



Catherine E. Pugh
Mayor

**COMMISSION FOR
HISTORICAL & ARCHITECTURAL
PRESERVATION**

Tom Liebel, Chairman

STAFF REPORT



*Thomas J. Stosur
Director*

July 11, 2017

REQUEST: Howard Street (Westside) Local Historic District Designation: Hearing Two

RECOMMENDATION: Approval

APPLICANT: Baltimore Development Corporation

STAFF: Stacy Montgomery

SUMMARY: Determination that the proposed designation of Howard Street (Westside) as a local historic district meets the requirements of *Baltimore City Historic Preservation Rules and Regulations' Designation of Districts and Landmarks*. The designation includes a full and proper study with findings of fact that the proposed district and its boundaries comply with requirements of Local Government Certification under the National Historic Preservation Act, the Secretary of the Interior's Standards for Identification and Registration, and CHAP's own criteria for designation.

HISTORIC DISTRICT NAME: Howard Street (Westside)

SUMMARY DESCRIPTION:

Situated within the historic retail core of Baltimore City and on a street grid that largely remains from the original settlement of the area, the proposed Howard Street (Westside) historic district demonstrates distinctive characteristics of modestly scaled 19th- and early 20th-century commercial architecture. The proposed Howard Street (Westside) district comprises 1 ½ city blocks northwest of the Inner Harbor and immediately adjacent to (west of) the Central Business District and south of the Mount Vernon historic district. Howard Street continues to serve this area as the primary thoroughfare for public transit, as the light rail tracks replaced the historic streetcar route.

The district is comprised of two- to four-story commercial structures, most of which date to the 19th and early 20th centuries. The buildings in this district are primarily brick, many with large commercial windows on the upper stories, and highly decorative metal cornices. The earliest buildings along Park Avenue are two stories with a dormer on the gable roof, and modified storefronts on the first story. There are several 20th century buildings in the Moderne and Art Deco style that retain the scale of the older commercial buildings.

HISTORY/SUMMARY SIGNIFICANCE:

The proposed Howard Street (Westside) local historic district is home to a cohesive group of modestly scaled commercial structures at the northern end of Baltimore's historic retail district. The proposed district is part of the larger Market Center National Register Historic District, which is home to large department stores, banking centers, theaters and restaurants. The Howard Street (Westside) District represents the smaller, specialized retailers in buildings that transitioned from primarily residential to commercial use at the turn of the 20th century.

Howard Street became the major thoroughfare through the retail district and was home to a variety of commercial and manufacturing enterprises housed primarily in residential structures. In the late 19th century, the 400 block was home to a number of stables and laundries, as well as furniture manufacturing and upholstery operations that were located on the first floors, with residential quarters on the upper floors. In the early to mid-20th century, the majority of the buildings in the 400 block of North Howard Street were redesigned for primarily commercial use or completely replaced with modest, purpose-built commercial structures intended to serve as shops and showrooms. By the early 20th century, this block of Howard Street was home to music stores, piano showrooms, furniture stores, and later automobile showrooms.

The Howard Street (Westside) district is unique in the larger retail center because it is primarily composed of smaller, one- to four-story buildings, with decorative cornices, metal bay windows, and first-floor storefronts. The commercial district represents a distinct collection of modest commercial structures that contributed to the larger retail district on Baltimore's West Side.

Physical Development

The area of the retail district north of Saratoga Street was developed later than the area to the south, which was added to Baltimore City by 1782 with the annexation of Lunn's lot with street names honoring Revolutionary War heroes and battles.¹ In 1792, the area north of Saratoga Street and south of Howard's Park (Mount Vernon) was largely undeveloped. By 1822, the *Poppleton Plan of the City of Baltimore* shows the blocks within the proposed district as almost fully developed. The rowhouses along Park Avenue date to the 1830s and are some of the earliest remaining buildings in the proposed district.

Commercial development began along Baltimore Street in the 18th century. Retail expansion north and west occurred slowly over the early 19th century reaching a peak between the Civil War and the Second World War. The establishment and growth of Lexington Market, located several blocks south and west of the proposed district, drove the development of the city's retail core. The market was first established in the late 18th century; however, the first permanent buildings were constructed in about 1811. As the population expanded into the west side of the city, Lexington Market grew in size and significance.

The proximity to the Lexington Market, the harbor, the National Road (Franklin Street) and later the train yards, made Howard Street and the surrounding retail district a prime location for the establishment of a wide variety of businesses. Early on, the area was primarily residential, with the exception of some warehouses, taverns and inns, as well as stables and carriage factories to service travelers and tradesmen. But commercial establishments large and small

soon took advantage of the location, and by the late 19th century, Howard Street was the core of Baltimore's retail district. The construction of department store "palaces" on Howard Street in the late 19th and early 20th centuries demonstrated the strength and vitality of the retail district and encouraged other retail establishments to modernize and expand.

Transportation along Howard Street shaped the retail district since its beginnings in the early 19th century. Howard Street served as an important transit connection from the mid-19th century, which attracted businesses to the area. In the early 19th century, Howard Street connected the harbor to the National Road, serving as a popular carriage route. The 400 block of North Howard Street was home to a number of stables and carriage repair shops to service travelers along this route. With the introduction of locomotives, the carriage route along Howard Street became an important means of transporting goods from rail cars across the city. Since train engines were initially limited in their access to the streets of Baltimore, horse carriages were still necessary to move loads from one station to the other.

Howard Street was an important trolley and streetcar route well into the 20th century. Shoppers relied on the street cars and buses to bring them downtown to do their shopping. The growth of reliance on the automobile changed the nature of retail as shoppers sought the parking lots which more modern suburban stores provided. The Light Rail along Howard Street was developed in part with the hopes of reinvigorating the commercial core in the late 20th century and addressing the issues of limited parking downtown; however, the Light Rail had little impact on this area of Howard Street.

Social and Cultural History

The area within the proposed Howard Street district was a significant part of Baltimore's premiere retail corridor for over a century. Although Baltimore Street was originally the center for retail in Baltimore, the concentration of retail buildings moved to Howard Street in the 19th century. Small shops first appeared along Howard Street in the early 1800s.ⁱⁱ The blocks surrounding Howard Street quickly developed into the most popular retail destination because of the proximity to transportation and the Lexington Market, as well as the wide variety of retail services that were offered in the district. The blocks within the Howard Street district represent the small commercial and residential commercial enterprises that supported and benefitted from the larger department stores and the market.

The 400 block of North Howard Street played an important role in the early development of the northern portion of the retail district, housing a number of significant stables and carriage repair shops. With the proximity to the harbor, the market and the National Road, stables and services to assist travelers served a practical role in the mid-19th century. By the 1890s, small retail stores and warehouses lined the block, and by 1902 the entire block was commercial.ⁱⁱⁱ

The time between the Civil War and the First World War brought about great change in retail sales and consumer behavior. As a growing urban population had some amount of disposable income, shopping as leisure activity came into vogue.^{iv} Easier access to transportation and other modern amenities made shopping convenient and more enjoyable. While department stores anchored the retail district, a number of specialty stores set up shop on the 400 block of

N. Howard Street. The construction of purpose-built commercial buildings with large display windows on multiple stories and large glass storefronts allowed for a variety of retail ventures. Stables and carriage repair shops were replaced with furniture stores, straw hat shops, furriers and jewelers, music and piano sales rooms, restaurants and bedding suppliers. When one company went out of business, another could take its place. Constant turnover of business was common in the storefronts along this block of North Howard Street; however, the versatile small commercial buildings allowed for this constant change.

One building that saw little change was Martick's restaurant at 214 West Mulberry Street. The Martick family owned and operated the bar-turned-restaurant since the 1920s. The small 19th century rowhouse was a retail operation before the turn of the century. The Marticks also used their tavern as an arts venue, showcasing musicians and other performers, as well as displaying art. In the 1950s, son Morris Martick opened an art gallery (Salon Des Refuses) down the street at 108 West Mulberry Street.^v In 1970, Morris Martick opened up a French restaurant at 214 and continued to attract patrons for decades.

The properties along Park Avenue and West Franklin Street represent the earliest dwellings that were converted to commercial use. The mid-19th century rowhouses along Park Avenue housed seamstresses and garment menders on the first and second stories and were residential on the upper stories. The same held true for the Second Empire houses at 223-225 West Franklin Street, which housed a doctor and a barber shop with residences on the upper stories. This mix of uses is more consistent with the 19th century residential commercial tradition. Smaller storefronts could accommodate small commercial operations that did not require much special equipment or staffing.

The retail enterprises within the Howard Street historic district represent the variety of small scale and specialty businesses supported by the retail district for over a century. Although the district experienced constant change, its businesses kept pace with the changing needs of customers, including the construction of a small parking lot in the 1950s. As customer needs and retail trends changed, the Howard Street district provided flexible, well-designed spaces for specialty goods retailers in Baltimore's historic shopping core.

Architecture

The architecture of the Howard Street (Westside) historic district represents a wide variety of modestly scaled storefronts, dating from the early 19th century to the mid-20th century. The buildings on the 400 block of Park Avenue are some of the earliest in the area and were initially residential, shifting into secondary retail following a fire on Clay Street in 1873 when businesses were forced to relocate. At the turn of the century, Franklin Street transitioned from a retail street to one of the entry and exit points for the National Road, and became a cross-city highway. Mulberry Street was originally home to a number of two- and three- story rowhouse buildings, but the only remaining vestige of this era is the two-story building that was once home to Martick's restaurant.

There are a number of examples of early 19th century architecture in the district, including the buildings on Park Avenue and West Mulberry Street. 410-414 Park Avenue consists of a group of two-and-a-half story Greek Revival rowhouses with low-pitched gable roofs and gable

dormers. Recessed brick panels run below the simple wood cornices. These buildings date to the 1830s, but have all been modernized with large first floor store fronts. The building at 214 West Mulberry Street, has vestiges of an early 19th century side gable rowhouse with a gable dormer hidden behind a more elaborate Italianate cornice. The larger storefront window on the first floor is also a late 19th century alteration to the building. The building at 423 North Howard Street is another example of the district's 19th century architecture with a later storefront. The building features a side gable roof, plain cornice atop three full stories of a simple brick façade.

In the 1850s, the advent of cast iron front construction changed the form of commercial architecture. The Sun Iron Building, one of the first and most significant iron-front buildings, was built in Baltimore in 1851, and soon other builders followed suit.^{vi} Iron front construction allowed for larger storefronts with larger sheets of glass, greater building height, new design elements, and more light into the stores themselves. The construction was also touted as being "fire proof." The period between 1850 and 1880 witnessed the significant growth of commercial buildings where purpose-built commercial buildings replaced earlier residential buildings containing a small commercial concern. The earliest buildings still standing in the district were all altered to accommodate these larger storefront windows.

Concerns about fire safety brought about many changes in construction practices in the last quarter of the 19th century, including the abandonment of gable roofs in favor of flat roofs. The two rowhouse storefront at 406 and 408 Park Avenue represent this change. The building at 406 Park Avenue is a three-story brick rowhouse with a three-story brick bay topped with an elaborate brick and wood cornice. The historic storefront has been altered as has the entry. The building at 408 Park Avenue is a three-story, three-bay Italianate rowhouse with an ornate metal storefront with large glass windows. Both of these properties represent the mid- to late-19th century rowhouse commercial architecture in the district. 416 North Howard Street is another example of a three-story Italianate rowhouse with a converted storefront on the first store.

A pair of Second Empire brick rowhouses are located at 223 and 225 West Franklin Street with wood oriels at the second story and decorative mansard roofs with arched dormers and slate in alternating flat and rounded sections. Although this pair is deteriorated, they represent buildings designed to be residential when constructed in the 1870s. They were converted to commercial use at the turn of the century. This style of architecture is not found anywhere in the retail district except in this location.

By the late 19th century, retailers began constructing buildings specifically for retail use. In Baltimore, this occurred two blocks south, with the completion of Hutzler's Palace in 1888. Other large department stores were built along Howard Street and Lexington around the turn of the 20th century and smaller stores updated their facades.

The largest commercial building in the district is 422-424 N. Howard Street, which was one of the first purpose-built commercial buildings on the block, constructed ca. 1895 in the "Chicago Style." The five-story brick and stone building features multiple two-story metal bay windows topped with a ribbon of flat windows. Large plate-glass commercial windows run along the

first floor. The building was home to the Hecht Brothers Company and served as a furniture store for much of its history. A careful restoration has preserved this fine example of a late 19th century commercial building. Other examples of the “Chicago Style” on a smaller scale are the buildings located at 402 and 412 North Howard Street. Both feature two-story bow windows set into a brick façade, although they express the same form very differently.

Two buildings in the district were designed by prominent Baltimore architect Charles E. Cassell, 400 and 409 N. Howard Street. 400 N. Howard Street is a four-story brick Victorian two-part Commercial block building that was built ca. 1875. The building features a first floor storefront, with 20th century alterations, a second story pressed tin façade, and a highly detailed dimensional brick cornice. The third and fourth story bays are divided by vertical strips of painted recessed brick.

409 N. Howard Street was constructed ca. 1909 and served as a piano showroom and warehouse. This three-story brick building is a fine example of the Classical Revival style. Large windows span the second and third stories, separated by narrow fluted metal columns. The cornice at the roofline is large and highly decorative with inset brick panels, small dentils and large corbels, and topped with three anthemions in a palmette design. There is also a masonry cornice above the first floor in a Greek key design. The building is highly decorative for its scale.

There are a number of early 20th century styles represented in the district as well. Constructed in 1916, the building at 404-406 North Howard Street is a Spanish Eclectic styled double storefront with regularly laid straight barrel tile along the roofline. The façade is clad in stucco with a ribbon of arched windows spanning the second story of the building. Two storefronts on the first floor are currently obscured. The building at 419-421 North Howard Street was constructed in the 1940s, has a flat tile façade, a curved glass storefront and decorative terrazzo at the front entry.

The bank at 402 North Howard Street was constructed in 1953 for the Liberty Federal Savings and Loan Association. The two-story stone building features a monumental façade with deeply inset door and windows on the façade and simple masonry detailing. The district is also home to a low two-story concrete parking structure that was constructed in 1950 and a large mid-20th century fur storage building located on Tyson Street.

PERIOD OF SIGNIFICANCE

The period of significance for the Howard Street Historic District is from 1830 to 1968. The first building constructed in the district dates to the 1830s; other early buildings which still remain date to the 1850s. This time period from 1830 to 1850 represents the earliest development of this area, which was mostly residential, but slowly became commercial. Buildings from this time have first floor alterations that allowed for limited commercial uses, which were common in the 19th century. By 1968 the automobile had altered shoppers’ expectations and habits. This, combined with rioting following the death of Martin Luther King, Jr., dramatically impacted downtown retail cores, including the core of Baltimore City. Shoppers chose suburban branches with large parking lots and an increased sense of security.

By the 1970s retailers began to abandon their downtown stores in favor of suburban and indoor mall locations.

BOUNDARIES OF THE DISTRICT

The proposed boundaries of the Howard Street Commercial local historic district are generally the west side of the 400 block of Park Avenue and the east and west sides of the 400 block of North Howard Street, as well as buildings between Park and Howard on these blocks. The boundary begins at the corner of Park Avenue and W. Mulberry Street and runs north along Park Avenue, turning west at W. Franklin Street, then turning south along State Street. The boundary turns east at W. Mulberry Street. The district includes Tyson Street, Inloes Alley and Wilson Alley.

This boundary was largely established because it encompasses a cohesive group of late 19th and early 20th century specialty commercial establishments and demonstrates the transition of these retail establishments from primarily residential to purpose-built commercial establishments. The buildings to the east of the district are of a different architectural style and are more closely associated with the Cathedral Hill National Register Historic District and the Central Business District. The area to the north of the proposed district has experienced a great deal of demolition, and the buildings which remain are much larger. State Street, an alley on the west side of Howard Street, marks the boundary between the historic buildings on Howard Street and a parking lot and new construction on the west side of State Street along Eutaw and Mulberry Streets. The southern boundary of W. Mulberry Street was established as the buildings at the northern corner of the 300 block of N. Howard Street are non-contributing, as is the new building at the corner of Mulberry and Park Avenue. The buildings to the south of the proposed district that are historic are far more residential in character and retain much of their Italianate detailing. The district includes two parking lots along Park Avenue and several vacant lots that are the result of demolition due to severe building deterioration.

FINDINGS OF FACT:

The following findings of fact support that the proposed district and its boundaries comply with the following:

1. Requirements for Local Government Certification under the National Historic Preservation Act (54 U.S. Code., Chapter 3025, § 302503);
2. The Secretary of the Interior's Standards for Identification and Registration; and
3. The Commission's Own Historic Preservation Procedures and Guidelines

Local Government Certification under the National Historic Preservation Act

Section 302503 of Chapter 3025—Certification of Local Governments—within the National Historic Preservation Act outlines the requirements for a local government to be a certified program under the Act:

§ 302503. Requirements for certification

(a) APPROVED STATE PROGRAM. —Any local government shall be certified to participate under this section if the applicable State Historic Preservation Officer, and the Secretary, certify that the local government—

- (1) enforces appropriate State or local legislation for the designation and protection of historic property;
- (2) has established an adequate and qualified historic preservation review commission by State or local legislation;
- (3) maintains a system for the survey and inventory of historic property that furthers the purposes of chapter 3023 [State Historic Preservation Programs];
- (4) provides for adequate public participation in the local historic preservation program, including the process of recommending properties for nomination to the National Register; and
- (5) satisfactorily performs the responsibilities delegated to it under this division.

CHAP meets the above requirements. It is supported by local legislation for the designation and protection of historic properties. It has a qualified local historic preservation commission based in Article 6 of the City Code. It has a system of survey and inventory of local historic properties. It has a process enabling public participation in the identifying and designating of historic properties and districts.

Secretary of the Interior's Standards for Identification and Registration

The Secretary of the Interior provides guidance and standards for local governments seeking to undertake surveys of their historic resources. In *Guidelines for Local Surveys: A Basis for Preservation Planning*, the Secretary of the Interior presents the "Standards for Preservation Planning, Identification, Evaluation, and Registration." The complete list of the standards within the four areas is in Appendix B. The standards for Identification and Registration are below:

Standards for Identification:

Standard I. Identification of historic properties is undertaken to the degree required to make decisions.

Standard II. Results of identification activities are integrated into the preservation planning process.

Standard III. Identification activities include explicit procedures for record-keeping and information distribution.

Standards for Registration:

Standard I. Registration is conducted according to stated procedures.

Standard II. Registration information locates, describes, and justifies the significance and physical integrity of a historic property.

Standard III. Registration information is accessible to the public.

CHAP meets the above standards of the Secretary of the Interior. Procedures have been undertaken to carefully identify historic resources within the Howard Street (Westside) district. This information will be integrated into the decision-making process for application review and neighborhood planning for the local historic district. Procedures clearly lay out the processes by which the district is surveyed and considered for local district designation, and all information is available to the public.

Commission's Own Historic Preservation Procedures and Guidelines

Staff applied the Criteria for Evaluation in Section 2.2 Criteria for Designating Districts and Landmarks of CHAP *Rules and Regulations*. In addition, the staff applied Section 2.3 Designating a Historical and Architectural Preservation District, Step 1 Historical Assessment and Property Owner Survey and Step 2: Analysis.

Criteria for Evaluation

The quality of significance in Baltimore history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, public interiors, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

1. That are associated with events that have made a significant contribution to the broad patterns of Baltimore history; or
2. That are associated with the lives of persons significant in Baltimore's past; or
3. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
4. That have yielded or may be likely to yield information important in Baltimore history or prehistory.

Staff determined that the proposed Howard Street (Westside) district is eligible for local historic district designation under Criteria for Evaluation 1 and 3, and that based on Step 1: Historical Assessment and Property Owner Survey, and Step 2: Analysis, the Howard Street (Westside) District designation should proceed to Step 3: Designation. At the May 9, 2017 hearing, the Commission concurred with this finding, directing the staff to produce this full and proper study and findings of fact.

Criterion 1:

The Howard Street (Westside) district is significant under Criterion 1 because of its association with the retail history of Baltimore City, including its early development in the 19th century early 20th century. Located within the heart of Baltimore's historic retail district and along the historic streetcar corridor, the proposed Howard Street district was home to a variety of small retailers that supported the larger retail in the area.

Criterion 3:

The Howard Street (Westside) historic district is significant under Criterion 3 because it represents a cohesive group of modestly scaled 19th and 20th century commercial architecture. The district demonstrates the transition retail establishments undertook between the end of the 19th and the beginning of the 20th century, from residential buildings with small commercial operations to purpose-built commercial structures. The buildings within the district provided warehouses and showrooms for smaller commercial enterprises such as piano and furniture sales. The architecture of the district, although modestly scaled, includes a fine variety of late 19th and early 20th century commercial architecture with fine detailing such as decorative cornices, large metal bay windows, and first story storefronts.

CONTRIBUTING AND NON-CONTRIBUTING BUILDINGS

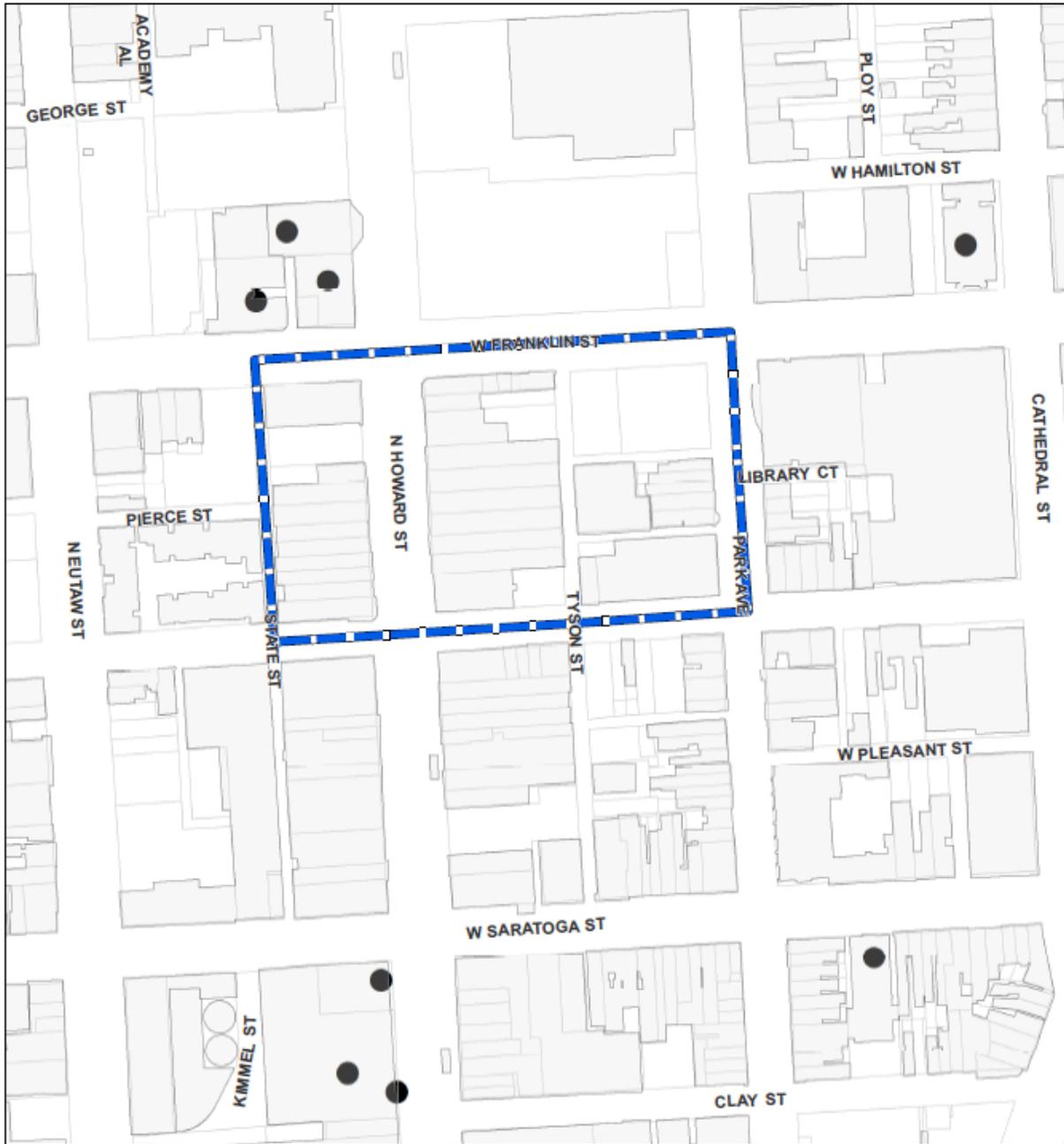
Staff has determined through a recent survey that there are 28 properties within the proposed Howard Street (Westside) local historic district. Currently there are no listed non-contributing buildings within the district. There are several vacant lots within the district, all of which are non-contributing. The addresses of the properties are noted in Appendix A. Non-contributing buildings are those which fall outside of the period of significance, which lack architectural integrity, or which hold no association to the district's or the city's history. As new information is gained about the district and its buildings, the Commission will re-evaluate these determinations.

RECOMMENDATION:

Staff recommends approval of the determination that the proposed designation of Howard Street (Westside) as a local historic district meets the requirements of *Baltimore City Historic Preservation Rules and Regulations' Designation of Districts and Landmarks*. The designation includes a full and proper study with findings of fact that the proposed district and boundaries comply with requirements of Local Government Certification under the National Historic Preservation Act, the Secretary of the Interior's Standards for Identification and Registration, and CHAP's own criteria for designation.



**Eric Holcomb
Director**



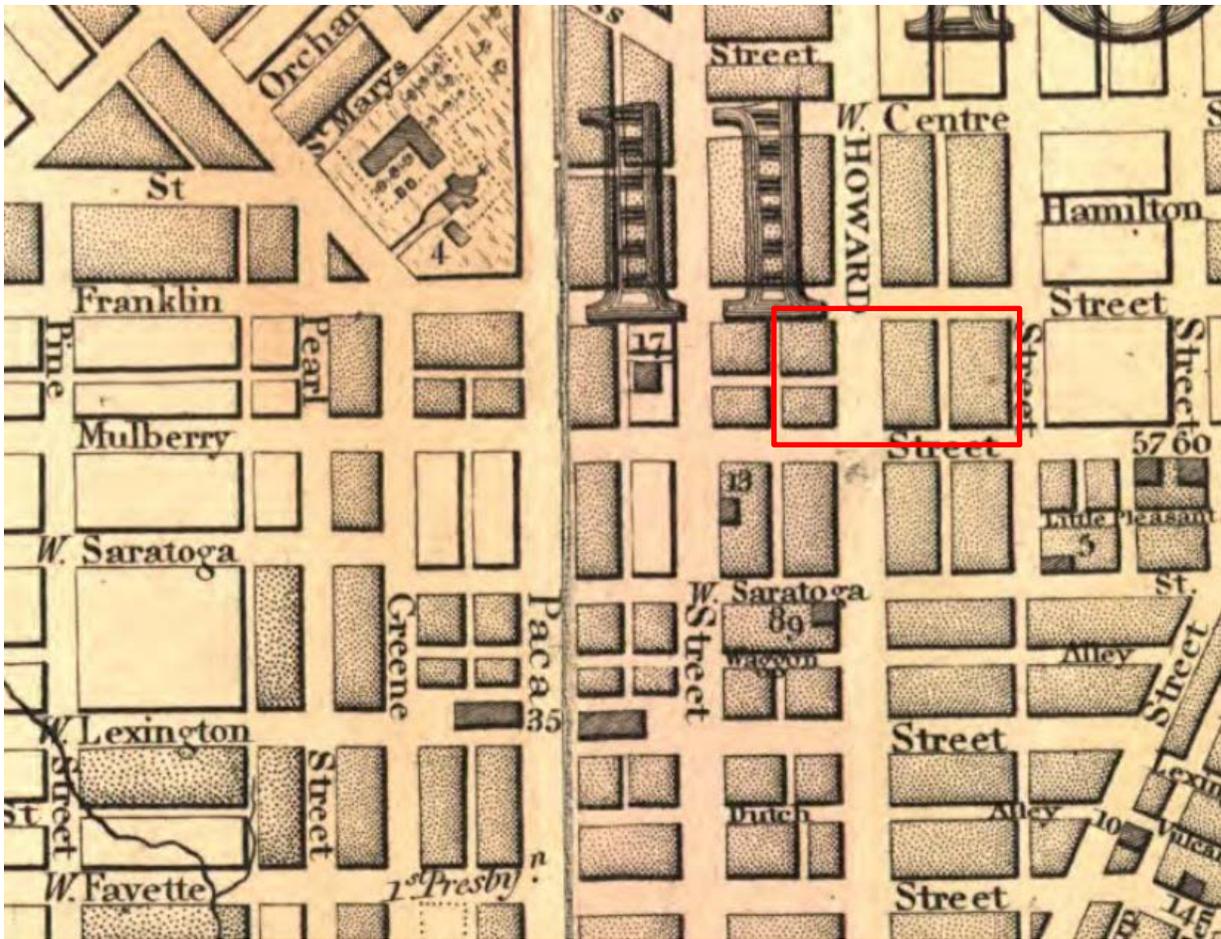
Howard Street Commercial Historic District

-  Howard Street Commercial District
-  Existing Baltimore City Landmarks

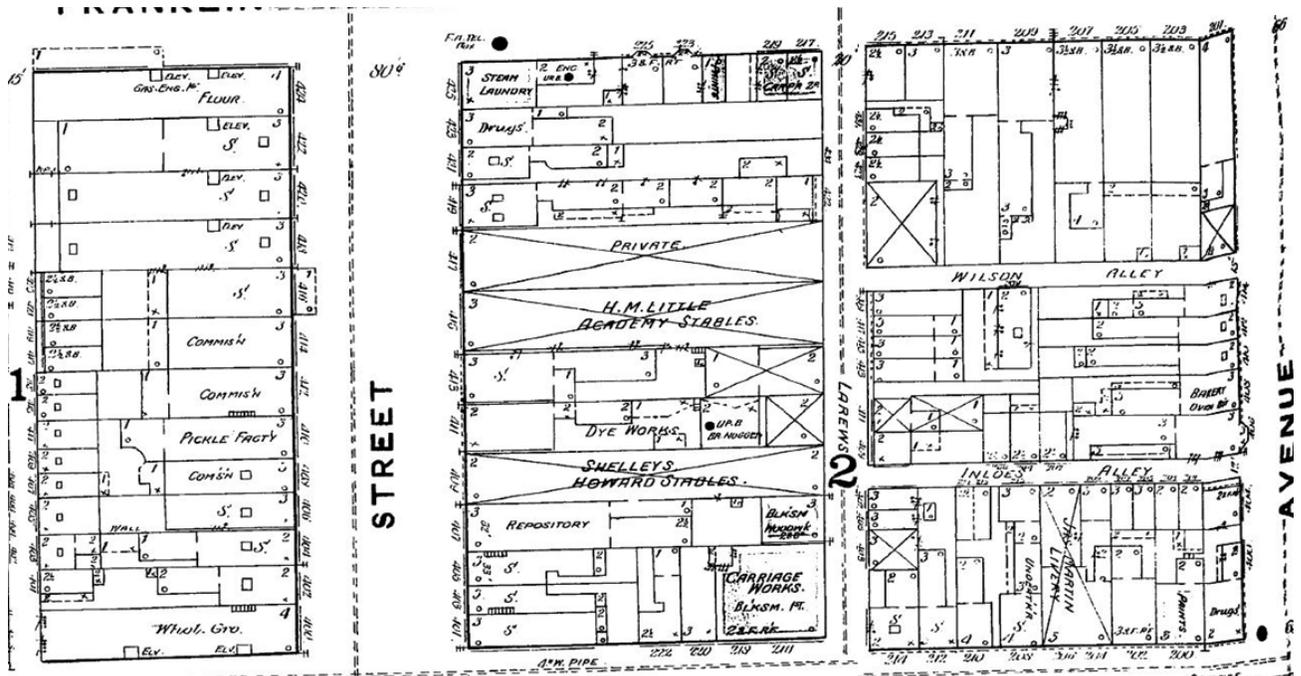
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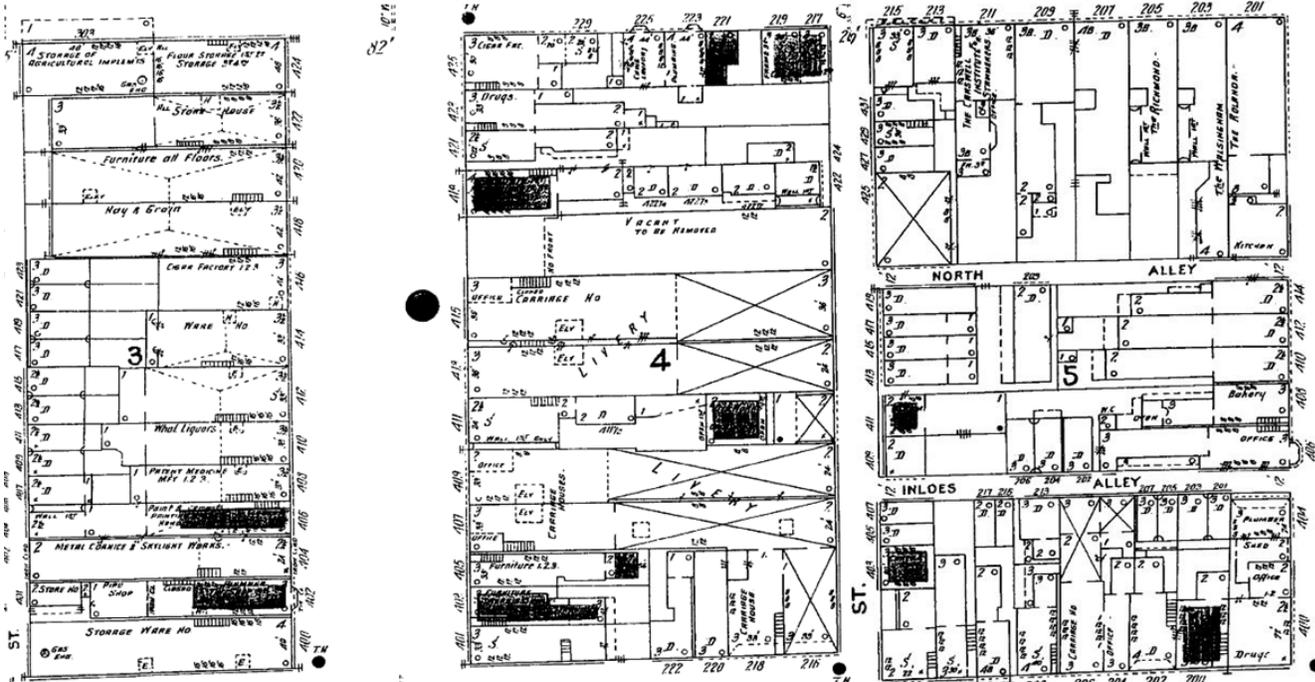
1792 Plan of the town of Baltimore and it's [sic] environs. (No Development in the District)



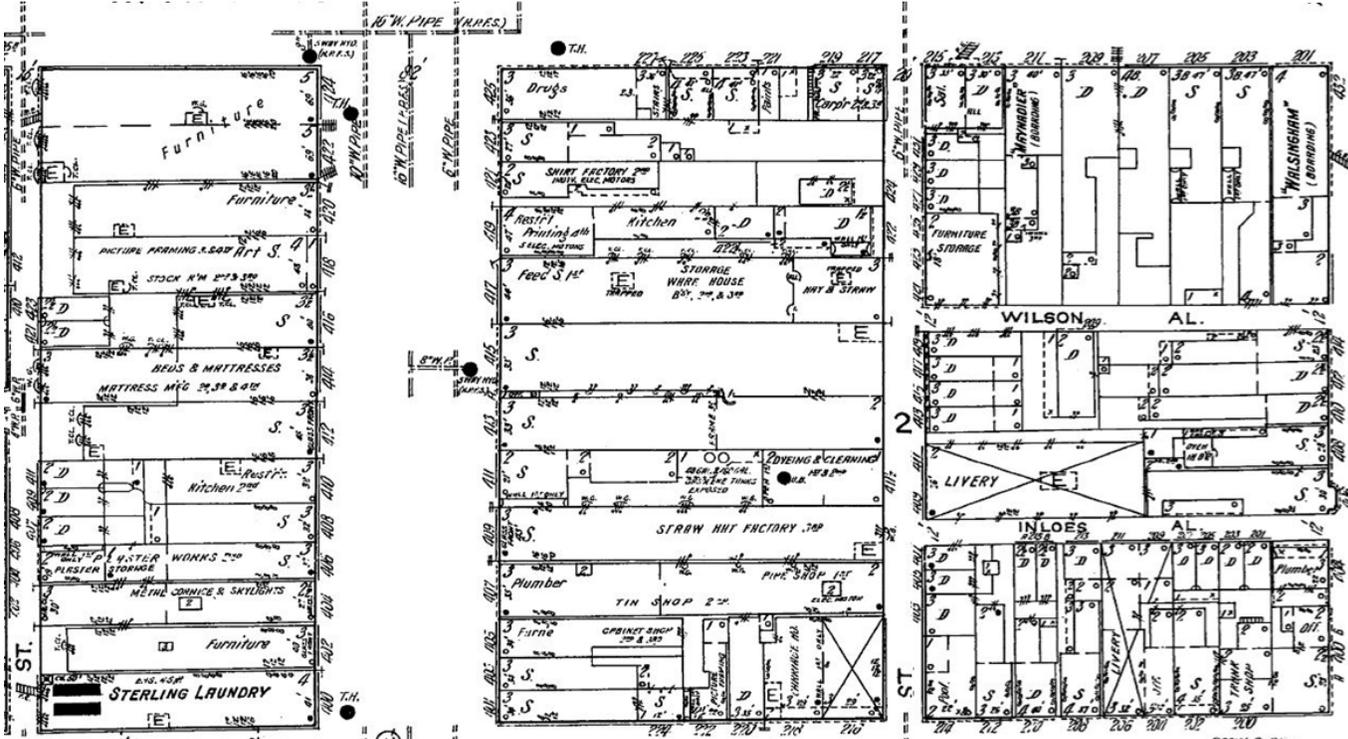
1822 Plan of the city of Baltimore (Lucas Fielding)



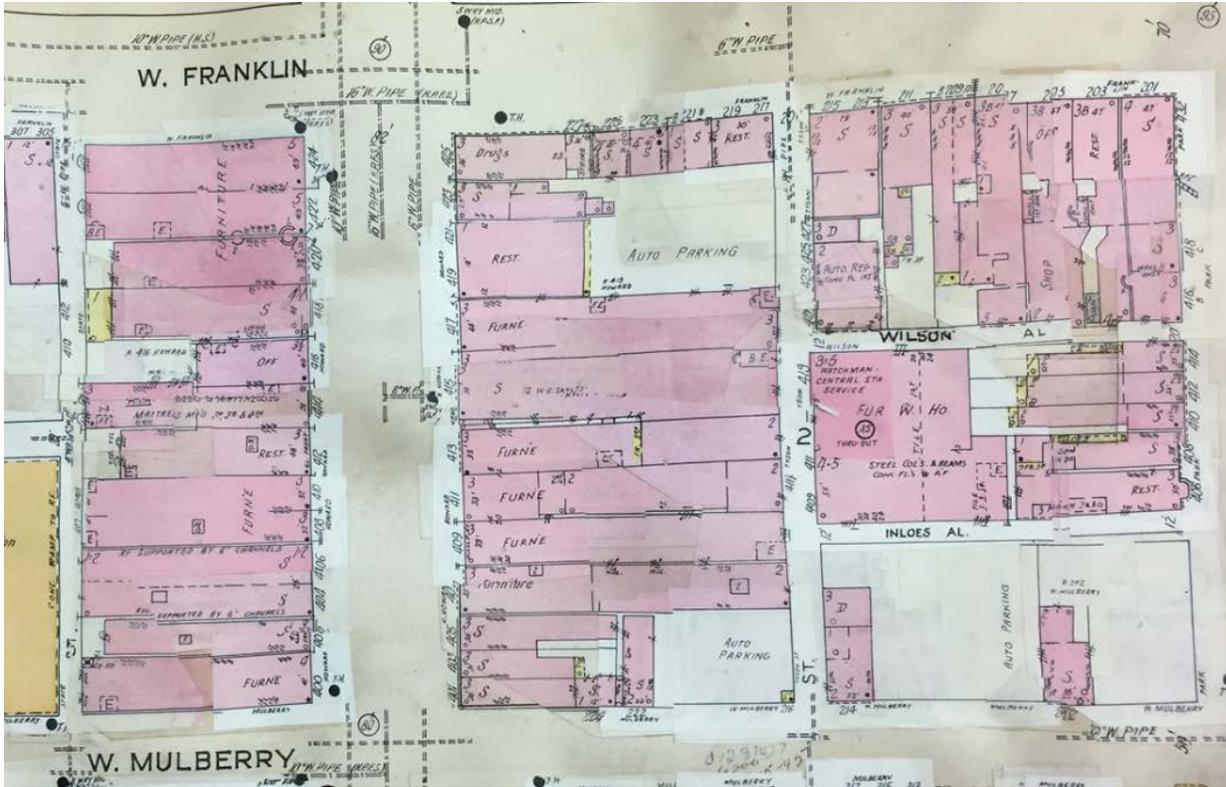
1890 Sanborn Map of Howard Street and Park Avenue



1901-1902 Sanborn Map of Howard Street and Park Avenue



1914-1915 Sanborn Map of Howard Street and Park Avenue



1914-1951 Sanborn Map of Howard Street and Park Avenue



Aerial View of the Historic District



West Side of the 400 Block of North Howard Street



East side of the 400 block of North Howard Street



West side of 400 Block of Park Avenue



West Franklin Street facing southeast



West Mulberry Street facing north into the district

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- Shoken, Fred, et. al.. *Retail District National Register Nomination Form.* Baltimore, 1999.
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**APPENDIX A—LIST OF NON-CONTRIBUTING PROPERTIES IN PROPOSED
HOWARD STREET (WESTSIDE) LOCAL HISTORIC DISTRICT**

Vacant Lots:

201 West Franklin Street
211 West Franklin Street
414 North Howard Street
418 North Howard Street

APPENDIX B

SECRETARY OF THE INTERIOR'S STANDARDS FOR PRESERVATION PLANNING, IDENTIFICATION, EVALUATION, AND REGISTRATION

From National Park Service, *National Register Bulletin 24 - Guidelines for Local Surveys: A Basis for Preservation Planning*.

<https://www.nps.gov/nr/publications/bulletins/nrb24/intro.htm>

Standards for Preservation Planning:

Standard I. Preservation planning establishes historic contexts.

Standard II. Preservation planning uses historic contexts to develop goals and priorities for the identification, evaluation, registration, and treatment of historic properties.

Standard III. The results of preservation planning are made available for integration into broader planning processes.

Standards for Identification:

Standard I. Identification of historic properties is undertaken to the degree required to make decisions.

Standard II. Results of identification activities are integrated into the preservation planning process.

Standard III. Identification activities include explicit procedures for record-keeping and information distribution.

Standards for Evaluation:

Standard I. Evaluation of the significance of historic properties uses established criteria.

Standard II. Evaluation of significance applies the criteria within historic contexts.

Standard III. Evaluation results in a list or inventory of significant properties that is consulted in assigning registration and treatment priorities.

Standard IV. Evaluation results are made available to the public.

Standards for Registration:

Standard I. Registration is conducted according to stated procedures.

Standard II. Registration information locates, describes, and justifies the significance and physical integrity of a historic property.

Standard III. Registration information is accessible to the public.

ⁱ Shoken, Fred, et. al.. *Retail District National Register Nomination Form*. Baltimore, 1999.

ⁱⁱ Shoken, Fred, et. al.. *Retail District National Register Nomination Form*. Baltimore, 1999.

ⁱⁱⁱ Sanborn Fire Insurance Maps of Baltimore City, 1890, 1901-1902.

^{iv} Larson, Christina.. "The Invention of Shopping." *The Washington Monthly*; November 2006. (pp. 45-48)

^v Skene-Catling, Patrick. 'Salon Des Refuses' to Open With Baltimore Paintings. *The Sun* (1837-1991); Apr 23, 1955; ProQuest Historical Newspapers: The Baltimore Sun (pp. 15)

^{vi} Dilts, James D. *Baltimore Commercial Architecture Project*. 1992.