

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 Baltimore City College (preferred)
and/or common Bay College (new common name will be Chesapeake Commons)

2. Location

street & number 530 North Howard Street^e n/a not for publication
city, town Baltimore (Ind. City) n/a vicinity of congressional district Seventh
state Maryland code 24 county independent 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 type="checkbox"/> private option holder	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" 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 type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name City of Baltimore (Mayor's Office)
street & number City Hall, 100 Holliday Street
city, town Baltimore n/a vicinity of state Maryland 21202

5. Location of Legal Description

courthouse, registry of deeds, etc. Land Records, City of Baltimore
street & number 110 North Calvert, Courthouse West, Room 610
city, town Baltimore state Maryland 21202

6. Representation in Existing Surveys

title C.B.D. West Survey (by City of Baltimore) has this property been determined eligible? yes no
date March 1976 federal state county local
depository for survey records Commission for Historical and Architectural Preservation
city, town Baltimore state Maryland 21202

7. Description

B-2488

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input 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		
	<input checked="" type="checkbox"/> fire damaged (interior only)		

Describe the present and original (if known) physical appearance

SUMMARY DESCRIPTION:

City College represents one of the most richly detailed facades to have been designed by E. Francis Baldwin and Josias H. Pennington. It is a red brick Romanesque Revival structure with Beaux Arts Classicism detailing designed in 1893-1894. It is six stories in height and is marked by square towers flanking a central facade. Both facades and the towers have three story arches surrounding multiple window openings. The raised base story and entry story are rusticated and separated by composite terra cotta banding from the two story building shaft. A two story capital, also of brick, is separated from this shaft by a limestone entablature and is surmounted by a highly decorative frieze and cornice. The roofs are hipped gable with pyramidal roofs on the towers. The main facade on Centre Street is punctuated by an Ionic portico while a secondary Doric portico is located on Howard Street. In October, 1980, the building was damaged by fire.

GENERAL DESCRIPTION:

Baltimore's City College building was designed by Baldwin and Pennington, Architects, in 1894 to be harmonious with nearby McCoy Hall of Johns Hopkins University. The building is a combination of two architectural styles: Romanesque Revival and Beaux Arts Classicism. The building's plan and facade are in the Romanesque Revival style but the details and embellishments are taken from the Beaux Arts Classicism period. In October of 1980, the building's roof structure and interior were damaged by fire. Even in its damaged state, the building retains the integral features that have characterized this education landmark since its completion in 1899.

City College is a six level red brick structure with limestone banding and details. The building is ell shaped and has projecting facades, one along Centre Street that is flanked by taller towers with pyramidal roofs, and one along Howard Street with a tower only on its right flank. The facades have three-story arches, each of which surrounds multiple window openings, while the towers have only one arch on each face. These features are all characteristic of the Romanesque Revival movement.

The lower level is raised above grade and, with the entry level above, constitutes the "base" of the building. The materials are stone for the lower level and red brick for the entry level, both rusticated. Limestone banding delineates the floor and sill line of the second and third levels. The "shaft" of the building was designed with two story brick Ionic pilasters. The capitals and bases are of limestone. These pilasters support a one-and-one-half story entablature and flank the arched window bays. The entablature consists of a limestone architrave with dentil band and bead-and-reel and floral moldings, a brick frieze and limestone cornice with dentil band and floral, bead-and-reel and egg-and-dart moldings. The corners of the facades are detailed with double pilasters. The shafts of the towers differ from the main facades in three ways:

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GENERAL DESCRIPTION (Continued)

no pilasters, quoins at the corners of the facades and a simple band for an entablature. This band consists of an architrave with simple moldings of limestone with rosette applique surmounted by an egg-and-dart molding. The "capital" of the building consists of the fifth and sixth levels and the cornice. The fifth level on the main facade and towers are similar with brick faces and brick quoins on all corners. The third story of the arches falls within this level and they are detailed in limestone with floral and bead-and-reel moldings. The keystone is a bracket with lion head ornament which engages the lowest band of the building cornice. The architrave and frieze of the entablature is of limestone while the cornice is metal. A floral and egg-and-dart molding makes up the architrave. The frieze consists of oeils-de-boeuf with horns of plenty at the base and medallions supported off the upper sides. These medallions support fruit garlands and flowing ribbons festooned between the medallions. The cornice consists of a dentil band surmounted by a band of modillions supporting a plain cyma recta molding. The towers were again treated in a different manner. The sixth level continues the architrave only of the main facades. Window openings are flanked by double Ionic brick pilasters on brick plinths. From the plinths project a stone balustrade for the balconies which have been removed from the building. The entablature is again much simpler than the main facades. The architrave is of two limestone bands surmounted by a floral cyma recta molding. A brick frieze is used once again with the cornice made up of an egg-and-dart molding, a modillion band and cyma recta molding.

The overall building has an A-B-A rhythm that is also expressed in the entry and fenestration. The rhythm ratio is approximately 2:3.5:2. The main entry is on Centre Street and occurs on the second level of the building which is also typical of Beaux Arts Classicism. The entry is distinguished by a portico, classically designed with four Ionic columns supporting a limestone entablature. Between the columns at the entry level is a three foot high decorative iron railing in a scroll design. The columns have fluted shafts and attic bases that rest on stone plinths. The capitals are of Scamozzi design with fruit drops. The architrave is classic Greek capped with a bead-and-reel molding. The frieze has bas-relief triglyphs over the column capitals in a rosette design and the metopes are adorned with the erection date in Roman numeral flanking "City College" in the central position. The cornice is made up of a dentil band, an egg-and-dart molding, and a cyma recta adorned with a lion head motif. Above the entablature is a stone balustrade with balusters and corner pedestals, similar to the balconies on the towers. The portico also has Ionic pilasters which flank a coffered barrel vaulted entry. The vault is two coffers deep and embellished with bead-and-reel moldings and a keystone bracket on the face. The recessed double door has side lites flanked by Doric pilasters supporting a simple entablature with dentil band and transom.

SEE CONTINUATION SHEET #2

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GENERAL DESCRIPTION (Continued)

The secondary entry is on Howard Street and is on the first level of the building since the site slopes down to Howard Street from Academy Alley. Doric columns and pilasters support a classic Doric entablature with triglyphs and metopes. Above the entablature is a stone balustrade similar to the one above the main entry except for having two pedestals on each corner.

Window openings on the main facades are grouped in threes and occur within the arched openings. The windows are operable double-hung type, the center one having six over six lites, and those flanking it having four over four lites. The window surrounds differ at each level and location on the building. At the third level on the Centre Street facade, including the tower faces, there are limestone surrounds with brackets supporting a fronton above the center opening. This fronton is embellished with an egg-and-dart molding. Located on the tympanum, within the fronton, is the interlaced "CC" emblem for City College embedded on scrolls above acanthus leaves. On each side of the fronton are fruit garland wreaths with ribbons flowing from them. The Howard Street facade is identical except for the tower face. These windows, in pairs, are operable double hung and have six over six lites in each. The two fruit wreaths are present on the spandrel but without the fronton. At the fourth level on the Centre facade the spandrel is highly ornate with horns of plenty, fruit garlands, and acanthus. The spandrel on the Howard facade tower is similar except in the center is an ovum embedded in scrolls above acanthus leaves. The remainder of the Howard Street facade is detailed with two story Corinthian columns between the three window openings with the mid-shaft fifth floor spandrel panelled. The fifth level on the Centre facade and both faces of the towers have one story Corinthian columns between the three window openings. The center opening is operable with the side openings fixed. The sixth level tower windows have fruit garland wreaths with flowing ribbons on panels surmounting the window opening. Window openings on other facades have arched or flat arched openings with pronounced keystones.

The roofs of the main structure and the Howard Street wing are hipped gables, originally finished with slate. The corner towers had pyramidal roofs, also tiled.

To repeat, the building represents one of the most richly detailed facades to have been designed by this firm of architects.

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HISTORY AND SUPPORT (Continued)

and other facilities which are essential for the future of the college."¹ In 1893, money was appropriated for the new buildings. Within the next year, Baldwin and Pennington submitted plans for the New Baltimore City College and they were accepted by the building committee of the Baltimore City Schools.

The firm of Baldwin and Pennington were Baltimore's premier architects of the late nineteenth century. The principals were E. Francis Baldwin (1837-1916) and Josias Pennington (died 1929). Baldwin had been associated with Niernsee and Neilson and Bruce Price before teaming up with Josias Pennington in 1893. The firm designed many of Baltimore's most notable buildings including the Maryland Club, Fidelity Building, Mount Royal Station, Mount Clare Roundhouse, Camden Station warehouses, and part of the Pier Four Power Plant.

The City College building was designed to be harmonious with McCoy Hall of the Johns Hopkins University, also designed by Baldwin and Pennington. The University was founded in this vicinity in 1876 and was located in several buildings near Little Ross Street before moving to Homewood campus in 1914. The Academy of the Visitation, Baltimore's most prestigious finishing school, was also located in this vicinity at the time. The plan for City oriented the building to a small plaza facing the Johns Hopkins University (Centre Street now runs through this plaza area and the site of the buildings of Johns Hopkins). Placing the entrance on the plaza would provide ample light for the classrooms along the front of the building while avoiding the dust and noise of Howard Street. Its design featured ornate Romanesque Revival and Beaux Arts Classicism detailing. Among the distinctive features of the design were: three-story high arches, a projecting, classically-designed entrance portico, ornate cornice, lion's head and garland decorations, Spanish tile roofs, balconies on the fifth-floor towers, and large brick pilasters with Ionic columns. Its massiveness was reduced on the front facade by the sloping site towards Howard Street and the recessions and projections of building materials and architectural elements. The size of the structure and the degree of ornamentation overwhelmed any Baltimore City public school previously built.

The interior of the building features the principal's office, entrance lobby reception rooms and nine classrooms, teachers' conference rooms, and science laboratories. The auditorium was located on the third floor along the Howard Street side of the building. Five classrooms were also housed on the third floor. A library and society room were located on the fourth floor along with a two level gymnasium on the west side of the building.

8. Significance

B- 2388

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 checked="" 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 1895-1899 **Builder/Architect** Baldwin & Pennington, Arch./Henry S. Rippel (builder)

Statement of Significance (in one paragraph)

Applicable Criteria: B and C

SIGNIFICANCE SUMMARY:

The Old Baltimore City College Building is architecturally significant as one of the finest public school buildings ever constructed in Baltimore City. It is the design of Baldwin and Pennington, Baltimore's premier architectural firm of the late nineteenth century. The structure embodies distinctive architectural characteristics representative of Romanesque Revival and Beaux Arts Classicism styling. These features include elaborate arches, a highly ornamented cornice and a classical entrance portico. It is one of two public school buildings extant in the downtown area. Baltimore City College, the nation's third oldest high school, was located here from 1899-1928, its period of greatest growth. It was part of an educational center on Howard Street featuring Baltimore City College (City), The Johns Hopkins University, and the Academy of the Visitation. It is the only surviving structure of this grouping. City College is a significant contribution to the 19th century urban architectural fabric of Baltimore. Among the many famous people who attended City at this location were Theodore McKeldin, an important Mayor and Governor, and Edward Everett Horton, noted actor.

HISTORY AND SUPPORT:

Baltimore City College was founded in 1839. It is the oldest high school in Baltimore and the third oldest high school in the country. Until the 1920's, Baltimore had only five high schools in a racially and sexually segregated system. Eastern and Western High Schools were attended by white females. There was a separate high school for blacks which later became Douglass High School. The Polytechnic Institute (Poly) educated white males and specialized in math and science. Baltimore City College (City) specialized in the arts and humanities, and was exclusively attended by white males. Considering its specialization, many graduates of City became Baltimore's leading writers, lawyers, politicians and educators.

Baltimore City College, originally known as "the High School," was founded in 1839 at Courtland Street, at what is now Preston Gardens. After several moves, it settled at what is now City Hall Plaza in 1843. In 1875, a new City College building was completed at Howard and Centre Street, but the building was condemned in 1892 because the construction of the Howard Street Tunnel weakened the building's foundations. Immediately after the condemnation and demolition of the building, the Baltimore School Board called for a new building that would "increase the number of class rooms, and to furnish more light and ventilation,

9. Major Bibliographical References

SEE CONTINUATION SHEET #5

10. Geographical Data

Acreege of nominated property 1 acre - approx. 46,065 sq. ft.

Quadrangle name Baltimore East, MD.

Quadrangle scale 1:24,000

UMT References

A

1	8	3	6	10	0	10	10	4	13	5	10	7	10	10
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

East side by Howard Street; North side by Centre Street; West side by Academy Alley between Eutaw Street and Howard Street; South side by Mechanics Foundation property. The nominated property includes only the city lot upon which the resource stands.

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 Michael L. Panyard, Acquisitions Manager (option holder)

organization The Schneider Group date February 1, 1983

street & number P. O. Box 8420, 410 South Main telephone (313)995-2181

city or town Ann Arbor state Michigan 48107

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] 7-7-83

title STATE HISTORIC PRESERVATION OFFICER date

For HCRS use only

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

date 8/11/83

Keeper of the National Register

Attest:

date

Chief of Registration

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HISTORY AND SUPPORT (Continued)

On February 1, 1895, Henry S. Rippel was given the contract to erect the building. Work started that year, but was halted in March 1896 by the City because of questions concerning its foundation and building walls. Work was not resumed until 1898, when W. R. Hutton, a New York civil engineer, certified that the walls were sufficient. However, he made certain recommendations for improving the building which were incorporated into the design. On October 4, 1899, the building was opened. It was considered "safe, commodious and well-adapted to the purposes for which it was created."²

Shortly after the building was opened, the attendance increased at the school at alarming rates. During the years that City was located here, 1899-1928, the size of the graduating class went from only 36 students in 1900 to a high of 402 students in 1926. In 1908, a store at 611 North Eutaw Street was acquired and used as an annex. A passageway once connected this storefront to the City College building. After Johns Hopkins moved in 1914, some of the antiquated Hopkins buildings were used to accommodate the overflow of students. In 1919, the School Board began to actively look for a site to relocate the school. In 1920, the assembly hall, attic and basement were used for classrooms. Students were forced to attend the school in shifts. When the "Castle on the Hill" was completed in 1928, Baltimore City College left Howard Street for 33rd Street where it is still located.

Many important people attended City at this location. Theodore McKeldin, an important Baltimore City Mayor and Governor of the State, attended night school here. Among his many accomplishments were the early planning for the Inner Harbor redevelopment and the establishment of the Commission for Historical and Architectural Preservation. Edward Everett Horton, the actor, who is best known for his comic portrayals in Fred Astair/Ginger Rogers classics, such as Top Hat, attended school here from 1900-1901. William Curran, Baltimore's most influential political boss in the twentieth century and later an Attorney General of Maryland graduated from City at this location. Many local governmental representatives were also City graduates at this time period. Also many journalists of Baltimore's major newspapers were alumni of City in this era.

After City moved to 33rd Street, the old building was used as a vocational school from 1928-1954. In 1954, Western High School moved into the building and a \$550,000 renovation took place under the direction of the architectural firm of Marshall, Bowersock, Zink and Cray-Croft. Western remained at this location until the 1960's. Most recently the building was used as a night school and for other public educational purposes before its use as the ill-fated Bay College of Maryland. The building was vacant after Bay College closed down. A fire severely damaged the structure on October 17, 1980. A developer had intended to rehabilitate the building, but backed out of the project after the fire.

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HISTORY AND SUPPORT (Continued)

Although the fire has gutted a portion of the interior of the building, most of the exterior damage has been done to the roof line. Nearly all of the ornamentation and facade details have survived. Even in its fire damaged state, the building retains the integral features that have characterized this important architectural and educational landmark since 1899. With a reconstruction of the roof and replacement of damaged cornice sections, the building will once again appear similar to the 1895 rendition of the building by Baldwin and Pennington in *American Architect and Building News* of May 18, 1895.

The proposed adaptive use of the building is for housing. The interior has been altered in the past and would have to have been greatly modified without the fire damage. Some exterior elements were also altered before the fire such as the removal of fifth floor balconies and the tile roof materials. Considering its present state, developers can only preserve this important building if it is listed on the National Register and receives tax incentives under the Economic Recovery Tax Act of 1981.

Footnotes

¹ Baltimore City School Reports, 1892. p. xviii.

² Baltimore City School Reports, 1899, p. xxv-xxvi.

MAJOR BIBLIOGRAPHICAL REFERENCES:

1. Baltimore City College Reports 1892, p. xviii
2. Baltimore City College Reports 1899, p. xxv-xxvi
3. 100 Years of Baltimore City College, James Leonhart, publish. 1939, by H. G. Roebucks and Son of Baltimore
4. American Architect and Building News, May 18, 1895, Vol. XLVIII

327 DWIGHT AVE
OWNER - JESSIE CLUCK
SITE - 10,500 SF
MAX F.A.K. - 102,000 SF
MAX. D.U.'S - 90

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BALTIMORE
CITY
COLLEGE,
BALTIMORE,
MARYLAND

CENTRE ST
Y.A.S

Block # 530 Lot - 50

NATIONAL
REGISTER
BOUNDARY

530 N. HOWARD (CAY COLLEGE)
OWNER - MAYOR AND THE
CITY COUNCIL

SITE - 46,000 SF
PLANT - 6 FLS - K.A.C. ST., FL
TOTAL - 80,700 SF
MAX. D.U.'S - 108
KELLY FIRE DAMAGED

510-520 N. HOWARD
OWNER - MELBAIC FOUNDATION
SITE - 21,400 SF
MAX F.A.K. - 225,200 SF
MAX. D.U.'S - 172

214-228 W. FRANKLIN & 502-520 N. ELIZABETH
OWNER - STATE OF MARYLAND
FOR THE M.T.A.

SITE - 38,700 SF
MAX F.A.K. - 20,100 SF
MAX. D.U.'S - 220

522-524 N. HOWARD (NATIONAL REGISTER)
SITE - 10,800 SF - BLDG.
OWNER - J.F. THEATRES INC
MAX F.A.K. - 80,512 SF
MAX. D.U.'S - 64

507-509 W. FRANKLIN
OWNER - MECHANIC TRADING
SITE - 10,770 SF
MAX F.A.K. - 21,200 SF
MAX. D.U.'S - 40

HOWARD ST.

