

**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 Baltimore Federal Savings & Loan Association
other names B-1147

2. Location

street & number 19-25 East Fayette Street not for publication
city or town Baltimore vicinity
state Maryland code MD county N/A code 510 zip code 21202

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).



Director/State Historic Preservation Officer

November 15, 2022

Signature of certifying official/Title

Date

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

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	
1		buildings
		sites
		structures
		objects
1	0	Total

Name of related multiple property listing

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

N/A

number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

COMMERCE / financial institution / savings & loan

Current Functions

(Enter categories from instructions)

COMMERCE / drugstore / office space

PROFESSIONAL / law office

WORK-IN-PROGRESS

7. Description

Architectural Classification

(Enter categories from instructions)

20th CENTURY/ colonial revival

Materials

(Enter categories from instructions)

foundation Concrete

walls Brick

roof Slate, Built-up Membrane

other _____

Narrative Description

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

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Description Summary

Baltimore Federal Savings & Loan Association is a five-story Colonial Revival building constructed of steel with a brick exterior. It was built in 1950 as the new downtown headquarters for Baltimore Federal Savings & Loan Association, the Baltimore metropolitan area's largest savings and loan institution at the time. In 1958, BFS&L acquired the adjoining property at 17 E. Fayette Street and erected an addition in a matching Colonial Revival style. It has five floors and a setback 6th-floor penthouse. The east elevation on St. Paul Street is recessed to originally allow for boxwood hedges. The building and its addition are located on the southwest corner of Fayette and St. Paul streets and border Wilkes Lane. Its north, south, and east elevations consist of brick laid in a Flemish bond with grapevine mortar joints. The elevations are fenestrated with true divided-lite, double-hung wood windows, fanlight transoms, divided-lite bowed display windows, and wood panel entry doors. The upper floors have balconies with wrought iron railings and oculus windows. It is capped with a molded wood cornice scored with dentils, gable roof dormers, and hipped roofs clad in slate, behind which is a flat roof. The interior consists of a two-story main banking hall now used as a Walgreens and an original paneled lobby in the 1958 addition. The upper floors have been converted from banking functions to office rental space. The building is in excellent condition, with its exterior almost 100% intact, retaining all its original Colonial Revival design and features, including its massing, detailing, fenestration, and roof profiles. BFS&L's original banking hall, with the exception of the tellers' counters, is largely intact. The second, fourth, and fifth floors and the sixth floor of the 1958 addition will be converted into apartments in accordance with the Secretary of Interior's Standards for Rehabilitation. The first floor will remain a Walgreens, and the third floor will stay as offices until their leases expire.

General Description

Located on a 0.25-acre lot on the southwest corner of East Fayette and St. Paul streets in Baltimore City, Maryland, the former Baltimore Federal Savings & Loan Association is a 46,470-square-foot, five-story building erected in two phases. The headquarters was constructed in 1950, with a five-story addition added to its west boundary in 1958. Both are constructed of steel with concrete floor slabs on metal decks. The exterior walls are concrete block and brick. The flat roofs have built-up membranes with gravel, hidden by mansard roofs clad with slate.

Façade

The north elevation, which fronts East Fayette Street, is 110' in length from the corner to a party wall shared with 15 East Fayette Street. The 1950 section of this elevation is seven bays wide; the 1958 addition is two bays wide. Both are five stories tall and faced with brick laid in a Flemish bond with grapevine mortar joints, a

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technique used during the colonial period, in which a grapevine jointer created an indented line along the center or the joint. A brick water table runs along the base, and a stone string course across the fourth floor.

The façade shows strong symmetry. The second floor is fenestrated with 12 over 12, true divided-lite, double-hung wood windows. The window openings at the third and fourth floors have brick jack arches and stone sills. They contain original 12 over 12 true divided-lite, double-hung wood windows on the third floor and 8 over 8 double-hung windows on the fourth floor.

There are three original arched entries with fanlight transoms holding non-original glass doors. These open to the former banking hall. Bowed display windows with non-original glass flank the entries. Above the windows are balconets with ornamental wrought-iron railing. Two iron lampposts with carriage lantern heads set on stone bases bracket the entries. The original limestone inset over the openings, bearing the S&L's name, has been covered. The facade has contemporary business signage and two flagpoles. These do not detract from the original design and character-defining details.

A mansard form, hiding a flat roof, caps the building. Behind it is a built-up membrane roof. The roof has seven dormers with diagonal wood board siding, slate gable roofs, and original 6 over 6, true divided-lite, double-hung wood windows. A wood cornice with dentil trims the eave. Centered on the roof of the 1950 building is a four-sided copper-domed clock tower. It is fenestrated with 6 over 6, true divide-lite, double-hung wood windows on each side and topped with a weather vane.

Addition

The east elevation, facing St. Paul Street, shows a different façade composition than the original building. It is marked by a central recessed wall bracketed by two projecting volumes. This space once sheltered boxwood shrubs sitting behind a brick wall. This feature matches the water table in height and detailing.

Along the recessed section of the first floor are five true divided-lite, single-hung wood windows in arched openings with fanlight top sash. These originally looked into the banking hall but are now covered below the arches with painted wood panels. Above are five fixed-glass oculus windows that give light into the banking hall. Bowed display windows penetrate each projection at the first-floor level. Like the original building, they are topped with small balconies. The fourth floor has identical 8 over 8 windows and a matching stone string course. The inside elevations of the projections have 8 over 8 double-hung windows on the first and second floors and 4 over 4 on the fourth floor. The roof profile matches the mansard form of the original building with the same slope, materials, cornice line, and dormers.

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Similar to the street facades, the south elevation fronting Wilkes Lane is clad in brick, laid in a Flemish bond, and maintains a strong symmetry. Being the back, working side of the building, it has metal service doors and a sectional roll-up garage door. The second floor contains 12 over 12 double-hung wood windows, the third floor 8 over 8, and the fourth floor has dormers with 6 over 6 wood windows. The roof profile matches the east elevation with five dormers and a copper-domed tower that corresponds with the tower on the north elevation. Attaching to the roof is a one-story mechanical penthouse clad in brick and penetrated with metal windows and metal doors.

Interior

The first floor of the 1950 building is accessed through the three fanlight doorways and leads to the former two-story banking hall, now holding a Walgreens. Shelving takes up the space that was once the tellers' counters and the customer banking area. Movable partitions cover the windows below the arches across the east elevation. The original coved ceiling with the oculus windows remains, with period plasterwork and non-original suspended light fixtures. The south end, where bank employee offices once stood, has been partitioned for a pharmacy. There are egress stairs at the north and south walls and north and south elevators. The first floor of the 1958 addition is accessed through two arched fanlight doorways with French doors that match the 1950 entries. They lead to wall-to-wall steps, moving down to a lobby. Inside the doors is a bronze relief inset in the terrazzo floor showing the street map of Baltimore in 1729.

The addition originally had a banking hall which was later partitioned into offices resulting in the present lobby configuration. The lobby is paneled with blind arched doorways on the west walls and a broken pediment set in the paneling on the south wall. The addition opens into the east wall of the older building. A hall with black and white marble flooring leads to the north stair and a now-closed connecting arched doorway to the 1950 banking hall. Walgreens occupies the space behind the lobby, which works as elevator access to the upper floors.

The second floor, which is U-shaped and wraps around the upper story of the banking hall, was originally used for the bank's general office functions. It retains part of its original corridor with wood baseboard, chair rails, restrooms, and elevators. The remainder of the floor has been reconfigured with drywall partitions and suspended ceilings. The third floor, which takes up the entire footprint of the building, also has its original corridor and service core, with the remainder of the space altered. The fourth floor is under the roof with access to dormers on the north, south, and east elevations. It retains its original corridor, with the remainder of the space altered. The fifth floor is a windowless space used for storage and housing mechanical equipment.

Floors two to five of the 1950 building connect to the 1958 addition. A vacant sixth-floor setback penthouse in the 1958 addition initially used for storage connects to the roof. The basement is unfinished with poured concrete, concrete block walls, and concrete slab floors. The basement's east side holds a garage accessed from

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Wilkes Lane by a metal overhead door. There is a sub-basement under the 1958 building and the west half of the 1950 building. It is an unfinished space used for mechanical systems.

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.

Narrative Statement of Significance

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

Area of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1950-1958

Significant Dates

1950; 1958

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Hall, Border & Donaldson - Architects
John McShaine, Inc. - Builder

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:

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Summary Statement of Significance

The Baltimore Federal Savings & Loan Association building is significant under Criterion C as an outstanding example of bank architecture designed in a Colonial Revival/regional style in the post-World War II period. It is representative of the preference some financial institutions had for traditional or regional architectural styles in the late 1940s despite the prevalence of modernism that had come to dominate American bank and commercial architecture. The choice of an intentionally traditional design reflects a lingering resistance to modernism immediately after the war. The building's massing, materials, detailing, and fenestration are architecturally-accurate with the colonial period in the Tidewater Region in Maryland and Virginia, most notably the reconstructed Governor's Palace in Williamsburg and the colonial architecture of Annapolis. Its construction in 1950 was the first major business building project in downtown Baltimore in the post-war period when the city's downtown was in decline. Its 1958 addition matched the original design and expanded the bank's operation. In this way, Baltimore Federal Savings & Loan Association building meets National Register Criterion C, Architecture, at the local level of significance.

Resource History and Historic Context

Today, most credit-worthy Americans can obtain a long-term, amortizing mortgage with regular monthly payments to buy a home, but this wasn't always so, especially for those of the working class. The development of an institution in the 19th century called the building and loan association (one of which was Baltimore Federal Savings & Loan) brought homeownership to millions of Americans.

America's savings and loans, most of which were originally called building and loans are based on a British precedent. In the 1640s, small groups of people with excess capital formed land buyers' societies in the English Midlands. Purchasing large tracts of land, they subdivided it and sold it outright to farmers. This was an almost revolutionary change in land ownership because, traditionally, British aristocracy and elites had controlled all the land.

Despite attempts of suppression by the upper classes, the societies flourished. Hand-in-hand with the land reform was the "friendly society" movement, which consisted of self-help cooperatives where working-class people made regular contributions to a common fund so members could get interest-free loans in times of need.

A spirit of "help your fellow man" enabled the number of friendly societies to grow to 7,000 by 1800. Based on this almost evangelical philosophy of cooperation and regular savings, Birmingham's first building society was created in 1781 to make loans to purchase homes.

People joined by subscribing to shares and paying for them in monthly installments, which made them part owners. From this pool of money, the building society held a lottery to determine who would get a loan. The

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selected member would repay the loan by continuing to make their monthly share payments plus a one-time premium and interest. In addition to loans, dividends were paid. Both men and women were admitted, with meetings being held in local taverns causing many societies to name themselves after the pub or the street on which it was located.

Britain's industrial revolution played a role in the creation of building societies. Rapid industrialization caused overcrowding in cities and the deterioration of housing stock. A skilled worker with a good income could live in crowded tenements or buy a house. But borrowing from a private mortgage lender or commercial bank meant a substantial down payment, with the loan having to be repaid in full in less than five years.

Building societies whose loan terms were far less onerous became an alternative, and by 1825, sixty-nine were in operation. The rapid industrialization of cities led to the creation of another institution – the mutual savings bank. The first, Tottenham Benefit Bank, was established by Priscilla Wakefield, a social reformer who taught the poor how to save and not squander their earnings. It promoted the moral lesson of "thrift," or saving for the future. Members had to make savings contributions or face a fine. A mutual savings bank was different than a building society. All of the assets of a building society went into mortgages while the bank put the money in secure investments and credited interest to accounts. Both were non-profit cooperative organizations.

In the 19th century, the popularity of building societies soared. From 2,050 in 1851, they grew to 3,642 with 54.8 million assets. When people emigrated to America, they took the ideals of the building society with them.

Creation of the American Building & Loan

The Industrial Revolution had the same effect in American cities like Philadelphia and New York, with population explosions of 380 and 595 percent, respectively, from 1790 to 1830. Housing became too expensive to buy outright – some sort of home financing was needed. But as in England, residential mortgage lending in America was limited to the well-off with substantial savings.

Private mortgage lending was available, but with strict terms of a 60% down payment with interest-only payments for five years, with the full loan amount to be repaid. The alternative was often no better, with commercial banks setting stiffer requirements. In 1831, forty-five men (some of whom came from the English Midlands) in suburban Philadelphia created the Oxford Provident Building Association based on the British model of members paying for shares in monthly installments. They would receive a loan advance to buy a home through an auction where one would submit a bid indicating the premium and interest rate they could pay. A fine of twenty-five cents a month was levied on late payments. Oxford Provident's first loan of \$500 was granted to a comb maker for a \$10 premium and \$1.90 interest per month.

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As the American building and loan evolved, many different operating plans were tried, with the “permanent” plan being the most popular thrift structure. It involved the B&L issuing shares whenever the need arose and giving members passbooks to record deposits and dividends. The common characteristic of all the “thrifts” was that members elected community leaders as their officers. Doing this was a way of limiting the risks of borrowing and lending money. The officers often personally knew the person who was asking for a loan and used their character as part of the approval process. Because of this critical community connection, many B&Ls added the word “association” to their names.

In America, three different types of financial institutions evolved: a building and loan, which like its British predecessor, put all its assets into mortgages; a mutual savings bank which placed just a small percentage of its depositors’ money into mortgages but mostly into secure investments like bonds; and a commercial bank which dealt almost solely with loaning funds to business customers. The concept of consumer banking, familiar today, did not come about until the 1920s. The term “thrift” would eventually be the name of any banking model whose majority of funds come from savings accounts and included the building and loan associations.

The American building and loans thought of themselves as a “movement,” not a business, and preached the benefits of self-help. In 1869, the book that became the “how-to-guide” for understanding the operation and moral value of B&Ls was published. Written by Edmund Wrigley, *The Working Man's Way to Wealth; A Practical Treatise on Building Associations: What They Are and How to Use Them*, explained in nontechnical terms the advantages of building and loan associations.

By first pointing out the differences between a B&L and a mutual savings bank Wrigley described in detail how a working man paying \$15 a month in rent for a house that would sell for \$1,500 can buy that house now through a building association. But the book's second theme emphasized how saving and the cooperation of the association would improve one's morals and self-esteem. Throughout America, through articles and speeches, people took up the cause of the B&Ls. Newspaper advertising became the prominent voice, highlighting the concrete benefits:

“Young man and woman, stop and reflect! The money you fritter away uselessly will make you independent. To-day sign the magna carta of your independence and like our forefathers, in about eight years you will, in a great degree, be independent by saving only thirty-three cents each day. In that time you will ... have a home and be independent of the landlord.”¹

Another critical argument that thrift leaders espoused was that the B&Ls’ path to home ownership could reduce social unrest: “You cannot make a rioter out of a homeowner. He is a capitalist; he will never be a turbulent

¹ “Fourth of July! Independence Day! [advertisement],” *Scribner's Monthly* (Vol. 11, November 1875-April 1876), 474.

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striker.”² The American upper classes had seen the Revolution of 1848, where working-class riots and unrest had racked European countries, including France. Since then, socialism, anarchism, and communism, which branded the capitalists as the working man’s oppressors, found followers in America. Thrifts would not let this happen: “... they unite not for the purpose of overthrowing capital but with the design of becoming in good time, capitalists themselves.”

The last part of the 19th century saw thrifts climb from 3,500 in 1888 to 5,336 in 1900. The first survey by the federal government in 1893 showed that most members were people of limited financial means, with 27% factory workers, 14% mechanics (the 19th-century term for carpenters and masons), and 18% homemakers and housekeepers. Women were welcomed to the thrifts from their beginning with equal shares to men; women were considered thriftier than men and had better credit risks. Mothers wanted their children to be taught the virtue of thrift.

With the growth of building and loan associations in the United States came the realization that they needed a national trade organization to promote the “movement.” In 1892, the United States League of Local Building and Loan Associations came about to promote the moral and economic interests of the thrifts but also develop a more professional public image. It came at a fortuitous time when at the beginning of the 20th-century, B&Ls discovered a new untapped source of membership – the immigrant wave to America in cities, towns, and the country.

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Many dishonest businessmen had preyed on immigrants, but the B&L management was trusted because they were people from the neighborhood whom the immigrants knew. Sharing a native language was important. A Pole who hadn’t mastered English could converse in Polish and understand the requirements for a mortgage. Some countries had a cooperative finance system that the immigrants were familiar with, such as Poland’s People’s Bank and Germany’s Housewives Societies. Most immigrants saw membership in a B&L as a path to assimilation; owning property was an American principle. Bohemians were especially active in thrifts, with 120 created in Chicago, their leaders attributing it to believing “home ownership is the highest test of citizenship.”

² Quoted in David L. Mason, *From Buildings and Loans to Bail-Outs: A History of the American Savings and Loan Industry, 1831-1995* (Cambridge: Cambridge University Press, 2004), 27.

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Baltimore Building & Loan Associations

Like most big cities, Baltimore had many B&Ls, over 900 chartered between 1865 and 1914 (the largest number established between 1886 and 1888), and many ethnic ones.

Germans organized the most ethnic associations in Baltimore, 130 because that was the largest ethnicity in the city. (By 1920, 50% of the total city population was of German heritage). In 1909, the 38th German American Building Association was formed. Poles in the city established eight B&Ls between 1865 and 1914. This was in addition to the ones created by the four Polish Catholic parishes. The average Polish immigrant arriving in Baltimore from 1880 to 1910 was male, less than 45 years of age, and with an average of \$12.27 in their pockets. Italians with \$15.33 upon arrival in Baltimore founded only one B&L, established in 1914. The first Bohemian B&L, Bohemia Building Association #1, was chartered in 1872.

A typical ethnic B&L was the Kosciuszko Permanent Loan and Savings Association, created in 1894 and still in business on Eastern Avenue in Fells Point (Fig.2). In its first year, its board of directors: a tailor, a cabinet maker, two laborers, two butchers and an editor of *Polonia*, a Polish language newspaper made thirty mortgages. With new open land acquired in the annexations of 1888 and 1918, there were opportunities to build brand-new housing & B&Ls served as a significant source of capital for housing construction in Baltimore. Besides providing mortgage money to buy houses, B&Ls like Kosciuszko also made loans to builders and developers to construct new homes, which were treated no differently from any other mortgage. As with non-ethnic B&Ls, the borrower's character played a key role in the approvals process. Early records of the Kosciuszko Permanent Loan and Savings Association tell of many loans made to members who had only had their reputation in the neighborhood as collateral, with fellow members vouching for them.

Baltimore's rapid economic growth in the second half of the 19th century resulted in a need for housing, which meant a home finance system had to be available. The for-profit commercial banks dealt with business and industrial finance, which was more profitable than mortgage lending, and especially did not seek the business of making mortgages to immigrants or the working class. The earliest B&L in Baltimore was the Baltimore Building Society of St. Joseph, created in 1849. Many religions in America, such as Jewish (Baltimore's Hebrew-American Building & Loan) and especially Catholic parishes, would form their building and loans. Next, in 1850 came the St. James Building Association, The German Building Association, the Pius Building Association, the Metamore Building Association, and the German Homestead Association.

Almost all B&Ls in America were unregulated, but the Maryland Legislature in 1852 passed one of the earliest laws dealing with the operation of building and loans to make sure citizens weren't taken advantage of. The most reliable indicator of the role that B&Ls played in Baltimore home finance is seen in the Baltimore City

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deed books over 150 years, where thousands are listed as grantors of mortgages for houses or, more specifically, rowhouses (Fig. 1)

The Pennsylvania Avenue Permanent Building & Loan Association which would become Baltimore Federal Savings & Loan Association, came into being on May 5, 1884. Ten years later, it had 132 male members and 38 female members. This represented an average membership; the vast majority of B&Ls were small, with 60% having less than 200 members. This is in comparison to an urban savings bank which could have 50,000 to 100,000 account holders. The average thrift kept \$90,000 in assets in the late 19th century. By 1917, according to the Comptroller of Maryland, Pennsylvania Avenue PB&L was one of the largest B&Ls in the city with \$220,000 in mortgages.

The 1920s and '30s

The halt in construction during World War I created a housing shortage that, in turn, created a housing boom in the 1920s, lasting until 1930. B&Ls changed their methods by replacing the loan auction by setting the interest rate by one set by the directors plus the premium. Most importantly, the mortgage term was extended to twelve to fifteen years, twice the term set by commercial banks. The number of thrifts went from 8,633 and \$2.5 million in assets in 1920 to 11,777 and \$8.8 million in 1930 when an estimated one thousand loans a day were made. Another change was that B&Ls no longer attracted just working-class members but the middle class. They captured a disproportionately larger share of the home finance market because their mortgages were more affordable, and their dividends rates were up to three times higher than those paid by commercial banks.

In Baltimore, the B&Ls were the leaders in home finance. In a booklet published in 1934, *Building & Loan Associations in Baltimore City & County* listed 720 associations. Banks now considered B&Ls a direct competitor for consumer savings and began efforts to force the federal government to regulate them as they were. One sore point was that B&Ls did not have to pay federal taxes like commercial banks.

Roosevelt and the Great Depression

Federal intervention during the Great Depression became the watershed moment in American mortgage finance, chiefly because of the standardization of the amortizing loan over a long term and a high loan-to-value ratio. Despite the financial crisis following the Stock Market Crash of 1929, only 2% of thrifts failed compared to 20% of banks between 1931 and 1932. Some states saw thrift growth because it was perceived that B&Ls were a safer place to deposit money. Runs on banks were avoided because B&L were legal owners of the thrift and, unlike a commercial bank, customers could not demand immediate withdrawals of money (Fig. 3). But the economic devastation that caused massive unemployment that eventually affected thrift deposits and the federal government had to take action.

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Though now thought of as a president who took no action to stave off the Great Depression, Herbert Hoover had wanted to create a home loan bank in the 1920s when he was Secretary of Commerce in the Coolidge Administration. He did succeed in creating a Division of Building and Housing to improve construction standards and the availability of home financing. In 1931, he proposed the creation of a federal home loan bank patterned on the Federal Reserve as a permanent addition to the nation's finance system to pump liquidity to home lenders. After a fight with Congress and commercial banking, Hoover signed the Federal Home Loan Bank Act. But it was required by a last-minute amendment to make direct loans to homeowners and failed because it was, in reality, a wholesale lender like the Federal Reserve and did not create a retail lending system

By the time Roosevelt took office in March 1933, an estimated 25% of all mortgages in America were in danger of defaulting. The new president declared a bank holiday to preserve the integrity of the nation's banking system, and no thrifts failed this time. Roosevelt kept the Federal Home Loan Bank but wanted to improve it. A new bill was passed in June of 1933, the Homeowners' Loan Corporation (HOLC), to help lenders refinance individual mortgages for 80% of the appraised value and amortized in equal monthly installments over eighteen years. Since one-third of America's counties had no local mortgage lending because of bank failures, a system of privately run thrifts called "federal savings and loans" was created to serve these areas.

Another piece of banking legislation, the Banking Act of 1933, created the Federal Deposit Insurance Corporation (FDIC) to insure commercial bank deposits to restore public confidence. As a result of the success of FDIC in the public's eye, the Federal Savings and Loan Insurance Corporation (FSLIC) for thrifts was created in 1934. Like the banks, the thrifts now had to have reserves of 5% of their assets. The creation of HOLC saved mortgage financing in America, but as a result of federal intervention, more stringent lending standards came into use that became the basis of "redlining," a practice of geographically delineating neighborhoods with a color code to assess lending risk (Fig. G).

The National Housing Act of 1934 created the Federal Housing Administration (FHA), whose main intent was to foster mortgage lending and home ownership. Its most important provision was mortgage insurance that guaranteed payment of a home loan by the federal government. The creation in 1938 of the Federal National Mortgage Association (Fannie Mae) to buy FHA mortgages from lenders to create a secondary mortgage market would become a huge catalyst for home financing in the decades to come. By the late 1930s, the economy had improved to the point that home building began to slowly but steadily increase. The war in Europe in 1939 propelled cities like Baltimore into strong economic growth and new housing construction. The new federal programs enabled the thrifts to survive the Great Depression.

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Renaming the Program

In 1925, more than 140 names were used for B&Ls, most of them descriptive to signify their origins, such as Baltimore's St. Wenceslaus Building Association #1, Rainy Day Permanent Savings & Loan, Golden Prague, or White Eagle. The words "building," "loan," and "savings" were used indiscriminately. There were regional differences as well. Thrifts in Massachusetts were "cooperative banks and in Louisiana, homestead associations. In 1930, the United States League of Local Building and Loan Associations made an effort to shift from the evangelical "movement" to make the B&Ls more business-like on a par with commercial banks. But because of the localized nature of B&Ls, the League's effort to get all of them to accept a uniform nomenclature failed. This changed with the New Deal's federal intervention, especially the chartered federal savings and loan system. The League convinced the thrifts to change "building and loan" to "savings and loan" to demonstrate industry unity to the public.

By the end of World War II, the transition was complete. The new legislation allowed thrifts to apply for a federal charter if desired. If they met the requirements, they could be called "*federal* savings and loan." Many did because it instilled confidence and stability in the mind of the public. The Pennsylvania Avenue, Permanent Building & Loan Association, became Pennsylvania Avenue Federal Savings and Loan Association (Fig. 4) and, in 1938, was renamed the less local-sounding Baltimore Federal Savings and Loan (Fig. 6) and adopted a new logo with a federal government-like eagle and Baltimore's Washington Monument (Fig. D). Kosciuszko Permanent Building and Loan became Kosciuszko Federal Savings Bank. With the improved economy between 1938 and 1941, more than 1,000 associations nationwide, like BFS&L (which relocated from 2404 Pennsylvania Ave. to 19 East Fayette Street), focused on improving the appearance of their offices and moved to new quarters.

World War II and Postwar Housing Boom

Because of restrictions on construction materials and resources directed to the war effort, house construction that had picked up momentum in the late 1930s ground to a halt, and sales of existing housing slowed. But by 1945, the thrifts were the single largest source of residential mortgages, accounting for 35% of all home loans. The booming war economy in Baltimore and other cities created a considerable rise in consumer savings. Nationwide thrift assets rose from \$6 billion in 1941 to \$8.7 billion in 1945. BFS&L, with \$13 million in assets, was optimistic about the future, declaring in a 1943 ad that "Your Money Will Be More Valuable After the War."³

While the world was still at war, Roosevelt and Congress were concerned about what would happen when sixteen million men and women returned home from the war. Returning veterans from the First World War had been set adrift and ignored. In response, without much fanfare, they created the Servicemen's Readjustment Act

³ Charles Belfoure, *Monuments to Money: The Architecture of American Banks* (Jefferson, N.C.: McFarland & Company, 2011), 121.

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of 1944, a piece of legislation that transformed American life. The G. I. Bill, as it was nicknamed, gave men who never dreamed of going to college the chance to walk into a classroom. Before 1940, colleges were private, liberal arts, white, and Protestant. Now, they were no longer elite bastions. In 1940, 160,000 earned degrees; in 1950, 500,000. Over time, 2.2 million veterans attended college; about half were the first in their families to do so. Higher education has been democratized and changed forever.

In February 1946, an article in *Colliers*, “No Place to Live,” called the housing shortage a national problem. In addition to the lack of new housing that resulted from fifteen years of depression and war, entire neighborhoods had fallen into disrepair. Estimates called for six million new units to be built by 1950, with twice that many needing repairs.

The G.I. Bill had another transformative provision, the V.A. home loan. A veteran with no savings could buy a house with no money down, four percent interest, and monthly mortgage payments of less than \$50 a month for a twenty-year term, and the federal government guaranteed repayment of the loan. It created a new generation of homeowners who would normally have been renters. The V.A. loan and FHA financing, which also had a federal mortgage guarantee in the event of default, were the catalyst of the post-war housing boom.

Single-family housing units went from 114,000 in 1944 to 937,000 to 1,183,000 in 1948 to 1,692,000 in 1950 when BFS&L built their new headquarters at St. Paul and Fayette Streets. The growth rate of the suburbs was ten times greater than that of the central cities. In the immediate post-war era, there was a quantum leap of American homeowners that has never been matched since (Fig. 9). With a “baby boom” peak birth rate of 4.3 million births in 1957, housing for the explosion of new families was desperately needed.

Home construction roared with new high-speed assembly-line construction techniques introduced by William Levitt that created whole communities. His landmark development in Pennsylvania, Levittown, became synonymous with suburbanization. On a single day in March 1949, 1,400 contracts for Levittown houses were drawn. The pattern for its creation was followed across the nation. Farm fields became communities. Homeownership grew from 41% in 1940 to 57% in 1955. Americans began to believe that owning a home was an inalienable right. BFS&L had started to promote that thinking as early as the 1940s: “A Home and land have always been the family’s most important investment” (Fig. D).

The thrifts like BFS&L thrived in the period with such tremendous demand for mortgages. They were still the single largest source of residential mortgages (46% of the total). It was said with so much prosperity; all a thrift executive had to do was follow the “3-6-3 Rule” – pay 3% on savings, charge 6% for home loans, and be on the golf course by 3 pm.

With its changed name, the building and loan was no longer the hole-in-the-wall local operation operated by people with day jobs. It became a more business-commercial bank, with college-educated management, branch

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offices in shopping centers, and services like night-drop and drive-up tellers. Between 1948 and 1955, the number of thrift employees doubled, and like BFS&L, 85% either moved to new quarters or modernized their offices.

With \$37 billion in assets in 1955 (up from \$8 billion in 1945), the S&Ls created specialized departments devoted to one banking task like loan processing and origination, such as the second floor of BFS&L. The period between 1946 to 1955 would be called the “Glory Years” by the thrifts. BFS&L became the dominant thrift (in total assets) in Baltimore for decades. From modest beginnings as a neighborhood building and loan on Pennsylvania Avenue, BFS&L had become incredibly successful.

Bank Architecture

There was no bank architecture in colonial America because the British did not allow banks. When America’s first bank, the Bank of North America, was formed in Philadelphia in 1782, it did not have its own building but followed the practice of private colonial money-lenders who did business out of a store or a tavern.⁴ Bank of North America’s banking was conducted on the first floor of a store in a three-story rowhouse owned by the cashier (what today would be called a bank manager) who lived on the upper floors.

This business arrangement established a pattern most American banks would follow. From then on, newly created banks would first rent space to conduct business until the bank was a going concern and could afford better accommodations, either retrofitting an existing building or constructing their tailor-made bank, which was a sign that the enterprise was successful. But banks, being conservative institutions, did not necessarily see the need to move. The Bank of Baltimore stayed in its two-and-a-half-story rowhouse for sixty years, as did the Bank of North America in its first home.

But banks would usually expend the capital (as little as possible) to remodel an existing structure to begin business. Alexander Hamilton’s Bank of New York started life in a remodeled former mansion, and Massachusetts Bank opened business in a former charitable workhouse. The Bank of North America’s banking room had the same division of space that exists in today’s banks: a public space and a workspace divided by a counter which followed the spatial arrangement of British banks.

America’s first purpose-built bank – The First Bank of the United States, designed by Samuel Blodgett in Philadelphia in 1797 – established the bank as a building type worthy of exceptional and expensive architectural design. The three-story \$110,000 bank had a marble hexastyle Corinthian portico, one of the country’s earliest uses of the Roman order. Other classically designed banks followed Benjamin Henry Latrobe’s Bank of Pennsylvania in 1798-1800 (Fig. 1A). An alternate to a classical approach was the Federal Style (patterned on

⁴ The following text is based on Belfoure, *Monuments to Money*.

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the English Adamesque), which is what Charles Bulfinch employed in the Branch Bank of the United States in Boston in 1798 (Fig. 2A).

In the early 19th century, banks especially favored this style producing exceptional designs, such as Pacific National Bank in Nantucket, Massachusetts. After signing the Treaty of Paris to end the Revolutionary War, America gained a tremendous amount of land to the Mississippi and Canada. Banks built on the frontier were simply designed and usually used local vernacular building techniques like German stone building in western Pennsylvania or were log structures faced with clapboard.

Greek Revival

By the early 1800s, a paradigm was set - bank architecture would follow the prevailing architectural style of the moment. This was especially true when America tired of the Federal style and became infatuated with the Greek Revival, first introduced by *The Antiquities of Athens* by Englishmen Stuart and Revett in 1762. This style which was international in popularity coincided with the explosive growth of banking across the young nation. It was to create “an architecture that was new and American – that should express the democracy and all the exuberant hopes that they entertained for a country ...” wrote Talbot Hamlin in *Greek Revival Architecture in America*.⁵

Latrobe lost a competition to his former assistant, William Strickland, who copied the Parthenon presented in Stuart and Revett’s book, employing a massive Doric order and broad pediment to design the Second Bank of the United States in Philadelphia in 1820 (Fig. 3A). Until the Civil War, this would be the model for bank design for decades to come; temple fronts were built in the smallest towns until the 1929 Stock Market Crash. The South took a particular liking to the Greek Revival producing perhaps the finest example, the Bank of Louisville by James Dakin in 1834.

Victorian Era and the Age of Eclecticism

When the Bank of North America finally decided it was time to move, their new purpose-built home was not a Greek temple but one designed in a new style by the English architect, John Notman, called the Italianate. Introduced to America in the 1840s by Andrew Jackson Downing as a residential style based on Tuscan villas, the business version was based on Sir Charles Barry’s revival of the Italian Renaissance palazzo through his design of London men’s clubs like the Traveler’s and the Reform Club.

Bankers took to the style because it was based on the great merchant palaces of Florence, the birthplace of modern banking.

⁵ Quoted in Belfoure, *Monuments to Money*, 43.

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New York, which had become the nation's financial center, saw many banks in this style faced with a popular cladding called brownstone. In 1858, Hamilton's Bank of New York moved into a building designed by Calvert Vaux and Frederick Clark Withers (Fig. 4A).

There was another important reason the Italianate caught on. As American cities grew and land got more expensive, banks wanted a first-floor banking hall and rental space above. The stand-alone one-story classical temple like Strickland's was not practical for real estate purposes. Structurally, these new buildings with bearing walls could reach up to five stories and provide a stream of income from multiple floors (When the skyscraper was invented, banks could have thirty to forty stories of tenants above the banking hall).

Another cost-saving building technique that came along in the Italianate period was cast iron, which could give banks the appearance of carved stone but at a fraction of the cost and production time. Beginning in the late 1840s, bankers had their trade journal, *Bankers Magazine*, which produced line-cut illustrations of the latest banks being built. It published the "Architecture of Country Banks" in 1856 to guide bankers outside big cities because "they were often at a disadvantage when it came to architectural advice."⁶ Designs like Premium Plan No. 2 in the Italianate cost \$9,000 (banks had become the most expensive private building type) to build.

When Vaux was asked to add two stories to his Bank of New York design in 1879, he did so but without the flat roof of the palazzo. Instead, he topped it with a mansard roof with dormers, first made popular by its use in the expansion of the Louvre in the 1850s. *Bankers' Magazine* published banks with a "French roof" or what is now called a Second Empire design, and into the early 1870s, most banks were designed in this manner.

Another imported British design became popular and supplanted the Second Empire: the High Victorian Gothic. The first major bank to employ the style was the Dry Dock Savings Bank, designed by Leopold Eidlitz in 1875 (Fig. 5A). With asymmetrical massing, steep shingled gable roofs, pointed arch windows, and polychrome exteriors, the style that was once associated with churches became part of bank architecture.

After the Civil War, savings banks started to construct new buildings. Although founded to preach the benefits of thrift, they shifted from retro-fitted facilities to the most extravagant examples of the High Victorian. Some savings bank directors felt this decision was misguided because it gave the impression to its customers that it was being profligate with their savings. The fact that the style could be multi-story and produce rental income eased their misgivings. Probably the greatest bank designer of this period was Frank Furness of Philadelphia with his Provident Life & Trust. In this highly creative period, almost all building and loans still used rented facilities or space donated by one of its officers, with business done in the evening after the working day was over.

⁶ Ibid., 78.

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Some late 19th-century styles did not catch on at all for banks like the Queen Anne. But probably the most popular style of this period, named after Henry Hobson Richardson, certainly did. With bold half-round arches supported by squat stone columns, turrets, and triple-arch window arrangements, it produced hundreds of banks across America. The turret was especially well suited for corner banks. In Baltimore, Wyatt & Sperry's 1886 Mercantile Trust & Safe Deposit Company is an exemplar of the style (Fig. 6A). Bruce Price's Second National Bank in Cumberland, Maryland, in 1893 is another.

Return to Classicism

Long after Richardson's premature death in 1886, the style named after him continued to be used for bank architecture into the late 1890s. But a turning point came with Stanford White's Bowery Savings Bank of 1894 (Fig. 7A). His temple-front facade returned bank design to the classical until the Great Depression. Its construction coincided with the Panic of 1893, and there was concern the bank had overextended itself with a new \$570,000 building. But while 500 banks failed during the panic, the Bowery and the thrifts stayed solvent with its sixty-day withdrawal rule avoiding runs. The new building played a part in boosting the bank's assets to \$60 million with 110 000 accounts.

Lower East immigrants were not intimidated by banking palaces but were proud to have their money invested in them. The most beautiful classically-inspired banks were created in this period, with Brooklyn's Dime Savings Bank and Philadelphia's Girard Trust as a distinguished example.

During this period came the rise of the bank specialist, an architect or firm that designed bank after bank in major American cities. The most notable was the firm of York & Sawyer who partnered with Joseph Evans Sperry to do Provident Savings Bank on the corner of Howard and Saratoga Streets in downtown Baltimore in 1903 (Fig. 9A). The design was an exception to the Bowery's Roman classical model. Instead, it looked to the Renaissance Florentine banking palaces. It produced a heavily rusticated strongbox with a simple columned entrance with great arched windows. A Provident depositor knew their money was safe inside such a bank. But the Roman precedent was preferred, and the smallest American towns continued to build classically influenced banks (Fig. 8A).

Pennsylvania Avenue Permanent Building & Loan Building

When Pennsylvania Avenue B&L took form in 1884, it probably followed tradition, renting a space to conduct business in the evening. Then it followed the usual path of facilities that B&Ls employed (Fig. C).

There is no address found for this B&L in the Baltimore city directories until 1896, which records 1727 Pennsylvania Avenue, in what was probably a retro-fitted first floor in a three-story rowhouse. The State Comptroller's records in 1910 list the B&L as owning real estate valued at \$1,732, the assumed cost of a three-

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story rowhouse at the time. The B&L may have owned the property and got rental income from the upper floors. In 1920, it moved to another three-story rowhouse at 1504 Pennsylvania Avenue in what was formerly a saloon. Then sometime in the mid-1920s, it purchased two lots at 2404-2406 Pennsylvania and demolished the existing buildings to erect its own building for the first time.

Because of a B&L's modest neighborhood beginnings (and cost), a new building had to be impressive but not pretentious. In this way, a temple front might be suitable for a large financial institution like the Savings Bank of Baltimore's 1906 building but not for the Pennsylvania Avenue B&L building. The building that resulted was a two-story symmetrically designed edifice (the architect is not known) with a brick front and stone water table, string course, and quoins (Fig. 5).

Eschewing a formal cornice, it was topped by simple stone coping over a stepped parapet with a stone inset for the name of the B&L. A pair of stone-trimmed arches on pilasters framed the storefront. The keystones, which are prominent in the stone lintels and the double arches, may have been related to advertising of "the keystone of security" (Fig. 4). The symmetrical entrances crowned with simple projecting cornices, each with a blind stone oculus above probably led to the association on the first floor and the other to a second-floor business or residence. The façade was erased in the 1990s when it was converted into a medical office.

The transition from a neighborhood building and loan office to its own purpose-built building was not automatic. Out of the 700 B&Ls in Baltimore City and County listed in a 1934 guide, very few became successful enough (or desired) to take that next step to become full-fledged banking institutions that would have their own building. Those that did, like the Kopernic Federal Savings on Eastern Avenue, built a similar-looking edifice in the late 1920s (Fig. 2). Kosciuszko Federal Savings Bank preferred a more classical design (Fig. 2).

Alternatives to the Palazzo

The classical continued to be the dominant style into the 1920s. But some architects working on the edge of the mainstream, like the Prairie School, Frank Lloyd Wright, and most notably his mentor Louis Sullivan, produced banks of great originality. Sullivan's Farmers National Bank in Owatonna, Minnesota, and Merchants' National Bank in Grinnell, Iowa, were like jewel boxes (Fig. 10A). Sullivan loathed the temple form of bank architecture, believing it to be an inappropriate form for American institutions, and created his own design vocabulary for banks, creating eight of them in twelve years until his health failed in 1920.

Parts of America with distinct architectural heritage often sought alternatives to the temple front bank or palazzo. In the east, there was a strong affinity for the colonial, and so naturally, a neo-colonial style became prevalent for bank architecture. A colonial revival had been initiated in America by McKim, Mead & White's 1895 H.A.C Taylor house in Newport, Rhode Island. The Fifth Avenue Bank on Madison Avenue resembled a

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free-standing federal house with a Palladian window (Fig. 11A). “It has the appearance of a club or even of a comfortable home,” reported *Bankers Magazine*. In California, the revival of Spanish Colonial architecture influenced bank design there and in the Southwest. In Florida, some banks used the Mediterranean style popularized by Addison Mizner, producing simple gable roof buildings of stucco with prominent arch entries. This preference for regional styles would persist even after World War II.

Modern Classicism

By the mid-1920s, more and more clients were considering a departure from the classical manner. Architects involved in bank design contemplated whether classical forms could be updated to meet the needs of 20th-century banking or whether it required a completely new architectural direction. The development of the radio, airplanes, new machinery, and more sophisticated automobile design made classical bank architecture seem even more of an anachronism.

A new style in Europe that outright rejected ornament or historical associations, championed by Walter Gropius and the Bauhaus School in Germany, was slowly being reported on by America’s professional architectural journals in the late 1920s. Henry Russell Hitchcock’s 1929 book on modern architecture was trailblazing, but initial interest in European modernism was limited to architectural circles and New York and rarely built. Richard Neutra’s Lovell House in 1927 was one of the few exceptions.

New ground in high-rise design was ironically broken when William Lescaze and George Howe built the first modernist skyscraper for the Philadelphia Savings Fund Society between 1929 and 1932. But the style was still far too radical. Instead, a stripped-down form of classicism or “modern classicism” was introduced, becoming the precursor of modernist bank architecture.

The 1925 Exposition Internationale des Arts Décoratifs et Industriels Modernes in Paris introduced the style. In America, the style called “moderne” or “zig-zag” and renamed Art Deco in the 1960s, after the 1925 Exposition slowly gained ground in the late 1920s and early 1930s, then picked up again after the Great Depression eased.

Walker & Gillette, whose design for the Canal Street branch of the National City Bank of New York (1927), set the standard, with the firm becoming the main practitioners of the new style (Fig. 13A). Commercial banks could now have branches. National City reused the building’s design and entry detail to give its branches a “brand” identity. Bank skyscrapers used the moderne such as Baltimore Trust Company’s tower by Taylor, Fisher, Smith & May in 1929.

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Pennsylvania Federal Savings & Loan Association Applies Modernism

A display ad in the *Baltimore Sun* in November 1937 (Fig.) announced that Pennsylvania Federal Savings & Loan Association would be renamed (“because of the broadening scope and the increased business ... in all sections of the city ...”) the Baltimore Federal Savings & Loan Association. Interestingly, no B&L had used that title before, as the neighborhood focus of B&Ls had traditionally given themselves localized names. It was also announced in the same ad that the B&L would be moving to 19 East Fayette Street at the southeast corner of St. Paul and Fayette in the heart of downtown Baltimore. An existing five-story building at that address would be “modernized” for their use (Fig. 8).

The timing of the move was interesting in that 2404 Pennsylvania Avenue had been swallowed up by the northern expansion of Baltimore’s Black Harlem in the late 1930s (Fig. 7). Pennsylvania Avenue, or the “Avenoo” had become its main thoroughfare from Franklin Street, to finally creeping past North Avenue. This “big black way” held most of the businesses (mostly white-owned), Provident Hospital, and entertainment venues that specifically catered to the 120,000 Blacks in the city. Even though BFS&L likely had Black members, Baltimore was still a segregated city. Their move was parallel to the residential white flight around the formerly Jewish Eutaw Place.

The new facility at 19 East Fayette Street came with long-time tenants on the upper floors, such as Lemmert’s, a well-known men’s clothing store. Because of this, only the 2,800-square-foot first floor was renovated into a savings and loan. “Completely modern in its appointments,” the building’s 25’ front was redone in true “moderne” style with polished black granite framing a window wall of glass block. Inset into the glass blocks was matching plate glass display windows. The entry had another of the style’s design features, radius corners which led to a revolving glass door. Incised in the granite above the glass block wall was the name Baltimore-Federal Savings & Loan Association in the newest typeface. Above the entry was the FDLIC seal with its bald eagle reminding customers that up to \$5,000 of their deposits were insured. The installation of the still novel technology of air conditioning would be welcomed on hot Baltimore summer days.

Its new location and striking design would accelerate BFS&L’s growth in the pre-World War II years, followed by its explosive growth of new savings accounts resulting from Baltimore’s booming war economy.

Postwar Bank Modern Design

The Great Depression and World War put a halt to commercial construction, giving American architects and architecture schools plenty of idle time to think. As a result, a transformation of architectural theory began in the mid-1930s and was firmly in place by 1946. American architects had known about the Modern Movement in Europe since the 1920s. A major exhibition, The International Style, held in 1932 at the Museum of Modern Art, propelled the style to the forefront of architectural thinking.

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Many architects questioned the eclecticism and historical reference that still ruled design and the teaching of architecture. One of these architects, Joseph F. Hudnut, had just been appointed dean of Harvard's architecture school in 1935 and fervently believed in a new direction for architecture. Officially established in 1895, Harvard's architecture school had followed the paradigm of Beaux-Arts training in American architecture schools, first taught by William Ware at MIT, then Columbia University. Roman and Renaissance architecture served as the inspiration for its curriculum. When Hudnut arrived, the French Beaux-Arts system was still influential, and he intended to change that. The new dean admired European modernism that moved to put the expression of technology and function above all considerations. In this way of thinking, architecture should be used to design social institutions, not cathedrals or palaces. He would create a modernist curriculum at Harvard and fundamentally change architectural education in America.

In 1933, Germany's new National Socialist government branded the Berlin Bauhaus School subversive and forced it to close permanently. Its founder, Walter Gropius, left the country for England and then came to America. Other architects and artists associated with the school, such as Marcel Breuer, Lazlo Moholy-Nagy, and Josef Albers, would also relocate to the United States in a wave of anti-fascist immigration. Hudnut welcomed Gropius with open arms in 1936 and secured a teaching appointment at Harvard, where Gropius taught from 1937 to 1952. The appointment of another refugee, Ludwig Mies van der Rohe, to head the Armour Institute in Chicago (renamed Illinois Institute of Technology) established another beachhead of modernism.

By the war's end, the new thinking had established itself in the architectural profession and, more importantly, in architectural education. Students and acolytes of Gropius at Harvard, such as I.M. Pei and John M. Johansen, became leaders in the modern movement in the U.S. In Baltimore, it was 1939 graduate Alexander Cochran who led the tradition-bound city into the modern.

After the war, he wanted to return to his hometown but confessed to Frank Lloyd Wright (whom the European modernists now thought outdated) that he was afraid that Baltimore was too conservative to appreciate his Harvard modernist training. "Go to that benighted city, young man," advised Wright. H.L. Mencken had described his hometown: "Baltimore ... compared to even to Atlanta or Kalamazoo, is indubitably slow. No passion for novelty, no hot yearning for tomorrow." But when the post-war building boom got underway in Baltimore in 1946, modernism (at least for non-residential buildings) prevailed. Cochran became its leading proponent and caused a stir with his own modernist house (labeled "Cochran's chicken-coop") in the city's affluent West Lake Avenue neighborhood. He would also get a chance to design a bank (Fig. 13).

Baltimore Federal Savings & Loan Rejects Modernism

With the boom in housing lending came the need for new bank buildings in the Baltimore metropolitan area. As in the rest of America, they would be modern in design. The modernist paradigm was sealed with Skidmore,

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Owings, & Merrill's design of the Manufacturers Trust in New York in 1954 (Fig. 12, 14A). It was the seminal modernist design of the post-war era. Its walls of clear glass in a polished aluminum curtain wall and luminous ceiling that gave its concrete floor slabs a weightless quality was a total departure from any previous design. Instead of a stone fortress, Manufacturers Trust was a luminous box. But the most radical design feature was the placement of its vault. Vaults had always been hidden away in the bowels of a bank, but Manufacturers' was plainly in view behind a sheet of glass just ten feet from Fifth Avenue. Skidmore, Owings, & Merrill, which had never designed a bank, created a sensation in the banking world. The fact that the number of new accounts skyrocketed after the bank's opening did not go unnoticed.

When BFS&L decided to expand operations on the corner of St. Paul and Fayette streets, it paid no mind to post-war modernism. Its new building would be the exact opposite of the style. Immediately after the war, when building began again, modernist architecture was not accepted wholeheartedly; there was resistance to the new style in some quarters.

Some parts of America (New England and New Mexico in particular) had a strong regional architectural expression, which had become firmly established. Even though the architects and architecture schools in these regions had turned to modernism, non-architects (such as bank directors) preferred regional architecture. Many (including some architects) found modernism cold, machine-like, technology-driven, and dogmatic. This often translated to no ornamentation or allusion to history. Some bank directors agreed with this assessment of modernism and rejected it outright, preferring their buildings to present a traditional style (Fig. 16).

The choice of style for BFS&L's new headquarters was also a matter of civic pride. Maryland had a rich architectural heritage beginning with its founding in 1634 in St. Mary's City and exemplified in the pre-Revolutionary buildings in the Chesapeake and Tidewater regions, particularly in Annapolis, with the James Paca House, Hammond-Harwood House, and Upton Scott House, held up as examples.

A colonial revival, along with other historicist styles in domestic architecture, had continued in the 1920s, as evidenced in Baltimore neighborhoods such as Homeland and Guilford. The American colonial style received a huge boost nationally with the restoration of Colonial Williamsburg. In 1927, Dr. W.A.R. Goodwin, rector of Bruton Parish Church, invited John D. Rockefeller, Jr. to Williamsburg to show him that its rich trove of colonial architecture was deteriorating rapidly. Rockefeller took an interest and, beginning with the Wren Building at the College of William and Mary, funded the restoration and reconstruction of Williamsburg through the 1930s. When *Life* and other magazines reported its progress, a national love for "Early American" buildings began. Even on the fronts of Baltimore's rowhouses built before the war, colonial detailing began to appear.

Within this frame of thinking, bank officers selected a design reflecting regional colonial architecture. Designed by Hall, Border & Donaldson and constructed by John McShaine, Inc., BFS&L explained that its plan would

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“... approach very closely the design of the Governor’s Palace in Williamsburg,” which was the second building Rockefeller funded as reconstruction. Hall, Border & Donaldson were not strict traditionalists. As expressed in many commissions, they could design a modern building incorporating traditional materials, as seen in the Memorial Stadium (1950) and the University of Maryland’s Cole Fieldhouse (1955) (Fig. F).

When the design was announced, the *Baltimore Sun* commented that BSF&L “has given thought to the charming architectural tradition with which this part of the country has been blessed with.” When it opened, the *Sun* commended it “as an imaginative departure from the monotony of traditional downtown office building.” In the context of the dominance of modernist architecture in corporate America in the post-war era, thrift’s decision to build in this style was a radical choice.

The new four-story Colonial Revival building included Flemish-bond brickwork with grapevine mortar joints, fanlight windows, and bowed display windows. A steep mansard roof that imitated a hipped slate roof (Fig. 17). Its signature features were two copper-domed towers, one of which had a clock that was reminiscent of the one on the reconstructed Governor’s Palace. Instead of being a vague, inaccurate interpretation of the Colonial of the Tidewater Region, the architects ensured that it was historically correct in its proportions, massing, and detailing.

The building became the S&L’s advertising trademark – the Colonial Corner Bank (Fig. 23). It was proud of its architecture: “If you enjoy the flavor of 18th Century living, art, and architecture, come into Baltimore Federal often.” BFS&L produced line-cut illustrations and etchings that gave the impression that it was an original building from Baltimore’s colonial past (Fig. 17).

The interior was equally accomplished with a great banking hall with a coved plaster ceiling lined with bull-eye windows and a paneled entry hall to access the banking departments on the upper floors (Figs. 18-22). The vault, “although modern in every respect, blends architecturally into a colonial doorway” (Fig. 21). Besides central air conditioning, the building had an early technological innovation of heating coils embedded in the sidewalks to melt ice and snowfall around the building.

On the St. Paul Street elevation, another colonial feature was introduced, boxwood hedges, one of the few landscaping features added to downtown buildings in the 1950s. The thrift increased its advertising on radio and then turned to TV using a jingle to urge customers to come down to the Colonial Corner – “and we pay *high, high* dividends today!”

Baltimore Federal Savings & Loan continued to prosper into the 1960s but fell victim to its poor lending decisions after S&L deregulation. By the end of the 1970s, the thrift had reached the \$1 billion mark in assets and decided to move to a brand-new building on the block bounded by South, Water, Commerce, and East

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Lombard Streets. This time, it would be a thoroughly modern \$30 million 21-story office tower with ribbons of curving glass windows designed by Donald N. Coupard (Fig. 25).

Below the building stood four parking levels holding 160 vehicles. The unusual feature about their new site was that the 1894 Merchants National Bank, designed by Baldwin & Pennington with the bottom three floors salvaged after the Great Fire of 1904, was still standing on the corner. In a gesture of historic preservation, BFS&L retained the two facades in the new design and a few historic interior features like a mosaic floor, mahogany paneling, and a marble fireplace mantel. When the thrift went into Resolution Trust Corporation conservatorship, assets like the new building and all 25 branches were seized.

Conclusion

Baltimore Federal Savings & Loan's rejection of a modernist design for their new downtown headquarters was part of a broader nationwide resistance to the style by banks and businesses immediately after World War II. But after the creation of Manufacturers Trust in 1954, with very few exceptions, modernist bank architecture became the norm. BSF&L's preference for the traditional was prescient; thirty years later, the post-modern movement brought back historicism in architecture.

Instead of glass and metal, banks like Robert A.M. Stern's Federal Reserve Bank of Atlanta (2001) used traditional materials and historical forms (Fig. 15A). From then on, many banks would often choose a traditional style with historical references to build their branch banks (Fig. 16A). Many felt that these forms were more welcoming and conveyed stability to their customers, as BFS&L did in 1950.

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- Display Ad, August 25, 1937.
- "Effective December First - Pennsylvania Avenue Federal Savings & Loan will be known as Baltimore Federal Savings & Loan Association," November 30, 1937.
- Display Ad, June 15, 1938.
- Display Ad, January 7, 1942.
- "Notice! To members of the West Lafayette Building & Loan Association," April 16, 1942
- Classified Ad, June 26, 1943
- "Your Money Will Buy More After the War," November 22, 1943
- "A Home and land have always been the family's most important investment," June 21, 1944.
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10. Geographical Data

Acreage of Property .25 acres

UTM References

(Place additional UTM references on a continuation sheet)

1									
	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 Charles Belfoure

Organization _____ date 6/12/17; rev. 6/30/22

street & number 4596 Wilders Run Lane telephone 443-732-670

city or town Westminster state MD zip code 21158

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 19 East Fayette Street Partners LLC

street & number 8120 Holly Manor Way telephone 301-310-3376

city or town Fulton state MD zip code 20759

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 Reductions Project (1024-0018), Washington, DC 20503.

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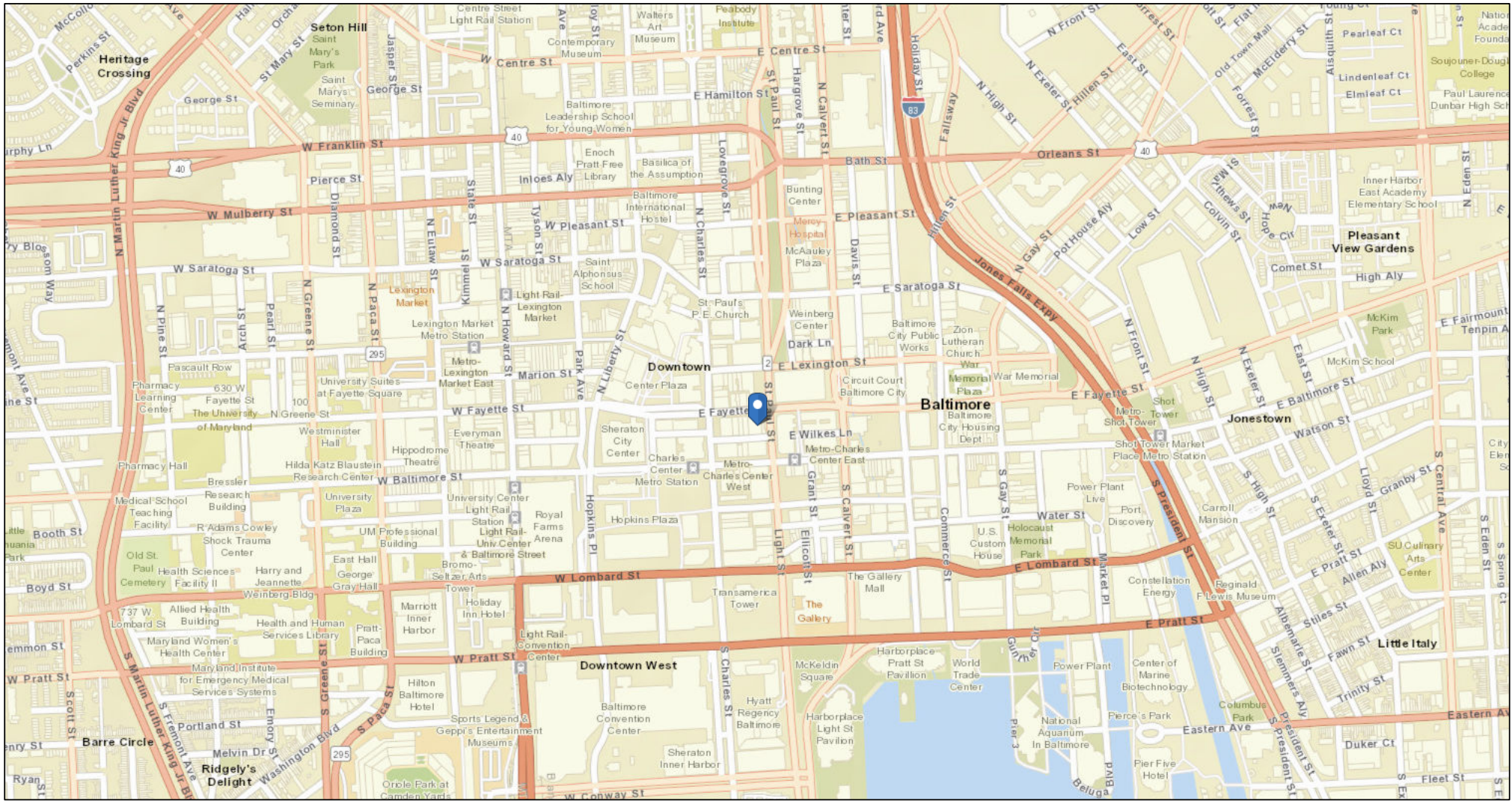
39.290000 -76.614167

Verbal Boundary Description:

The boundary of Baltimore Federal Savings & Loan Association is recorded as Ward 04/Section 11/ Block 0635/ Lots 004 & 004A in Baltimore City Land Records, deed references: 16657/0297 & 16074/0383

Boundary Justification:

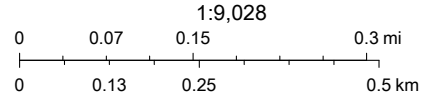
The boundary encompasses the full extent of the property historically associated with the resource.



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Location Map

Lat/Long 39.290000, -76.614167



City of Baltimore, Baltimore County Government, VITA, Esri, HERE, Garmin, GeoTechnologies, Inc., Intermap, NGA, USGS

Made by: Maryland Historical Trust
 MDP

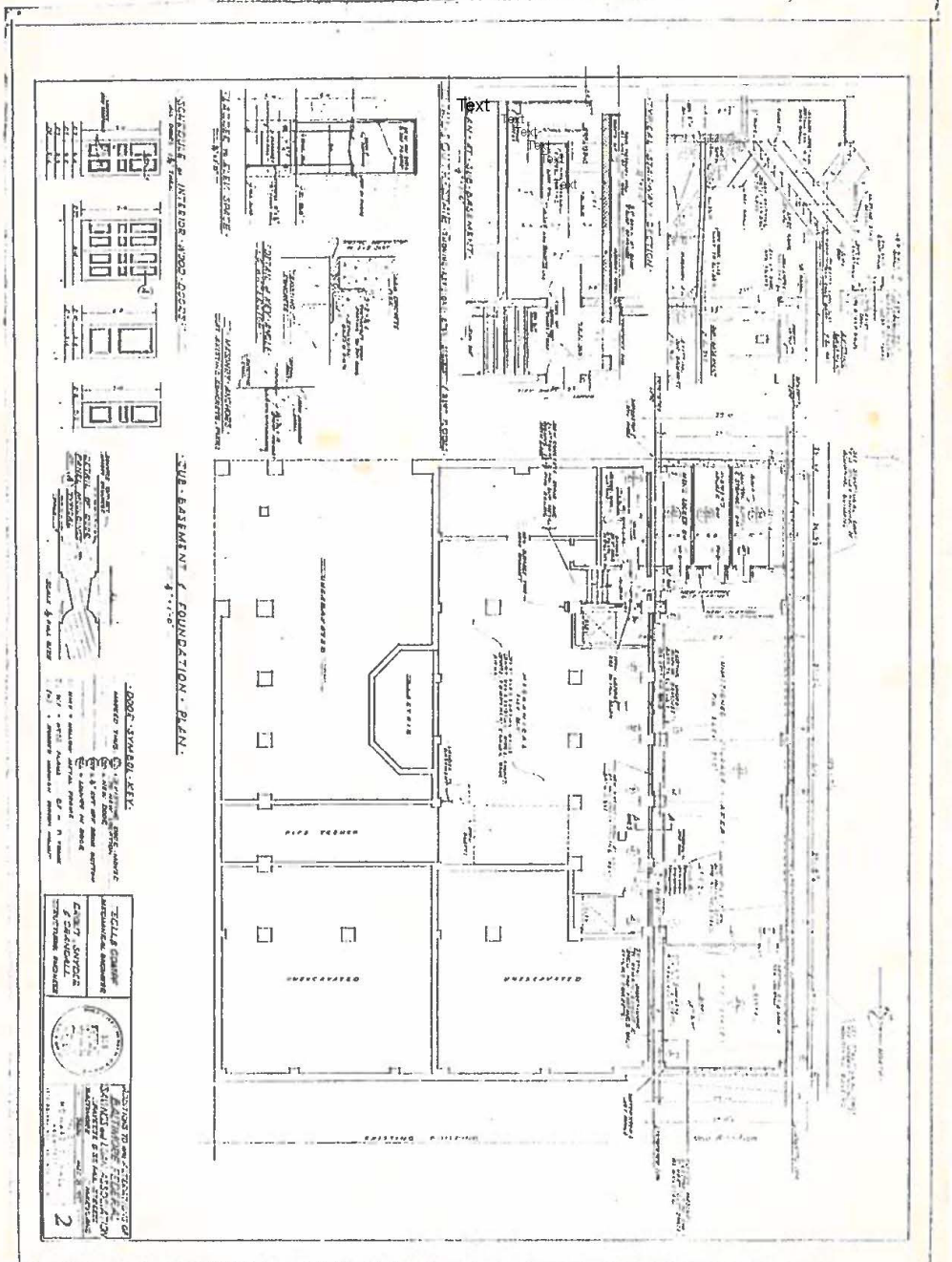
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1958

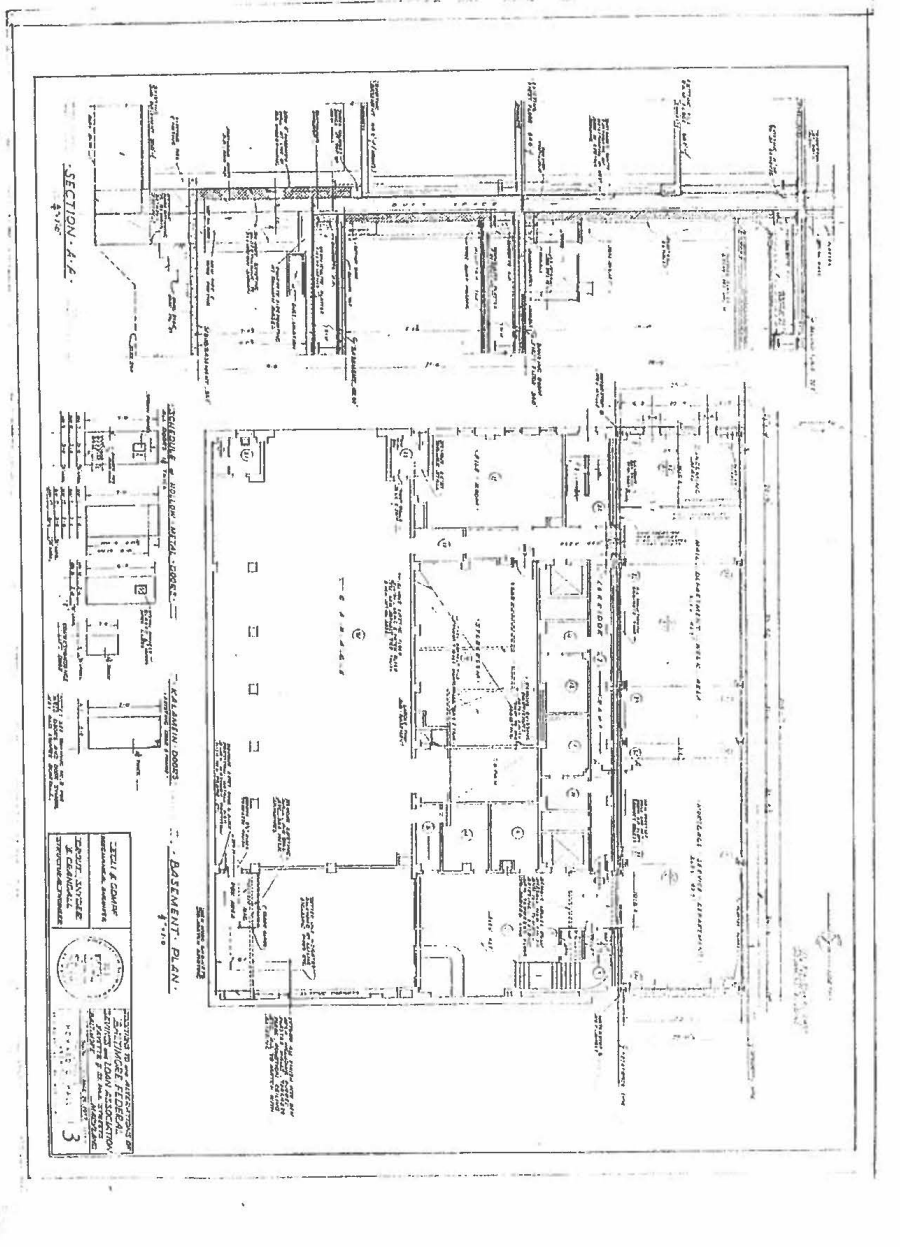
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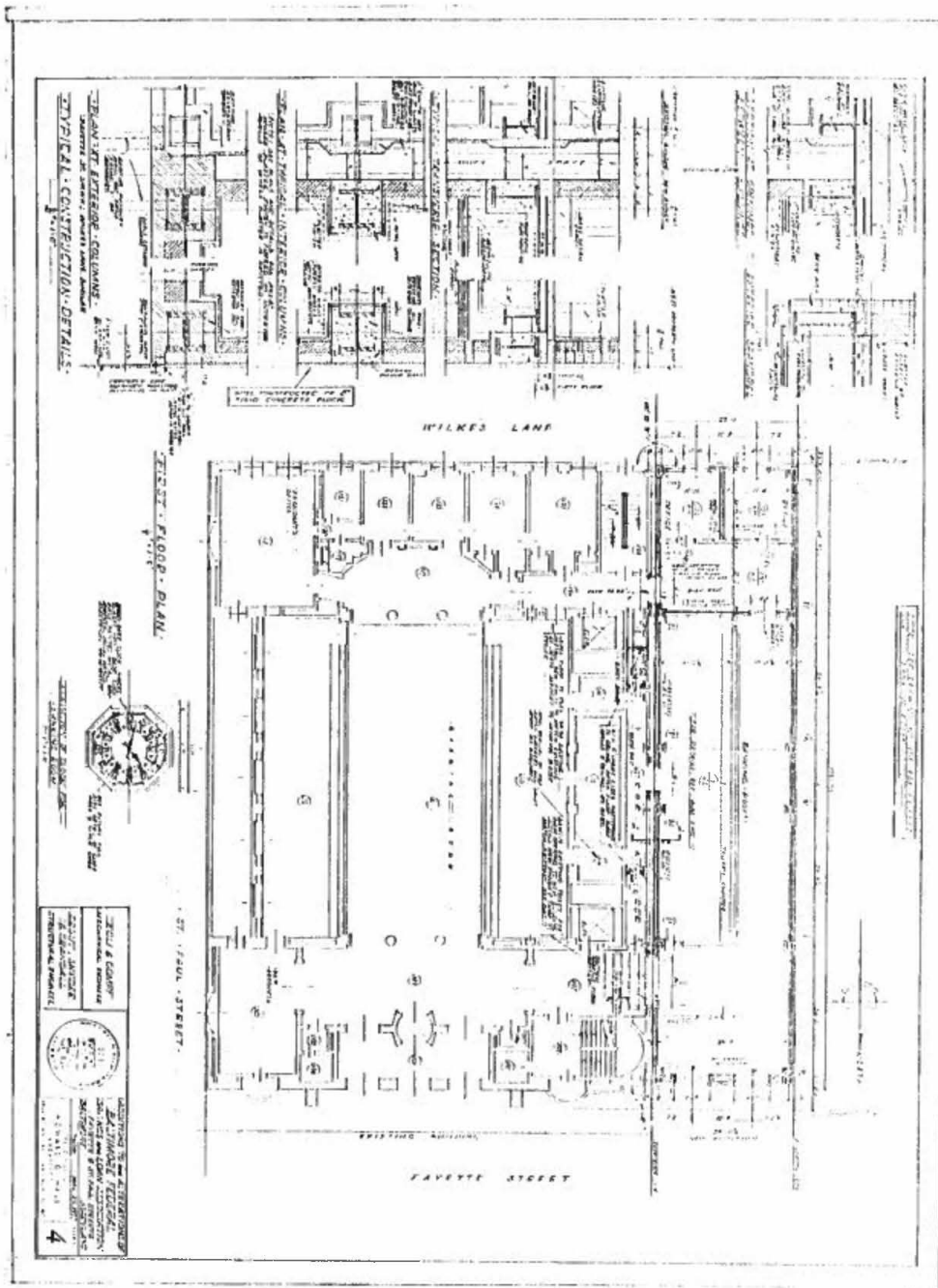
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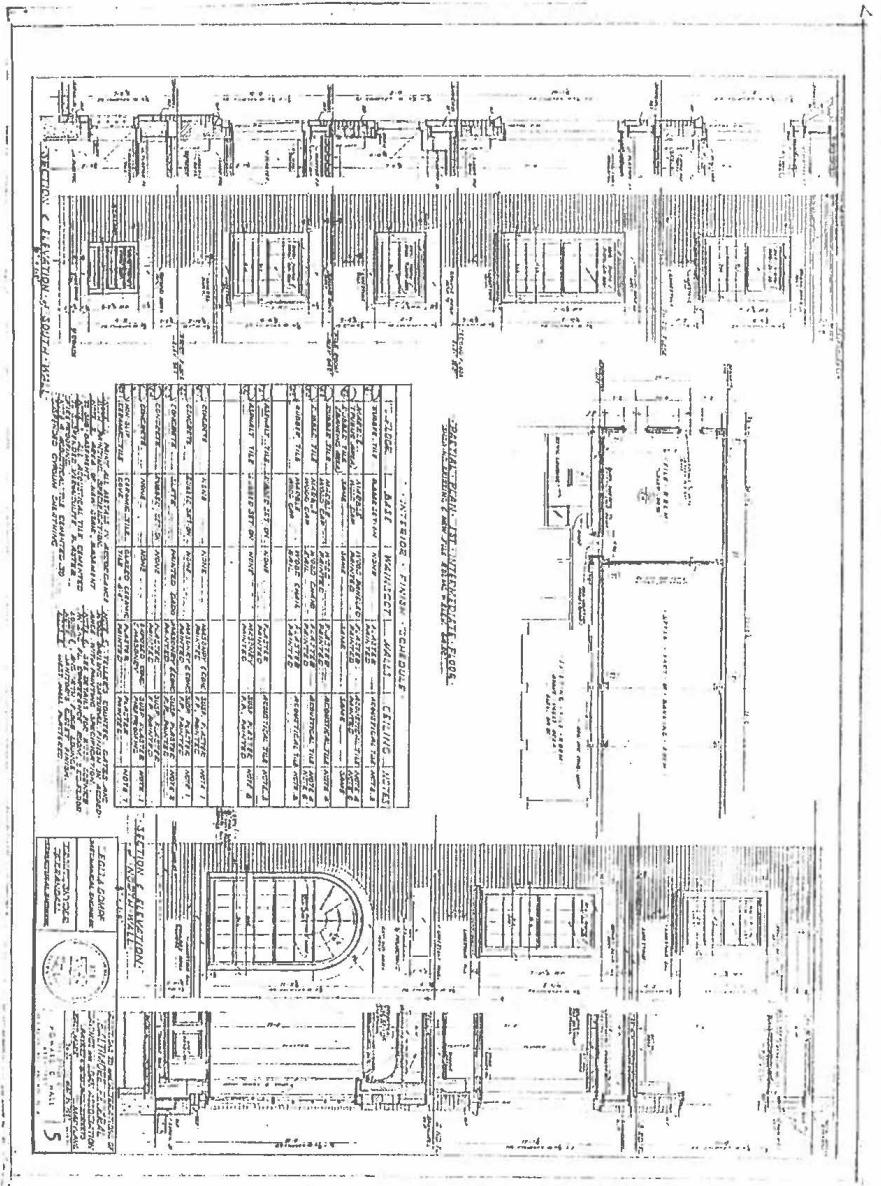
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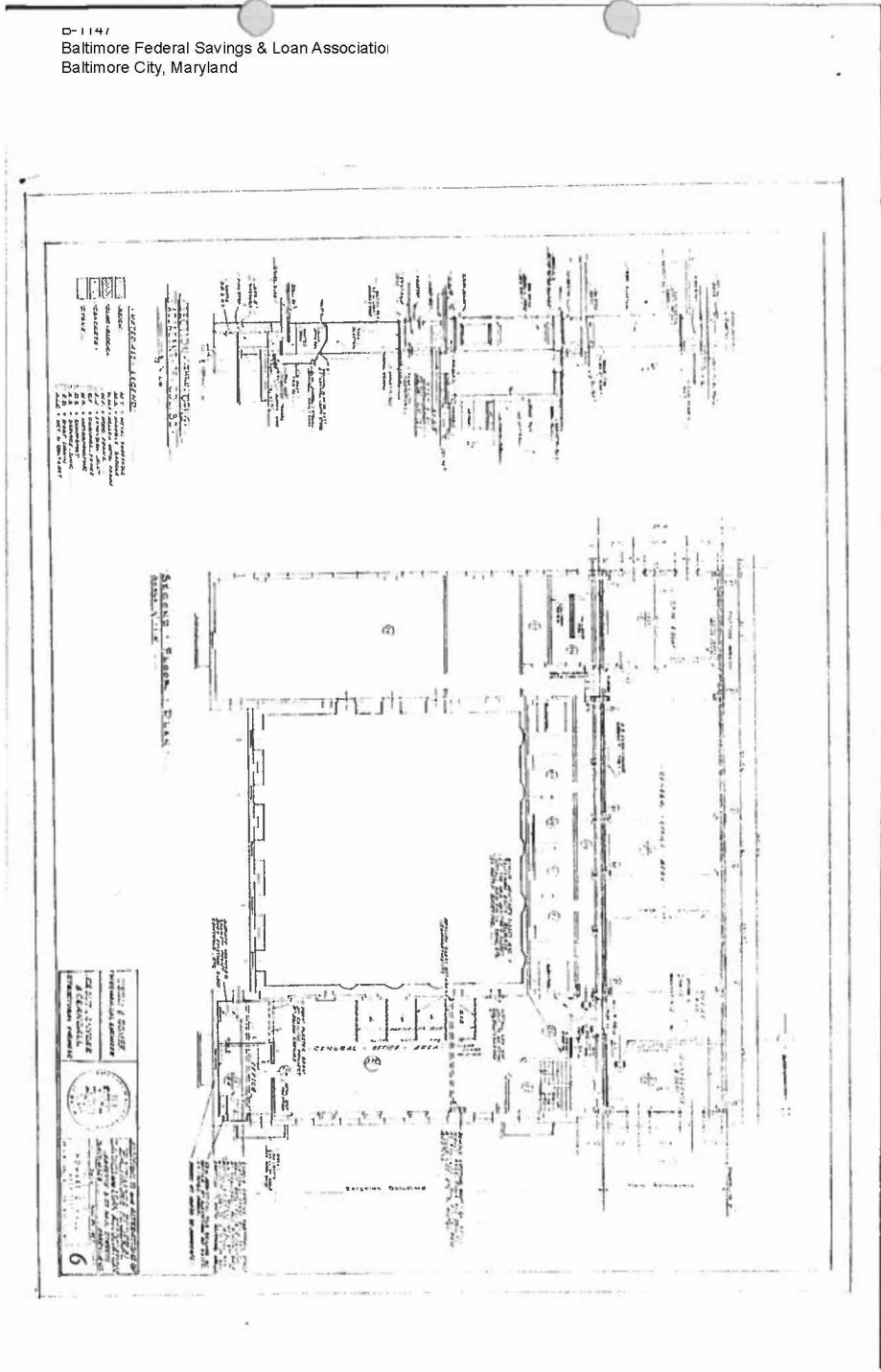


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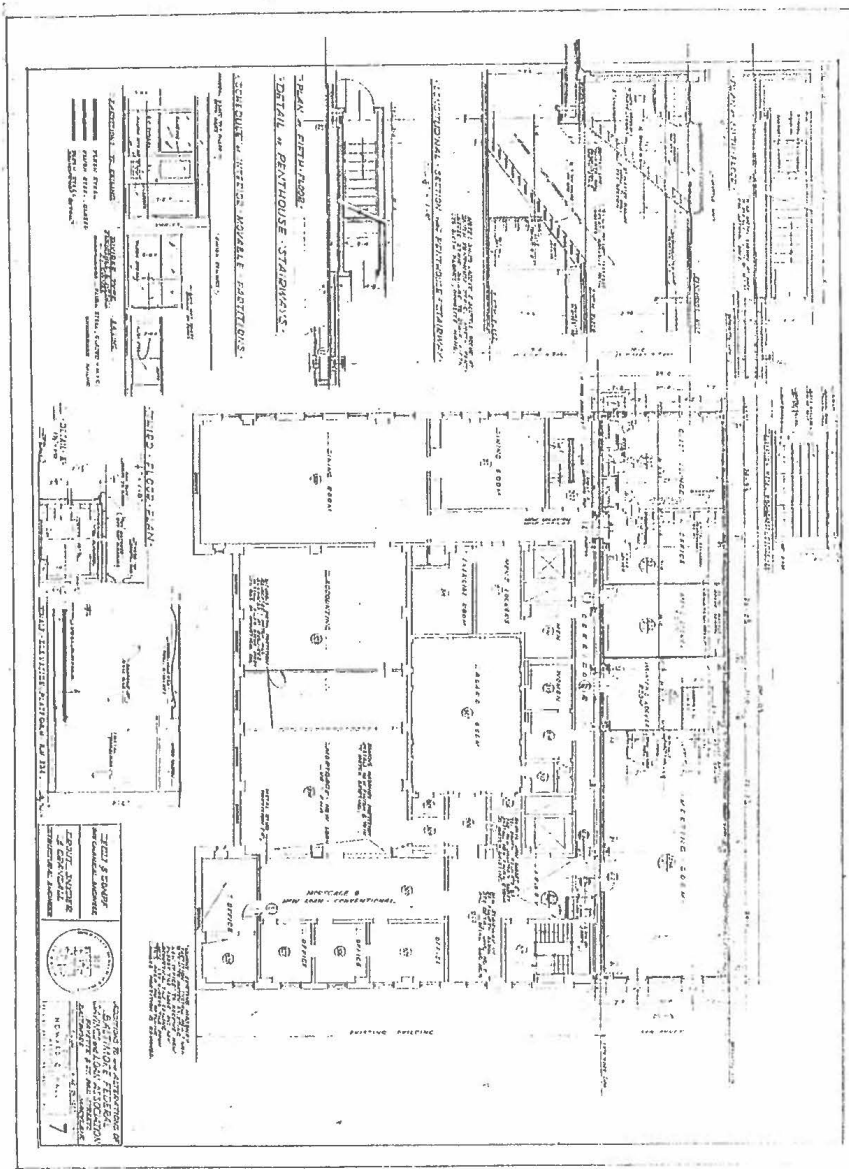
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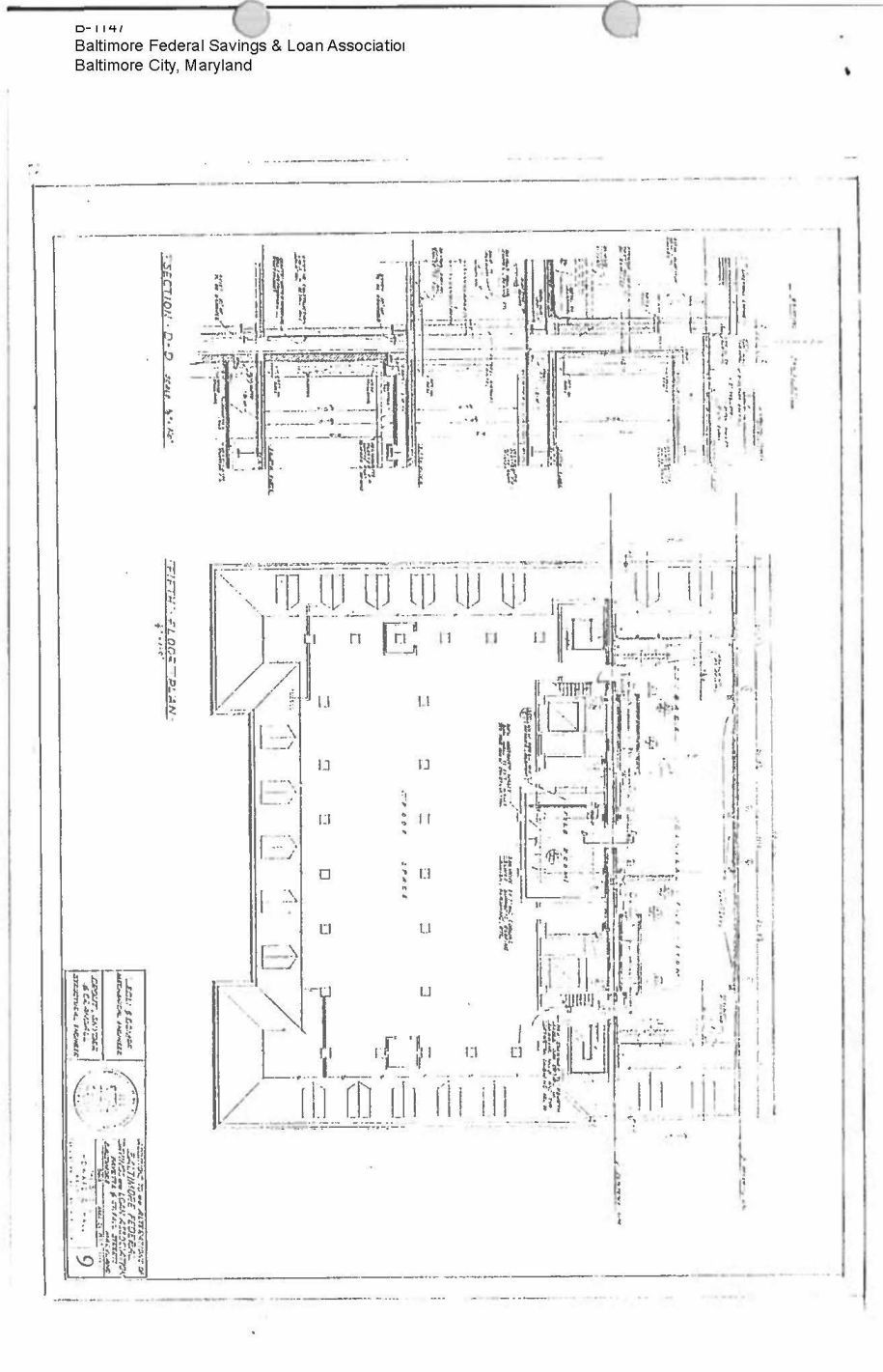


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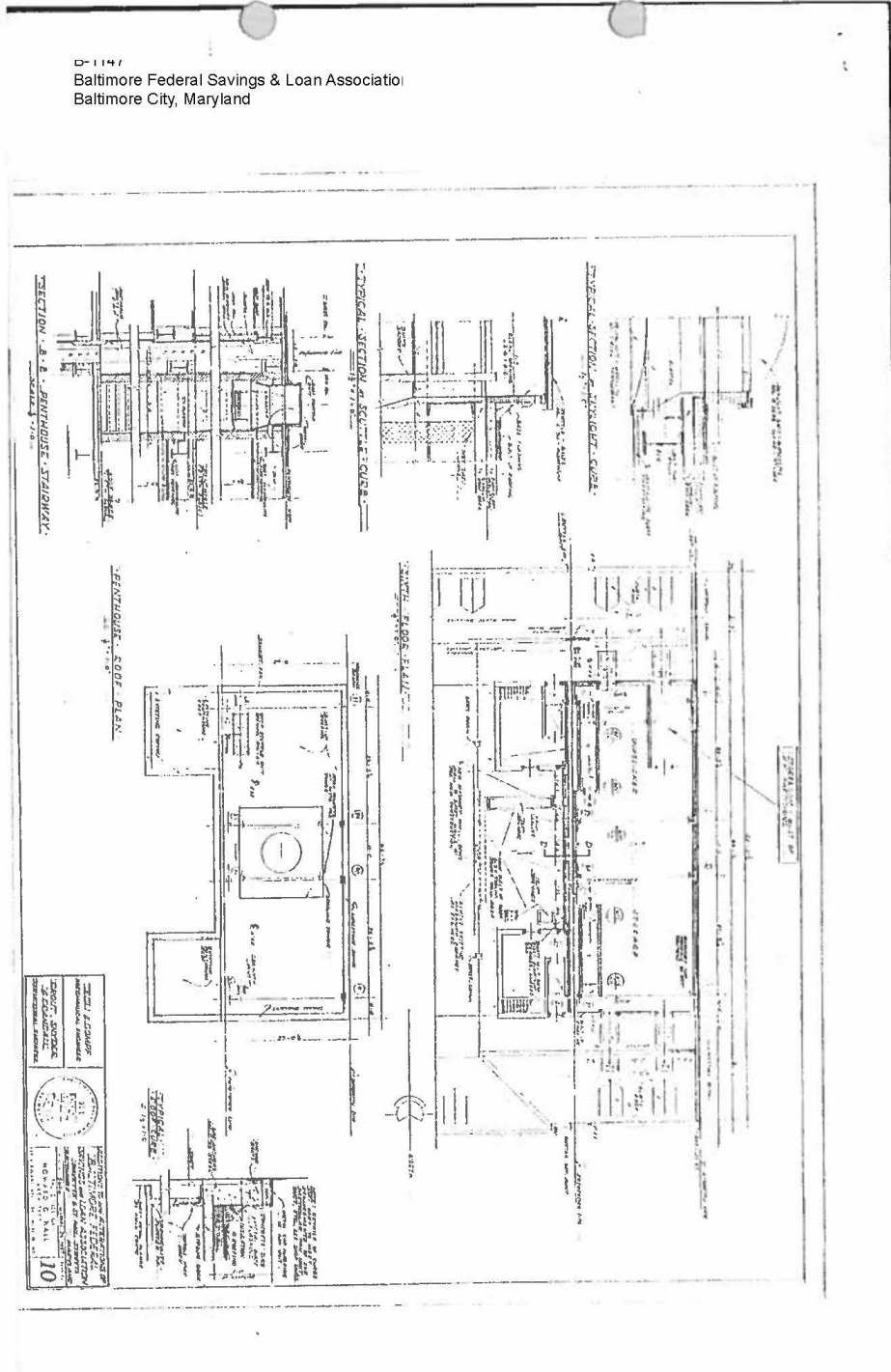


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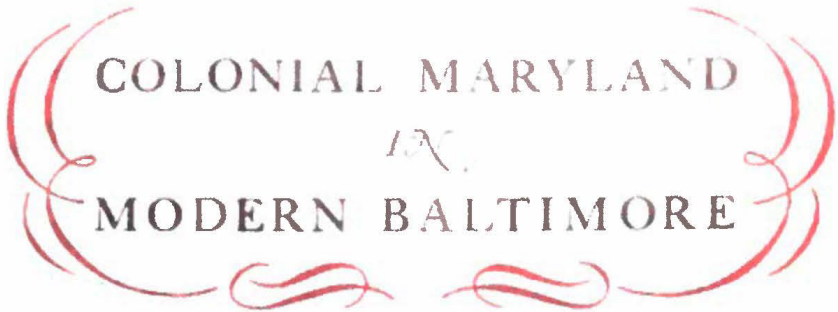
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The home of the Baltimore Federal Savings & Loan Association designed in the tradition of St. Mary's City & Colonial Williamsburg at the corner of Fayette and St. Paul Streets, Baltimore.

1950

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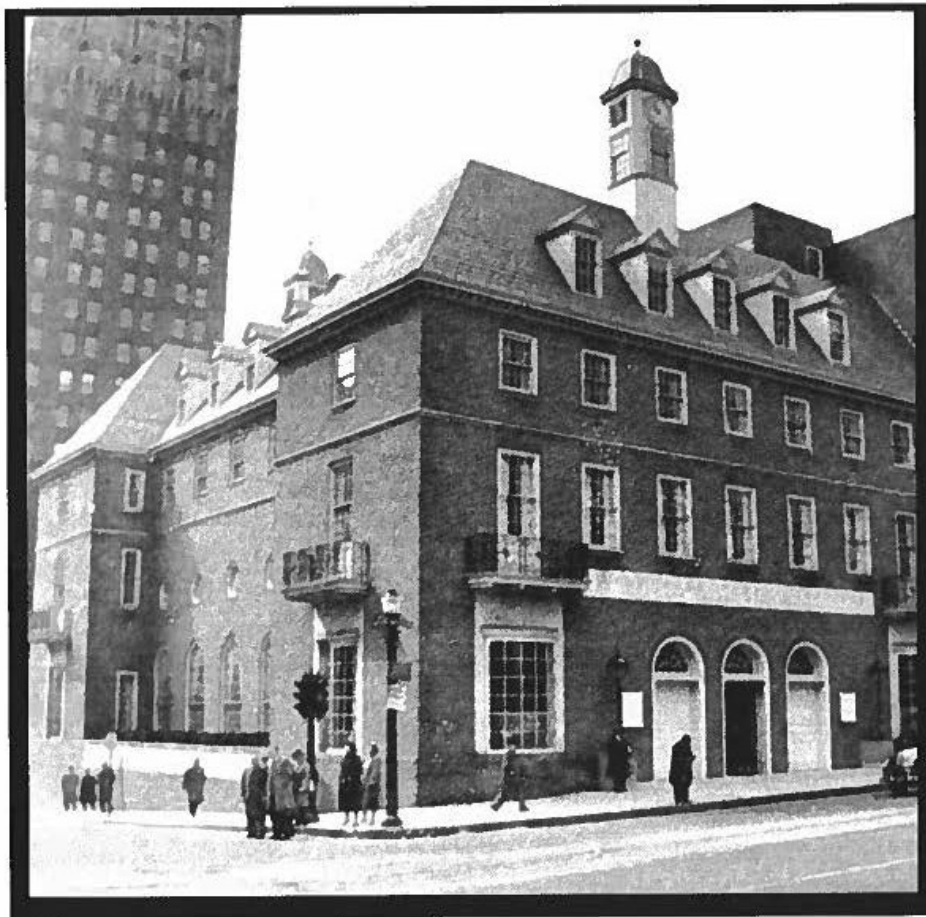
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CA. 1950s

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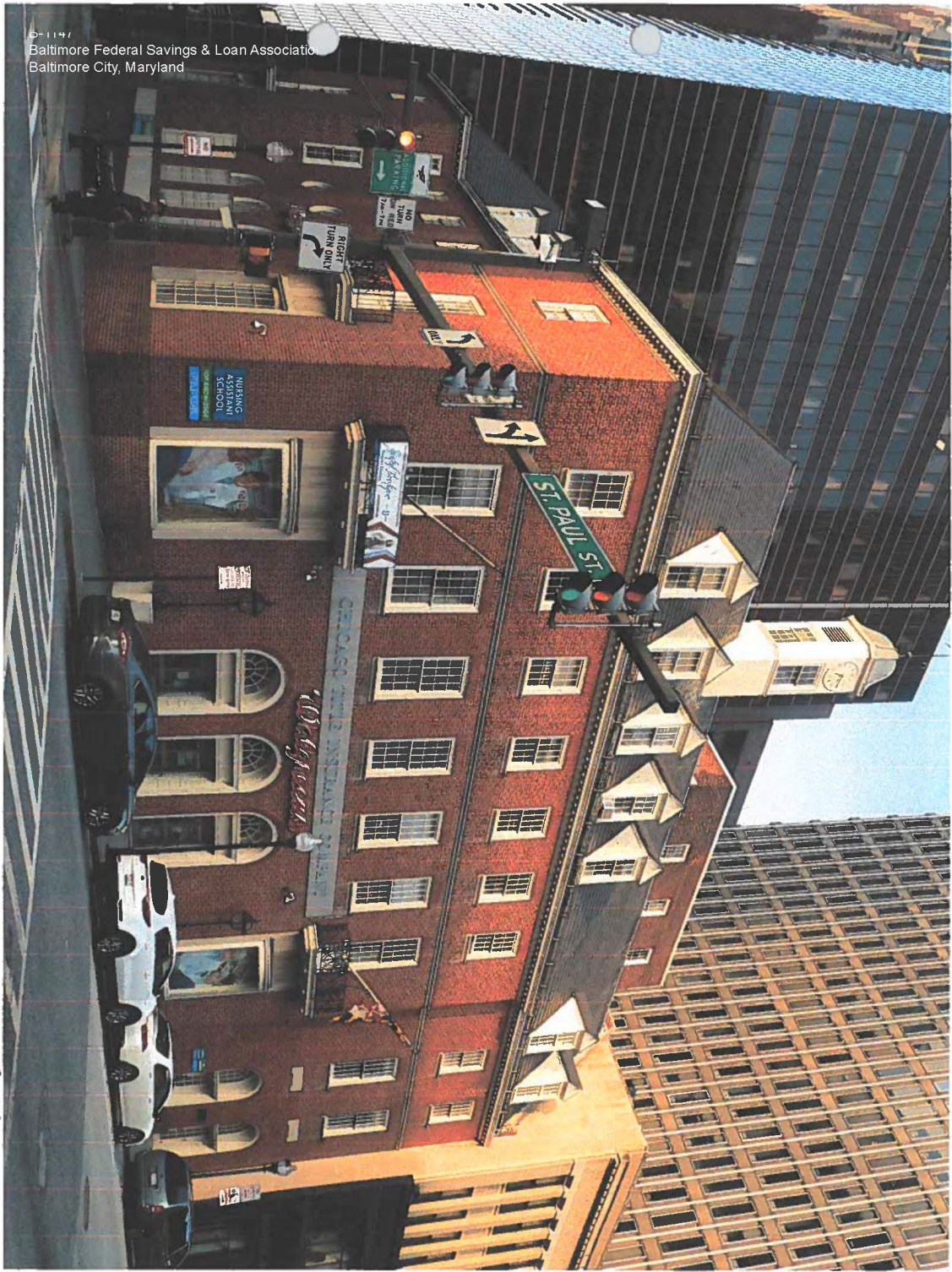
ca. 1990s

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Fig. A - History of America's Building & Loans & Baltimore Federal Savings & Loan Association

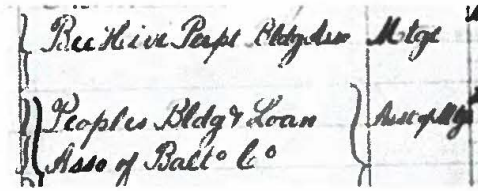


Fig. 1 - The best evidence of the influence of building & loans on Baltimore's homeownership are thousands upon thousands of entries recorded in the city deed books. This one is for Bee Hive Perpetual Bldg. & Loan Assoc. & Peoples Bldg. & Loan Association. Building & loan mortgage financing was the forerunner of the low down-payment, 30-year term we have today.



Fig. 2 - There were many ethnic bldg. & loans in Baltimore with the largest ethnic group, Germans having the peak number of 130. Poles had 8 plus 4 formed by the Polish Catholic parishes. Kosciusko Bldg. & Loan, formed in 1894, built its own building (left) in a classical style in the 1920s & is still in business on Eastern Ave. in Fells Point. Another, Kopernik founded in 1924 & named after the Polish astronomer is also on Eastern Ave. & constructed a building similar in style to Baltimore Federal's first one on Pennsylvania Ave. (Fig. 5).



Fig. 3 - *It's a Wonderful Life* from 1946 is the only movie about a building & loan. George Bailey (Jimmy Stewart) of Bailey Bros. Building & Loan tries to fend off a run caused by rumors of fiscal irresponsibility similar to the runs during the Great Depression. He tries to explain he didn't have their money, that it was in "Bill's home and Joe's home." In reality, he didn't have to give them their money. Unlike commercial banks, a B&L did not have to give customers immediate withdrawal, they had to give a 60-day notice. This was the main reason so many thrifts survived the Depression.

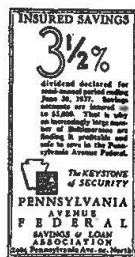


Fig. 4 - Baltimore Federal Savings & Loan Association began life in 1884 as Pennsylvania Ave. Permanent Building & Loan Association. Many B&Ls were named after the locality in which they began. In the 1930s, the B&L's national trade organization urged them to change "building & loan" to "savings & loan" to sound more business-like and less local to be on a par with commercial banks. When the federal government intervened during the Depression to save the mortgage market, they gave savings & loans the opportunity to become federally chartered and add "federal" to their names. Many did because the word instilled confidence in their customers that the thrifts were a safe place to keep their money. In addition, deposits up to \$5,000 were now insured like FDIC deposits in commercial banks.

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Fig. 5 – After renting out space in rowhouses along Pennsylvania Ave. since its creation in 1884, Pennsylvania Ave. Permanent Building & Loan Assoc. purchased land at 2404-6 Pennsylvania Ave. and put up its own building in the late 1920s. The design told the neighborhood that this was an important financial institution but was not pretentious as the classical temple front bank architecture that was so popular in America from the 1890s to the Great Depression. Rental income could be gotten from the second floor of the new building. The building still stands but the original façade has been erased in a renovation. The exterior resembles Chas. Bulfinch’s Branch Bank of the U.S. in Boston in 1798, the first federal-style bank (Fig. 2A). The interior probably resembled the Bailey Bros. Building & Loan interior in Fig. 3 with a work space divided from the public space by a counter, a division of bank space first seen in the Bank of England. The prominent keystones tie into its advertising motto, the Keystone of Security (Fig.4). (Photo: 1984, BCLM)

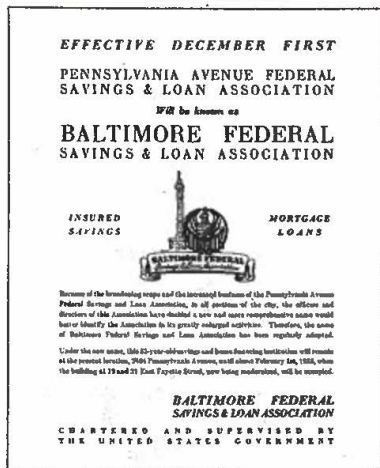


Fig. 6 – Because it wanted to sound less local sounding, Pennsylvania Ave. Federal Savings & Loan Association renamed itself Baltimore Federal Savings & Loan Association in 1937. Along with its name change, it would move from 2404-6 Pennsylvania Avenue where it built its first building in the late 1920s (Fig. 5) to downtown Baltimore at Fayette & St. Paul Streets. It was the first neighborhood S&L to make such a move.



Fig. 7 – Changing demographics was probably the real impetus for Baltimore’s Federal’s move to downtown. Its Pennsylvania Ave. location marked in red, had become surrounded by Baltimore’s Black Harlem. Its main thoroughfare was Pennsylvania Ave., “the Avenoo.” When it started business in 1884 up to the early 1930s, the street and surrounding area was white. B&Ls were surprisingly non-racist & allowed black members but blacks in America started their own B&Ls, the first being in Baltimore in 1881.

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Fig. 8 – Rather than build a brand-new building, BFS&L bought a 5-story building at 19 E. Fayette St. & renovated the first floor while keeping the existing rental tenants on the upper floors. The design was done in the style of the moment in 1938, the “Moderne.” It was a stripped classicism popular in the 1930s that supplanted the archeological correct ancient classical forms reintroduced by Stanford White’s Bowery Savings Bank in 1894. BFS&Ls new facility had the key hallmarks of the style with the signature glass block just invented in 1932 and entry with radius corners. The interior had an important technological advance that would be welcomed by customers in hot Baltimore summers – air conditioning.

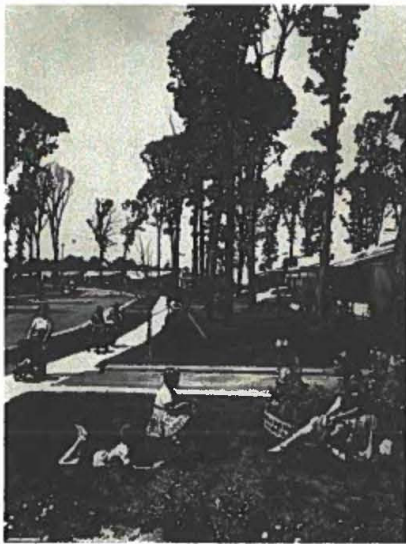


Fig. 9 – The post-World War II housing boom created 2 million new homes in 1950, 85% of them single family residences that formed subdivisions pioneered by William Levitt in his seminal housing development in Levittown, PA in 1947. Families created by the baby boom needed housing & BFS&L which was the dominant thrift in Baltimore with \$28.5 million in assets in 1948 made many mortgages for the new housing of the American Dream in the open land still within the Baltimore City limits & more importantly, in the surrounding counties. The V.A. Loan of the G.I. Bill of Rights was a catalyst in this transformation of America. There would be a peak of 4.3 million births in 1957 in the nation and an explosion of new families.



Fig. 10 – To make mortgages for the housing boom, a S&L needs new savings deposit accounts to create a larger loan pool. BFS&L used many advertising strategies after the war to get new customers and was especially successful with its \$1,000 Plan & giving out novelties to help save. Instead of the usual ceramic piggy bank, it created a \$1,000,000 Money Bag Bank made out of heavy canvas to hold a month’s savings that would be brought to the counter.

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Fig. 11 – The Baltimore metropolitan housing boom offered different housing products such as detached single-family houses & still a great many rowhouses like the ones offered in the ad for Belvedere Homes although it did not use the word rowhouse. Post-war zoning had changed the development of Baltimore rowhouses; there could not be more than 12 in a row and had to be separated from the next grouping by a 22' wide space. The F.H.A. financing model with its identical monthly payments that was created in the 1930s was extended to a 30-year term in the 1950s and was in full operation in the post-war boom. It became mortgage term we use today but the basic mortgage financing model was created by America's building & loan associations.

OVER 150 SOLD ALREADY

THE SUPERIOR HOME
In Ridgely

NEW 3-BEDROOM BRICK HOMES

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Only 20 minutes' drive from the center of Baltimore, just one block in Bus Service and Shopping Center. Close to new Public School and Churches.

OPEN FOR INSPECTION
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SAMPLE HOUSE & OFFICE
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South of Joppa Rd.

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- Kitchen Exhaust Fan
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- Rureh Aluminum Screens
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- Tiled Bathroom with Shower
- Youngstown Steel Kitchen Units
- 3-Acre Playground
- County Taxes

EASY F.H.A. TERMS

The Superior Construction Co.
"Builders of Lifetime Homes"
514 ST. PAUL PLACE
I.E. 1444, Eve. & Sun., Town 8959

Take Advantage of the Present

LOW PRICES

19 FT. WIDE
3-BEDROOM

BELVEDERE HOMES

BELVEDERE AVENUE
AT LOCH RAVEN BLVD.

Selling Fast—At
Prices As Low As

\$8700

G.R. 106

Because of advantageous purchases made months ago—before recent drastic increases in the costs of many materials—you can buy these fine homes now at EXCEPTIONALLY LOW PRICES!

The homes are all 19 ft. wide—with three bedrooms, individual front porches, large living room and dining room, plenty of closets, modern fixtures, tiled bathroom and all modern conveniences.

NEW F.H.A. TERMS
AS LOW AS
\$1,100 DOWN
AND ONLY
\$67.23 a MONTH

Also Low V. A. Terms To Veterans

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FURNISHED EXHIBITION HOME
Decorated by Fleet Room,
1542 BELVEDERE AVENUE
Take Northwood Bus No. 3 or Belvedere Bus 44

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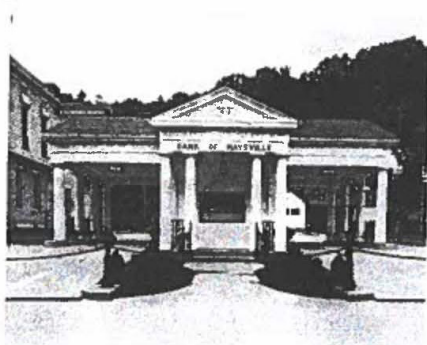
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3



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Fig. 16 – Baltimore Federal Savings & Loan was not the only the bank in the country to spurn modernist bank design. Many stubbornly preferred their own regional architectural traditions. They simply disliked the new style despite the bank industry promoting it as the style of the future and didn't think their customers liked it either. Regional architecture in bank design had begun as early as 1920 such as this Spanish Revival bank in Santa Barbara, CA (1). Maybe nowhere in America is a regional architectural style more evident than in the Southwest especially New Mexico. Santa Fe National Bank used its native style in the 1950s (2). *Bankers' Magazine* with their "From the Building Scrapbook" and *The Savings & Loan Journal* routinely published photos of new banks built around the country. They were overwhelmingly modernist in design but some chose a regional design. A bank in Kentucky (3) liked the temple front even for a drive-thru. New England had a strong colonial tradition and a bank in Wellfleet, MA (4) wanted their branch to be like a house in the neighborhood. With new the post-war automobile culture producing commercial strips outside the central urban areas, modernist design fit into such a landscape but many banks felt it out of place in neighborhoods and was not conducive to a "domestic feel."

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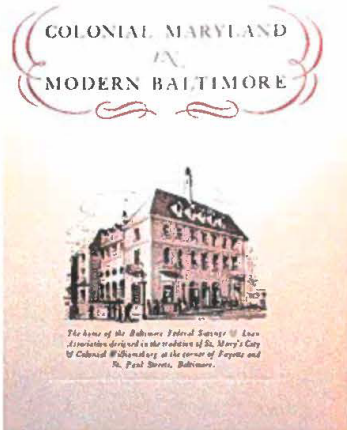


Fig. 17 – In 1950, Baltimore Federal Savings & Loan Association, unapologetically built their new headquarters in the regional style of the Tidewater using the architecture of Annapolis like the Paca House and Williamsburg’s Governor’s Palace as its chief design inspiration. In the 1930s and continuing in the 1950s, John D. Rockefeller, Jr. continued to fund the restoration of the town’s colonial architecture. Those buildings which were gone like the Governor’s Palace were faithfully reconstructed. The restoration of Williamsburg ignited America’s (but not architects’) love of the Early American.



The *Baltimore Sun* noted that BFS&L “in planning a new home for itself ... has given thought to the charming architectural tradition with which this part of the country is blessed with.” The director of the Maryland Historical Society said “it will serve as a constant reminder of our historical heritage.” In its marketing, BFS&L produced many etchings & line cuts of the building to give the impression that it was a real colonial-era building.



By 1957, assets had climbed to \$191 million so BFS&L needed to expand. In 1958, it bought 17 East Fayette St. to build an addition that blended seamlessly into the 1950 building and served to consolidate all its home loan business. In the first nine months of 1958, it reported a \$20 million increase in new savings. Besides making loans for houses, the thrift also had the second largest home improvement department in the nation doing \$12 million in business which also relocated to the addition.



Fig. 18 – The building had huge a big first floor banking hall with Colonial Revival detailing including bulls-eye windows. The space which is now a Walgreen’s has survived well with the perimeter walls intact behind movable panels.

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Fig. 19 – The interior walls of the banking hall also had bulls-eye windows that could be used for security or watching employees.



Fig. 20 – The Colonial Revival theme carried throughout the rest of the interior with columns, fanlight windows, and especially lighting.

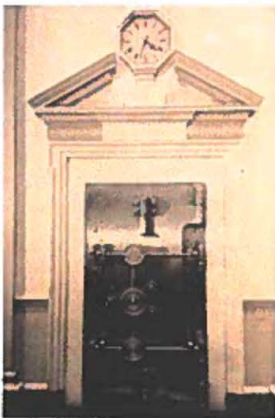


Fig. 21 – The vault which was the latest in strength & security was surrounded by Colonial Revival moldings with a broken pediment. Only a tiny fraction of BFS&L's \$191 million in assets were held in the vault for daily transactions. Most S&L customers did not understand that all the money was out in mortgages & home improvement loans like George Bailey had tried to explain in *It's Wonderful Life*. Vaults did not have so much meaning anymore since the federal government began insuring deposits.



Fig. 22 – Besides the banking hall, customers would go to the upper floors of the new building to apply for mortgages sitting in the chairs next to the loan originator's desk. The rest of the floors were used for accounting, loan processing, the directors room, and offices for the president & executives.

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Fig. 23 – After the new building was constructed in 1950, it played prominently in BFS&L advertising as the Savings Center at the Colonial Corner. The thrift had paid 138 consecutive semi-annual dividend payments by 1954 and continued to get customers.



Fig. 24 – Baltimore Federal’s 1950 building was the first major business building to be constructed after the war. The 1929 Baltimore Trust in the background of the photo was the last major building before the Depression. Baltimore’s downtown was actually in decline after the war, and the Greater Baltimore Committee was formed to come up with the Charles Center project in the early 1960 to rejuvenate downtown. BFS&L’s new building was lauded as giving a boost to the ailing area instead of moving out to the suburbs to construct a new headquarters.



Fig. 25 – The thrift changed its name once more when it hit the \$1 billion mark in 1979, and decided to build a new headquarters at East Lombard, Water, South, and Commerce Streets in 1983. This time the thrift chose the modern for its \$30 million building but in a historic gesture, incorporated the 1894 Merchants’ National Building designed by Baldwin & Pennington. The cost of the new building played a role in the downfall of the thrift.

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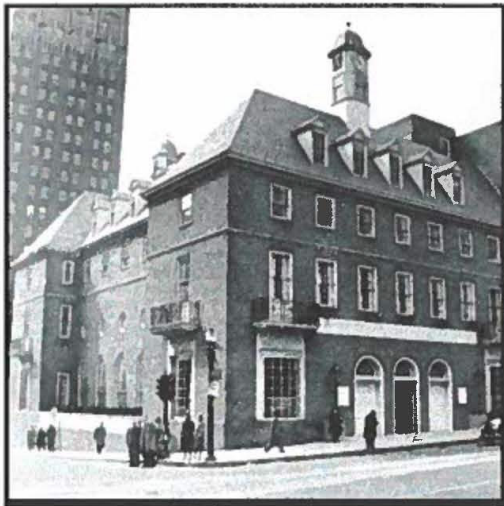
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Fig. 26 – The Colonial Corner today has changed little on its exterior. Walgreens uses the bank hall, lawyers & businesses use the upper floors, the empty floors once were filled with people seeking loans & savings accounts. Despite the high buildings surrounding it, BFS&L has a great presence downtown. It's retained almost 100% of its original architectural integrity.



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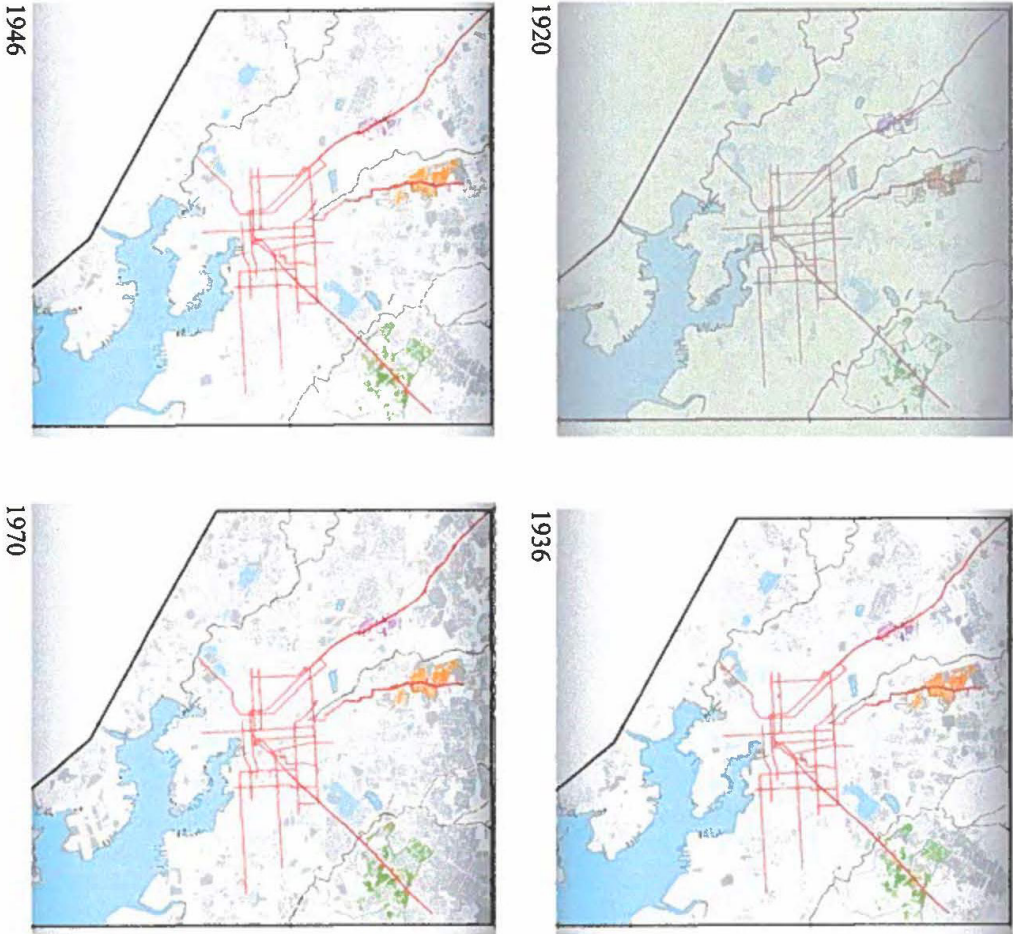


Fig. B:
Baltimore City Development:
1920-1970

Starting after the First World War, a housing boom occurred within the city limits then halted during the Great Depression years. It began again in 1936 and continued until America entered the Second World War in 1941. The post-war brought a new boom that filled up the remaining open land especially in the northern section of the city. The new housing stock was not just rowhouses but detached single family dwellings in new neighborhoods like Cheswolde and Fallstaff. For the period 1946 to 1970, Baltimore Federal Savings & Loan provided mortgage financing for a lot of this housing. A building & loan traditionally had provided financing to developers building housing & BFS&L made loans to rowhouse & single family house developers in the post-war period. Development basically halted in the 1970s. While the city had only lost 10,000 people from 1950 to 1960, in the 1960s it lost 35,000 then another 120,000 in the 1970s.

Source: The Baltimore Streetcars Project / Baltimore Suburban Growth 1850-1976, psu.edu.

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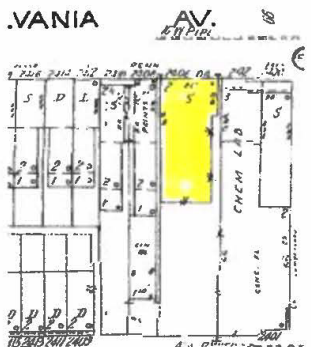
Fig. C: Baltimore Federal Savings & Loan Association Locations: 1896 to 1950



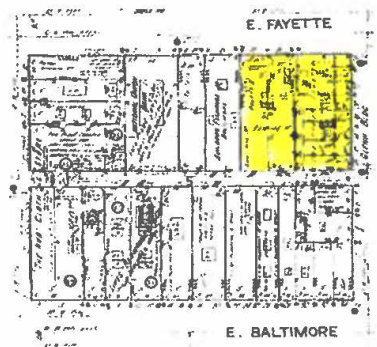
Like most Baltimore building & loan associations upon their creation, BFS&L rented out space in the first floor of a rowhouse. The first address to show up in the Balto. City directory is Pennsylvania Ave. Permanent Building & Loan Assoc. at 1727 Pennsylvania Ave. in 1896. All financial institutions including commercial banks would first rent & wait before building their own purpose-built building until the business was a going concern & financially on its feet.



It next moved to 1504 Pennsylvania Ave., another rowhouse. It would stay until it built its own home in the mid to late 1920s. Henry Irr, the BFS&L president who built the 1950 building started here as secretary in 1922.



PAPB&LA bought 2 lots at 2404-6 Pennsylvania Ave., demolished the buildings & built its own home.



As many B&Ls did in the 1930s, PAPB&LA became Pennsylvania Ave. Federal Savings & Loan Assoc. to instill confidence in the public eye that it was federally chartered. In 1937, it was renamed Baltimore Federal Savings & Loan Assoc. to sound less local sounding. It moved in 1938 into renovated "moderne" quarters on the first floor of 19 E. Fayette St. to get away from Pennsylvania Ave. which had become Baltimore's Black Harlem. In 1944, it acquired buildings on St. Paul St. to assemble a parcel to construct the 1950 building. In 1958, it acquired 17 E. Fayette St. to build an addition to consolidate consolidation of home loan services.

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**A HOME and
land have
always been
the family's
most impor-
tant invest-
ment!**

Fig. D

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**Fig. E
Evolution of American Bank Architecture:**

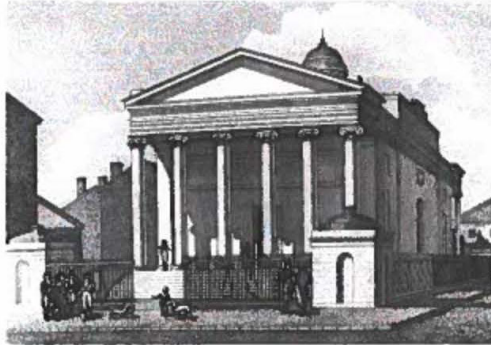


Fig. 1A – Benjamin Henry Latrobe’s Bank of Pennsylvania in 1799 was one of the first temple front banks in America.



Fig. 2A – Chas. Bulfinch’s Branch Bank of the U.S. in Boston 1798 was in the new Federal Style. PAPB&L Association’s first purpose-built building in the 1920s looked similar to this with its arches & keystones.

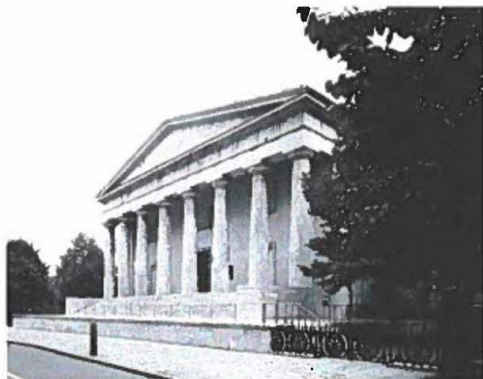


Fig. 3A – Wm. Strickland’s Second Bank of the U.S. established the Greek Revival style for banks in 1820.

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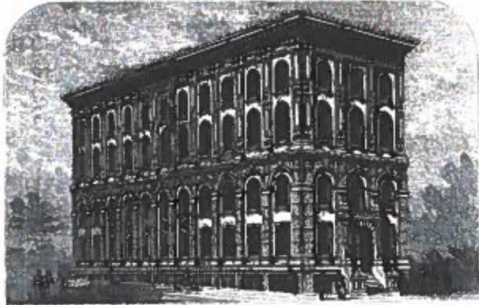


Fig. 4A – Frederick Withers & Calvert Vaux’s Bank of N.Y. in 1858 was an example of the new Italianate trend in bank architecture which could have rental floors above providing banks with income.

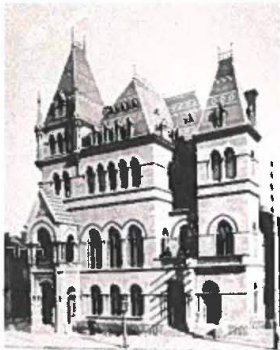


Fig. 5A – Dry Dock Savings of 1875 was done in the High Victorian Style. After the Civil War, savings banks went on a building boom. Some directors feared depositors would think they were being profligate with their money building such fancy banks.



Fig. 6A – Wyatt & Sperry’s Mercantile Trust in Baltimore In 1886 was one of the finest examples of the Richardsonian Romanesque.

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Fig. 7A – Stanford White’s Bowery Savings Bank in 1894 changed bank design in America with the reintroduction of the temple front.



Fig. 8A – From the time of White’s design of the Bowery up to the Stock Market Crash, the tiniest towns across America like Garland, NB wanted a temple bank. It would be the most expensive building in town and was a symbol of the town’s status.



Fig. 9A – Banks wanted a classical-looking bank but not necessarily a temple front. York & Sawyer, the preeminent bank design firm of the early 20th century with Joseph Evans Sperry created the powerful looking palazzo bank in 1903 for Provident Savings Bank in Baltimore.

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Fig. 10A – For sheer originality, Louis Sullivan may have been the most creative of all bank designers. Merchant’s National in Grinnell, Iowa in 1914 was one of 8 banks he did.



Fig. 11A – In the 1920s, revival styles were a popular alternative to the classical temple front bank like Fifth Ave. Bank’s Colonial Revival building of 1928.



Fig. 13A – Beginning in the late 1920s, stripped or modern classicism replaced the classical Roman temple, Walker & Gillette’s National City Bank branch on Canal St. was the catalyst for the bank style that lasted up to World War II. The design elements would be repeated on National City’s branches to give the bank a brand identity.

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Fig. 14A – Skidmore, Owings, & Merrill’s 1954 Manufacturers Trust on Fifth Ave. in N.Y. was the seminal modernist design of the post-war period. After this design, with few exceptions banks wanted a modernist design to show their customers they were forward looking.



Fig. 15A – In the 1980s, Postmodernism brought back references to history. Robert A. M. Stern’s Federal Reserve Bank in 2001 in Atlanta brought stone & dignity back to the design of the U.S. bank system’s most important building. Federal Reserve banks did not look like office buildings any longer.



Fig. 16A – A bank building built in 2016 in Hanover, PA shows that the preference for traditional design like BSF&L had in 1950 still exists to this day.

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**Fig. F
Hall, Borden & Donaldson – Architects**

The architects of the Baltimore Federal Savings & Loan Association’s Colonial Revival building of 1950 were not strict traditionalist architects but more of a transitional firm in the post-war era who could design modern buildings using traditional materials.



Memorial Stadium, Baltimore MD (1950)



Cole Fieldhouse, University of Maryland – College Park, MD (1955)

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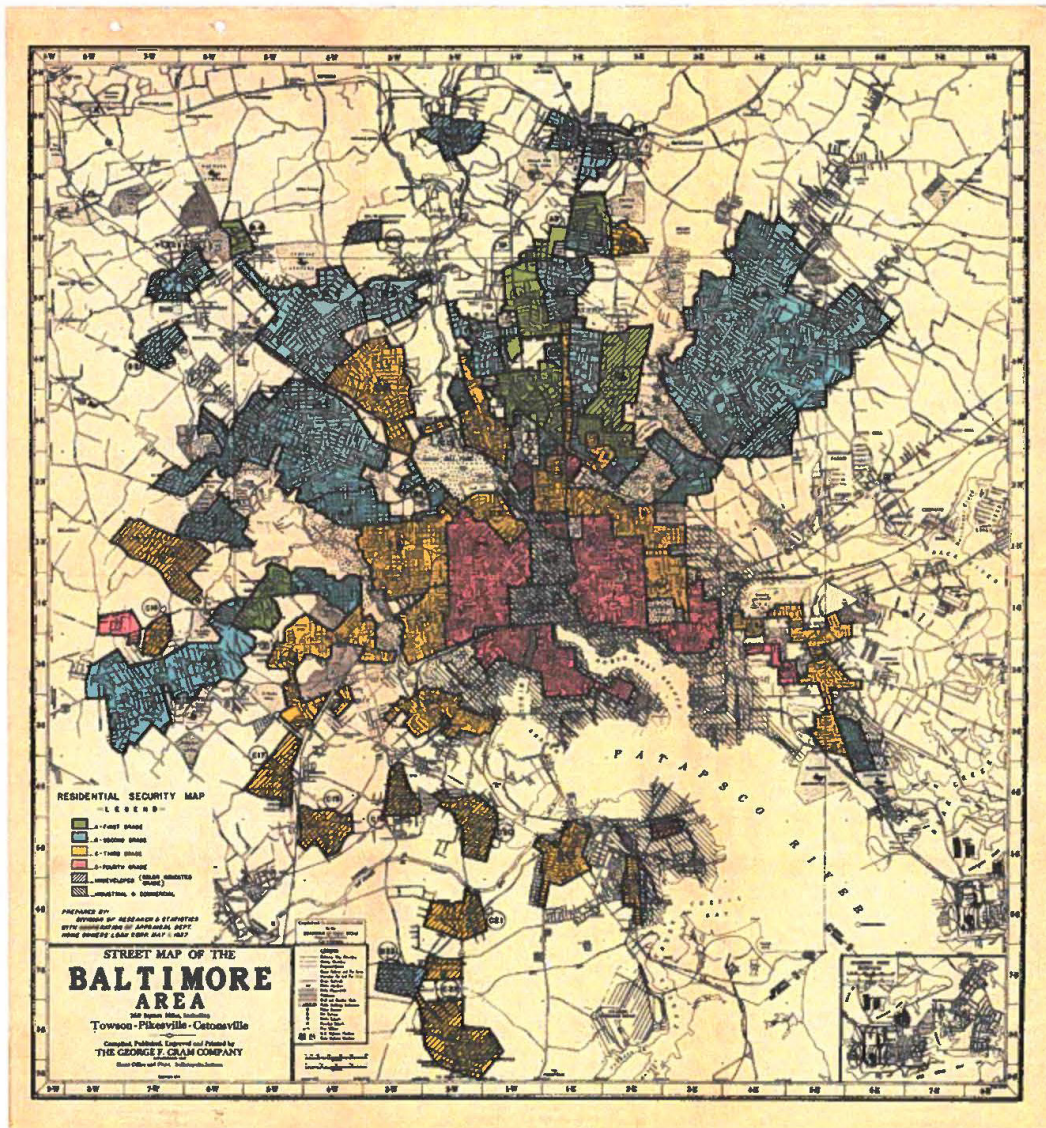
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Fig. G
1937 HOLC Residential Security Map of Baltimore City

While the federal government in the 1930s saved America's home financing industry, it introduced a new kind of loan analysis, the Residential Security Map that would prevent some people from getting mortgages. It color-coded the desirability of a neighborhood. Green (A) is a hot spot being developed & very desirable. Blue (B) is a completely developed area & a good mortgage risk. Yellow (C) is an aging transitional neighborhood where loans could still be made on a conservative basis. Red (D) is an area "characterized by detrimental influences in a pronounced degree, undesirable population of an infiltration of it," where lenders may refuse to make loans ... and others will lend only on a conservative basis." This was the beginning of the practice of "redlining" by all types of financial institutions. By 1937, PAB&L was in a red area and moved downtown the next year. Source: jhu.edu/Baltimore City Street Maps Collection

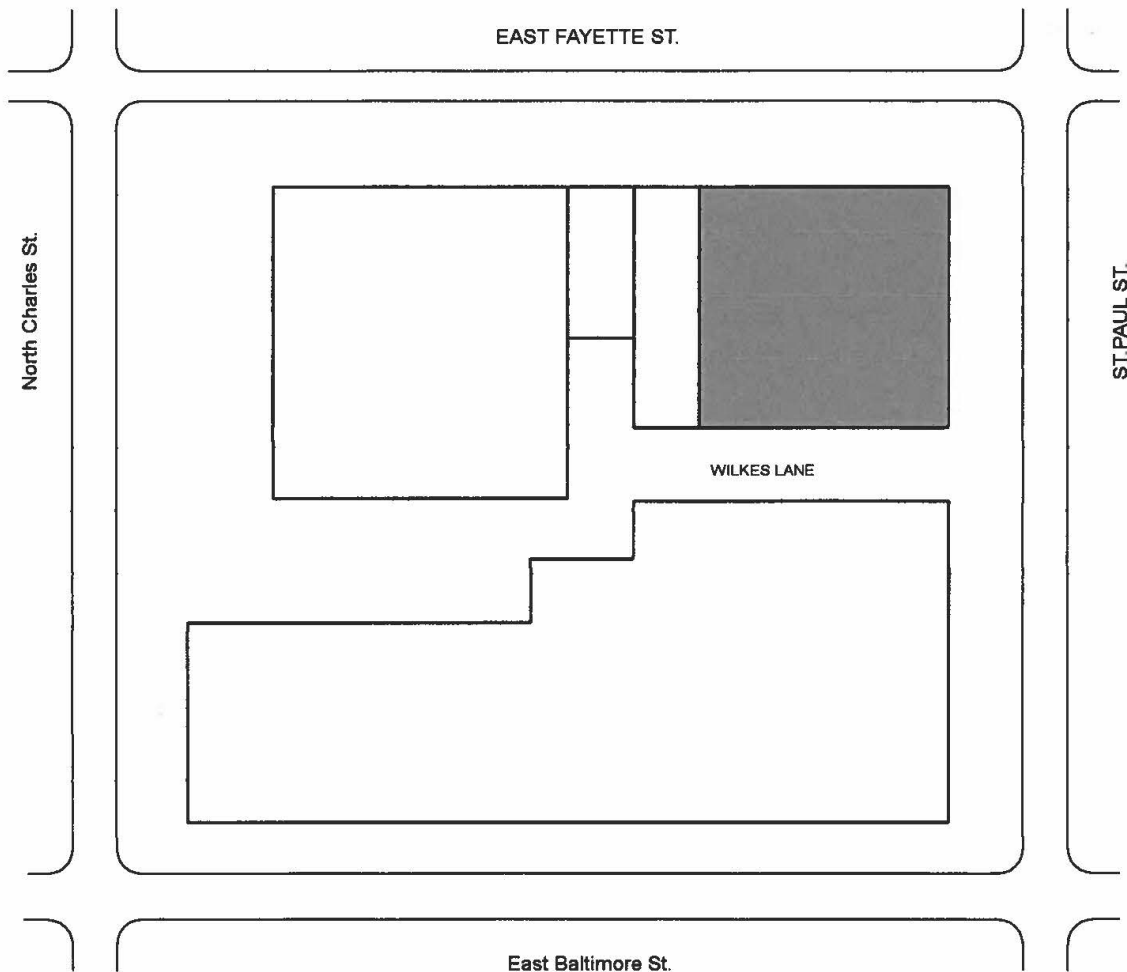


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SITE PLAN



BALTIMORE FEDERAL SAVINGS & LOAN
ASSOCIATION /1950 & 1958 Buildings

17-25 East Fayette St. Balto. MD

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MD_BaltimoreCity_BaltimoreFederal_0007.tif
North elevation of 1958 addition
Photo #7 of 44

MD_BaltimoreCity_BaltimoreFederal_0008.tif
Entries to banking hall in 1950 building
Photo #8 of 44

MD_BaltimoreCity_BaltimoreFederal_0009.tif
Typical handmade brick in Flemish bond with grapevine joint
Photo #9 of 44

MD_BaltimoreCity_BaltimoreFederal_0010.tif
Typical bow window & balcony with wrought iron railing
Photo #10 of 44

MD_BaltimoreCity_BaltimoreFederal_0011.tif
Typical balcony & railing
Photo #11 of 44

MD_BaltimoreCity_BaltimoreFederal_0012.tif
Typical 12/12 wood window
Photo #12 of 44

MD_BaltimoreCity_BaltimoreFederal_0013.tif
Typical 8/8 wood window
Photo #13 of 44

MD_BaltimoreCity_BaltimoreFederal_0014.tif
Dormers & clock tower on north elevation
Photo #14 of 44

MD_BaltimoreCity_BaltimoreFederal_0015.tif
Typical cornice & brick work
Photo #15 of 44

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MD_BaltimoreCity_BaltimoreFederal_0016.tif
Typical banking hall oculus window on east elevation
Photo #16 of 44

MD_BaltimoreCity_BaltimoreFederal_0017.tif
Typical banking hall window on east elevation
Photo #17 of 44

MD_BaltimoreCity_BaltimoreFederal_0018.tif
Former banking hall converted to Walgreen's
Photo #18 of 44

MD_BaltimoreCity_BaltimoreFederal_0019.tif
Entries into banking hall now Walgreen's
Photo #19 of 44

MD_BaltimoreCity_BaltimoreFederal_0020.tif
Banking hall cornice & ceiling with oculus windows
Photo #20 of 44

MD_BaltimoreCity_BaltimoreFederal_0021.tif
Typical oculus window
Photo #21 of 44

MD_BaltimoreCity_BaltimoreFederal_0022.tif
Lobby of 1958 addition looking east
Photo #22 of 44

MD_BaltimoreCity_BaltimoreFederal_0023.tif
Lobby of 1958 addition looking west
Photo #23 of 44

MD_BaltimoreCity_BaltimoreFederal_0024.tif
Lobby of 1958 addition looking north
Photo #24 of 44

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MD_BaltimoreCity_BaltimoreFederal_0025.tif
Lobby of 1958 addition blind doors
Photo #25 of 44

MD_BaltimoreCity_BaltimoreFederal_0026.tif
Map inset in lobby of 1958 addition
Photo #26 of 44

MD_BaltimoreCity_BaltimoreFederal_0027.tif
Former entry from lobby of 1958 addition into banking hall
Photo #27 of 44

MD_BaltimoreCity_BaltimoreFederal_0028.tif
Black & white marble flooring
Photo #28 of 44

MD_BaltimoreCity_BaltimoreFederal_0029.tif
North stair in 1950 building
Photo #29 of 44

MD_BaltimoreCity_BaltimoreFederal_0030.tif
Lobby of 1958 addition looking south
Photo #30 of 44

MD_BaltimoreCity_BaltimoreFederal_0031.tif
Typical original corridor on 2nd to 4th floors
Photo #31 of 44

MD_BaltimoreCity_BaltimoreFederal_0032.tif
Typical balcony window in 1950 building
Photo #32 of 44

MD_BaltimoreCity_BaltimoreFederal_0033.tif
Typical renovated office space on 2nd to 4th floors
Photo #33 of 44

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Typical renovated office space on 2nd to 4th floors
Photo #34 of 44

MD_BaltimoreCity_BaltimoreFederal_0035.tif
Typical renovated office space at 4th floor behind dormers
Photo #35 of 44

MD_BaltimoreCity_BaltimoreFederal_0036.tif
Typical mechanical space at 5th floor
Photo #36 of 44

MD_BaltimoreCity_BaltimoreFederal_0037.tif
Original elevator cab
Photo #37 of 44

MD_BaltimoreCity_BaltimoreFederal_0038.tif
5th floor of 1958 addition
Photo #38 of 44

MD_BaltimoreCity_BaltimoreFederal_0039.tif
Cash transfer hoist at 5th floor of 1958 addition
Photo #39 of 44

MD_BaltimoreCity_BaltimoreFederal_0040.tif
5th floor of 1958 addition looking west
Photo #40 of 44

MD_BaltimoreCity_BaltimoreFederal_0041.tif
Roof looking northeast
Photo #41 of 44

MD_BaltimoreCity_BaltimoreFederal_0042.tif
Tower at south elevation
Photo #42 of 44

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

B-1147
Baltimore Federal Savings & Loan Association

Name of Property

Baltimore City, MD

County and State

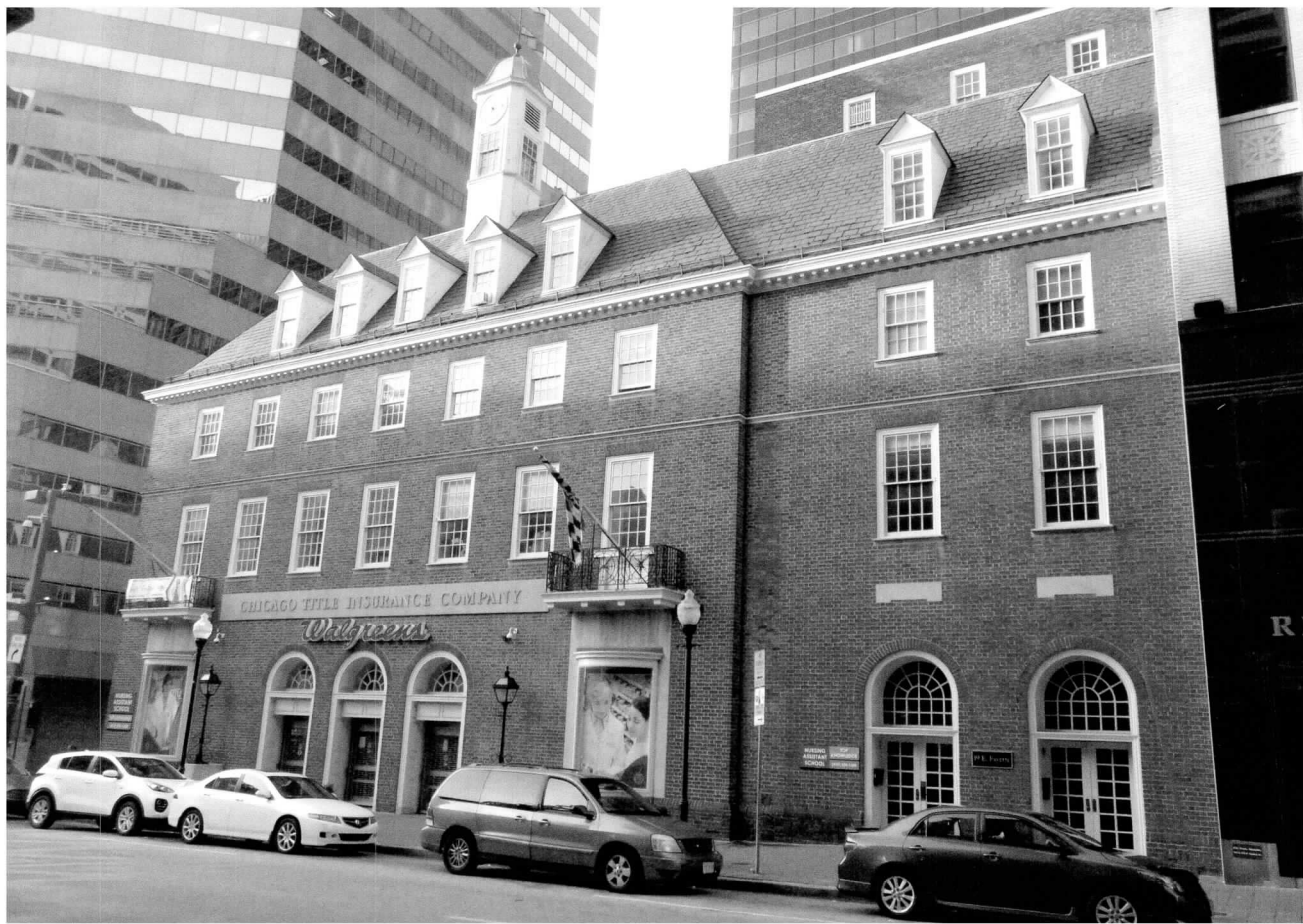
Section PHOTO Page 6

MD_BaltimoreCity_BaltimoreFederal_0043.tif
Basement garage
Photo #43 of 44

MD_BaltimoreCity_BaltimoreFederal_0044.tif
Sub-basement
Photo #44 of 44







CHICAGO TITLE INSURANCE COMPANY

Walter

WALTER
MORTGAGE
BANK

W. E. FAY

B-147

July 1950 - 1951 - 1952 - 1953 - 1954 - 1955

July 1956 - 1957 - 1958

July 1959 - 1960

July 1961 - 1962

July 1963 - 1964

July 1965 - 1966 - 1967

July 1968 - 1969

July 1970 - 1971 - 1972 - 1973 - 1974 - 1975 - 1976 - 1977 - 1978 - 1979 - 1980 - 1981 - 1982 - 1983 - 1984 - 1985 - 1986 - 1987 - 1988 - 1989 - 1990 - 1991 - 1992 - 1993 - 1994 - 1995 - 1996 - 1997 - 1998 - 1999 - 2000 - 2001 - 2002 - 2003 - 2004 - 2005 - 2006 - 2007 - 2008 - 2009 - 2010 - 2011 - 2012 - 2013 - 2014 - 2015 - 2016 - 2017 - 2018 - 2019 - 2020 - 2021 - 2022 - 2023 - 2024 - 2025



B-114

Large general layout + local area

Large city map

C. RESEARCH

5/25/01

C. RESEARCH

Large ELEVATION

of maps

112 - ~~Large general layout + local area~~ - cont. 4.4





Box 4-1

Receipts to Donald Savings / LEAD ANGLE

Dallas City and

C. 22/25/17

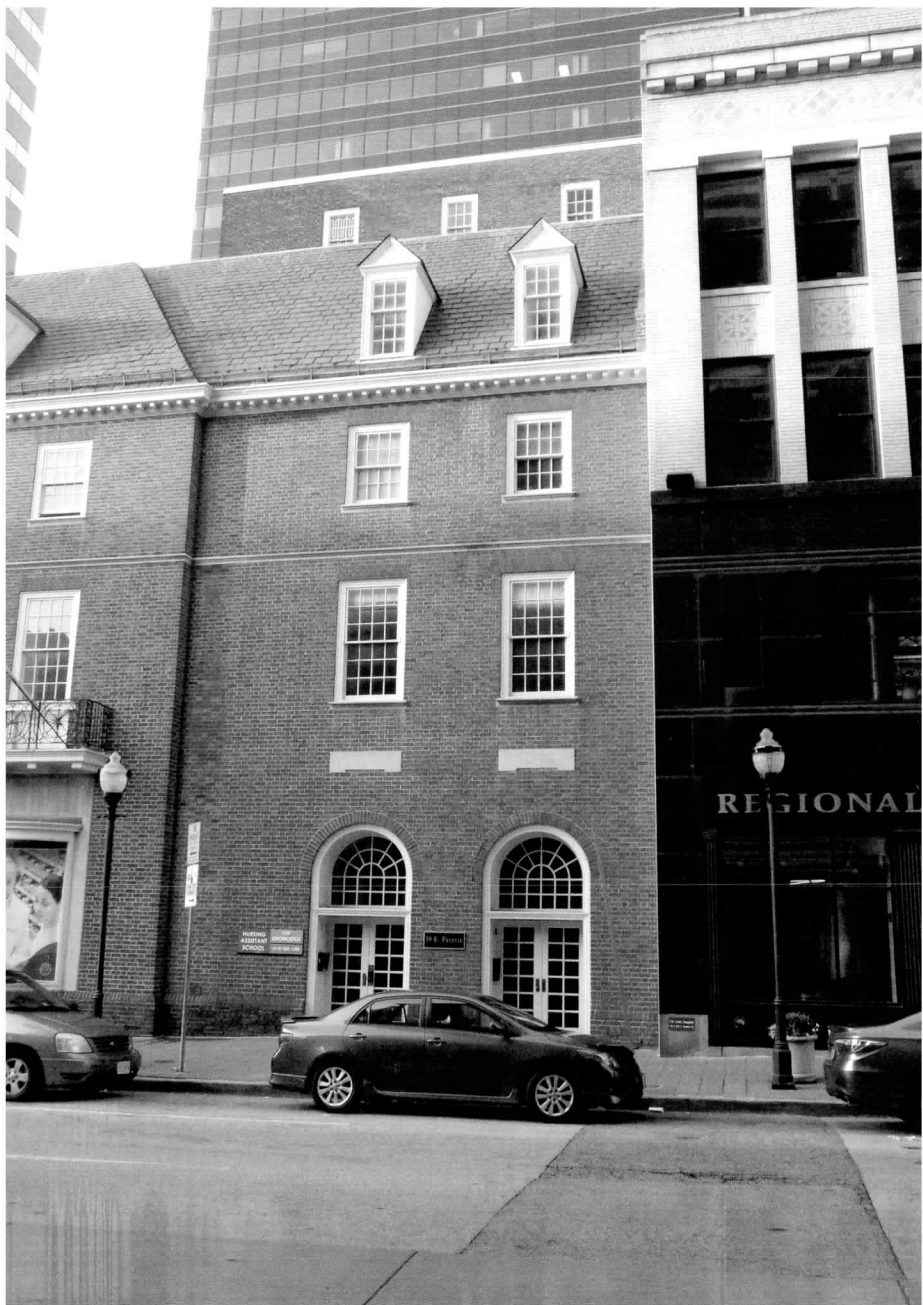
5/25/17

C. 32/25/17

2000 10/25/17

#6 of 45

10 - July 2018 - 2019/10/25/17



HARBING HARBOR SCHOOL

Dr. E. F. Frazier

REGIONAL

3-11-77

Calgo. FEDERAL STATE & LOCAL

CALGO CITY MO

C. BELMONT

1-2-77

C. BELMONT

value of 250,000,000

1-2-77

Calgo. BELMONT - CALGO. FEDERAL STATE & LOCAL

CHICAGO TITLE INSURANCE COMP

Walgreens



E-1147

BALPA FEDERAL SAVINGS & LOAN ASSN

2000 - 2001 FID

C. Balpa

1950

C. Balpa

WORKING IN BANKING IN 1950 BUILDING

H 8 of 44

Mr. Balpa - BALPA FEDERAL SAVINGS & LOAN ASSN





B-1141

Calypso. Faintest evidence of L. L. A. 2000

Calypso. 1999 112

C. 2000/11

1120/11

C. 2000/11

Typical 2000 diameter + evidence of
evidence of 1999 sailing

10 of 14

MD. 1999/11 112 - 2000/11 112 - 2000/11 112



Belmont

Belmont Federal Springs & Sand Assoc

Belmont City ID

C. BELMONT

5/25/17

C. BELMONT

Typical balcony & railing

#11 of 24

17 - Belmont City - Belmont Federal - 0011.tif



INSURAN



2-1147

BALFO. TYPICAL SECTION OF ROAD

BALFO. CITY RD

C. BELFORD

5/21/17

C. BELFORD

TYPICAL SECTION OF ROAD

10 of 47

MD - BALFOUR CITY - BALFOUR TYPICAL SECTION OF ROAD



B-1147

APPR. 500 CAL. BARRING & LEAD TRUCK.

ENCL. - 1/2" x 1/2"

C. BELFRIDGE

5/25/17

C. BELFRIDGE

PROBLY = 2nd TRUCK ON HIGH FLOOR

W. BALTIMORE CITY - BALTIMORE FEDERAL - 2017. 114

114 of 114



B-1147

Bldg. Federal Savings & Loan Assoc.

Baltimore City MD.

C. BELFORD

(125)17

C. Belford

14' x 14' concrete & brick dock

15 of 44

112 - Baltimore City - BALTIMORE FEDERAL - 0015, 7 of



B-1147

BALGO. FEDERAL SAVINGS & - SAN ANTONIO.

BALGO. CITY AND

C. BELGARD

5/25/11

C. BELGARD

TYPICAL BACKING WALL OCCURS WINDOW
ON EAST ELEVATION

#16 of #1

1/2 BALGO CITY - BALGO FEDERAL - 0213.tif



B-114-1

BALGO. FEDERAL SAVINGS & LOAN ASSOC.

BALGO. CITY MD.

C. BELFORD

5/25/7

C. BELFORD

TYPICAL BANKING HALL WINDOW
ON EAST SIDE

#11 of 44

MD - BALGORE CITY - BALGORE FEDERAL - 0017.tif



B-1141

BALGO. TOWNHALL OWNERS of LEAD ASSOC.

BALGO. CITY MD

C. BELFOUR

5/25/25

C. BELFOUR

TOWNHALL BANKING HALL CONVERTED

TO WASHINGTON

#18 of 44

MD - BALGOWNE CITY - BALGOWNE TOWNHALL - 0018.tif



B-1147

Calif. TOWNAL SPRINGS FEDERAL CLEAN ASSOC.

BALFO. CITY MD.

C. BELFLORE

5/25/77

C. BELFLORE

ENTERS INTO BANKING HALL NOW WALGREEN'S

19 OF 44

MD - BALFORE CITY - BALFORE FEDERAL - 2019. 11



2-1-11

Emp. FEDERAL SAVINGS & LOAN ASSOC

BALFOUR CITY 'D

C. BELFORD

5/25/17

C. BELFORD

Empty Hall of course with
course windows

P 20 of 44

20 - BALFOUR CITY - BALFOUR FEDERAL .0070.tif



3-177

BALGO. FEDERAL SAVINGS & LOAN ASSOC.

BALGO. CITY MD

C. BELFORE

5/25/17

C. BELFORE

TYPICAL OCULUS WINDOW

#21 of 44

MD - BALGOWNE CITY - BELFORE FEDERAL - .0021.tif



B-129

BALGO. FEDERAL BUILDINGS & LEAN ASSOC.

BALGO. CITY MD

C. BELYNCE

5/25/11

C. BELYNCE

LOBBY OF 1950 ADDYTON LOOKING EAST

22 of 44

MD BALTIMORE CITY BALTIMORE FEDERAL... 0022.tif



B-1147

BALTO. FEDERAL SAVINGS & LOAN ASSOC.

BALTO. CITY MD

C. BELFLORE

5/25/77

C. BELFLORE

LOBBY SF 1958 ADDITION LOOFING WEST

23 OF 44

42 - BALTOCITY - BALTOCITY FEDERAL - .0023.tif



to 1971

BALP. FEDERAL SAVINGS & LOAN ASSOC.

BALP. CITY 110

C. BELFOUR

5/25/11

C. BELFOUR

LOBBY OF 1958 ASSIGNED LOBBY NO. 4A

24 of 44

NO. BALP. CITY - BALP. FEDERAL - 2024. fit



B-1141

Fed. FEDERAL SAVINGS & LOAN ASSOC.

BALFO, CITY MD.

C. BELFORD

5/22/11

C. BELFORD

LOBBY OF 11th (ADDITION) BLIND DOORS

15 of 44

NO BALFO CITY BALFORED FOR DETAIL — .0025. tit

B-149

BALFO. FEDERAL SAVINGS & LOAN ASSOC.

BALFO. CITY MD

C. BELFOUSE

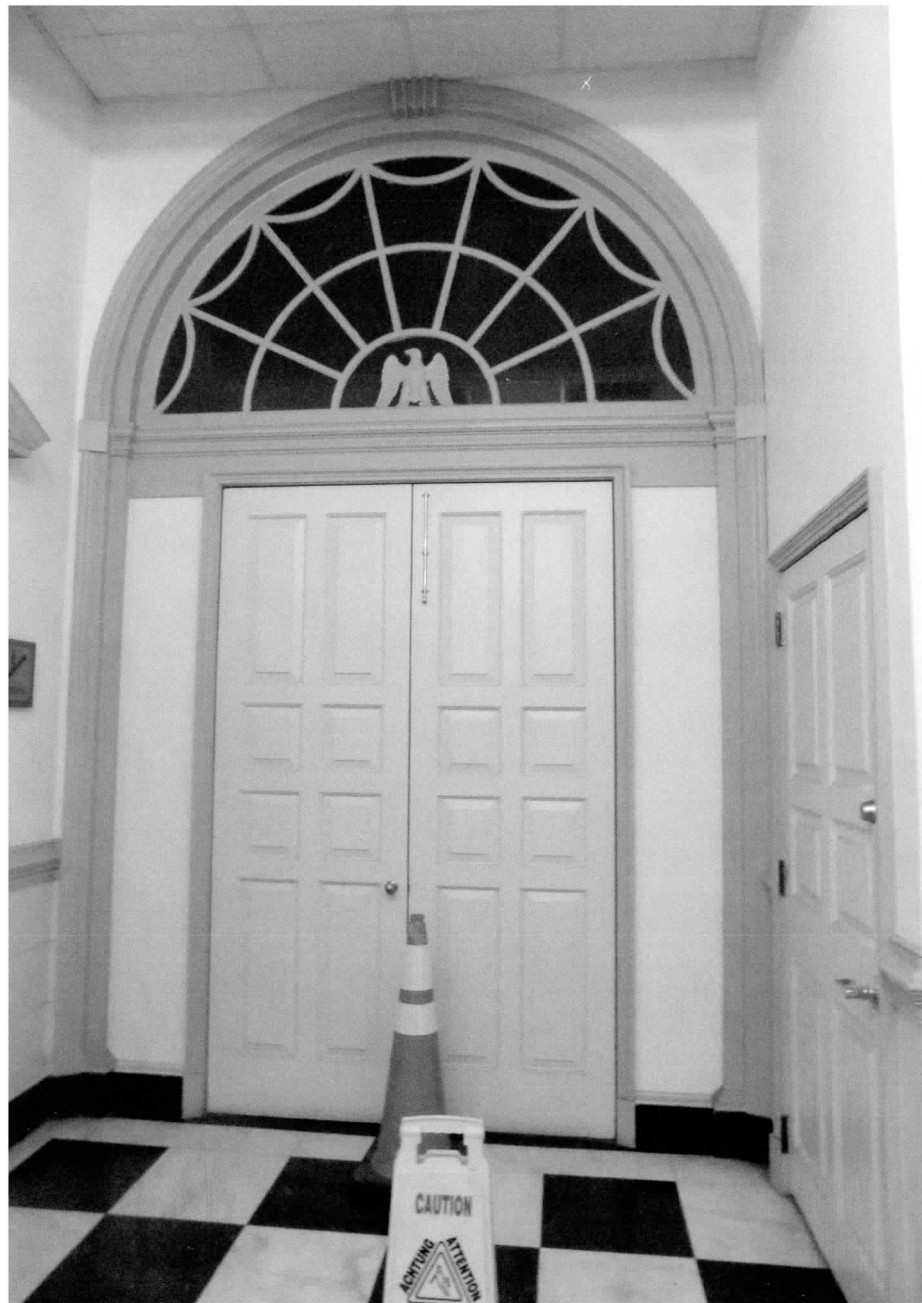
5/25/17

C. BELFOUSE

MAP UNIT IN LARRY OF 1958 ACQUISITION

26 of 44

MD - BALFOUSE - BALFO. FEDERAL - .0016.tif



CAUTION

ACHTUNG
ATTENTION

B-1111
BALTO. FEDERAL SAVINGS & LOAN ASSOC.

BALTO. CITY MD

C. BELFARE

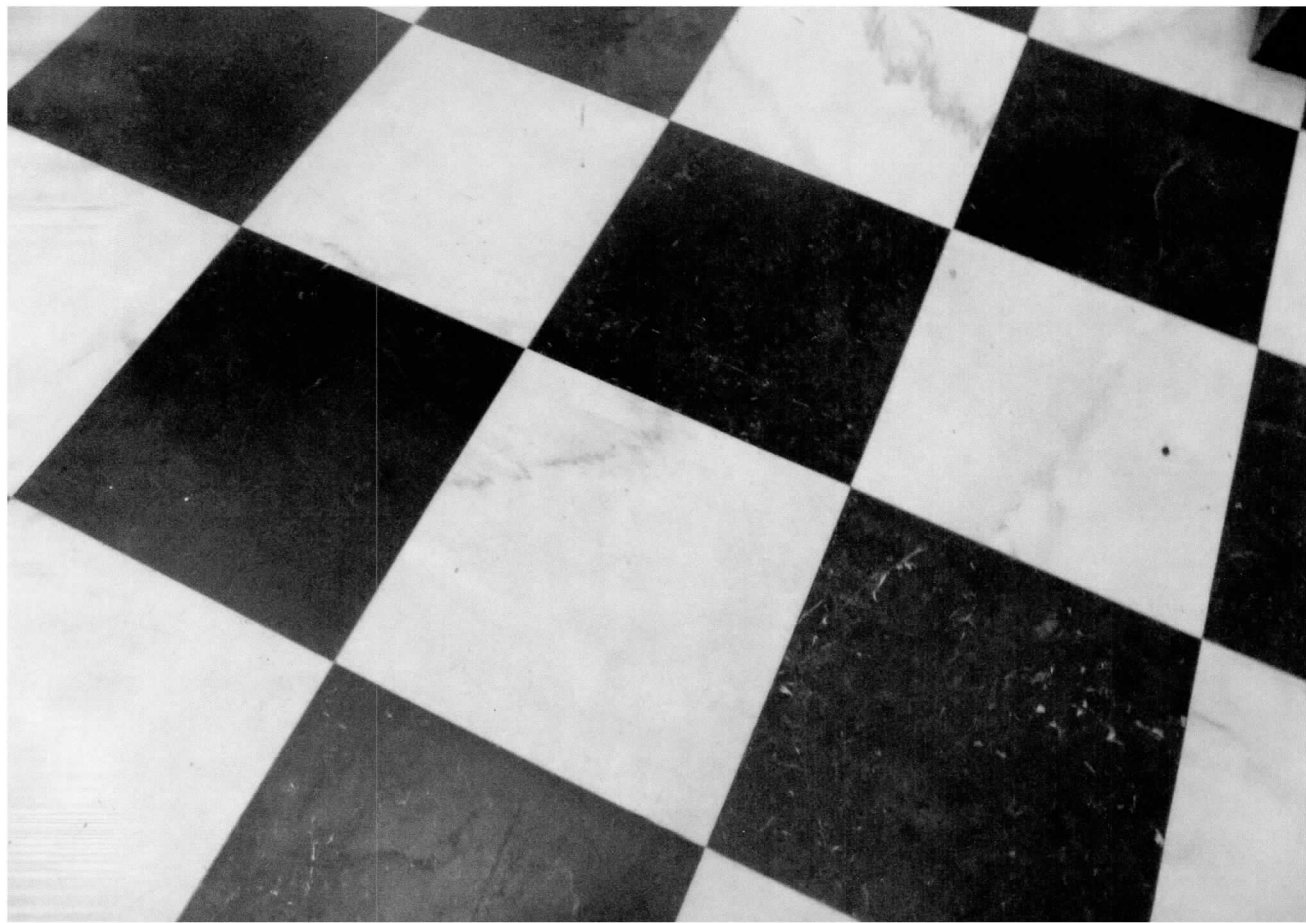
5/25/77

C. BELFARE

FORMER CHIEF BANK LOBBY OF 1950s
into BANKING FIELD

#17 of 14

MR - BALTIMORE CITY - BALTIMORE FEDERAL - .0027. fif



B-1107

BALFO FEDERAL SAVINGS & LOAN ASSOCIATION

BALFO CITY, MO

C. BELFOUR

5/25/71

C. BELFOUR

BLACK & WHITE MARBLE FEEDING

#29 OF 44

MO - BALSAMIC CITY - BALFOUR FEDERAL - 0028.tif



B-1147

Bay State Savings & Loan Assoc.

WALTON CITY MS

C. BELFLORE

5/25/11

C. BELFLORE

HOOP SPACE IN 1950 BUILDING

29 of 44

MO - WALTON CITY - WALTON COUNTY - 2027 - 11



B-1199

BALTO. FEDERAL SAVINGS & LOAN ASSOC.

BALTO. CITY MD.

C. BELGRADE

5/25/77

C. BELGRADE

LOSS of 1958 ADDRESS BOOK LOOKING SOUTH

#30 of 44

MD - BELGRADE CITY - BELGRADE FED. SAV. ASSOC. - .0030. tit



B-1147

BALFOUR FEDERAL SAVINGS & LOAN ASSOC.

BALFOUR CITY MD

C. BELFORD

5/25/17

C. BELFORD

TYPICAL ORIGINAL COPY ON 2ND OF THE FILE

#31 of 44

40 - BALFOUR FEDERAL SAVINGS & LOAN ASSOC. .0031.tif



B-1177

BRIDGE FEDERAL SAVINGS & LOAN ASSOC.

Emp. City of MD

C. BELFORD

5/25/11

C. BELFORD

TYPICAL BALCONY WINDOW IN 950 BUILDING

22 of 44

MD - BALTIMORE CITY - FEDERAL - .0032.tif

HELPING OUR COMMUNITY
By providing legal services
THE LAW OFFICE OF
MICHEL PAULINO
ATTORNEY AT LAW
301-363-2191



2-1144

BALGO FEDERAL SAVINGS + LOAN ASSOC.

BALGO, CITY MD

C. BELFORE

5/25/17

C. BELFORE

TYPICAL PERMAGED OFFICE SPACE ON
2ND TO 4TH FLOORS

#33 of file

40-BALGO CITY - BALGO FEDERAL - .0033, tif



B-1114

BALGO. FEDERAL SAVINGS & LOAN ASSOC.

BALGO. CITY MD

C. BELFOUCE

5/25/71

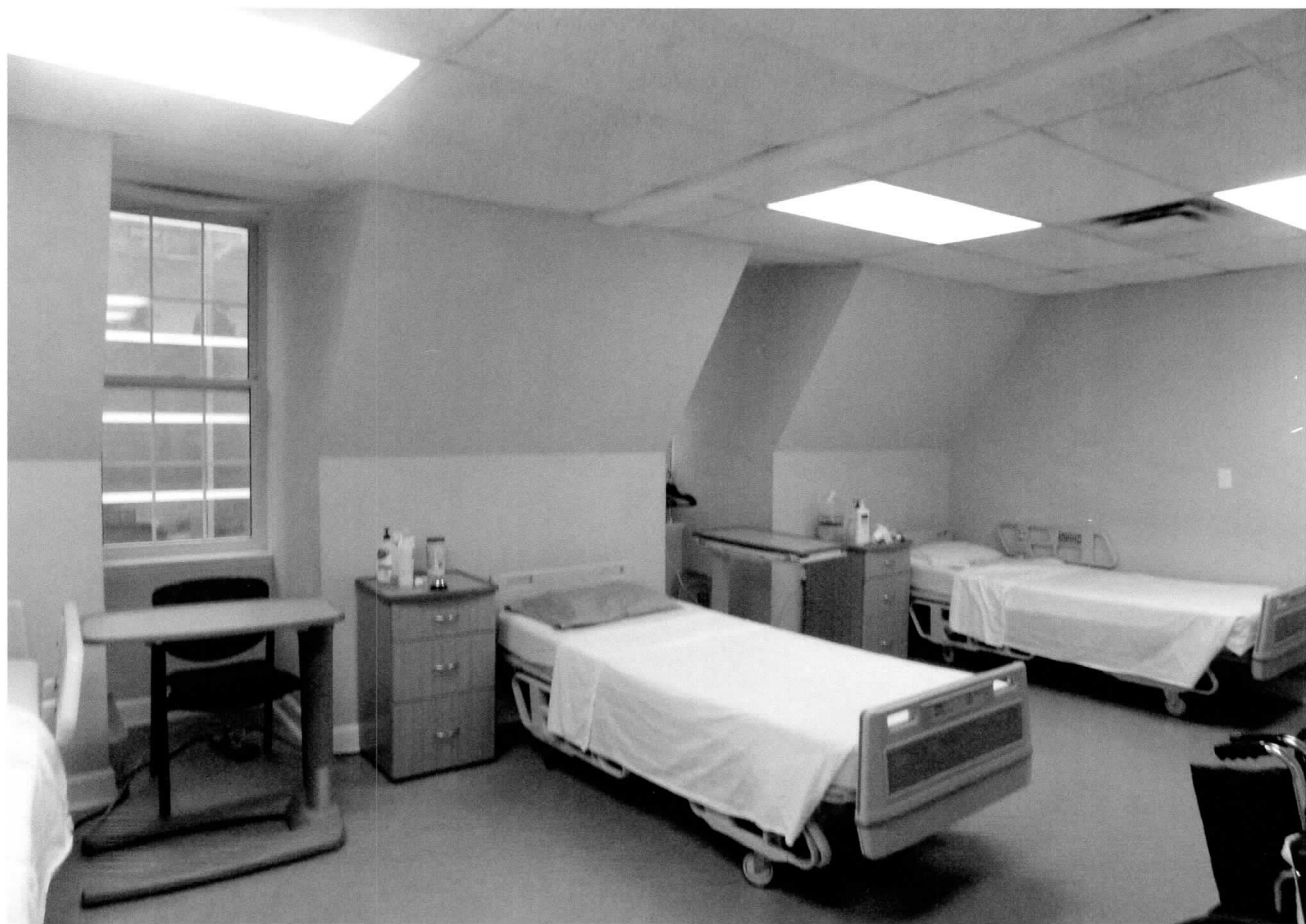
C. BELFOUCE

TYPICAL PAVILIONED OFFICE SPACE

ON 2ND TO 4TH FLOORS

34 of 44

MD - BALTIMORE CITY - BALTIMORE FEDERAL - 0034.tif



B-1197

Calgo. FEDERAL BUILDING of CALIF ASSOC.

Calgo. CITY '10

C. BELLEVUE

5/25/10

C. BELLEVUE

TYPICAL PENETRATED OFFICE SPACES
BY THE FLOOR BEAMS JOINTS

#35 of fit

MD - BALTIMORE CITY - BALTIMORE FEDERAL - .0035, fit



3-1147

FLOOR FEDERAL SAVINGS & LOAN ASSOC.

BALTO. CITY MD

C. BELGRADE

5/25/77

C. BELGRADE

TYPICAL MECHANICAL SPACE

AT 5TH FLOOR

36 OF 44

MD - BELGRADE CITY - FEDERAL SAVINGS - 0036.tif



P-1111

BALGO FEDERAL SAVING & LOAN ASSOC.

BALGO CITY MD

C. BELFLORE

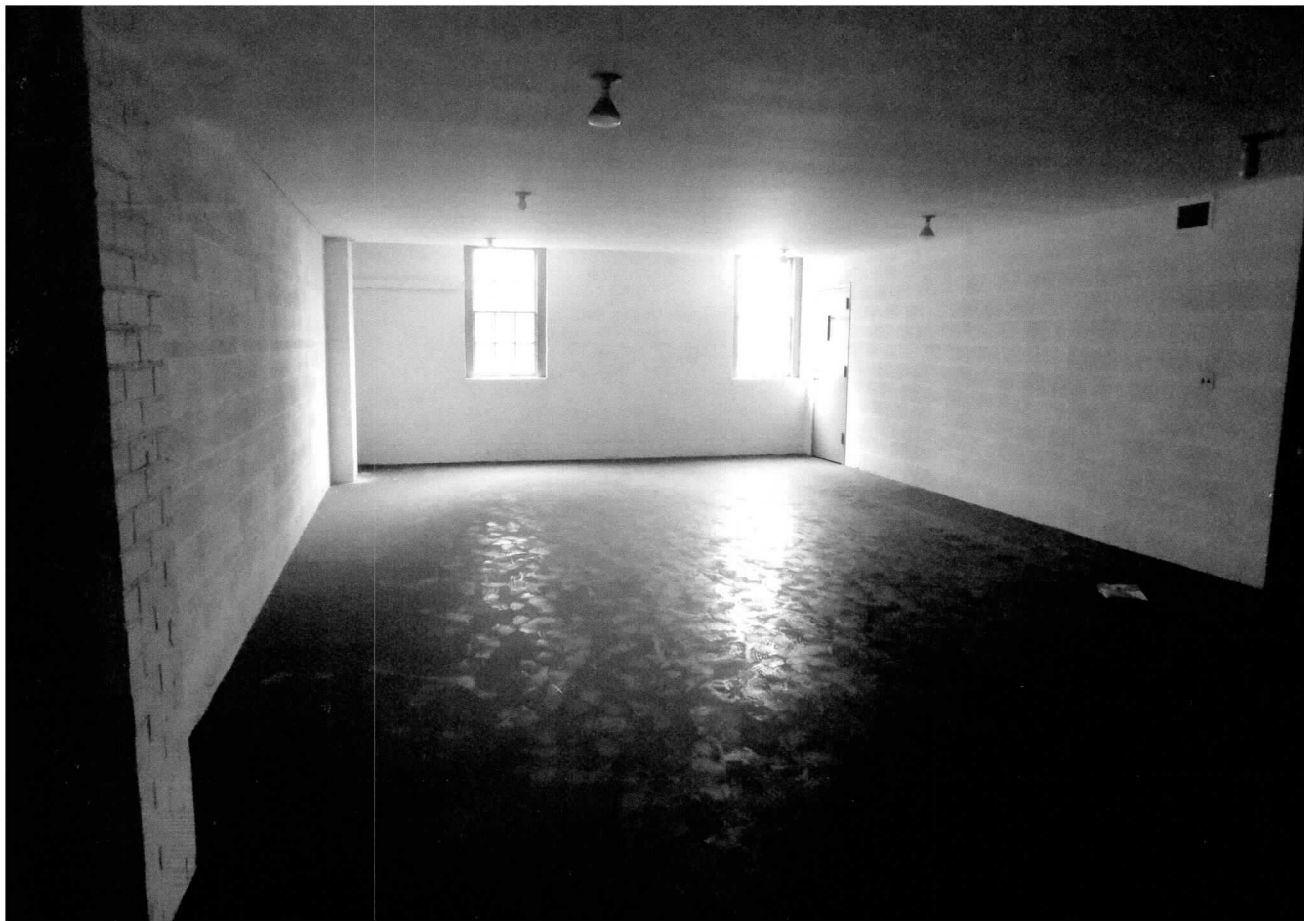
5/23/14

C. BELFLORE

ORIGINAL ENVELOPE CAB

27 of 44

40 - BALGO CITY MD - PALMISTO FEDERAL - .007. + if



2-11-77

ENLARG. FEDERAL STAMPS & LEAD ASSOC

BALGO. CITY MS

C. BELGONCE

5/25/77

C. BELGONCE

5 to 5000 OF 1978 ADDITION

28 of 44

MS - BALGO. CITY - BALGO. FEDERAL - .0038.tif



B-1147

FEDERAL SAVINGS & LOAN ASSOC.

BALTO CITY MD

C. BELFLORE

5/25/77

C. BELFLORE

CASH TRANSFER HOIST AT 5TH FLOOR
OF 1958 ADDITION

39 of 44

MD - BALTO CITY. CALVIN: FEDERAL - 0039, fit



E-1147

BALTO. FEDERAL SAVINGS & LOAN ASSOC

BALTO. CITY MD

C. BELMONT

5/25/77

C. BELMONT

5TH FLOOR OF 1958 ADDITION LOOPING WEST

#40 OF 44

MD - BALTIMORE CITY BALTIMORE FEDERAL - CO. 70. 4. 1



B-1177

BALP. FEDERAL SAVINGS & LOAN ASSOC.

BALP. CITY MD

C. BELFOUR

5/25/17

C. BELFOUR

ROOF LEAKING NORTHEAST.

41 of 44

MD - BALTIMORE CITY - BALTIMORE FEDERAL - coll. ty



P. 101

BALTO. FEDERAL SAVINGS & LOAN - 2500.

BALTO. CITY MD

C. BELFORD

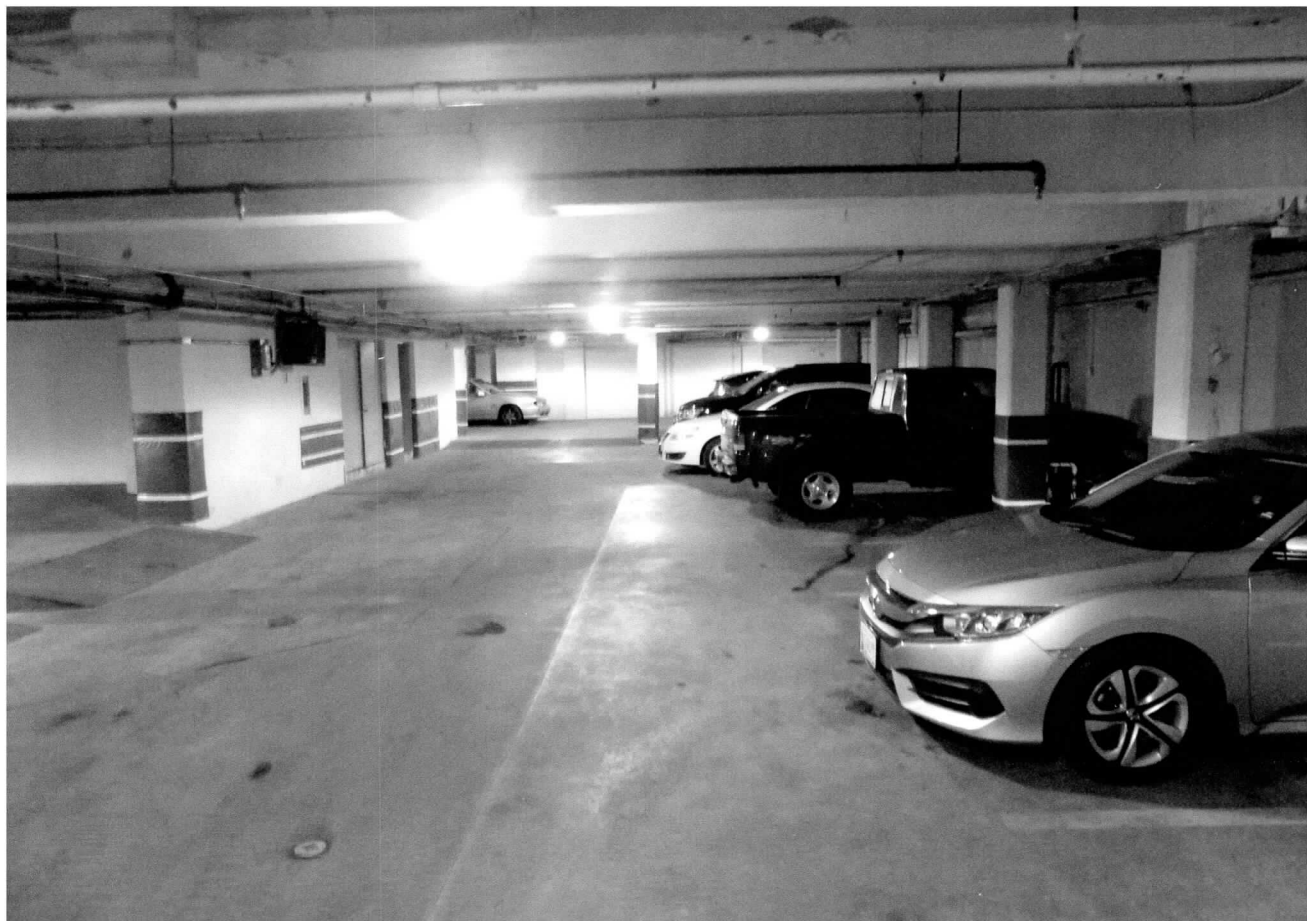
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C. BELFORD

TOWER AT SOUTH ELEVATION

42 of 44

MD - BALTIMORE CITY - BALTIMORE FEDERAL - 0042.tif



B-1147

BALFO FEDERAL SAVINGS & LOAN ASSOC.

KALP CNY 100

C. BELFLORE

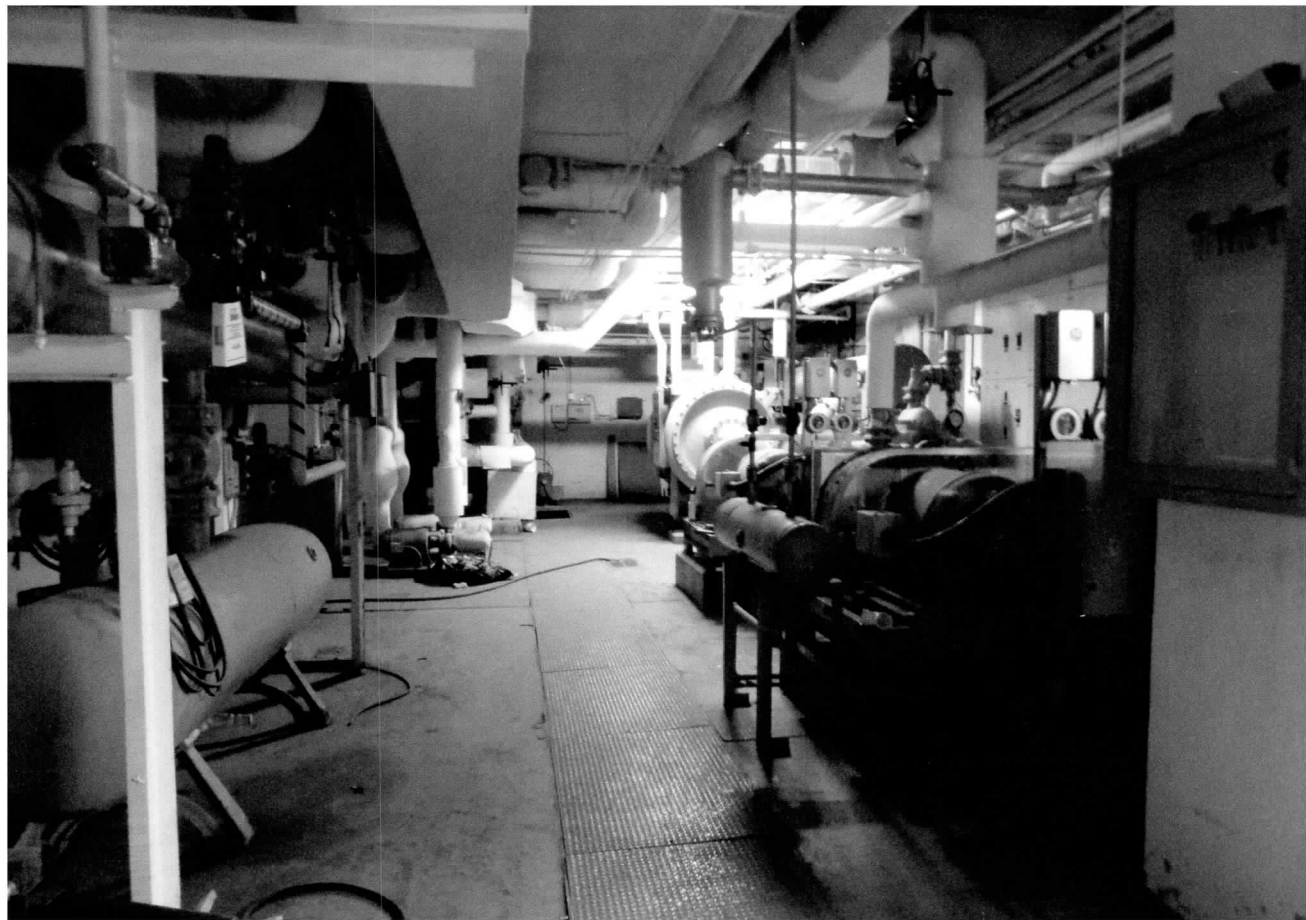
5/25/17

C. BELFLORE

BASEMENT Gal # 200

40 of 44

100 - Balflore.cny - BalfloreFederal - 3043.tif



D-1147

FEDERAL SAVINGS + LOAN ASSOC.

BALGO. CITY 110

C. BELGOVIA

5/25/11

C. BELGOVIA

SUB-BASINENT

#44 of 44

NO - BELGOVIA CITY - FEDERAL SAVINGS + LOAN ASSOC.