

BA-3288

Mount Hope Retreat, (Seton Institute)

Architectural Survey File

This is the architectural survey file for this MIHP record. The survey file is organized reverse-chronological (that is, with the latest material on top). It contains all MIHP inventory forms, National Register nomination forms, determinations of eligibility (DOE) forms, and accompanying documentation such as photographs and maps.

Users should be aware that additional undigitized material about this property may be found in on-site architectural reports, copies of HABS/HAER or other documentation, drawings, and the “vertical files” at the MHT Library in Crownsville. The vertical files may include newspaper clippings, field notes, draft versions of forms and architectural reports, photographs, maps, and drawings. Researchers who need a thorough understanding of this property should plan to visit the MHT Library as part of their research project; look at the MHT web site (mht.maryland.gov) for details about how to make an appointment.

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Last Updated: 02-04-2016

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes
no
(B-5272/BA-3288)

Property Name: Mount Hope Retreat/Seton Institute Inventory Number: B5272/BA3288
 Address: 6420 Reisterstown Road 6400 Wabash Avenue Historic district: yes no
 City: Baltimore Zip Code: 21215 County: Baltimore City
 USGS Quadrangle(s): Baltimore West
 Property Owner: Various Tax Account ID Number: _____
 Tax Map Parcel Number(s): _____ Tax Map Number: _____
 Project: Red Line Project: C18 Powder Mill Run Restoration Site Agency: Maryland Transit Administration
 Agency Prepared By: RK&K, LLP
 Preparer's Name: Christeen Taniguchi Date Prepared: 6/6/2014

Documentation is presented in: 1) Collections at the Daughters of Charity Ministries Archives and Maryland Historical Society, 2) ProQuest Baltimore Sun and Sanborn Map databases (via the Enoch Pratt Library), and 3) Google Books (online).

Preparer's Eligibility Recommendation: _____ Eligibility recommended Eligibility not recommended

Criteria: A B C D Considerations: A B C D E F G

Complete if the property is a contributing or non-contributing resource to a NR district/property:

Name of the District/Property: _____

Inventory Number: _____ Eligible: yes no Listed: yes no

Site visit by MHT Staff yes no Name: _____ Date: _____

Description of Property and Justification: *(Please attach map and photo)*

Architectural Description

Mount Hope Retreat was a mental asylum established in the mid-nineteenth century, at its peak size situated on 385.89 acres in Baltimore City and Baltimore County. The asylum closed in 1973 and no longer exists today; many of its buildings and structures, including the main asylum building, have been demolished and replaced with an industrial park. The retreat site is generally bordered by Patterson Avenue to the northwest, CSX Transportation rail lines (historically the Western Maryland Railroad) to the northeast, and Liberty Road to the south. The site is also surrounded by single-family residential neighborhoods, mostly built during the 1950s. Northern Parkway was constructed in 1966 near the southeast end of the property. The built elements that remain on the site are the following:

- 1) Villa St. Michael (1951)
- 2) Marian Retreat House (1954 with 1965 additions)
- 3) Three-car garage (early to mid-1950s)

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Jim Teal ✓
 Reviewer, Office of Preservation Services
[Signature]
 Reviewer, National Register Program

9/29/2014
 Date
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 Date

- 4) Gymnasium (1964)
- 5) Rubble stone wall with gate opening (circa last quarter of the nineteenth century; partial removal in circa 1961)
- 6) Brick and masonry gateposts (circa early 1950s)
- 7) Poured concrete culvert (circa 1950s)
- 8) Stone bridge ruin with missing deck (circa 1882)
- 9) Lake overflow regulator (circa 1882)
- 10) Lake bath house foundation ruin (circa 1882)
- 11) Rubble stone bridge and walls (1882)
- 12) Poured concrete culvert (circa 1920s or 1930s)
- 13) Poured concrete plinth (circa 1882)

Note that Elements #8 to #13 are located within a wooded area southeast of W. Northern Parkway. They were historically near a former picnic area and manmade lake created along Powder Mill Run. The lake was constructed in 1882 and later filled in. There appears to be a concrete drain located west of the former lake and southeast of W. Northern Parkway, but most of it is covered with vegetation and debris and could not be closely observed. There is also a broken and exposed clay sewer pipeline, partially embedded into concrete, located northeast of the lake. These features may have been associated with Mount Hope Retreat, but this could not be confirmed. There are also more modern features in this wooded area, such as a concrete box culvert carrying Northern Parkway (constructed in 1966) over Powder Mill Run; and a post-1973 City of Baltimore underground sewer line with sewer entry manhole covers, some of which are elevated on concrete bases.

Tunnels connected sections of Mount Hope Retreat's main building, as well as to other retreat buildings in its immediate vicinity. Eight tunnels were recorded in the 1944 Appraisal Report for Mount Hope Retreat. Located immediately below-ground, the tops were concrete slabs that served as pedestrian walkways on the property. There was also a cemetery located on this property. None of these elements were observed during the field survey, but it is possible remnants remain below ground.

The extant elements of Mount Hope Retreat are described below:

1) Villa St. Michael
 Villa St. Michael was a convalescent home for the retired nuns of the Order of Sisters of Charity of St. Joseph who worked at Mount Hope Retreat. The building was designed by the architectural and engineering firm of Maguolo and Quick, and constructed in 1951. Today it is a senior care and nursing home named Future Care Lochearn. The building is located off Seton Drive, southwest of Metro Drive within an industrial park established in the 1980s, in close proximity to two other buildings (Elements #2 and #3) also associated with Mount Hope Retreat.

Designed with modern and stylized classical elements, this building is oriented on a west-east axis. It has a T-shaped plan with a chapel wing located at the center of the north (rear) elevation. Angled bays, extending the entire height of the building, are located at the short west and east ends of the main building. The main building is six-stories tall with a basement, and the chapel is two stories. The south-facing façade is symmetrical and the foundation is reinforced concrete. The building has steel and concrete framing, with walls made of concrete blocks with red brick common bond cladding. There is limestone trim throughout. The main building is sheltered by a cross hipped roof, as well as a flat roof at a small section at the center of the rear. Brick corbelled stringcourses are located just below the roofline throughout the building. The center of the main building has a two tier limestone and red brick square steeple topped by a copper spire with a cross mounted above. Four simple pinnacles are mounted at each corner of the lower tier and the upper tier has tall and narrow louvered openings with round arches. This roof also has two interior red brick chimneys, and vented openings at the west and east ends. Cell phone antennae have been mounted on the roof, including on the steeple. Most of the chapel wing has a gabled roof with a cross mounted at the north end, while the lower section at the

MARYLAND HISTORICAL TRUST REVIEW	
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MHT Comments:	
_____ Reviewer, Office of Preservation Services	_____ Date
_____ Reviewer, National Register Program	_____ Date

north side is sheltered by a hipped roof. The entire building roof is clad with slate.

The primary entrance is located at a projecting section at the center of the façade. It has metal and glass, double doors surrounded by fixed sash lights above and to the sides, and recessed within a brick and stone entrance with flat roof. The entrance is a segmental arched opening with the seal of the Daughters of Charity and bayleaf details. A tiered concrete pedestrian walkway with concrete steps connects the entrance to an asphalt-paved circular drive with a single flagpole, as well as a parking area. Symmetrically placed secondary entrances are located near the façade's west and east ends; these entrances also connect to the asphalt-paved areas. Most of the main building windows are single and paired replacement vinyl double-hung sash. Within the gable peak at the center of the façade are four window openings, one with an original wood double-hung sash window, flanked by louvered ones. The wing has a first floor and basement level entrances at its north elevation that link via concrete pedestrian walkways to the asphalt-paved parking area. The long west and east sides of the chapel have paired round arched windows with stained glass at the first floor; the other windows on the wing have replacement vinyl double-hung sashes.

2) Marian Retreat House

Marian Retreat House was predominantly used for housing weekend retreats for nuns and laypeople, and is today the national headquarters of the National Association for the Advancement of Colored People (NAACP). The building was designed by the architectural and engineering firm of Maguolo and Quick, and constructed in 1954. Additions were also designed by the same firm and built in 1965, transforming the original T-shaped building into its current E-shaped plan. A bay window was also added at this time to the chapel wing. The building is located off of Mount Hope Drive in an industrial park established in the 1980s, and is in close proximity to two other buildings also associated with Mount Hope Retreat (Elements #1 and #3).

Designed with modern and stylized classical elements, this building is oriented on a northwest-southeast axis. This E-shaped plan building has four wings; three are located at the rear of the building, including a chapel wing (the only original wing at the rear), while a fourth is at the northwest elevation of the main building. The main building is five-stories tall with the wings either one- or two-stories. The building has a basement. The building has steel and concrete framing, with walls made of concrete blocks with red brick common bond cladding. There is limestone trim throughout. There are six symmetrically placed red brick and limestone buttresses at the first floor façade. The main building is sheltered by a hipped roof, as well as a flat roof at a small section at the center of the rear. Brick stringcourses are located just below the roofline. There is a vented opening on each of the short northwest and southeast sides of the roof. The church wing has a cross-gabled roof, and the three other wings are sheltered with flat roofs. The entire building roof is clad with slate.

The primary entrance is located at the asymmetrical southwest-facing façade. It has double wood doors with long, tapered iron hinges, each with a single light, and a wood panel above with carved details including a cartouche and rinceaux, within a limestone segmental arch opening. A stone lintel above the door has been covered with a cementitious material, most likely to obscure the original building name; there is a small cross embedded directly above. The entrance is flanked by copper and glass light fixtures. The building also has several secondary pedestrian entrances, including at the basement level. All pedestrian entrances lead to a concrete pedestrian walkway that surrounds the building; the walkway accesses a teardrop-shaped drive around a landscaped area with flagpoles, located in front of the building, and a parking lot. There are two garage doors at the northwest elevation. Most of the windows have metal sashes, many with two casement sashes above a fixed one. The chapel wing's long elevations have paired pointed arched windows with stained glass. The wing's northeast elevation has a round bay window with stained glass that is sheltered by a copper roof.

Letters spelling out "The Benjamin L. Hooks Building" are mounted on the façade and northwest elevation of the main building. Bronze NAACP plaques flank the primary entrance, and a granite cornerstone has been placed at the southeast end of the façade for the NAACP headquarters. The name "NAACP" is also on the northwest elevation.

MARYLAND HISTORICAL TRUST REVIEW	
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Reviewer, Office of Preservation Services	Date
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Reviewer, National Register Program	Date

3) Three-car garage

This garage was constructed during the first half of the 1950s for use by the nuns at Villa St. Michael (Element #1) and visitors to the Marian Retreat House (Element #2); it is located at the west corner of Seton and Metro Drives in an industrial park established in the 1980s, in close proximity to those buildings. Constructed with no architectural style, this building is oriented on a west-east axis. It has a rectangular plan and is one-story tall. The south-facing façade is symmetrical and the building has a concrete foundation. The garage appears to be made of concrete blocks with red brick common bond cladding and is sheltered by a hipped roof clad with asphalt shingles. There are three identical replacement metal roll-up garage doors at the façade that face onto an asphalt-paved area shared with the Villa St. Michael (Element #1) building. The west elevation has a single wood pedestrian door. Three single windows are at the north elevation; the windows are identical, each a fixed multi-light metal sash and masonry sill.

4) Gymnasium

This former gymnasium was designed in 1963 by Maguolo and Quick and completed the following year. It is today occupied by The ARC Baltimore that provides services for the developmentally disabled. The building is located at the south corner of Patterson Avenue and Vertis Park Drive. Constructed with no architectural style, this building is oriented on a northeast-southwest axis. It has a rectangular plan and is one- to two-stories tall. The southwest-facing façade is asymmetrical. The building has a poured concrete foundation and is of red brick stretcher bond construction. The gymnasium's flat roof is clad with bituminous material. The primary entrance is located at the northwest-most one-story bay at the façade. The building has replacement windows.

5) Rubble stone wall with gate opening

This rubble stone wall was likely constructed during the last quarter of the nineteenth century, bordering the northwest boundary of the retreat along Patterson Avenue. About fifteen feet tall and four feet deep, the wall runs about 900 feet from near Parsons Avenue to the northeast to just beyond Marott Drive to the southwest, and is topped with pointed stone coping. It is in two sections with a gate opening located between Mt. Vernon Avenue and Dalton Drive. Flanked by rubble stone rectangular piers, the opening has chainlink gates with wood slats and barbed wire. There was historically a path leading from the gate to a two-story stone stable built in 1873 and demolished sometime after 2005. The northeast portion of the original wall, including a gate opening, was taken down in circa 1961; the current northeastern end of the wall was then rebuilt with no pointed stone coping bordering the top.

6) Brick and masonry gateposts

This symmetrical entrance was constructed in the circa early 1950s, located at the northeast end of Forest Hill Road near Laurel Drive. Clad with red brick and limestone trim, this entrance is in two sections with a gate opening located in between. Flanked by red brick and limestone clad rectangular piers, the opening has a chainlink fence and metal barrier. There is an asphalt paved path leading from this gate to where the early 1950s buildings (Elements #1 to #3) stand. There is also a remnant of wire fence located southeast of the entrance.

7) Poured concrete culvert

This box culvert is located at an unnamed intermittent tributary to Powder Mill Run, in a wooded area just southeast of the brick and masonry entrance (Element #6). Built in the circa 1950s, the entire southeast facing structure is made of poured reinforced concrete, including the wing walls. There is no fill between the top of the box and the foot path located above.

8) Stone bridge ruin with missing deck

This stone bridge ruin is located at Powder Mill Run, north of a now filled-in lake. Built in circa 1882, the abutments remain, each

MARYLAND HISTORICAL TRUST REVIEW

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Date

Reviewer, National Register Program

Date

NR-ELIGIBILITY REVIEW FORM

B5272/BA3288

Mount Hope Retreat/Seton Institute

Page 5

consisting of a low wall made of rubble stones, at both sides of the water way. The west side of the bridge has rectangular stone coping. The deck is missing. Broken-off rubble stone and rectangular coping stone pieces are located adjacent to the abutments. Because of the state of this ruin, it is no longer considered a built historic resource.

9) Lake overflow regulator

This small structure is located in the center of Powder Mill Run, at the north end of the now filled-in lake. Built in circa 1882, possibly as an overflow regulator for the lake, the structure has a rectangular plan, and walls and hipped roof made of rubble stones. Except for the northeast elevation, all surfaces have concrete cladding, although some has broken off. Portions of the northeast elevation appear to have broken off, exposing the interior which is filled in with rubble stone. There is a pointed arch opening at the southwest elevation.

10) Lake bath house foundation ruin

This rubble stone foundation ruin is located west of Powder Mill Run and the now filled-in lake. Constructed in circa 1882, this was originally a 15 foot square building with rubble stone walls and concrete floor. The building originally had a hipped roof topped with a cupola. It appears the entrance opening was at the northwest elevation. The concrete sill of a window remains intact at the southwest elevation. Because of the state of this ruin, it is no longer considered a built historic resource.

11) Rubble stone bridge and walls

Constructed in 1882, this rubble stone bridge crosses over Powder Mill Run at the southern end of the now filled-in lake. There are rubble stone wing walls at the south side of the bridge, as well as low rubble stone walls here flanking either side of Powder Mill Run. The bridge's triangular parapets are also of rubble stone, but has a lower portion made of concrete. The parapets have rectangular piers at each end. The pier at the southeast end has stacked stone pieces on top; the other three piers are missing these pieces. The curved bridge deck and approach surface are clad with asphalt. The bridge is attached to a low rubble stone wall to the west and a small portion of a similar wall that remains visible to the east that bordered the lake. The walls have rectangular stone coping, some of which are missing. There are square pieces of stone located at each ends of the walls nearest the bridge. They appear to have originally stepped down to the lake.

12) Poured concrete culvert

This 24-foot by 6 1/2-foot box culvert is located at Powder Mill Run, southeast of the now filled-in lake. Built in the circa 1920s or 1930s, the entire southwest facing structure is made of poured concrete, including the wing walls. The piers have parallel horizontal incised details cast into them. There is no fill between the top of the box and wood area located above.

13) Poured concrete plinth

This poured concrete plinth is located east of Powder Mill Run and the now filled-in lake. Built in circa 1882, it originally had a female sculpture facing west towards the lake. The concrete remnants where the sculpture was mounted are visible at the top.

Historic Context

Mount Hope Retreat was established and operated by the Sisters of Charity of St. Joseph's, a religious organization founded in 1809 in Emmitsburg, Maryland, by Mother Elizabeth Ann Seton (McNeil). Seton was the first American-born individual to be canonized by the Roman Catholic Church. The Sisters of Charity began treating the sick in Baltimore in 1822. By the following year, they were running the Baltimore Infirmary, and assisted during a deadly cholera epidemic in 1830 ("The Seton Institute.....A Century of Progress," p. 1). Three years later, the sisters took over nursing duties at The Maryland Hospital which had many mentally afflicted patients. By 1838, this Baltimore institution was renamed The Maryland Hospital for the Insane.

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Reviewer, Office of Preservation Services

Date

Reviewer, National Register Program

Date

NR-ELIGIBILITY REVIEW FORM

B5272/BA3288

Mount Hope Retreat/Seton Institute

Page 6

The Sisters of Charity left the Hospital in 1840 and founded their own facility to care for the mentally ill in a small two-story brick residence, a house that no longer stands today, on Front Street near St. Vincent's Church. As their work continued to grow, the Sisters would move three more times over the next two decades. Their second home was a frame building located on Harford Road, just outside the Baltimore City limits, which they named Mount St. Vincent (Hurd, et al., p. 550). The Sisters then purchased the former Mount Hope College campus in 1844 at what is today the southwest side of the 1700 block of Park Avenue. The college had closed four years earlier (Maryland Historical Society information cards [Park Avenue], Cards 2 and 3). The Sisters renamed their facility Mount Hope Institution (Jahrreiss, p. 9). The new home soon became overcrowded. In addition, as the City of Baltimore continued to expand, the area became too congested. Nearby tracts were being developed for housing, and there were threats of proposed roadway alignments bisecting the property. Constant repose and seclusion were required for the patients to recover (House of Delegates, p. 5).

The Sisters purchased land in 1856 and 1858, situated one mile west of Baltimore City between Reisterstown Turnpike and Liberty Turnpike, for their new location ("The Seton Institute," p. [1]). Ultimately consisting of about 385 acres, this would be Mount Hope's prolonged home. While the setting was serene and bucolic, it was still close enough to Baltimore City and easily accessible by road as well as the Western Maryland Railroad (Scott and Haile); the latter ran through the northern end of the property, making a stop at Mount Hope Retreat until 1930 (Jahrreiss, p. 16).

Located on a knoll above the main road, the imposing original main building was designed by the architectural firm of Long & Powell, consisting of Louis L. Long and Walter Angelo Powell, based in Baltimore at the time. Reverend F. Burlando, the Superior of the Sisters of Charity, laid the foundation stone for Mount Hope on July 2, 1859. Part of the north wing was completed in and occupied by 1860, with the main building completed two years later. Most of the rest of the building was completed in the 1870s. The north wing would house the men and the south wing would house the women. Mount Hope Institution was renamed Mount Hope Retreat in 1870 (Hurd, et al., p. 551). The old Mount Hope location continued as a general hospital run by the Sisters, but by 1875, all the patients at the old facility on Park Avenue were moved to the new location. This property was ultimately demolished in 1884 for rowhouses (Maryland Historical Society information cards [Park Avenue], Card 10).

William H. Stokes, M.D. was the first director to oversee the new facility. He had worked at Mount Hope since 1842, and served as Physician in Charge for 45 years. Stokes introduced to Mount Hope non-restraint methods and moral treatment, a movement that began in England during the eighteenth century and became popular in the western world by the following century. Previously, the mentally ill were seen as abnormal creatures beyond hope, often placed in madhouses, prisons or poor houses where they were mistreated. Mental illness was beginning to be seen as a disease that could be cured, and institutions like Mount Hope Retreat saw themselves as a comfortable haven for patients to rest and recover (Boyd, p. 29, D'Antonio, pp. [1-2], and Jahrreiss, p. 38). Stokes noted in his 1870 Annual Report, "The smoke of the battle of life never enters here. The patient finds here a safe refuge from the world's turmoil and distractions (Stokes, 1871, p. 7)."

Following the Kirkbride Plan, mental asylums like Mount Hope were vast and generally self-sufficient institutions. Created by Dr. Thomas Kirkbride of the Institute of the Pennsylvania Hospital, this prototype was designed to work hand-in-hand with the new moral treatment approach to mental illness. The ideal was that no more than 250 patients would occupy a building with a central core and long rambling wings that would provide a good supply of sun light and fresh air, as well as privacy and comfort. Male patients were housed in one wing and the females in the other ("Kirkbride Buildings - Historic Insane Asylums"). Unlike Mount Hope operated by the Catholic Sisters of Charity, many of the Kirkbride Plan asylums were state run facilities.

Mount Hope treated not only the mentally ill, but also served as a general hospital that treated nervous or general diseases, and drug habits including alcoholism. Patients were fed nutritious foods and treated kindly. Good hygiene and exercise were

MARYLAND HISTORICAL TRUST REVIEW

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Date_____
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Date

NR-ELIGIBILITY REVIEW FORM

B5272/BA3288

Mount Hope Retreat/Seton Institute

Page 7

considered to be part of the process of getting better. Interaction with fellow patients was also important, as they participated in communal meals and social gatherings. The facilities at Mount Hope Retreat reflected this approach where an entertainment hall provided theater, concerts, movies, lectures, dances, and exercise. Performances were also put on by the patients themselves (Breen, p. 15). Work was also seen as part of the curative treatment and a way to obtain skills to benefit the patients when ideally integrated back into society. This included sewing, knitting, and cooking. Farming was one of these activities; large agricultural fields can be seen in aerial and bird's eye views of Mount Hope Retreat taken in the 1930s. William Stokes saw agricultural pursuits to be the most beneficial activity for males, noting that a large amount of patient excitement can be worked off (Stokes, 1871, p. 28). Farming had the added benefit of providing food for self-sustaining institutions like Mount Hope Retreat.

Asylums were often located on vast acres of land in undeveloped areas to promote relaxation and a pleasant environment for the patients' recovery. In addition to farm land, Mount Hope Retreat had landscaped areas, old growth forests, and miles of winding carriage roads and pedestrian paths. The grounds had been landscaped in 1873 ("History of Mount Hope from 1863 to 1946," p. [14]). The Retreat's 1881 Annual Report describes the grounds as having "the appearance of the noblest English Park scenery, where the landscape gardener fears to change, or undertake to improve, the beautiful works of nature (Stokes, 1882, pp. 22-23)." This natural setting did not simply serve an aesthetic role. The fresh air of a natural environment, away from the polluted and crowded city, was also part of the patients' therapy. Long, quiet walks through the property's varied natural scenery, such as the woods and the farm, were encouraged as a curative measure (Stokes, 1871, p. 29).

A lake was constructed in 1882 at the east side of the property along Powder Mill Run. It was described by John Stack, its designer and builder, as being 100 yards by 800 yards in size (Stokes, 1882, p. 27). Patients used the lake for boating. Picnic grounds were located adjacent to the lake, and nearby were courts for tennis, baseball and golf. The 1944 Appraisal Report for Mount Hope Retreat identified next to the lake, a boat house, bath house, pavilion, summer house, and toilet house. The summer house had a kitchen for picnic parties, "a desirable and delightful change from the monotony of 'asylum' life (Hurd, p. 552)." Today, some elements remain (Elements #8 to #13), such as the rubble stone ruins of a bath house, rubble stone bridges, and what appears to be a lake overflow regulator. The lake also provided practical needs, such as water for the steam power plant and ice during the winter.

The retreat had other buildings such as a brick laundry building (1873), a stable (1873), an ice house (1881), a piggery (1882), male and female pavilions (1890), a new railroad station (1891), a large wooden barn (1894), a four-story chapel (1911), a power plant (1913), a cold storage building (1921), and a milk house (1927) ("History of Mount Hope from 1863 to 1946"). A cemetery had been established on the grounds in 1859 (Jahrreiss, pp. [15] and 16).

By the late nineteenth and early twentieth centuries, more scientific approaches to mental care were becoming the norm, such as psychoanalysis, drug therapy, and other treatments. There were increasing doubts about the efficacy of moral treatment, which was not helped by overcrowding, particularly in state-run asylums. Mount Hope Retreat made changes to keep up with current practices. The size of their resident medical staff grew, and what were then modern treatments of electroshock therapy, insulin therapy, and lobotomy were introduced. Psychiatrists used psychotherapy, and the use of hydrotherapy and occupational therapy increased. While some beds were retained for chronic patients staying on for years, most were now those with a reasonable chance of recovery, with patients admitted for about three to six months in this open hospital system ("The Seton Institute.....A Century of Progress," pp. 11 and 12). A clinical laboratory constructed in 1895 reflected the change towards a more scientific approach to treating the mentally ill. In 1928, Mount Hope Retreat became affiliated with the Maryland State Board of Nursing, which began a movement towards affiliations with other nursing boards and schools ("The Seton Institute.....A Century of Progress," p. 6). This resulted in the construction of the Nurses' Home to the south of the main hospital building ("Real Estate Deals and Building News: Home for Nurses to be Erected at Mount Hope Retreat," p. 18). The belief that work and occupation was part of the treatment continued, except it was now called occupational therapy. Reflecting the changing system of care, the facility was

MARYLAND HISTORICAL TRUST REVIEW

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 Date

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 Date

NR-ELIGIBILITY REVIEW FORM

B5272/BA3288

Mount Hope Retreat/Seton Institute

Page 8

renamed The Seton Institute in 1947 after Mother Seton who had founded the Sisters of Charity ("Brief History of the Seton Psychiatric Institute and Affiliate School of Nursing," p. 3).

By the mid-twentieth century, the mental health movement was towards more locally based-community facilities. A new system of nursing homes could serve the elderly, including those with psychiatric needs, and new medications offered cures for certain mental symptoms. In the early 1950s, the stone stable was converted to nurses' apartments called Marian Court Apartments. In addition, two sizeable new buildings were constructed, the Villa St. Michael (Element #1), a convalescent home for the nuns of the Order of Sisters of Charity of St. Joseph who worked at Mount Hope Retreat (Robert V. McCurdy & Company, p. 8), along with the Marian Retreat House (Element #2) primarily used for weekend retreat housing for nuns and lay persons. The architectural and engineering firm Maguolo and Quick, based in St. Louis, Missouri and with a branch office in Baltimore (Spencer, Section No. 8, p. 7), designed the buildings including the 1965 additions to the Marian Retreat House (Maguolo and Quick; Robert V. McCurdy & Company, 1979). They also designed the remodel for the nurses' apartments. The firm was well-known for designing "modern" style institutional buildings for the Roman Catholic Church (Spencer, Section No. 8, p. 6). These two buildings, along with a garage (Element #3) built around the same time, were located about a quarter mile to the south of the main building. A gymnasium (Element #4) designed by Maguolo and Quick was built in 1964, located to the northeast of the main building (The Seton Psychiatric Institute, p. [1]).

Seton Institute was renamed The Seton Psychiatric Institute in 1959, and the property address changed to 6400 Wabash Avenue in 1968 ("Brief History of the Seton Psychiatric Institute and Affiliate School of Nursing," pp. 4 and 5). In 1970, the northern end of the property was sold to developers to build the Patterson Village Shopping Center; the original driveway and the trees that lined it were removed ("Stately Rows of Trees Give Way to New Shopping Area," p. 26).

The obsolescence of asylums like Mount Hope Retreat was inevitable, as it closed in 1973. With its massive and old main building, numerous additional buildings and structures, and hundreds of acres of land, Mount Hope was a white elephant. Initial plans were to sell the property to developers for residential development. Ultimately a sizeable amount of the property was sold to the City of Baltimore in 1980 to convert the land into an industrial park (Boyd, p. 28). The Baltimore Economic Development Corporation was involved in several projects to retain existing and attract new industry into the city. The city hoped to bring in businesses such as those settling in nearby Hunt Valley, Maryland, at the time ("City Bid for Industrial Cream," p. A14). The City had assessments done of the property in the late 1970s and early 1980s, including a study of which buildings to retain and which to raze; most were recommended for demolition. Ultimately, only four were kept and reused, Villa St. Michael, Marian Retreat, the garage, and the gymnasium. The stable/nurses' apartment was left standing as a ruin until it too was taken down some time after 2005. Also still standing are a rubble stone wall with pointed stone coping (Element #5, circa last quarter of the nineteenth century) along Patterson Avenue, a brick and masonry entrance (Element #6, circa early 1950s) at the northeast end of Forest Hill Road near Laurel Drive, and a concrete culvert near Element #6 (Element #7).

Significance Evaluation

Mount Hope Retreat was evaluated for significance under NRHP Criteria A, B, and C, using the guidelines set forth in the National Register Bulletin "How to Apply the National Register Criteria for Evaluation." The property was not evaluated for eligibility under Criterion D as part of this assessment.

Mount Hope Retreat was a mental institution with an impressive main building designed using the Kirkbride Plan for what was a new early nineteenth century approach towards mental health, promoting moral treatment and humane patient care. The retreat was a prime example of such a self-sustaining institution that consisted of numerous other buildings, structures, and landscape features, such as men's and women's pavilions, power house, laboratory, nurses' home, greenhouse, various dwellings, and a

MARYLAND HISTORICAL TRUST REVIEW														
Eligibility recommended _____							Eligibility not recommended _____							
Criteria:	___	___	___	___	___	___	Considerations:	___	___	___	___	___	___	___
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NR-ELIGIBILITY REVIEW FORM

B5272/BA3288

Mount Hope Retreat/Seton Institute

Page 9

manmade lake. However, most of the elements of Mount Hope Retreat that would have contributed to the significance of the resource have been demolished, including the main building. The property would likely have been eligible under Criterion A for the significant role it played in advancing nineteenth century mental health standards in the Baltimore area, and Criterion C for the architectural merits of the main building and likely other individual resources. However, this property is not eligible for the NRHP because of its low integrity.

Integrity

Mount Hope Retreat was evaluated by applying the seven aspects of integrity, namely location, design, setting, materials, workmanship, feeling, and association, to determine if it still conveys its significance.

The former institution retains its original location. However, it has lost most of its design, materials, and workmanship due to the demolition of what would have been contributing elements to this district, including the main building, power house, laboratory, pavilions, nurses' home, greenhouse, and various dwellings. The manmade lake created for the retreat has been filled in, with its associated features, such as a boat house, bath house, a summer house, bridges, and an overflow regulator, either demolished or in ruins. The property has also lost other design elements such as landscaped areas, carriage roads, and recreation fields. The property retains two sizeable buildings, Villa St. Michael and the Marian Retreat House, but these were constructed during the 1950s, outside what may have been the period of significance.

The property has lost its setting, feeling, and association; it no longer has the appearance associated with a nineteenth century mental asylum. Not only have most of the buildings and structures associated with the asylum been demolished, most of the rural elements of the property, including farmfields and landscaped areas, have been replaced by a modern industrial park. Some natural areas still remain, most notably the wooded area surrounding Powder Mill Run southeast of Northern Parkway; a good portion of this area was, however, historically open and included a manmade lake and its related buildings, a baseball field, and farm fields. Therefore, the integrity of the former mental asylum is low.

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NR-ELIGIBILITY REVIEW FORM

B5272/BA3288

Mount Hope Retreat/Seton Institute

Page 10

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NR-ELIGIBILITY REVIEW FORM

B5272/BA3288

Mount Hope Retreat/Seton Institute

Page 11

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NR-ELIGIBILITY REVIEW FORM

B5272/BA3288

Mount Hope Retreat/Seton Institute

Page 12

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MARYLAND HISTORICAL TRUST REVIEW	
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**Mount Hope Retreat (B-5272 and BA-3288)
6420 Reisterstown Road
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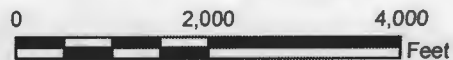


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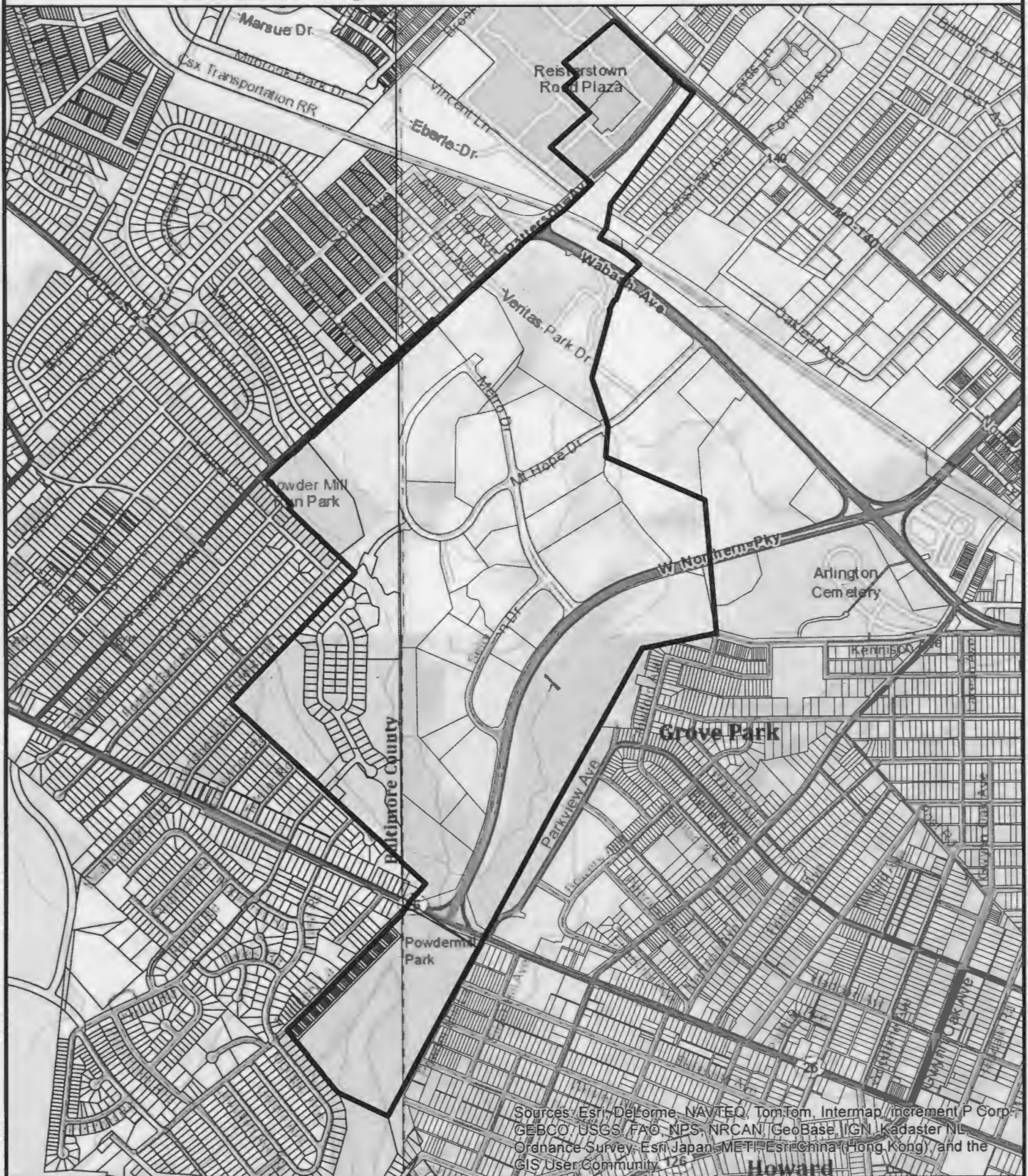


Location Map

June 2014



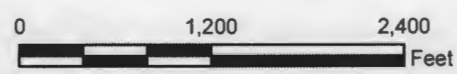
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Sources: Esri, DeLorme, NAVTEQ, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), and the GIS User Community 126



Tax Parcel Map



Legend
 Tax Parcel

June 2014

**Mount Hope Retreat (B-5272 and BA-3288)
6420 Reisterstown Road
Baltimore City and Baltimore County, Maryland**

1936



1936 birds-eye view north of Mount Hope Retreat, with the black arrow pointing to the retreat's main building, white arrow to the lake area, and agricultural fields in between (Daughters of Charity Archives)



Circa early twentieth century view north of Mount Hope Retreat's lake area (Daughters of Charity Archives)

Photo Log
MIHP# B-5272/BA-3288
 Mount Hope Retreat
 6420 Reisterstown Road
 Baltimore City and Baltimore County, Maryland
 Photographer: Christeen Taniguchi
 Date: October 28, 2013 and November 20, 2013

#	Digital Image File Name	Description of View
1	B-5272_and_BA-3288_2013-11-20_01.tif	<i>Villa St. Michael</i> – view looking northwest
2	B-5272_and_BA-3288_2013-11-20_02.tif	<i>Marian Retreat House</i> – view looking north
3	B-5272_and_BA-3288_2013-11-20_03.tif	<i>Three-car garage</i> - view looking northwest
4	B-5272_and_BA-3288_2013-11-20_04.tif	<i>Gymnasium</i> – view looking west
5	B-5272_and_BA-3288_2013-10-28_05.tif	<i>Rubble stone wall with gate opening</i> – view looking southwest
6	B-5272_and_BA-3288_2013-10-28_06.tif	<i>Rubble stone wall with gate opening</i> – view looking east
7	B-5272_and_BA-3288_2013-11-20_07.tif	<i>Brick and masonry gateposts</i> – view looking northeast
8	B-5272_and_BA-3288_2013-11-20_08.tif	<i>Wire fence remnant southeast of the brick and masonry gateposts</i> – view looking west
9	B-5272_and_BA-3288_2013-11-20_09.tif	<i>Poured concrete culvert</i> – view looking northwest
10	B-5272_and_BA-3288_2013-10-28_10.tif	<i>Stone bridge ruin with missing deck</i> – view looking north
11	B-5272_and_BA-3288_2013-10-28_11.tif	<i>Stone bridge ruin with missing deck</i> – view looking east
12	B-5272_and_BA-3288_2013-10-28_12.tif	<i>Lake overflow regulator</i> – view looking east
13	B-5272_and_BA-3288_2013-10-28_13.tif	<i>Lake overflow regulator</i> – view looking southwest
14	B-5272_and_BA-3288_2013-10-28_14.tif	<i>Lake bath house foundation ruin</i> – view looking southeast
15	B-5272_and_BA-3288_2013-10-28_15.tif	<i>Rubble stone bridge and walls</i> – view looking west
16	B-5272_and_BA-3288_2013-10-28_16.tif	<i>Rubble stone bridge and walls</i> – view looking southwest
17	B-5272_and_BA-3288_2013-10-28_17.tif	<i>Rubble stone bridge and walls</i> – view looking southwest
18	B-5272_and_BA-3288_2013-10-28_18.tif	<i>Rubble stone bridge and walls</i> – view looking northeast
19	B-5272_and_BA-3288_2013-10-28_19.tif	<i>Poured concrete culvert</i> – view looking northeast
20	B-5272_and_BA-3288_2013-10-28_20.tif	<i>Poured concrete plinth</i> – view looking northwest

Prints:
 Processing – RA-4
 Paper – Fujicolor Crystal Archive Professional Paper (Super Type CN)

DVD-R Gold:
 Verbatim, UltraLife Gold, Metal Azo dye



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Villa St. Michael - view looking northwest

B-5272_and_BA-3288_2013-11-20_01.tif

1 of 20



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Marian Retreat House - view looking north

B-5272_and_BA-3288_2013-11-20_02.tif

2 of 20



B-5272 and BA-3288

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Three-car garage-view looking northwest

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3 of 20



B-5272 and BA-3288

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Gymnasium-view looking west

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4 of 20



B-5272 and BA-3288

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Rubble stone wall with gate opening - view looking
southwest

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5 of 20



B-5272 and BA-3288

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Rubble stone wall with gate opening - view looking
east

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6 of 20



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Brick and masonry gateposts - view looking northeast

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7 of 20



B-5272 and BA-3288

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Wire fence remnant southeast of the brick and
masonry gateposts - view looking west

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8 of 20



B-5272 and BA-3288

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Poured concrete culvert-view looking northwest

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9 of 20



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Stone bridge ruin with missing deck - view looking
north

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10 of 20



B-5272 and BA-3288

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Stone bridge ruin with missing deck-view looking
east

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11 of 20



B-5272 and BA-3288

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Lake overflow regulator - view looking east

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12 of 20



B-5272 and BA-3288

Mount Hope Retreat

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Lake overflow regulator -view looking southwest

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13 of 20



B-5272 and BA-3288

Mount Hope Retreat

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Lake bath house foundation ruin - view looking
southeast

B-5272_and_BA-3288_2013-10-28_14.tif

14 of 20



B-5272 and BA-3288

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Rubble stone bridge and walls - view looking
west

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15 of 20



B-5272 and BA-3288

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Rubble stone bridge and walls - view looking
southwest

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16 of 20



B-5272 and BA-3288

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Rubble stone bridge and walls-view looking
southwest

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17 of 20



B-5272 and BA-3288

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Rubble stone bridge and walls-view looking
northeast

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18 of 20



B-5272 and BA-3288

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Poured concrete culvert-view looking northeast

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19 of 20



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MD SHPO

Poured concrete plinth - view looking northwest

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20 of 20