

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name McDonogh Place Historic District

other names B-5280

2. Location

street & number North Broadway, E. Eager St., McDonogh St., and E. Chase St. not for publication

city or town Baltimore vicinity

state Maryland code MD county Independent City code 510 zip code 21217

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments).

Kerith Hagan
Signature of certifying official/Title

3.13.15
Date

Acting Director/SHPO, Maryland Historical Trust
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments).

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby, certify that this property is:

- entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register.
 See continuation sheet.
- Determined not eligible for the National Register.
- removed from the National Register.
- other (explain): _____

Signature of the Keeper

Date of Action

McDonogh Place Historic District B-5280
Name of Property

Baltimore City, Maryland
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

Number of Resources within Property
(Do not include previously listed resources in the count)

- private
- public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
47	4	buildings
		sites
		structures
		objects
47	4	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

number of contributing resources previously listed in the National Register

N/A

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Current Functions
(Enter categories from instructions)

Domestic/single dwelling

Commerce/specialty store

Domestic/single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

Italianate

foundation Stone, brick

walls Brick, stone

roof Asphalt, metal

other Wood, metal

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A** Property is associated with events that have made a significant contribution to the broad pattern of our history.
- B** Property associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Area of Significance

(Enter categories from instructions)

Architecture
Ethnic Heritage/European

Period of Significance

1868-75

Significant Dates

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

McDonogh Place Company, builders
August Degenhardt, builder

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

Previous documentation on files (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

B-5280 McDonogh Place Historic District
Name of Property

Baltimore, Maryland
County and State

10. Geographical Data

Acreage of Property Approximately 2.4 acres Baltimore East, MD quad

UTM References

(Place additional UTM references on a continuation sheet)

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

3															
	Zone		Easting			Northing									
4															

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet)

11. Form Prepared By

name/title M. E. Hayward
Organization _____ date 8/12/14
street & number 6684 Fair School Rd. telephone 717-235-5343
city or town Glen Rock state PA zip code 17327

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO)

name _____
street & number _____ telephone _____
city or town _____ state _____ zip code _____

Paperwork Reduction Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et. seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

B-5280
McDonogh Place Historic District

Baltimore City, Maryland

Section 7 Page 1

Description Summary:

The McDonogh Place Historic District occupies a single block in east Baltimore, Maryland, bounded by North Broadway, East Eager Street, McDonogh Street, and East Chase Street. It contains two rows of three-story Italianate-style brick rowhouses built by the McDonogh Place Company in 1868 and 1870. The row at 1101-51 North Broadway consists of three-story, three-bay-wide houses while the houses at 1004-42 McDonogh Street are two bays wide. The buildings feature architectural detailing characteristic of the style and period, including pressed brick facades, and wooden cornices decorated with modillions and scroll-sawn brackets. The block is surrounded on the east and south by recent redevelopment, but internally retains a high degree of architectural integrity and a strong visual and historical connection with properties in the Baltimore East/South Clifton Park and Old East Baltimore historic districts, adjacent on the north and west.

General Description:

The McDonogh Place Company developed nine blocks east of North Broadway to N. Wolfe Street, and north of Ashland to Gay and Biddle Streets, in the period 1869-1875. They built three-story, three-bay-wide Italianate-style brick houses along North Broadway and E. Chase Streets; three-story, two-bay-wide houses along the side streets; and two-story, two-bay-wide houses on the narrow streets running between blocks. All of the houses have pressed brick facades and wooden bracketed cornices decorated with modillions and long brackets.

The row of houses at 1103-53 North Broadway were built in 1868 and all had identical cornices consisting of a deep crown molding supported by a row of scroll-sawn modillions, set atop a deep frieze decorated with a row of dentils. Long scroll-sawn end brackets framed each cornice, but some are now missing. Tall and narrow doors and windows (filled with 1/1 sash) have segmentally-arched lintels. Three to four wide marble steps lead to each entrance. In the 1890s the façade of the house at 1103 North Broadway was given a Renaissance Revival-style facelift. A swelled front was added, rock-faced brownstone added to the first floor façade and new flat-linteled windows installed with rock-faced lintels and sills. The new sheet metal cornice, decorated with a row of small dentils set above a deep, plain frieze, extends higher than the rooflines of the adjoining original row. Beneath the sheet metal frieze the façade is decorated with seven rows of progressively recessed stretcher bricks.

The McDonogh Place Company did not build the house at 1101 North Broadway, instead selling the 20'-wide lot in 1874 to another investor who leased the land later that year to German

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

B-5280
McDonogh Place Historic District

Section 7 Page 2

Baltimore City, Maryland

builder August Degenhardt, who erected other rows of housing in this part of East Baltimore. The three-bay-wide building probably originally had a first-floor storefront, but it is now in the process of renovation and the front section of the first floor is being rebuilt. The current second and third floor façades facing North Broadway have a new brick façade, whose windows have flat lintels composed of vertically-placed stretcher bricks. The southern side of the building along E. Eager Street is still covered with formstone.

Many of the houses in this row have recently been renovated, with the brick cleaned and re-pointed, but one is still covered with formstone (1115). The house at 1125 has had its façade re-built and its windows replaced by smaller ones; the house at 1127 has a painted façade and a cornice damaged by fire. The three northernmost houses in the row (1149-53) have re-built brown brick facades with flat rooflines marked by end and central parapets, as well as new flat-linteled doors and windows.

The narrower three-story houses built along the west side of McDonogh Street are built of the same pressed brick but have windows with splayed brick lintels. Doorways seem to have originally had simple wooden enframements with a flat pedimented top, as survives at 1014 McDonogh Street. On McDonogh Street the cornices match those used by the McDonogh Place Company on all the houses they built in this area. The crown molding is supported by a row of scroll-sawn modillions that rest against a plain, deep frieze. Long scroll-sawn brackets frame the cornice and connect to a lower molding strip. In the case of two-bay-wide houses like those on McDonogh, there is also a long bracket marking the center of the façade. In three-bay-wide houses, like those on the south side of Chase in this block, the cornices have four long brackets spaced evenly across the façade, framing the upper modillions and lower frieze area. Whereas the houses facing North Broadway sold for \$2600 when built and the similar but less deep houses on the south side of E. Chase sold for \$2000, the even smaller versions on McDonogh Street sold for only \$1325 - \$1350. Not only were the McDonogh Street houses narrower, they were also less deep and had shorter back buildings. Lots facing North Broadway were 100' deep, those facing McDonogh Street, 80' deep.

The only other groups of housing built by the McDonogh Place Company that survive in the nine blocks they developed are those at 1703-11 E. Chase Street; buildings are included in the Baltimore East/South Clifton Park National Register Historic District. A similar row of three-story houses built at the same time at 1706-10 E. Eager Street is now gone. In 1997-99, the author documented and recorded the rows built by the company in the blocks north of Ashland Street, east of Broadway to N. Wolfe, for the city of Baltimore and the Maryland Historical Trust before they were demolished for Johns Hopkins Hospital expansion and area development. The houses built on narrow N. Durham Street and along even narrower Shuter Street had bracketed

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

B-5280
McDonogh Place Historic District

Baltimore City, Maryland

Section 7 Page 3

wooden Italianate cornices decorated with modillions like those on the McDonogh Street houses that are part of this Historic District, although they were slightly smaller in scale, appropriate to a two-story house.

The southeast corner of the block is occupied by a three- and four-story condominium complex built in 2009. This row, designated 1702-10 E. Eager Street, does not contribute to the significance of the historic district.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

B-5280
McDonogh Place Historic District

Section 7 Page 4

Baltimore City, Maryland

List of Contributing Properties

1001-53 North Broadway

1004-42 McDonogh Street

List of Non-Contributing Properties

1702-10 E. Eager Street (built 2009)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

B-5280
McDonogh Place Historic District

Name of Property

Baltimore City, Maryland

County and State

Section 8 Page 1

Summary Statement of Significance:

The McDonogh Place Historic District is significant under Criteria A and C. Developed between 1868 and 1872, the two rows of housing within the district are representative of the fine brick rowhouses built in these years by the McDonogh Place Company on vacant land along North Broadway as it was being extended as a stylish boulevard to house prosperous Baltimoreans. Under Criterion C, the architectural fashion of the period, and the work of the McDonogh Place Company, are reflected in the brick construction and decorative detailing of the houses within the district. The McDonogh Place Company developed a total of nine blocks of rowhouses in the immediate vicinity in the period; unfortunately, most of the houses built by the McDonogh Place Company have been demolished to make way for the expansion of Johns Hopkins Hospital facilities, but these two rows survive as evidence of the neighborhood's appearance in the 1870s, with its block-long rows of three-story, Italianate-style rowhouses. The district derives additional significance under Criterion A for its association with the history of immigration in Baltimore. The block is part of Baltimore's historic Bohemian neighborhood, centered around St. Wenceslaus Church a few blocks east, at Ashland and Collington Avenues. When Bohemian immigrants first came to this area of East Baltimore, they made their homes in the modest two-story houses built on the narrow, mid-block streets east of Broadway—Shuter, Durham, Chapel, and Castle. But as the community grew and prospered, many members moved into the three story houses on the main streets, where they remained into the 1950s and 1960s.

The period of significance, 1868-1875, represents the period during which the houses were initially constructed. By the end of this period, the district had substantially achieved its historic and present form and appearance.

Resource History and Historic Context:

The land comprising the McDonogh Place Historic District was originally owned by Archibald Stirling, a successful early nineteenth century commission merchant and banker. Stirling's country house was located some distance west of Broadway and north of Eager Street, but his property extended far to the east of present-day Broadway, which was not opened to North Avenue until 1876. As the city grew northward in the 1840s and omnibus transportation made it possible for affluent families to relocate away from the old downtown, several enterprising landowners and developers created new residential areas focused around parked squares. First came Franklin Square and Union Square in west Baltimore, but soon after the Donnell family gave the land for Union Square to the city in 1846, Stirling began negotiating with the City Council to have them *purchase* land from his estate to create a public square in East Baltimore. This they did in 1853, for the immense sum of \$30,000. Stirling not only

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

B-5280
McDonogh Place Historic District
Name of Property

Section 8 Page 2

Baltimore City, Maryland
County and State

profited from the sale of the park land, but also played a very active role in developing the building lots facing the square, which would become known as Madison Square. Following the example at Franklin Square, Stirling tried to insure that his development would be fashionable and thus command high prices by erecting a group of large, elegant houses facing the square. These went up in 1854 on the north side of Chase Street and appear to have been distinctly modeled on the first group of houses built at Franklin Square. The three-story units were built as pairs, set back from the street so they would have front yards, with each house also having one side yard. The same year Stirling sold land facing the square to an Episcopal Church, the most socially-advantaged denomination in the city.

Stirling was only able to sell a few other parcels to builders in the late 1850s, before the Civil War put a stop to all building activity. Once peace had returned Stirling arranged for groups of stylish houses to be built along the west side of Eden Street and the east side of Caroline Street in 1866 and 1867 before his own death in the latter year. By this time Madison Square had been laid out with luxuriously planted curving walks and a fountain, and had claimed its place as one of Baltimore's more elegant residential districts.

The same year that Stirling died, his daughter sold a large parcel of his land east of Broadway to a man named Nicholas Ogier, listed in the census and city directories as a gardener, for \$25,000.¹ Six months later Ogier sold the land to eight men, who soon after incorporated themselves as the McDonogh Place Company. The new purchase price: \$39,542, of which Ogier took back a \$34,500 mortgage.² Six of the men who formed the McDonogh Place Company lived in the 1700 block of E. Baltimore Street and several were in the same business—coal oil refiners and merchants. Two of the men offered building materials to the enterprise—Nicholas M. Smith, who operated a brickyard in lower Canton; and Simon R. Golibart, who had a lumber business on W. Falls Avenue. Charles H. Mercer and George W. Bowen were partners in the Bowen & Mercer fertilizer business, at 72 Exchange Place; James A. Delcher supplied produce to city markets; Joseph C. Merritt owned the Maryland Coal Oil Works on Eastern Avenue, with an office at 56 Exchange Place; and Robert Read was also a coal oil refiner.³ According to the 1870 Federal census, all of these men had substantial real estate and personal investments. Most had real estate worth at least \$10,000 and personal holdings of \$10,000 to \$14,000.⁴

The land purchased from Stirling's daughter began at the corner of Chew (Ashland) and the east side of Broadway and ran 926' east (to N. Wolfe Street), north to Gay Street, southwest to Broadway, and south on Broadway 1134' to Chew. The McDonogh Place Company lost no time in erecting large

Baltimore City Land Records, Liber AM 345, folio 277.

² Ibid., Liber GR 368, folio 268, 270.

³ Federal Census, 1880; Baltimore City Directories

⁴ Federal Census, 1870.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

B-5280
McDonogh Place Historic District

Name of Property

Baltimore City, Maryland

County and State

Section 8 Page 3

three-story, three-bay-wide (16') houses on the east side of North Broadway, beginning with five houses at the north end of Broadway in September and October, 1868, and five more to the south in November and December. Next came the row of ten houses at 1003-21 North Broadway in February to May 1869. By October 1870 the five similar 16-foot-wide houses on the south side of Chase had been built. Along the west side of Register Street, the company erected three-story, two-bay-wide houses that were only 13'4" wide. Construction began in late 1870 and was completed by June 1871. In February 1871 the McDonogh Place Company petitioned the city to change the name of that part of Register Street within their holdings to McDonogh Street, which was done. In the spring of 1871 the company built the last four houses on North Broadway—those at 1023-29, all of which were only 15'6" wide instead of 16' wide like their neighbors. In December 1872 the company leased a 38-foot-wide lot on E. Eager Street, east of the alley behind the Broadway houses to a Baptist congregation who built the Bethany Baptist Chapel, which became Grace Baptist Church in 1885.⁵ By 1890 the church served the Deutsche Emmanuel Lutheran congregation as St. Peter's Church. (It has since been demolished.) The houses on the north side of Eager, east of the church lot, were not built by the company until 1875.

As was the case with many Baltimore developers, as soon as the houses were built and the leases created, the McDonogh Place Company began selling the ground rents to investors. Once the houses themselves sold, they quickly paid off portions of their mortgage to Nicholas Ogier. The first recorded house sale took place in April 1869, for the house at 1035 North Broadway, which sold for \$2,600 with a \$48 ground rent to one William A. R. Spencer. Most of the houses on Broadway sold for \$2,600, except for the three purchased by members of the company, who paid only \$2400. Nicholas Smith bought 1005 North Broadway in August 1869, James A. Delcher bought 1007 in September, and George W. Bowen bought 1003 in March 1870. Other early buyers included (in order of purchase): William S. Wedge, Jr., a clerk in a lumber business (1021 North Broadway); James L. Harper, a sea captain (1011); the Baltimore Workingmen's Union Co-op Land and Building Association (1043); James A. Clark, a produce merchant (1031); Daniel W. Reese, a clerk (1013); George W. Bowen (1035); Thomas S. Tippet, a letter carrier (1005, from Nicholas Smith); Mary E. Wood, a widow (1047); John B. Dempsey, a court clerk (1019); and Daniel J. Emich, a salesman and clerk (1009).

In January 1874, the McDonogh Place Company sold the 20-foot-wide lot at 1001 North Broadway in fee simple to Christian Hax, a street paver and contractor. By September the German builder August Degenhardt, who also built some houses around Madison Square, had erected the three-story, three-bay-wide house on the lot. He remained in residence until 1886 when he sold the property for \$4000 to Charles H. Doeller, who was in business as a pharmacist and drug store owner at this location into the 1920s.

⁵ Baltimore City Land Records, Liber GR 691, folio 260.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

B-5280
McDonogh Place Historic District
Name of Property

Baltimore City, Maryland
County and State

Section 8 Page 4

The three-story, two-bay-wide (13'4') houses on McDonogh Street began selling in April 1871 at prices ranging from \$1,325 to \$1,350, with \$40 ground rents. Buyers included Henry D. Fouse, a tinner; Henry Gernand, a printer; Joseph M. Cone, a builder; Archibald B. McAllister, an agent; Patrick J. Smith, a bookkeeper; Levi Lowe, a clerk; George H. Sanderson, a clerk; Charles M. Frissell, a huckster; Thomas A. Crawford, a salesman; and Frederick Lauterbach, a bookkeeper.

Although the first residents of the houses on North Broadway and McDonogh Streets in the Historic District were Maryland-born or German, by the early 1870s this area of upper Broadway was becoming the center of Baltimore's Bohemian immigrant community. Beginning in the 1870s, new Bohemian arrivals began to move into the blocks of two-story, two-bay-wide, gable-roofed houses built in 1850-51 along narrow Barnes and Abbott Streets, just west of Broadway and south of Eager. German immigrants were the first residents, but by the 1870s were being replaced by just-arrived Bohemians. One of the significant landmarks in the Old East Baltimore Historic District (west of North Broadway) is still standing at the northwest corner of Barnes and Broadway, where Venceslaus Shimek opened an organ factory in the early 1880s, employing many local Bohemians. Soon afterwards Shimek added a social meeting hall, gymnastics parlor, and saloon and the place came to be known as Shimek's Bohemian Hall.⁶

As the McDonogh Place Company and other builders filled the narrow, mid-block streets north of E. Monument Street with reasonably priced, small two-story houses in the 1870s and 1880s, many of the first home-buyers were Bohemians, who obtained mortgage loans from a number of ethnically-sponsored savings and loan associations. The community continued to expand and prosper into the early 1900s and beyond, with every corner the location of a Bohemian grocery, bakery, tailor shop, meat market, clothing store, drug store, jewelry shop, or savings and loan association, all of which conducted business in Czech as well as English. Shimek's Hall remained an important center of community life.

By 1870 Baltimore was already home to about a thousand Roman Catholic Bohemians but by the 1880s this number had increased to over five thousand. The leaders of the Czech community asked the Archbishop of Baltimore to secure the services of a Bohemian-born priest to minister to the growing Bohemian community and even collected the money to pay for his passage. In 1871 the Reverend Wendel in Vacula arrived from Bohemia and began organizing the congregation and a parish school, which later became St. Wenceslaus. Originally located in two different former German Catholic churches in Fells Point, the congregation eventually secured land for a new church and school in the 800

⁶ For a fuller account of the development of East Baltimore and Baltimore's Bohemian community, see Chapter 4 in Mary Ellen Hayward, *Baltimore's Alley Houses: Homes for Working People Since the 1780s* (Baltimore: Johns Hopkins University Press, 2008).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

B-5280
McDonogh Place Historic District
Name of Property

Baltimore City, Maryland
County and State

Section 8 Page 5

block of N. Collington Avenue, south of Ashland, in the heart of their community north of Johns Hopkins Hospital. The St. Wenceslaus School opened first in 1903, housing a temporary church, and by 1905 had some 840 students in eight grades. The present church was built in 1914-15 at the southeast corner of Ashland and N. Collington Avenues for a congregation numbering some 7,000. Its magnificent interior boasts three white marble altars, hand-painted ceiling decorations, wall panels, and exquisite metalwork completed by local Bohemian craftsmen and artisans.

By 1920, St. Wenceslaus was the fourth largest parish in the Archdiocese of Baltimore. Community life centered around the church and its various social and benevolent societies like the Men's, Women's and Children's Sokols, Blahoslavene Aneiky Ceske, and the Czech Dramatic Society, not to mention the powerful Sixth Ward Bohemian Democratic Club. In 1925 the parish built the Lyceum, facing Madison Street, which housed a basketball court, bowling alleys, meeting rooms and a roof-top dance floor. St. Wenceslaus School closed in 1986, with the building converted into apartments providing low-cost housing to the needy. The convent has been converted to a hospice staffed by Mother Teresa's Missionary Sisters of Charity who care for AIDS victims. Most recently the Maryland Institute College of Art has opened a branch in part of the complex. The church remains open but many of the original parishioners have moved away.

Under Criterion C, the two rows of houses in the McDonogh Place Historic District achieve architectural importance as examples of the kind of finely built three-story, Italianate-style brick rowhouses erected facing residential squares or parked boulevards in the latter half of the nineteenth century. The three-bay-wide houses built along North Broadway are typical of the larger houses built facing the squares or boulevards, while those on McDonogh Street represent the somewhat smaller, two-bay-wide versions built along side streets. Houses of this type survive in various National Register Historic Districts in the city, such as the Union Square Historic District in West Baltimore or the Madison Square area west of Broadway in the Old East Baltimore Historic District. But east of Broadway and north of Fayette Street, only a few such rows have survived the growth and expansion of the Johns Hopkins Hospital complex in this part of the city. The group of houses built between 1868 and 1875 by the McDonogh Place Company in the nine blocks north of the hospital were among the finest built in the area at that time. Today, only four rows of these houses survive. Two are in the already existing Baltimore East/South Clifton Park National Register Historic District just to the north. The remaining two rows will be recognized by the creation of the McDonogh Place Historic District.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

B-5280
McDonogh Place Historic District
Name of Property

Baltimore City, Maryland
County and State

Section 9 Page 1

Major Bibliographical References:

Secondary Sources

Mary Ellen Hayward, *Baltimore's Alley Houses: Homes for Working People Since the 1780s* (Baltimore: Johns Hopkins University Press, 2008)

Mary Ellen Hayward and Charles Belfoure, *The Baltimore Rowhouse* (New York: Princeton Architectural Press, 1999).

Mary Ellen Hayward and Frank R. Shivers, Jr., editors, *The Architecture of Baltimore. An Illustrated History* (Baltimore: The Johns Hopkins University Press, 2004).

Henry Russell Hitchcock, *Architecture: Nineteenth and Twentieth Centuries* (New York: Penguin Books, 1958).

.J. Thomas Scharf, *History of Baltimore City and County, Parts I and II* (Baltimore: Regional Publishing Co., 1971).

Primary Sources

The Land Records of Baltimore City, housed in the Clarence Mitchell, Jr. Courthouse, Baltimore, Maryland, available online at the Maryland State Archives

The *Baltimore Sun*, available on microfilm at the Enoch Pratt Free Library and at Goucher College Library, 1880-1940, and online through Genealogy Bank.com

U.S. Federal Censuses, 1870, 1880, 1900, 1910, and 1920, available on microfilm at the Enoch Pratt Free Library or through Ancestry.com

Baltimore City Directories, on microfilm at the Enoch Pratt Free Library, and online through Ancestry.com

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

B-5280
McDonogh Place Historic District
Name of Property

Baltimore City, Maryland
County and State

Section 10 Page 1

Verbal Boundary Description:

The McDonogh Place Historic District is bounded on the west by North Broadway, on the south by E. Eager Street, on the east by McDonogh Street, and on the north by E. Chase Street and the rear property lines of houses numbered 1703-11 E. Chase Street, which are already part of the Baltimore East/South Clifton Park Historic District.

Boundary Justification:

These two rows of houses, built by the McDonogh Place Company between 1868 and 1872 did not become a part of the Old East Baltimore Historic District, just west of Broadway, or the Baltimore East/South Clifton Park Historic District directly to the north, because they were previously slated for demolition by the East Baltimore Development Initiative. Since they were not demolished and, in fact have been, or are in, the process of restoration, their prominence as architecture and their close relationship to the history of the areas contained in the above mentioned Historic Districts, justifies the creation of this small additional Historic District.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

B-5280
McDonogh Place Historic District
Name of Property

Baltimore City, Maryland
County and State

Section PHOTO Page 1

Index to Photographs

The following information applies to all photographs which accompany this documentation:

Maryland Inventory of Historic Properties (MIHP) Number: B-5280
Name of Property: McDonogh Place HD
Location: Baltimore, Maryland
Photographer: M. E. Hayward
Date taken: August, 2014
Location of original digital files: MD SHPO

Photo captions:

MD_BaltimoreCity_McDonogh PlaceHD_0001.tif
1001-53 N. Broadway
West and south façades

MD_BaltimoreCity_McDonogh PlaceHD_0002.tif
1001-3 N. Broadway
West façade

MD_BaltimoreCity_McDonogh PlaceHD_0003.tif
1001-13 N. Broadway
West façade

MD_BaltimoreCity_McDonogh PlaceHD_0004.tif
1017-23 N. Broadway
West façade

MD_BaltimoreCity_McDonogh PlaceHD_0005.tif
1025-33 N. Broadway
West façade

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

B-5280
McDonogh Place Historic District

Name of Property

Baltimore City, Maryland

County and State

Section PHOTO Page 2

MD_BaltimoreCity_McDonogh PlaceHD_0006.tif
1035-45 N. Broadway
West façade

MD_BaltimoreCity_McDonogh PlaceHD_0007.tif
1047 N. Broadway
West façade

MD_BaltimoreCity_McDonogh PlaceHD_0008.tif
1049-53 N. Broadway
West façade

MD_BaltimoreCity_McDonogh PlaceHD_0009.tif
1004-42 McDonogh Street
East façade

MD_BaltimoreCity_McDonogh PlaceHD_0010.tif
1012-42 McDonogh Street
East façade

MD_BaltimoreCity_McDonogh PlaceHD_0011.tif
1010-36 McDonogh Street
East façade

MD_BaltimoreCity_McDonogh PlaceHD_0012.tif
1022-28 McDonogh Street
East façade

MD_BaltimoreCity_McDonogh PlaceHD_0013.tif
1028-42 McDonogh Street
East façade

MD_BaltimoreCity_McDonogh PlaceHD_0014.tif
1030-42 McDonogh Street
East façade

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

B-5280
McDonogh Place Historic District

Name of Property

Baltimore City, Maryland

County and State

Section PHOTO Page 3

MD_BaltimoreCity_McDonogh PlaceHD_0015.tif
1036-42 McDonogh Street
East façade

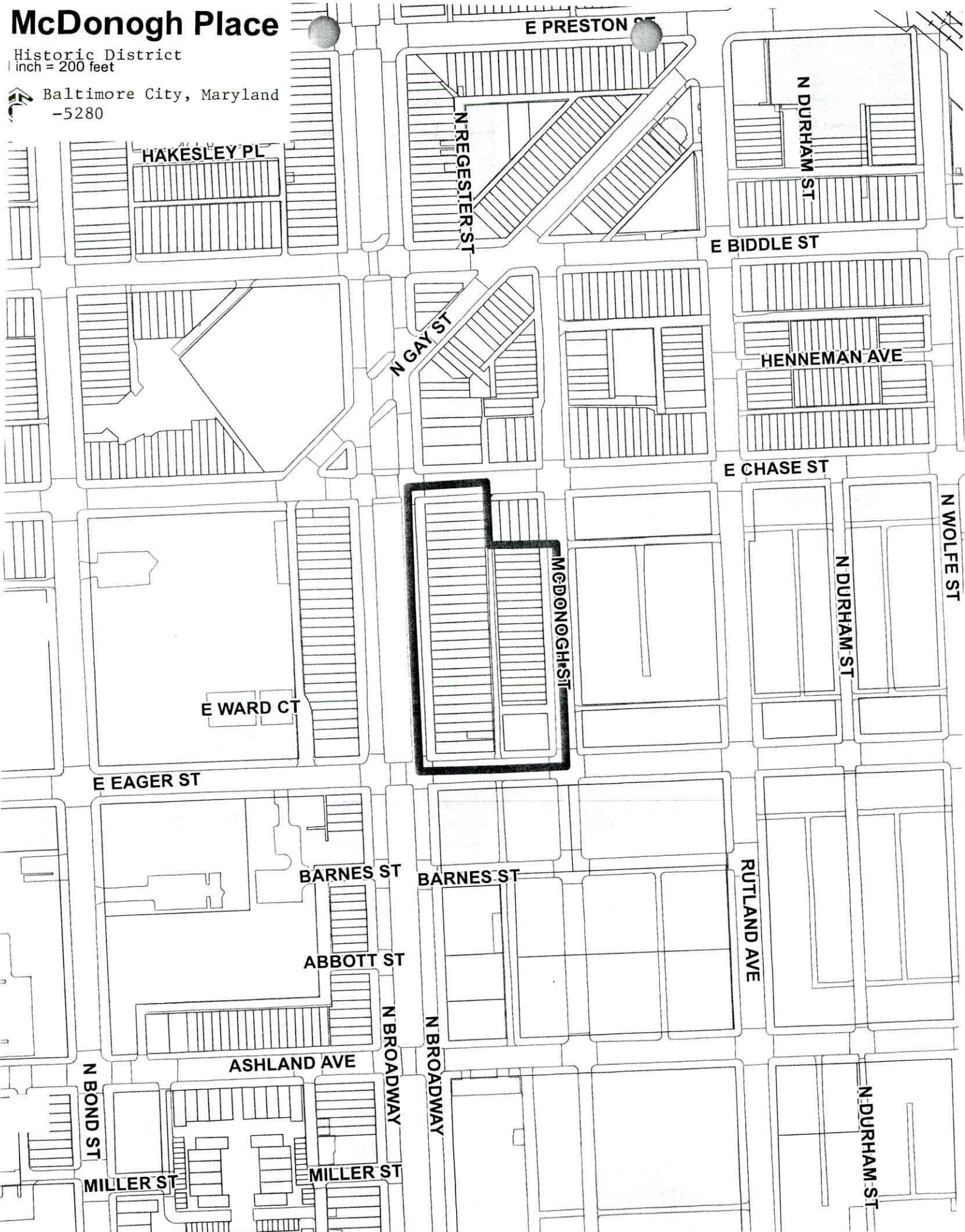
MD_BaltimoreCity_McDonogh PlaceHD_0016.tif
1014 McDonogh Street
East façade

MD_BaltimoreCity_McDonogh PlaceHD_0017.tif
1703-11 E. Chase Street
North façade

McDonogh Place

Historic District
1 inch = 200 feet

Baltimore City, Maryland
-5280



E PRESTON ST

N DURHAM ST

N REGISTER ST

HAKESLEY PL

E BIDDLE ST

N GAY ST

HENNEMAN AVE

E CHASE ST

E WARD CT

McDONOGH ST

N WOLFE ST

N DURHAM ST

E EAGER ST

BARNES ST

BARNES ST

RUTLAND AVE

ABBOTT ST

ASHLAND AVE

N BROADWAY

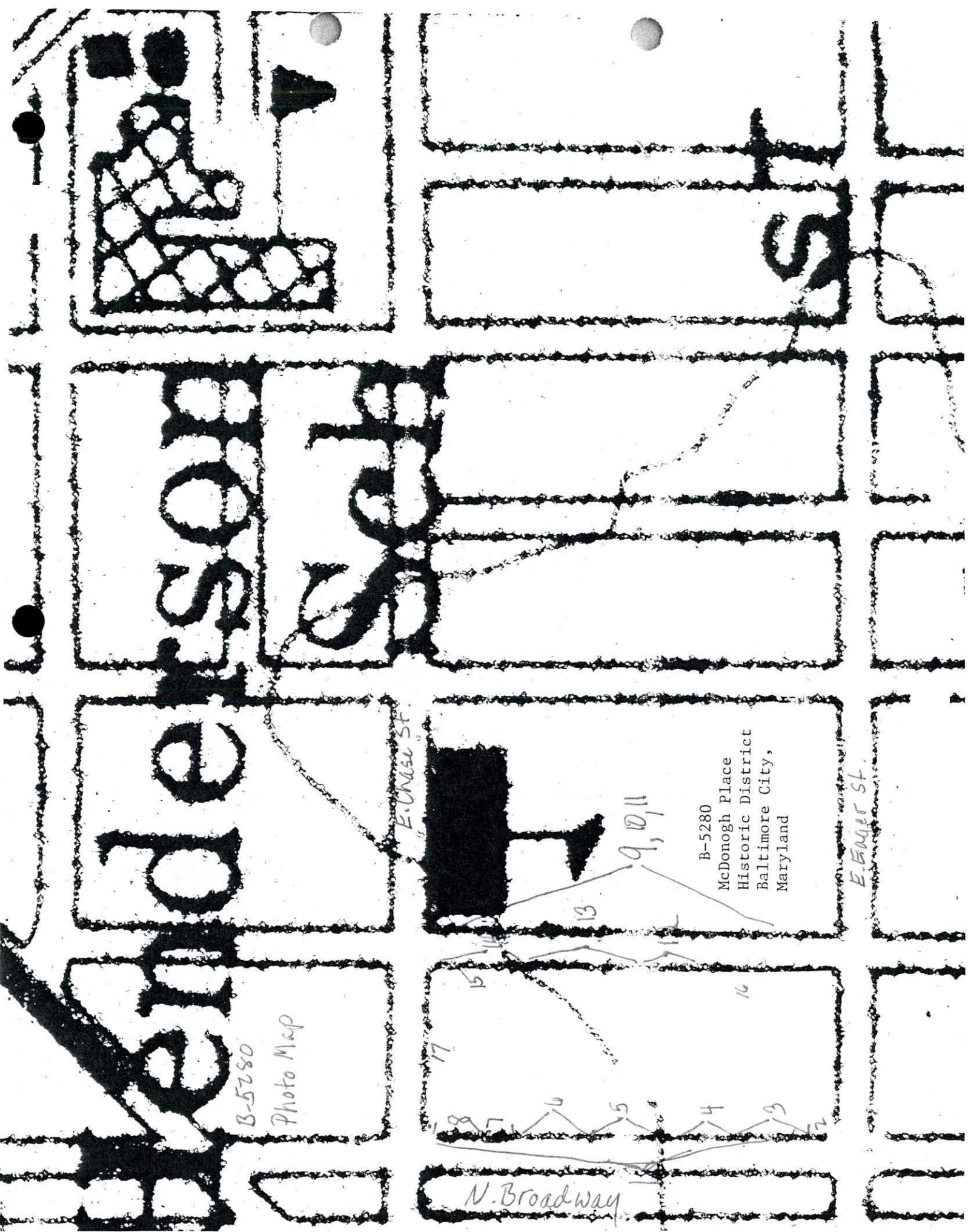
N BROADWAY

N BOND ST

MILLER ST

MILLER ST

N DURHAM ST



B-5280

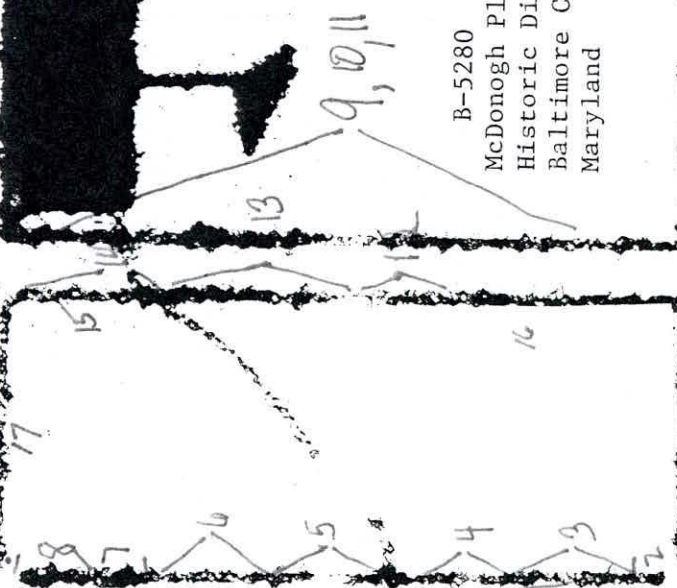
Photo Map

E. Chase St.

E. Emer St.

B-5280
McDonogh Place
Historic District
Baltimore City,
Maryland

N. Broadway



B-5280
McDONOUGH
PLACE H.D.
BALTIMORE
CITY, MD
18-362563 -
4351568

BALTIMORE
EAST MD SQUAD

17'30"

4350

434

4347

520 000
FEET

4346

39°15'





MD - Baltimore City - McDonogh Place HD - 0001.tif

1001-53 N. Broadway

MD - Baltimore City - McDonogh Place HD - 0001.tif

1001-3 N. Broadway



MD - Baltimore City - McDonough Place HD - 0003.tif

1001 - 13 N. Broadway

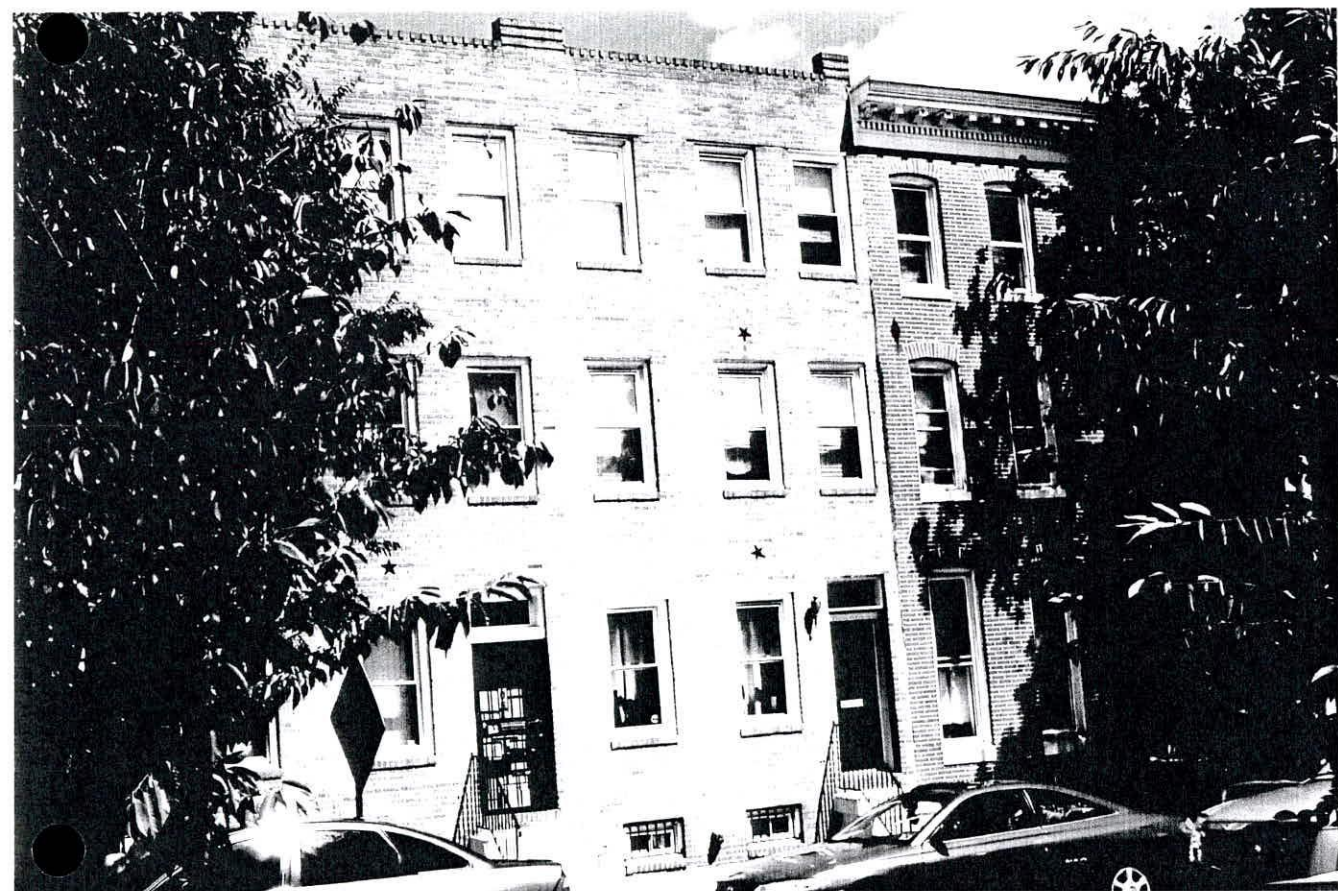
MD - Baltimore City - McDonough Place HD - 0004.tif

1017 - 65 N. Broadway



ME - Baltimore - McDermott Place #D - 0005.tif

1025-33 N. Broadway



MD - Baltimore City - McDonogh Place HD - 0007.tif

1047 N. Broadway

MD - Baltimore City - McDonogh Place HD - 0008.tif

1049-53 N. Broadway

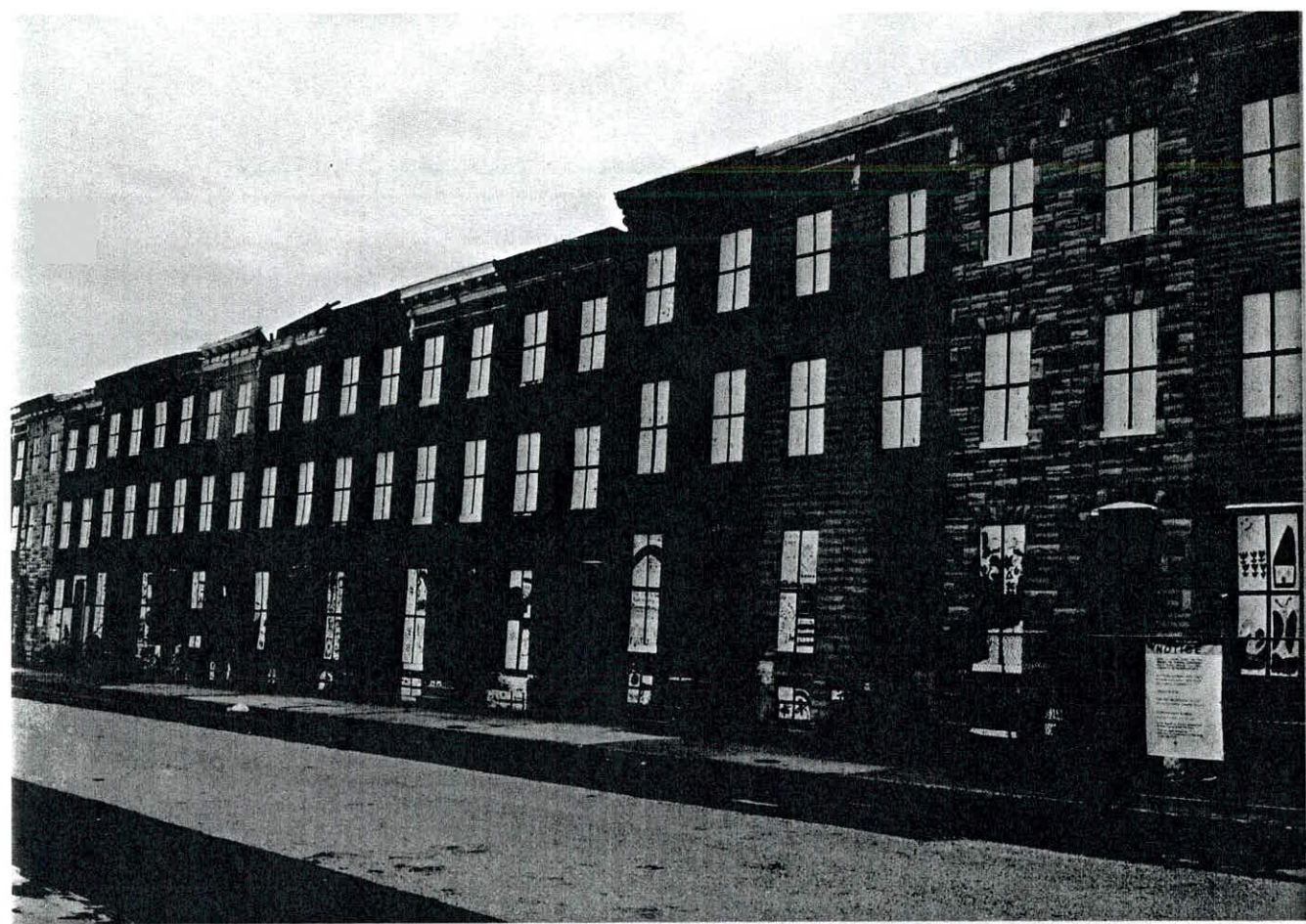


MD - Baltimore City - McDonogh Place HD - 0001.tif

1004-42 McDonogh St.

MD - Baltimore City - McDonogh Place HD - 0010.tif

1012-42 McDonogh St.



MD - Baltimore City - McDonogh Place HD - 0011.tif

1010-36 McDonogh St.

MD - Baltimore City - McDonogh Place HD - 0012.tif

1022-28 McDonogh St.

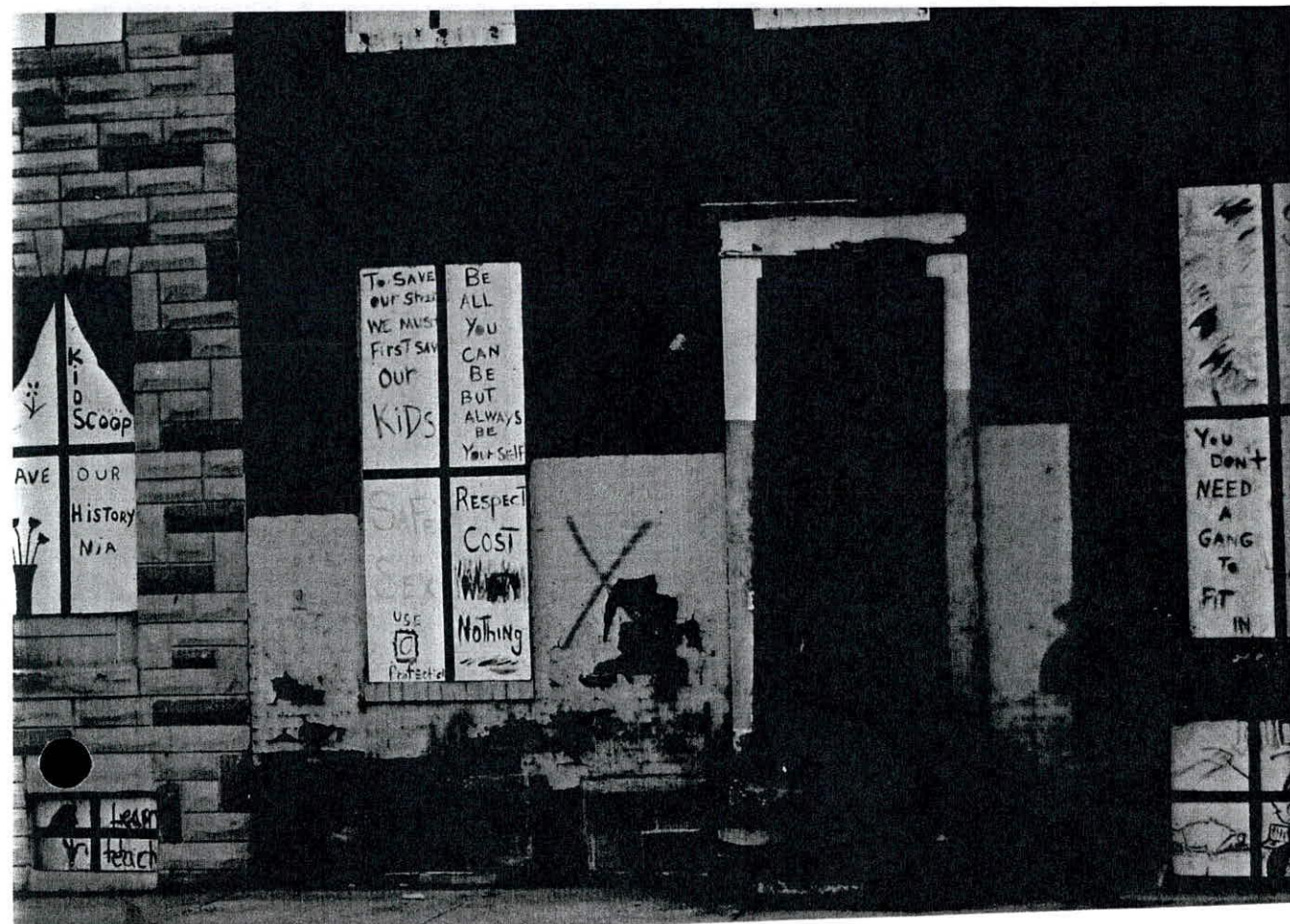
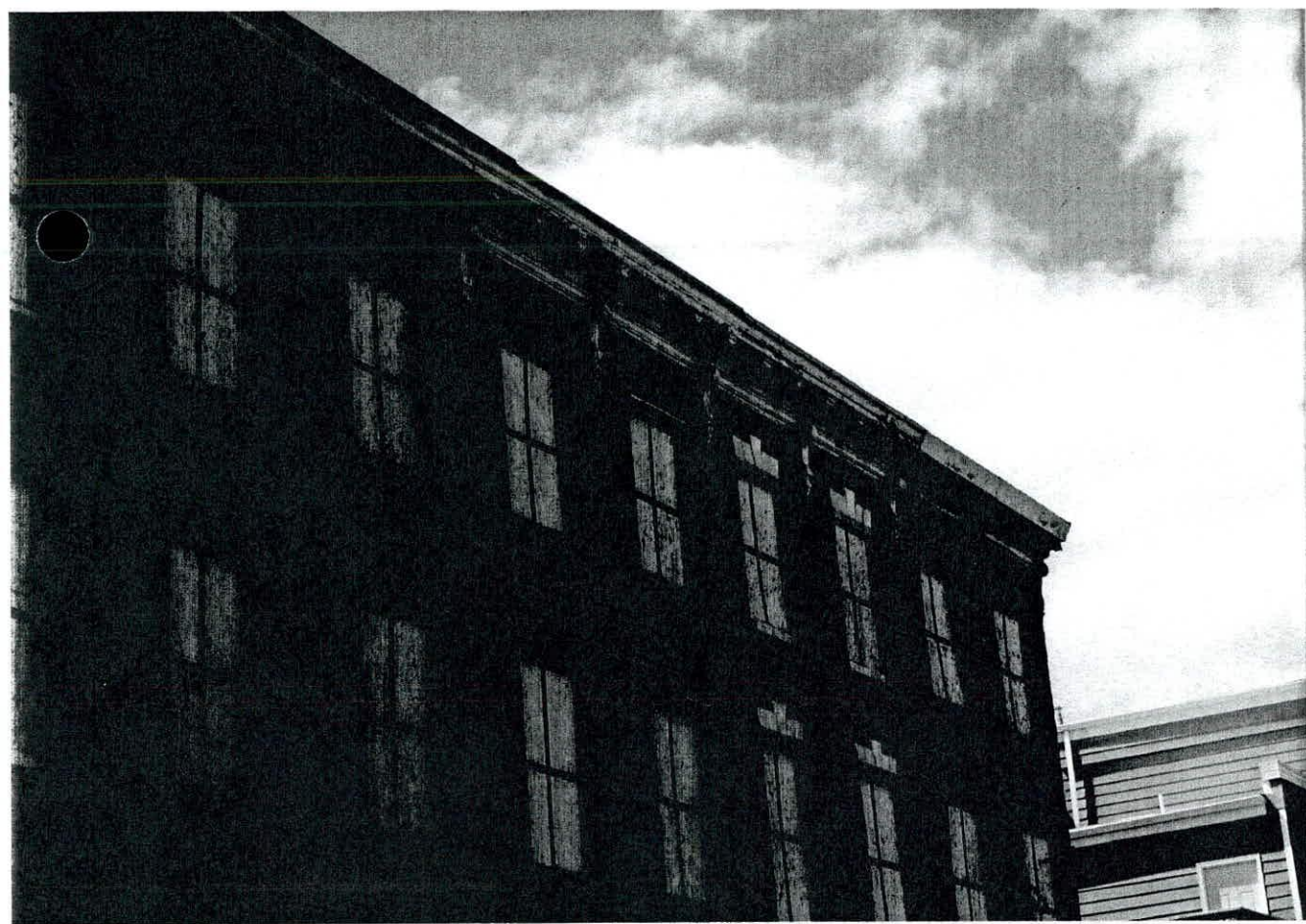


MD - Baltimore City - McDonogh Place AD - 0013.tif

1028-42 McDonogh St.

MD - Baltimore City - McDonogh Place AD - 0014.tif

1030-42 McDonogh St.

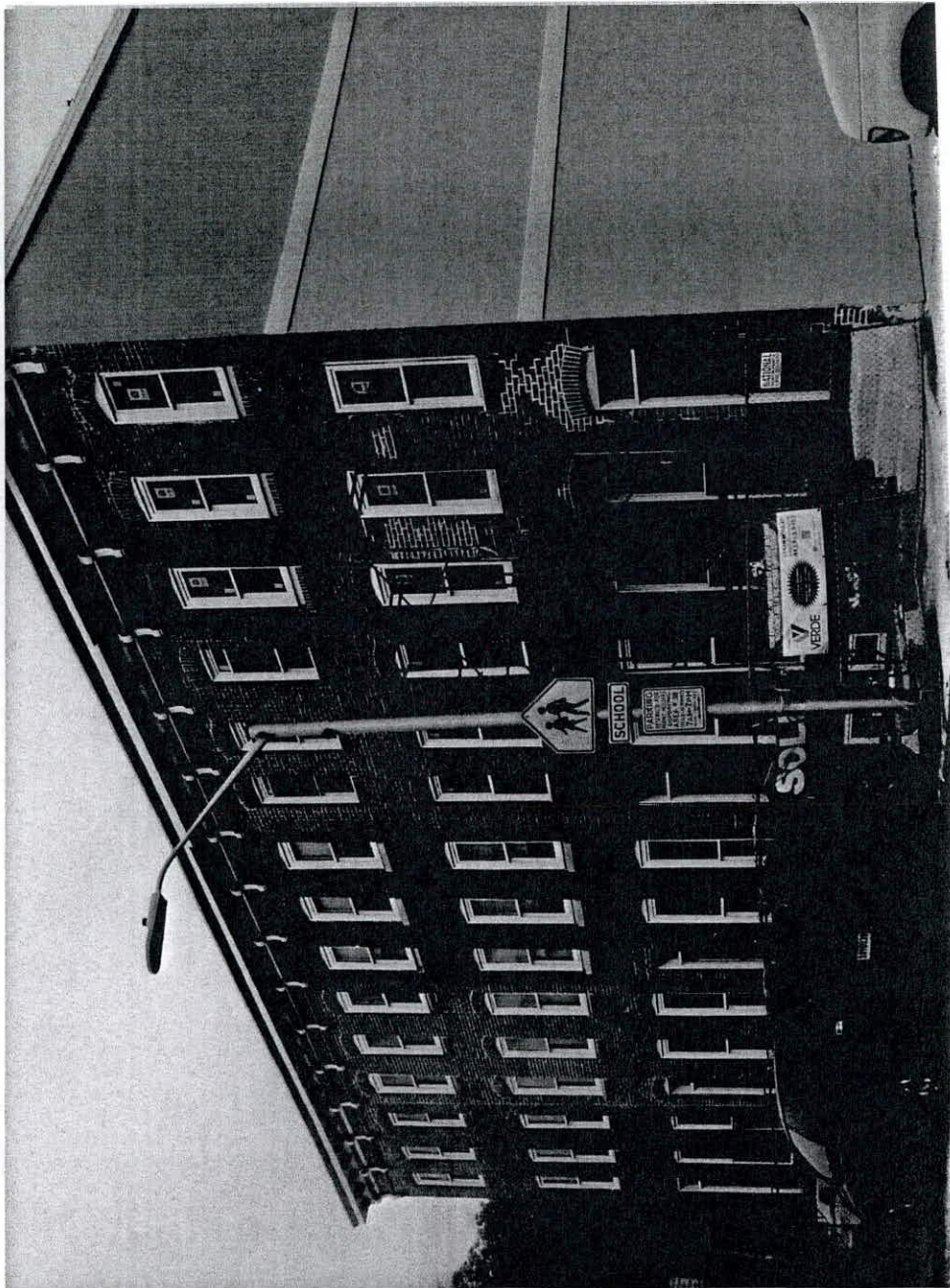


MD - Baltimore City - McDonogh Place HD - 0015.tif

1036-42 McDonogh St.

MD - Baltimore City - McDonogh Place HD - 0016.tif

1014 McDonogh St.



MD - Baltimore City - Mc Donogh Place HD. certif.

1703-11 E. Choe St.