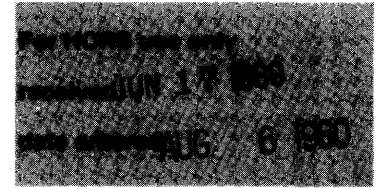


**United States Department of the Interior
Heritage Conservation and Recreation Service**

**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 Bankard-Gunther Mansion

and/or common

2. Location

street & number 2102 E. Baltimore Street not for publication

city, town Baltimore vicinity of congressional district Third

state Maryland code 24 county Baltimore City code 510

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input 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 type="checkbox"/> no	<input type="checkbox"/> military
			<input checked="" type="checkbox"/> other: NOT IN USE

4. Owner of Property

name Mayor and City Council of Baltimore

street & number City Hall, 100 North Holliday Street

city, town Baltimore vicinity of state Maryland 21202

5. Location of Legal Description

courthouse, registry of deeds, etc. Records Office Room 601

street & number Baltimore City Courthouse

city, town Baltimore state Maryland 21202

6. Representation in Existing Surveys

title City of Baltimore Neighborhood Survey has this property been determined eligible? yes no

date 1979 federal state county local

depository for survey records Commission for Historic and Architectural Preservation

city, town Baltimore state Maryland 21202

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
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date _____

Describe the present and original (if known) physical appearance

The Bankard-Gunther Mansion at 2102 E. Baltimore Street is a three story, three bay wide, nine bay deep, flat roofed building of stretcher bond brick construction. Its west side is marked by four distinct sections of the surface: the first three bays which stand slightly taller than the others form a flat brick surface with one projecting second story bay window; the next two bays form a recessed curve; the next two bays are flat and feature a first floor bay window that protrudes some distance beyond the rest of the building line; and the remaining four bays are flat and considerably recessed. The back and east side of the building are both flat the front half of the east side adjoins the adjacent structure. The richly embellished, Italianate style building stands taller than any neighboring structure, and it is much grander in conception.

The facade rises up from a smooth stone base which has two windows that open into the basement. The elegantly curved marble stoop at one time had five steps; at present they are severely deteriorated. The stoop extends into the entrance portico which has recessed pilasters and a massive, flat hood above oversized consoles. A large cartouche between ornate scrolls decorates the center of the hood. The round, compound arch beneath the hood is embellished by a rounded keystone. The double doors have four molded panels and a fanlight. Typical of Italianate design, are the two, tall thin first floor windows. They are of one over one construction, feature thick stone sills, are recessed into the wall and are embellished by a scaled down version of the hood covering the entrance portico.

The windows of each progressive story of the facade became simpler in design. Those of the second floor are also of one over one construction and have stone sills; however, they are squatter in proportioning and their lintels are narrower. Their hoods are the same as those on the first story windows, but the decorative motif has been excluded. The windows on the third floor, although still of one over one construction, are much smaller and their cornices lie more closely to the wall than the corresponding hoods found on the lower floors. The stately facade is finalized by the pronounced bracketing of the cornice. The frieze includes tiny dentils that are almost hidden in the shadow of the wide soffit. The protrusion of the cornice beyond the flat roof gives the appearance of wide-eaved roofing when viewed from the front.

The south corner of the west side of the building has a small entrance (not original) which leads into the main parlor at the front of the building. To its right is a window of one over one construction with a stone sill, and to its left is a very small window which is boarded at present. A colossal, stone oriel window with three large single panelled openings projects out from the second story. Panelled molding and the projecting cornice add to the massiveness of this construction. To its right is a small window of one over one construction with a splayed, brick lintel. Above the oriel window on the third story are two, one over one windows with splayed brick lintels and stone sills. Old photographs and the shadow line of the original brickwork indicate that the second story window at one time extended into the third story; therefore, these windows are of SEE CONTINUATION SHEET #1.

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 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/
<input 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 checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input 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 circa 1866

Builder/Architect

Statement of Significance (in one paragraph)

SIGNIFICANCE

The size and design of the Bankard-Gunther Mansion attest to the success of Jacob J. Bankard, one of many enterprising and prominent butchers who flocked to "Butcher's Hill" beginning in the early 19th century. His elegant house served as model for other homes of the affluent in the area. Architecturally, it is of Italianate/Renaissance Revival design and features stone ornamentation probably provided by Hugh Sisson, the producer of the columns of the United States capitol of Washington, D. C. In 1891, the mansion became the home of George Gunther, the son of the mayor of Werthheim, Germany who established a famous brewing dynasty in Baltimore, and it continued to be one of the most fashionable residences in Baltimore in the late 19th century. In 1919 the building became an important Baltimore charitable center to be used by the Hebrew Home for Incurables and the Emmanuel Center to provide humanitarian service to the community.

HISTORY

Butcher's Hill in East Baltimore is one of the most historically significant and architecturally rich areas of the City, and the Bankard-Gunther Mansion is an expressive product of the "Hill's" early history. Several advantages of this area attracted butchers since 1810: Philadelphia Road, entering the Hill from the northeast at Patterson Park Avenue and Baltimore Street, afforded for the delivery of livestock from the farms from the farms east of Baltimore; Baltimore Street gave direct access to Broadway (originally Market Street) and the Fells Point Market House, the butcher's main outlet for his products; the elevation of the site probably removed some of the more noxious aspects of the trade from the population spreading east from Old Town and north from Fells Point; and City legislation passed between 1812 and 1818 regulating the operation and location of slaughter houses and butchering establishments may have directed butchers to the site. From the early century to the outbreak of the Civil War, butchers came in a steady stream. Among these were members of the Bankard family.

The Bankard family had been working on the Hill at least since 1840. A prominent member of his community, Jacob J. Bankard served on the Committee of Arrangements for the opening of Patterson Park in July of 1853. With the onset of the Civil War, Patterson Park was overrun with Union Army Infantry and hospital encampments. The extent of disruption caused by the military presence is unknown, but the family of Jacob J. Bankard prospered. Jacob had stalls of his own in the Centre, Lexington and Harrison markets by 1860. During the war he got into the business of packing beef and pork. Amassing of wartime fortune, perhaps through the

SEE CONTINUATION SHEET #4.

9. Major Bibliographical References

Baltimore City Tax Assessment Records, 1861-1866.
 Howard, George A. Monumental City. Baltimore: M. Curlander Publisher, 1889.
 Scharf, Col. J. Thomas. The Chronicles of Baltimore. Baltimore Turnbull Brothers., 1874. SEE CONTINUATION SHEET #6.

10. Geographical Data

UTM NOT VERIFIED
ACREAGE NOT VERIFIED

Acreeage of nominated property 0.160
 Quadrangle name BALTIMORE EAST QUADRANGLE Quadrangle scale 1:24000

UMT References

A	<u>18</u>	<u>363130</u>	<u>4350180</u>	B			
	Zone	Easting	Northing		Zone	Easting	Northing
C				D			
E				F			
G				H			

Verbal boundary description and justification

SEE CONTINUATION SHEET #7

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

state code county code

state code county code

11. Form Prepared By

name/title Kathleen Gilbert, Planning Assistant
 organization Commission for Historical and Architectural Preservation date 1980
 street & number 100 North Holliday Street telephone (301) 396-4866
 city or town Baltimore state Maryland 21201

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state 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

Michelle 6-6-80

title STATE HISTORIC PRESERVATION OFFICER date

For HCRS use only	
I hereby certify that this property is included in the National Register	
<i>[Signature]</i> Keeper of the National Register	date <u>8-6-80</u>
KEEPER OF THE NATIONAL REGISTER	
Attest: <i>[Signature]</i> Chief of Registration	date <u>7-30-80</u>
Regional Coordinator	

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

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

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DATE ENTERED AUG 6 1980

Bankard-Gunther Mansion
Baltimore City

CONTINUATION SHEET Maryland ITEM NUMBER 7 PAGE 1

(DESCRIPTION, continued)

more recent construction. To their right is a window identical in position and construction to that found on the second floor. This segment of the building's west side gives the illusion of height by its tall, symmetrically stepped parapet which is topped with a thin stone cornice. Bands of brick string coursing and the thin stone cornice begin on the parapet and extend into the other sections of the west side of the building, adding textural richness.

The next unit of the west side comprises a recessed, curved brick wall that encompasses a small, oval shaped room found within. The two boarded windows of the first story have splayed brick lintels and stone sills. The windows of the upper stories are of the same design, though somewhat smaller. Their one over one construction remains intact.

The third unit of the west side features the broad, protruding bay window that has been converted into an entrance in recent years. The three, massive windows are boarded at present; they, like the other windows on the west side, have splayed brick lintels. At present, six wooden steps lead into this central window. The flat roof of this construction is surmounted by two large, recessed windows which are currently boarded. The two third story windows are of one over one construction with stone sills. The carved armature of a formerly glazed structure (probably a porch or conservatory) links this unit to the recessed back of the building.

The last two units apparent on the west side have undergone considerable alterations probably in the early 20th century. A transomed entrance into a small hallway leads to the back staircase which, in all probability, was used by servants. To its right is a slender window opening with splayed brick lintels and stone sills. The windows of the upper stories are wider, but of the same construction; they are missing their sashes and glass. A small, louvered window (not original) is located on the left side of the second story. Only the first story of the final unit approximates the original appearance of this section. The boarded windows of the first story are of the same construction as those of the adjacent unit. The enclosed upper two levels replaced the original porch structure some time after 1920. The windows in this "new" area are one over one in construction and have brick lintels and sills. The brickwork here is of common bond. The boxed cornice in this section protrudes far beyond the upper section of the original buildings.

SEE CONTINUATION SHEET #2.

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Bankard-Gunther Mansion
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CONTINUATION SHEET Maryland ITEM NUMBER 7 PAGE 2

(DESCRIPTION, continued)

The back of the building, like the last unit of the west side, reveals original and later construction. The first story, at one time located beneath the porch, has two boarded windows of the same early design. The newer section has one window on the left side of both the second and third stories; they are of the same design as those on the "new" west side. The east side of the building is continuous brick with a chimney at its center, it extends to meet the wall of the adjacent building. The mansion is surrounded by a brick and iron fence.

The interior of the building was extensively altered in this century and sections of the upper front floors are unaccessible because of deterioration. The basement is entered from the stairs at the end of the front hallway. While much of it is unexcavated, that portion in the front of the house still contains plumbing and heating fixtures. Many passages have been sealed with concrete blocks; however, two original cooling cellars (exact function unknown) can be easily examined. The brick vaulting is of English bond and is strikingly similar in construction to that found in the vaults of Westminster Presbyterian Church in Baltimore.

Behind the main entrance is a small vestibule with an arched, transom doorway that opens into the hall. Original appearance of this thickly, molded opening is not known. The original wooden staircase still remains in the hall; however, it is in poor condition and is non-functioning, since the upper stairs meet the concrete block sealing. The open side of the staircase is decorated with elaborately carved scrollwork of particular beauty.

The front room, located off of the main hall, is in deteriorated condition, but still features some original molding and ornaments. The upper wall curves gracefully into the ceiling decoration. The outer rim of the ceiling molding includes dovetail and billet moldings and the inner ornamentation includes pellet and guilloche motifs. In the back of this room few remnants of fine detail work can be found; the ceiling and walls are unsound and the former passage into the next room is sealed with concrete.

Access to the middle room is gained through the converted bay window on the west side. An oval shaped room in the curved section of the building, although in unsound condition, still features curved doors (one entering into a closet, the other into the hall) that round out the shape of the room. The large room with the bay window offers many fragments of the fine, early ornamental work. The wood molding

SEE CONTINUATION SHEET #3.

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Bankard-Gunther Mansion
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CONTINUATION SHEET Maryland ITEM NUMBER 7 PAGE 3

(DESCRIPTION, continued)

surrounding the bay window in is good condition and it, at one time, continued in a narrow band around the perimeter of the room. Sections of the handsomely designed, painted ceiling remain; a design consisting of large octagons, diamonds and lozenges at one time covered the entire surface. The south side of the room (towards the Baltimore Street facade) opens into the front parlor via sliding doors that house a wooden shelf; this construction remains in good condition. On the north side of the room is a fireplace and to its right is the armature of an earlier glazed structure. In all probability, this porch or greenhouse extended into a passage presently sealed behind the fireplace. It seems that this room was the most sumptuous to be found in the mansion.

The back entrance on the west side of the structure provides access to rooms in the rear of the building. A wooden staircase in fair condition leads to the second and third floors. This wing of the structure is the most heavily partitioned and it is not known whether this was part of the original conception of the building or a result of actions taken by the charitable institutions and landlords who owned the building in more recent years. The first floor consists of a long hall with four rooms opening off of it. The second floor is subdivided into two large areas and has remnants of partitioning running parallel to the stairs. The third floor also has major walls delineating two large areas; however, the space is divided into many small areas by numerous partitioned walls. The floors and walls in this part of the mansion are in extremely poor condition.

Although virtually gutted in some areas, the mansion still retains many of its original, interior and exterior features, which reveal the superior workmanship required in its construction.

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Bankard-Gunther Mansion
Baltimore City

CONTINUATION SHEET Maryland ITEM NUMBER 8 PAGE 4

(SIGNIFICANCE, continued)

sale of his products to the Army, by 1866 he had built the lavish residence and carriage house on the northeast corner of Baltimore and Chester Streets, now known as the Bankard-Gunther Mansion.

The first listing of Jacob J. Bankard at Baltimore and Chester Streets appears in the 1864 City Directory. His plans for the establishment of the grade of Baltimore Street from Choptank to Chester Streets, submitted to the City Commissioner November 23, 1863, indicated his concern for the street upon which his house was to face. Baltimore City Tax Assessment records confirm that the grand house was constructed by 1866. In that year his total assessment consisted of \$1,922.00 for his lot at Baltimore and Chester Street, \$15,000 for improvements to the lot, \$1,500.00 for the stable at the rear of the lot and \$10,000 for additional improvements. These expenditures indicate that construction on a large scale, probably making use of the finest of materials, took place in the period immediately preceding the assessment.

Although the architect and builder of the mansion remain unknown, it is probable that the master stone mason and president of the Beaver Dam Marble Company, Hugh Sisson, provided the stone ornamentation found on the facade. Baltimore City Records of Conveyances show that a mortgage was made from the Bankards to Hugh Sisson in 1867, in all probability this being the means of paying Sisson for his services. Ranked among the leading stone workers in the country, Sisson furnished interior and exterior ornamentation for Baltimore buildings including City Hall, the Franklin Bank, Alexander Brown and Sons Building, the U.S. Customs House, the Peabody Institute and the Enoch Pratt Library. Blocks of the Washington Monument in Washington, D.C., and the columns of the U.S. Capitol were also provided by Sisson. Much of his finest specialty work can be found in Loudon Park and Greenmount Cemeteries.

After Gunther's death in 1912, the twenty-two room home became the property of Doc Slater, a gambling king of Baltimore at that time. In June 1919, the mansion was purchased for use by the Hebrew Home for Incurables, which had been established in 1914 on Aisquith Street near Baltimore Street. In 1929 the patients were moved to a new establishment at Levindale, Belvedere and Greenspring Avenues. The Presbyterian Church, North and South, purchased the property at this time to establish the Emmanuel Neighborhood House, a recreational, social and Biblio-study Center for converted Jews. The center was conducted by the Reverend Aaron J. Klingerman, a native of Poland who came to this country to prepare for Christian ministry. In 1948 the "Emmanuel Center" moved to 3512 Powhatan Avenue and the Bankard-Gunther Mansion was used

SEE CONTINUATION SHEET #5.

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Bankard-Gunther Mansion
Baltimore City
Maryland

CONTINUATION SHEET ITEM NUMBER 8 PAGE 5

(SIGNIFICANCE, continued)

as an apartment house for a number of years.

After being vacated for at least a decade, the mansion is now undergoing renovation so that it may remain a testament to the achievements of important Baltimore businessmen and artisans of the 19th century. The renovated mansion will become the centerpiece of Butcher's Hill redevelopment efforts. The Neighborhood Housing Service, an East Baltimore housing agency, and the City of Baltimore have created the nucleus of a middle class neighborhood in this formerly deteriorated area. Butcher's Hill houses are undergoing extensive rehabilitation and the renovation of the Bankard-Gunther Mansion will be the crowing achievement of the Hill's redevelopment.

FHR-8-300A
(11/78)

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Bankard-Gunther Mansion
Baltimore City

CONTINUATION SHEET Maryland ITEM NUMBER 9 PAGE 6

(MAJOR BIBLIOGRAPHICAL REFERENCES, continued)

Baltimore American, "Baltimore Then and Now" in Baltimore American,
October 3, 1959.

Distinguished Men of Baltimore and Maryland. Baltimore, 1914.

"Gunther Brewing Company" in Baltimore American, December 30, 1956.

Baltimore City Directories, 1860-1900.

FHR-8-300A
(11/78)

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Bankard-Gunther Mansion
Baltimore City

CONTINUATION SHEET Maryland ITEM NUMBER 10 PAGE 7

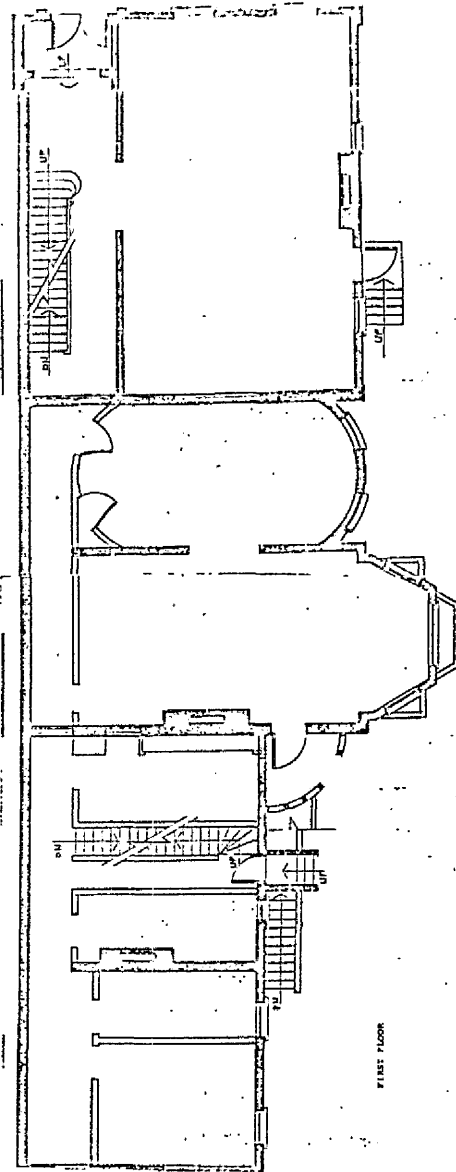
VERBAL BOUNDARY DESCRIPTION

BEGINNING at the northeast corner of North Chester Street and Baltimore Street; thence, 115' 8½" north along Chester; thence, 60'3" east along the dividing line between lots 59B and 59C; thence, 115'8½" south along the dividing lines between lots 59 and 58; thence 60'3" west along Baltimore Street to the point of beginning.

Bankard-Gunther Mansion

Baltimore (city)

Maryland



JUN 17 1980