Its Board of Trade"; 1898, was described as "...the longest established and most important in its time here." Hiram Woods was equally well known. Initially he operated a wholesale grocery, Woods, Bridges & Co. Later he started a sugar refining business under the firm name Dougherty & Woods. The depression of 1873 forced this business to close in 1876. By 1879 he had begun Hiram Woods & Co., real estate agents and brokers, which flourished until his death in 1902. He was

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8. History and Support (Continued)

a member of the Board of Trade, and a Director of various marine, life and fire insurance companies. At one point, he declined a nomination to run for Mayor on the Reform ticket. Among his first transactions as a realtor, was the development of the properties on St. Paul Street.

O. F. Bresee was a very wealthy businessman who had made his fortune in life insurance. "Baltimore: The Book of Its Board of Trade", 1898, lists Bresee as "...one of Baltimore's most prominent and distinguished citizens." Bresee also was a developer and builder. He acquired and developed the entire 1600 block of St. Paul Street. "Baltimore: The Book of Its Board of Trade", 1898, described the 1600 block as "...unquestionably the handsomest in the City". Bresee's grandson, O. F. Bresee III, still occupied one of these houses as late as the 1940's.

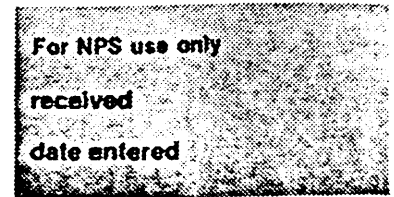
Other builders who constructed the various groups of houses in the District included John J. Fox (J. J. Fox & Co.,) who built 1724 through 1734; James McAfee who built 1701-1713, 1702-1714; William T. King who built 1816-1830; John and Franklin Garretson who constructed 1801-1819; and C. Morton Stuart who built 1800-1814.

The first groups of houses were built between 1876 and 1887. These residences most strongly reflect the heavily embellished eclectic architecture which was such a marked departure from the traditional Baltimore rowhouse. It is not coincidental that at the time of this departure, Baltimore, and the District's first residents, were enjoying, and benefiting from, a dramatic economic growth. The eclectic style captured the very spirit of optimism which marked this period.

The next residences were constructed between 1887 and 1906. This period is characterized by a tempering of the earlier eclectic tastes. The brickwork used to construct the 1600 block demonstrates a more traditional form of ornamentation. Similarly, the stone facades in the 1700 and 1800 blocks contribute to this tempering. However, the residences at 1702 through 1706 which are eclectic and were built at this time serve to reaffirm continued acceptance of the eclecticism. Final development of the District occurred with the construction of 1715 through 1729, and 1720. These brick buildings have plain swelled fronts which affirm the re-emergence of traditional Baltimore architectural styles. The key to the architectural integrity

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of this district is precisely this movement of architectural style from the traditional to the eclectic and on to a matured traditional style which reflects the influence of eclecticism.

The new houses on St. Paul and Lafayette Streets attracted many of the prominent citizens of Baltimore. The 1900 Blue Book of Baltimore listed no fewer than thirty-five prominent persons living in the new residences constructed in the proposed district.

Hammond J. Dugan resided at 1709 St. Paul Street. He was the "nephew" in the real estate firm of Pierre C. Dugan & Nephew, established in 1865, which is still in business today.

George W. Rife was another important early resident who lived in 1714 St. Paul Street. He was manager of the Holliday Street Theater, formerly the "Drury", first established in 1794. The theater was noteworthy among the playhouses of Baltimore by reason of its age and associations. He was also a partner in the firm of Kernon, Rife & Houk, theatrical agents. This firm managed many of the important theaters and performance halls of the day.

J. A. Dunham lived at 1816 St. Paul Street. He was principal of the Boys Latin School which still operates today. Dunham was responsible in 1874 for reorganizing the school which had been called Carey's Prep.

Cephus D. McFarland resided at 1817 St. Paul Street. He was a prominent attorney who served as Examiner of Titles in 1875.

Dr. Henry B. Thomas, an ENT specialist at the University of Maryland, resided at 1629 St. Paul Street.

Cecil C. Buckman, who lived at 1710 St. Paul Street, was President of the United Fruit Company. Other important residents of the area included Edmund Sattler, founder of Sattler & Co., who lived at 1726 St. Paul Street; John Summerfield Bull, a promoter, who lived at 20 E. Lafayette; Professor Thomas Craig of Johns Hopkins, who lived at 1822 St. Paul Street; and numerous other professional business and civic leaders of the day.

These members of Baltimore's upper class were attracted to the district for numerous reasons. Most of them were of English

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descent and belonged to Protestant denominations. East and West Baltimore housed much of the German, Irish and Polish immigrants who labored in the manufacturing shops and mills near their houses. Therefore, Mount Vernon and the new residential districts to the north offered the most attractive areas in which the City's business, professional and civic leaders could live. Further, to the north the land was higher and offered a healthier, cleaner environment than that in the lower central business and manufacturing districts. Typhoid and dyptheria were common city epidemics at the time.

The designation of this historic district will spur preservation of some of Baltimore's most attractive and historic homes in an area which mirrors through its eclectic style Baltimore's dynamic growth during the last thirty years of the 19th century.

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GEOGRAPHICAL DATA:

Boundary Description

The boundaries are delineated on the enclosed map.

Boundary Justification

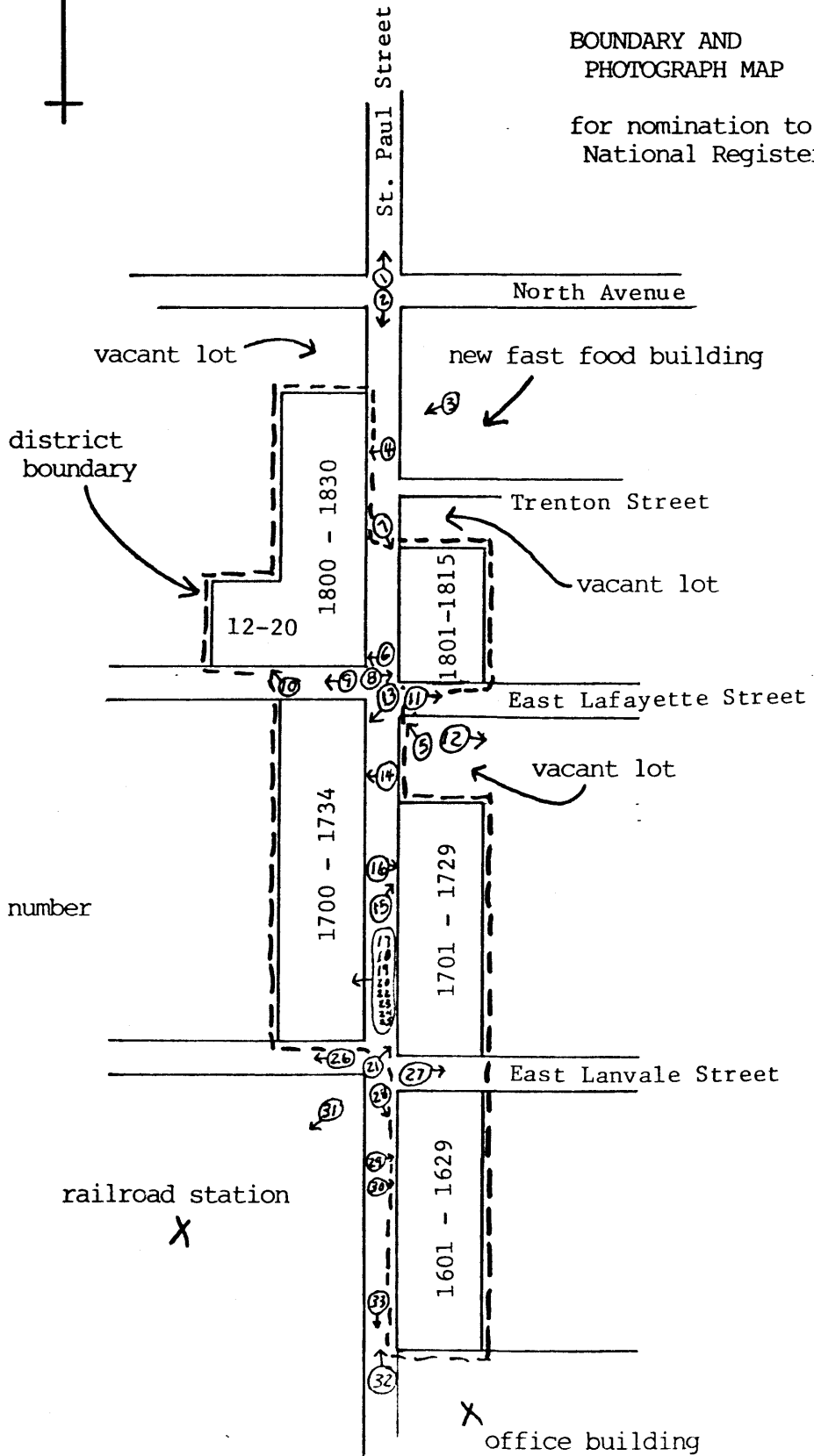
The area included in the district consists only of the properties upon which the houses stand. Eliminated from the district are a vacant lot on the southeast corner of St. Paul and Lafayette Streets and the areas of non-contributing buildings (new and old) that surround. The houses form a small packet. Similar buildings do exist in other areas but none are close enough to this group to include. A larger district with a wide variety of building types may exist in the area but this group would be outstanding in such a case.

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12-20 East Lafayette Street
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BOUNDARY AND
PHOTOGRAPH MAP

for nomination to the
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map not to scale

♂ = photograph number
and view