

PH 36 3758

DATA SHEET

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED JAN 30 1976
DATE ENTERED JUN 3 1976

**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 *hm*
hd Baltimore Block
AND/OR COMMON
Same

2 LOCATION

STREET & NUMBER
5, 7, 9, 11, 13, 15, 17, 19 Baltimore Place ___ NOT FOR PUBLICATION
CITY, TOWN Atlanta ___ VICINITY OF CONGRESSIONAL DISTRICT 5 - Andrew Young
STATE Georgia ___ CODE 13 COUNTY Fulton ___ CODE 121

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 checked="" 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 checked="" 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 type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME
Multiple owners*
STREET & NUMBER

CITY, TOWN Atlanta ___ VICINITY OF STATE Georgia

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Fulton County Courthouse

STREET & NUMBER
136 Pryor Street, S.W.

CITY, TOWN Atlanta STATE Georgia

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Survey of Historic Sites & Districts - Category I
Atlanta Urban Design Commission

DATE November, 1973 ___ FEDERAL ___ STATE ___ COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS Atlanta Urban Design Commission - City Hall

CITY, TOWN Atlanta STATE Georgia

*See Attachment

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input checked="" type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Baltimore Block, erected 1885-1886, was designed to appear as a single, unified, three-story structure. Each pair of its fourteen original townhouses, however, were separated from each other by means of (an unobtrusive eighteen-inch airspace in the form of a) cavity wall. SEE AMENDMENT

Measuring approximately 70 feet deep and 18 feet wide, each residential unit contained a parlor, dining-room, and large entrance hall on the first floor and three bedrooms, a bath, and a servant's room on the second floor. The servant's room was connected by means of a secondary staircase to the kitchen which was located in the basement of the building; by closing a door in the upper hall, the servant's portion of the building could be isolated from the remainder of the house.

SEE AMENDMENT

(The building, structurally, was built with ten-inch load-bearing brick walls with a thirty-eight inch thick (38") cavity wall between every other unit.) The 18.2 foot widths of the houses were spanned with large cyprus joists and all floors were of wood with the exception of the basements --- these were originally dirt and were later bricked or replaced with concrete. The ceilings on each floor level were set at a height of 11 feet and together with the thick walls made the building comfortable even in the warmest of weather.

Each residence in the Baltimore Block sported amenities that many of Atlanta's most luxurious homes of the time could not boast of: independent sewerage systems, Baltimore heaters (central heating), stationary kitchen ranges, and a 25-gallon boiler for supplying hot-water to all floors. Also, as a further enticement to purchasers, the parlors and dining rooms had slate and marble mantels, complete with gas-light fixtures, both of varying patterns and designs.

The facade of Baltimore Block is one that is highly reminiscent of the typical row-houses so popular in Baltimore and other cities of the northeastern United States. The approaches to the various residences have been altered somewhat and it has been impossible to establish the exact date of these changes. Originally, the Block possessed the typical white Baltimore stoops that were both railing-less and straight from door to sidewalk. Today, all have been turned sideways and have been adorned with iron railings. The doorways, with their flat-arched stone frames that are infilled with glass in the arched portion, have not been tampered with to any great degree. Segmented arch windows are found across the facade on the ground floor; some are of the 12/12 variety, while others have narrow bands of red, blue, and green stained glass framing larger sheets of clear glass.

The second floor windows of the Block are all set beneath complete arches executed in decorative brickwork that is carried across the facade as a string course element which connects the arches. A decorative panel of terra cotta is inserted within these arches; as a rule, only those panels over the existing 1/1 variety windows are decorated, possibly due to the fact that the other windows have been altered.

The third floor also possesses arches, but this time they revert back to the segmented arch variety, are executed once again in decorative brickwork, but, unlike on the first floor, here the "string course" is not continuous above the windows. Below the third floor windows, however, a string course is found that is composed of both decorative brickwork and terra cotta and is used to connect the marble sills of the windows.

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CONTINUATION SHEET Description 7 ITEM NUMBER PAGE 2

The heavy, elaborate cornice is supported on highly decorative brackets. Connecting these brackets and attached to the overhanging cornice at a 45-degree angle is a continuous attic vent formed by cutting decorative patterns into the panel with a jig-saw. Additional vent windows are found below the cornice and between each set of brackets.

Numerous alterations and additions have been made across the rear of Baltimore Block and these include both chimneys and balconies, as well as extra room additions.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

1885-1886

BUILDER/ARCHITECT

Atlanta Land Improvement Co.

STATEMENT OF SIGNIFICANCE

Heralded as being "superior to anything of its class south of Washington," Baltimore Block was Atlanta's first apartment complex. Its unified facade, designed in the rowhouse form that at the time was so popular in the large cities of the northeast, provides a great contrast even to this day, in Atlanta where the richly landscaped, sprawling suburban residence is more common. Sited on elevated lots facing the downtown skyline, the Block's interesting and unusual form and character make it a unique landmark for the city.

The recorded history of the Block begins on January 2, 1886, when the Atlanta Land Improvement Company formally announced that it had completed "its row of brick residences on Spring Street." Built on land initially owned by pioneer Atlantan, Calvin Hunnicutt, the residential units which constituted the original "Baltimore Block" --- so called because of their similarity to the typical Baltimore townhouses --- were at that time located near the northern-most outskirts of Atlanta. The site, which measured some 255 feet along what was then Hunnicutt Avenue and ran some 140 feet down Spring Street, was divided into 14 parcels of land, each 18.2 feet wide, to be leased for a period of 99 years at the annual rate of \$110. On these parcels, the townhouses, which sold for \$4000 each, were constructed in pairs complete with "gardens" and "verandas".

Designed to appear as a single, unified, three-story structure, Baltimore Block was Atlanta's first apartment complex and the first group of buildings in the city executed in the "row-house" style so popular in the large cities of the northeast. The original fourteen units, for years the most fashionable address in the city, were first altered in 1924 when Ben Massell and Lee Hagan demolished numbers 21, 23, 25 and 27 --- the houses closest to Spring Street --- to make room for commercial shops. Even today, this type of commercial pressure is the Block's biggest threat and the primary reason that only 8 of the original units remain: Numbers 1 and 3 were cleared away in the 1960's.

At the time of its construction, Baltimore Block was located on land that had previously been farmland and initially was so far out that the roads were entirely unsuitable for the safe passage of carriages. Nevertheless, from the time of its conception until about 1914, Baltimore Block was considered to be one of Atlanta's greatest centers for social affairs and, as a result, was a top tourist attraction, especially for first-time visitors to the city. Among the early residents of the Block were Judge and Mrs. Elgine Lochran (#21); Dr. Brockett, a rector of St. Phillips; Dr. A. E. Armstrong (#11); and Starnes or Stearn Family (the name appears in records with both spellings; #3), one of the original owners. Other owners included I. Austell (#27); M. G. Warring (#25); H. Badman (#23); A. and L. Cunningham (#15); J. A. Topliff (#13); J. H. Ketner (#9); C. D. L. Robes (#7); J. M. Goldsmith (#5); and C. A. Strang (#1).

9 MAJOR BIBLIOGRAPHICAL REFERENCES

- Aaron L. Mahr, Baltimore Block and Charles Square, Unpublished paper, Emory University, 1969
 Helen Moore, "The History of Baltimore Block", Atlanta Constitution, September 17, 1939.
 Margot Gayle, "The Block That Came Back", Hollands Magazine, June 1951.
 Records of the Archives of the Atlanta Historical Society, Atlanta, Georgia
Mary B. Buch, "Baltimore Block", Unpublished paper, Emory University, 1974.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY Less than one acre

UTM REFERENCES

A	116	741915	3739350	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

The boundary of Baltimore Block is defined as that line starting at the center line of the alley to the east of the Block at the intersection of Baltimore Place and proceeding to the intersection of the center line of the alley running along the north edge of the Block; the line turns south at the point parallel to the west facade of the Block and continues south to the intersection of the center line of Baltimore Place; the boundary from this point runs in an easterly direction along the center line of Baltimore Place to close at the intersection with the center line of the east alley.

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 Consultant to Atlanta Urban Design Commission Advisory Committee on H. Lee Dunagan, Historic Structures, Sites & Districts

ORGANIZATION

DATE

August 19, 1975

STREET & NUMBER

TELEPHONE

City Hall, Committee Room #4, Mitchell Street

658-6306

CITY OR TOWN

STATE

Atlanta

Georgia

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL X

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

David M. Sherman
 DAVID M. SHERMAN

DATE

1-23-76

TITLE

Chief, Historic Preservation Section

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

6/3/76

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE

6-2-76

KEEPER OF THE NATIONAL REGISTER

RBR for WJM 6-2-76

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CONTINUATION SHEET Significance 8 ITEM NUMBER

PAGE 2

The remaining units of Baltimore Block constitute an historic and unique type of structure for Atlanta. As both a long-standing address for fashionable Atlantans and a center for social events, the block clearly represents an important period in the city's history. Suffering both periods of decline and rejuvenation the Block is in full use today but remains in constant danger of destruction by the ever-expanding Central Business District of Atlanta. However, in the context of renewed interest in inner city residential development, the buildings can be held up, even to this day, as an excellent example of a previously determined and highly workable solution to the problem of urban housing.

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CONTINUATION SHEET Owners ITEM NUMBER 4 PAGE 2

The owners of the Baltimore Block are listed below with the numbers indicating the living units (townhouse numbers).

No. 13 Mrs. Frank (Isabel) Quentin
 2395 Dellwood Drive, N.W.
 Atlanta, Georgia 30305

No. 5,7,15,
 17, & 19 Mr. E. Gerald Stuckie
 125 Burkwood Place
 Aiken, South Carolina 29801

No. 9, 11 Clermont Properties
 3290 Northside Parkway
 Atlanta, Georgia 30327

or

Post Office Box 50355
Atlanta, Georgia 30302

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CONTINUATION SHEET

ITEM NUMBER

PAGE

AMENDMENT TO

BALTIMORE BLOCK, ATLANTA, FULTON COUNTY

In the Baltimore Block nomination an error was made in the third paragraph of the description. The first sentence of this paragraph should read:

The building, structurally, was built with nine inch load bearing brick walls between every unit.

Elizabeth Z. Macgregor
Architectural Historian
April 19, 1976

David M. Sherman


State Historic Preservation Officer