

DATA SHEET

Form 10-300
(Rev. 6-72)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: Maryland
COUNTY: Baltimore City
FOR NPS USE ONLY
ENTRY DATE: MAY 30 1975

1. NAME

COMMON:
Seton Hill Historic District

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER: Boundaries shown on attached map.. E of Penna. Ave., N of Franklin St., W of Eutaw St., SW of McCulloh St., & NE of Orchard St.

CITY OR TOWN: Baltimore

CONGRESSIONAL DISTRICT: Seventh

STATE: Maryland

CODE: 24

COUNTY: Baltimore City

CODE: 510

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input checked="" type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	Yes: <input checked="" type="checkbox"/> Restricted <input checked="" type="checkbox"/> Unrestricted <input type="checkbox"/> No
<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input checked="" type="checkbox"/> Preservation work in progress			

PRESENT USE (Check One or More as Appropriate)

<input type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input checked="" type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input type="checkbox"/> Comments
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Private Residence	<input type="checkbox"/> Other (Specify)	
<input checked="" type="checkbox"/> Educational	<input type="checkbox"/> Military	<input checked="" type="checkbox"/> Religious		
<input type="checkbox"/> Entertainment	<input checked="" type="checkbox"/> Museum	<input type="checkbox"/> Scientific		

4. OWNER OF PROPERTY

OWNER'S NAME: Multiple public and private

STREET AND NUMBER:

CITY OR TOWN: Baltimore

STATE: Maryland

CODE: 24

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.: Baltimore City Ordinance #193, (July 15, 1968)

STREET AND NUMBER: Commission for Historical & Architectural Preservation, 402 City Hall

CITY OR TOWN: Baltimore

STATE: Maryland

CODE: 24

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY: SEE CONTINUATION SHEET

Commission for Historical & Architectural Preservation Survey

DATE OF SURVEY: 1967

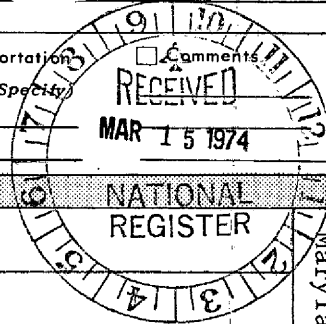
DEPOSITORY FOR SURVEY RECORDS: Commission for Historical & Architectural Preservation

STREET AND NUMBER: 402 City Hall

CITY OR TOWN: Baltimore

STATE: Maryland

CODE: 24



SEE INSTRUCTIONS

STATE: Maryland

COUNTY: Baltimore City

FOR NPS USE ONLY

ENTRY NUMBER: 1001

DATE: MAY 30 1975

7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The Seton Hill Historic District in Baltimore City is bounded on the west by the center of Pennsylvania Avenue, on the south by the center of Franklin Street, on the east by the center of Eutaw Street, on the northeast by the center of McCulloh Street and on the northwest by the center of Orchard Street.

The Seton Hill Historic District developed around the St. Mary's Seminary in the early nineteenth century. The only remaining original buildings associated with the Seminary are the Mother Seton House and the St. Mary's Seminary Chapel; these have been placed on the National Register of Historic Places.

The structures surrounding the Seminary grounds are predominantly residential. The earliest ones, built in the early nineteenth century, were small, two-story brick dwellings, from 10 to 18 feet wide, with peaked roofs and dormer windows; one example of this type is the house at 418 West George Street. Only a few of these houses had basements or high ceilings, and a few had shed roofs.

Towards the middle of the nineteenth century the architecture became more sophisticated. Entrances were raised above street level and steps were added. The roofs were flat, the ceilings were higher, and the basements were more functional. Some earlier two-and-a-half story buildings were converted to three stories at this time. One house built in this period (1848) is the three-story, flat-roofed structure at 703 Druid Hill Avenue, which has recently been extensively renovated. An example of those converted to three stories is 422 West George Street. Built in 1806, this brick house with a peaked roof was originally one room deep and two-and-a-half stories high. About 1830 the rear wing was added and the roof raised to make a full third story.

The Seminary property is now one of the few pieces of natural open space left in downtown Baltimore. The existing street pattern in Seton Hill is dependent on the contours of the Seminary property. The street widths vary from narrow Jasper and George Streets to main thoroughfares such as Eutaw and Franklin Streets. However, it is the narrow streets which determine the character of the area. All of the smaller structures are situated parallel to a public right-of-way and on or close to the building line.

In 1968 the Mayor and City Council of Baltimore declared Seton Hill a Historical and Architectural Preservation District in an effort to preserve all existing nineteenth century structures, to maintain or restore the original character of facades, to protect the open space of the Seminary, to maintain the character of the existing street pattern, and to ensure that new construction is of appropriate contemporary design.

SEE CONTINUATION SHEET

SEE INSTRUCTIONS

SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- Pre-Columbian | 16th Century | 18th Century | 20th Century
 15th Century | 17th Century | 19th Century

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|--|---|---|
| <input type="checkbox"/> Aboriginal | <input checked="" type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input checked="" type="checkbox"/> Religion/Philosophy | <input checked="" type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science | <u>Urban preservation</u> |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | _____ |
| <input checked="" type="checkbox"/> Architecture | <input checked="" type="checkbox"/> Landscape Architecture | <input checked="" type="checkbox"/> Social/Humanitarian | _____ |
| <input checked="" type="checkbox"/> Art | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Military | <input type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music | | _____ |
| <input type="checkbox"/> Conservation | | | _____ |

STATEMENT OF SIGNIFICANCE

The focal point of the Seton Hill Historic District is the St. Mary's Seminary; the religious and educational opportunities offered by this institution were responsible for the growth of the surrounding structures, which provide an excellent illustration of a typical nineteenth century residential neighborhood.

In 1789, Baltimore was designated the first Roman Catholic Diocese in America, with the Reverend John Carroll as its first bishop. At this time, the French Revolution had caused the closing of public religious institutions in France. French Catholics were forced to continue religious education elsewhere, and in 1791 four priests and five students from the order of St. Sulpice arrived in Baltimore. They bought land from the former Chatsworth estate, made their headquarters in the old One Mile Tavern (one mile outside what were then the city limits), and founded St. Mary's Seminary. The institution gradually expanded its physical structure and curriculum, becoming Baltimore's first college in 1800. In 1803, the college was opened to all males, regardless of creed, and in 1805 the Maryland Legislature raised it to the rank of University.

The Chapel in the courtyard of the Seminary (Chapel of Our Lady of the Presentation) was designed in 1806 by the noted architect Maximilian Godefroy, who was at that time a lay teacher at the Seminary and the first professional teacher of architecture in Baltimore. Benjamin Latrobe, then working on the United States Capitol, sent assistants for the interior decoration. The St. Mary's Seminary Chapel was the first ecclesiastical structure of neo-Gothic design in the United States,¹ and today is the oldest example of Gothic Revival architecture in this country.

St. Mary's Seminary was the site of the founding of a new order of nuns, the Sisters of Charity. Mrs. Elizabeth Ann Seton came to Baltimore in 1808 to start a school for young girls on the Seminary grounds. The following year she took her vows as a nun and started the Sisters of Charity; the order later moved to Emmitsburg, Maryland. Mrs. Seton's home from 1808-10 at 600 North Paca Street is known as the Mother Seton House; it has been completely restored, and is open to the public.

SEE CONTINUATION SHEET

¹Richard Hubbard Howland and Eleanor Patterson Spencer, The Architecture of Baltimore - A Pictorial History, Baltimore: The Johns Hopkins Press, 1953, p. 40.

SEE INSTRUCTIONS

delivered Spring 75

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Baltimore Downtown - Seton Hill. Baltimore: Baltimore City Department of Planning, December 1969.

Commission for Historical and Architectural Preservation. Report for Department of Housing and Community Development - Seton Hill Historical and Architectural Preservation District. Baltimore: Commission for Historical and Architectural Preservation, September 25, 1970.

SEE CONTINUATION SHEET

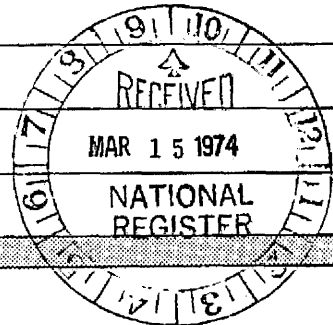
10 GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	39 ° 17 ' 45.6"	76 ° 37 ' 33.0"		° ' "	° ' "	
NE	39 ° 17 ' 53.7"	76 ° 37 ' 23.0"				
SE	39 ° 17 ' 41.2"	76 ° 37 ' 17.7"				
SW	39 ° 17 ' 40.9"	76 ° 37 ' 27.2"				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: Approximately 25 acres

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE



SEE INSTRUCTIONS

11 FORM PREPARED BY

NAME AND TITLE: Joyce Maclay and Catharine Black

ORGANIZATION: Maryland Historical Trust DATE: January 22, 1973

STREET AND NUMBER: 2525 Riva Road

CITY OR TOWN: Annapolis STATE: Maryland CODE: 24

12 STATE LIAISON OFFICER CERTIFICATION NATIONAL REGISTER VERIFICATION

<p>As the designated State Liaison 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. The recommended level of significance of this nomination is:</p> <p>National <input checked="" type="checkbox"/> State <input type="checkbox"/> Local <input type="checkbox"/></p> <p>Name <u>Orlando Ridout IV</u> <u>Orlando Ridout IV</u></p> <p>Title <u>State Liaison Officer</u> <u>for Maryland</u></p> <p>Date <u>January 24, 1973</u></p>	<p>I hereby certify that this property is included in the National Register.</p> <p><u>[Signature]</u> Director, Office of Archeology and Historic Preservation</p> <p>Date <u>7/30/75</u></p> <p>ATTEST:</p> <p><u>[Signature]</u> Keeper of The National Register</p> <p>Date <u>JUL 29 1975</u></p>
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STATE	Maryland	
COUNTY	Baltimore City	
FOR NPS USE ONLY		
ENTRY NUMBER		DATE
		JUL 30 1975

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

(Continuation Sheet)



Seton Hill Historic District

#6. REPRESENTATION IN EXISTING SURVEYS continued

Maryland Register of Historic Sites and Landmarks

1970 State

Maryland Historical Trust
2525 Riva Road
Annapolis, Maryland Code: 24

#7. DESCRIPTION continued

The following is a list of all properties of historic/architectural significance within the Seton Hill Historic District:

Druid Hill Avenue: 405, 413, 415, 423, 429, 500-514, 700-714, 701-719. ³⁾

North Eutaw Street: 512, 520-526, 600-604, 610, 620-624. ¹²

West Franklin Street: 400-412, 418-426, 500-538.

West George Street: 413-421, 404-422.

North Jasper Street: 600-616, 622, 628-630, 644-646, 603-605, 619.

West Monument Street: 706-708, 707-713.

Orchard Street: 437-453, 503-507, 525-529, 561-567, 583, 585, 591-593, 510-514 (Orchard Street Methodist Church)

North Paca Street: 503, 507, 509, 502-516, 524-526, 600, 601-651.

Pennsylvania Avenue: ⁵ 501-513, ¹² 607-633, ⁰ 701-709, 713.

St. Mary's Street: 438-442, ² 502-508, 518-520, ³ 532-540, ⁴ 546-554, ⁶ 564-578.

Seminary Court: 553.

Tessier Street: 701-709, 713-715, 702-706.

approx 531 My

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE	
Maryland	
COUNTY	
Baltimore City	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
JUL 30 1975	

(Number all entries)

Seton Hill Historic District

#8. SIGNIFICANCE continued

Most of the residential structures surrounding the Seminary grounds have been preserved. The earliest houses were built for students, and the community grew as refugees from France and Haiti settled near the French-speaking University. The area declined as Baltimore's expanding population shifted to the suburbs around 1900, but in recent years Seton Hill has been rediscovered and many houses have been restored by new owners. Since these small residential structures were once very common in Baltimore, they have often been considered expendable, and consequently were frequently demolished. Seton Hill is unique in its preservation of a cohesive group of these houses.

Seton Hill's convenient proximity to the central business district, as well as its historical value, have created a district which is advantageous both for the residents and for the city of Baltimore.

#9. REFERENCES continued

Henry, Helen. "A Return to a Mood from 1806." The Sun Magazine.
May 16, 1971. p. 42.

Howland, Richard Hubbard and Spencer, Eleanor Patterson. The Architecture of Baltimore - A Pictorial History. Baltimore: The Johns Hopkins Press, 1953. p. 40.

"Restoration In Seton Hill 'Is A Missionary Job.'" Evening Sun. May 15, 1970. pp. B1, B4.

Scarff, John H. Historic American Buildings Survey: The Chapel of St. Mary's Seminary. HABS No. Md.-13. Baltimore, Md.

Seton Hill Historic and Preservation Area - Annual Open House. Seton Hill Association Inc., Baltimore: 1966.

Seton Hill 1970. Seton Hill Association Inc., Baltimore: 1970.

Stanton, Phoebe B. "The Quality of Delight." The Voice of St. Mary's Seminary, XLV (Summer 1968), 6-12.



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED JUL 14 1975

DATE ENTERED JUL 30 1975

CONTINUATION SHEET DESCRIPTION

ITEM NUMBER 7

PAGE 1

SETON HILL HISTORIC DISTRICT

The Seton Hill Historic District was built around the triangularly shaped grounds of St. Mary's Seminary founded in the 1790's. The historic fabric of the district dates from the mid-19th century at which time the Seminary grounds consisted of low structures giving the neighborhood a uniform scale because of roughly equal roof lines. The construction of the Seminary building in the 1870's changed the scale by the introduction of the mammoth Second Empire brick edifice. In the century of its existence the Seminary redefined the district. The Seminary acted as an anchor or a kingpin, toward which the two and three story buildings were focused. It filled in the street scape along Paca Street which extends north from outside the district.

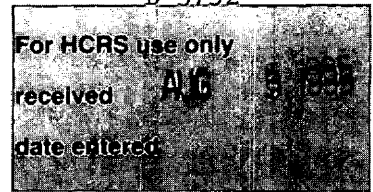
In the spring of 1975, after attempts at preservation by the community, the State Senator, the office of the HUD, the full Advisory Council on Historic Preservation, and the Maryland Historical Trust, the Seminary was demolished.

In a (sad) sense the mid-19th century scale has returned since the demolition. Preservationists would have preferred the late 19th century district.

**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

and/or common Seton Hill Historic District (REVISED FORM, 1985)

2. Location

street & number bounded by Orchard, Monument, Eutaw and Franklin
Streets and Pennsylvania Avenue 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 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 checked="" type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input checked="" type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name multiple public and private (more than 50)

street & number

city, town _____ vicinity of _____ state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore City Courthouse

street & number 100 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 1968 federal state county local

depository for survey records Maryland Historical Trust, 21 State Circle

city, town Annapolis state Maryland 21401

7. Description

B-3732

Condition
 excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one
 unaltered
 altered

Check one
 original site
 moved date n/a

Describe the present and original (if known) physical appearance

Number of Resources		Previous National Register listings included in this nomination:
Contributing	Noncontributing	
<u>216</u>	<u>17</u> buildings	
<u>1</u>	<u>19</u> sites	
<u>0</u>	<u>0</u> structures	
<u>0</u>	<u>0</u> objects	
<u>217</u>	<u>36</u> Total	

Number of contributing resources
previously listed: 212

Original and historic functions and uses:
educational, residential, religious

DESCRIPTION SUMMARY:

Seton Hill is primarily a residential rowhouse neighborhood that surrounds St. Mary's Park in the western portion of downtown Baltimore. It is bounded by Orchard Street, Monument Street, Eutaw Street, Franklin Street and Pennsylvania Avenue and includes approximately seven city blocks at the convergence of a rectangular and diagonal urban street grid. Most of the buildings in the district date from the nineteenth century and are small two or three story high traditional Baltimore rowhouses. Some of the later buildings have cornices and a few large houses are extant on North Paca Street. The buildings on Eutaw and Franklin Street edges of the district were either built for or converted to commercial useage. A few of these buildings date from the early twentieth century, but are compatible to the older buildings in the district. Saint Mary's Seminary Chapel, an early Gothic church, and the Mother Seton House, an early gabled roof house, form the centerpiece of the district along with the district's major open space, Saint Mary's Park. Other important buildings in the area include the 1905 firehouse at Druid Hill Avenue and Eutaw Street; the former Saint Joseph's Seminary building at 607-633 Pennsylvania Avenue, built c. 1890 (now used as a nursing home); and the former Franklin Hotel at 412 West Franklin Street, built c. 1905. The general condition of buildings in the district is good, but there are some vacant and boarded buildings. Most of the twentieth century commercial buildings stand along Franklin and Eutaw Streets.

8. Significance

B-3732

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

Specific dates c.1793-1930 **Builder/Architect** Maximillian Godefroy, and others

Statement of Significance (in one paragraph) Applicable Criteria: A,B,C
 Applicable Exceptions: A
 Significance Evaluated: local

SIGNIFICANCE SUMMARY:

Seton Hill is architecturally significant as one of Baltimore's earliest intact neighborhoods with buildings ranging from tiny, two and one-half story high residential rowhouses of the early nineteenth century to large, early twentieth century commercial structures. The small, early houses embody the distinctive characteristics of traditional Baltimore residential architecture with flat facades and ornamentation used only at the doors, windows and roof-lines. The later structures reflect the commercialization of Eutaw and Franklin Streets as Baltimore's retail center expanded to the northwest. Despite this commercialization, the neighborhood retains a nineteenth century character with a few twentieth century buildings that are compatible to the earlier residential structures. While most of the designers of housing in Seton Hill are not known, the master architect, Maximillian Godefroy, was responsible for the Saint Mary's Seminary Chapel. This building is recognized as the first significant Gothic Revival Church built in America. Historically, the area is linked to Saint Mary's Seminary, the first Catholic seminary in the United States, and Elizabeth Ann Seton, the first American canonized Saint. Mother Seton founded the Sisters of Charity, the first order of nuns founded in this country. The Seton Hill district has yielded important information on the growth and change of local neighborhoods throughout the nineteenth and twentieth centuries through: its early, traditional Baltimore houses; the juxtaposition of compatible commercial buildings, with earlier residential structures; the changes and alterations to individual buildings and the community in general; and its association with the early nineteenth century development of the Catholic Church in Maryland from the late eighteenth century.

9. Major Bibliographical References

B-3732

See Continuation Sheet No. 8.

10. Geographical Data

Acreeage of nominated property approximately 25 acres

Quadrangle name Baltimore East & Baltimore West, MD

Quadrangle scale 1:24000

UMT References

A	<u>1</u> <u>8</u>	<u>3</u> <u>6</u> <u>10</u> <u>1</u> <u>5</u> <u>10</u>	<u>4</u> <u>3</u> <u>5</u> <u>11</u> <u>0</u> <u>13</u> <u>10</u>
	Zone	Easting	Northing

B	<u>1</u> <u>8</u>	<u>3</u> <u>6</u> <u>10</u> <u>1</u> <u>5</u> <u>10</u>	<u>4</u> <u>3</u> <u>5</u> <u>10</u> <u>5</u> <u>4</u> <u>10</u>
	Zone	Easting	Northing

C	<u>1</u> <u>8</u>	<u>3</u> <u>5</u> <u>9</u> <u>9</u> <u>2</u> <u>0</u>	<u>4</u> <u>3</u> <u>5</u> <u>0</u> <u>5</u> <u>3</u> <u>0</u>
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D	<u>1</u> <u>8</u>	<u>3</u> <u>5</u> <u>9</u> <u>7</u> <u>7</u> <u>0</u>	<u>4</u> <u>3</u> <u>5</u> <u>0</u> <u>6</u> <u>8</u> <u>0</u>
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E	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
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F	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
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G	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
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H	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
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Verbal boundary description and justification

See Continuation Sheet No. 9

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

state	<u>n/a</u>	code	county	code
-------	------------	------	--------	------

state		code	county	code
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11. Form Prepared By

name/title	<u>Fred B. Shoken, Historic Preservation Analyst</u>		
------------	--	--	--

organization	<u>Commission for Historical and Architectural Preservation (CHAP)</u>	date	<u>9 April 1985</u>
--------------	--	------	---------------------

street & number	<u>Room 606, 118 North Howard Street</u>	telephone	<u>(301) 396-4866</u>
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city or town	<u>Baltimore</u>	state	<u>Maryland 21201</u>
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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	<i>J. M. Hill</i>	<u>8-2-85</u>
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title	<u>STATE HISTORIC PRESERVATION OFFICER</u>	date	
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For HCERS use only	
I hereby certify that this property is included in the National Register	
<i>for accept new information - Patrick Andrews</i>	date <u>9/16/85</u>
Keeper of the National Register	
Attest:	date
Chief of Registration	

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Continuation sheet Seton Historic District Baltimore City, Maryland Item number 7 Page 1

GENERAL DESCRIPTION:

The Seton Hill Historic District is located two blocks north of Lexington Market and three blocks west of Mount Vernon Place. Here the rectangular street grid, primarily consisting of Eutaw, Franklin and Paca Streets, converges with the diagonal grid of Pennsylvania Avenue, Druid Hill Avenue and McCulloh Street to form odd block sizes and triangular street intersections. Many of the streets within the district are narrow, such as Orchard Street and Saint Mary's Avenue. Jasper and George Streets are mere alleyways, while Eutaw, Franklin and Paca Streets are major thoroughfares.

The small residential and commercial structures of the district surround Saint Mary's Park, a passive, open space in the center of the district. The land is relatively flat throughout the district, despite the existence of the large park, Seton Hill has a distinct urban appearance. It is primarily made up of small narrow brick buildings abutting one another, although some gaps in street-scapes exist due to demolition.

The earliest buildings to be constructed in the area were small two or two and one-half story high brick houses. They were approximately ten to eighteen feet wide. The houses at 532 to 536 Saint Mary's Street are representative of these early houses. All are built low to the ground with shallow basement. The house at 532 Saint Mary's Street has a shallow gabled roof without a dormer window. Two doors away, 536 Saint Mary's Street has a gabled roof with a dormer indicating a useable third floor attic area. The middle house at 534 Saint Mary's Street is a half house. Only one room deep, half houses were designed so they could be added on to at the rear creating a full, gable roof house. The sally port is typical among the early houses of the district.

A few large, early houses were also built in Seton Hill. The wide three story high brick house at 607 Paca Street is representative of this type of structure. It also features a dormer and gable roof, but its width and useable basement (as indicated by the basement windows) make it unusual among Seton Hill's early buildings.

Many of the early two and one-half story buildings in Seton Hill were later enlarged. A close examination of photograph #2 reveals a slight change in brick work above the second floor on the houses flanking 607 North Paca Street. These houses with flat roofs and cornices were once smaller gabled roof buildings representative of the earliest building type in Seton Hill.

As land values in the area increased and the community became more urbanized, three story high houses were built. This type of house is represented on the east side of the 600 block of North Paca Street. Most of these houses have a small third floor level. The third floor windows are small, yet more useable space was provided in this type of building as compared to the earlier houses with a gabled roof and dormer on the third floor. Often on the small alleys of the district, this type of house featured large basements indicated by a high flight of steps.

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GENERAL DESCRIPTION (continued)

Eventually houses in the district were built with a full third floor level. The small group at 701 to 709 Tessier Street shows the growth of the third floor level in the district. A full third floor is seen on 701 to 705 Tessier Street, while a smaller attic level is shown on 707 and 709 Tessier Street. The houses appear to be identical in height because of a higher entrance level at 707 and 709 Tessier Street, but the third floor level on these houses is much smaller.

The last stage of residential development in Seton Hill was the construction of full three story high houses with a flat roof and cornice. The northeast side of the 700 block of Druid Hill Avenue features many three story houses. A few have shallow sloping roofs, but most feature flat roofs (or roofs sloping slightly to the rear). Decorative wood cornices were built at the roofline of these traditional style houses.

A few of these larger three story high houses were built in the alleys of the district, as well. The 600 block of Jasper Street features six, three-story high houses with cornices. Two of these houses have the more traditional wood bracketed cornice, while a corbelled brick cornice caps the other houses.

Perhaps the most dramatic example of a large three story high house in the district is 645 North Paca Street. This three story high, three bay wide, stretcher bond brick house features narrow four over four windows on the upper floors with wood sills and flat arches of splayed bricks. The windows on the first floor are more narrow and feature stone sills. A segmentally arched surround decorates the entrance above marble steps. The cornice is made of decorative end brackets and consoles. This house is the epitome of the traditional row houses in the last stages of residential development in Seton Hill.

Seton Hill was well-developed by the late nineteenth century when the traditional Baltimore rowhouse was replaced with more eclectic designs. The duplex at 413 and 415 Druid Hill Avenue is one of the rare examples of an eclectic residential structure in the area. The traditional flatness of the facade is broken up with projecting brick decorations. Also the symmetry of the traditional house was altered. The brickwork around the inner windows of this duplex are more highly decorated than the end windows.

By the turn of the century, the residential development of the district had come to an end. The houses of the district had grown from small two story traditional houses to large three story houses, at times featuring eclectic detailing. Also some of the early houses were enlarged in the late nineteenth century according to the demand for more space in an urban community and to conform with the styles popular at the time. Although primarily a residential community, Seton Hill also includes many commercial and institutional structures which continued to develop into the twentieth century.

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GENERAL DESCRIPTION (continued)

Historically, the community has revolved around Saint Mary's Church and important church leaders such as Mother Seton. Both the Mother Seton House and St. Mary's Seminary Chapel are extant near Saint Mary's Park. The Mother Seton House is a three story high, three bay wide house with a gable roof and dormer. It is similar to other early houses in the area, but it is larger and somewhat more elaborate. The chapel is an early brick, sandstone and stucco Gothic design. It features pointed arches, buttresses and a parapet wall. The original design included a central tower but it was never built. The chapel stands in the middle of what is now Saint Mary's Park. The front facade cannot be seen from the street.

Two other institutional structures in the area are the old Saint Joseph's Seminary and the firehouse at the northwest corner of Eutaw Street and Druid Hill Avenue. The seminary building is a late nineteenth century large brick structure with Romanesque details now used as a nursing home. It is one of the largest buildings in the district. The early twentieth century firehouse replaced an older building at the same location. The triangular plan with large projecting bay above the entrance is unique among Baltimore firehouses.

The old Franklin Hotel at 412 West Franklin Street is the most ornate commercial structure in the district. Dating from c. 1905, this two-tone brick design features brick rustication and projecting brick work forming quoins and surrounds at the windows. This recently renovated structure is one of the few buildings in the district with an exuberant, highly ornamental facade. It represents the commercialization of Eutaw and Franklin Streets on the edges of the district.

Many of the buildings on Eutaw and Franklin Streets were either built for or converted to commercial useage. A few of these buildings date from the early twentieth century, but are compatible to the older residential buildings of the district. The storefront at 600 North Eutaw Street is representative of a compatible, early twentieth century commercial structure. Except for the large three part windows and storefront, the building retains much of the character of nineteenth century housing in the area. The cornice, flat brick facade, gauged brick flat arches and console details are sympathetic to the residential character of the district. Its size and scale are also similar to earlier housing of Seton Hill.

A few large commercial structures, such as 400 West Franklin Street are also located within the district. This building acts as a transitional element between the primarily small scale residential character of Seton Hill and the larger scale retail character of Market Center. Although it is not compatible to the architectural character of most of the district, it is a contributing element relating to the commercial and early twentieth century character along Eutaw and Franklin Streets. These larger buildings buffer the smaller residential

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GENERAL DESCRIPTION (continued)

structures from the commercial character of the Market Center planning area to the south. They form an important transition between a small community and the active downtown environment.

The condition of the buildings in Seton Hill is generally good. Most of the buildings are well maintained, however a few are vacant and boarded. The residential structures are generally in better condition than the commercial buildings, although much rehabilitation is under way along Eutaw Street. There are few intrusions in the area. Among these buildings are some mid-twentieth century garage type buildings on Druid Hill Avenue and a MacDonal'd's restaurant on West Franklin Street.

HISTORY AND SUPPORT:

The origins of the Seton Hill Historic District lie in the 18th century with the founding of St. Mary's Seminary (1793). The historic district was built around the triangular-shaped, brick-walled park that for two centuries, or until the mid-1970s, was the Seminary grounds. In 1791 the Society of St. Sulpice, a French Roman Catholic educational order, concerned about the impact of the French Revolution, decided to found a seminary in the United States. After consultation with Archbishop John Carroll, whose see then comprised the entire United States, the Sulpicians founded the seminary on the edge of Baltimore in the One Mile Tavern on the road to Pennsylvania (now called Pennsylvania Avenue).

St. Mary's Seminary was one of the most influential institutions in the development of American Catholicism. The Seminary trained men for the priesthood at the location for two centuries. St. Mary's College, an important Maryland secular college, was founded by the Sulpicians and began its operation at the Seminary. The Seminary was the focal point for the founding of several orders, including the first black male and female orders. St. Elizabeth Ann, the only native born American saint, began her religious life at St. Mary's Seminary. It is her name, Seton, that continues to be the name for the district.

Early 19th century graphic material documents the presence of the early buildings on the grounds. The 1873 Seminary building designed by E. Francis Baldwin, a prominent 19th century Baltimore architect, and the site of the writing and adoption of the "Baltimore catechism," which governed American Catholic religious practice until the mid-20th century, was demolished in the mid-1970s at the insistence of Baltimore City. It is likely that a potential exists in the present park for historic archeological investigations relating to the history of the Seminary.

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HISTORY AND SUPPORT (continued)

The early developmental history of Seton Hill is linked to the development of the Roman Catholic Church in Baltimore. In 1789, Baltimore was designated the first Roman Catholic Diocese in America, with the Reverend John Carroll as its first bishop. At this time, the French Revolution had caused the closing of public religious education elsewhere, and in 1791 four priests and five students from the order of Sulpice arrived in Baltimore. They bought land from the former Chatsworth estate, made their headquarters in the old One Mile Tavern (one mile outside of what was then the city limits), and founded Saint Mary's Seminary. The institution gradually expanded its physical structure and curriculum, becoming Baltimore's first college in 1800. In 1803, the college was opened to all males, regardless of creed, and in 1805 the Maryland Legislature raised it to the rank of University.

The Saint Mary's Seminary Chapel (Chapel of Our Lady of the Presentation) was designed in 1806 by the noted architect, Maximillian Godefroy, who was at that time a lay teacher at the Seminary and the first professional teacher of architecture in Baltimore. The Saint Mary's Seminary Chapel was the first ecclesiastical structure of Neo-Gothic design in the United States, and today is the oldest example of Gothic Revival architecture in the country. The tower which Godefroy designed for the building was never constructed.

St. Mary's seminary was the site of the founding of a new order of nuns, the Sisters of Charity. Mrs. Elizabeth Ann Seton came to Baltimore in 1808 to start a school for young girls on the Seminary grounds. The following year she took her vows as a nun and started the Sisters of Charity; the order later moved to Emmitsburg Maryland. Mrs. Seton's home from 1808-1810 at 600 North Paca Street is known as the Mother Seton House; it is completely restored and open to the public. Mother Seton was canonized in 1975 as Saint Elizabeth Ann Seton, the first native born American Saint.

The earliest houses in Seton Hill were built for students, and the community grew as refugees from France and Haiti settled near the French speaking University. Seton Hill has one of the largest and best collections of traditional early nineteenth century housing in Baltimore, however the residential architecture of the community spans the entire nineteenth century representing the evolution of the traditional Baltimore rowhouse. The traditional Baltimore rowhouse features a flat brick facade with ornamentation only used at the doors, windows and rooflines. The earliest houses were small gabled roof houses with central dormer windows. Many of these houses are extant in Seton Hill. Other early houses were two stories high with shallow gabled roofs and no dormers. A few half houses are still standing in Seton Hill. This type of house is quite rare in Baltimore. From the front these dwellings appear similar to the two and one-half story high traditional house, but they are in fact only one room deep and require an addition duplicating the original structure to be fully complete.

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HISTORY AND SUPPORT (continued)

With the urbanization of the area and higher property values which demanded a larger building, three story houses were built in Seton Hill dating from c.1830. First a small attic level was added with small windows on the front facade, but later a full third story was constructed. Around the period of the Civil War, the first three story houses with a flat roof and cornice were constructed in Seton Hill. Also around the late nineteenth century many smaller two and one-half story houses were enlarged to a full three story house with a cornice. These houses can be distinguished by a change in the brick pattern or size of bricks above the second floor on their front facades. By the late 1880s, with the distribution of architectural magazines showing designs throughout the country, the traditional Baltimore house was influenced by other popular styles outside of Baltimore. The later eclectic houses lacked the symmetry of the traditional house and facades were decorated with projecting band courses and with the use of terra cotta. A few of these houses were built in Seton Hill, but they are rare. The typical Seton Hill house is a nineteenth century traditional Baltimore rowhouse with a flat facade and the use of ornamentation only at doors, windows and the roofline.

Even with its traditional style of residential architecture, the district reveals many important architectural elements embodying architectural design popular throughout the nineteenth century. These details include: white marble steps, wood panel doors, Flemish bond brick work, window and door shutters, segmentally arched windows, openings with flat arches made of gauged brick, wood cornices with jigsaw woodwork, end brackets, consoles and dentils, dormer windows, chimneys with brick hoods, and sally ports. Also a few of the later houses feature corbelled brickwork, terra cotta ornamentation, stained glass and decorative door surrounds. Seton Hill is a virtual glossary of traditional detailing for nineteenth century Baltimore residential structures. The facades of most buildings are intact and well preserved. Street trees, brick sidewalks and granite curbing add to the historic character of the neighborhood.

Although the residential development of the community came to an end in the late nineteenth century, commercial buildings and at least one institutional structure were built in the twentieth century. Most of the structures on the Eutaw and Franklin Street edges of the district have been commercialized. Many were originally built as residential structures, but have been altered or entirely replaced with commercial buildings. The commercialization of these streets is indicative of the growth of the downtown area. As Baltimore prospered and grew in the late nineteenth century residential useage in the downtown area was pushed out in favor of commercial development that could better afford the high value of downtown land. Eutaw Street which borders Lexington Market a few blocks to the south, became an important commercial street in the late nineteenth century, and this commercial development spread to the north and the Seton Hill community. Most of the commercial development came in the form of converting residential buildings to commercial structures with the addition of a new storefront, but a few new commercial buildings were constructed in the early twentieth century.

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HISTORY AND SUPPORT (continued)

The Franklin Hotel and the building at 400 West Franklin Street represent the height of twentieth century commercial development in Seton Hill. These large, four story high buildings, dwarf the smaller and earlier residential buildings in Seton Hill. Although their decorative detailing and scale differ from most of the district, they play an important role in the area by acting as a buffer between the residential character of Seton Hill and the heavily commercial character of Market Square. Other twentieth century commercial buildings are similar to the residential character of the district. The storefront at 600 North Eutaw Street retains the flat facade, use of brick and a simple cornice - elements used on late nineteenth century structures within the district. The large three part windows are the greatest distinction between this building and residential structures in Seton Hill.

Another important twentieth century building in Seton Hill is the firehouse at the northwest corner of Eutaw Street and Druid Hill Avenue. This firehouse replaced an earlier nineteenth century structure. It was rebuilt after the Baltimore Fire in keeping with an upgrading of Baltimore's fire department, but the unusual corner configuration and its triangular shape were retained. This shape and the projecting bay above the entrance makes this building unique among firehouses in Baltimore. The Afro-American Building is also an important twentieth century structure in the neighborhood. This building is not architecturally significant, but it is important as the home of one of the country's earliest and most influential black newspapers.

Since the early twentieth century, little development has taken place in Seton Hill. A few mid-twentieth century garage type buildings have been constructed on Druid Hill Avenue. The neighborhood underwent a general decline until the late 1960s-early 1970s, when the preservation movement began at Seton Hill. Although some buildings have been demolished, the rehabilitation of residential structures in Seton Hill has preserved the historic character of the neighborhood. At the present time, many of the commercial buildings on Eutaw Street are undergoing renovation.

Seton Hill retains a variety of nineteenth and early twentieth century buildings. They range from tiny residential houses to large commercial structures; impressive dwellings to alley houses; and ornate commercial buildings to simple carriage houses. It is the variety of these buildings, their relatively intact condition and its close location to the downtown area that makes Seton Hill a special inner city neighborhood.

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GEOGRAPHICAL DATA:

Verbal Boundary Description and Justification:

Beginning at the intersection of the north side of West Franklin Street and the northeast side of Pennsylvania Avenue; thence binding on the northeast side of Pennsylvania Avenue northwesterly to intersect the southeast side of Orchard Street; thence binding on the southeast side of Orchard Street north-easterly to intersect the southwest side of McCulloh Street; thence binding on the southwest side of McCulloh Street southeasterly to intersect the west side of North Paca Street; thence binding on the west side of North Paca Street southerly to intersect the south side of Monument Street; thence binding on the south side of Monument Street southwesterly to intersect the west side of Eutaw Street; thence binding on the west side of Eutaw Street southerly to intersect the north side of West Franklin Street; thence binding on the north side of West Franklin Street to the place of the beginning.

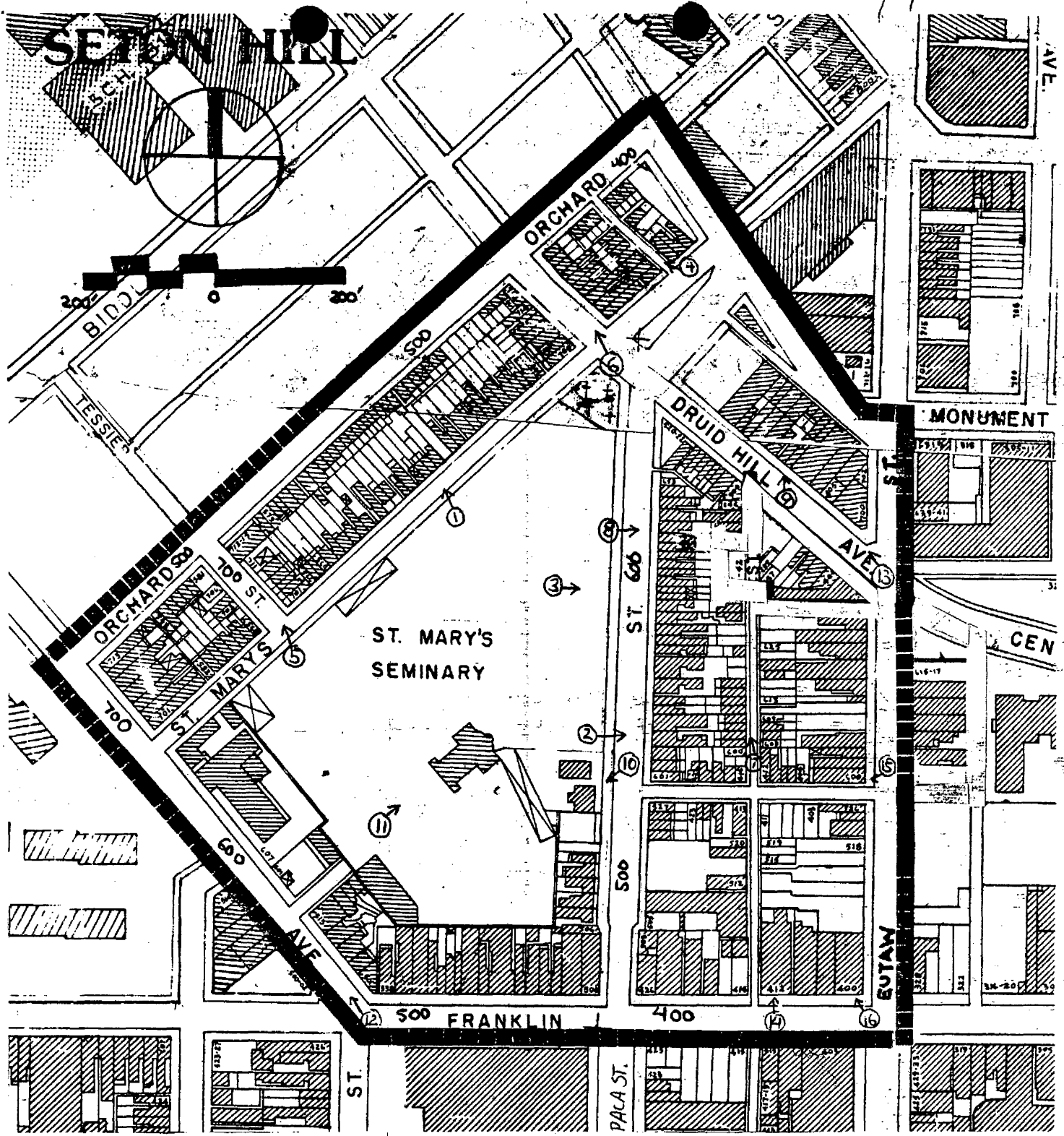
The southern boundary of Seton Hill is Franklin Street. Franklin Street is a major thoroughfare separating Seton Hill from the Market Center area to the south. While Seton Hill is primarily residential, Market Center is primarily commercial. The buildings are generally larger south of Franklin Street. A modern structure takes up the south side of the 500 block of West Franklin Street.

The western boundary of the district is Pennsylvania Avenue and Orchard Street. New public housing is located northwest of Orchard Street. New housing and altered commercial structures are located southwest of Pennsylvania Avenue.

The northern boundary of the district is McCulloh Street. New structures for Arena Players and a Baltimore Gas and Electric substation are on the northern boundary of Seton Hill.

The eastern boundary of the district is Eutaw Street. Only five older structures are located on the east side of North Eutaw Street. The rest of the block is vacant, but will soon be used for parking for the Chesapeake Commons project (Old City College Building).

8/5/85



SETON HILL BALTIMORE CITY HISTORIC DISTRICT 7/2/68 ; 8/14/79
 SETON HILL NATIONAL REGISTER HISTORIC DISTRICT 9/30/75

Seton Hill Historic District
 Map showing locations of attached photographs. & boundaries