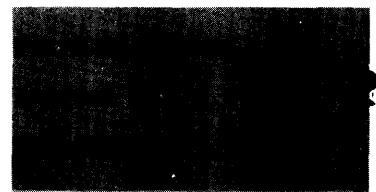


**United States Department of the Interior
Heritage Conservation and Recreation Service**

**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 Franklin Square Historic District

2. Location

Mulberry

street & number Bounded by ~~I-170~~, North Carey Street, West Baltimore Street, and North Monroe Street S. N/A not for publication

city, town Baltimore vicinity of congressional district Seventh

state Maryland code 24 county (independent city) Baltimore 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"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" 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 type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military <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 Calvert Street

city, town Baltimore state Maryland

6. Representation in Existing Surveys

title Maryland Historical Trust
Historic Sites Inventory has this property been determined eligible? yes no

date 1982 federal state county local

depository for survey records Maryland Historical Trust

city, town Annapolis state Maryland

7. Description

B-3610

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

SUMMARY DESCRIPTION

Franklin Square is a nineteenth century rowhouse neighborhood developed along a strict grid street pattern. A one square block public park, Franklin Square, is a focal point for the area and provides a relaxing open space in the midst of a heavily urbanized area. The most elaborate rowhousing surrounds the square, however two mid-twentieth century school buildings intrude on the nineteenth century environment. The rowhousing in the area is generally brick and three stories in height with characteristic Baltimore flat facades and fine detailing. Some bowed front rowhousing and later rowhouse types are extant on the northern and western edges of the district. A few large stone churches are located within the Franklin Square area. The district contains approximately 1,300 buildings of which approximately 1250 contribute.

GENERAL DESCRIPTION

Franklin Square includes twenty-four square blocks in West Baltimore. The area borders an interstate highway, I-170, on the north. To the south it abuts the Union Square Historic District. The western boundary is Monroe Street, a heavily trafficked thoroughfare, part of US Route 1; and it borders the Poppleton community on the east.

The area is almost entirely residential, comprised of a variety of rowhouse types. The most common type house in the area is a three story high, three bay wide brick rowhouse with stone steps (either marble or brownstone) and a bracketed or dentilled wood cornice (see photograph #1). Some of the houses have been embellished with intricately decorated wooden door and window hoods (see photograph #2). This basic and traditional Baltimore rowhouse type reflects the conservative nature of Baltimore builders. These buildings are derived directly from the earlier gabled roof rowhouse with only slight changes. This type of house is the principal building style in Franklin Square on both main streets and along alleys (see photograph #3), however the buildings adjacent to the square are more elaborate.

Waverly Terrace (see photograph #4), which borders the square on the east, is one of Baltimore's finest residential terraces. The buildings are four stories high and three bays wide. The front facades are stuccoed and are finished with brownstone on the first level. The terrace features cast iron balconies and french doors on the second level. The row has a staggered roof line reflecting the grade of the street. The interior plan is conventional English basement type. This row was completely rehabilitated within the past five years.

Canby Place (see photograph #5) borders the square on the south. This grouping is the only brownstone residential housing in the area. The row has many fine details including decorative door and window surrounds and a dentilled cornice. Some cast iron fencing remains at the small front yards. The row has excellent proportions and retains an attractive appearance despite the deteriorated state.

8. Significance

B-3610

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1839 to early 20th C. **Builder/Architect**

N/A

Statement of Significance (in one paragraph)

Criterion: C

The Franklin Square area is primarily significant as one of the most architecturally distinguished mid-nineteenth century rowhouse neighborhoods in Baltimore City. The area centers on a 2½ acre square of public park which was donated to the City by the developers of surrounding housing to ensure a quality neighborhood and a successful real estate venture. This development procedure can be considered an early form of community planning in Baltimore. The rowhouse architecture built in Franklin Square area epitomizes traditional Baltimore rowhouse architecture which stresses a flatness and simplicity of brick facades with fine details to accentuate windows, doors and roof lines. Immediately surrounding Franklin Square are some of Baltimore's most distinguished rowhouse groupings or terraces, such as Waverly Terrace, Linden Place and Canby Place.

HISTORY AND SUPPORT

In the early and mid-nineteenth century, real estate developers would at times donate a piece of land to the City for park use which would become a focal point for their development. Housing fronting on a public park was desirable since it provided a relaxing atmosphere distinctive from the heavily urbanized character of most city neighborhoods. After setting aside a square block of land for park use, the developer then could build luxurious housing around the square, ensuring quality housing and a successful real estate venture. This type of real estate development first occurred in Baltimore with Mount Vernon Place in 1831. The second development of this type was Franklin Square.

In 1839, James and Samuel Canby of Wilmington, Delaware donated a 2½ acre park to the city for \$10,000. The city agreed to landscape the park, close alleys which would front on the park, and widen the streets around the park. In return, James and Samuel Canby agreed to build at least four houses on each side of the square by April 1841. The houses were to be set back 15' from the street and be at least 24' wide and three stories high. Although certain changes were subsequently made in the agreements between the city and the Canbys, the park, Franklin Square, was created and by the 1850s some of Baltimore's finest rowhousing was built around the square. Franklin Square, therefore, constitutes an early community planning effort which used public improvements as leverage in creating a quality private development.

The Franklin Square area includes many architecturally significant structures and groupings, but the entire area represents a distinguishable entity featuring both grand examples of rowhouse architecture as well as less ornate variations of the traditional Baltimore housing type for lower, middle and working class populations. The ornate buildings which surround Franklin Square are atypical of traditional Baltimore rowhouse architecture. The conservative nature of

9. Major Bibliographical References

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See Continuation Sheet #4

10. Geographical Data

Acreeage of nominated property 95 acres

Quadrangle name Baltimore West

Quadrangle scale 1:24,000

UMT References

A	1 8	3 5 7 8 5 0	4 3 5 0 4 5 0
	Zone	Easting	Northing

B	1 8	3 5 8 7 1 0	4 3 5 0 4 8 0
	Zone	Easting	Northing

C	1 8	3 5 7 8 6 0	4 3 4 9 8 9 0
---	-----	-------------	---------------

D	1 8	3 5 8 7 2 0	4 3 4 9 9 2 0
---	-----	-------------	---------------

E			
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F			
---	--	--	--

G			
---	--	--	--

H			
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Verbal boundary description and justification

For boundary description see Continuation Sheet #5
For boundary justification see Continuation Sheets #5 and #6.

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

state	N/A	code	county	code
-------	-----	------	--------	------

state	code	county	code
-------	------	--------	------

11. Form Prepared By

name/title Fred B. Shoken, Research Analyst

organization Commission for Historical and Architectural Preservation

date December 11, 1981

street & number Room 601 City Hall, 100 Holliday Street telephone

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] 10-27-82

title STATE HISTORIC PRESERVATION OFFICER

date

For HCERS use only

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

[Signature]

date 12/10/82

Keeper of the National Register

Attest:

date

Chief of Registration

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GENERAL DESCRIPTION (Continued)

Linden Place (see photograph #6) does not front on Franklin Square but is located just south of the square. This three-rowhouse grouping features mansard roofs, cresting, entrance porticoes and wrought iron fences. The middle house is four stories high and is flanked by two three story high houses. There are few buildings with mansard roofs in the Franklin Square area. Two of the buildings in this rowhouse composition are in excellent shape, but one has been altered at the cornice and dormers. The group of buildings on the north side of Franklin Square has faced some demolition (see photograph #7). The surviving houses reflect the stylistic temperment of the traditional Baltimore rowhouse, but are embellished with ornate entrances porticoes. The brick houses are three stories high and three bays wide. Some retain cast iron fencing enclosing small lawns. A few have undergone rehabilitation but most are in poor condition.

Besides these elaborate residential groupings near the square, the Franklin Square area includes other types of residential structures. The three houses at 104 to 108 North Fulton Avenue feature attractive cast iron window hoods and are representative of the most elaborate rowhouses in the community some distance from the square (see photograph #8). The two houses at 1620-1622 West Lexington Street are set back from the street with side entrances and second floor side porches (see photograph #9). These are earlier houses constructed before Franklin Square became heavily urbanized. The relative low price and demand for land at this stage of development allowed for the luxury of a large front lawn and detached dwellings. The corner tower at 1700 West Fayette Street and front mansard roof represent a departure from the traditional Baltimore rowhouse type (see photograph #10). The rows in the 300 block of North Calhoun Street and 200-224 North Fulton Avenue are among the latter types of rowhousing in Franklin Square (see photographs #11 & #12). These later buildings are often constructed of tan brick. The traditional flat facades were replaced with bowed fronts or flat fronts with second floor oriel windows. The cornices were constructed of galvanized metal and some have corbelled brick work below the cornices.

Within the Franklin Square area, there are some other community related structures which are significant. Saint Luke's Church at 217 North Carey Street has been individually listed on the National Register (see photograph #13). This Gothic Revival structure was originally designed by Niernsee and Nielson of Baltimore with later alterations by J. W. Priest, an important church architect from New York. The building features an English stained glass window by William Butterfield. Saint Martin's Church at the southeast corner of North Fulton Avenue and West Fayette Street is a stone Romanesque church built in 1856 (see photograph #14). The building features a 150' tower, a notable visual landmark along Franklin Square streetscapes. Stone statues are located above the entrance area. Three school structures are located in Franklin Square. Two of the buildings date from the mid-twentieth century and are located next to the square. School #100 dates from 1904 and is located at the southeast corner of North Mount Street and West Saratoga Street (see photograph #15).

SEE CONTINUATION SHEET #2

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GENERAL DESCRIPTION (Continued)

Designed by Joseph Evans Sperry, a noted Baltimore architect, the building features a main building flanked by two small wings. The main building has an arched entrance and arched windows on the second floor. Brown stone trim and lintels decorate the structure. The building ends in a dentilled cornice.

Besides the buildings, the park, Franklin Square, is a significant design element within the area (see photograph #16). Originally this open space had a fountain and was surrounded by a cast iron fence. The park features large trees and curving walkways, but no longer retains the decorative, Victorian embellishments originally designed for the park.

The Franklin Square area is strongly characterized by its nineteenth century rowhousing despite some demolition of these structures and the new school construction near the square. Besides the school buildings there are not many obtrusions in the district. While the new school buildings are visually intrusive to the character of the district, streetscapes are maintained along the east-west streets at the south side of Fayette Street and the north side of Saratoga Street. School #178 is stylistically foreign to the district, but does provide a needed "wall" to the west side of the park, Franklin Square, enclosing the open space. The demolition of housing has also left gaps along streetscapes, however most blocks in the district are complete. Compatible infill housing could alleviate the tooth gapped appearance of portions of the district. Many of the extant buildings are deteriorated, but there are plans to rehabilitate much of the traditional rowhousing as well as the elaborate groupings surrounding Franklin Square. The Franklin Square district, therefore, includes some intrusive elements, e.g., schools, deteriorated housing and vacant lots, but the obtrusions are outweighed by the consistent excellent architectural design throughout the district and the potential for the area once sympathetic rehabilitation of housing and compatible new construction is begun.

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HISTORY AND SUPPORT (Continued)

Baltimore residences provided a "democratic" architecture for the city. The houses of the rich and the poor were basically of the same type. They varied in size (three stories versus the two story house) and location (main streets versus alleys), but stylistically the houses were similar. For instance, there is little difference between the middle class houses of the 300 block North Mount Street and the working class houses in the 300 block Bruce Street (see photographs #1 & #3). The main differences were in the materials used, such as stone steps versus wood and brick; stone and cast iron lintels and sills versus wood and brick; and the existence of door surrounds, window hoods, cast iron railings and stone basement levels. With these variations the rich and poor lived in basic, well proportioned brick houses with flat facades and decorative elements used only at the roof line and at times to accentuate windows and doors. The overall architecture of the Franklin Square area epitomizes this traditional building design.

The luxurious housing built around Franklin Square, however, differs from this traditional style. The cast iron second floor balconies, french doors, stuccoed facade and brownstone first level of Waverly Terrace are unique in Baltimore. The brownstone row, Canby Place, although similar in size and general style to the traditional Baltimore houses, are the only brownstone residences in West Baltimore. Linden Place and the buildings north of the square are embellished with frontporticoes, and in the case of Linden Place, mansard roofs which are elements foreign to the basic Baltimore rowhouse. The set backs from the street on these houses also distinguishes them from the norm. Therefore, Franklin Square is significant in featuring both traditional Baltimore rowhouse architecture as well as some of the more ornate, grand designs which were developed in conjunction with the landscape and recreational innovation of Franklin Square, one of the first public parks of its kind in Baltimore. The area also features later rowhouse styles, further showing the evolution of the Baltimore rowhouse.

Besides the housing, the church architecture for the community is also of a high quality of design reflecting the distinguishing character of the rest of the community. Saint Luke's Church, already listed on the National Register, is a fine example of Gothic Revival architecture. Saint Martin's Church is a fine Romanesque design, and the tower is a distinctive element along Franklin Square Streetscapes. Other church buildings are consistent with the character of the area. The older school building at North Mount Street and West Saratoga Street also reflects the quality of design for Franklin Square and is representative of the type of school building constructed in Baltimore at the turn of the century.

SEE CONTINUATION SHEET #4

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HISTORY AND SUPPORT (Continued)

Despite the fine quality of architecture, many of the buildings in the area are in a deteriorated state. Some demolition has also occurred, however the nineteenth century character of the neighborhood is strong. The City is planning to rehabilitate housing in large portions of the community through private developers who would benefit from historic preservation tax incentives once the area is listed on the National Register.

A review of the 1880 and 1900 census indicates the type of people living in the Franklin Square area. The main streets which feature the larger three story high rowhousing were the domain of professionals and merchants. The 1880 census shows physicians, lawyers (one retired), a minister, a commercial agent, a coffee merchant, and a flour and grain dealer living on Waverly Terrace. All of the households had servants. This contrasts sharply with the residents of the small two story high houses on Bruce Street at the same time. The entire population of Bruce Street was black. The people were employed as laborers, porters, wash women, wagon drivers and waiters. A similar pattern of middle to upper class whites living on main streets with poor blacks living in the small alley houses is apparent throughout the Franklin Square district in both the 1880 and 1900 census.

Many of Franklin Square's early citizens were important local businessmen. One of the area's most famous residents was (Samuel) Dasheil Hammet, the noted detective story writer, who grew up at 212 North Stricker Street (now demolished). Today the population of Franklin Square is primarily poor and black a result of white flight to the suburbs which took place after World War II.

MAJOR BIBLIOGRAPHICAL REFERENCES

Dorsey, John and Dilts, James D. A Guide to Baltimore Architecture, Tidewater Publishers, Centerville, Md., 1981.

Howland, Richard R. and Spencer, Eleanor P. The Architecture of Baltimore. Johns Hopkins Press, Baltimore, 1953.

Stanton, Phoebe. The Gothic Revival and American Church Architecture. Johns Hopkins Press, Baltimore, 1968

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The following street addresses are included within the Franklin Square area:

Bruce Street	6-342	5-343
N. Carey Street	4-326	101-329
N. Calhoun Street	6-336	15-337
W. Fairmount Street	1504-1532	1503-1535
W. Fayette Street	1500-1852	1301-1851
N. Fulton Avenue	24-330	3-335
N. Gilmor Street	4-330	5-333
W. Lexington Street	1300-1832	1301-1901
N. Monroe Street	2-324	1-321
N. Mount Street	4-328	5-325
W. Mulberry Street		1301-1849
N. Parish Street	200-314	211-311
Penrose Avenue	1800-1830	1801-1831
Sarah Ann Street		1611-1625
W. Saratoga Street	1300-1848	1301-1831
N. Stricker Street	6-322	5-341
N. Vincent Street	14-318	1-233
Vine Street		1507-1837

VERBAL BOUNDARY DESCRIPTION

Beginning at the southwestern intersection of North Monroe Street and west Mulberry Street; thence binding easternly upon West Mulberry Street to intersect the rear eastern boundary lines of the building lots which front on the east side of North Carey Street; thence binding southernly on said boundary lines to intersect the rear northern boundary lines of the building lots which front on the northern side of West Baltimore Street; thence binding westernly on said boundary lines to intersect the rear western boundary lines of the building lots which front on the west side of North Monroe Street; thence northernly on said boundary lines to the place of the beginning.

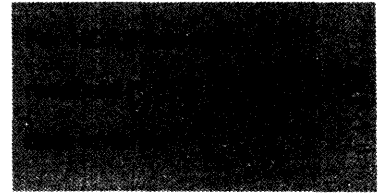
BOUNDARY JUSTIFICATION

The northern and southern boundaries of the Franklin Square district are very distinctive and can be justified by manmade barriers and changes in the use of buildings. Interstate highway 170 borders the district just north of Mulberry Street. Many blocks of rowhouses were demolished for the highway creating an artificial boundary between Franklin Square and the Sandtown-Winchester neighborhood north of the highway. The southern boundary of the district is defined by the northernmost outlines of the lots which front on the north side of Baltimore Street. Buildings on Baltimore Street were excluded since they are part of a commercial strip and are thus of a different character and use than the residential Franklin Square area. These Baltimore Street buildings have already been included in the Union Square District which abuts Franklin Square on the south.

SEE CONTINUATION SHEET #6

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BOUNDARY JUSTIFICATION (Continued)

The eastern and western boundaries of the district are justified by the general change in size and age of buildings from Franklin Square to the Poppleton area on the east and the neighborhood which adjoins Franklin Square on the west. Carey Street is the eastern boundary of the district taking in both sides of the street, the public park, Franklin Square, and the easternmost terrace of grand rowhouses, Waverly Terrace. Beyond Carey Street is the Poppleton area which is generally characterized by early working class houses. The architecture is smaller in size than the Franklin Square buildings and less ornate. The Carey Street boundary stretches to Carrollton Street at one point to take in the parish house of St. Luke's which is already listed on the National Register.

The western boundary is Monroe Street, a heavily traveled thoroughfare, part of U. S. Route 1. All the buildings fronting on Monroe Street are included within the district. Beyond Monroe Street the houses are entirely 20th century as compared to the general nineteenth century character of Franklin Square with a few later buildings mixed in.