

**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 Hooper, James E., House

and/or common

2. Location

street & number 100 East 23rd Street at northeast corner not for publication

of St. Paul Street

city, town Baltimore vicinity of congressional district Seventh

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 checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: offices

4. Owner of Property

name Harold Wolff

street & number 100 East 23rd 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 vicinity of state Maryland 21202

6. Representation in Existing Surveys

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

date 1980 federal state county local

depository for survey records Commission for Historical and Architectural Preservation

city, town Baltimore vicinity of state Maryland 21202

7. Description

B-3611

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

DESCRIPTION SUMMARY - SEE CONTINUATION SHEET # 7

Describe the present and original (if known) physical appearance GENERAL DESCRIPTION

The James E. Hooper house is a large free-standing masonry house at the northeast corner of 23rd and St. Paul Streets. The house is situated among the buildings of the Old Goucher College complex, a non contiguous National Register district. The Goucher House is directly to the north, and the Lovely Lane Methodist Church is across the street and one block to the south. The surrounding residential neighborhood consists primarily of large rowhouses. The house is an excellent example of Queen Anne style residential architecture. It retains its original character, except for a few minor alterations.

The building is a rectangular box with a steeply pitched gable roof, a small, two story wing extending from the east wall, and a 2½ story bay window extension on the west side, in the southwest corner of the building. This extension has a small gable roof. Fenestration and detailing on the entire house are assymetrical.

There are two stories in the main section of the house, and two more stories in the gable. Additionally, in the southeast corner of the house, there are intermediate levels of two or three rooms each between the first and second stories, and between the second and third stories.

The exterior walls are constructed of dark red bricks with terra cotta, brownstone, and granite trim. The roof is slate shingle.

The main entrance to the house is on the south side, facing 23rd Street. The entrance is approached by a granite and brownstone stairway of eight steps. The outer door of the main entrance is a modern commercial style plate glass and aluminum door. There is another entrance--the former kitchen door--at the east end of the small eastern wing. There is a metal hood supported by decorative wrought iron brackets over this entrance. The first story has tall, double hung, 1/1 wood windows.

On the main facade, to the right of the entrance, at the intermediate level below the second story is a square oriel, three bays wide and one bay deep, made of wood, and painted green.

The fenestration of the second story is almost identical to that of the first story. There is the same type of 1/1 wood windows, and for the most part, the windows are placed directly over the first story windows.

Directly above the oriel is a large, four part window, similar to many Jacobethan and Chateauesque windows, with fixed panes set deep between thick mullions.

The third story is within the gabled roof. The various dormers at this level include pedimented and hipped dormers on the south slope and a huge shed dormer on the north slope. All of the windows are the same 1/1 double-hung wood variety, except for some small pivot windows in the hipped dormers.

SEE CONTINUATION SHEET #1.

8. Significance

B-3611

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/ 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 checked="" type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates Built in 1886
 Automobile Club
 founded in 1901
Builder/Architect Benjamin Franklin Bennett, Builder;
 Charles L. Carson, possible architect

Statement of Significance (in one paragraph) Applicable Criteria: A, B and C

SIGNIFICANCE

The James E. Hooper house draws significance from its architecture and its association with James E. Hooper (1838-1908) for whom the house was erected in 1886. As a free-standing masonry dwelling executed in the Queen Anne style, the James E. Hooper house embodies the distinctive characteristics of a type and method of construction not commonly found in inner-city Baltimore where the rowhouse is the dominant type of domestic architecture. Blocks of Queen Anne influenced masonry rowhouses do exist in great numbers and several free-standing Queen Anne frame houses are dotted around the fringes of the inner-city area but the free standing masonry Queen Anne house in this section of the city is rare. The house contains the distinctive features, most of which remain intact, of one form in which the Queen Anne style was expressed throughout the country though primarily in urban areas. The important stylistic feature of these houses is the characteristic irregularity of plan and massing, small scale classical decorative detailing, and use of multiple steeply pitched roofs combined with the general largeness and simplicity of form and use of somber colored masonry exterior materials, here red brick with dark colored rock faced stone trim, that is characteristic of the Romanesque style almost contemporary to the Queen Anne style. As the residence of Hooper, the house acquires importance from association with a person significant in Baltimore history. Hooper was the president, at the time this house was built, of William E. Hooper and Sons, a cotton milling firm in Jones Falls Valley which was founded by his father and believed to be the largest such operation in Baltimore at the turn of the century. While serving in the Maryland General Assembly, Hooper sponsored child labor legislation. Another source of significance is that the Automobile Club of Maryland, now the Maryland affiliate of the American Automobile Association was founded in this house at a meeting held in 1901 with Hooper as the first president.

HISTORY AND SUPPORT

The James E. Hooper house is architecturally significant as an example of the large freestanding Queen Anne style masonry house - a type rare in Baltimore and unique in this immediate neighborhood.

There are few free-standing houses in inner-city Baltimore, but there are many in the outer sections of the city. Most are not built in the Queen Anne style. Of those that are, most are constructed of wood, not masonry. There are many Queen Anne style rowhouses built of masonry. But the combination of a free-standing house built of masonry in the Queen Anne style is quite rare in Baltimore. (Several such houses were razed in the 1960s.)

9. Major Bibliographical References

SEE CONTINUATION SHEET #5

10. Geographical Data

Acreeage of nominated property Less than one acre

Quadrangle name Baltimore East Quadrangle Map

Quadrangle scale 1:24000

UMT References

A

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

B

Zone		Easting				Northing									

C

Zone		Easting				Northing									

D

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 #6

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

state N/A code county code

state N/A code county code

11. Form Prepared By

name/title Jeffrey Honick, Planning Assistant

organization Commission for Historical and Architectural Preservation date November 1980

street & number 100 North Holliday Street, Room 601 telephone (301) 396-4866

city or town Baltimore state Maryland 21202

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature [Signature] date 2-5-82

title STATE HISTORIC PRESERVAION OFFICER date

For HCRS use only

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

[Signature] date 2/11/82

Keeper of the National Register

Affest: date

Chief of Registration

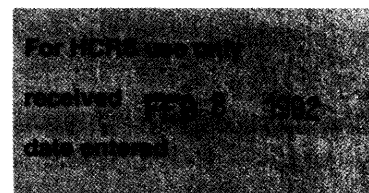
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(DESCRIPTION, continued)

The fourth story has two eyelid dormers on the south slope, two small 1/1 windows on the east wall, and an adaptation of a Palladian window, in the west wall.

Rising from the center of the house is a rectangular cupola, three bays by four. Attached to the cupola, on the north side, is a massive chimney, accented by decorative brickwork. There are four other similar chimneys placed assymetrically on other parts of the house.

The inner door of the main entrance is still the original wooden double door with a large beveled glass panel in each half. The door leads to a large entrance hall in the center of the house. Other rooms and the main staircase radiate from this entrance hall.

The entrance hall is a square room. Wood panelling covers the walls to a height of about six feet, six inches. Plaster covers the remaining height of the wall--approximately another six feet, six inches. There is an elaborate floral pattern cast into the plaster. All exposed floor surfaces in this room, and in the entire house, are of hardwood planks about five inches wide.

There is a fireplace with a large and elaborate wooden mantel of the entrance hall, opposite the entrance. The floor immediately in front of the fireplace is inlaid with colorfully patterned glazed tiles. The framework immediately around the fireplace and the inside of the fireplace itself are of a bronze-colored metal cast in elaborate floral patterns and other designs. Above and around the fireplace is a mantel of the same wood as the wall panelling. The mantel rises to a height of about nine feet, and is topped by a segmental pediment.

The main stairway rises from the entrance hall. (There is also a back stairway. The back flight between the first and second stories has been removed). The stairs rise to the south, leading first to a landing at the oriel below the second story. There are three more rooms at this level that can be reached from the landing. These rooms, in the southeast corner of the house, are at the intermediate level whose windows are visible from the exterior. (The back stairway connects this level to the next intermediate level).

From the landing, the stairs continue to the second story hall. There is a large, floor-to-ceiling mirror built into the wall opposite the stairs in the second story hall. Elsewhere on the second story, there are several fireplaces with wooden mantels of an Egyptian Revival design.

SEE CONTINUATION SHEET #2.

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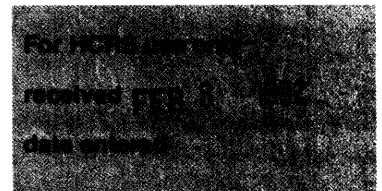
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(DESCRIPTION, continued)

The stairs continue up to a landing which is just inside the large four part window over the oriel. Again at this intermediate level there are additional rooms in the southeast corner of the house that connect with the landing and with the back stairway.

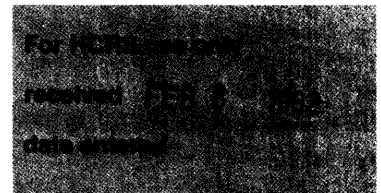
The main stairway ends at the third story. The fourth story is reached by the back stairway. In the center of the fourth story there is a large rectangular room, and the ceiling of this room opens into a rectangular dome that rises to a cornice which, in turn, surrounds a rectangular hole. The hole opens onto the interior of the cupola. It is apparent that the hole was originally covered by a stained glass skylight. The surfaces of the rectangular dome are decorated with foliage and shield patterns. There is a trap door in the ceiling next to the dome. The door leads to a platform along the perimeter of the cupola.

ALTERATIONS:

But for the modern glass front door and the addition of a fire escape on the east side, the exterior remains unaltered. Inside the house, the hardwood floors have been covered by modern floor tiles in some rooms. Acoustic dropped ceilings with fluorescent lights have been installed in some rooms. Some partitions have been installed in some of the larger rooms. The basic structure and decorative detailing, however, remain intact underneath the drop ceilings.

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(SIGNIFICANCE, continued)

This house has additional architectural significance because of its size, elaborateness, and visual prominence. After the Goucher House, it is the largest house in the immediate vicinity. More than a mere house, it is a mansion. The nearby Goucher House is a part of the Old Goucher College National Register district.

The house was probably designed by Charles L. Carson, a prominent and prolific architect of late 19th century Baltimore. Carson was active at the time the house was built (1886). He designed at least one of the old Goucher College buildings and supervised the construction of some others. Since Hooper was on the college building committee, the two would have had professional contact. Furthermore, it is likely that a person of Hooper's wealth and stature, when building a house as large and elaborate as this one, would commission an architect of Carson's ability and importance. Finally, in comparison to some of Carson's known works, it appears quite feasible stylistically for Carson to have designed this house. Carson's work includes Goucher Hall (part of the Old Goucher College National Register district), The Madison Avenue Temple (in Baltimore City's Madison Park Historic District) and the original Enoch Pratt Free Library (Baltimore's public library) along with its first branch libraries. Carson is also credited with designing a large number of factories and warehouses, churches, and private homes, mostly in Baltimore.

Benjamin Franklin Bennett, the contractor who built the house, was the most active builder of mid-and-late century Baltimore. Among his more important buildings are the Mount Vernon Place Methodist Church, which is in a National Historic Landmark District, the Lovely Lane Methodist Church, and the old Goucher College complex. The latter two projects are situated very near the Hooper house, and are both on the National Register of Historic Places. Bennett also built the First Baptist Church, a Baltimore City Landmark, and the now demolished Academy of Music on Howard Street. (All cited buildings are or were in Baltimore.)

James E. Hooper (1839-1908), for whom the house was built, served as president and general manager of William E. Hooper and Sons, the cotton milling firm established by his father. Nineteenth century Baltimore was one of the nation's major centers for the manufacture of cotton goods, and the Hooper-owned milled in the Jones Falls Valley were the largest cotton manufacturers in the city. One of their main products was cotton duck-canvas—used for ships' sails, a produce with a high demand in Baltimore. Then as now, Baltimore was a center of shipping and ship building.

In 1876 Hooper was elected as a Republican to the Maryland House of Delegates, and while serving his one term in office he sponsored and helped pass a law for the protection of industrial child labor, limiting the working hours of minors under sixteen years old to ten hours per day. This law broke new ground in the area of labor legislation, and it represented the

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(SIGNIFICANCE, continued)

beginning of a movement to use law to protect children from abuse and exploitation.

Hooper also served on the boards of several local communal and civic groups, including the Lovely Lane Methodist Church, the Woman's College (now Goucher College) and the Board of Park Commissioners. He was the president of the Kelso Home, a Methodist orphanage in north Baltimore.

The Automobile Club of Maryland was founded in 1901 at a meeting in Hooper's house. Hooper was a founder and the first president. The Automobile Club of Maryland (now the Maryland affiliate of the American Automobile Association) was originally a social and hobby club for early car owners. As automobile ownership grew with the introduction of assembly line mass production, the Automobile Club expanded its membership and broadened the range of its activities, so that its programs include lobbying, travel information services, and its famous emergency road service.

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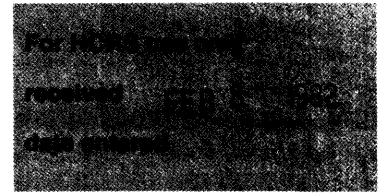
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MAJOR BIBLIOGRAPHICAL REFERENCES

Baltimore: Its History and Its People. Lewis Historical Publishing Company, New York, 1912. (by unnamed contributors)

Engelhardt, George W. Baltimore City, Maryland: The Book of Its Board of Trade. Baltimore, 1895.

The Maryland Motorist. (published by Automobile Club of Maryland). July-August 1914.

Men of Mark in Maryland. Johnson-Wynne Company; Washington, D.C. 1907, (by unnamed contributors)

Maryland Historical Trust Historic Sites Inventory: Baltimore (3611). Maryland Historical Trust, Annapolis, Maryland

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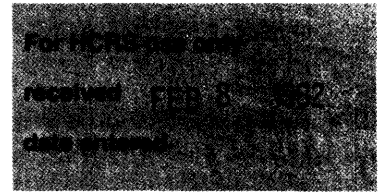
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VERBAL BOUNDARY DESCRIPTION

BEGINNING for the same at the northeast corner of intersection of St. Paul and 23rd (formerly Fourth) Streets and running thence, northerly binding on the east side of St. Paul Street 70 feet; thence, easterly parallel with 23rd Street, 123 feet to Hargrove Alley 20 feet wide; thence, southerly binding on the west side of Hargrove Alley, with the use thereof in common, 70 feet to the north side of 23rd Street and thence, westerly binding on the north side of 23rd Street 123 feet to the place of beginning. The improvements thereon being known as No. 100 E. 23rd Street. The lot is rectangular in shape.

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DESCRIPTION SUMMARY

The James E. Hooper house is a large-scale free-standing Queen Anne influenced brick structure that was erected in the late 1880s and is characterized by an irregularity of plan and massing, small scale classical decorative detailing on both the interior and exterior, multiple steeply pitched roofs, and a somber colored masonry exterior of red brick with dark stone decoration. The interior is marked by elaborate woodwork, mostly classical in influence, with glazed decorative tile surrounding the fireplace openings. Although some of the interior walls and ceilings were covered recently, the entire building retains a high percentage of its integrity. The house is surrounded by paved parking area.