



# **OLD GOUCHER NEIGHBORHOOD STRENGTHENING A COMMUNITY IDENTITY THROUGH AN EXPLORATION OF THE PAST**

**UNIVERSITY OF MARYLAND  
SCHOOL OF ARCHITECTURE, PLANNING & PRESERVATION  
GRADUATE PROGRAM IN HISTORIC PRESERVATION  
FALL 2013**



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## STRENGTHENING A COMMUNITY IDENTITY THROUGH AN EXPLORATION OF THE PAST



### HISP650 STUDIO TEAM MEMBERS

Alexander Toprac  
Amanda E. Moore  
Anne M. Ketz

Caitlin Sylvester  
Daniel FC Hayes  
Meredith Gorres

### FACULTY ADVISOR

Dr. Michele Lamprakos

### HISTORIC PRESERVATION PROGRAM DIRECTOR

Dr. Donald W. Linebaugh

UNIVERSITY OF MARYLAND  
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# **PART I**

## **INTRODUCTION**

## Introduction

The Old Goucher neighborhood is a vibrant and diverse community located in the center of Baltimore, Maryland. Situated around North Charles and St. Paul Streets, the main north-south corridors in the city, and just north of North Avenue, one of the main east-west corridors, the neighborhood is in the center of the city and is surrounded by rapidly redeveloping and expanding communities (see Figure 1-1). The Old Goucher Community Association and the Old Goucher Business Alliance, in efforts to get ahead of redevelopment attempts in their community and to ensure their community values and goals are considered in future efforts, began the process of creating a Vision Plan for the Old Goucher neighborhood in 2012. In the spring of 2013, the Graduate Program in Historic Preservation at the University of Maryland College Park was invited to contribute a supplemental preservation piece to the developing Vision Plan. Old Goucher resident and recent alumnus of the Urban Planning and Historic Preservation masters programs at the University of Maryland, Philip LaCombe, coordinated with Michele Lamprakos, Assistant Professor in Architecture and Historic Preservation, who agreed to work with the Old Goucher Community Association for the fall 2013 Historic Preservation Studio course. Six historic preservation graduate students with backgrounds in history and rural landscapes, global studies and business management, psychology and education, archaeology, and architecture, worked together on this project to ultimately provide preservation-related recommendations to contribute towards the Old Goucher Vision Plan.

Considering the other efforts that were underway in support of the Old Goucher Vision Plan, the studio group decided the best focus for their contribution would be a historical analysis of the physical and social fabric of the neighborhood to provide historical substance to the neighborhood's present and future identity within greater Baltimore City. The primary research question developed by the preservation studio group was spurred by an initial boundary analysis resulting in conflicting geographical definitions of the Old Goucher neighborhood according to various organizations such as the Old Goucher Community Association and the City of Baltimore (Appendix A: Boundaries). This led to the question of "where is the Old Goucher neighborhood and what distinguishes it, both historically and contemporarily within the context of greater Baltimore?" Subsequent questions the group sought to answer with this project include: (1) Why is the historical identity of a community/neighborhood important and how can you give substance to the historical identity of a place aside from simply creating and promoting a neighborhood 'brand'?" (2) How can understanding the historical identity, development and cultural processes of neighborhoods, better help us to understand the current and potential future condition of neighborhoods? (3) What is the value of incorporating a historical analysis of neighborhoods such as this as a layer into the planning process for neighborhoods, communities, cities and regions?

The results of analyzing the historical development of the neighborhood, both physically and socially, has shown that the Old Goucher neighborhood is historically significant as a

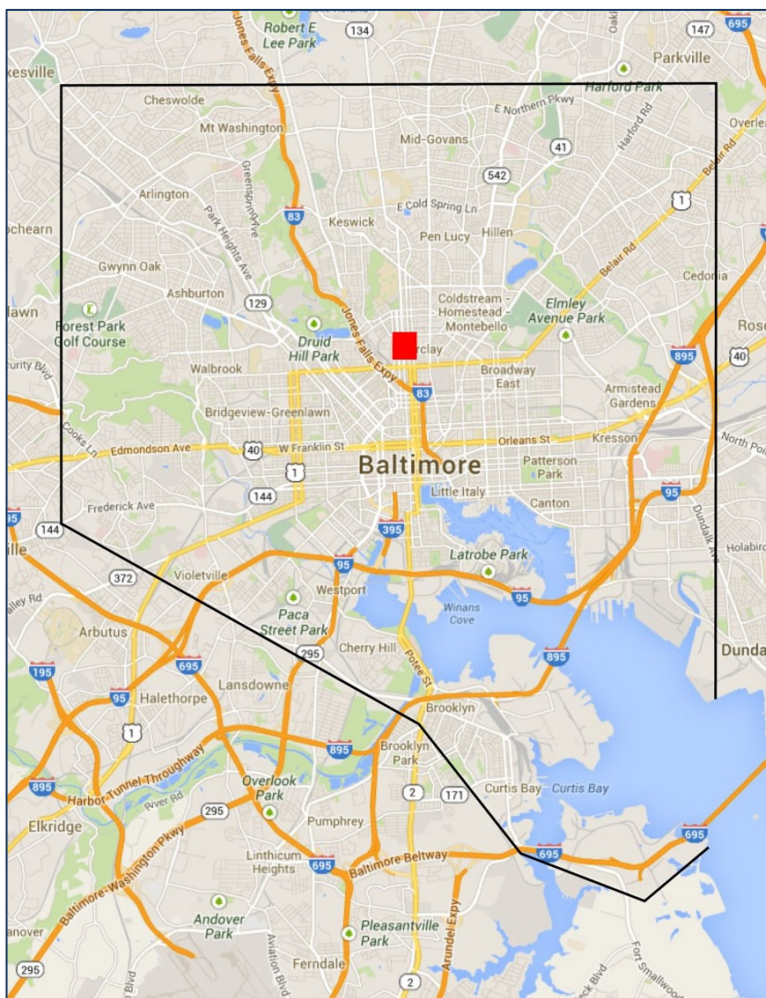


Figure 1-1: The location of the Old Goucher neighborhood within Baltimore City, indicated by the red square in the center of the map.

relatively uniform architectural character in the neighborhood distinguishing it from other areas surrounding it. In addition, historically the neighborhood has been identified and strengthened by: a strong educational and social legacy; an extremely adaptable and high quality building stock; inter-connected green spaces; socio-economic and racial diversity; and a mixture of residential, commercial, and institutional uses.

Looking immediately outside the neighborhood, the “edges” or boundaries of the community are significant in that they each had a particular character and impact on the neighborhood. To the south, the commercial and transportation corridor of North Avenue historically brought people from all areas of the city through the area and created tension with the residents as commercial uses expanded into the neighborhood from North Avenue. To the east, the historic York Road (Greenmount Avenue) and the associated Barclay community was historically more diverse and working class than the primarily white, middle to upper class, Old Goucher residents, which created racial and economic tension along the eastern border. To the west, the Jones Falls and its railways and industrial complexes historically created tension surrounding land uses and

typical, yet unique early American suburb, which developed on the edge of a great city in the late 19th century. The neighborhood emerged at a moment of rapid urban expansion, and benefited from its location just above North Avenue, the old northern boundary of the city, and its centrality along North Charles Street, the main north-south corridor. The Old Goucher neighborhood has been an identifiable place in Baltimore since the community’s foundation, both for the defining edges surrounding it and for the community and institutional nodes within it. The desirability of the area, the speed of development, and the early

investment by institutions, led to a distinct and

pollution as well as racial and socio-economic tensions as more diverse, working class populations lived near the industrial areas on the western border. To the north, the Charles Village neighborhood is physically separated from the Old Goucher neighborhood by a railroad tunnel underneath 26th street as well as the defining commercial corridor of 25th Street. While Old Goucher shifted and changed throughout the 20<sup>th</sup> century, Charles Village remained primarily residential and tensions increased along this edge as the Old Goucher area became more commercialized and diverse in the 20<sup>th</sup> century.

Looking within the neighborhood, understanding the importance of community nodes, such as churches, educational, governmental, and social institutions, is significant in understanding the development of the neighborhood. In particular, the former campus of Goucher College, which includes several buildings by nationally renowned architects and a sequence of open green spaces, was once the heart of the area. That heart was lost when Goucher College decided to move to a more isolated property in Baltimore County and the green spaces were gradually paved over for automobile parking. The primary factors that influenced Goucher College's decision to move to a more isolated property in Baltimore County revolved around the neighborhood's urbanization and resulting competition for space, increasing socioeconomic and racial diversity and commercial and mixed-use zoning. These same factors are what are today considered major community strengths along with the fact that most of the original institutional buildings are still in use and continue the educational and social legacy that began in the neighborhood. Understanding the importance of the community nodes and the original vision represented by the monumental node of the College, the original green spaces, and the high quality and adaptability of the architectural fabric, can provide a strong historical basis for the current Vision Plan. These themes will be explored in detail in the following report in the form of an in-depth historical analysis, current contextual analysis, and recommendations for building on the present and historic strengths of the community.

## **Methodology**

The studio group used three interwoven broad processes to approach and complete this project: historical research, data collection, and mapping analysis.

The historical research was divided into five thematic categories: physical development, demographics, circulation, land use, and Goucher College. Research was conducted using primary and secondary sources as well as interviews with community members and leaders. Primary sources included current and historic maps, land records, census data, publications, newspapers, and reports. Secondary published resources were useful for researching Goucher College and the broader historic context of Baltimore City and the State of Maryland. The Special Collections and Digital Library at Goucher College were extremely useful as well as the Maryland Room at the Enoch Pratt Library in Baltimore and the Maryland Room at the University of Maryland in College Park. Johns Hopkins University digital map library was also very useful.

Data collection was necessary in order to map the historic themes researched and overlay them on the neighborhood to gain a better visual understanding of the historic analyses and changes over time. In order to make data collection manageable in the time frame allowed for this project, the studio group chose to define the boundaries of their study area to an area slightly smaller than that defined by the Old Goucher Community Association, yet slightly larger than that defined by the City of Baltimore, and encompassing the majority of the Old Goucher National Register Historic District. The boundaries chosen extend roughly one block outward from the old Goucher College campus. The area delineated by these boundaries includes the blocks roughly contained by 21st Street to the south, Howard Street to the west, 25th Street to the north and Guilford Avenue to the east. Data collection consisted primarily of transcribing, from hard copy to Excel format, three decades of US Federal Census information (1900, 1910, and 1930), for each parcel in the neighborhood. This was used to map the demographics of the neighborhood over time. Historic Sanborn Fire Insurance Maps were extremely useful in determining historic building heights and materials, land use, as well as constructions and demolitions in the neighborhood over time. Data was collected from each series of the Sanborn Fire Insurance Maps of which there are four for this area (1901, 1915, 1926 and 1953).

The data collected was mapped over the neighborhood throughout five time periods: Pre-1880; 1880-1900; 1901-1920; 1921-1952; and 1953-present. These time periods were chosen in part due to the date ranges of the data collected and in part due to significant changes occurring between these periods, both on the broader scale and at the neighborhood level. The time periods help delineate the changes over time with the thematic maps that were created. ArcGIS was used to map the census demographic data while Adobe Illustrator was used to transcribe and render new maps for the neighborhood highlighting various historic themes over time.

The group also researched the present context of the neighborhood and Baltimore City. Most of this research was conducted via interviews and meetings with members of the Old Goucher Community Association, Old Goucher Business Alliance, Baltimore Commission for Historic and Architectural Preservation (CHAP), Baltimore Planning Commission, as well as local churches. Neighborhood walking tours were conducted for the studio group led by community association members and planning officials as well as many site visits conducted individually. Recent newspaper articles and planning documents were further used to understand the current context of the neighborhood.

With an understanding of the historic context and identity of the neighborhood alongside the present context of the area and city, the studio group developed a set of short-term and long-term recommendations the Old Goucher Community Association may incorporate into the Old Goucher Vision Plan which will help to highlight the historic strengths of the community and provide resources to build on those in the future.







**PART II**  
**HISTORICAL ANALYSIS**

## Pre-1880: Urban Expansion and the Beginnings of a Neighborhood

The area that would later become Old Goucher developed just outside the northern edge of Baltimore City in the late 19th century, replacing several country estates and extending the urban character of Baltimore City northward. Prior to the arrival of Europeans and the development of Baltimore City, the area was inhabited primarily by the Native American Tribes of the Susquehannock and Piscataway. When Europeans arrived and claimed the land in the Chesapeake region in the 17<sup>th</sup> century, they typically settled near fall lines and water sources for access to power, transportation and trade. The Baltimore area was settled early on by Europeans in large part because of a local fall line and convenient access to the Chesapeake

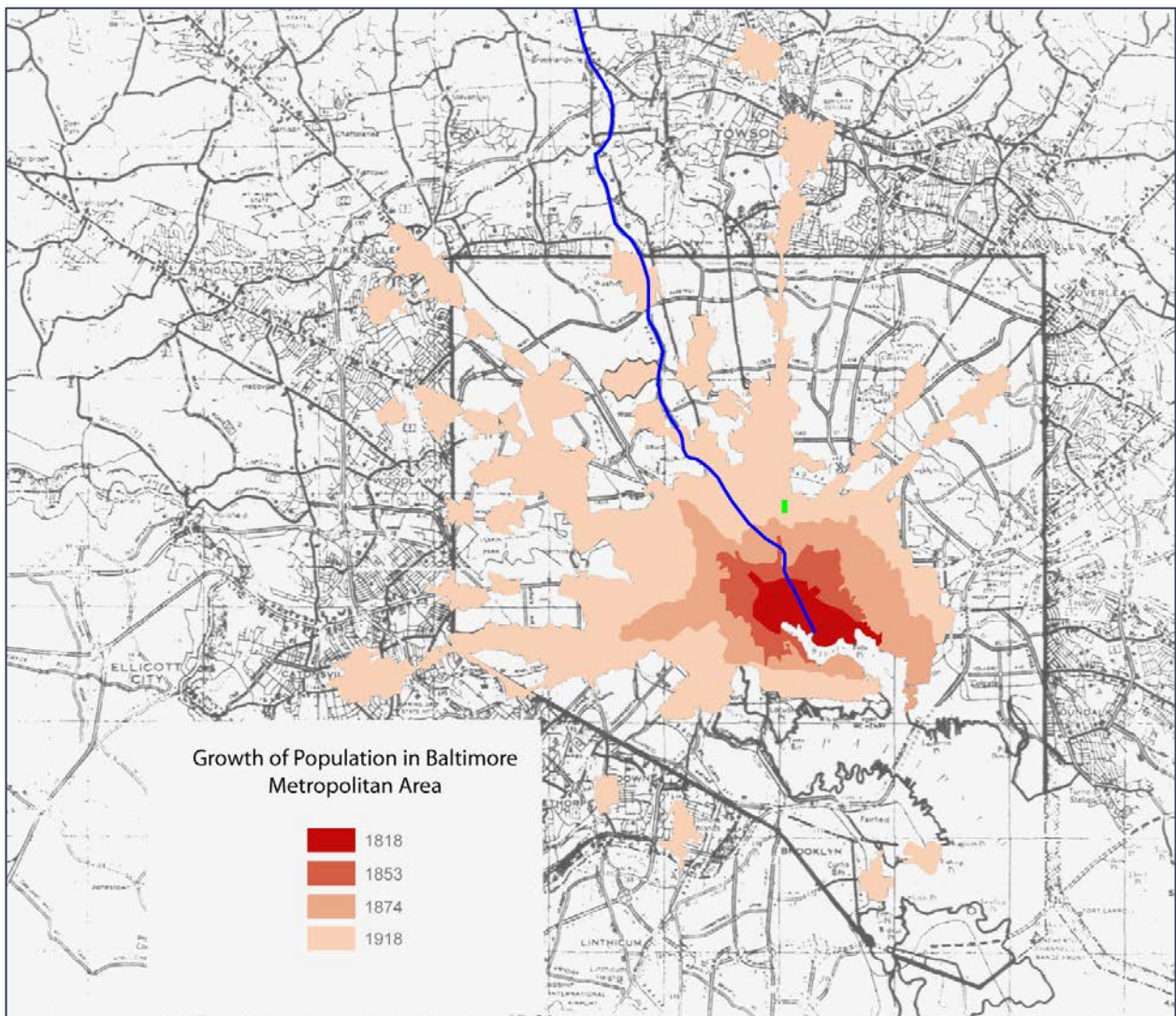


Figure 2-1: Map depicting the growth and spread of population in the Baltimore Metropolitan Area from 1818 to 1918. The Old Goucher neighborhood is indicated by the small green square in the center.

Bay. The fall line in Baltimore, known as the Jones Falls, is a deep ravine and fresh water stream that cuts from the north through the center of the city's topography and empties into Baltimore's inner harbor of the Chesapeake Bay to the south.<sup>1</sup> (Figure 2-2).

The City of Baltimore was chartered in 1729 and grew outward from initial settlements near the inner harbor. During the early years of the city's development expansion occurred primarily east and west from the inner harbor due to the natural barriers of the harbor to the south and the Jones Falls to the north.<sup>2</sup> The study area, which would become the Old Goucher neighborhood, is located on the plateau just northeast of the northwesterly curve of the Jones Falls. For the first 150 years of Baltimore City's growth, the barrier prevented direct access to

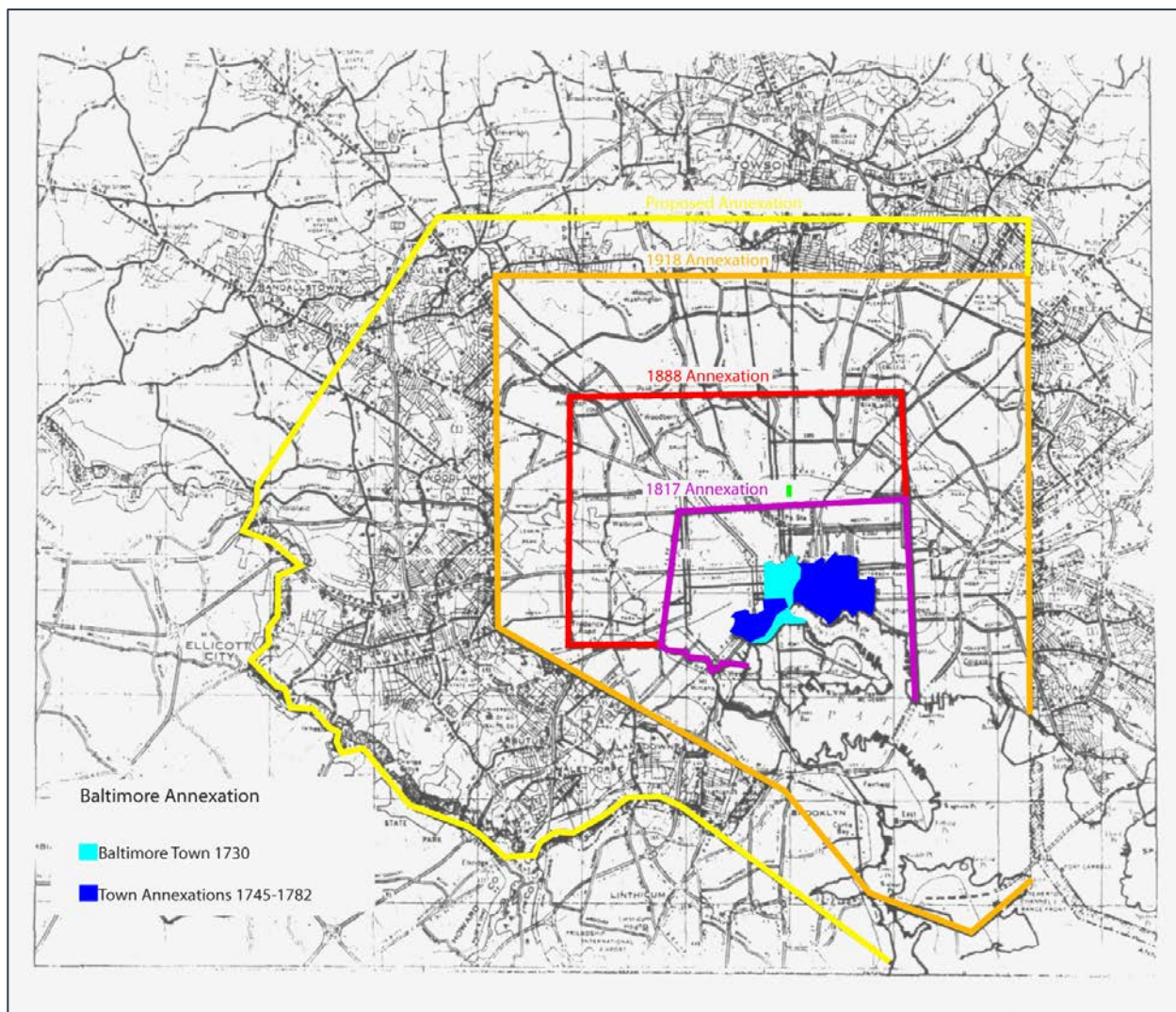


Figure 2-2: Map of Baltimore City's annexation lines in 1730, 1745-1782, 1817, 1888, and 1910 as well as the proposed borough line of 1912, which was never adopted. The Old Goucher neighborhood was a part of the land annexed in 1888 and is represented by the small green square in the center of the map. The northern boundary of the 1817 annexation is present-day North Avenue.

the area from the south, where the nucleus of the city was developing and expanding. Figure 2-1 shows the population growth of Baltimore City from 1818 to 1918, starting close to the inner harbor and expanding outward over time. This map shows that in 1874, Baltimore's population was just beginning to expand into the study area.

The Jones Falls created a major access barrier to North Baltimore prior to the 1880s. Bridges were constructed early in the 19<sup>th</sup> century by private landowners and developers giving the neighborhood access to public transportation services, but the privately-built bridges were frequently washed away by floods resulting in unreliable and unsafe access routes.<sup>3</sup> It was not until the 1870s, following a major flood that destroyed the bridges in 1868, that Baltimore City made plans to construct new bridges connecting the city center with the area developing north of the Jones Falls. Between 1879 and 1883 bridges were constructed on Maryland Avenue, Charles Street, Saint Paul Street, Calvert Street and Guilford Avenue, significantly increasing access to the Old Goucher neighborhood and therefore desirability of the area as well.

Even before the city bridges were built in the 1870s, however, the city grid was extended into what would later become the Old Goucher Neighborhood south of 25<sup>th</sup> Street. The Poppleton Plan was completed following the 1817 Baltimore City annexation, and planned for extending the existing street grid layout to the new city borders as far as North Avenue, the northern boundary of the city during the period between 1817 and 1888 as shown in Figure 2-2. In the Old Goucher study area, however, the grid was informally extended past the 1817 boundary line well before the area was annexed to the city in 1888. This was done in part in anticipation of the city's continued expansion and in part to provide north-south connections between the northern estates and the city center. This early grid layout encouraged the neighborhood to grow in terms of building urban character while allowing it to remain a residential neighborhood on the northern fringe of the city.

Charles Street was one of the earliest north-south routes running through the study area which connected northern Baltimore County to the city center. In 1854 the road was extended north from North Avenue into the County as a toll road. Also in 1854, 25<sup>th</sup> Street was laid out as Huntington Avenue, a primary east-west route connecting the industrial areas along the Jones Falls to present-day Greenmount Avenue. Greenmount Avenue, then known as York Road, was another primary transportation route on the far eastern edge of the neighborhood, which ran north out of Baltimore connecting to York, Pennsylvania.<sup>4</sup> In addition to road construction, the development of a "relatively reliable and cheap transit system" in the early 19<sup>th</sup> century provided essential connections throughout the city and the study area.<sup>5</sup> Horse-drawn trolleys began transporting residents throughout Baltimore in 1832 and by the 1860s, the Charles Street trolley line was extended north through the study area to Waverly. Steam-powered trains also connected Baltimore City to distant cities and were constructed primarily along the

Jones Falls in the early 1800s. Figure 2-3 shows the rail lines running through and around the Old Goucher neighborhood in 1873.<sup>6</sup>

By 1873 the present-day streets in the neighborhood had all been laid out over the estates as illustrated in Figure 2-3.<sup>7</sup> As trolley lines were laid out, street car companies were required to pave the streets the tracks were laid on. Charles Street was therefore one of the earliest paved roads in the area in the 1860s, while the east-west streets remained unpaved until closer to the 20<sup>th</sup> century.

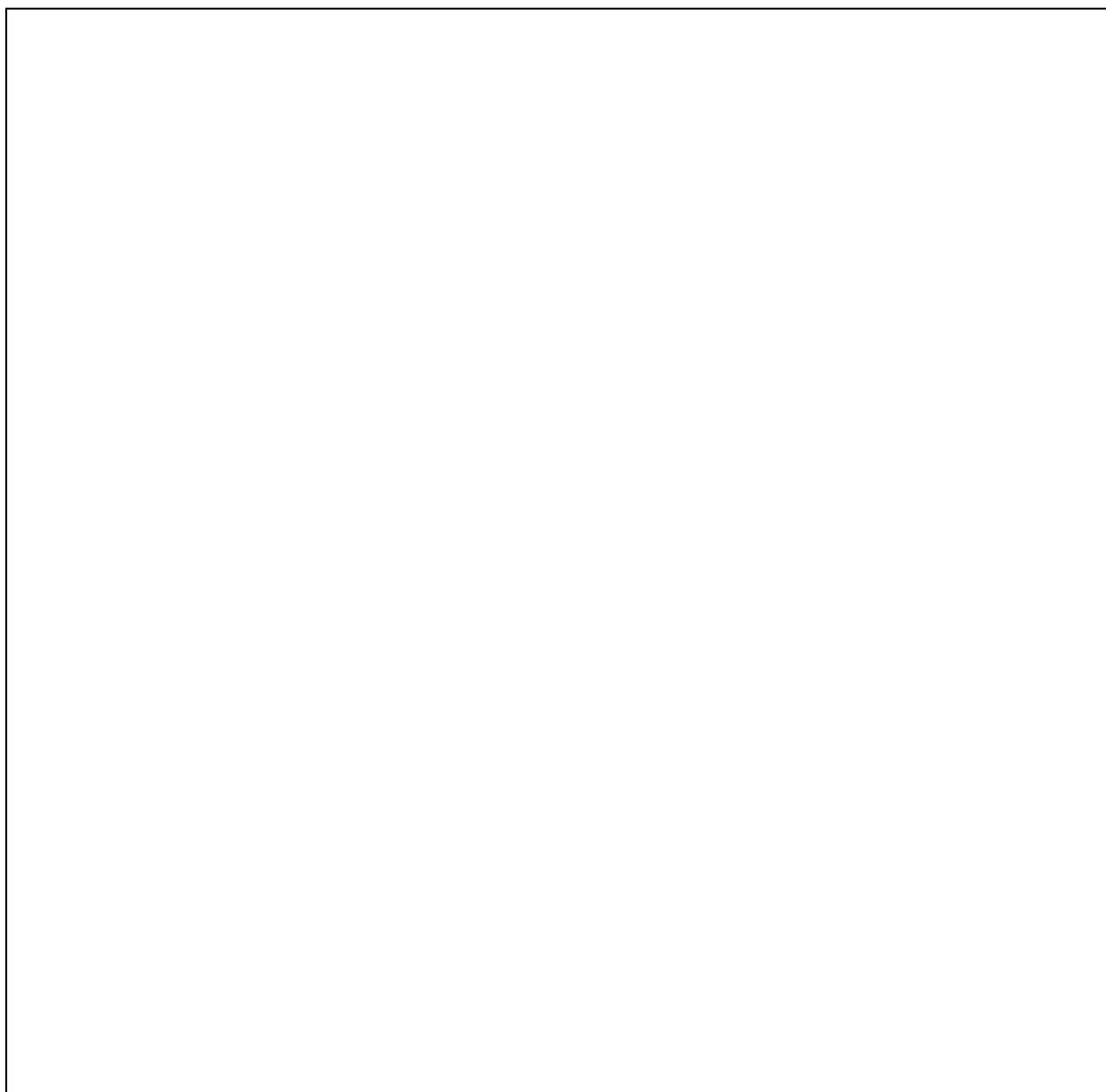


Figure 2-3: 1873 “F. Klemm’s Map of Baltimore and Suburbs” close-up of area surrounding Old Goucher neighborhood showing the early extension of the city grid north of North Avenue. Dotted lines indicate horse-drawn rail lines, black and white dashed lines indicate steam-powered rail lines.

By the mid-1800s, overcrowding accompanied by widespread epidemics of both small pox and typhus in the city center encouraged anyone that could afford it, to move out of the city to the newly developing edge suburbs. Old Goucher was a prime location to move to during this time. Directly north of downtown and the inner harbor, the area attracted many upper class white residents, but also African Americans, immigrants, and working class whites that typically either served the neighborhood or worked in the nearby industrial areas along the Jones Falls. The building fabric was high quality and consisted of both elaborate and modest row houses as well as large institutional buildings. The monumental structures of Lovely Lane Methodist Church and Goucher College's main campus buildings on Saint Paul Street were built around 1885 just as the neighborhood was exploding with new residents, churches and other social institutions.

Henry Shirk was one of the large landowners in the area during this time and would develop the largest amount of land in and around the study area during the 19<sup>th</sup> century. Figure 2-4 shows the pre-1880 parcels and landholders overlaid on the urban street grid of the study area, Henry Shirk among them as owning parcels B and C. As early as 1850, Shirk purchased land in the area

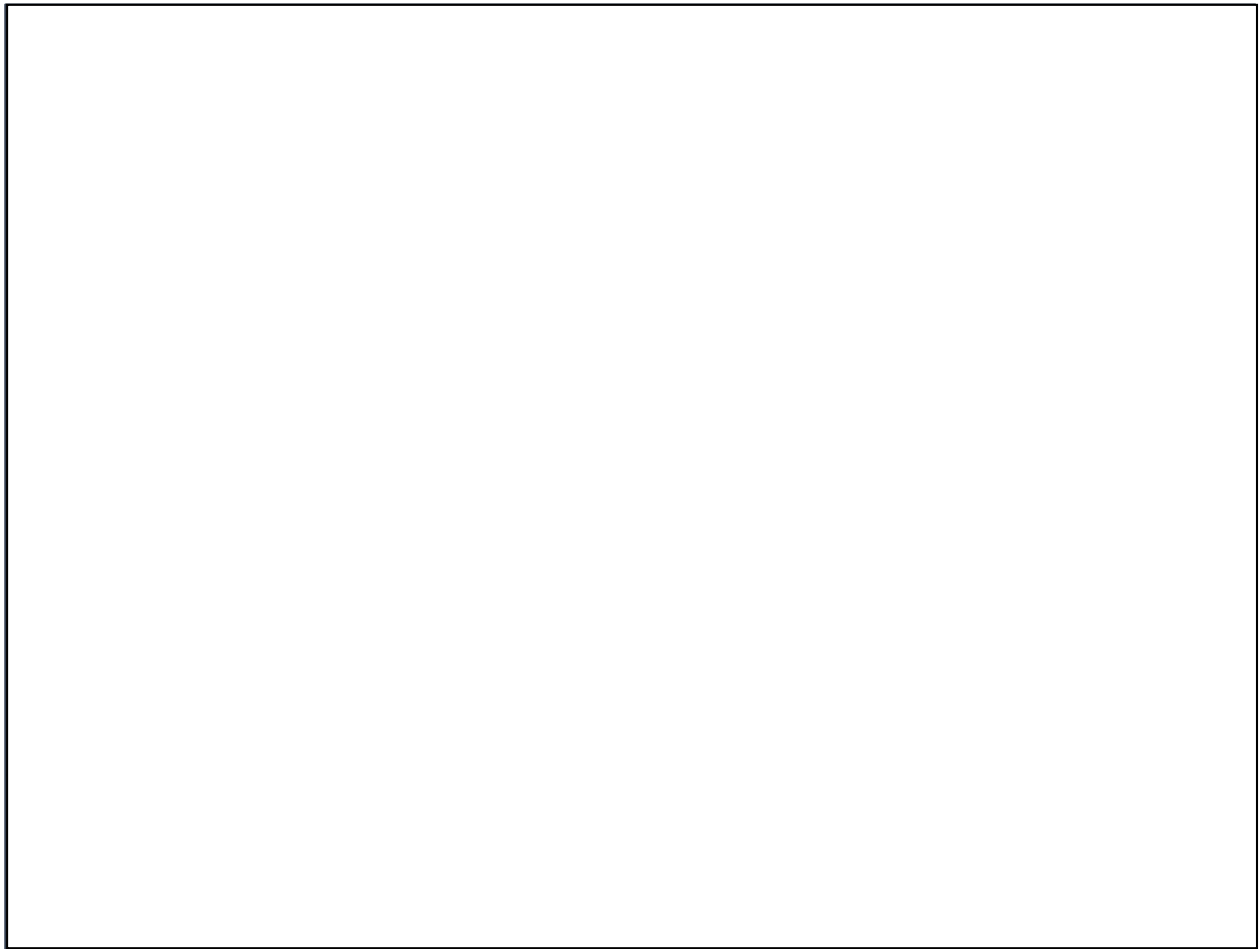


Figure 2-4: 1895 map of urban street grid overlaid on original estate plats. Map shows land roughly between Howard Street on the west, Calvert Street on the east, 25<sup>th</sup> Street to the north and 21<sup>st</sup> Street to the south.

to “develop an extensive residential project north of North Avenue, where he planned to feature two or three large houses on a block.”<sup>8</sup> This plan attracted members of Baltimore’s upper class, who built large elegant houses in the neighborhood, and by 1876 there were roughly 50 buildings placed around the neighborhood between North Avenue and 25<sup>th</sup> Street. However, around the mid-1870s and 1880s real estate investors began building and encouraging infill development around the structures and the land in the area was subdivided into smaller parcels to match the scale and density of the city south of North Avenue.<sup>9</sup>

## **1880-1899: Establishing a Neighborhood**

In the short 15-year period between 1880 and 1895, the area became a dense urban extension of Baltimore City, complete with a mix of residential, institutional and commercial uses. The rapid growth of the area was aided by the city’s construction of bridges crossing the Jones Falls and public transportation expansion in the years prior to 1880, as well as the city’s continued growth as a leading industrial center and immigration port throughout the 19<sup>th</sup> century.

After the 1888 annexation, the land within the city limits of Baltimore nearly tripled, yet the total population of the city only increased by around 8%.<sup>10</sup> Following the annexation however, real estate transactions doubled, and by 1900, the annexation area’s population increased from 8% of the city’s total population a decade earlier, to 12%.<sup>11</sup> The sudden boom in land development was part of a larger trend that was happening around Baltimore as residents sought to escape the crowded, disease stricken inner city for a cleaner, quieter environment on the edge of the city. In 1882 the last of a series of major smallpox epidemics scourged Baltimore and served to increase existing health concerns related to living in a crowded city lacking a public sanitation system. In addition, by the late 19<sup>th</sup> century Baltimore had become one of the largest immigration ports in the country, supporting crowds so great that the immigrant piers were often called “the second Ellis Island”.<sup>12</sup> These immigrants came to work in the large industrial center that Baltimore had become and the Old Goucher neighborhood welcomed many of them as an edge neighborhood to the industrial region along the Jones Falls. African Americans also moved into the neighborhood early on, occupying houses on Howard Street and alley houses throughout the neighborhood. Many of these African American’s, as consistent with the rest of the Baltimore population at the time, were the descendants of former slaves, or children of slaves, who had moved North into urban areas in search of work following the Civil War.<sup>13</sup> The early demographic diversity of the neighborhood was most likely due to the diversity in housing stock, from very elaborate to relatively modest suiting individuals of all income levels. This is a characteristic similar to many other early urban Baltimore neighborhoods but is less characteristic of neighborhoods to the north of the Old Goucher study area that were developed in the early 20<sup>th</sup> century.



Figure 2-5: 1901 building construction map based on the Sanborn Fire Insurance Map of Baltimore City, 1901. All buildings highlighted in black were constructed prior to 1901.

Residents fleeing the city center during the late 19<sup>th</sup> century were attracted to the developing edge suburbs such as Old Goucher, in part because these new developments included built-in infrastructural amenities such as electric power and storm sewers, new features that needed to be added to older parts of the city. The Old Goucher neighborhood, as one of these premier edge neighborhoods, was often first to see transportation improvements and expansion during this period of rapid growth.

By the mid-1880s streetcars in the Old Goucher neighborhood were extended to St. Paul Street and Maryland Avenue, in addition to the pre-existing line on Charles Street. A streetcar barn was built on the corner of Howard and 24<sup>th</sup> Streets around 1885 and one of the city's first



electrified streetcar rails was put in place starting from this car barn, heading north to Lake Roland. This electric rail was only in use until 1889 due to safety concerns regarding the electrified ground rail, however, in that same year the first overhead-electrified rail in the city was installed on North Avenue just south of the neighborhood.

The North Avenue streetcar lines connected the eastern and western neighborhoods of Baltimore City and intersected at the north-south lines leading north into the Old Goucher neighborhood or south into the city center. From the intersection of North Avenue and Charles Street one could transfer to get just about anywhere in the city making it a central node for the greater city as well as the immediate area. Though North Avenue started as a residential street, it soon became commercial. Commerce, along with transit connections, would make it a major commercial center, especially for residents of North Baltimore.<sup>14</sup> In 1899, the various independent streetcar lines were consolidated by the United Railways and Electric Company (UR&E), which proceeded to electrify, modernize and improve services and equipment, often placing the newest cars on lines serving the Old Goucher neighborhood.<sup>15</sup> In 1893 the Baltimore and Ohio (B&O) Railroad also built a beltline rail tunnel underneath 26<sup>th</sup> Street, which entered the neighborhood from the east and wrapped south around the western edge near the Jones Falls, leading into many of the industrial sites in that area and further south into the city (Appendix C). By 1900, with the combination of streetcar expansion and other nearby rail lines the area had around 400 trains per day running through the neighborhood.

By 1894, the roughly fifty structures that stood in the Old Goucher neighborhood prior to 1876 had been demolished and replaced by a denser more unified neighborhood.<sup>16</sup> Figure 2-5 shows the neighborhood in 1901 as containing more than 800 new buildings and almost completely developed as the neighborhood it is known today.<sup>17</sup> The majority of the structures were well-built, which along with the wealthy residents who moved into the neighborhood, made Old Goucher a well-respected and desirable district in Baltimore City.<sup>18</sup> Just before the 1888 annexation this area of Baltimore was described as the “richest and most populous” district of Baltimore County, and it was mused that no other city could boast newly developing regions “finer than those around Charles Street.”<sup>19</sup>

A comprehensive zoning code was not developed for Baltimore until 1923, therefore there were no restrictions on land or building use at the time the neighborhood was developed.<sup>20</sup> Although much of what was built was for residential use, institutions sought new locations as well and many chose to locate in the Old Goucher area. Notable institutions that moved into the area prior to 1900 include the Christ Church Orphanage, St. Paul’s Orphanage, the Home for Incurables, and the Hospital for Crippled Children. There was also a primary school, a public school, a private kindergarten school, and a Girls Latin School.<sup>21 22</sup> The neighborhood was even home to the Baltimore Oriels’ Union Park for nine seasons, from 1891-1899.<sup>23</sup> Figure 2-6

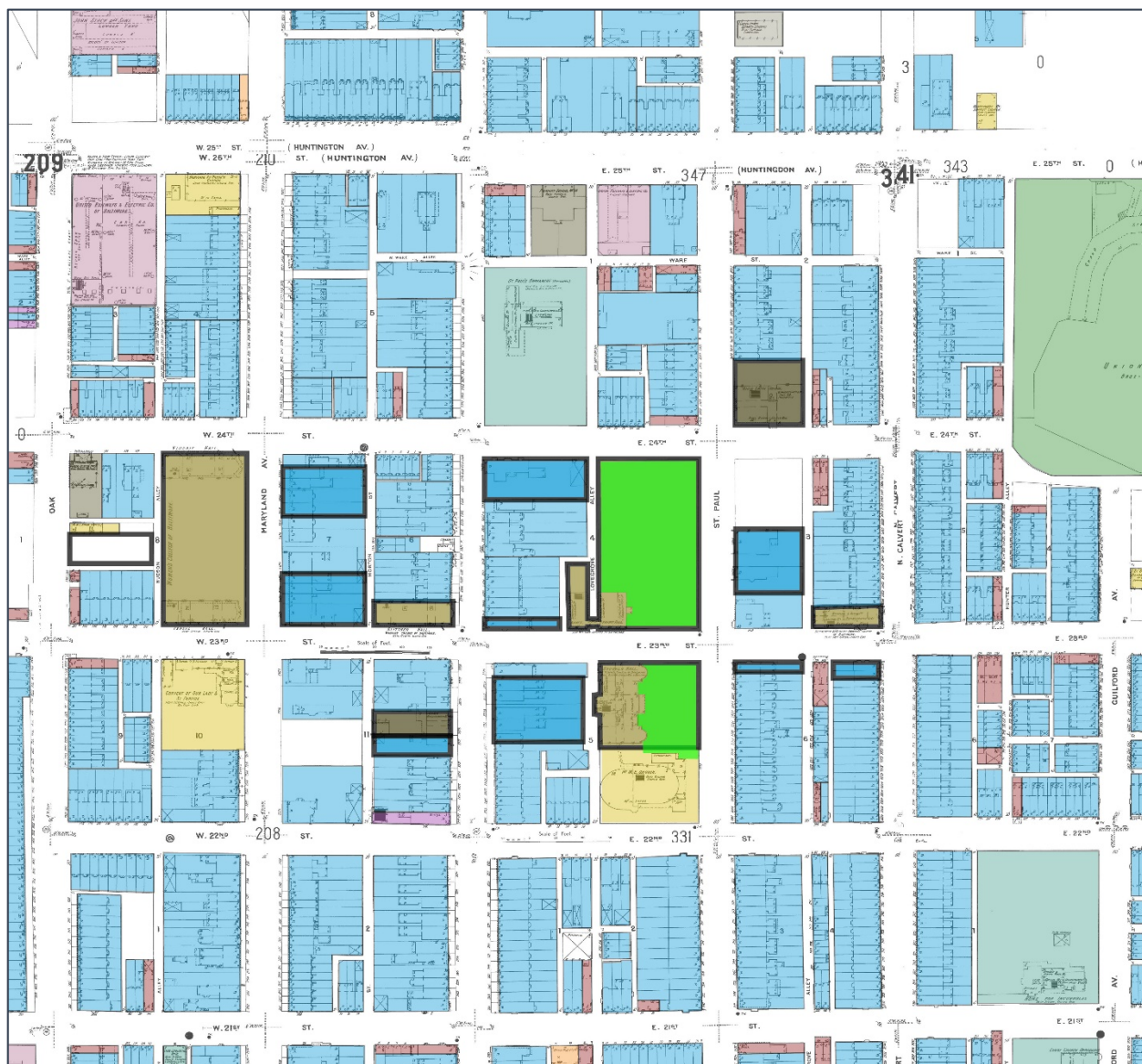
illustrates these various building uses as of 1900 showing the mix of churches and social institutions built amidst single-family residential row houses.

Many churches established an early presence in the Old Goucher area, as city residents moved out of the city during this time, churches often chose to follow their congregations. The Trustees of Lovely Lane Methodist Episcopal (ME) Church began leasing land in the neighborhood in 1885 with plans to build a monumental new church to represent Methodism in Baltimore. Reverend John Goucher, Chair of the Building Committee for the church, began purchasing parcels in the Old Goucher area in 1882 and greatly assisted the Lovely Lane congregation in relocating from the city center to the corner of St. Paul and 22<sup>nd</sup> Streets.<sup>24</sup>

In addition to Lovely Lane ME Church, several other existing neighborhood churches moved to, or were formed, in the area as well during the pre-1900 boom period including Mt. Carmel Baptist Church, Ebenezer Baptist Church and Oak Street African Methodist Episcopal (AME) Church.<sup>25</sup> Oak Street AME Church was one of the first AME churches in Baltimore City and was formed in 1897 on present day Howard Street, then known as Oak Street.<sup>26 27</sup> Several other churches that formed during this time have since been demolished, including Maryland Avenue Presbyterian Church, Trinity Baptist Church, and the Convent of Our Lady and St. Francis.

Around the same time Rev. Goucher assisted in the relocation of Lovely Lane Church to St. Paul and 22<sup>nd</sup> Streets he was also involved in negotiations with the Baltimore Conference of the American Methodist Episcopal Church to develop a women's college in Baltimore.<sup>28 29</sup> Rev. Goucher and Rev. W.J. Hooper were strong advocates for the school to be run under a modern secular educational framework as opposed to a traditional religious seminary or finishing school. They eventually persuaded the Conference to follow this new model and "The Women's College of Baltimore" was subsequently founded in 1885 on the undeveloped cornfield on St. Paul and 23<sup>rd</sup> Streets. This land was owned by Rev. Goucher who then deeded it to the college for the construction of the first campus buildings.<sup>30</sup> Goucher Hall was the first school building constructed on this land. Built directly adjacent to the new Lovely Lane Church, it was completed in 1888. A year later, in 1889, the second school building, Bennett Hall was constructed just north across 23<sup>rd</sup> Street, creating an impressive row of monumental structures in the new neighborhood (Figure 2-7).<sup>31</sup>

In 1888, after having invested most of the institution's money in the first two school buildings, the Women's College of Baltimore began to run into financial trouble when they were asked by out-of-state student families to build residence halls.<sup>32</sup> The College had not originally intended to provide housing due to the assumption that the students would be local commuters, but due to these requests the first dormitory was completed in 1889. As the student population of the women's college continued to grow up to 1900, the college was forced to compete for space with other residential and institutional developments occurring in the neighborhood at the



- |         |                           |                         |
|---------|---------------------------|-------------------------|
| Library | Mixed-Use Apartment       | Park                    |
| School  | Mixed-Use Single-Family   | Office                  |
| Goucher | Industrial                | Single-Family Residence |
| Church  | Auto-related              | Multi-Family Residence  |
| Store   | Social/Public Institution | Apartment Residence     |

Figure 2-6: Building use in 1901, based on the Sanborn Fire Insurance Map of Baltimore City, 1901. Buildings highlighted in bold are either present Goucher College buildings as indicated, or future college buildings.



Figure 2-7: 1890 lithograph print of The Women’s College of Baltimore, illustrating from left to right, Lovely Lane Church, Goucher Hall and Bennett Hall.

same time. The college managed to continue to expand their land holdings and construct new dormitories and halls, but the rapid growth of the neighborhood around it resulted in a disconnect between the campus buildings, which was only alleviated by loose connections of open areas, residential quads and small communal green spaces between the buildings (Figure 2-8).

Aside from the college and other large institutional buildings, row houses were the main building type constructed in the neighborhood and were built following the typical Baltimore development strategy. On the primary streets three story row houses with ornate detailing were built for predominantly wealthy white professionals (Figure 2-9). On the numbered secondary streets, less detailed, more modest three-story row houses were built for the white middle-class (Figure 2-10). Bisecting each block were north-south alleys that provided service functions for the houses on the main streets and often contained small two-story row houses typically occupied by working class African American residents employed in and around the neighborhood (Figure 2-11).<sup>33</sup>

Most houses in the neighborhood was built initially for primarily single-family residential use. By 1900 there were already a few row houses scattered throughout the neighborhood with multiple heads of household, indicating these row houses had been split into multiple living

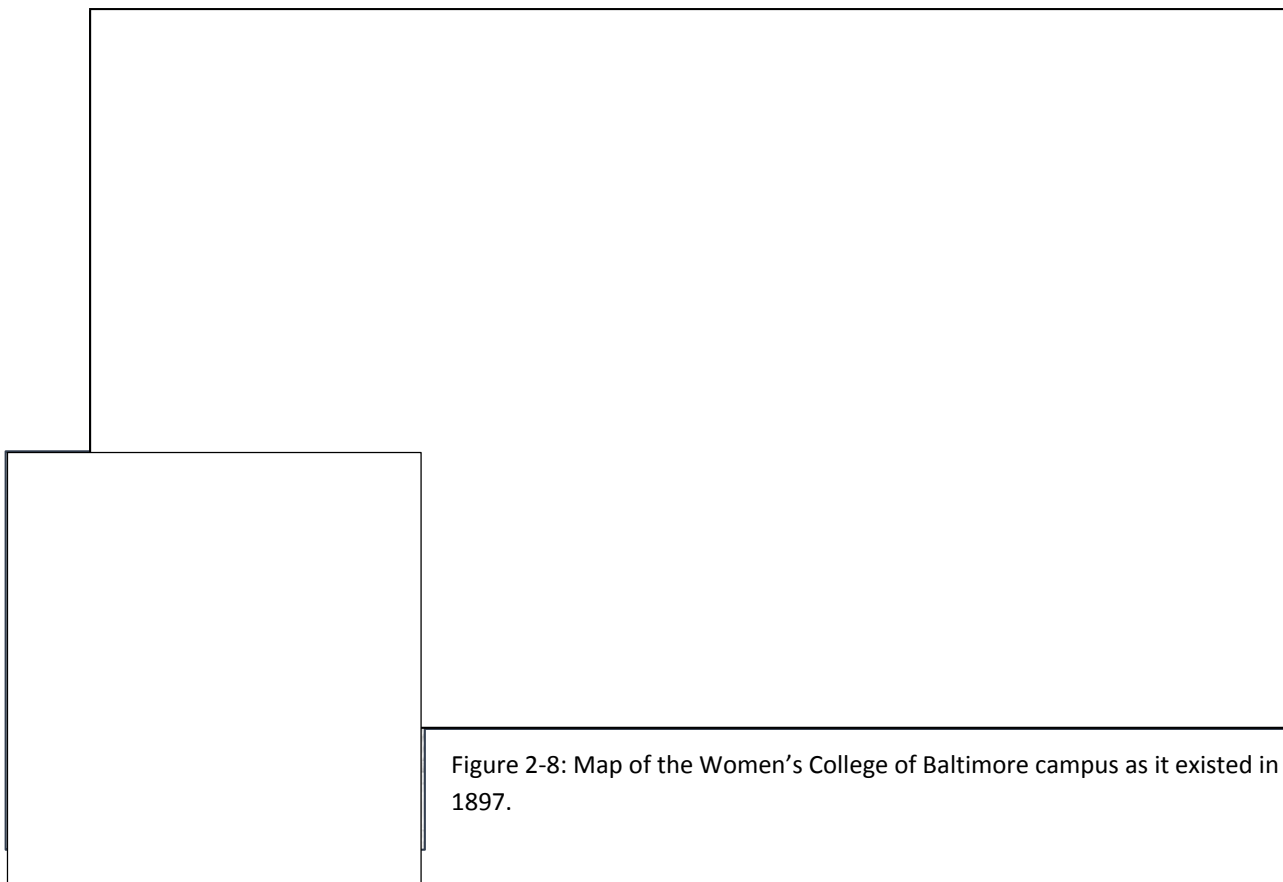


Figure 2-8: Map of the Women's College of Baltimore campus as it existed in 1897.

units very early on, a characteristic that would later become dominant in the neighborhood. Although the area attracted primarily upper class citizens, early on there were far more renter-occupied row houses than owner-occupied. In 1900 there appears to be no real pattern other than in alley houses which were almost always renter-occupied during this time (Figure 2-12). In addition, many residents housed boarders at this time. Although there was generally only one boarder per house, they were located on both primary, secondary and alley streets, indicating there was no income-level trend for those that housed boarders in this area during this time (see Appendix F for additional detailed maps).<sup>34</sup>

Due to the rapid development of the study area there is a distinct and relatively uniform building fabric throughout the area. All of the buildings, with the exception of church towers, were three-stories or shorter. The most popular architectural style was Italianate, followed by Queen Anne (Appendix D for details on architectural styles). Lovely Lane Church was designed by Stanford White in the bold Romanesque style to architecturally express Methodism's desire for connection with the early Christian church. Charles L. Carson, architect for the first Goucher College building, Goucher Hall, designed the building in the same Romanesque style as Lovely Lane. The second Goucher College building, Bennett Hall was also designed by Stanford White and echoed the earlier two buildings in style and design. Benjamin F. Bennett assisted with the



Figure 2-9: Three-story row house on a primary street



Figure 2-10: Three-story row house on a secondary street

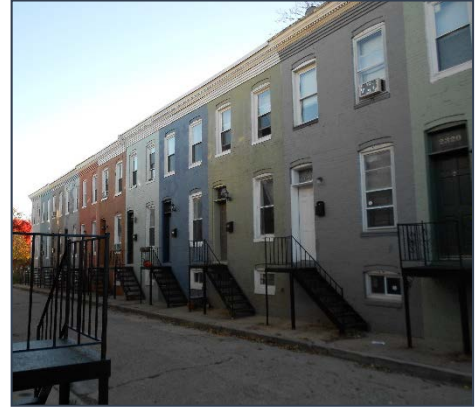


Figure 2-11: Two-story row house on an alley

first two college buildings and took on the primary design for the first four residence halls, choosing a less dramatic Second Empire style for these (Figure 2-8).

Unlike other areas surrounding the Old Goucher neighborhood, the unique mixture of building fabric and social uses gave the neighborhood a harmonious and defined identity as it developed at the end of the 19th century. The start of the 20<sup>th</sup> century, however, ushered in a new period in the neighborhood's history as it matured from a developing neighborhood to an established area and began dealing with pressures from outside the neighborhood including commercialization and social integration.

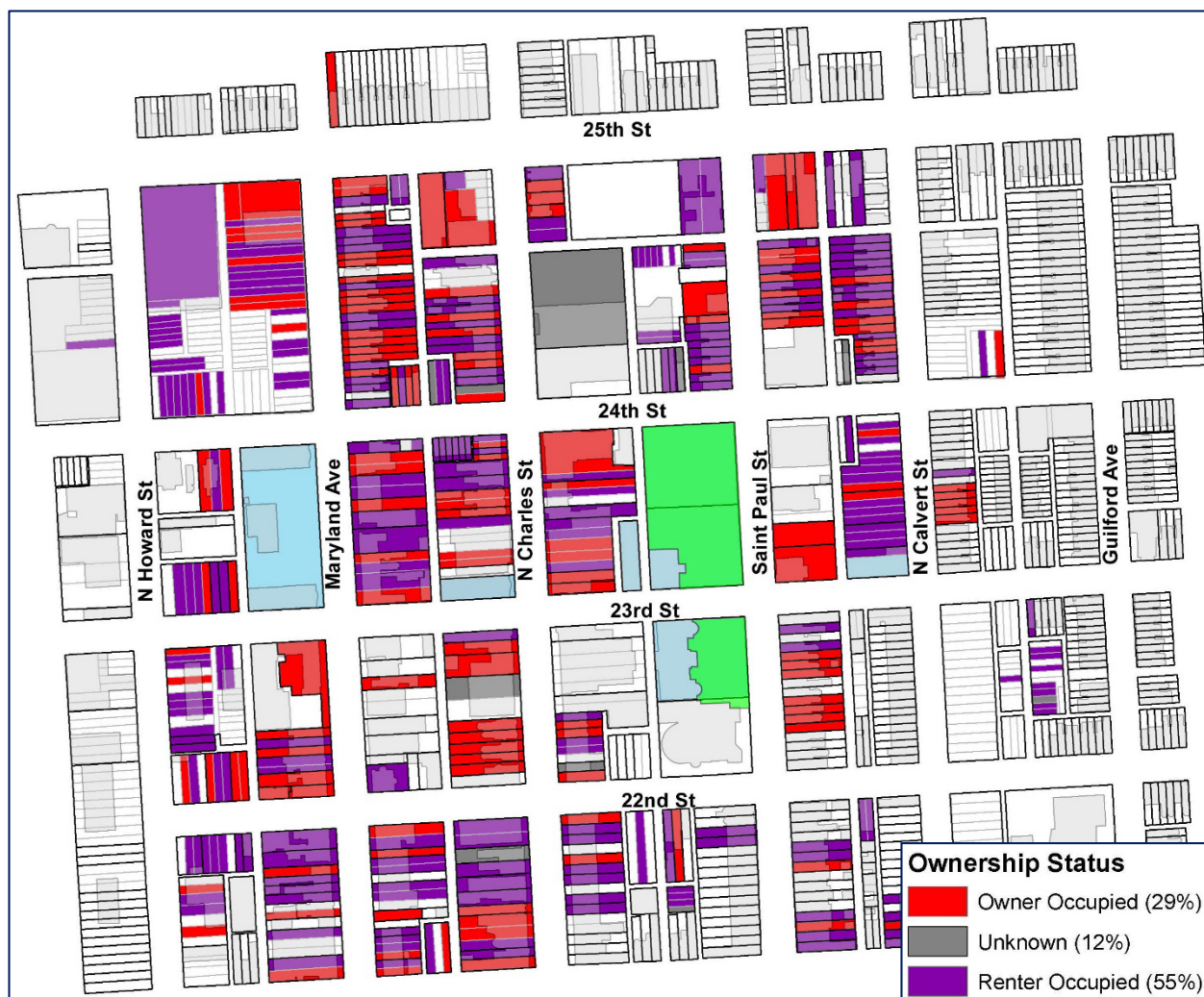


Figure 2-12: 1900 ownership status map based on US Federal Census data.

### 1900-1920: Stability amidst Looming Change

The early 20<sup>th</sup> century saw little obvious change to the building fabric and demographics of the Old Goucher neighborhood. Baltimore City as a whole, however, was experiencing major changes including increased industrialization of the city core and major demographic shifts with the continued migration of southern African Americans to northern cities. Increased commercialization of the city and increased traffic due to the availability of the automobile also had an impact on Baltimore and put pressure on the study area to adapt to these urban trends.

Within the Old Goucher neighborhood, tensions were growing around the edges of the community and around the women’s college within it. During this time commerce, which had developed along North Avenue, spread north into the neighborhood. Residential development expanded north past 25<sup>th</sup> Street into newer suburban neighborhoods, and the industrial area to the west of Howard Street continued to attract working-class residents of all races, ethnicities

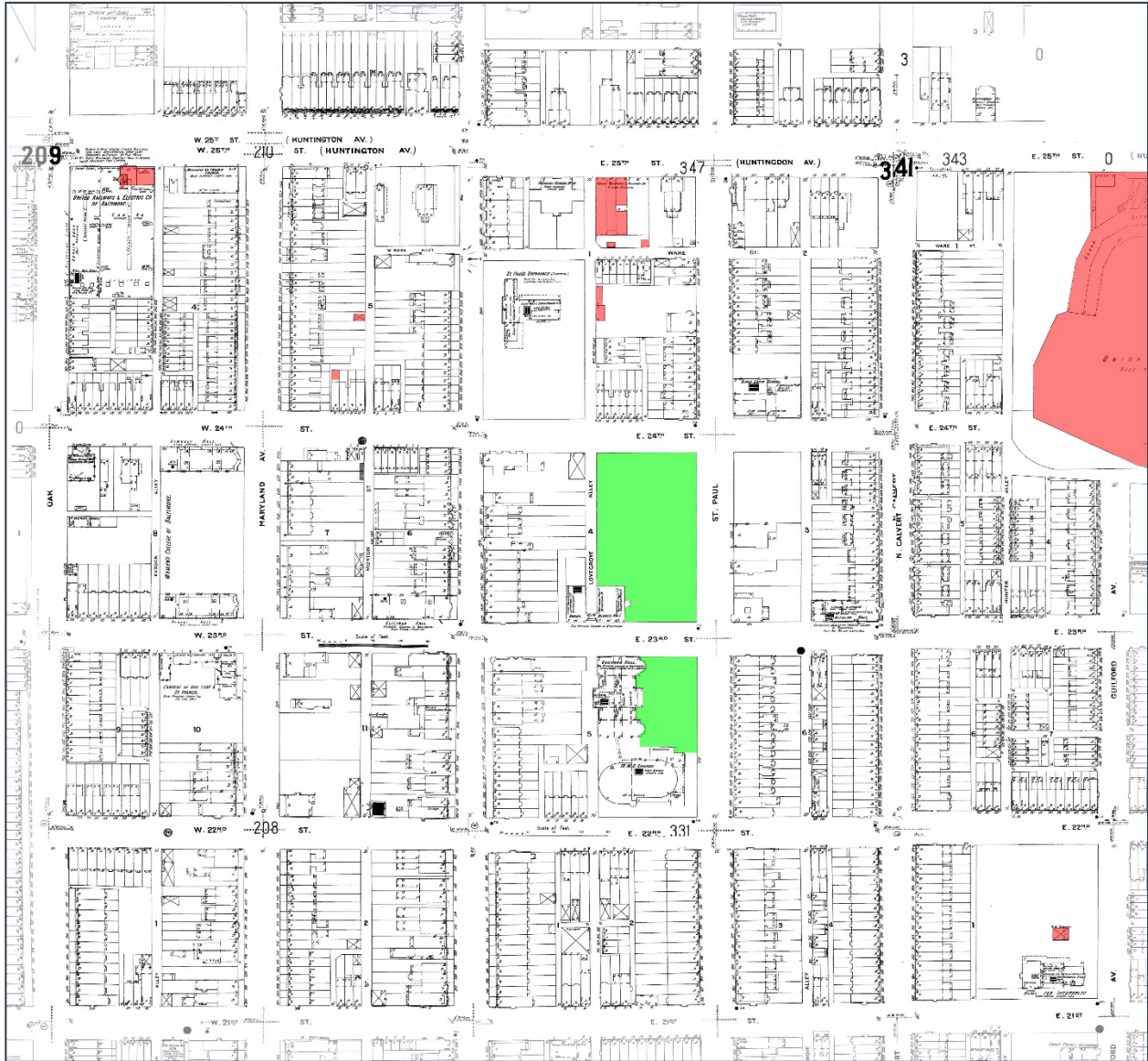


Figure 2-13: 1901 to 1915 building demolition map based on the Sanborn Fire Insurance Map for Baltimore City, 1901. Buildings highlighted in red were demolished between 1901 and 1915.

and origins. The women’s college was a source of tension within the neighborhood as it gained both regional and national attention during this period for social activism related to women’s suffrage and Prohibition and was awarded “Class 1” status as a progressive women’s college in the US. Within the community however, the college remained isolated from the neighborhood, self-sufficient and heavily socially restricted, and struggled financially to keep up with its own growth, almost forcing its closure in 1913.

During the first two decades of the 20th century, public transportation and infrastructure continued to improve and spread throughout Baltimore City, but changes were relatively modest compared to previous decades. The major exception to this was the introduction of a



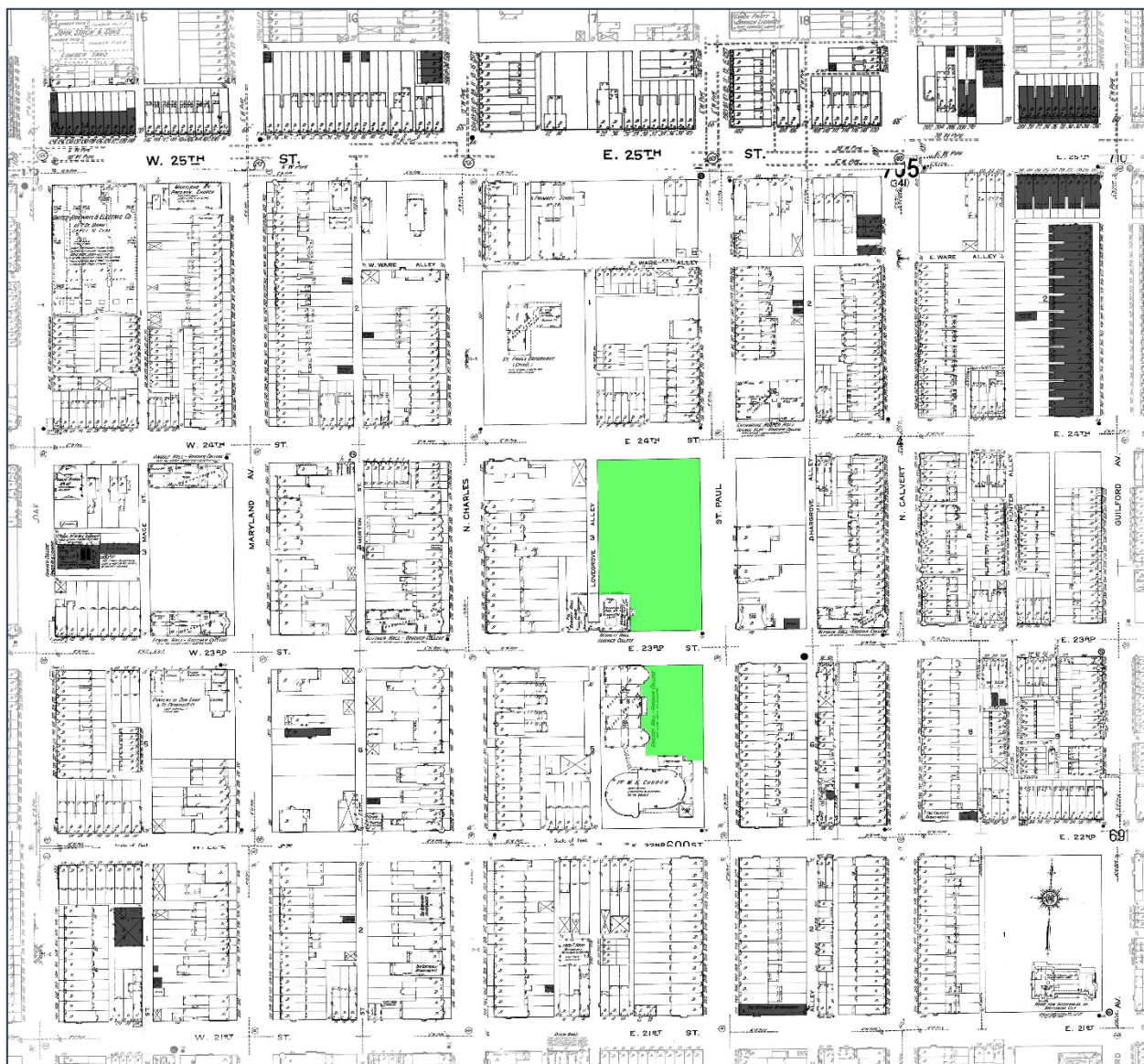


Figure 2-14: 1901 to 1915 building construction map based on the Sanborn Fire Insurance Map for Baltimore City, 1915. Buildings highlighted in black were constructed between 1901 and 1915.

sanitary sewer system, built throughout the city between 1907 and 1915. The new sanitary system was constructed as a totally separate system from the existing storm water sewer and buildings were adapted to accommodate this change. As the new sewer system was installed, other utilities including electric and gas lines were relayed and all streets were paved over. As a result of this improvement public health environments in the city improved dramatically.

At the beginning of the 20<sup>th</sup> century, as the suburbs to the north were rapidly expanding, very few buildings were demolished or built in the study area.<sup>35</sup> Between 1901 and 1920 only ten buildings were demolished, three of which were streetcar barns while the rest were back dependencies (Figure 2-13). The only major exception to this was the demolition of Union Park,

## PART II

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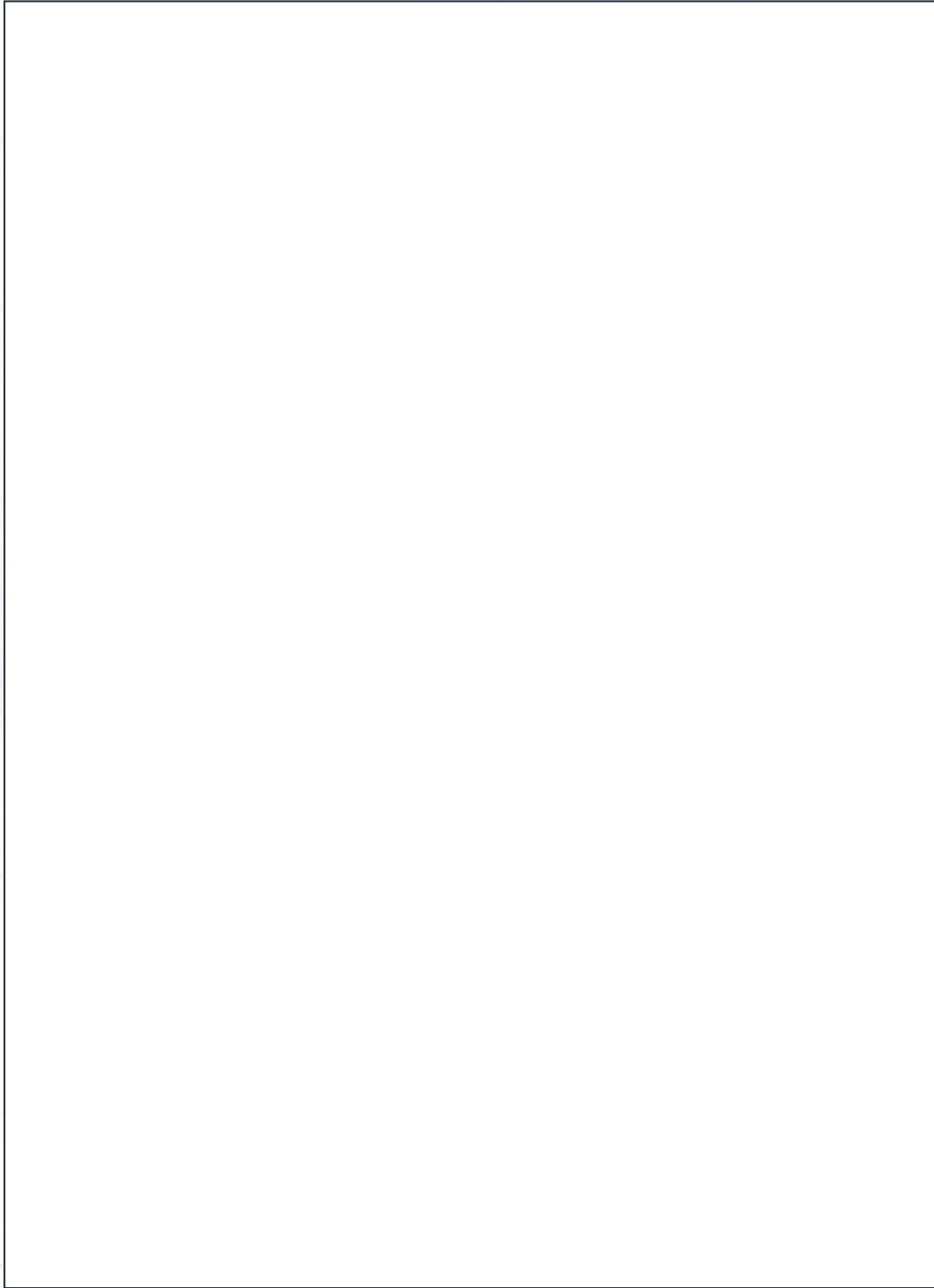


Figure 2-15: A student's hand-drawn map in 1920 illustrates the campus building and property holdings in the neighborhood at the time.



Figure 2-16: 1920 Goucher College yearbook page showing buildings added to the city campus between 1914 and 1920.

which was torn down in 1905. By 1908 the former park land had been cleared, Guilford Avenue was re-connected and the remaining property developed with two-story Colonial Revival row houses.<sup>36 37</sup> These houses were built in complete rows as part of a large-scale development and were a direct contrast with the early developments in the Old Goucher neighborhood characterized by parcel-by-parcel construction with multiple developers per block.<sup>38</sup> In addition, around 40 other new structures were built in the neighborhood between 1900 and

1920 (Figure 2-14). Although these were mostly back buildings, a complete row was constructed on West 25<sup>th</sup> Street between Howard and Mace Street. Similar to other early developments in the neighborhood, this row was built by multiple developers and builders, creating diverse architectural character within a single block.

Goucher College was continuing to expand enrollment and campus holdings during this time. The construction of a power and laundry house on Howard Street in 1903 allowed the campus to be self-sustaining, yet also allowed it to continue as an isolated, microcosm of the neighborhood. In 1906 Rev. Goucher stepped down as President of the college and a decision was made in 1910 to change the name of the school from the Women's College of Baltimore to Goucher College. The decision was made in part to commemorate the former President and founder and in part to develop a stronger future identity for the institution. As the student population rose however, the school's financial troubles continued to increase and in 1912 the school warned of closure if they were unable to raise \$1 million by the spring of 1913. The college undertook an intense financial campaign to stay open and held several public rallies, inviting prominent, well-connected Baltimore residents and college alumni to the campus. The campaigns were ultimately successful and the neighborhood was spared the loss of its primary institution at this time. Continued fundraising campaigns following the closure threat allowed for necessary expansion of the campus between 1914 and 1920. Five more buildings were added to the campus holdings during this time, primarily adapted from residential row houses to fit the needs of the school and students (Figure 2-15).<sup>39</sup> Figure 2-16, when compared with Figure 2-8, shows the piecemeal expansion of the campus during the first two decades of the 20<sup>th</sup> century and provides a clearer representation of the quads and green spaces that loosely connected the campus.

Although the college remained insulated from the community during this time, the faculty and students were politically active in fighting for such causes as women suffrage and Prohibition.<sup>40</sup> The intellectual openness of Goucher College's Liberal Arts academic environment always promoted lively discussions on campus about various current events, conflicting ideologies and political views. This meant that the campus was united in the shared effort to openly confront differences as well as similarities, and would often gather in campus open spaces and quads to celebrate important local and national events.<sup>41</sup> Although news articles and college yearbooks show that the direct community was rarely involved in these events, the campus still served as a central node for the neighborhood and greater Baltimore and remained an important asset within the community if nothing else for its presence.

The rest of the area surrounding the campus remained stable in terms of land use during the early decades of the 20<sup>th</sup> century. Major changes would soon begin to take place in the 1920s due to the implementation of a comprehensive zoning code, but as of 1915 almost all of the row houses in the neighborhood had retained their initial use as single-family residences (see Appendix E: Building Use for detailed map). The 1910 US Federal Census data, however, indicates that there was an increase in the neighborhood in the number of single family houses used by multi-family households. This trend began in the late 19<sup>th</sup> century, and would further increase in the 20<sup>th</sup> century. The original churches and institutions also remained an influential presence in the neighborhood during the first two decades. In fact, amidst the pressures and looming changes of the late 1910s, a committee of pastors and boards of the local churches was established in 1914 to protest building proposals on North Avenue that were perceived to be a “detriment to the neighborhood.”<sup>42</sup>



Figure 2-17: 1910 racial distribution map based on US Federal Census data.

The Old Goucher neighborhood remained predominantly white and upper-middle class during the first part of the 20<sup>th</sup> century despite the fact that by 1920 Baltimore City was home to the fourth largest urban African American population in the United States.<sup>43</sup> Immigrants and African Americans also lived throughout the neighborhood during this time, but African Americans were still confined to living in alley houses or on Howard Street which was on the edge of the industrial center in Baltimore. Based on the 1910 census information, it can be seen that the study area followed much of the same segregation patterns that defined many Baltimore neighborhoods at this time (Figure 2-17). European immigrants, on the other hand, lived scattered around the neighborhood on both primary and secondary streets with no noticeable pattern or clusters based on country of origin (see Appendix F: Demographics for detailed maps).<sup>44</sup>

## 1921-1952: Neighborhood in Transition

The period between 1921 and 1952 was a pivotal turning point in the makeup and use of the Old Goucher neighborhood. Local events and pressures including the new city zoning ordinance in the 1920s, an increased reliance on automobile transit, and Goucher College's decision to move out of the neighborhood, all contributed toward a significant transformation in the Old Goucher neighborhood by the end of the 1940s. Both the College and the community were very active in protesting changes to the neighborhood in the form of commercialization, auto-oriented developments and racial integration but were ultimately unsuccessful in their efforts. At the beginning of this period, the edges of the neighborhood and campus were intensified as long-time residents fought to keep their order of things. By the end of this period, however, the edges would be less pronounced as industry and commerce moved in and the college became less of a presence as it prepared to move to the County.

As automobile transit became widely available in the 1920s with the mass production of inexpensive automobiles, streetcars became less popular and fell into financial trouble. The Great Depression prevented needed expenditures for equipment and maintenance and reduced staffing levels.<sup>45</sup> As a result, United Railways and Electric Company (UR&E) declared bankruptcy in 1933 and in 1935 was reorganized and reopened as the Baltimore Transit Company (BTC). While World War II resulted in a surge in ridership due to the war effort, it was not enough to make the streetcar system profitable for the city. Beginning as early as 1938, BTC began replacing streetcar service with buses and would continue with this throughout the period, culminating in 1963 with the final track removal. Some of the original streetcar designations were retained on the new bus lines, however many others were consolidated or eliminated all-together, diminishing the City's mass transit system through the rest of the 20<sup>th</sup> century.<sup>46 47</sup>

In 1938, the Howard Street Bridge was constructed crossing the Jones Falls as an attempt to solve north-south automobile traffic congestion in the area prior to the construction of the highway system. It had a major effect on this edge of the neighborhood, making way for auto-oriented development such as filling stations and car dealerships.<sup>48</sup> Significant transformations in the building fabric of the rest of the neighborhood occurred as well during this period. Though it was a relatively small number, close to sixty buildings were demolished throughout the Old Goucher neighborhood during this time period, most of which were back buildings and a few individual row houses (Figures 2-28 and 2-19). A few blocks of alley houses were torn down during this period as well on Lovegrove Alley and Hunter Alley. This trend of removing alley houses would continue in the neighborhood and the rest of Baltimore throughout the next several decades.

While demolition was relatively sparse in the neighborhood between 1921 and 1952, more than 300 new buildings were constructed (Figures 2-20 and 2-21). Most of these buildings were back buildings and secondary buildings, however a few large-scale structures started to transform the architectural fabric and character of the neighborhood. The Federal Land Bank and the Fidelity Storage Company were the first buildings outside of the Goucher campus buildings to be taller than three-stories, and they remain two of the tallest buildings in the neighborhood today.

By 1920, Goucher College's finances had been stabilized and enrollment began to expand. The existing campus, however, was unable to accommodate more students, and the administration's negative perception of the "physical encroachments of the city" ultimately resulted in their decision to move the campus out of the city.<sup>49</sup> As the area began to transform from a residential enclave to a commercial corridor of North Baltimore the neighborhood, and the campus, became more disrupted by traffic and also crime.<sup>50</sup> A 1920 Baltimore Sun article discusses "several holdups in the general vicinity" of Goucher College, and appeals to the Police Department to protect the area, stating "the whole section is really, in a sense, college grounds, and...should be freed from the fear caused by the intrusion of criminal elements into the neighborhood."<sup>51</sup>

Goucher College made the decision to move out of the city in 1921, only a little more than 30 years after the college was founded in the neighborhood. In that same year 421-acres of land were purchased in Towson, MD for the construction of a new suburban campus.<sup>52</sup> Construction did not begin for another 20 years due to financial constraints, however, and so the college remained for some time in a community it was not interested in investing in. In 1938, when Goucher College celebrated its 50<sup>th</sup> anniversary, a Baltimore Sun article was published criticizing

the college for “never [being] closely articulated with the community which encompasses it.”<sup>53</sup> A few years later however, in 1941, the first building was constructed on the Towson campus. In the very same year, the first city campus building was sold off, and the college gradually continued liquidating their properties in the neighborhood up to their final departure in 1953 (Figure 2-22).<sup>54 55</sup>

The 1920s marked the beginning of many other changes in the neighborhood surrounding the campus, and in greater Baltimore in general. Around the same time the Trustees of Goucher were making the decision to relocate the campus to Towson, the City of Baltimore was preparing to adopt their first zoning ordinance. This was accomplished in 1923, and in 1931 was amended to include use, height, and area districts based on single-use zoning of

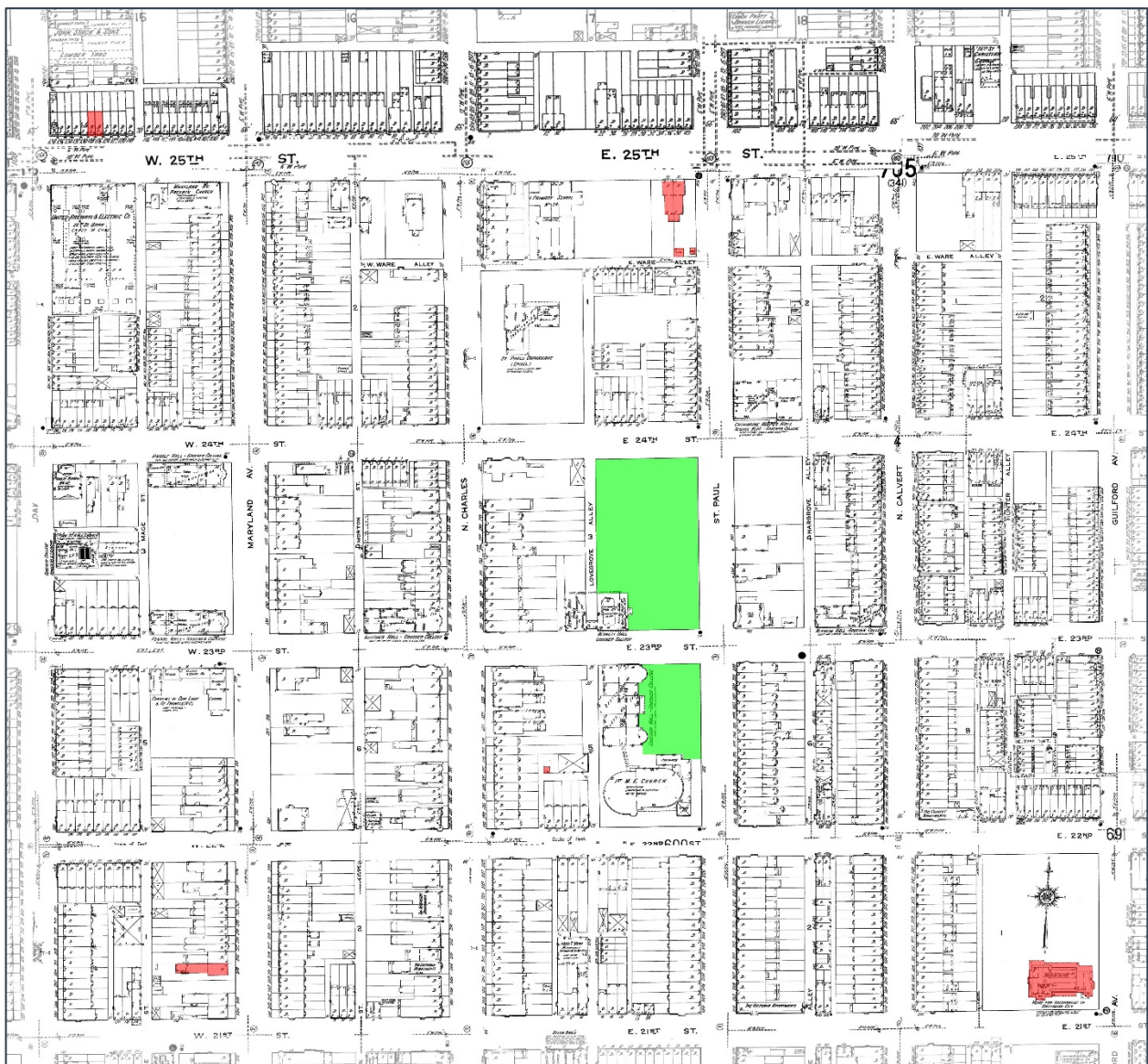


Figure 2-18: 1915 to 1928 building demolition map based on the Sanborn Fire Insurance Map for Baltimore City, 1953. Buildings highlighted in red were demolished between 1915 and 1928.



residential, commercial and industrial zones.<sup>56</sup> The area immediately surrounding the Goucher campus was split up into commercial and residential zones, with the commercial zoning focused around Howard, Charles, and 25<sup>th</sup> Streets, and the remainder of the blocks designated as residential use (Figure 2-23).<sup>57</sup> The area north of 25<sup>th</sup> Street and West of Greenmount Avenue was designated as solidly residential which is an example of how the zoning ordinance recognized existing patterns and reinforced them though regulation. The southwest corner of the neighborhood from Howard to St. Paul Streets, south of 22<sup>nd</sup> Street, was designated as solidly commercial. This area was already adapting to primarily commercial uses at the time the zoning ordinance was enacted. The western portion of the neighborhood around the campus thus became more heavily commercial than the east. It became an extension of the

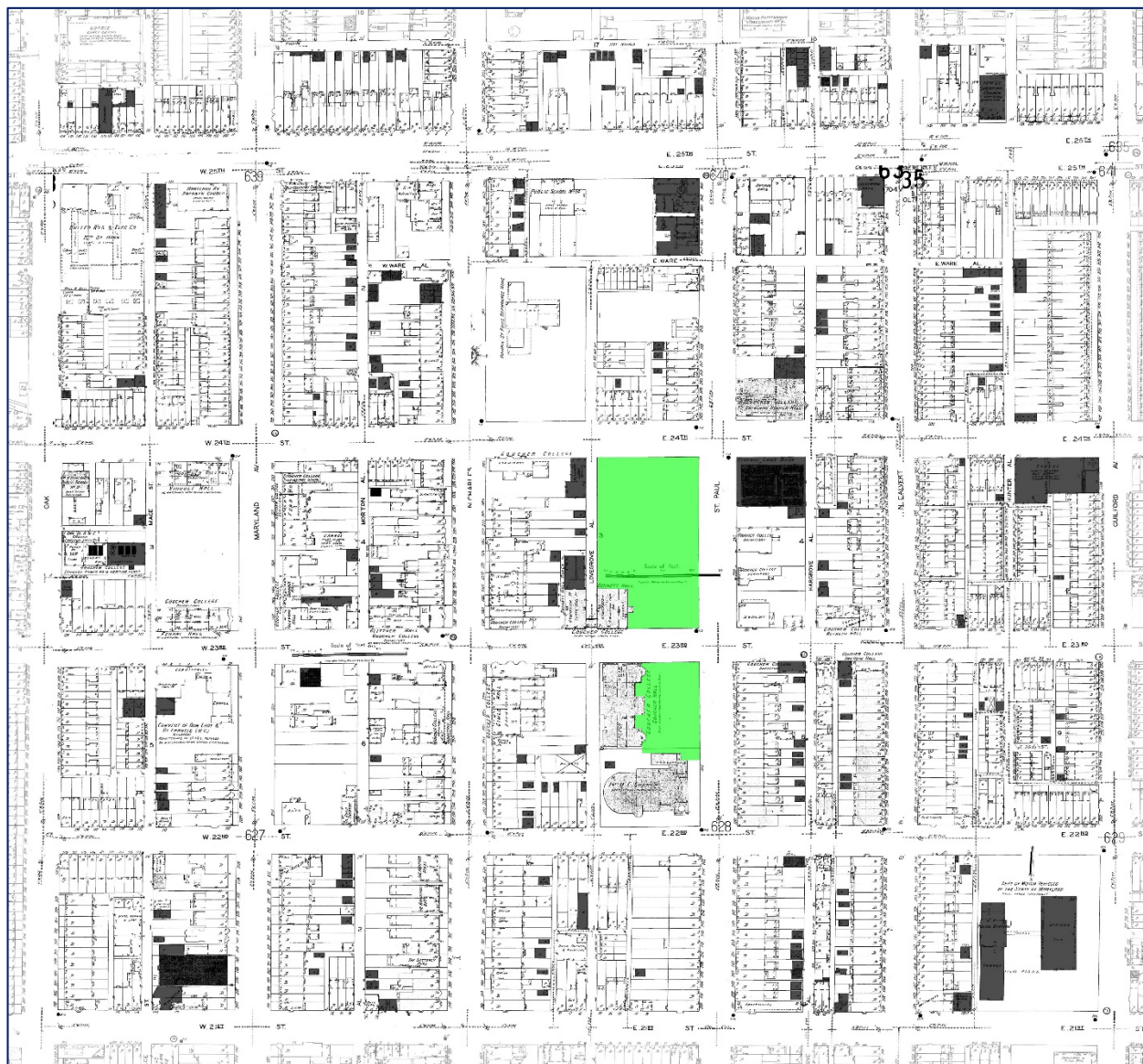


Figure 2-19: 1915 to 1928 building construction map based on the Sanborn Fire Insurance Map for Baltimore City, 1928. Buildings highlighted in black were constructed between 1915 and 1928.



businesses in the area were mainly service-orientated sole proprietorships such as tailors, dressmakers, shoe repairman, dry cleaners, grocers, and later in the period, beauty shops.<sup>59</sup> There were several row houses that were converted to apartments during this period and many more that were divided up into multi-family residences.

The churches and institutions remained a strong presence in the area during this time, though shifts in population and institutional practices caused some to move out of the neighborhood, others moved in to take their place. The primary institutional changes during this period were the Hospital for Crippled Children, the Home for Incurables, and St. Paul's Orphanage Home. The Hospital for Crippled Children was converted into a commercial store, St. Paul's Orphanage



Figure 2-21: 1928 to 1953 building construction map based on the Sanborn Fire Insurance Map for Baltimore City, 1953. Buildings highlighted in black were constructed between 1928 and 1953.

home was demolished and the Home for Incurables was torn down and a new Maryland Department of Motor Vehicles office was built in its place.

While the neighborhood was gradually changing due to outside forces, residents fought the changes that were occurring. The Civic Improvement and Protective Association of North Baltimore was extremely vocal in the neighborhood during this period and opposed almost any new commercial uses entering the area. Just before the zoning ordinance was enacted, a 1921

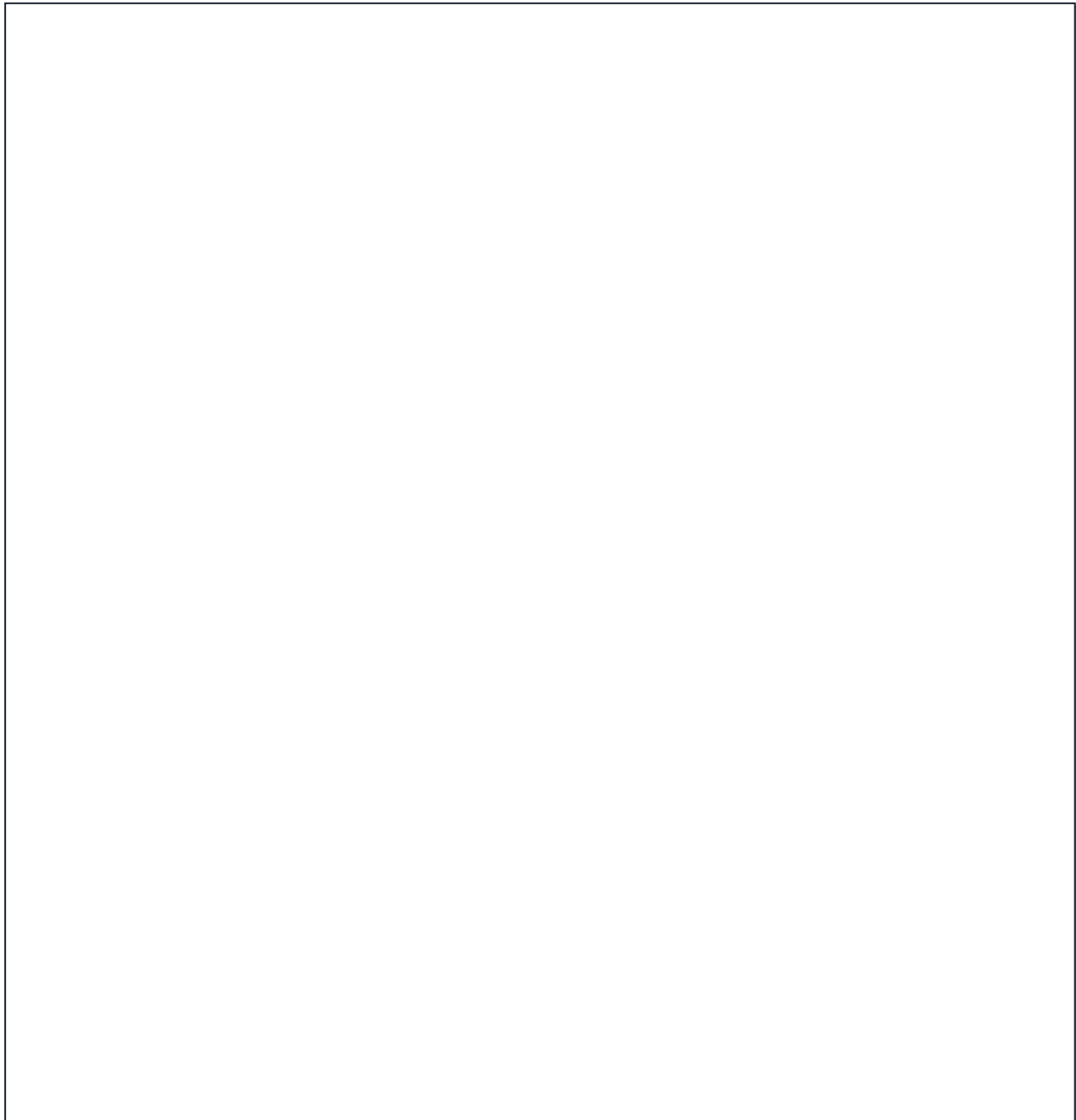


Figure 2-22: Goucher College liquidation chart shows dates the campus buildings in the Old Goucher neighborhood were sold off during the 1940s and 1950s as the college prepared to move to Towson.

Baltimore Sun article discusses the “war to rescue upper Charles street from the invasion of cash registers,” and quips “a garage has been barred out of the 2300 block North Charles street, a tailor shop has been spied sneaking up near Goucher College and has been nabbed, and recently they caught a combination apartment house and shoe-shine parlor trying to crawl into the 2400 block by the back way.” Public meetings were attended by up to 100 residents in defense of the neighborhood and petitions were signed by “most of the residents of the neighborhood” opposing the commercialization of their neighborhood.<sup>60</sup>

In 1924 the Baltimore Sun again covered the protests regarding changes in the neighborhood, this time discussing proposed commercial zoning in the 2400 block of St. Paul Street. The article described residents of the neighborhood as consisting primarily of older residents who had occupied their homes for years and were firmly opposed to commercialization as well as officials of Goucher College who had concerns for their dormitories and other buildings nearby. Yet, the article stated, there were also some residents who argued the existing stores and businesses in the neighborhood made the change to commercial zoning a logical development, although these residents were fewer in numbers and less vocal than those opposed to the commercial zoning.<sup>61</sup>

While residents were successful in slowing some changes, the demographics of the neighborhood also began to shift beginning in the 1920s further upsetting many of the long-time white residents. This was partially due to the Great Migration of rural, southern African Americans into northern cities as well as the recruitment of African Americans to work in Baltimore’s industries during the war periods. For example, as many as 25,000 African American workers, mainly men, moved to Baltimore during World War II.<sup>62</sup>

Whites in Baltimore were becoming very uncomfortable with the great influx of African Americans into the city, calling it the “Negro Invasion”.<sup>63</sup> Though it was illegal by this time to have a segregation ordinance in Baltimore, powerful private citizens began to implement de facto segregation through the use of fear tactics and mass meetings. Neighborhoods also implemented block covenants that did not allow African Americans to move into homes that had previously been owned by white residents. The first group in Baltimore to form a “Protective Association” to help implement some of these measures actually formed in the Old Goucher neighborhood and consisted of white homeowners living along “upper Calvert Street and the blocks west to Maryland Avenue and Howard Street between 21<sup>st</sup> and 25<sup>th</sup> Streets.”<sup>64</sup> By 1930 African American’s had moved into the west side of the neighborhood in large numbers and were increasing in population in the neighborhood at the same time the white residents were putting forth efforts to limit non-white access to the rest of the neighborhood (Figure 2-20).

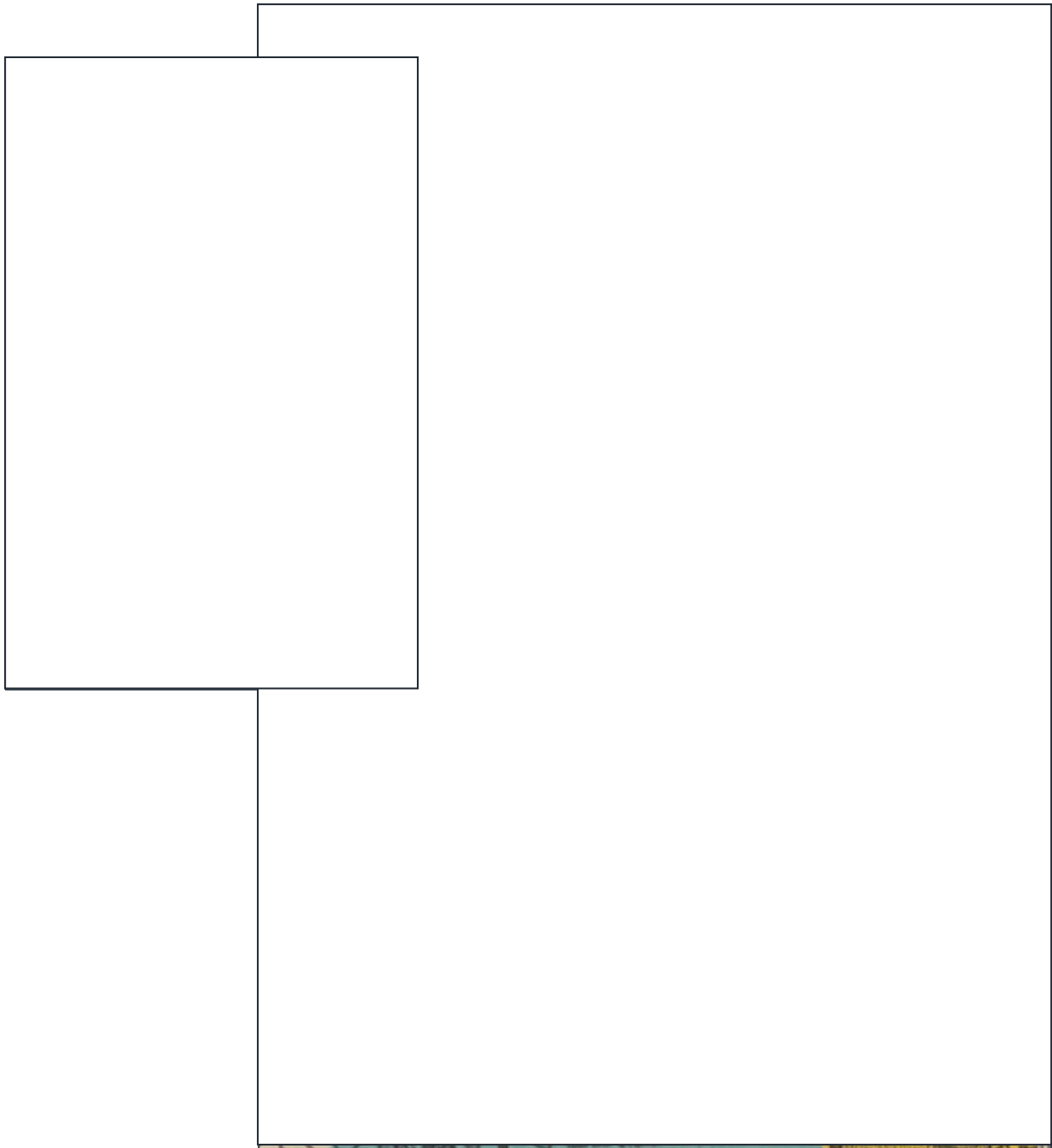


Figure 2-23: City of Baltimore Use District Map, close-up of Old Goucher and surrounding area. The Old Goucher neighborhood is designated with both first commercial (blue) and residential (white) uses.

Banks and mortgage lenders also frequently used redlining on residential insurance maps during this period to rate areas based on market values and lending risk. These maps served to further promote racial residential segregation and economic discrimination as well as increase white flight to the suburbs. They were generally drawn around racial, cultural, and socio-economic boundaries and labeled much of the diverse inner city as too risky for investment. A



Figure 2-24: 1928 building use based on the Sanborn Fire Insurance Map of Baltimore City. Buildings highlighted in bold are Goucher College buildings, and are indicated if currently occupied by Goucher.

1937 redlining map of Baltimore City shows the neighborhoods directly surrounding the core commercial and industrial center of the city as the lowest “fourth grade,” red rating, and the area immediately surrounding that as “third grade,” yellow rating. The Old Goucher neighborhood is within a “third grade” area and would be effected by this designation as the area transformed during this period and into the second half of the 20<sup>th</sup> century (Figure 2-25).

As the neighborhood entered the second half of the 20<sup>th</sup> century, it would experience the most dramatic changes yet in building typology, use and demographics. With the departure of Goucher College the community would be without a central joining point, leaving the blocks disconnected and the neighborhood identity lost for the next 50 years.

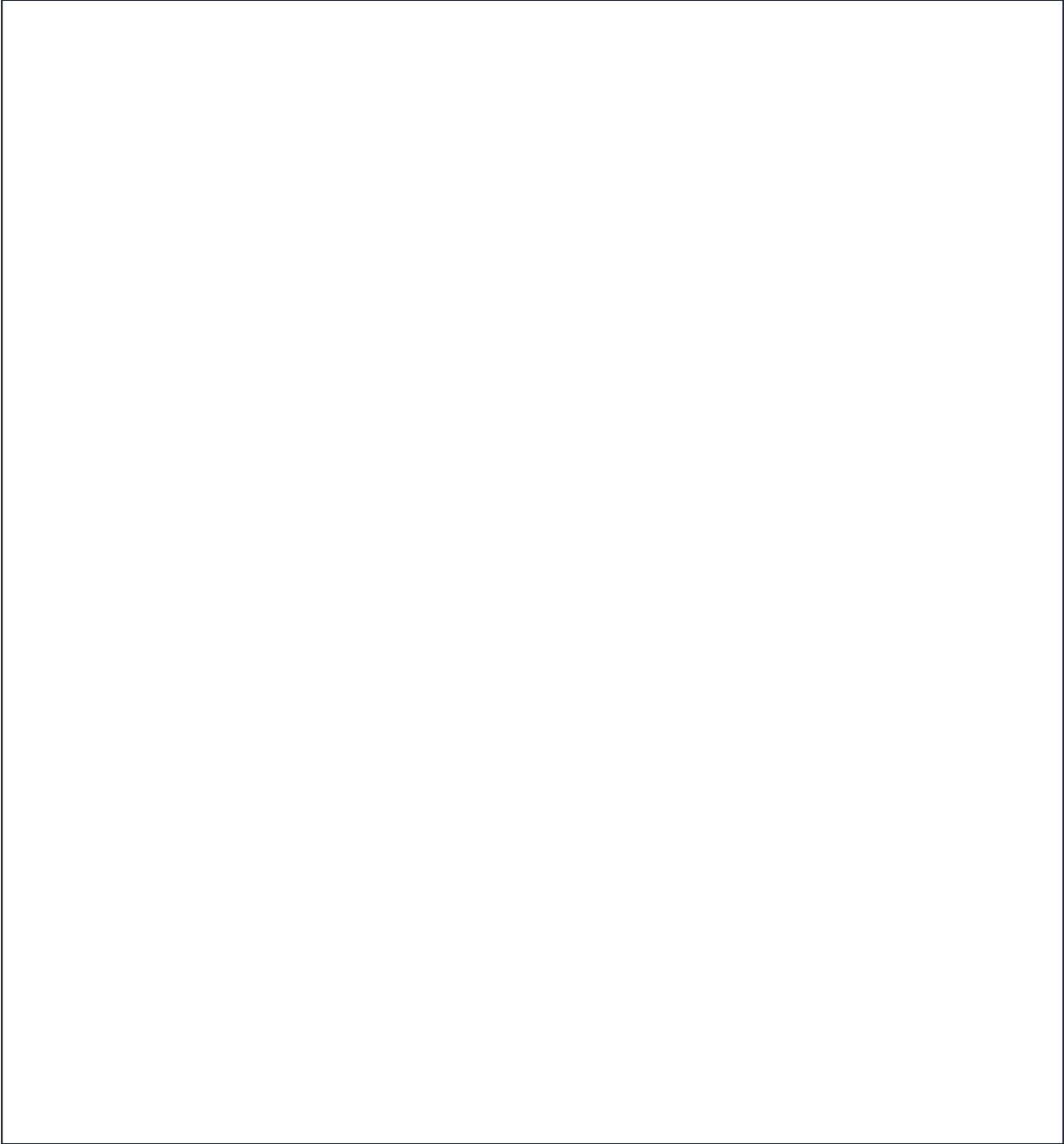


Figure 2-25: Residential insurance map of Baltimore City illustrating mortgage redlining practices.



## Post-1953: Neighborhood in Limbo

The second half of the 20<sup>th</sup> century was transformative to the City of Baltimore and the Old Goucher neighborhood as residents and institutions fled even further from the city to the outer suburbs, de-industrialization caused the loss of major industry in the city, and a reliance on automobile transit transformed the way people traveled through the city and neighborhood. Goucher College, along with other prominent universities at the time including Morgan State, moved from Baltimore City to Baltimore County where there was open land, less crime and lighter traffic. The college's departure from the city neighborhood it began in left the area without a central node and connection between the blocks, encouraging its transformation into a through-way rather than a stopping point. The effect of the college leaving the neighborhood goes well beyond traffic flows however. In the book *A Guide to Baltimore Architecture*, John Dorsey and James D. Dilts posit that, "when... Goucher College decided to leave its campus below 25<sup>th</sup> Street and migrate to Towson... the city suffered. When the college left, it dealt Baltimore a blow from which it has not yet recovered. The part of town that was its campus remains in limbo." The loss of a major institution such as Goucher College, whether directly involved in its local community or not, had a ripple effect that impacted not only the surrounding neighborhood but also the entire city.

By the 1950s, the tremendous increase in automobile use nationwide meant that most people were no longer reliant on streetcars, passenger railroad service or walking as means of transportation. As these services declined in use, they were eliminated or replaced, and automobile access was given the highest priority, transforming American cities with the construction of interweaving highway systems and parking lots. In the 1960s Baltimore constructed an elevated highway as part of the new national highway system. The Jones Falls Expressway/US Route 83 was constructed above the Jones Falls, the railroad lines, and the Fallsway. With this new highway, the visual impact of the natural power source and boundary in Baltimore City, the Jones Falls, was lost and the city became something one would quickly drive into and out of, not stay in and walk around.

Prior to the 1950s, all of the major North-South streets within the neighborhood allowed two-way traffic, which had the effect of slowing down traffic as it moved through. In the 1950s, the city made many streets one-way, including Maryland Avenue, N Charles Street, St. Paul Street, and North Calvert Street, and coordinated traffic signals to allow for uninterrupted travel from the growing automobiles suburbs to the north into Baltimore’s city center, and vice-versa.<sup>65</sup> These one-way streets had a similar effect as highways, allowing people to quickly drive into and out of the city center without stopping or slowing down in between. This increased the feeling that the Old Goucher neighborhood became an area to pass through instead of visit; an area wedged between city and suburb which had lost its institutional core of Goucher College.



Figure 2-26: 1953 to 2013 building demolition map based on the Sanborn Fire Insurance Map for Baltimore City, 1953. Buildings highlighted in red were demolished between 1953 and 2013.

With the decline in streetcar service, buses gradually replaced each line in Baltimore starting in the 1950s until the last car ran in November 1963. The new bus lines served the Old Goucher neighborhood and connected the area to the city center and northern suburbs, just as the streetcars had, but ridership was low due to reliance on cars.<sup>66</sup>

Demolition of buildings without replacement became a trend throughout the Old Goucher neighborhood during the second half of the 20<sup>th</sup> century. After 1953, over 470 individual structures were demolished within the neighborhood (Figure 2-26). This is over 400 more



Figure 2-27: 1953 to 2008 building construction map based on 2008 Baltimore City GIS buildings and parcel shape files. Buildings in gray were constructed between 1953 and 2008.

structures than were demolished during the neighborhood's first sixty years. Of those 470 buildings removed, only 48 buildings were added (Figure 2-27). Out of the 48 newly constructed buildings throughout the neighborhood, most were located west of St. Paul Street. Some of them were built on lots left vacant by demolished row houses, while others completely ignored the historic neighborhood fabric, such as the Safeway grocery store. The demolitions left with many parking lots and vacant lots leaving holes throughout the historically dense building fabric.

In the 1970s four buildings stood vacant in the 2200 block of North Calvert Street. The buildings were falling apart and their rear walls had partially collapsed.<sup>67</sup> With further investigation it was determined that an underground stream was causing extensive damage to the buildings foundations.<sup>68</sup> In 1981, the city demolished the entire block, a total of more than thirty buildings, most of which were original to the neighborhood.<sup>69</sup> In their place, a park was created. Around this same time, the former green spaces of Goucher College were paved over for parking making the new park on Calvert Street the only open green space left in the neighborhood.

The transformation of the Old Goucher neighborhood was similar to what was taking place across Baltimore and the rest of country. During the 1960s, Baltimore City, like many other large cities in the US, used Urban Renewal ordinances to clear and rebuild "blighted" neighborhoods. In the 1950s, Baltimore removed around 800 houses per year. In the 1960s, the number of demolitions rose to 2600 houses per year.<sup>70</sup> These houses were removed to make room for expressways, schools and public housing projects. Most of the people that were evicted as part of this effort were poor and nine out of ten were African Americans.<sup>71</sup> The high number of demolitions throughout the city caused a fiscal crisis as many of the cleared properties lied vacant for ten to fifteen years or longer.<sup>72</sup> To combat this, the city undertook a program to renovate more than fifteen hundred properties through the Model Urban Neighborhood Demonstration (MUND), but this did not greatly help the problem.<sup>73</sup>

Changes to the building and land use of the Old Goucher neighborhood only reinforced the transformation of the urban fabric in the area. The last Sanborn Fire Insurance map for Baltimore City was completed in 1953 and provides an excellent visual representation of the vast diversity in use of the original residential row houses in the neighborhood (Figure 2-28). The row houses within the Old Goucher neighborhood have proven the extreme adaptability of urban row house units for a variety of uses from residential to commercial to institutional. The illustrated Sanborn map shows that the western portion of the neighborhood transformed to a primarily commercial district, and the residential district in the eastern portion of the neighborhood was primarily multi-family and apartments. Looking at the broader area shows

that the neighborhood to the north of 25<sup>th</sup> Street, remained more heavily single-family use (Appendix E: Building Use).

By the late 1960s, young, professionals began moving into the area to the north of the former Goucher campus around Johns Hopkins University and the Charles Village neighborhood was soon created. The neighborhood began in 1967 as just a name but quickly became a community

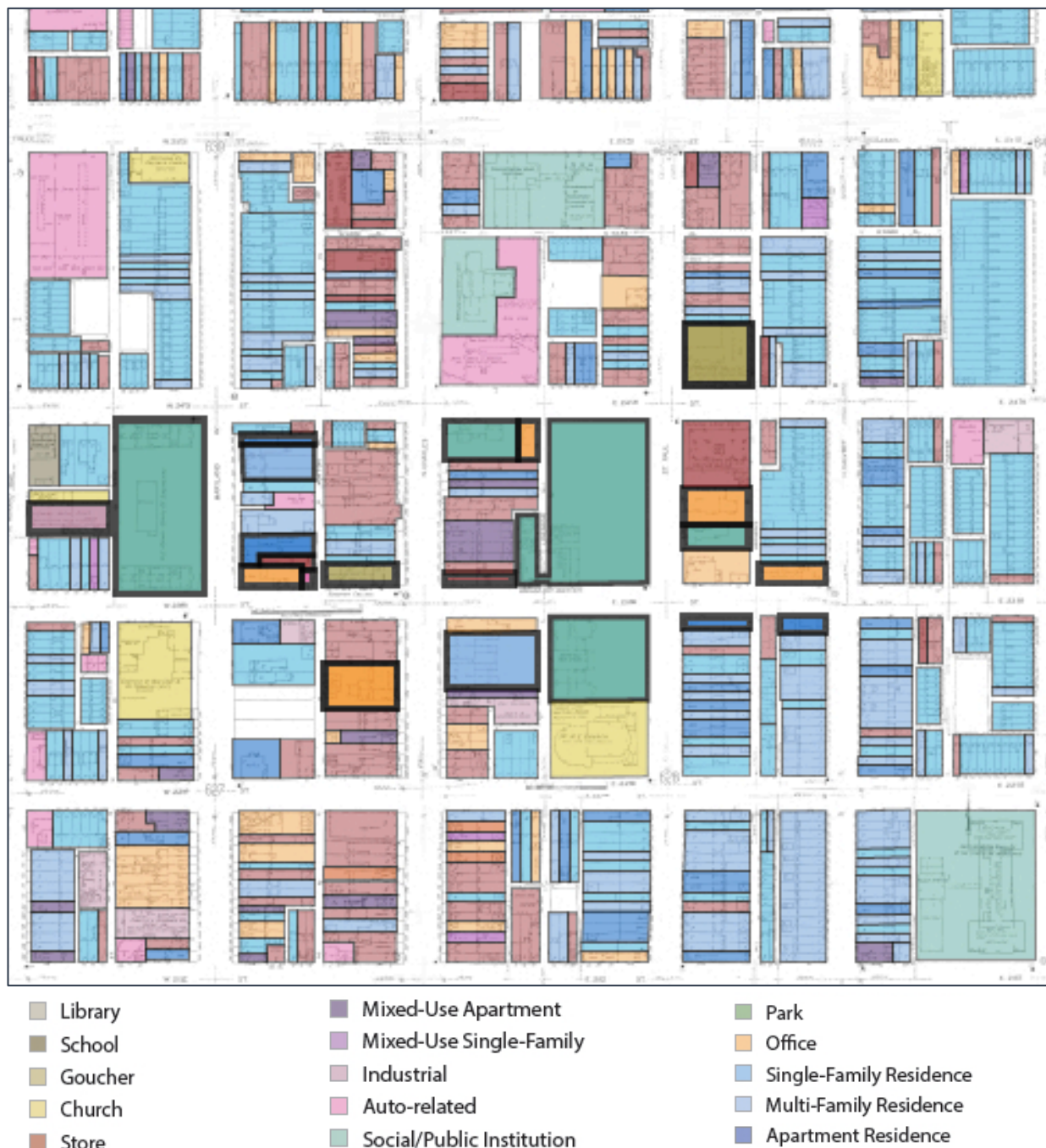


Figure 2-28: 1953 building use map based on Sanborn Fire Insurance Map of Baltimore City, 1953. Buildings highlighted in bold are former Goucher College buildings.

identity focused around home restoration and civic involvement. The Old Goucher neighborhood south of 25<sup>th</sup> Street was claimed as a part of Charles Village at this time, but it was considered the office and commercial center of the village while the residential part of the village extended north from the Pastel Row of 26<sup>th</sup> street.<sup>74</sup>

Within the immediate Old Goucher neighborhood, the types of commercial uses prevalent in the area began changing from personal service oriented businesses towards professional offices and stores. During the 1950s and 1960s there were many contractors, engineers, manufacturers and real estate offices in the area.<sup>75</sup> By the early 1970s, the area attracted an emerging artist network that focused itself around the Charles-St.Paul-25<sup>th</sup> Street area. 25<sup>th</sup> Street became home to the new headquarters of what was believed to be America's oldest art club, The Charcoal Club, and there were several artist galleries and studios that were "linked in a village network" of artists according to a 1971 *Baltimore Sun* article. There was a bookstore, a folk center, Baltimore's pioneer art film theater, The Playhouse, and many of the city's major restaurants in the 25<sup>th</sup> Street corridor between Charles and St. Paul Streets. In the 1970s, the area was well known as a center for professional offices in the areas of "real estate, insurance, advertising, public relations, commercial art, architecture, interior decoration, construction and the automation industry."<sup>76</sup> By the 1980s, however, the professional businesses began moving out, and the neighborhood would experience a long period of disinvestment, characterized by absentee landlords and vacant and deteriorating properties.

1953 was the final year Goucher College held classes on their city campus.<sup>77</sup> Following the spring semester, the College made its final move to the Towson campus and sold off the last remaining property holding in the Old Goucher neighborhood in November 1953. It took just over 30 years for the college to make their move to Towson resulting in 30 years of disinvestment in the original city campus. Despite the disinvestment, most of the college buildings were purchased and occupied by other institutions after Goucher left, such as the US War Department, the American Red Cross, the State of Maryland, and the City of Baltimore.<sup>78</sup> However, the institutions that took over the campus buildings in the second half of the 20<sup>th</sup> century were primarily transient with shorter-term ownership in comparison to the College (Figure 2-29). The college buildings have remained in relative constant institutional use over the years, yet without the college tying them all together, the sense of place within the neighborhood that acted as a link for neighborhood residents, students and professors of the college was lost. Because the college left and sold off their buildings individually, the neighborhood lost its anchor institution and along with it the strong pedestrian presence it brought to the neighborhood. The campus buildings were left disconnected, without a consistent steward, and the neighborhood lost its cohesion.

# USES OF OLD GOUCHER BUILDINGS, POST-1950

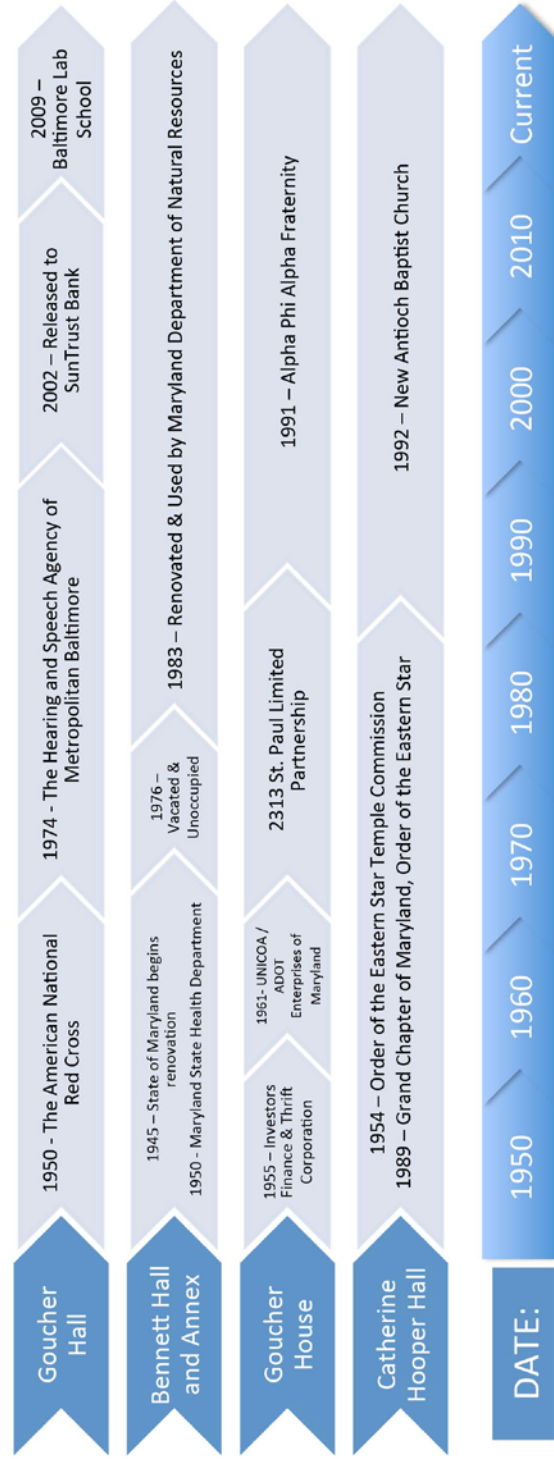


Figure 2-29: Chart showing commercial and institutional uses for a selection of former owned by Goucher College buildings

In 1978, the old campus buildings along with the surrounding neighborhood were successfully nominated as a historic district and listed in the National Register of Historic Places. Although this designation recognized the historic character of the campus and the neighborhood around it, the lack of actual protections accompanying the designation were unable to prevent the demolition of a few of the less significant campus buildings. However, most of the original campus buildings do remain in the neighborhood today (Figure 2-30).

Patterns of changes in building and land use were due in large part to the zoning ordinance but were affected by many other factors, like demographic patterns, surrounding neighborhood pressures, and automobile usage. In 1971, after two decades of planning, a revised zoning code was approved by the city of Baltimore (Figure 2-31). The revisions now mandated that the Old Goucher neighborhood was to be entirely commercial businesses and office-residential use, however, studies leading up to the revision showed that in Baltimore City, “25% of the land zoned for commercial use was still residential after 31 years and that excess commercial zoning had attracted marginal and blighting commercial uses into what otherwise had been stable residential neighborhoods.”<sup>79</sup>



Figure 2-30: Current map of Goucher College campus showing extant buildings in blue and demolished buildings in olive green. Other parcels indicated in green were open spaces and quads for the campus. Map is based on 2008 Baltimore City GIS building and parcel shape files.



Between 1950 and 1970 Baltimore County's population more than doubled with white population's flight to the suburbs, while the African American population in Baltimore County then decreased from 6.6% to 3.2% because African Americans were excluded from the typical suburb.<sup>80</sup> In 1950 Baltimore City's population peaked, with only slight declines into the 1970s, mainly due to the fact that African Americans were continuing to come into the city from the South and were statistically replacing the white families that were leaving. When the migration stopped in the 1970s, Baltimore City's population shrank.<sup>81</sup> This was only exacerbated by the fact that between 1955 and 1965 the city lost 82 industries, 65 of them moving to Baltimore County making employment in the city that much more difficult.<sup>82</sup> The greater trends that were happening across Baltimore City were also happening in the Old Goucher neighborhood. Although there was a general decrease in total population, there was an increase in the African American population from 1970 to 2000.

The loss of the primary anchor institution in the neighborhood along with residential flight to the suburbs and changing traffic patterns contributed to a long period of disinvestment in the neighborhood during the second half of the 20<sup>th</sup> century. Despite this disinvestment, the neighborhood today consists of a diverse, mixed-use building typology, a high quality building stock, and a strong presence of institutions, including churches and social service organizations. Lacking in the neighborhood today are the green spaces created by Goucher College which provided connections between blocks in the neighborhood and defined a sense of place for the community within greater Baltimore. The following section will briefly look at the present conditions in the Old Goucher neighborhood and will follow with recommendations derived from this historical analysis. In this discourse, we will present how the neighborhood's heritage and historical character can inform future planning and zoning decisions.

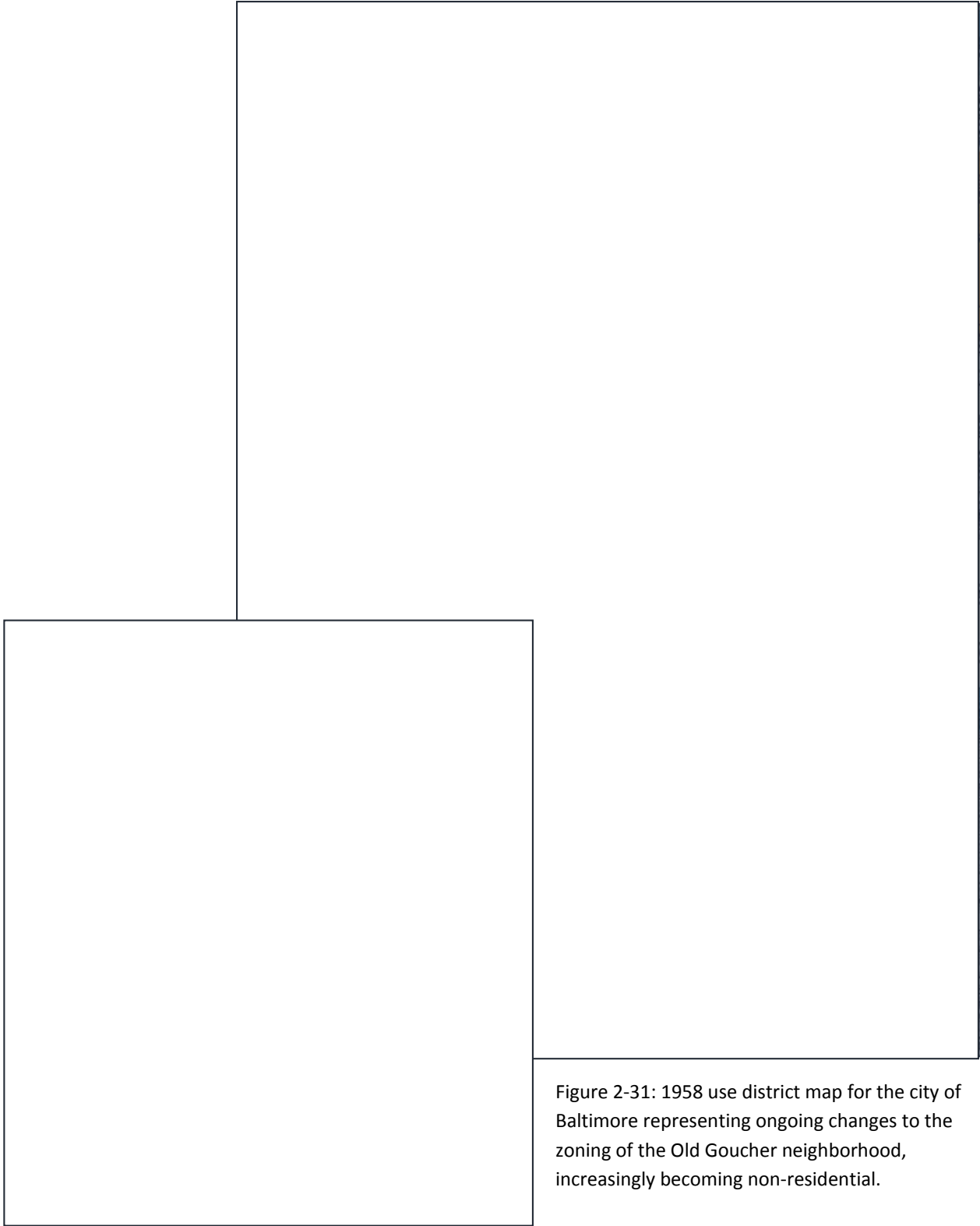


Figure 2-31: 1958 use district map for the city of Baltimore representing ongoing changes to the zoning of the Old Goucher neighborhood, increasingly becoming non-residential.



**PART III**  
**PRESENT CONTEXT**

## Present Context



Throughout its history, Old Goucher has been influenced by development pressures on all sides, from the historical industrial sector to the west, the CSX rail line and Johns Hopkins University' Homewood campus to the north, the residential communities to the north and east, as well as the commercial area on North Avenue to the south. These development pressures created a unique historic fabric and mix of uses, but also created certain challenges. In particular, the Charles Street corridor saw a rise in commercial development, which brought about an increase in automobile traffic in the mid-twentieth century. This in turn led to the street becoming a high-speed thoroughway. Goucher College created a node, but its short life span in the neighborhood and its lack of integration with the community meant that it never served as a destination. The neighborhood today tends to be a place people pass through rather than explore.

### **The Old Goucher Neighborhood Today**

The Old Goucher neighborhood is a vibrant and diverse historic neighborhood. Much of the neighborhood's built environment was developed prior to 1900, and as the National Register nomination states, is a "living text-book of architectural styles" from 1880-1900 (Figure 3-1).<sup>1</sup>

Over the neighborhood's history, these buildings have proven highly adaptable undergoing several changes to fit the needs of the community. Today, the numerous row houses and historic buildings house the neighborhood's "strong and diverse core of locally owned businesses with a large number of professional offices as well as numerous restaurants, shops, services, and non-profits" (Figure 3-2).<sup>2</sup> There area also a large number of social service providers located within the neighborhood (Figure 3-3). In addition, the neighborhood's legacy of providing various types of social services for the Baltimore area has also resulted in attracting the highest concentration of methadone clinics in the entire city.



Figure 3-1: Building construction by period. Note that the yellow, orange, and red structures compose the majority of the neighborhood and were all built prior to 1900. The base map is the 2008 Baltimore City GIS building and parcel file.

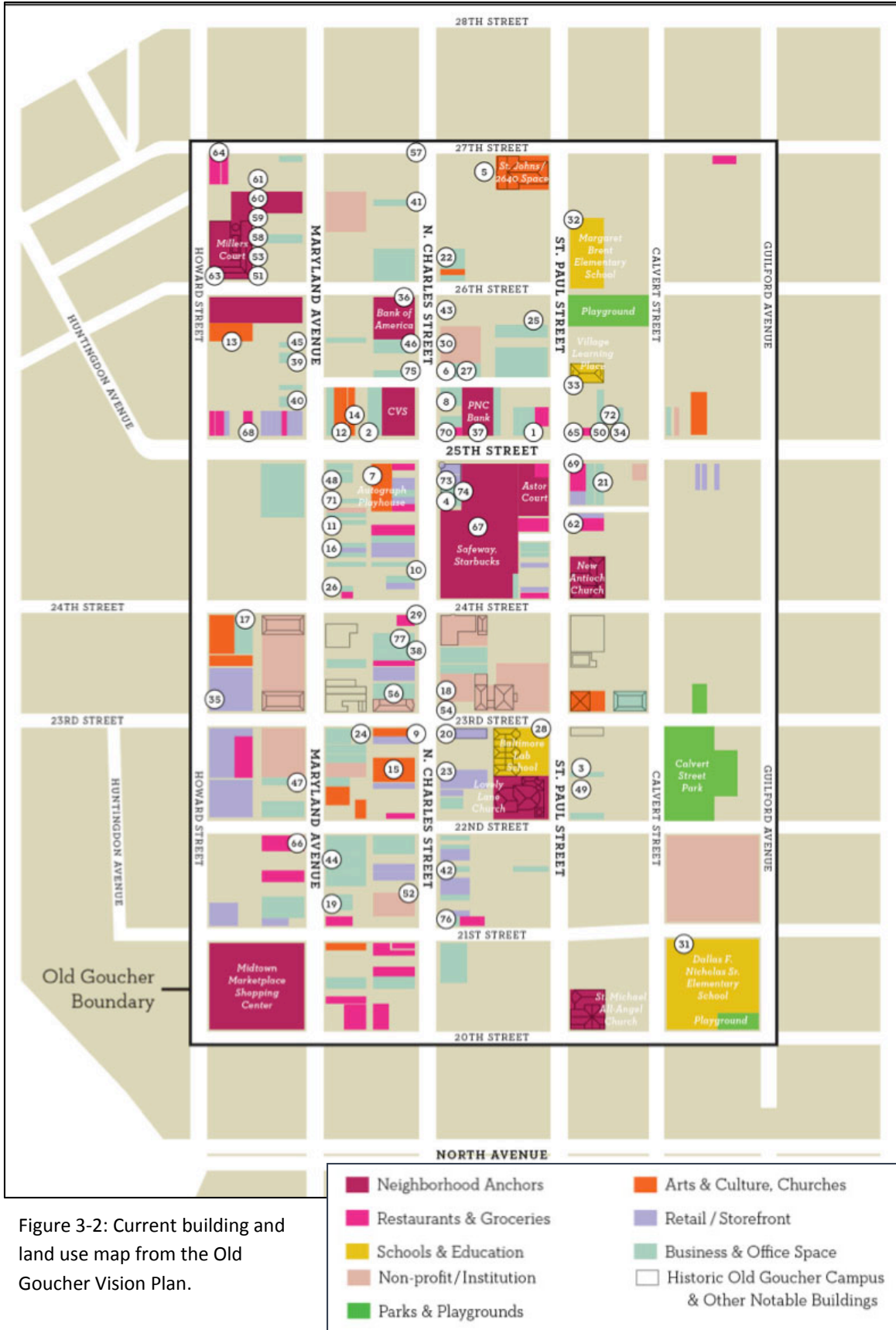


Figure 3-2: Current building and land use map from the Old Goucher Vision Plan.

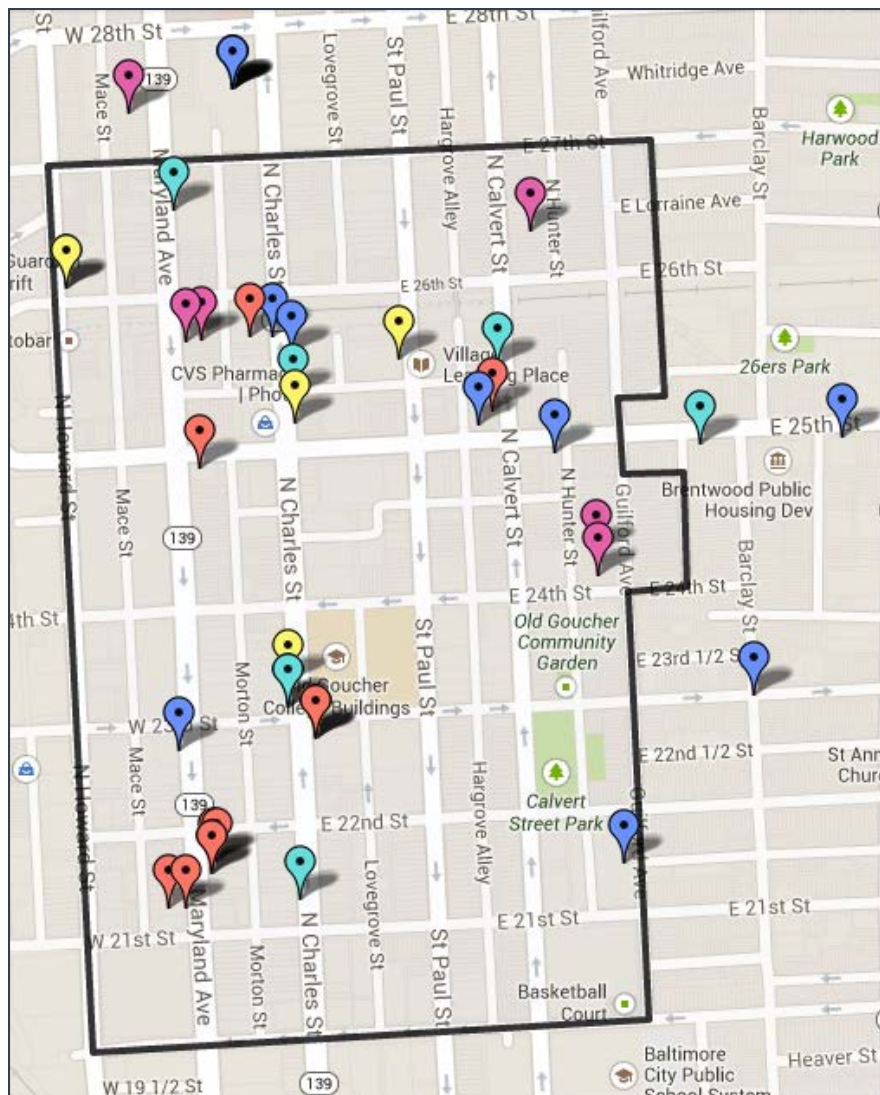


Figure 3-3: A map of social service providers in the Old Goucher neighborhood (Google Map, Created by Phil Lacombe)

Key:

- Red = Substance Use Disorder
- Magenta = Recovery Housing and Residential Counseling
- Yellow = Mental Health
- Teal = Counseling
- Blue = Other social services

total of about 1,450 households. A modest 17% of residential properties are owner-occupied, while 83% are renter-occupied. Out of the owner-occupied houses, 11% are racially white, 5% are African American, and 1% is Asian. Out of the remaining renter-occupied households, 31% are racially white, 43% are African American, and 4% are Asian.<sup>4</sup> This contributes to a high level of diversity, which could be adversely affected by gentrification if certain development is

Numerous parking and vacant lots are spread throughout the neighborhood consisting of roughly 50% of the neighborhoods property. Many of these are the result of the high number of post-1953 demolitions, without new construction, resulting in holes throughout the historically dense building fabric (Figure 3-4).

According to the 2010 US Census, the neighborhood, as defined by boundaries of the Old Goucher Community Association, currently has a total population of approximately 3,150. Demographically, it is 36% white, 54% African American, 5% Asian, and 7% Hispanic.<sup>3</sup> The age breakdown is fairly young with 65% of the neighborhood population being between the ages of 18 and 49. Only 7% of residents are over the age of 65. There are a

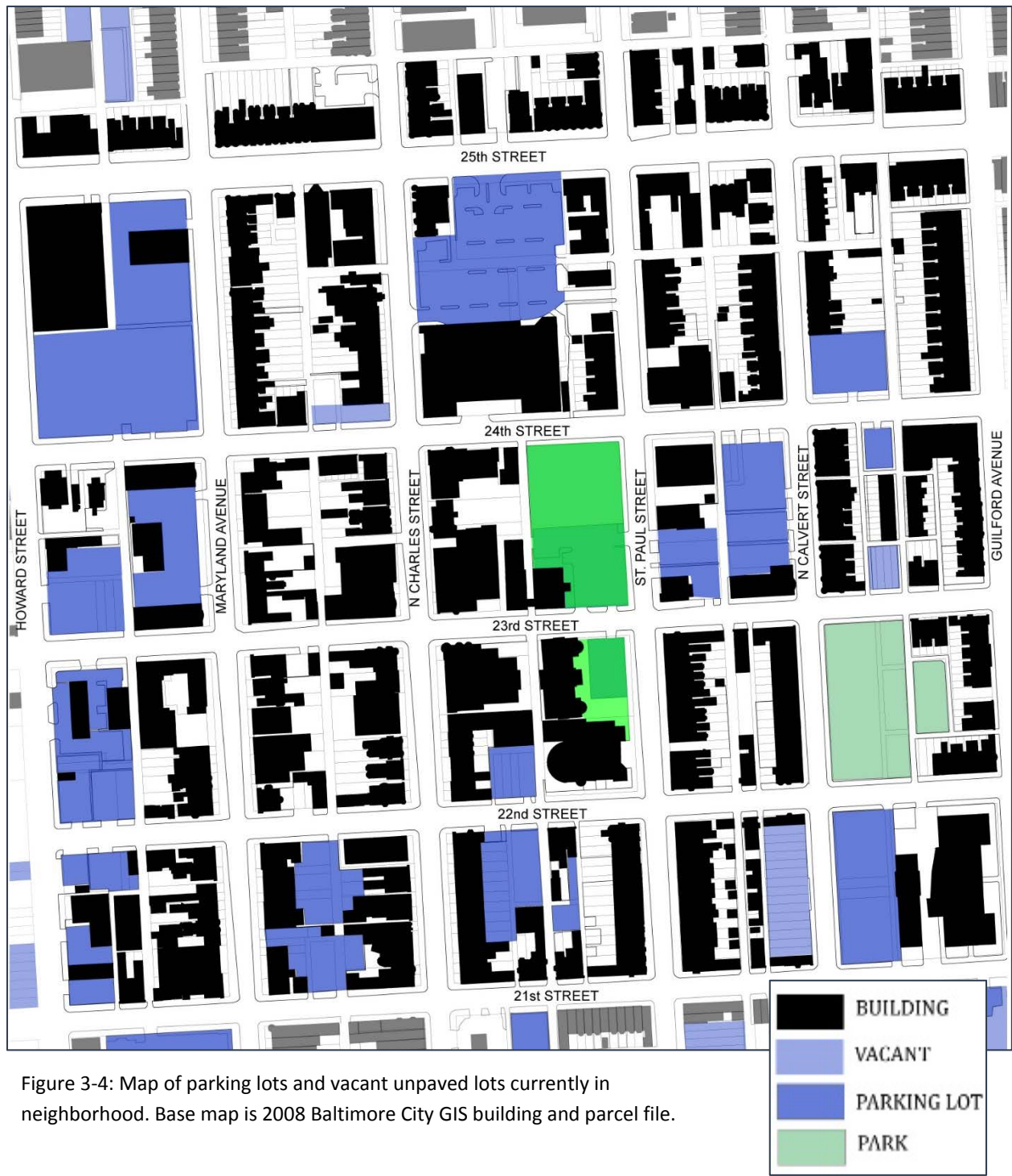


Figure 3-4: Map of parking lots and vacant unpaved lots currently in neighborhood. Base map is 2008 Baltimore City GIS building and parcel file.



introduced into the neighborhood. Each demographic group has different needs and desires that should influence future planning for the neighborhood.

### **Regulatory and Institutional Framework**

Various regulatory and institutional frameworks impact development in the Old Goucher neighborhood. The primary guiding and regulatory systems at play include the current and proposed zoning code, Urban Renewal Plans, and the Barclay-Midway-Old Goucher Small Area Plan. All of these are citywide development policies, which influence much of what can be built and demolished within the neighborhood, as well as the allowable building uses. It is important to take them into account since they show the limitations as well as the opportunities that Old Goucher currently has with regard to the neighborhood's built environment.

Baltimore is currently undergoing the first comprehensive update to the zoning codes since 1971. The current code is out-of-date and reflects the past focus in terms of automobile use, separation of building and land uses, and the preservation focus on Baltimore's heavy manufacturing sector.<sup>5</sup> It is also very complex, with hundreds of overlay districts, Urban Renewal Plans, and Planned Unit Developments. Figures 3-5 and 3-6 show the current zoning and proposed zoning changes, respectively. As can be seen in Figure 3-5, much of the Old Goucher neighborhood is currently zoned office-residential. This category recognizes and reinforces the unique character of the neighborhood, which, as we have seen, is rooted in its historical development.

Office-residential zoning allows for a variety of professional, business, and government offices to be developed within an area in addition to the uses allowed in a residential zone, which is a unique aspect of the neighborhood. As Figure 3-6 shows, much of the office-residential zoning will be lost under the newly proposed zoning codes. The areas to remain office residential would be located in a few blocks to the south of and along 25<sup>th</sup> Street. The rest of the neighborhood would be changed to Row House Residential Districts, which is shown in green on the eastern part of the neighborhood. This would allow residential use and compatible uses, such as schools, recreational facilities, and churches. The area around Howard Street would also change from community commercial to heavy commercial. Much of the rest of the neighborhood will stay relatively unchanged by the recently proposed zoning.

The new draft zoning code proposes new tools to help further historic preservation in Baltimore, which would affect Old Goucher and assist in preserving the historic fabric of the neighborhood. These tools include design review standards, which would "ensure compatibility with existing residential neighborhoods by addressing set-back, height, roof form, cornice height, fenestration, front entrances, building materials, and architectural features such as

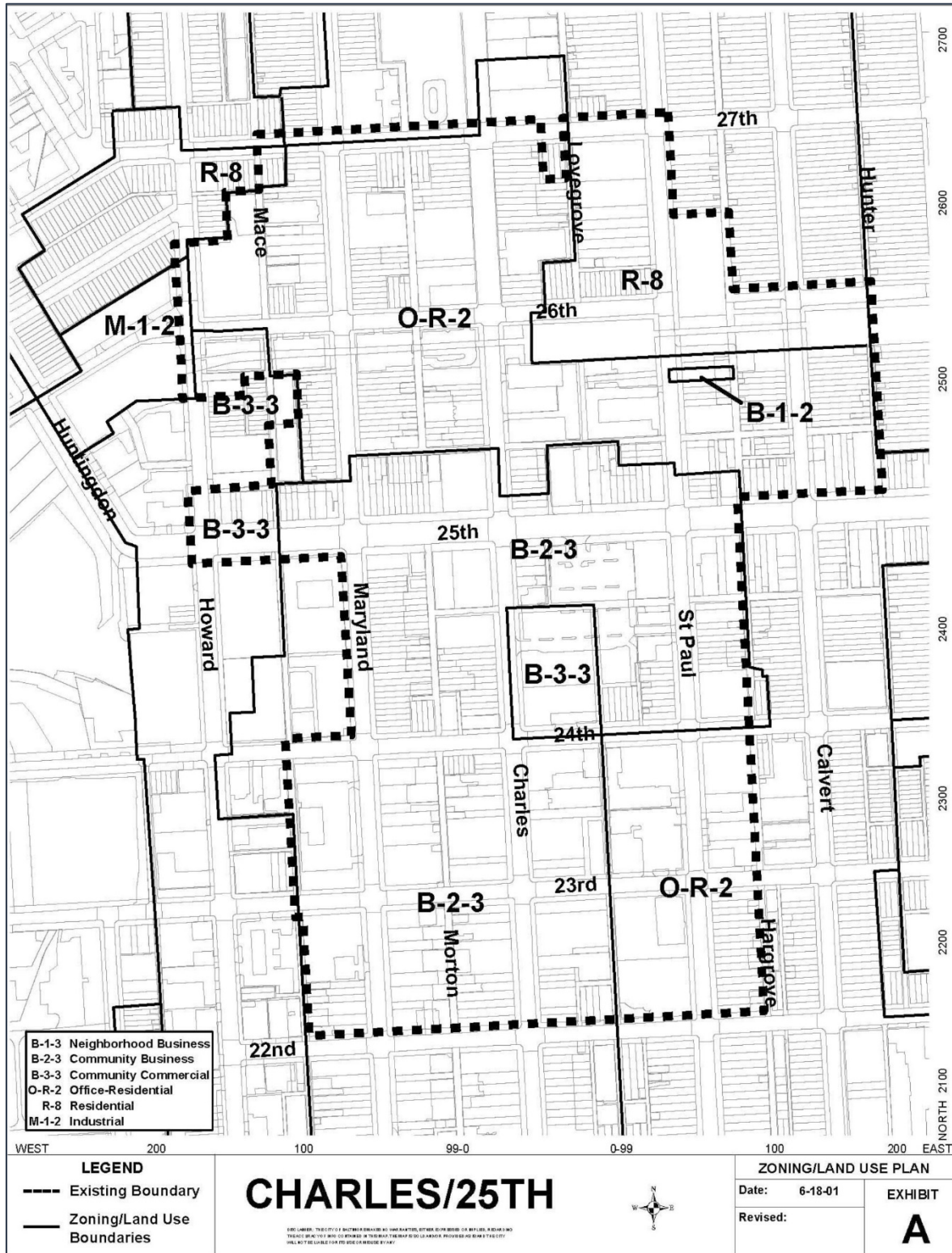


Figure 3-5: Current zoning map of the Old Goucher neighborhood and surrounding area (from the 1971 Zoning/Land Use Plan).

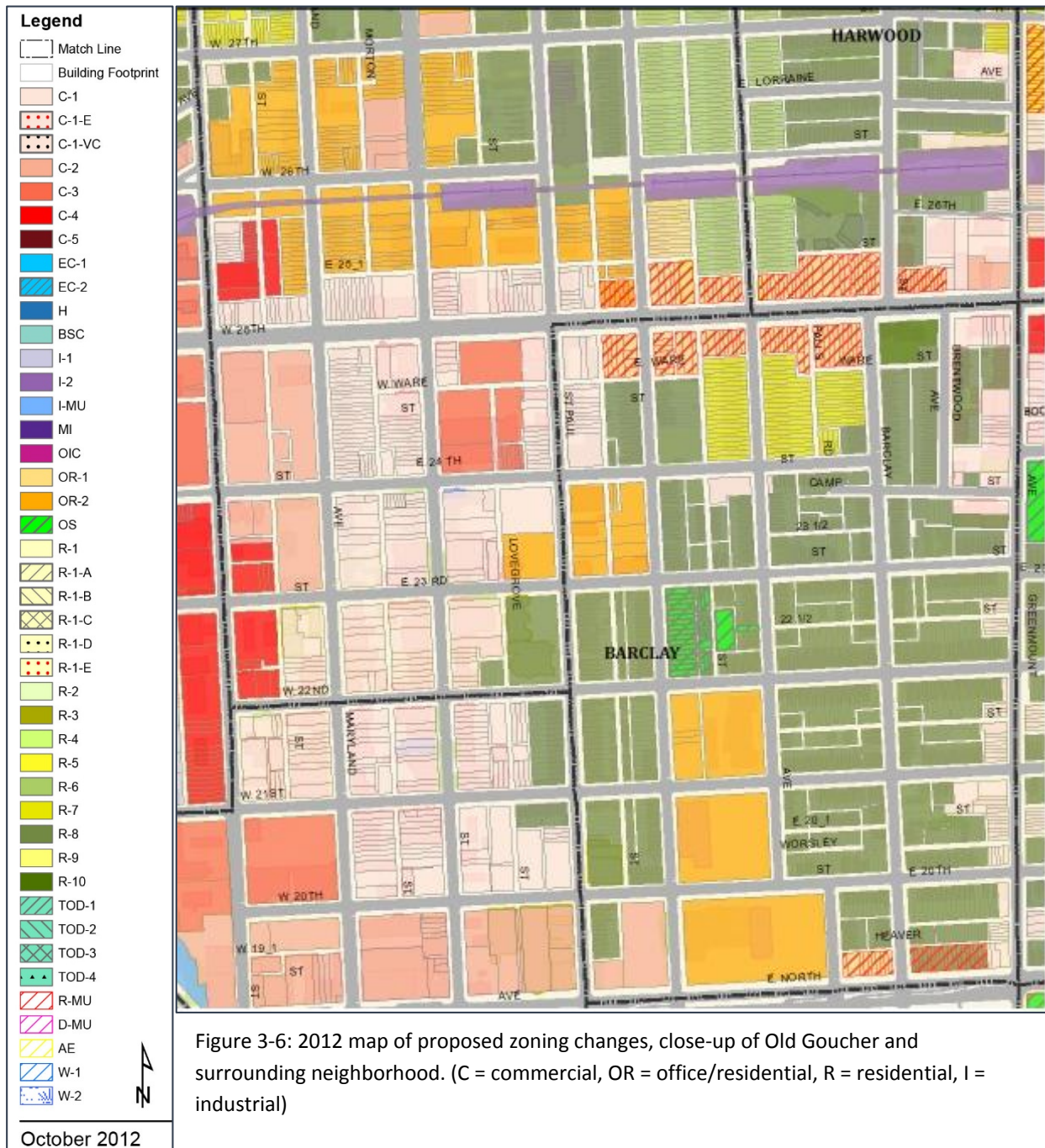


Figure 3-6: 2012 map of proposed zoning changes, close-up of Old Goucher and surrounding neighborhood. (C = commercial, OR = office/residential, R = residential, I = industrial)

porches, bay windows, and steps.”<sup>6</sup> These design reviews would influence new row house developments, additions, row house conversions from single-family to multi-family, and any proposed development over 15,000 square feet.<sup>7</sup> There will also be design standards for commercial districts. Conversely, however, these proposed zoning changes *may* dissolve the Urban Renewal Plan overlay districts and thus remove the specific historic preservation protections for the neighborhood that are regulated by those plans. In the 1960’s, the Urban Renewal Plans were originally created to make recommendations for land use and zoning changes and establish design standards, but they have been more frequently used to update and supplement the zoning code instead. The Urban Renewal Overlay “creates special designations for buildings that are considered particularly historically or architecturally valuable and buildings that are considered important in contributing to the character of the neighborhood.”<sup>8</sup> The plan also sets out a demolition review for both contributing and noncontributing structures, and creates design and maintenance standards for historic structures.<sup>9</sup>

As stated by the Baltimore City Planning Department,

“[While] developing the new code, all the existing urban renewal plans were reviewed, and many patterns of land use and design controls were categorized. Where appropriate, those standards are incorporated into the new city-wide code. This will create more equity across commercial and residential areas without the need for urban renewal overlays.”<sup>10</sup>

Although the City’s website indicates that the Urban Renewal Plans will not be dissolved, discussions with city planners indicate the desire to do away with the overlays in the future. The new zoning code has many of the same provisions as the Urban Renewal Plans and would be enforced by zoning inspectors.<sup>11</sup>

Some residents in the Old Goucher neighborhood are concerned that existing historic preservation protections will be dissolved along with the urban renewal overlays and therefore strongly advocate for the creation of a local historic district in Old Goucher through the Baltimore Commission for Historical and Architectural Preservation (CHAP). However, there is currently a moratorium on new CHAP districts due to funding limitations, therefore the urban renewal plans will likely remain for the time being as the only regulatory preservation protections available in the neighborhood. Although a local historic district designation is not a possibility at this time, CHAP encourages communities to focus on the designation of landmark buildings and sites in their neighborhoods to individually protecting important community assets.

A master plan for the Old Goucher neighborhood was completed by the Baltimore City Planning Department in 2005 as the Barclay-Midway-Old Goucher Small Area Plan. This plan took a comprehensive look at the challenges and assets of the area and made planning

recommendations aimed primarily at land use. The goal of the plan was to encourage a “mixed income area that had a thriving commercial area, as well as housing options for all whether it is single family, multifamily, home ownership and/or rental.”<sup>12</sup> Within this plan, there are certain recommendations for historic preservation that are enforced when existing neighborhood controls are in place. The plan includes the Baltimore City-recommended design guidelines for rehabilitation and infill development, which are more lenient than the Secretary of Interior Standards for Historic Preservation. It is recommended to introduce the design guidelines in a “phased approach” because of concerns by local residents that they would not be able to afford the extra costs that may come from adhering to the guidelines, especially when many of the buildings need assistance in simply meeting code requirements. The recommendations made in the plan that specifically deal with the Old Goucher neighborhood include the use of local, state, and federal tax incentives for redevelopment in the Old Goucher National Register Historic District; exploring the idea of landmark status for individually eligible properties outside of the National Register Historic District; and encouraging residents to use the rehabilitation and infill guidelines.<sup>13</sup>

### **Community Organization**

Over the last decade, the Old Goucher Community Association has been working hard to improve the community surrounding the Old Goucher campus and to gain recognition for the Old Goucher neighborhood as a distinct neighborhood from that of Charles Village. The OGCA and its resident members believe that the neighborhood is a valuable and unique area of Baltimore in its own right, distinct from that of Charles Village and the other surrounding neighborhoods, and that it should be recognized as such.<sup>14</sup>

The OGCA and the Old Goucher Business Alliance are presently working on a community-led Vision Plan for the neighborhood with the assistance of the Neighborhood Design Center. The spring 2012 draft of the Vision Plan highlights the history of the neighborhood, as well as the diversity, growth, and potential of the existing neighborhood features.<sup>15</sup> There is a wide range of community support and involvement in this process, and the finished product will be strongly beneficial to neighborhood homeowners, renters, business owners, non-profits, and institutions. OGCA has already begun to implement some of the recommendations made as part of the Vision Plan, such as planting trees along the 2300 block of Maryland Avenue to improve the streetscape in Old Goucher.

The OGCA and the Old Goucher Business Alliance are the neighborhood’s primary community organizations. These groups have also partnered with the Barclay, Midway & Old Goucher Coalition, the Charles Village Benefits District, the Charles Village Civic Association, the Greater Homewood Community Corporation, and the Central Baltimore Partnership to help promote development, business, and safety within the neighborhood.

## Development Pressures

Today, the Old Goucher neighborhood is at the center of various large-scale redevelopment projects occurring in the surrounding neighborhoods. While the redevelopment tendencies of these projects focus on adaptive reuse and rehabilitation of historic structures, the same care may not be used in future redevelopment proposals within the Old Goucher neighborhood. Although Old Goucher has been recognized for its significance as a designated National Register Historic District there are currently no regulations protecting the building fabric aside from the Urban Renewal Plans discussed in the previous section. The existence of vacant lots makes many areas of the neighborhood a prime candidate for development, especially along the western edge. The following is by no means all-inclusive of the projects that are presently happening in and around the Old Goucher neighborhood, but give a sense of some of the development pressures facing the neighborhood today.

On the neighborhood's western edge, in and around Remington, there have been several recent and ongoing large-scale development projects including a mix of rehabilitation and new construction projects. Many of the projects are adaptively reusing historic buildings and converting them into mixed-use commercial/residential complexes.<sup>16</sup>



Figure 3-7: October 31, 2013, developer's plan showing the latest "pedestrian-friendly" revisions to the 25<sup>th</sup> Street Station development.

On the western edge of the Old Goucher neighborhood is the site of the 25<sup>th</sup> Street Station development, which is the proposed site of a new shopping center featuring a suburban-style Walmart. This development is planned to cut into the neighborhood in the 2300 block, east of Maryland Avenue (Figure 3-7). The Baltimore City Council approved the project in 2010 as a Planned Urban Development (PUD), and on October 31, 2013 the City's Urban Design and Architectural Review Panel approved the Walmart redesign. However, the OGCA and the Remington Neighborhood Alliance remain unhappy with the design of the shopping center and have proposed redesigns that better fit the existing neighborhood (Figure 3-8). The Planning Commission has the final say on approving the design of the Walmart and has been holding public hearings to discuss the issues the communities have with the design.<sup>17</sup> Residents call the proposed suburban-style store the "cheap" version, compared to the Walmart being constructed in Northwest D.C. and argue that the street layout is not pedestrian-friendly.<sup>18</sup>

On the east side of the Old Goucher neighborhood, Telesis Corporation has been working since 2006 on a major housing redevelopment project which covers portions of the Old Goucher, Barclay, and Midway neighborhoods (Figure 3-9). Bounded roughly by North Avenue, North Calvert Street, 25<sup>th</sup> Street, and Greenmount Avenue, the project is a public/private effort to revitalize City-owned vacant row houses and lots in the Barclay and Old Goucher neighborhoods.<sup>19</sup> This redevelopment strategy consists of both rehabilitation and infill, and will produce approximately "320 units of mixed-income and mixed-tenure housing."<sup>20</sup> These newly

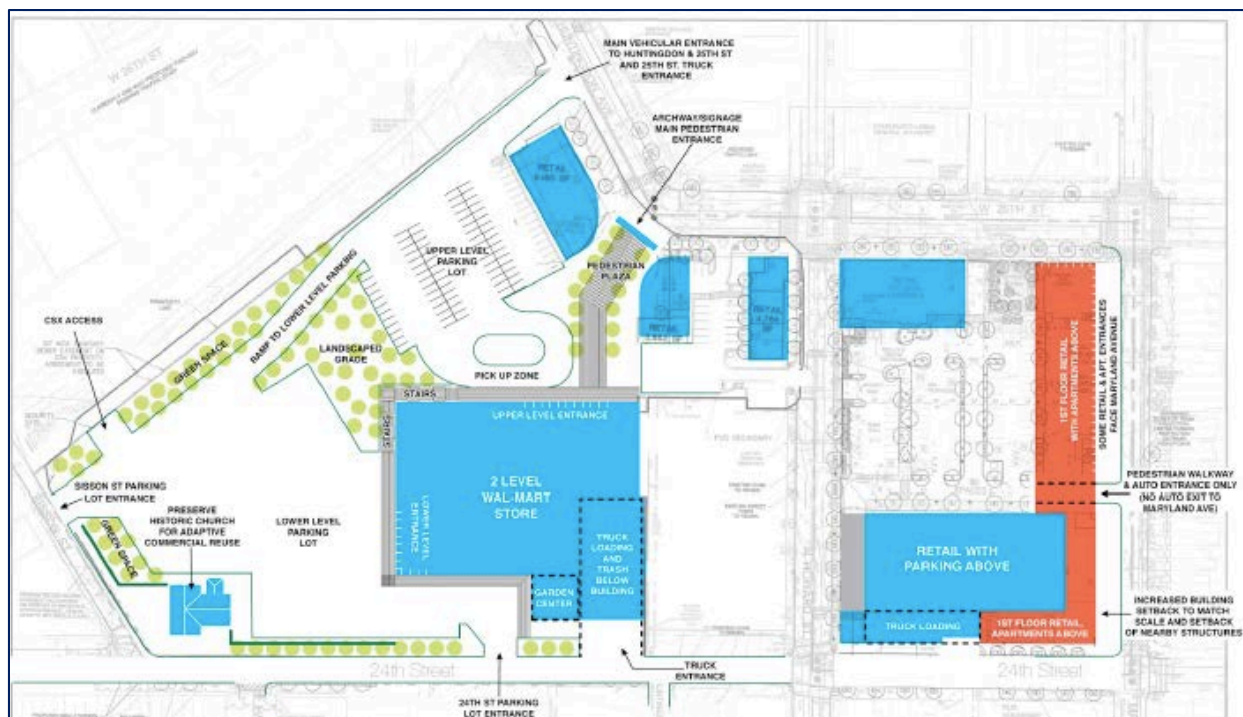


Figure 3-8: October 7, 2013, OGCA sponsored "community-proposed revised design" for 25<sup>th</sup> Street Station

constructed and rehabbed Telesis row houses are being marketed by YWGC Realty as “North Calvert Green.”<sup>21</sup> The neighborhood organizations were highly involved in this project at every planning phase and have been happy with the mix of historically sensitive infill and rehabilitation.

To the north of the Old Goucher neighborhood is Charles Village and the JHU Homewood Campus. Old Goucher and the area south of 25<sup>th</sup> Street have been considered by the Charles Village Civic Association to be a part of the Charles Village neighborhood since roughly the 1960s, soon after Goucher College left the area and Charles Village was formed as a neighborhood association. According to Charles Village Civic Association’s website, the area south of 25<sup>th</sup> street and north of North Avenue is still considered to be within their boundaries.<sup>22</sup>

South of North Avenue is the Charles North neighborhood, including Penn Station and parts of the Maryland Institute College of Arts (MICA) campus. Charles North, along with portions of the Barclay and Greenmount West neighborhoods, form the location of the burgeoning Station North Arts & Entertainment District. Station North was the first state-designated arts and entertainment district in Baltimore City in 2002 and is now a “national model” for such districts due to its successes in bringing new residents and businesses into a disinvested part of the city.<sup>23</sup>

Although JHU and MICA have had relatively little direct effect on the Old Goucher neighborhood throughout its history, recent academic partnerships between the two institutions suggest there is potential for them to meet in the middle, in the Old Goucher neighborhood. Both institutions have been involved in recent redevelopment projects on and

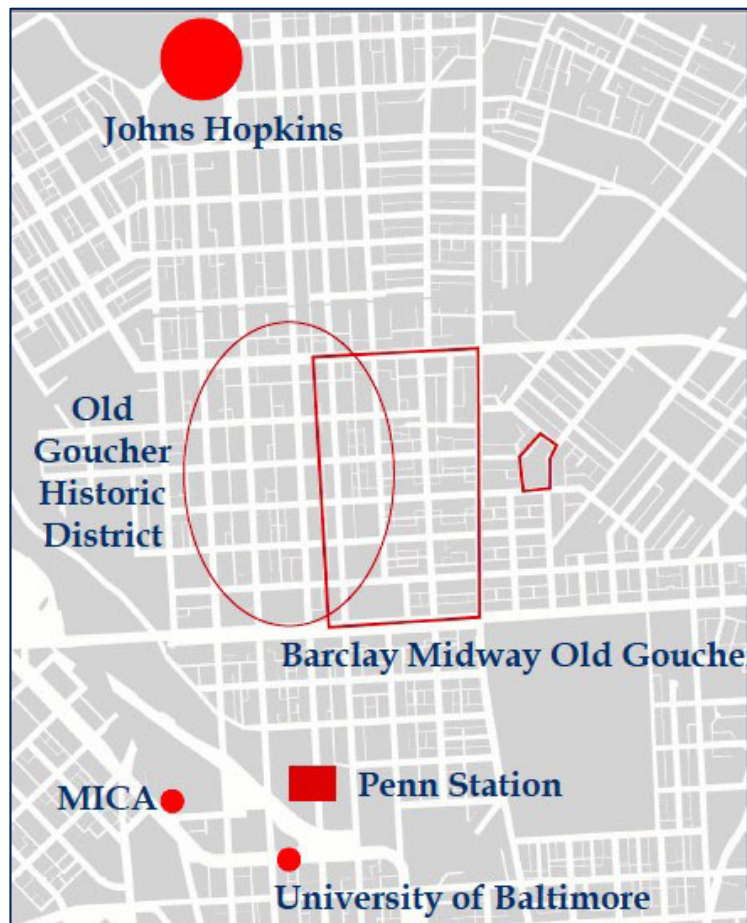


Figure 3-9: Telesis Corporation Map representing the location of the redevelopment project relative to the Old Goucher neighborhood



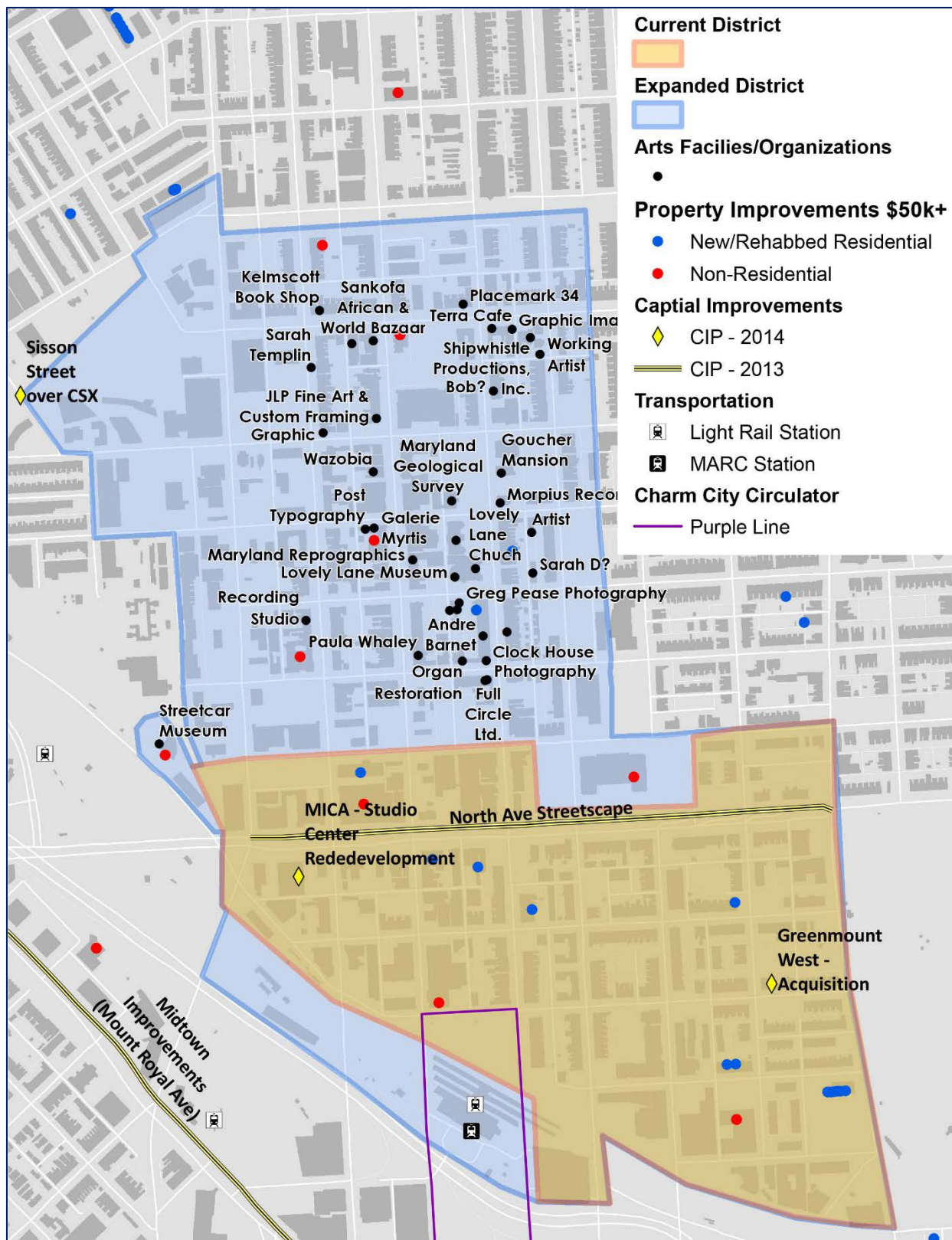


Figure 3-10: Map of Station North Arts and Entertainment District including current boundaries and proposed 2013 expanded boundaries into the Old Goucher neighborhood. Map highlights existing arts facilities and organizations as well as rehabbed property improvements.

around North Avenue including the rehabilitation of two large former theaters into workspaces and classrooms.<sup>24</sup>

Further to the southeast in the Greenmount West neighborhood, Seawall Development Corp. recently completed the redevelopment of the former Crown Cork & Seal Co. machine shop as the Baltimore Design School, a sixth through twelfth grade institution that is “a national first for teaching design in a combined middle and high school. As Baltimore’s first new school in many years, it stands for innovation. Accommodated in a 100-year-old structure, it also stands for preservation.”<sup>25</sup>

With the successes of Station North in revitalizing the areas of Charles North, Greenmount West, and North Avenue, discussions are currently underway to expand the district to encompass the entirety of the Old Goucher neighborhood (Figure 3-10). Approval of the expansion will be sought in the spring of 2014, and with the current support of the City and OGCA, approval from the State Arts Council is likely. Artists are already being directed to open spaces in Old Goucher, and the OGCA is moving forward with the promotion of the neighborhood as part of the arts district.<sup>26</sup>

Public transportation initiatives are underway to improve access to and within the Old Goucher neighborhood. The Purple Route for Baltimore’s free Charm City Circulator bus currently runs between the city center and Penn Station. Starting in the fall of 2014, the route will extend north from Penn Station to University Parkway and will include stops on both Charles and St. Paul Streets near North Avenue, 22<sup>nd</sup> and 25<sup>th</sup> Streets.<sup>27</sup> The Baltimore Regional Rail System Plan, adopted in March 2002, lays out future plans for a central north-south Yellow Line addition to the Baltimore Metro system. The proposed route would extend north from the city center at Charles Center and end in Hunt Valley. The first stop north of Penn Station is proposed for 25<sup>th</sup> Street. There have also been proposals by the Charles Street Development Corporation to develop a Charles Street Trolley to return the streetcar to Baltimore.<sup>28</sup> In addition, the Baltimore City Department of Transportation will begin working on the Downtown Bicycle Network in the spring of 2014. The network will create on-street cycletracks and bike lanes in Central Baltimore, “the major area of the city without any bicycle facilities,” and connect them to the existing bike network (Figure 3-11).<sup>29</sup> Maryland Avenue will be the key north-south route for this new network, and as a result, the roadway between 29<sup>th</sup> and Cathedral Streets will be reduced to one lane of vehicle traffic, two lanes of parking, and a two-way cycletrack.<sup>30</sup>



Figure 3-11: Map of proposed additions to the Downtown Bike Network. Blue lines indicate new bike paths and cycletracks; red lines indicate existing paths.

still a relative lack of recognition of the Old Goucher neighborhood within Baltimore City and amongst its residents.<sup>31</sup> In the following section we will argue that the future of Old Goucher lies in strengthening the historic patterns and characteristics that make the neighborhood unique.

### What's next for Old Goucher?

It is clear from this sampling of projects that redevelopment is rapidly progressing around the community, and it is possible that sections of the Old Goucher neighborhood will be claimed by the surrounding neighborhoods. However, if given the proper recognition and protections, the neighborhood could remain a uniquely identifiable node between the surrounding communities.

Although much has been accomplished by the OGCA in the neighborhood in recent years, there is





# **PART IV**

# **RECOMMENDATIONS**

## Recommendations

The following recommendations propose various ways of using and promoting the neighborhood's historic identity and high quality adaptable historic buildings and spaces to strengthen the Old Goucher community's identity. These recommendations show that by utilizing the past to strengthen the present the community can create a legacy for the future. Recommendations have been informed by the analysis of the neighborhood's history and present conditions and propose several actions to strengthen the neighborhood's positive qualities for the purpose of reinforcing community identity. Based on this analysis, we have developed a revised statement of significance that supplements and updates the one presented by the National Register. The following prepared revised statement of significance can and should be regarded for any future CHAP landmark nomination.

### Revised Statement of Significance

The Old Goucher Neighborhood has been a highly identifiable place in Baltimore since the community's foundation as an early suburban extension of the city in the late 19<sup>th</sup> century. The neighborhood was established during a time period of rapid expansion, and was particularly attractive to developers due to its central location, just above the city's historic northern boundary of North Avenue. The desirability of the neighborhood, the speed of development, and the patronage of institutions produced a distinct urban design with relatively uniform, yet diverse architectural attributes. To the south, the commercial and transportation hub of North Avenue; to the east, the historic Greenmount/York Road and associated middle income residential Barclay neighborhood; to the west, industry, rail lines, and a highway over the Jones Falls; and to the north, the mixed use corridor of 25<sup>th</sup> Street and the parallel railroad tunnel beneath 26<sup>th</sup> Street, reinforce the Old Goucher neighborhood's physical separation from communities surrounding it. These highly legible "edges" or boundaries of the community have evolved particular characters and influences on the neighborhood throughout the area's history.

The neighborhood's high quality built environment is exemplified by the historic node of the former Goucher College campus, which is composed of architecturally significant buildings and open spaces located in the heart of the community. Yet, urbanization sponsored by the neighborhood's strong edges increasingly caused tension with the cloister-like female educational environment of the college. By the middle of the twentieth century, the encroachment of outside pressures greatly influenced the College's decision to move to a more isolated property in the county. Although, Goucher College reacted negatively to Baltimore City's physical expansion, increase in socioeconomic and racial diversity, as well as commercial

and mix use zoning, these are precisely the features that have since evolved to be major community strengths.

### **Short vs. Long Term Recommendations & The Main Street Approach**

While the architecturally significant McKim, Mead and White historic Goucher buildings are acknowledged as cultural assets by the City of Baltimore, much less attention is given to the surrounding historic neighborhood. The following proposed actions have been separated into two phases, short-term and long-term, for the purpose of achieving goals in the most logical manner. This incremental method will allow the Old Goucher Community Association to start with less expensive, quickly implementable objectives and slowly build up their investment of money and social capital in the neighborhood over time to achieve longer term goals. In addition the short-term goals highlight relatively typical heritage preservation and promotion techniques, while the long-term goals build upon the historic strengths particular to the neighborhood.

The short-term recommendations present actions that can be implemented over the next few years to immediately:

- Promote the identity of the Old Goucher Neighborhood
- Help tie the name of the neighborhood to the place itself

The long-term recommendations then continue to build upon the historical legacy of the neighborhood through strengthening the following identified key features of Old Goucher:

- Presence of Local institutions
- Diversity
- Mixed-use building typology
- High quality building stock
- Open green spaces

Both the short and long-term recommendations loosely follow the Main Street Approach that is a successful and widely acknowledged method of urban revitalization.

- Baltimore Main Streets was introduced by the Mayor's Office in 2000 as a new approach to commercial revitalization and is currently run by the Baltimore Development Corporation. The program offers customized support and public resources to designated neighborhood business districts using the Four-Point Approach.
- The Main Street Four-Point Approach, developed by the National Trust for Historic Preservation, is a tool that can be used to integrate the historic identity of the

neighborhood into the current Old Goucher Community Association’s Vision Plan. The Four-Point Approach consists of:

1. Organization
2. Promotion
3. Design
4. Economic Restructuring

These four points focus on improving a community’s most significant assets. This approach leverages local cultural and architectural heritage to promote businesses, attract investment, and boost pride in the community.

### **Short-Term Recommendations to Promote Historic Identity**

The planned expansion of the Station North Arts and Entertainment District up to 26<sup>th</sup> Street by the spring of 2014 presents a key opportunity for the Old Goucher community to push for a preservation, design, and arts focus in the area. Various short-term actions can allow the unique heritage of the neighborhood to stand out within the wider Station North Arts District and ensure that the historic character of the neighborhood is retained. The recommendations below present several modest projects to immediately begin fostering a connection with the Station North Arts District expansion, while simultaneously maintaining and reinforcing the Old Goucher neighborhood identity.

#### *Virtual Tour and Walking Tour*

- Providing access to heritage through an online virtual tour followed by the creation of a corresponding walking tour will be effective in educating both residents and outsiders to the beauty and history of the neighborhood. Options for this include the creation of a Baltimore Heritage virtual tour web page, printing brochures of a self-guided walking tour with key stopping points, and a docent led group walking tour given by a knowledgeable neighborhood resident. Historic interpretations of the neighborhood for such heritage tour exhibitions may refer to this studio report, which should also be made publicly available online. Seeking public funding for interpretative efforts will both lower out-of-pocket financial expenses and provide critical public relations opportunities. Although applying for grants requires matching money and time, the process of strengthening relationships with local preservation organizations, such as Preservation Maryland and Baltimore National Heritage Area, will only serve to benefit the preservation of the Old Goucher neighborhood in the long run.

#### *Blue Doors*

- Painting row house doors various shades of blue can create a distinct sense of community between residents (Figure 4-1). This technique was used in the 1930s on



Goucher College’s historic garden gates to create visual cohesion within the city campus. Although painting front doors blue is often, falsely, thought to be an old Amish practice denoting a marriageable daughter, legends have been told that the president of Goucher College did this because he had several “marriageable daughters.” In fact, the garden gates were actually painted blue because it was the then president’s wife’s favorite color. Today, as a unique way of showing pride in their neighborhood, Old Goucher residents can similarly paint their doors shades of blue, and collectively add a visual identifier associated with the area’s heritage.



Figure 4-1: Rendering of blue doors on residential buildings in neighborhood. Blue doors could be an identifying characteristic of the Old Goucher neighborhood in Greater Baltimore.

#### *Murals / Public Art*

- As a way to reinforce the neighborhood name to visitors and passersby, community members and property owners should partner with local non-profit organizations and artists to install public murals and other visual art pieces to promote the Old Goucher identity. Although public art generally requires city permits, these efforts will be more

easily accepted as part of the recent Station North Arts District expansion. Using images of the iconic Goucher campus buildings or other local scenes in these public art pieces can further enhance the promotion of the neighborhood identity (Figure 4-2).



Figure 4-2: Rendering of wall art/mural identifying the Old Goucher neighborhood

#### *Interpretive Signs*

- As a method of promoting the unique heritage of the neighborhood along with the walking tour brochure, the development of corresponding historical interpretative signage should be a priority. Signage should be installed near the old college buildings to get people to stop and take an interest in the history of the architecture that surrounds them. Such signage can further act as a physical starting point or key points in the development of the self-guided walking tour.

## Long-term Recommendations

The following long-term recommendations build upon the historic strengths of the community and provide suggestions for future planning in line with these strengths. Since its development in the 1880s and throughout its history, the neighborhood has had a strong presence of institutions, social services, diversity, mixed-use building typology, high quality building stock, and open green spaces. Although a few historic strengths of the neighborhood, such as open green space, have diminished over time, many of these assets can be reused and activated to enhance the unique character of the community.

### Reclaiming Natural Open Space: “Old Goucher Park”

The creation of a publicly open park through the recovery of the central green space of the historic Goucher campus can restore the heart of this historic district. The claiming of this central public place would connect and organize the neighborhood by providing a venue for public events and recreation. Such green space would also act as an ideal starting location to tell the story of the Old Goucher neighborhood through aforementioned interpretative signage.



Figure 4-3: Location of the proposed “Old Goucher City Park.” The vacant lot at corner of 24<sup>th</sup> and St. Paul Street should be the initial acquisition to reclaim the historic green space as a central public place to unite the community.

After Goucher College left the community, the need for parking increased and most of the historic green spaces were lost. With the loss of green space, the historic Goucher buildings are no longer loosely connected as a campus and so the neighborhood has lost its cohesive identity.

- The initial effort should begin with the acquisition of the large vacant green lot at the corner of St. Paul Street and 24<sup>th</sup> Street, which is the most essential space required for the park's foundation. (Reference Figures 4-3 and 4-4).
- Green landscaping of the parking lots in front of Lovely Lane Church, Goucher Hall, and Bennett Hall should then be incorporated as part of the proposed Old Goucher Park in combination with the vacant green lot on St. Paul Street and 24<sup>th</sup> Street.

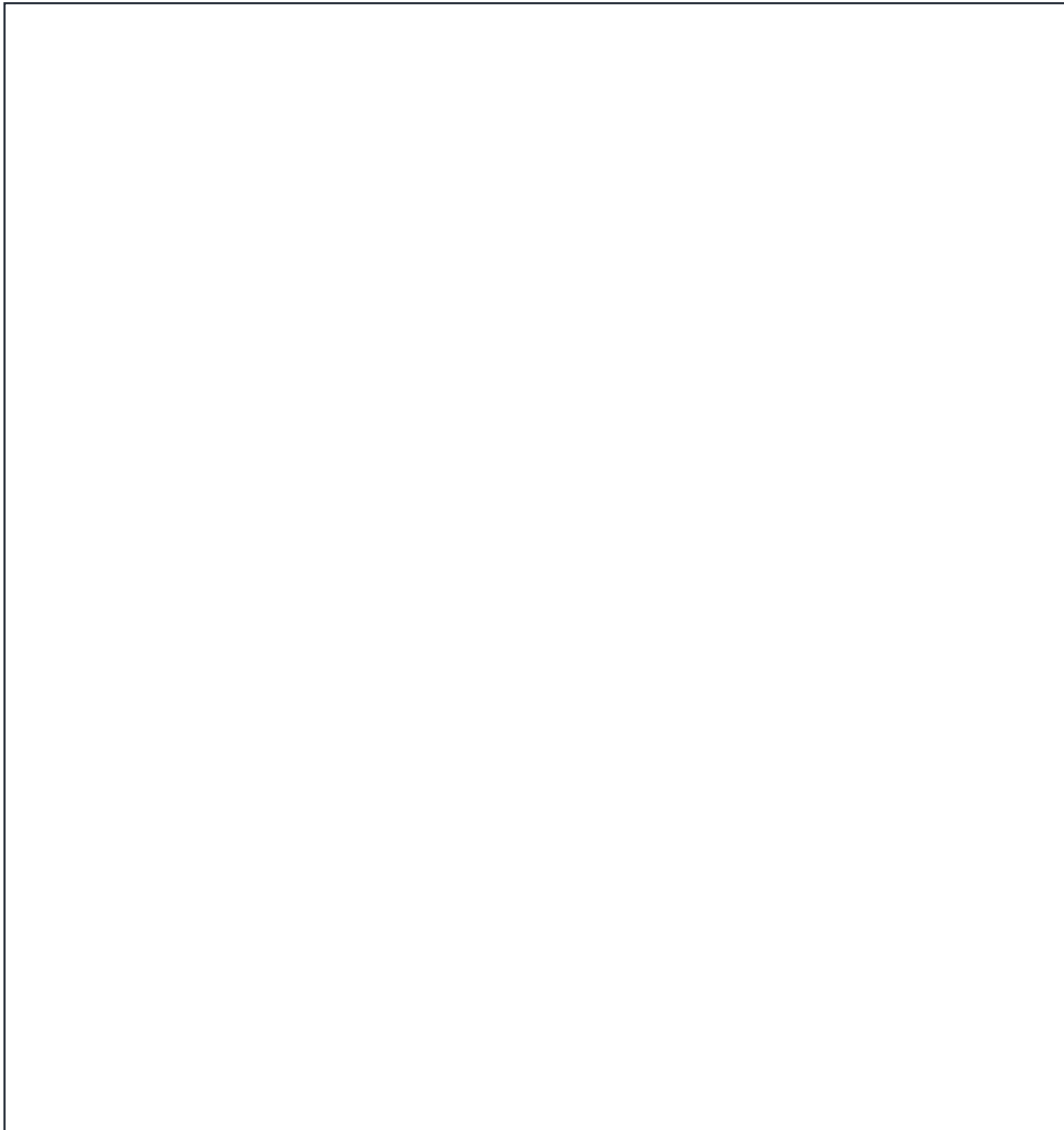


Figure 4-4 Historic image of the Goucher College campus green space, looking south from Bennett Hall area

## Reinforcing the Educational and Institutional Focus

### *Bring Educational Use Back*

- By bringing more educational uses back into the Old Goucher neighborhood, the area can once again become a node sponsored by academic activity and pedestrian presence. By channeling the neighborhood's social energy into educational services, the community will attract more philanthropy and investment from the greater Baltimore community. The following suggestions would continue the legacy of Goucher College by ensuring the reuse of the historic campus buildings for educational purposes, re-creating the educational node in the community, and strengthening the historical education axis of Baltimore by restoring the missing link on the landscape.

### *Urban Design Center*

- The development of an inner city design center through the partnership of local colleges and universities can offer a dynamic urban workspace away from main campuses in which students can participate in valuable collaborative opportunities. Within the Urban Design Center, leasable commercial units can be offered to recent graduates and young professionals as incubation space for start-up design firms. The Center should also create partnerships with the city's technical, vocational, design and craft-oriented high schools, including the recently founded Baltimore Design School of the Station North Arts District, Baltimore School for the Arts, Baltimore Polytechnic Institute, and Carver Vocational Technical High School. The Center would further build on the legacy of the architecture and design firms that were once prevalent in the neighborhood.

### *University of Maryland, School of Architecture, Planning and Preservation*

- The relocation of the current University of Maryland School of Architecture, Planning and Preservation from the College Park campus to Baltimore would allow students the opportunity to use the neighborhood as a source of visual and hands on education. Simultaneously, the students would be giving back to the neighborhood through the use of their unique set of skills. An exemplary case of such programming has been instituted by the Savannah College of Art and Design, and should be used as an organizational model.

### *University System of Maryland Distance Education Learning Center*

- The relocation of the University System of Maryland (USM) Office and the creation of the University of Maryland Distance Education Learning Center would bring students and faculty from all over the USM system into the area and renew the

educational node in the neighborhood. Such a venture should also take full advantage of recent partnerships between Johns Hopkins University and the Maryland Institute College of Art.

#### *Rehabilitation and Preservation Learning Laboratory*

- Creating a Learning Laboratory as a place to learn building trades, especially historic preservation skills such as plaster work, masonry, woodwork and roofing. In addition to building trades the learning laboratory could provide training in historic preservation methods of financing, documentation and project management. The Learning Laboratory’s programming should be offered to the general adult population as well as to appropriately aged students.

#### *Communiversity*

- A community education program, for all ages of students, taught by volunteer teachers in topics ranging from cooking classes to financial planning and art classes to health and wellness.<sup>1</sup> This Communiversity could be a joint venture between several of the universities in the greater Baltimore area. In addition to bringing an education institution back into the neighborhood, this community outreach program would continue the social institution legacy of the neighborhood.

#### *Support Social Services*

- Supporting the continued presence of social service institutions in the neighborhood is important, but may be influenced by the community for more positive results. The social institutions of the area have assisted the greater Baltimore community for many generations, and continue to bring people from all over the region to the Old Goucher neighborhood. The legacy of these social institutions is currently seen as challenging, but can be adapted as part of the educational strength of the community. This will require the Old Goucher Community Association and neighborhood residents to work closely with these organizations in achieving the shared goals of the Vision Plan and general grassroots revitalization.

#### **Maintain High Quality and Architecturally Significant Building Stock**

As the Old Goucher neighborhood moves into the future, it must provide protection for its historic resources. When the neighborhood was originally developed, the buildings were constructed using high quality building techniques and materials. As the National Register Historic District nomination form says, “the area as a whole provides a living text-book of architectural styles – Queen Anne to Richardsonian Romanesque ... many of them the finest example in the region.”<sup>2</sup> The following recommendations propose a few widely accepted preservation methods to protect the historic fabric of the neighborhood.

### *Preservation Education*

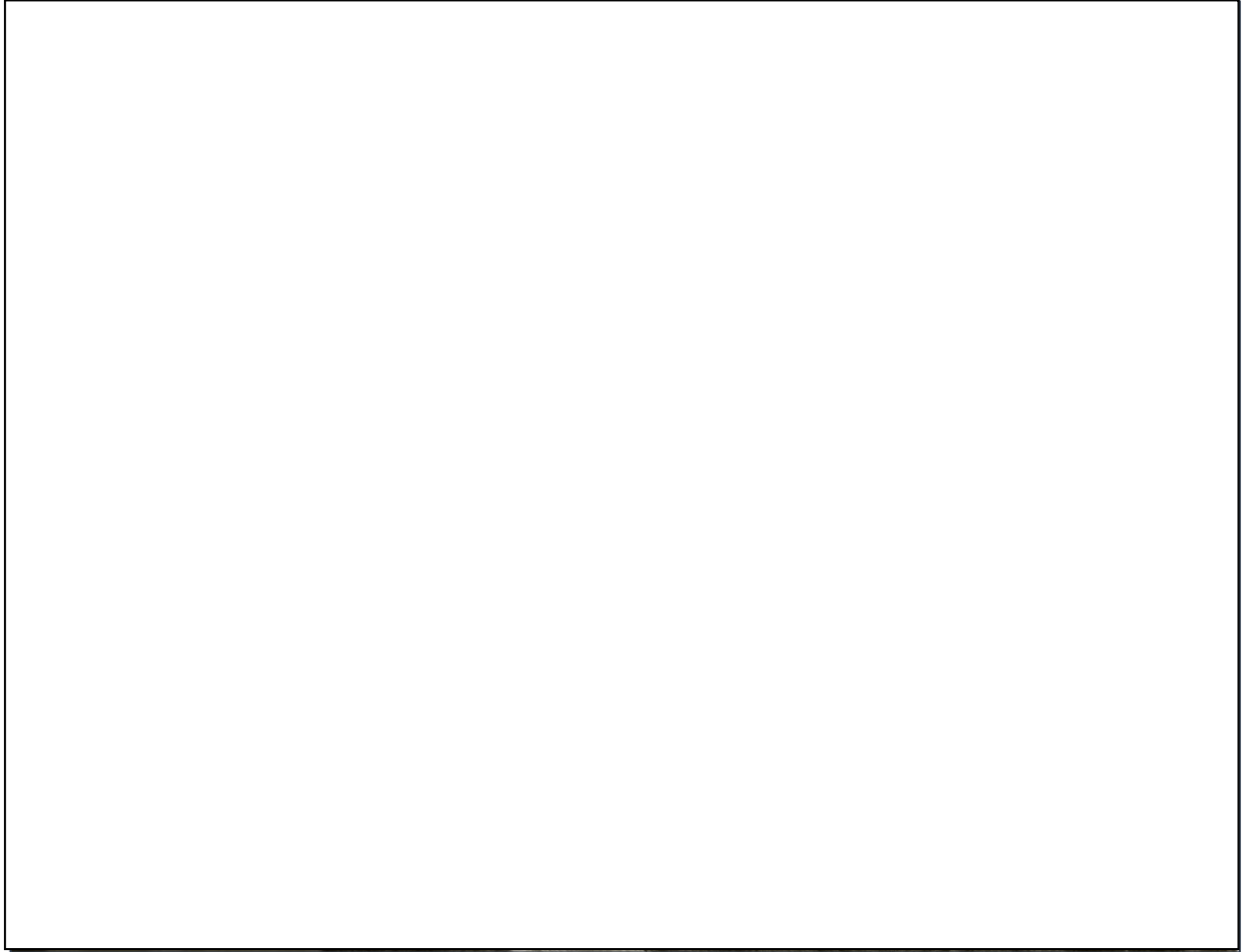
- Education of local business owners and residents in the practices of preservation and conservation is the first step needed to maintain and preserve the neighborhood. Ensuring residents understand design guidelines is essential to ensuring they are properly followed. The development of a preservation resource page on the Old Goucher Community Association’s website could easily direct residents and property owners to educational information concerning maintenance, improvement, and regulation of their historic properties. Additionally, educating the public on the heritage and historic character of the neighborhood is significant and can be accomplished with the creation of various interpretive elements covered in the short-term recommendations, such as walking tours and signage.

### *Design Guidelines*

- Preservation knowledge should be used to rally the community to develop design guidelines and support future designation of a local historic district. Implementing agreed upon design guidelines to maintain, preserve, and enhance the architectural character of the area is essential. Although Old Goucher is currently under the regulatory policies of a Baltimore City Urban Renewal Area Plan, these design and maintenance standards are not well known by property owners until a citation is received. The formation of more specific historic design guidelines should be a joint venture between the resident and business stakeholders of the Old Goucher neighborhood and CHAP. Understanding and building from the current Urban Renewal Area Plan regulations will be the most effective way of starting this process. Much like the current Urban Renewal Area Plan regulations, historic design guidelines provide a set of maintenance standards and inform property owners and residents of the most acceptable changes that can be made to their historic property, as well as guide future sympathetic development relative to the district’s historic fabric.

### *Local Historic District Designation*

- Although, there is a recent moratorium on Local Historic District designations through Baltimore City Commission for Historical and Architectural Preservation (CHAP), such a nomination would provide an additional level of regulatory protection for the historic fabric of the neighborhood that is not currently provided by the National Register Historic District designation. In addition to protecting the historic buildings of the Old Goucher neighborhood, the CHAP designation would make property owners eligible for tax credits and other incentives to maintain and restore historic properties.



c. 1910 Aerial View of Graduates Returning from Chapel





**PART V**  
**CONCLUSION**

## Conclusion

The research and analysis conducted for this project answered the initial research question of “where is the Old Goucher neighborhood, and what distinguishes it both historically and contemporarily within the context of greater Baltimore?” The analysis has shown that the Old Goucher neighborhood has always been characterized by strong yet strained edges and that the central community nodes are what defined the neighborhood for many decades.

Historically the neighborhood has been identified and strengthened by: a strong educational and social legacy; an extremely adaptable and high quality building stock; inter-connected green spaces; strong-defining yet strained edges; socio-economic and racial diversity; and a mixture of residential, commercial, and institutional uses.

The additional questions that were asked in the research process were arrived at less through the research and analysis and more through the studio group’s own interpretation of the project process and results.

- “Why is the historical identity of a community or neighborhood important and how can we give substance to the historical identity of a place?”

Through this project, the studio group has concluded that the historical identity of a neighborhood is not only important for purposes of establishing significance in a historical context, but also important for understanding present context and potential future strengths. Substance is given to the historical identity of the neighborhood by analyzing not only the physical fabric but also the social and economic fabric of the neighborhood as well as the broader forces of the city. By mapping over time these various fabrics of the neighborhood a visual representation of the historic characteristics are available for quick analysis and provide in themselves conclusions regarding the strengths and weaknesses of the neighborhood and its development.

- “How can understanding the historical identity, development and cultural processes of neighborhoods, better help us to understand the current and potential future conditions of neighborhoods?”

The conclusion from this report is that by better understanding the historical characteristics of a neighborhood we take greater consideration of the fact that neighborhoods and communities are constantly changing, under both internal and external pressures.

Understanding and evaluating the processes of change in a neighborhood over time provide insights into the long-term strengths and weaknesses of an area and can be used to direct future improvements by building on the past.

- “What is the value of incorporating a historical analysis of neighborhoods, such has been done for this report, as a layer into the planning process?”

The conclusion reached from this project, is that by conducting this level of historical analysis the group was able to provide recommendations for future planning which were based on past processes and strengths of the neighborhood. Combining these neighborhood specific recommendations such as reclaiming the historic green spaces and building on the educational and social legacy, with traditional preservation recommendations such as design guidelines and walking tours, creates a multi-layered approach that can be separated and applied to other neighborhoods and communities.

Ultimately, this study has shown that by layering historical analyses into the planning process, we can “imagine and create a different future through a reuse of the past.”<sup>1</sup>

# Notes

## Part II: Historical Analysis

<sup>1</sup> Philip D. Curtin, Grace S. Brush, and George W. Fisher, ed., *Discovering the Chesapeake* (Baltimore: Johns Hopkins University Press, 2001), 7.

<sup>2</sup> Joseph L. Arnold, "Suburban Growth and Municipal Annexation in Baltimore, 1745-1918," *Maryland Historical Magazine* 73, no. 2 (1978): 110.

<sup>3</sup> The original Charles Street Bridge of 1854 built as a private connection to a proposed development was lost in the major 1868 flood, and replaced at City expense; Karen Lewand, pg 56

<sup>4</sup> Emily Emerson Lantz, "Do You Know The Street On Which You Live?" *The Sun* (Baltimore, MD), March 23, 1924.

<sup>5</sup> Karen Lewand, *North Baltimore: From Estate to Development*, (Baltimore: Baltimore City Department of Planning and the University of Baltimore, 1989), 8; [www.Bridgehunter.com/Baltimore, Maryland](http://www.Bridgehunter.com/Baltimore, Maryland)

<sup>6</sup> Gary Helton on behalf of the Baltimore Streetcar Museum, *Images of America: Baltimore's Streetcars and Buses* (Arcadia Publishing, 2008), 2-3.

<sup>7</sup> During this period the east-west streets were named after local landowners and were not renamed to numbered streets until after the 1888 annexation (see Appendix C: Baltimore Infrastructure for more details).

<sup>8</sup> Lawrence M. Principe and Sheryl H. Bernardo, "Old Goucher College Historic District," *National Register of Historic Places Nomination Form* (Washington, DC: U.S. Department of the Interior, National Park Service, 1994), 16.

<sup>9</sup> Karen Lewand, 56.

<sup>10</sup> Sherry H. Olson, 217.

<sup>11</sup> Total population in 1900 was 60,000 Ibid.

<sup>12</sup> Mary Ellen Hayward and Charles Belfoure. *The Baltimore Rowhouse* (New York, NY: Princeton Architectural Press, 1999), 182.

<sup>13</sup> *ibid*, 182.

<sup>14</sup> Lines that serviced the Old Goucher neighborhood were #11 Guilford Avenue – Bedford Square (1862 - horsecar), #17 St Paul Street (1893), #27 Guilford Avenue (1905) on Maryland, Guilford, and Greenmount Avenues, Charles, St Paul, Calvert, and 25th Streets and #13 North Avenue (1890, the first overhead electric streetcar line in Baltimore).

<sup>15</sup> George F. Nixon, Curator, Baltimore Streetcar Museum, *Condensed History of Public Transportation in Baltimore 1844-1980, Rapid Transit in Baltimore*, 1981, 3.

<sup>16</sup> Lawrence M. Principe and Sheryl H. Bernardo, 17-18.

<sup>17</sup> *Ibid*, 18.

<sup>18</sup> Lawrence M. Principe and Sheryl H. Bernardo, 18.

<sup>19</sup> Lawrence M. Principe and Sheryl H. Bernardo, 17

<sup>20</sup> Transform Baltimore, "Zoning History." [RewriteBaltimore.org](http://RewriteBaltimore.org), Accessed November 5, 2013, [www.rewritebaltimore.org](http://www.rewritebaltimore.org).

<sup>21</sup> Malcolm A. Cudlipp, "City of Baltimore Topographical Survey," Within "Atlas of the City of Baltimore, MD - 1897." City of Baltimore, August 1894, JScholarship, <https://jscholarship.library.jhu.edu/handle/1774.2/36509>.

<sup>22</sup> W.A. Wansleben, "City of Baltimore Topographical Survey," Within "Atlas of the City of Baltimore, MD – 1897," <https://jscholarship.library.jhu.edu/handle/1774.2/36509>.

<sup>23</sup> Union Park was located between 24th and 25th Street, and Hunter Alley and Barclay: Lawrence M. Principe and Sheryl H. Bernardo, 17.

<sup>24</sup> Anna Heubeck Knipp, 10-20.

<sup>25</sup> Mt Carmel Baptist Church began in the late 19th century as the smaller Huntingdon Avenue Baptist Church “Insurance Maps of Baltimore Maryland - 1901.” Sanborn Fire Insurance Maps, 1867-1970.

<sup>26</sup> “History of Oak Street AME Church,” Oak Street AME Church, Accessed November 5, 2013, [http://www.oakstreetame.org/index\\_files/Page375.htm](http://www.oakstreetame.org/index_files/Page375.htm)

<sup>27</sup> A small structure on the 21-1/2 Street alley (just east of Guilford Avenue) was labeled on the 1901 Sanborn map as being a “colored chapel.” This may have been the original location of the Ebenezer Baptist Church congregation in the neighborhood before they moved to the Guilford Avenue location a few decades later “Ebenezer Baptist Church,” *About Ebenezer*, 2006, <http://www.visitebenezer.org/about.html>.

<sup>28</sup> Anna Heubeck Knipp and Thomas P. Thaddeus, *The History of Goucher College* (Baltimore: Goucher College, 1938), 4, 10-20.

<sup>29</sup> Joan S. Abelson, *The First 100 Years: Goucher College 1885-1985* (Towson, Baltimore, Maryland: Goucher College, 1984), 1-2.

<sup>30</sup> Anna Heubeck Knipp, 6-7.

<sup>31</sup> *Ibid*, 24-26.

<sup>32</sup> Anna Heubeck Knipp, 30-31.

<sup>33</sup> Mary Ellen Hayward, *Baltimore’s Alley Houses: Homes for Working People Since the 1780’s* (Baltimore: The Johns Hopkins University Press, 2008), 9.

<sup>34</sup> United States Census Bureau. “1900 US Federal Census”. Ancestry.com

<sup>35</sup> John Dorsey and James D. Dilts, *A Guide to Baltimore Architecture* (Centreville, MD: Tidewater Publisher, 1981), 37.

<sup>36</sup> The land for the former Union Park was sold to G. Howard White who developed solid rows of houses on the site.: G. Howard White, “Old Union Park to Go: Scene of Baseball Glory to be the Site of Dwelling,” *The Baltimore Sun* (Baltimore, MD), Oct. 2, 1905.

<sup>37</sup> Lawrence M. Principe and Sheryl H. Bernardo, 14.

<sup>38</sup> Throughout the rest of the Old Goucher neighborhood, ten other buildings were demolished. Three of those were electric street car barns or storage and the rest were back or secondary buildings for the row houses

<sup>39</sup> Joan S. Abelson, 11.

<sup>40</sup> *Ibid*, 40.

<sup>41</sup> *Ibid*, 15, 40; Goucher College. 1920. Donnybrook Fair. Baltimore: Donnybrook Board, Woman's College of Baltimore. 80.

<sup>42</sup> “Churches Adopt Protest: Pastors and Official Members Oppose Armory.” *The Baltimore Sun*. October 7, 1914. ProQuest Historical Newspapers: The Baltimore Sun (1837-1988).

<sup>43</sup> Mary Ellen Hayward, 235. The largest movement of African Americans into Baltimore would not occur for about another ten years.

<sup>44</sup> “1910 U.S. Federal Census: Baltimore (Independent City), Maryland, Ward 12.” U.S. Census Bureau; National Archives and Records Administration, 1910, Ancestry.com.

<sup>45</sup> Two-person crews (motormen and conductors) were replaced with single operators. George F. Nixon, 8.

<sup>46</sup> *American City Lines* (affiliate of *National City Lines* holding company funded by *Firestone Tire*, *Standard Oil of California*, *Phillips Petroleum*, and *General Motors*) acquired 30% of BTC stock; from 1936-50 acquired 100 streetcar systems in 45 cities; *Baltimore’s Streetcars*, 85; George F. Nixon, 8.

- <sup>47</sup> Line #1 ceased operation in 1948, #8 (3 Nov, 1963 – the last line to remain in service) #10 - 1950, #11 - 1959, #13 - 1954, #17 - 1938, #24 - 1950, #25 - 1949, #29 - 1947, and #30 - 1950. George F. Nixon, 8.
- <sup>48</sup> [www.Bridgehunter.com](http://www.Bridgehunter.com), Baltimore, MD.
- <sup>49</sup> Joan S. Abelson, 11.
- <sup>50</sup> Stone & Spirit
- <sup>51</sup> "Protect the College." *The Baltimore Sun*. November 19, 1920. [www.proquest.com](http://www.proquest.com)
- <sup>52</sup> Joan S. Abelson, 19.
- <sup>53</sup> *Baltimore Sun*
- <sup>54</sup> Frederic O. Musser
- <sup>55</sup> *The First 100 Years*, ?
- <sup>56</sup> Transform Baltimore, "Zoning History," [RewriteBaltimore.org](http://RewriteBaltimore.org).
- <sup>57</sup> "City of Baltimore Use District Map: Part of the Zoning Ordinance (Ordinance No. 1247, Approved March 30, 1931)," City of Baltimore, 1932, Johns Hopkins University, JScholarship, <https://jscholarship.library.jhu.edu/handle/1774.2/35183>.
- <sup>58</sup> "Insurance Maps of Baltimore Maryland - 1928." Sanborn Fire Insurance Maps, 1867-1970. New York, NY: Sanborn Map Company, 1928.
- <sup>59</sup> Amy C. Johanson and Melanie Butler, *The Commercial Development of Old Goucher*, Academic: HP 202, n.d. Baltimore City Planning Department; Courtesy: Eric Holcomb.
- <sup>60</sup> "Charles Street Woman Victor in Garage War." *The Baltimore Sun*. January 20, 1921. [www.proquest.com](http://www.proquest.com).
- <sup>61</sup> "To Consider Zone Change on Tuesday." *The Baltimore Sun*. September 6, 1924. [www.proquest.com](http://www.proquest.com).
- <sup>62</sup> Antero Pietila, *Not in My Neighborhood: How Bigotry Shaped a Great American City* (Chicago: Ivan R. Dee, 2010), 78.
- <sup>63</sup> Mary Ellen Hayward, 235.
- <sup>64</sup> Mary Ellen Hayward, 239.
- <sup>65</sup> John Dorsey and James D. Dilts, 43.
- <sup>66</sup> MTA bus info...
- <sup>67</sup> "Ground Tests Hold Fate of Calvert Houses," *The Baltimore Sun* (Baltimore, MD), May 22, 1975.
- <sup>68</sup> Theodore W. Hendricks, "More Improvements Possible," *The Baltimore Sun*, (Baltimore, MD), April 30, 1981.
- <sup>69</sup> *Ibid.*
- <sup>70</sup> Sherry H. Olson, 377.
- <sup>71</sup> *Ibid.*
- <sup>72</sup> *Ibid.*
- <sup>73</sup> *Ibid.*
- <sup>74</sup> Grace Darin, "Charles Village Turns Two," *The Baltimore Sun* (Baltimore, MD), Feb. 16, 1969.
- <sup>75</sup> Amy C. Johanson and Melanie Butler.
- <sup>76</sup> *Ibid.*
- <sup>77</sup> Frederic O. Musser, 73 -74.
- <sup>78</sup> *Ibid.*, 85-87.
- <sup>79</sup> Transform Baltimore, "Zoning History," [RewriteBaltimore.org](http://RewriteBaltimore.org).

<sup>80</sup> Antero Pietila, 211.

<sup>81</sup> *Ibid*, 217.

<sup>82</sup> *Ibid*, 221.

### Part III: Present Context

<sup>1</sup> Lawrence M. Principe and Sheryl H. Bernardo, 15.

<sup>2</sup> "Old Goucher Vision Plan, Draft Spring 2012." 2012.

<sup>3</sup> Race and ethnicity percentages do not add up to 100% because of how race/ethnicity is indicated on the census.

<sup>4</sup> U.S. Federal Census of 2010, Block-level statistics, 20<sup>th</sup>-27<sup>th</sup> Street and Howard Street to Guilford Avenue. Provided by Phil Lacombe.

<sup>5</sup> Transform Baltimore, "Zoning History," *RewriteBaltimore.org*, accessed November 10, 2013, [www.rewritebaltimore.org](http://www.rewritebaltimore.org).

<sup>6</sup> *Ibid*.

<sup>7</sup> *Ibid*.

<sup>8</sup> "Urban Renewal Plan: Charles 25<sup>th</sup>," Department of Housing and Community Development, 2002, p. 14.

<sup>9</sup> *Ibid*.

<sup>10</sup> Transform Baltimore, "Urban Renewal Plans."

<sup>11</sup> Transform Baltimore, "Zoning History."

<sup>12</sup> "Barclay-Midway-Old Goucher Small Area Plan," *Baltimore Department of Planning*, June 2005.

<sup>13</sup> *Ibid*.

<sup>14</sup> The Old Goucher area has been considered a part of the Charles Village neighborhood since it was originally chartered in 1945 as the University Heights Improvement Association. In 1969, the Charles Village name was adopted. The area south of 25<sup>th</sup> Street is still included in Charles Village Civic Association boundaries, but most recognize that this area is very different from the rest of Charles Village to the north: "About: The Charles Village Civic Association," *Charles Village Civic Association*, accessed November 10, 2013. [www.charlesvillage.net/gov](http://www.charlesvillage.net/gov).

Members of the South Charles Village Community Association decided as early as 2001 that it was "time to step out of the shadow of Charles Village and seek [their] own identity": Bennen Jensen, "Schoolhouse Block: Teacher-Housing Project Moves Forward as South Charles Village Seeks New Growth and Identity," *City Paper* (Baltimore, MD), December 26, 2011, <http://www2.citypaper.com/news/story.asp?id=4787>.

<sup>15</sup> "Old Goucher Vision Plan, Draft Spring 2012," 2012.

<sup>16</sup> Seawall Development Co. worked on the rehabilitation of a former tin can manufacturing plant at 2601 N Howard Street, which was converted into a mixed-use commercial residential complex to provide housing for teachers and office space for non-profits: Kevin Litten, "Remington Residents Warily Eye Seawall," *The Baltimore Business Journal* (Baltimore, MD), June 28, 2013, <http://www.bizjournals.com/baltimore/print-edition/2013/06/28/remington-residents-warily-eye-seawall.html>.

Seawall development Co. also worked on the adaptive reuse of a former tire shop for the Single Carrot Theatre, a nationwide non-profit Young Audiences of Maryland and new restaurant: "You May Have Heard...," *Single Carrot Theatre*, November 12, 2013, <http://singlecarrot.com>, and "About Us: Young Audiences Maryland," *Young Audiences Arts for Learning Maryland*, 2013, <http://yamd.org/about-us/>.

The other main project that Seawall Development Co. is working on is a three-block redevelopment project on Remington Avenue between 27<sup>th</sup> and 29<sup>th</sup> Streets, which would create a Main Street like corridor in Remington.

- <sup>17</sup> Larry Perl, "Approval of Walmart Shopping Center Still in Doubt," *The Sun* (Baltimore, MD), November 5, 2013, <http://www.baltimoresun.com/news/maryland/baltimore-city/north-baltimore/ph-ms-shopping-center-1107-20131105,0,3017217.story>.
- <sup>18</sup> Fern Shen, "Remington Wal-Mart is chain's "cheap" version, residents say," *Baltimore Brew* (Baltimore, MD), October 8, 2013, <http://www.baltimorebrew.com/2013/10/08/remington-wal-mart-is-chains-cheap-version-residents-says/>.
- <sup>19</sup> Walaika Haskins, "Barclay/Old Goucher Neighborhood to Get \$85M Makeover," *BmoreMedia* (Baltimore, MD), September 28, 2010, <http://www.bmoremedia.com/innovationnews/barclayoldgouchermakeover092810.aspx>.
- <sup>20</sup> The Barclay, Midway & Old Goucher Coalition is a representative organization for the three neighborhoods and has been closely involved with Telesis throughout the development process. This involvement along with other community residents, neighborhood organizations, local developers, neighborhood social service providers, and city officials" has made the Barclay/Midway/Old Goucher Redevelopment Plan a unique model: Walaika Haskins, "Barclay/Old Goucher Neighborhood to Get \$85M Makeover," and "Barclay/Midway/Old Goucher, Baltimore, MD," *Telesis*, accessed November 10, 2013, <http://www.telesiscorp.com/projects/Barclay.htm>.
- <sup>21</sup> "North Calvert Green: Historic Charm, Timeless Value," *North Calvert Green*, accessed November 10, 2013, <http://northcalvertgreen.com>.
- <sup>22</sup> "About: The Charles Village Civic Association," *Charles Village Civic Association*, accessed November 10, 2013, [www.charlesvillage.net/gov](http://www.charlesvillage.net/gov).
- <sup>23</sup> Billed as "a diverse collection of artist live-work spaces, galleries, [row houses] and business, all just steps away from Penn Station, Mount Vernon, Charles Village, the Maryland Institute College of Art (MICA), the University of Baltimore (UB), and Johns Hopkins University": "About: Station North Arts and Entertainment District," *Station North Arts and Entertainment District*, accessed November 9, 2013, <http://www.stationnorth.org/about/>.
- <sup>24</sup> The joint project will bring together MICA students who learn to make films and Hopkins students who focus on writing screenplays under one roof and it is partly being funded by a \$3 million state historic tax credit: Sarah Meehan, "MICA, Johns Hopkins Film Program Part of \$18M Station North Redevelopment," *The Baltimore Business Journal* (Baltimore, MD), June 3, 2013, [www.bizjournals.com/baltimore/news/2013/06/03/mica-johns-hopkins-film-program.html](http://www.bizjournals.com/baltimore/news/2013/06/03/mica-johns-hopkins-film-program.html); and Luke Broadwater, "City Sells Land to Parkway Theatre Developer for \$1," *The Sun* (Baltimore, MD), October 9, 2013, [http://articles.baltimoresun.com/2013-10-09/news/bs-md-ci-parkway-theatre-20131009\\_1\\_parkway-theatre-maryland-film-festival.html](http://articles.baltimoresun.com/2013-10-09/news/bs-md-ci-parkway-theatre-20131009_1_parkway-theatre-maryland-film-festival.html).
- <sup>25</sup> Klaus Philipsen, "Architecture Review: Baltimore Design School Oozes Industrial One-Upmanship," *The Baltimore Business Journal* (Baltimore, MD), September 26, 2013, <http://www.bizjournals.com/baltimore/blog/real-estate/2013/09/architecture-review-baltimore-design.html>.
- <sup>26</sup> "September 2013 General Meeting: OGCA," *Old Goucher Community Association*, September 30, 2013, <http://oldgoucher.org/september-2013-general-meeting/>.
- <sup>27</sup> Larry Perl, "City to Expand Circulator Bus Line to North Baltimore," *The Sun* (Baltimore, MD), September 24, 2013, [http://articles.baltimoresun.com/2013-09-24/news/ph-ms-circulator-purple-route-0926-20130924\\_1\\_purple-route-charm-city-circulator-green-route](http://articles.baltimoresun.com/2013-09-24/news/ph-ms-circulator-purple-route-0926-20130924_1_purple-route-charm-city-circulator-green-route).
- <sup>28</sup> Recent criticisms that the project is too expensive and that the Circulator is more economical have helped to stall the progress the proposals were making: Gerald Neily, "One Small Street for Streetcars, One Giant Leap for Transit," *Baltimore Brew* (Baltimore, MD), October 24, 2012, <http://www.baltimorebrew.com/2012/10/24/one-small-street-for-streetcars-one-giant-leap-for-transit/>.
- <sup>29</sup> "Bike Baltimore: The Downtown Bicycle Network," *Baltimore City Department of Transportation*.
- <sup>30</sup> "Plan: Maryland Avenue Cycletrack, 29th Street to Cathedral Street," *Baltimore City Department of Transportation*.
- <sup>31</sup> A blog author that lived in the Old Goucher community in 2009 wrote a feature on his neighborhood called "South Charles Village/Old Goucher." This shows that even as recently as 2009, not all residents of the



neighborhood were readily identifying it as Old Goucher: Brent Roberts, "Neighborhood Profile- South Charles Village," Wordpress, *Urban Discoveries Living Blog*, August 10, 2009, <http://urbandiscoveriesblog.wordpress.com/2009/04/10/neighborhood-profile-south-charles-village/>.

## **Part IV: Recommendations**

<sup>1</sup> A communiversality is a non-academic, non-credit educational program for children through adults sponsored by a university. Examples of Communiversality Programs from across the country – University of Missouri-Kansas City (<http://www.umkc.edu/commu/>) and University of Cincinnati (<http://www.uc.edu/ce/commu.html>)

<sup>2</sup> Lawrence M. Principe and Sheryl H. Bernardo, 15.

## **Part V: Conclusion**

<sup>1</sup> Michael Frisch, *A Shared Authority: Essays on the Craft and Meaning of Oral and Public History* (Albany, NY: State University of New York Press, Albany, 1990), 16.

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- "1910 United States Federal Census: Baltimore (Independent City), Maryland, Ward 12." US Census Bureau; National Archives and Records Administration, 1910. Ancestry.com.
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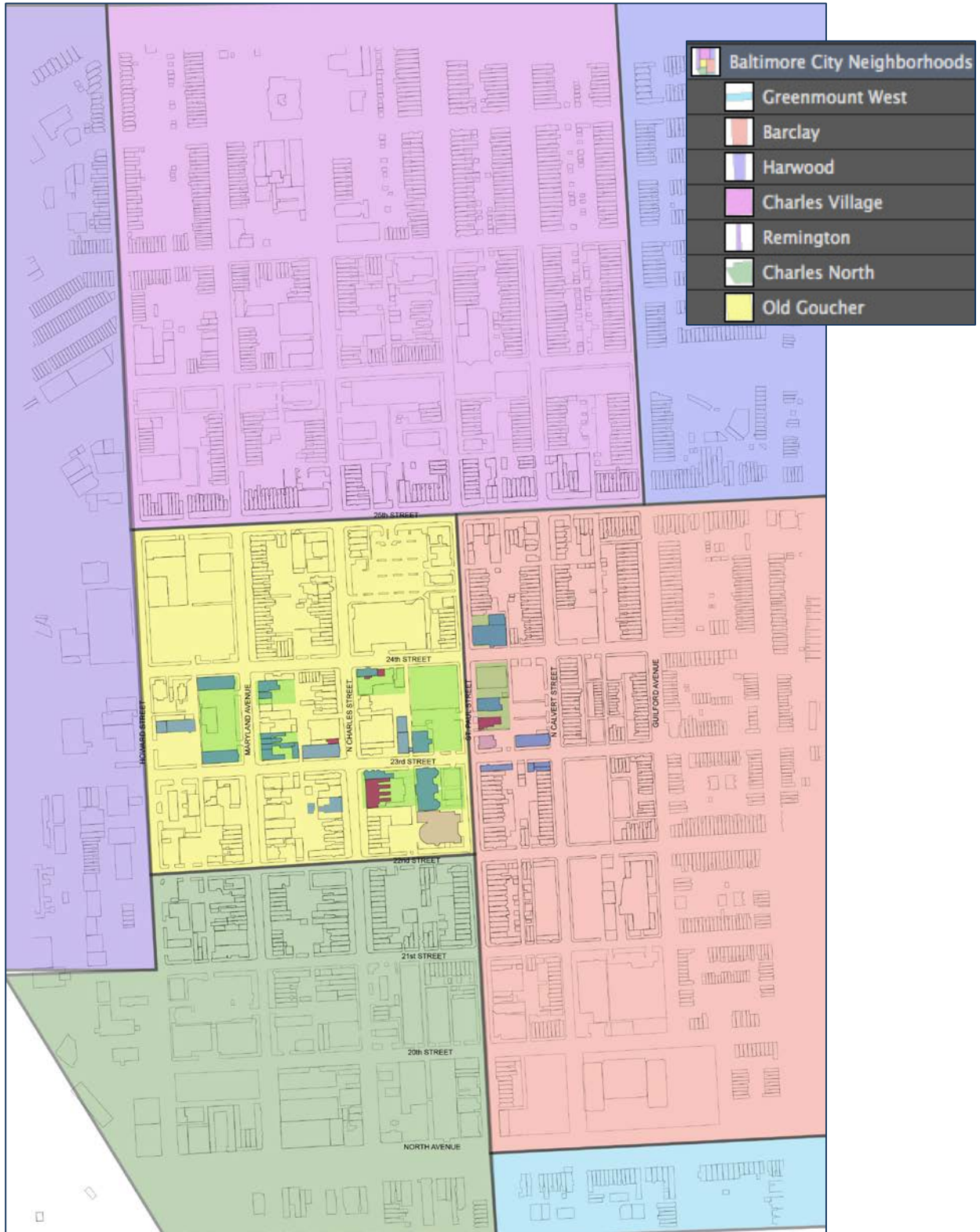
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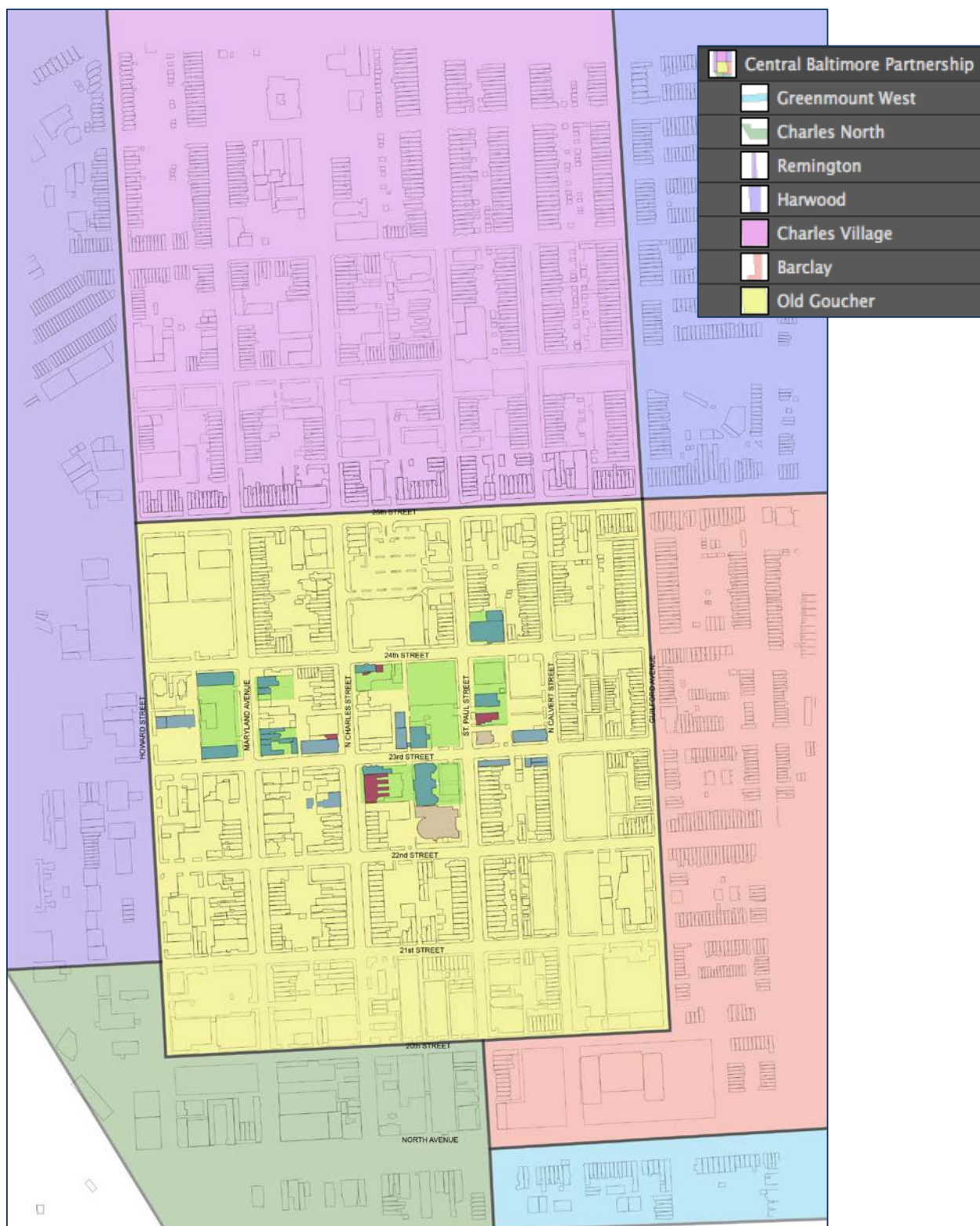
# APPENDICES

# Appendix A: Boundary Analysis

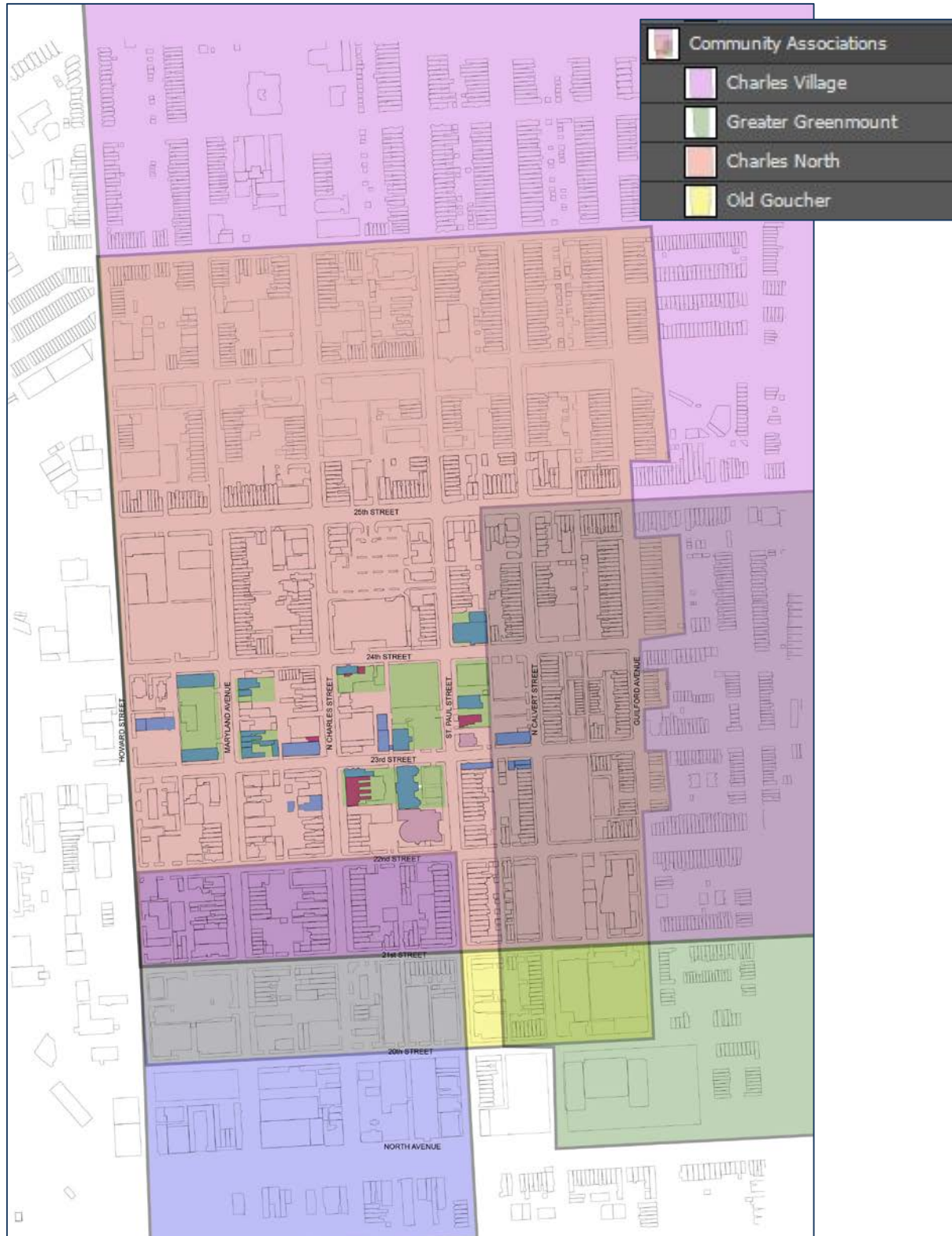


A rendering of the 2010 Baltimore City neighborhood boundaries. The historic Goucher campus is highlighted in the center (<http://cityview.baltimorecity.gov>).

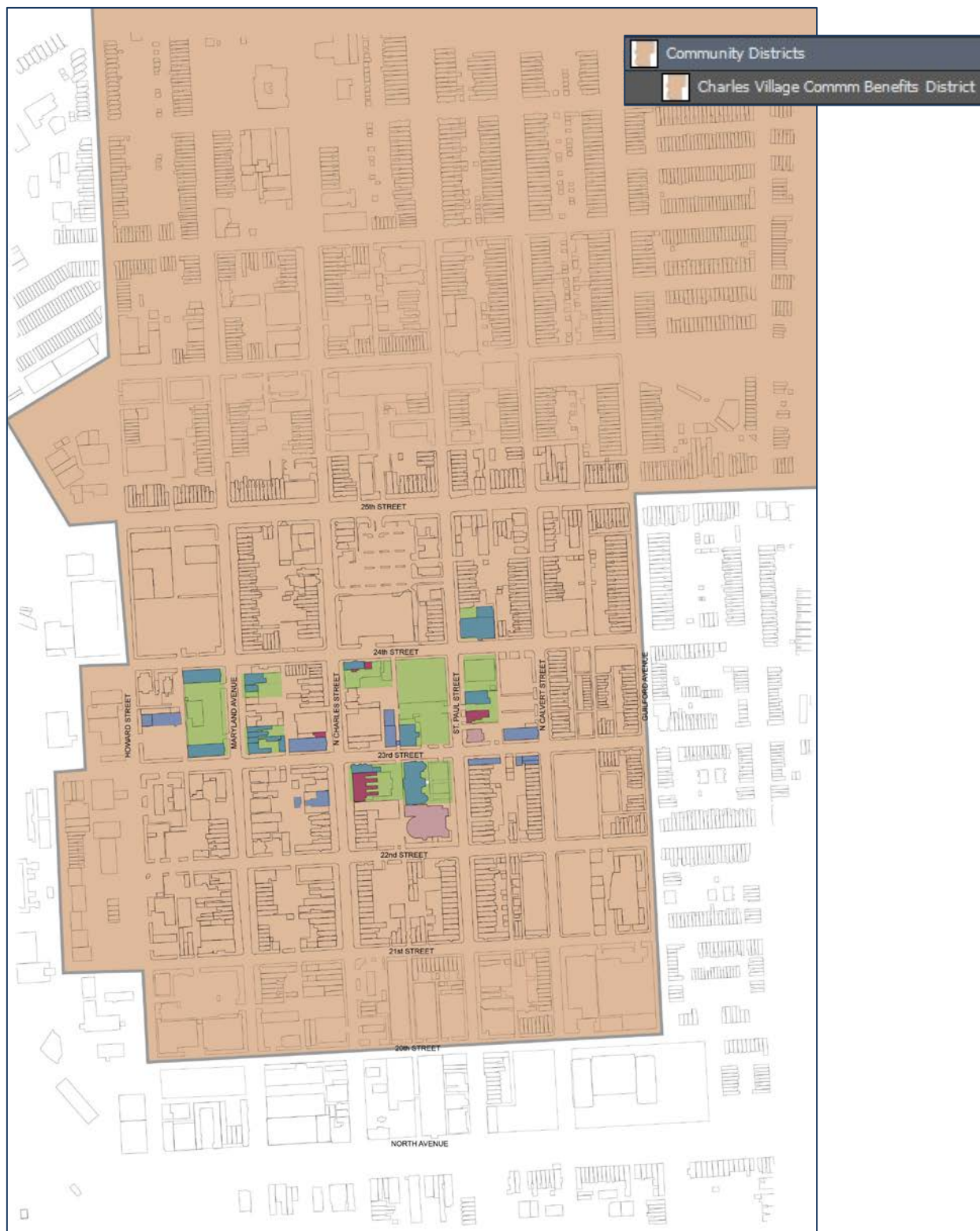




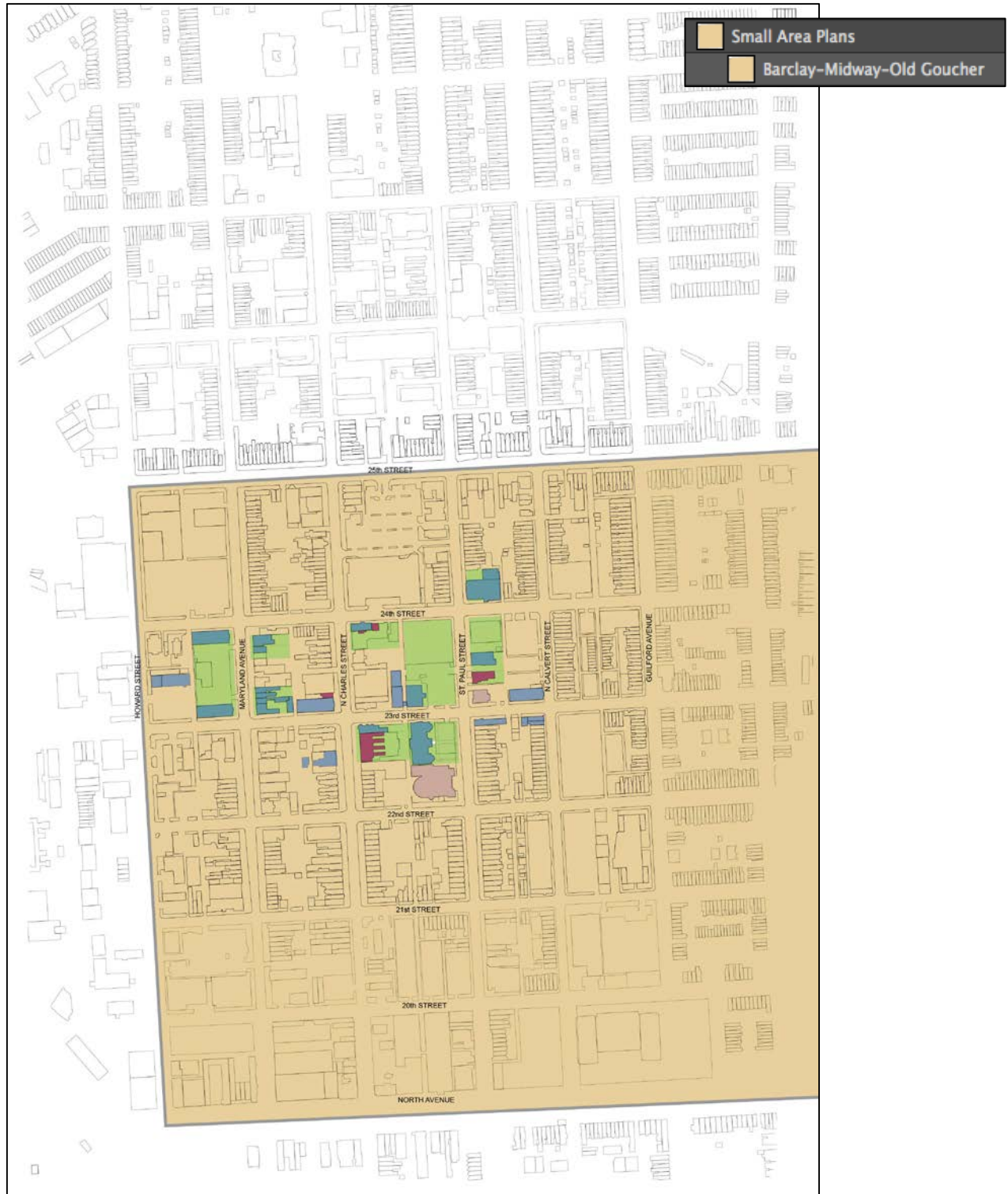
A rendering of the 2013 Central Baltimore Partnership neighborhood boundaries. The historic Goucher campus is highlighted in the center ([http://www.centralbaltimore.org/central\\_baltimore\\_neighborhoods](http://www.centralbaltimore.org/central_baltimore_neighborhoods)).



A rendering of the 2013 community association boundaries. The historic Goucher campus is highlighted in the center (<http://charlesvillage.net/about.php>; <http://www.greatergreenmount.org/about>; <http://www.charlesnorth.org/>; <http://oldgoucher.org/about/map/>).

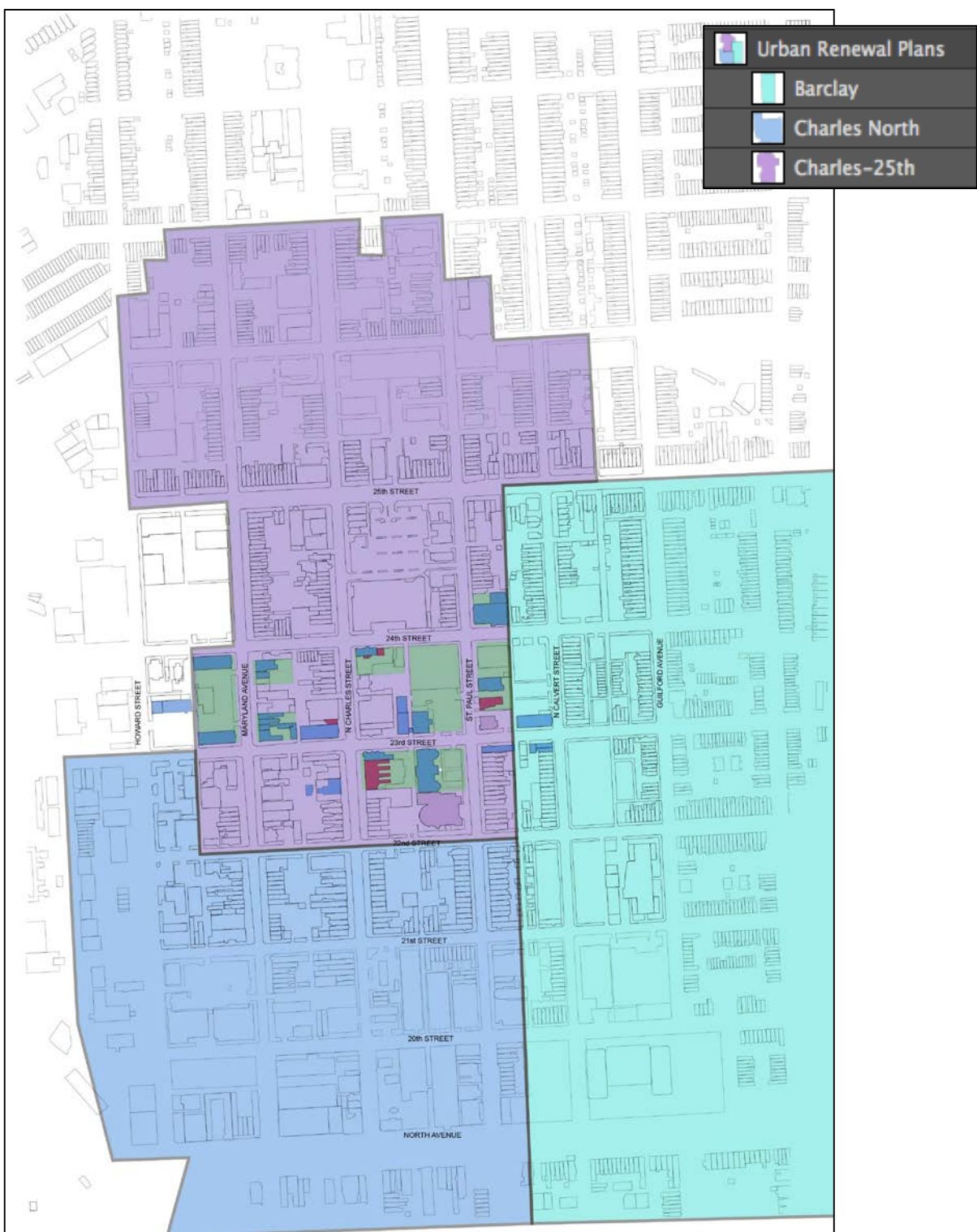


A rendering of the 2013 Charles Village Benefits District boundaries. The historic Goucher campus is highlighted in the center (<http://charlesvillage.org/about/>).

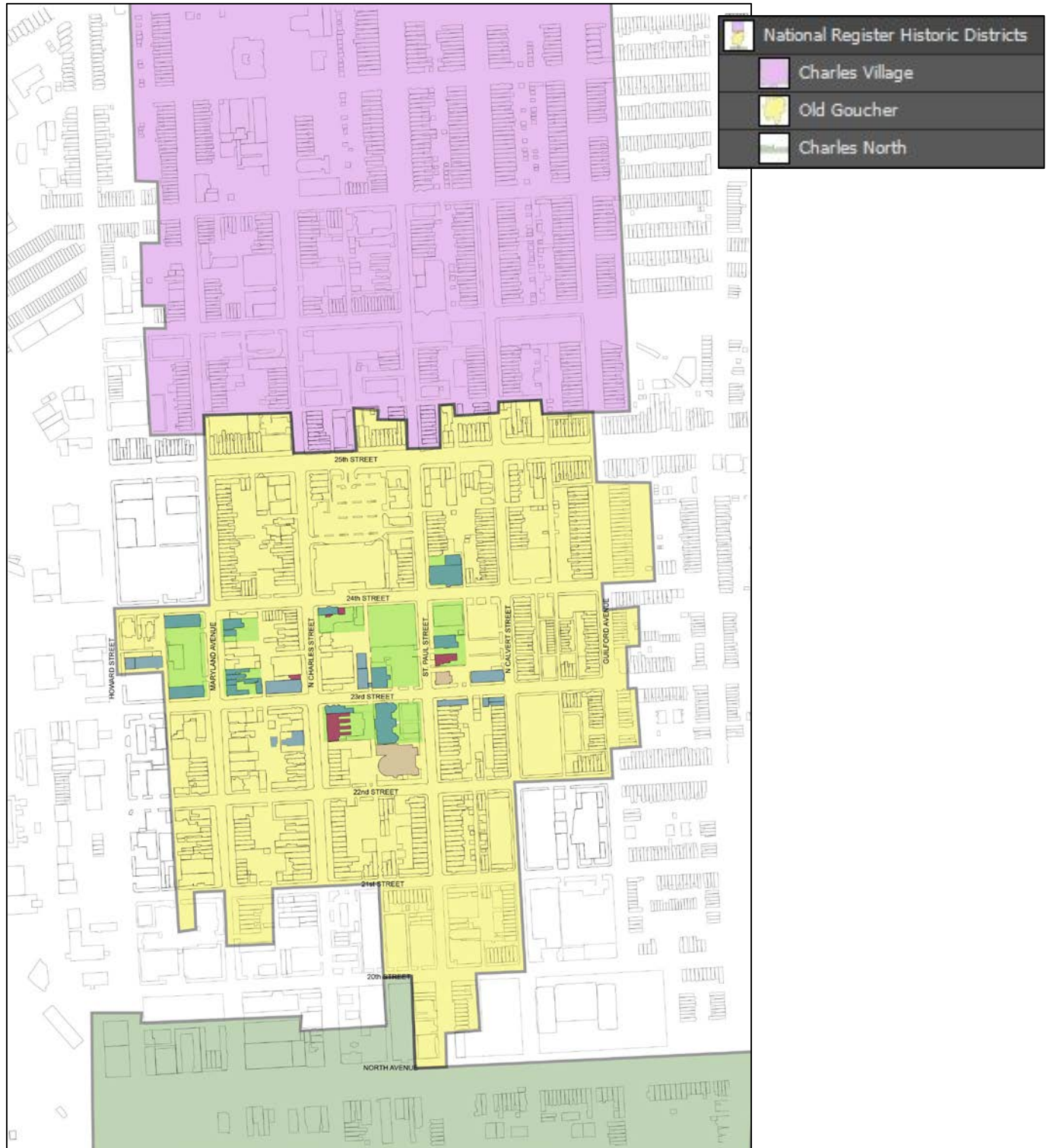


A rendering of the 2005 Small Area Plan boundary. The historic Goucher campus is highlighted in the center (<http://cityview.baltimorecity.gov/>).

# BOUNDARY ANALYSIS



A rendering of the Urban Renewal Plan boundaries. The historic Goucher campus is highlighted in the center (<http://cityview.baltimorecity.gov/>).



A rendering of the National Register Historic District boundaries. The historic Goucher campus is highlighted in the center (<http://cityview.baltimorecity.gov/>).



## Appendix B: Property Owners Before 1880

The purpose of this appendix is to provide a pre-development background and a picture of what life was like in the study area in the early-to-mid-1800s. 25<sup>th</sup> Street, near the northern boundary of the study area, appears to have been a magnet for wealthy landowners over the course of the 19<sup>th</sup> century. It passes through what was once William Patterson's estate, which he acquired in 1805. The development of 25<sup>th</sup> Street, however, is credited to the Sadtler family.

### Sadtler Family

**Philip Benjamin Sadtler** came to America from Frankfort-on-the-Main, Germany in 1798. His father was a secretary to the ruler of a small principality. Philip was raised as a foster-brother of the prince's son, thus sharing the same music and language tutors. As a result, he became a linguist and musician, and brought his silver flute (a gift from his patron) with him to America. Upon his arrival, he established the firm of P. B. Sadtler, later P. B. Sadtler and Sons, and even later, George T. Sadtler and Sons, opticians and jewelers. The firm operated in Baltimore for over a century and went out of business around 1923. He owned a large tract of land called "Huntington" (or "Huntingdon"). It was said that he purchased this land from an Englishman named Huntington. The tract of land extended northward from North Avenue to the Brady estate, and west and east from around Maryland Avenue to Greenmount Avenue. In addition to his country residence on 25<sup>th</sup> Street, he had a town residence on Saratoga Street, near Liberty Street. His country estate was an old mansion that faced south and stood slightly south of what is now 25<sup>th</sup> Street and partly in the road bed of what is now Calvert Street. Philip (who died in 1860) provided each of his nine children with enough land on which to construct a home, but with a few stipulations: the houses must be three-stories tall, have high ceilings, be constructed with red brick, and be within walking distance of each other. Some of these houses were still standing as of 1924.

One of the sons, **John Sadtler**, built a residence at the northwest corner of St. Paul and 25<sup>th</sup> Streets. He also built two more houses, which were later used as a school while the school building at St. Paul and 26<sup>th</sup> Streets was being constructed. The two houses were razed, and a row of houses was built on the land and on adjoining property that contained a potato patch. Another son, **Christopher Columbus Sadtler** (who married into the Brady family), built 217 East 25<sup>th</sup> Street. **George T. Sadtler** built a home on the southwest corner of 25<sup>th</sup> and St. Paul Streets. George's son and Philip's grandson, George Washington Sadtler, bought 26 East 25<sup>th</sup> Street, an end row house, and lived there for 20 years until his death. Lutheran clergyman **Rev. Dr. Philip B. Sadtler, Jr.** lived across the street from Public School No. 54, which sat on 25<sup>th</sup> Street near Charles Street. The playground of this school once contained the Huntington Avenue car barns. Yet another son, **Charles Sadtler**, lived at the southwest corner of Charles and 25<sup>th</sup> Streets.



Philip's daughter, **Emma (Sadler) Spilker**, built a home on the north side of 25<sup>th</sup> Street between Charles Street and Maryland Avenue. **Katherine Sadler** built a home on Charles Street between 25<sup>th</sup> and 26<sup>th</sup> Streets. Another son, **William Sadler**, lived east of Calvert Street on a farm that sat on the north side of 25<sup>th</sup> Street. Lastly, **Elizabeth (Sadler) Dickey** built a home on Charles Street below 25<sup>th</sup> Street. The property extended northward to 25<sup>th</sup> Street. It was later purchased by St. Paul's Protestant Episcopal Church Orphanage.

According to a newspaper auction ad on a plat map of the property, Philip B. Sadler, Sr.'s estate was sold off in 1882. Around 1884, Thomas H. Disney surveyed much of the ground around 25<sup>th</sup> Street. He laid out a tract for A. D. Clemens and divided it into building lots. 25<sup>th</sup> Street now passes through this subdivision. Disney also assisted in the surveying that was done for the opening of 25<sup>th</sup> Street between St. Paul Street and Greenmount Avenue.

### Other Landowners

**Dr. James McHenry Howard** resided in a two-story house at the northeast corner of 25<sup>th</sup> and Calvert Streets. He was the uncle of Miss Eliza Ridgely, who was at one time the president of the United Women of Maryland.

**Robert G. Ware** resided just north of the bend in 25<sup>th</sup> Street, to the west of Howard Street. He extended Howard Street through his land (most likely starting at 25<sup>th</sup> Street and going at least as far as 26<sup>th</sup>). The 1860 census places him in Towsontown (in the 9th Ward) at the age of 54. He was born in Massachusetts and made his living as a merchant. The value of his real estate was \$20,000, and the value of his personal estate was \$1,000. Adjusted for inflation, those values would now be \$503,698.72 and \$25,184.94, respectively, making him a slightly wealthy man. It was reported that year in *The Baltimore Sun* that he and **Samuel Sumwalt** donated a 150' x 80' plot of ground at the southwest corner of Maryland Avenue and 25<sup>th</sup> Street for the Huntington Methodist Episcopal Church. The building committee included **Henry Shirk**, Joseph Merryman, and Philip Hanson Hiss (a relative of Shirk). By 1924, the church had become the Maryland Avenue Presbyterian Church. At the time of the 1880 census, Ware was a widowed 74-year-old retired merchant.

**Henry Shirk** was also shown as living in Towsontown in 1860, not all that far away from Ware (about four houses away). He was born in Pennsylvania, and at the time of the census, was 56 years old. The value of his real estate was \$250,000 (\$6,296,233.95 by today's standards), and his personal estate was valued at \$8,000 (or \$201,479.49). His occupation was not provided. In 1849, he served on the executive committee of the York and Cumberland Railroad Company. He passed away in 1891. His obituary places his residence at 2201 Maryland Avenue. It states that he formed a livestock partnership (Shirk & Judik) soon after moving to Baltimore from Lancaster, PA. He invested in and improved upon land on Madison and Monument Streets. With the profit from the sale of that land, he invested in the Belt (the area above North

Avenue). He bought a large quantity of land there, opened some streets, and improved upon the land. When the Women's College was founded, he donated \$10,000 worth of land to the college. Bennett Memorial Hall was built on that land. He subsequently presented six houses to the college. His generosity most likely stemmed from the fact that he had been a prominent member of First Methodist Episcopal Church (Lovely Lane) for many years.

**William W. Spence** resided in the 11<sup>th</sup> Ward of Baltimore City in 1860. At the time, he was a 44-year-old merchant who had emigrated from Scotland. He had just gotten married within the last year. The value of his personal estate was \$10,000 (\$251,849.36 today). The value of his real estate was not provided.

**Samuel Brady, Jr.** served as the president of the Baltimore County Agricultural Society in the early 1880's. During that time, he also served as the chairman of the Baltimore County Democratic Executive Committee. He was the son of Mayor Samuel Brady, Sr. He lived on a farm in Green Spring Valley, and passed away in 1891, 20 years after his father passed away. His father had owned eight acres of land at Greenmount Avenue and 25<sup>th</sup> Street (where he had resided), the Green Spring Valley farm, land on Chestnut Ridge, two houses and a farm on Hillen Street, a wooded lot on Kirk's Road, a market farm on 25<sup>th</sup> Street, and real estate in Baltimore City (in trust for his daughters). In 1899, a bill was filed that contemplated the development of the Brady lands under the direction of the court. It was one of the oldest and most widely-known estates in the Baltimore region.

As of 1867, **Samuel Sumwalt** owned pasture land (which he had decided to rent out) on Charles Street and Maryland Avenue. His address was given as 236 North Howard Street. In 1878, his brother **David Sumwalt** passed away. In the obituary, it was mentioned that Samuel resided on Sumwalt Street. Another brother, **Joshua B. Sumwalt**, was noted as being associated with the Baltimore County granite quarries. David himself had been in the ice business for 33 years. He had resided on Maryland Avenue, on an estate adjacent to Homewood Park. He had originally been in the stone business, having had quarries along the Falls Road. One of his ice ponds was located between Maryland Avenue and Howard Street. In 1883, Samuel Sumwalt himself passed away and was buried in Greenmount Cemetery.

## Appendix B: Sources

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## Appendix C: Baltimore Infrastructure

### Timeline

Baltimore	Year	Old Goucher Neighborhood	Source
Port of Baltimore founded by Charles Carroll the Barrister	1709	Neighborhood part of Mt. Clare estate	Olson, p. 7-9
City of Baltimore chartered	1729		Olson, p. 7-9
	1780	First water-powered mills on Jones Falls; Yorktown Turnpike (now York Road)	Lewand, p. 66-71; Lewand, p. 8
	1791	Woodberry started near mills on Jones Falls	Lewand, p 66-71
Baltimore Water Company founded; Belvidere covered bridge (1st across Jones Falls)	1804		Olson, p. 137; MC 1800-99; Maryland Covered Bridges
	1805	Falls Turnpike Company (1st in City)	Lewand, p. 8, 64
	1811	Remington and quarries developed	Lewand, p. 66-71
Coal-gas lighting introduced	1816		BGE; MC 1800-99
<i>Poppleton Plan</i> published	1818	Boundary (North) Avenue as northern edge of City	Olson, p 57
Isaac McKim: 1st steam (flour) mill	1822		MC 1800-99
Baltimore & Ohio Railroad chartered	1827		MC 1800-99
Omnibus transport commences	1832	Northern Central Railroad (PRR) installs tracks along Jones Falls	Nixon, p 2-3; LaWand, p 64
Samuel Morse Telegraph DC-Baltimore	1844		MC 1800-99
	1854	1st Charles Street bridge erected; A.W. Bradford develops land near 25th and Charles Streets for residences	Lewand, p. 56, Bridgebuilder.com
Lake Roland and Mt. Royal reservoirs created (new fresh water source for city)	1858		Lewand, p. 57; Olson, p. 137
Druid Hill Lake (reservoir)	1862		Olson, p. 137, MC 1800-99

Baltimore	Year	Old Goucher Neighborhood	Source
	1865	Hampden developed by General Henry Mankin	Lewand, p. 65-71
Druid Hill horsecar commences	1868		Nixon, p. 3
	1870	Peabody Heights Company organized: built rowhouses on St. Paul Street	Lewand, p. 60
	1871	Union Station at Charles Street opened by Pennsylvania Railroad (PRR)	Olson, p. 159
	1872	Baltimore-Peabody Heights and Waverly horsecar on St. Paul Street	MC 1800-99; Lewand, p. 60
Garbage collection mandated in City; Great B&O Strike	1877	Grid-pattern of streets overlaid on estates, per Poppleton Plan	Baltimore City Council: "Icehouse...", p. 4; MC 1800-99
	1878	Decker (Maryland) Avenue bridge erected by Henry Shirk; he also built 1st large houses on Decker Avenue	Lewand, p. 57, Bridgebuilder.com
1st telephone exchange in Baltimore	1879	1st North Street (Guilford Avenue) bridge erected	Verizon; MC 1800-99; Bridgebuilder.com
Consolidate Gas Company formed; Electricity demonstrated at Sun building	1880		BGE; BGE
Loch Raven and Lake Montebello (reservoir); last major 19th c. Smallpox epidemic	1882	Calvert Street and St Paul Street bridges erected; water and stormwater plumbing expanded to residential neighborhood	Olson, p. 165/ Bridgebuilder.com; Lewand, p. 54, Olson, p. 165
	1885	Women's College of the City of Baltimore (Goucher) founded; Oak Street streetcar-barn erected; Leo Daft invents 1st electrified street-railway from Oak Street on Hampden Line	Knipp, p. 4, 10-20; Helton, p. 32; Helton, p. 32

Baltimore	Year	Old Goucher Neighborhood	Source
Annexation: 23 square miles added to City	1888	Annexation: Street names changed; Goucher Hall completed, college opens	Olson, p. 209/Knipp, p. 24-26
Howard Railroad tunnel (completed 1895); Baltimore Ordinance 83-84 (mandated smoke-elimination)	1890	Channelization of Jones Falls (completed by 1912); North Avenue streetcar electrified (1st in City)	Leward, p. 44; Olson, p. 226; Annotated, p. 661-5; Olson, p. 63, 253; Nixon, p. 3
	1893	"Belt Line" (1st electrified railroad - B&O) constructed; Bridges over Belt Line erected	Olson, p. 226, Lewand, p. 57; Bridgebuilder.com
	1894	Boundary (North) Avenue bridge erected	Olson, p. 226, Bridgebuilder.com
United Railways & Electric Company (streetcars) formed through merger	1899		Nixon, p. 7
UR&EC opens Pratt Street Power Station at "Basin" & Carroll Park Repair Shops	1901		Nixon, p. 4
Great Fire of Baltimore	1904		MC 1900-99
	1908	Boundary Avenue name changed to North Avenue	Leward, p. 56
Public Services Commission established	1910	JG Brill Semi-convertible Pay-As-You-Enter streetcars introduced on #1 Gilmore-Guilford Avenue line	MC 1900-1999; Abelson, p. 11; Nixon, p. 4
Paving Commission established; water supply chlorination begins	1911	"Fallsway" added to Jones Falls channel	MC 1900-1999
	1912	Union Station replaced by Pennsylvania (Penn) Station	Olson, p. 198
Split sanitary and storm sewers completed (replace privy vaults)	1915	1st buses introduced on #11 Guilford Avenue-Bedford Square line on Charles Avenue; Armory built at Maryland and Oak (Howard) Streets	Haywood, p. 128; Nixon, p. 8-9; Lewand, p. 57



Baltimore	Year	Old Goucher Neighborhood	Source
	1917	Enclosed motormen platforms introduced on #17 St. Paul St. line	Nixon, p. 4
Annexation: 62 square miles added to City	1918	1st women conductors work on #17 St Paul Street and #29 Boulevard streetcar lines (due to manpower shortages for WWI)	Olson, p. 302; Nixon, p. 4
	1920	"Birney"-style streetcars introduced on #30 Fremont line	Nixon, p. 6
	1922	Goucher College purchases Towson, Maryland 421-acre property, and begins relocation process	Abelson, p. 19
	1923	"Articulators" installed on most streetcar lines	Nixon, p. 7-8
1st Baltimore Zoning Regulations enacted	1924	WCBM (1st local religious radio station opens on North Avenue)	Zoning History; Charm City History
	1928	North Avenue Market erected on Armory site	Lewand, p. 57
	1930	Peter Witt-style streetcars introduced	Nixon, p. 7-8
Baltimore Transit Company formed (streetcars and buses)	1935		MC 1900-99; Nixon, p. 8
	1936	PCC-style streetcars introduced on #25 Mt. Washington line	Nixon, p. 8
	1937	28th Street bridge erected	Bridgebuilder.com
	1938	Howard Street bridge erected	Bridgebuilder.com
Henry Barnes, traffic engineer, hired; creates one-way street-grid system	1947	One-way streets in neighborhood; Oak Street Streetcar barn closed	Nixon, p. 8
Zoning revised	1948		Zoning History
	1950	#30 Fremont line introduced "Trackless Trolleys" (electrified buses)	Nixon, p. 8

Baltimore	Year	Old Goucher Neighborhood	Source
	1962	Jones Falls Expressway and Baltimore Beltway open	MC 1900-99
	1963	#8 Towson-Catonsville line: last to convert from streetcar to bus	Nixon, p. 8
Riots following MLK Jr. assassination	1968	Destruction, looting, and fires in neighborhood	Baltimore '68 Riots
BTC transferred to MdDOT and renamed Maryland Transit Administration	1970		Nixon, p. 9
Zoning revised	1971	Final-operating mills close: Hampden	Zoning History; Lewand, p. 67
	1992	Light Rail line opened; North Avenue Station	MC 1900-1999
Baltimore Metro (subway) opened	1995		MC 1900-1999
	2009	Charles Street declared National and Maryland Scenic By-way	America's By-ways; Musser, p. 85-87

## Summary of Infrastructural Conditions in the Old Goucher Neighborhood

### Pre-1880

Streets plotted and named for local families or developers, north-south streets continue from downtown, per *Poppleton Plan of 1818*; *Boundary Avenue* is northern edge of City; farms beyond; few bridge connections to cross Jones Falls

Houses (estates and a few early development-residences) provided with candles and oil lamps for illumination; wood or coal heat for fireplaces / stoves; ice houses common on estates; household staffs of servants were common in professional and wealthy families, even many laborer-families had a maid to assist with household chores, as there were few labor-saving devices; food from own production on farms or from City markets

Horsecars start in 1859; horse powered vehicles are only options; few paved (often cobblestone / ballast, near wharves) streets

### 1880-1900

Street name changes: post-1888 Annexation almost all streets in our study area were changed – see table; *Boundary Avenue* name changed to *North Avenue* In 1908

Houses (and institutions) provided with coal gas-lights (early in period) or electricity (later) [combination gas and electric common within this period]; coal (limited coal-gas or oil)

heat for fireplaces / stoves (early in period) or furnaces providing steam or hot-water heat in radiators (later); ice boxes and ice delivery (therefore ice-houses) common; potential connection to telephone; household staffs of servants were common in professional and wealthy families (eg: owners of houses on primary streets) and some laborer-families – often immigrants or African Americans, who lived in residence (upper levels); food delivered from local market-shops, Lexington Market, or street vendors

Horsecars gave way to streetcars by 1899 and rails were spaced to accommodate carriages, too; horse-powered vehicles and bicycles are the only individual-vehicle options, only wealthy have private carriages, but taxis and drays were available; bicycle craze in 1890's led to demands for more street paving

Streetcars stopped at every corner when signaled (as buses used to do, 'til 1980's), as opposed to only at designated stops (as buses do today); ~10 minute headways, more-frequently at "rush hour"; multiple lines through neighborhood, connections with downtown and adjacent neighborhoods; schedules published and met

Horsecar lines are supplemented with steam power and cable cars prior to electrification in the 1890's

Streetcar barns at Oak and 25<sup>th</sup> Streets, St Paul and 25<sup>th</sup> Streets, and on Charles Street near Lanvale Street, for rival firms

Jones Falls channeled to control periodic flooding (1890-1910); rival rail-lines fill valley (400 trains per day by 1900); pollution leads to electrification of lines by end of Century

Annexation 1888: added 23 square miles to City<sup>1</sup>

## 1900-1920

Houses (and institutions) provided with electricity for light and power, coal, coal-gas, or oil heat for furnaces providing steam or hot-water heat in radiators, or forced-air (experimental in 1905), air conditioning experimental for institutions; and increasingly connection to telephone; household staffs of servants were common in professional and wealthy families (e.g.: owners of houses on primary streets); food delivery and local market-shops continue; first grocery stores open

Split-sewer line (Storm water and waste as separate systems) installation (1907-1915) throughout whole City; caused all below-grade systems (water, fire suppression, gas) to be relocated / replaced and up-graded; privies eliminated

Concurrently with streets being torn up for sewers, *Paving Commission* started in 1911: repaved (or new pavement) for all streets, even alleys, by WWI (1915?)

Continued transformation of North Avenue from residential to commercial; similar condition along 25<sup>th</sup> Street

An Armory was built on former site of two large houses with extensive gardens between Maryland and Oak streets in 1915, replaced by *North Avenue Market* in 1928

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<sup>1</sup> Sherry H Olson, 209.

Streetcar companies consolidated in mid-1899; *United Railway and Electric Co* (UR&E) installed newer and larger cars on lines through this area prior to other areas, indicating importance of neighborhood and connections north; buses introduced in 1915 on North Charles Street; schedule and frequency continue; fare remains constant (tax supports parks)

Automobiles appeared (originally for wealthy or commercial use) along with garages and service areas, after 1900; horse power still ubiquitous; bicycle use lessening

Annexation 1918: from 30 to 92 sq. miles; 2,000 people/sq. mi. in 1918 annex area, 12,000 people/sq. mi in 1888 annex, 34,000 people/sq. mi. in pre-1888 boundary, and 50,000 people/sq. mi in pre-1816 core.<sup>2</sup>

### **1920-1952**

Houses (and institutions) provided with electricity for light and power; coal heat for furnaces providing steam or hot-water heat in radiators, or forced-air; natural gas (for first time) and fuel oil brought to Baltimore and gas appliances began to be produced in Baltimore, leading to change-over from coal for heat and coal / electricity for cooking; connection to telephone became common (though only a single line per house); [new houses in farther-north suburbs provided with all these features, per advertisements]; *Levittown*-type developments created post-WWII; *Columbia, Maryland* initiated on former farmland; household staffs of servants became less common in professional and wealthy families and eliminated in laborers' houses: labor-saving devices such as washing machines, refrigerators, vacuum cleaners, etc. became common; radios became common; grocery-stores become self-serve; local market-shops decline and delivery is eliminated

Buses (to compete with independent Jitneys) introduced by UR&E in 1915; UR&E bankrupt in the Depression, reformed into *Baltimore Transit Company* (BTC) ; "Trackless Trolleys" introduced in 1938; streetcar frequency and schedule challenged by crush of traffic in later years

Automobiles predominate following WWII as private vehicle ownership increases; one-way streets (1947-48 in Goucher neighborhood) led to elimination of streetcars on these routes; and construction of the Howard Avenue bridge plus consolidation with Oak Street in 1938 were part of the "solutions" to traffic congestion

Industrial and commercial areas spread into residential communities; 1923, 1948 zoning

### **Post-1953**

Houses (and institutions) provided with electricity for light and power; coal, fuel oil, or natural gas heat for furnaces providing steam or hot-water heat in radiators, or forced-air; air conditioning available for houses; gas or electrical appliances for cooking; and connection to telephone became common (though only single line per house 'til 1990's introduction of cell phones); "Urban Sprawl" housing developments spread into agricultural areas adjacent to cities; household staffs of servants became uncommon

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<sup>2</sup> Sherry H Olson, 302.

except for wealthy families; TV's (B&W – 1950's-mid 1960's, color afterwards, LED introduced recently) became common; computers introduced in 1980's, became ubiquitous by Millennium; cable transmission of TV introduced in 1950's, for internet in 1990's, common today for all services; major shopping centers predominate; large-container shopping become available in 1980's; industry relocated from City to suburban areas, new industrial parks, or highway interchanges, or South / out-of-country (lower wages, less worker-protections, etc)

Streetcars and Trackless Trolleys eliminated by Nov, 1963, buses only source of public transit until Light Rail re-introduced in 1990's; fare rises regularly; schedules: less frequency and unreliable due to traffic; private transit system (BTC) subsumed by MTA

Autos continue to predominate; *Jones Falls Expressway* constructed over train and stream systems: 1960's; Charles Street was declared a National and Maryland *Scenic By-way* in 2009, due to its historic character and scenic qualities.<sup>3</sup>

1971 Zoning: Continued spread of industrial and commercial zones into Old Goucher neighborhood; overlay districts concocted to address deficiencies in Code

Riots of April, 1968 impact North Avenue (fires, looting), and psyche of local residents

Conservation / ecological efforts commence following publication of Rachel Carson's *Silent Spring* and Oil Embargo of 1973, regression in 1980's -90's, as attempts to dismantle clean-up programs are implemented.

### Current

Houses (and institutions) provided with electricity for light and power; natural gas or electricity (replacing coal or oil) heat for furnaces providing hot-water heat in radiators, radiant-heat slabs, or forced-air; air conditioning available (common-place) for houses; gas or electrical appliances for cooking; and connection to telephone (multiple lines per house), cable TV, and internet ubiquitous; resurgence of population in Center City, especially those seeking to renovate older houses from 1990's through today; though regularly maintained and up-graded over the years, the nearly-100 year old public utility systems should be replaced and often have failures affecting individual residents City- or County-wide

Autos continue to predominate, although car-sharing programs originate post-Millennium; street and freeway system continue, though far-more crowded than originally-designed, and highway expansion programs are frequent

Bus lines continue to serve neighborhood, as part of northern routes (far less frequency than streetcars: ~30 minute headways, schedules clogged by traffic); Light Rail is nearby, just across North Avenue Bridge; potential expansion of *Circulator* system from *Penn Station*, as connection to *Johns Hopkins University* at *Homewood* campus is desired

<sup>3</sup> America's Byways (<http://www.byways.org/>)

Industrial occupations in City replaced by increased professional, financial, social, service, tourism, and entertainment functions

Large-scale entertainment facilities are prominent: *Harborplace*, *Camden Yards* museums and stadia

“Green” / sustainability movement re-ignited post-Millennium; major efforts to clean and save Chesapeake Bay initiated.

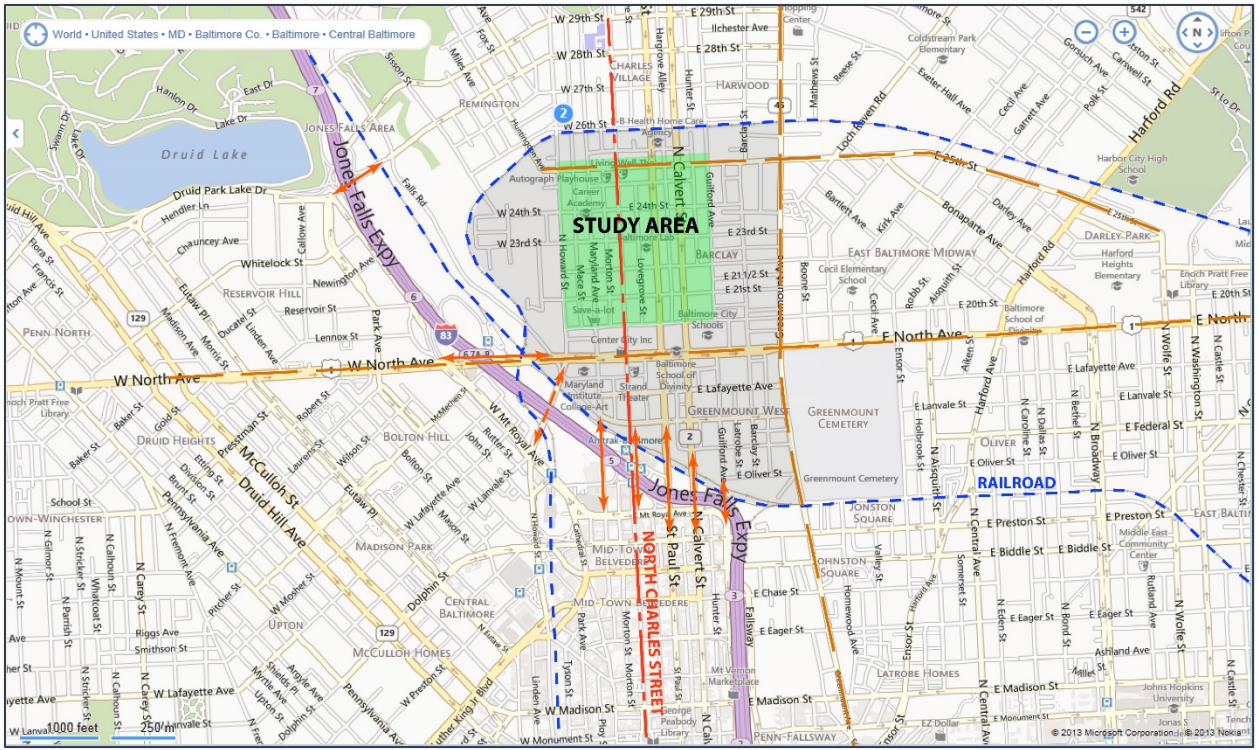


Figure C-1: Location map: The Study Area is located immediately north of Jones Falls.

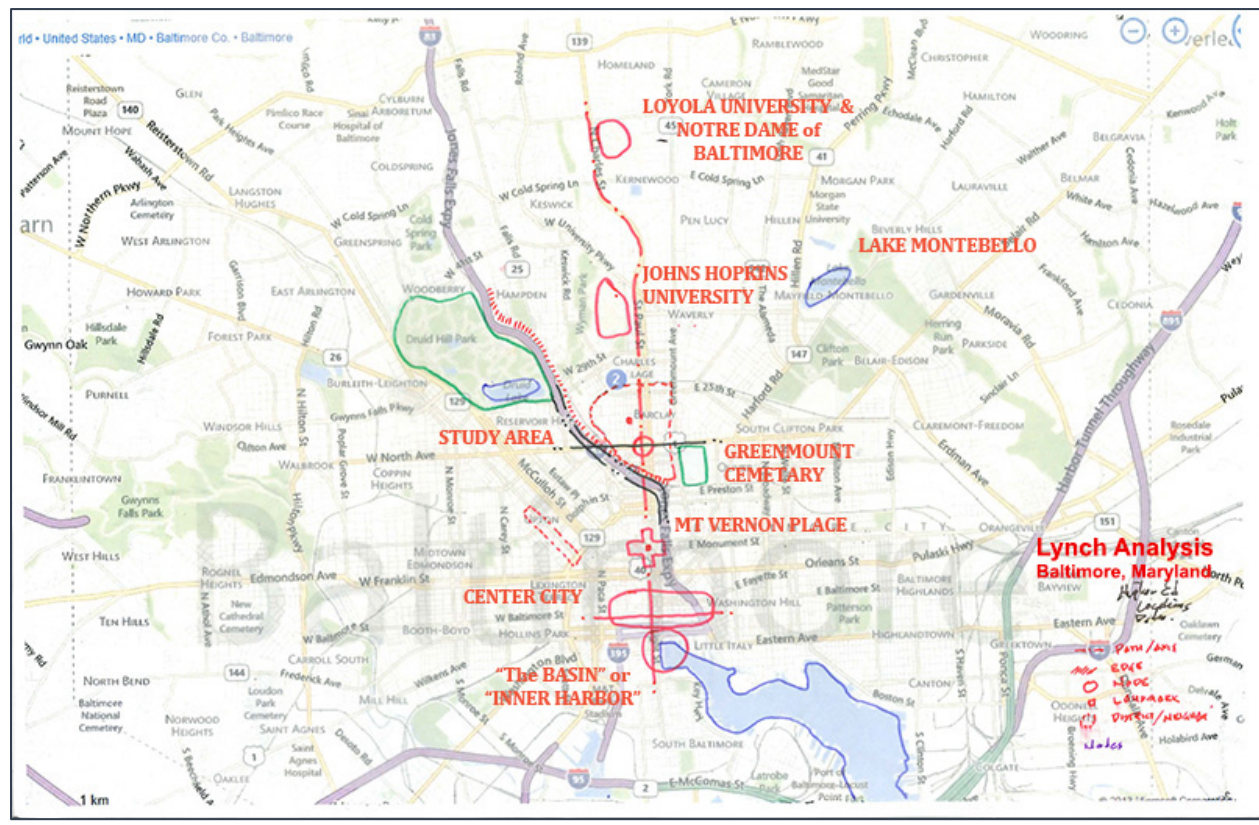


Figure C-2: Study Area bounded by railroads in ravines and connected by bridges to the City.

<b>Pre-Annexation Name</b>	<b>Post-Annexation Name</b>
Boundary Ave. (changed in 1908)	North Avenue
Denmead	20 <sup>th</sup>
Mankin	21 <sup>st</sup>
Brown	22 <sup>nd</sup>
Shirk	23 <sup>rd</sup>
Sumwalt	24 <sup>th</sup>
E-W portion of Huntington	25 <sup>th</sup>
Oak Street	Howard Street
Hudson Alley	Mace Street
Decker Street	Maryland Avenue
North Street	Guilford Avenue
Yorktown Pike / York Road	Greenmount Avenue

Table C-1: Old and new street names in the Old Goucher neighborhood.



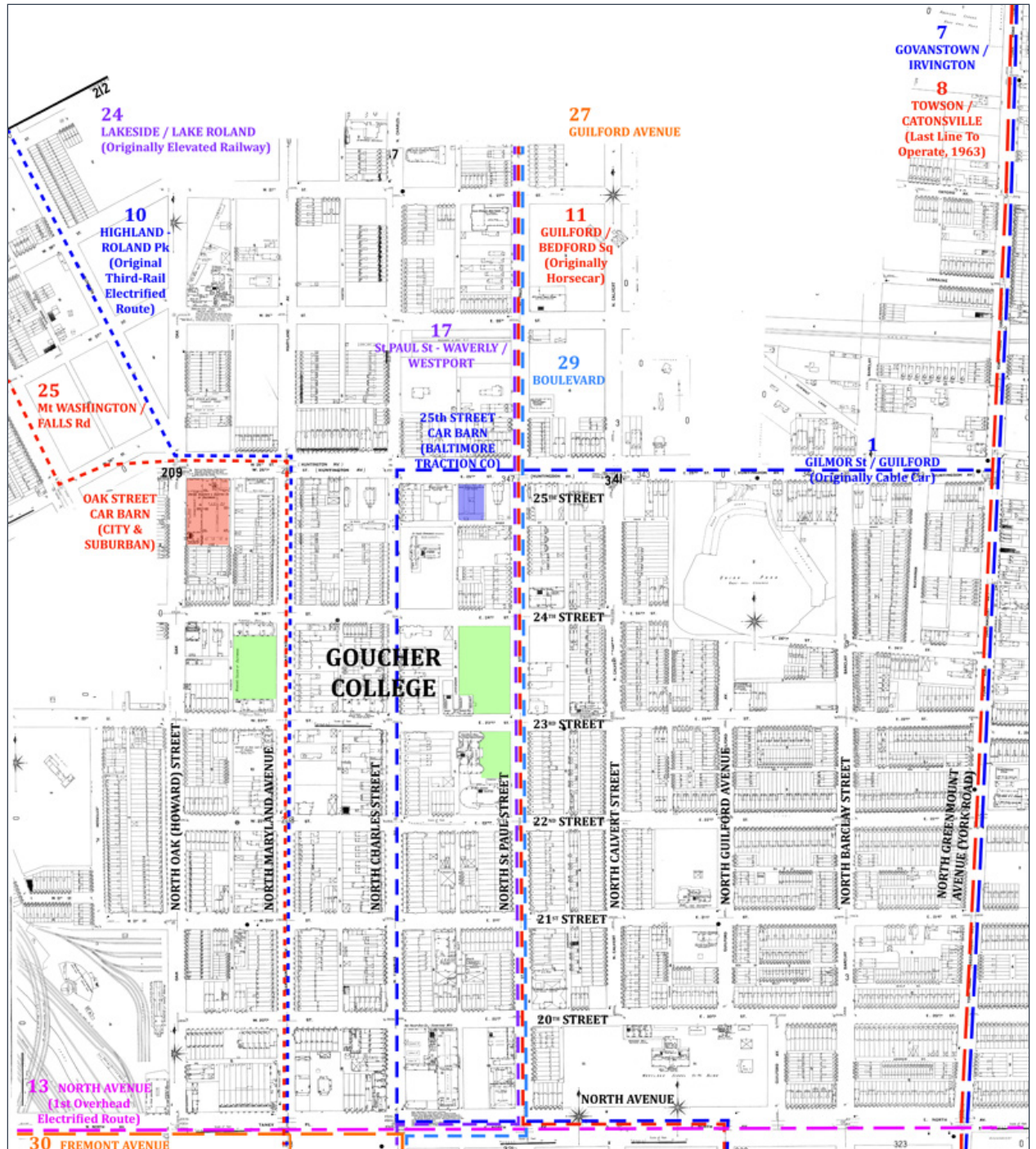


Figure C-1: Neighborhood streetcar routes: 1862-1963

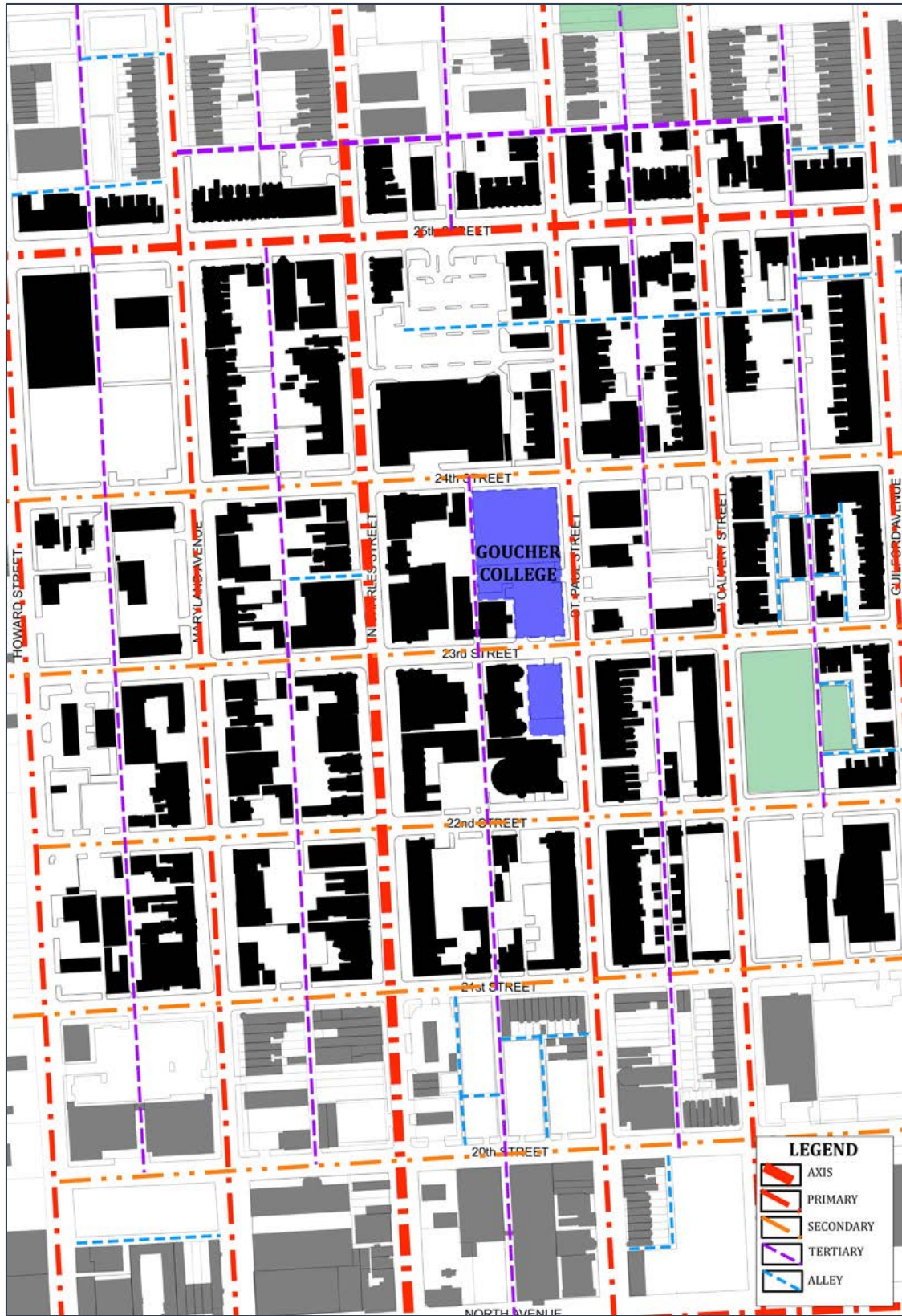


Figure C-2: Poppleton Plan of 1818 street hierarchy.

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## Appendix D: Building Analysis

Between 1880 and 1900, the Old Goucher neighborhood was transformed from undeveloped estates to a densely-built urban neighborhood. The rapid growth created a unified building fabric in terms of the building heights and architectural style. All of the buildings built before 1900, except for the Lovely Lane United Methodist Church tower, were three stories tall or shorter, with the majority of them being three stories in height (see the Building Heights of Current Buildings map). The most prominent architecture style seen throughout the Old Goucher neighborhood is the Italianate style, which is mostly seen in the row houses. Although it is the most prominent style, the buildings throughout the neighborhood are, as the National Historic District Nomination form describes, a “living text-book” of architectural styles from the late-19<sup>th</sup> century, from Queen Anne to Richardsonian Romanesque, with “many of them the finest examples in the region.”

The cohesiveness of the Old Goucher neighborhood’s built environment started to change in the 1920’s with the insertion of large-scale buildings and more modern (for the time) architectural styles. In the 1920’s, the Federal Land Bank and the Fidelity Storage Company built six-story buildings in the neighborhood, which were the first buildings outside of the Goucher College campus buildings to be taller than three stories. They remain two of the tallest buildings in the neighborhood.

During the 1930’s, several Art Deco-style buildings were constructed in the study area and disrupted the cohesive feel of the late 19<sup>th</sup> century architectural styles. One was the Chesapeake Cadillac building (now demolished), which was considered to be one of the finest examples of Art Deco in the city. This introduction of Art Deco buildings shows a shift away from historic architectural styles and into modern styles, which Baltimore was slow to accept. After World War II, however, the city had fully accepted modern architecture, and with that acceptance, the Old Goucher neighborhood saw more modern buildings added to the built environment.

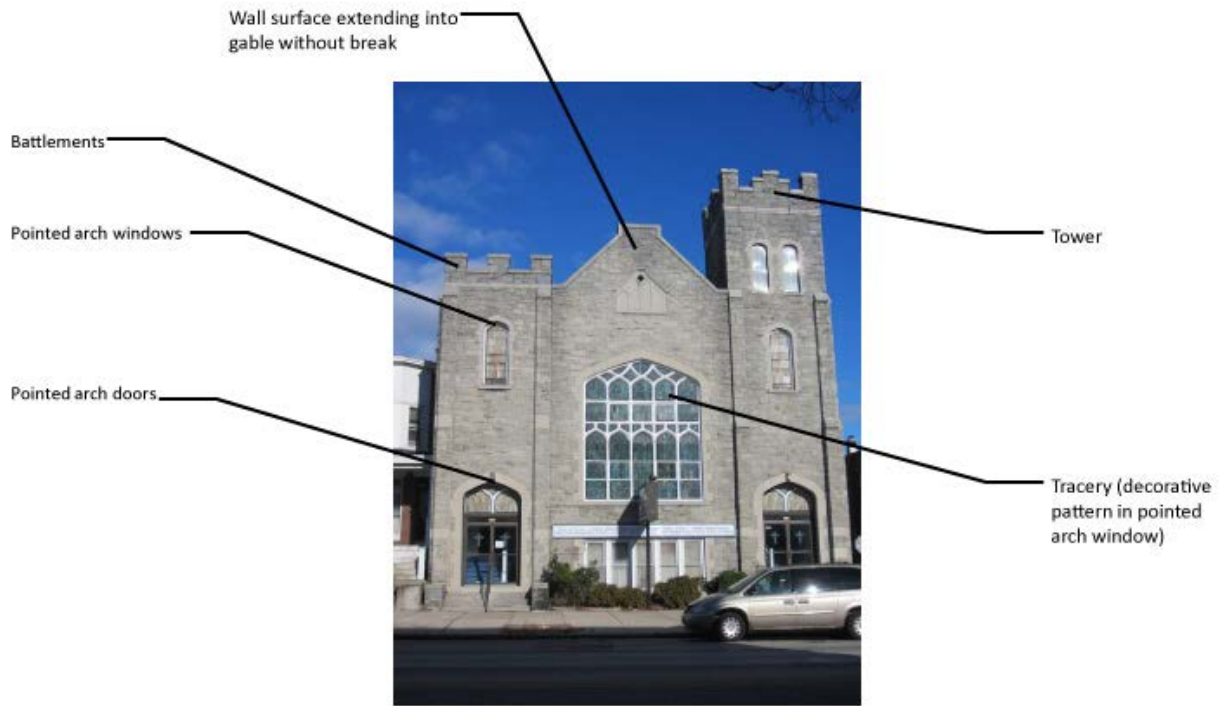
Today, the Old Goucher neighborhood is still a “living text-book” of architectural styles, not only of the late 19<sup>th</sup> century, but also from the 20<sup>th</sup> century (see the Architectural Style of Current Buildings map). The buildings are still mostly three stories or less, with a few exceptions. So although new buildings have come into the neighborhood, it still has a unified built environment.

### Architectural Style of Current Buildings



- Gothic Revival (1840-1880)
- Italianate (1840-1885)
- Second Empire (1855-1885)
- Richardsonian Romanesque (1880-1900)
- Queen Anne (1880-1910)
- Colonial Revival (1880-1955)
- Beaux Arts (1885-1930)
- Neo-Classical (1885-1950)
- Art Deco (1930-1940)
- Mid-Century Modern (1933-1965)
- Contemporary Folk (1953-Present)

# Old Goucher Neighborhood Architectural Style Guide



## Gothic Revival

Example: Mt. Carmel Baptist Church at 208 E 25<sup>th</sup> Street



## Italianate

Example: East Side of 2400 Block of Maryland Avenue





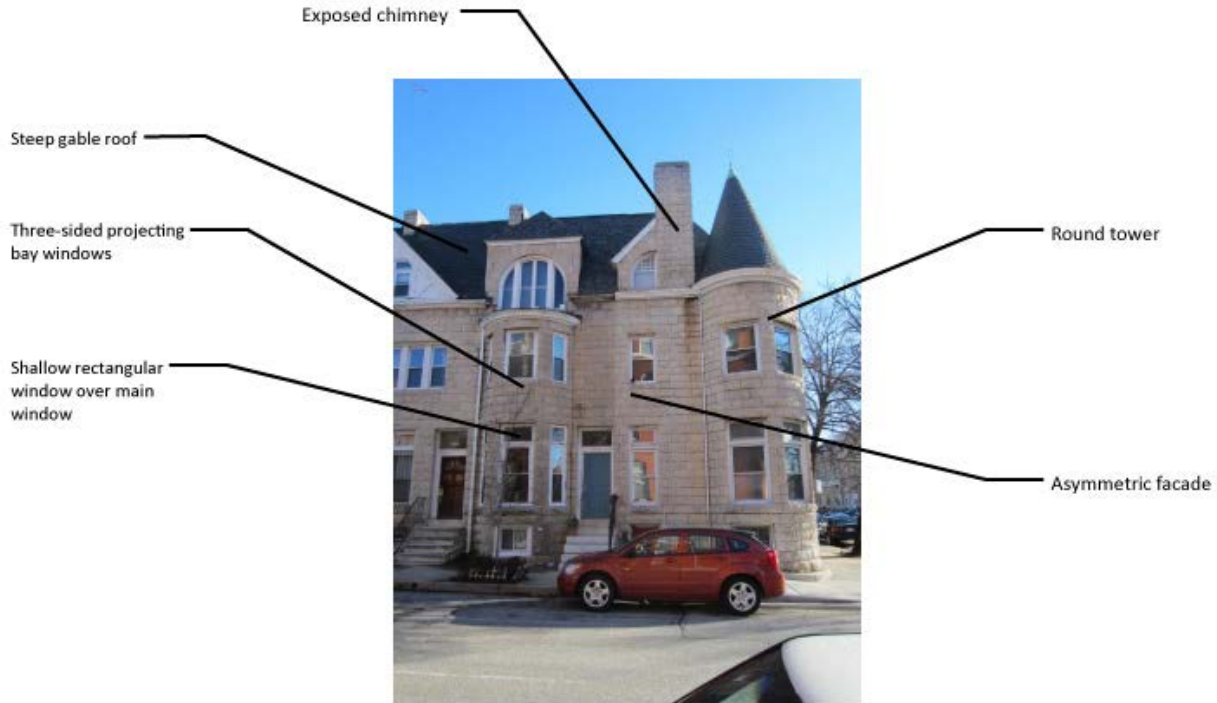
## Second Empire

Example: East Side of 2300 Block of Guildford



## Richardsonian Romanesque

Example: President's House at 2229 N. Charles Street



## Queen Anne

Example: East Side of 2300 Block of N. Calvert Street



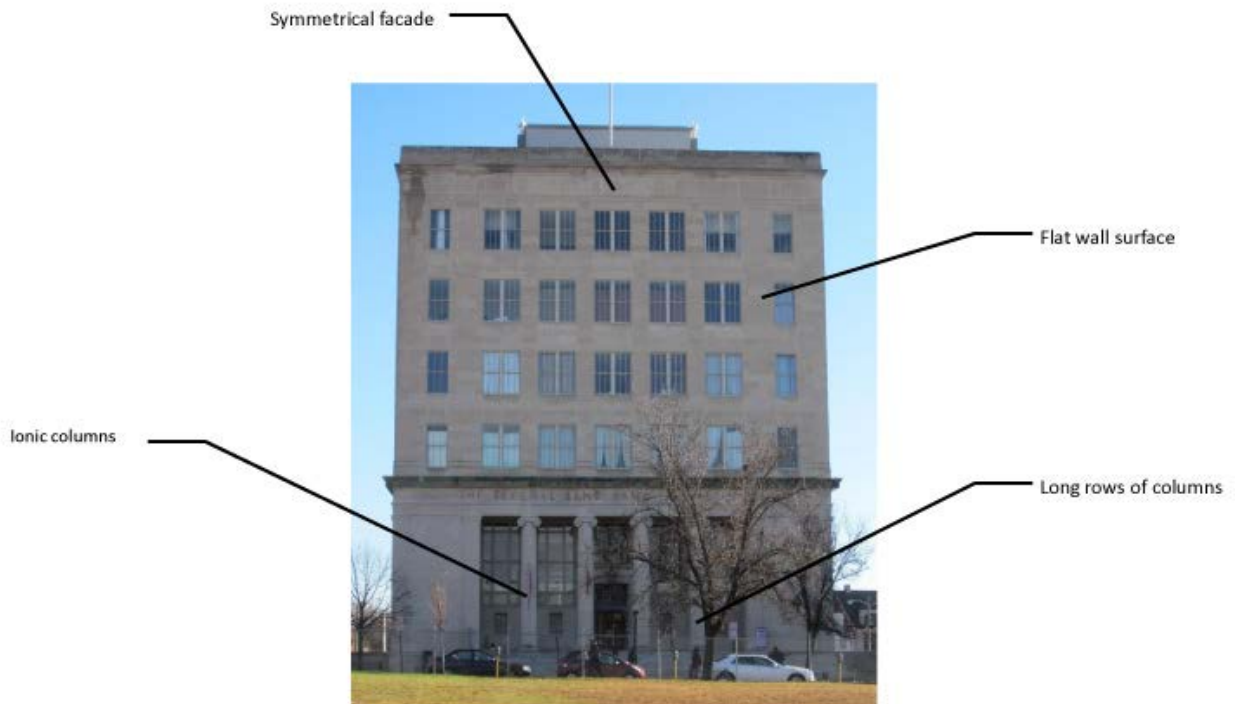
## Colonial Revival

Example: East Side of 2300 Block Guilford Avenue



## Beaux Arts

Example: Goucher House at 2313 St. Paul Street



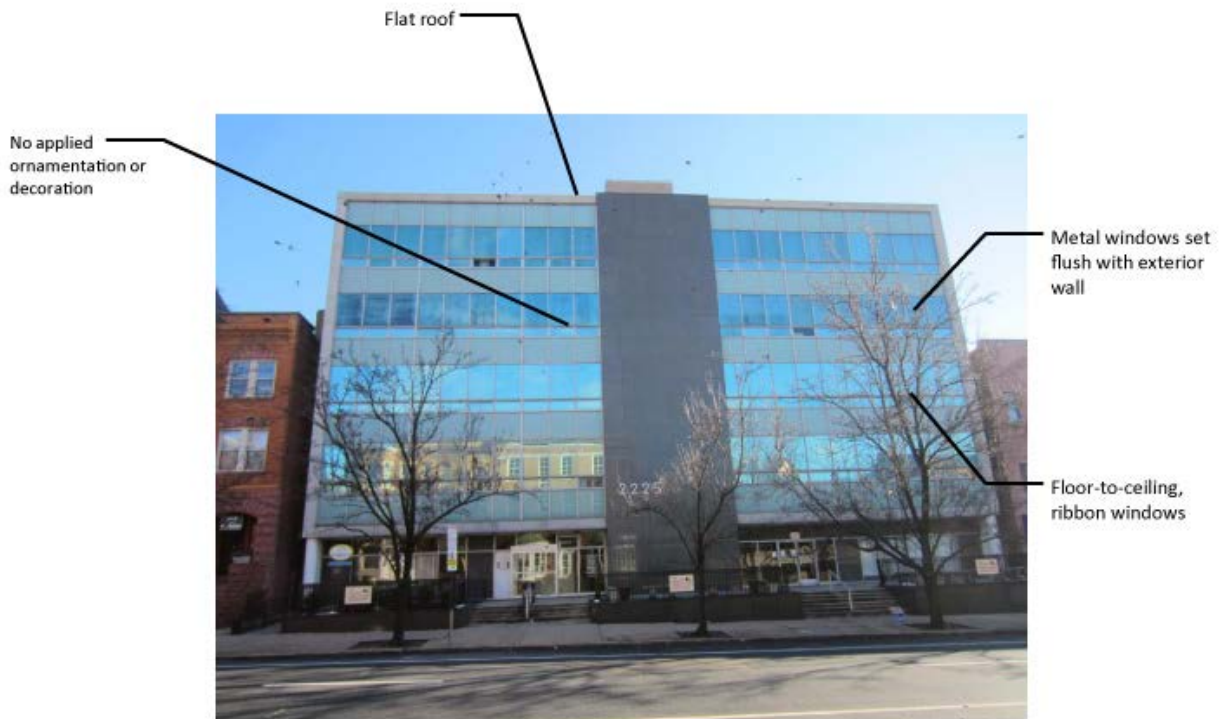
## Neo-Classical

Example: Federal Land Bank at 2315 St. Paul Street



## Art Deco

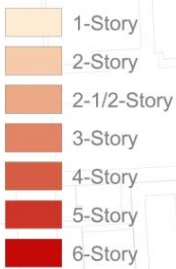
Example: Fidelity Storage Co. 2104 Maryland Avenue



## Mid-Century Modern – International

Example: 2225 N. Charles Street

# Building Heights of Existing Buildings



## Appendix D: Sources

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## Appendix E: Building Use

The building use maps on the following pages utilize the Sanborn Fire Insurance Maps for Baltimore for the years 1901, 1915, 1928 and 1953. Different colors are overlaid on the Sanborn maps to represent the uses in each building/parcel of land at the time the map was created. The maps in this appendix show an expanded view, including parts of Barclay to the east, Remington to the west, and Charles Village to the north. These areas were included in these map analyses to better understand how Old Goucher differs from the areas that surround it. The legend below should be referred to for each map. For zoomed-in versions of these maps, looking at just the Old Goucher neighborhood, refer to the Historical Analysis section of this report.

### Legend: building use maps

-  Library
-  School
-  Goucher
-  Church
-  Store
-  Mixed-Use Apartment
-  Mixed-Use Single-Family
-  Industrial
-  Auto-related
-  Social/Public Institution
-  Park
-  Office
-  Single-Family Residence
-  Multi-Family Residence
-  Apartment Residence

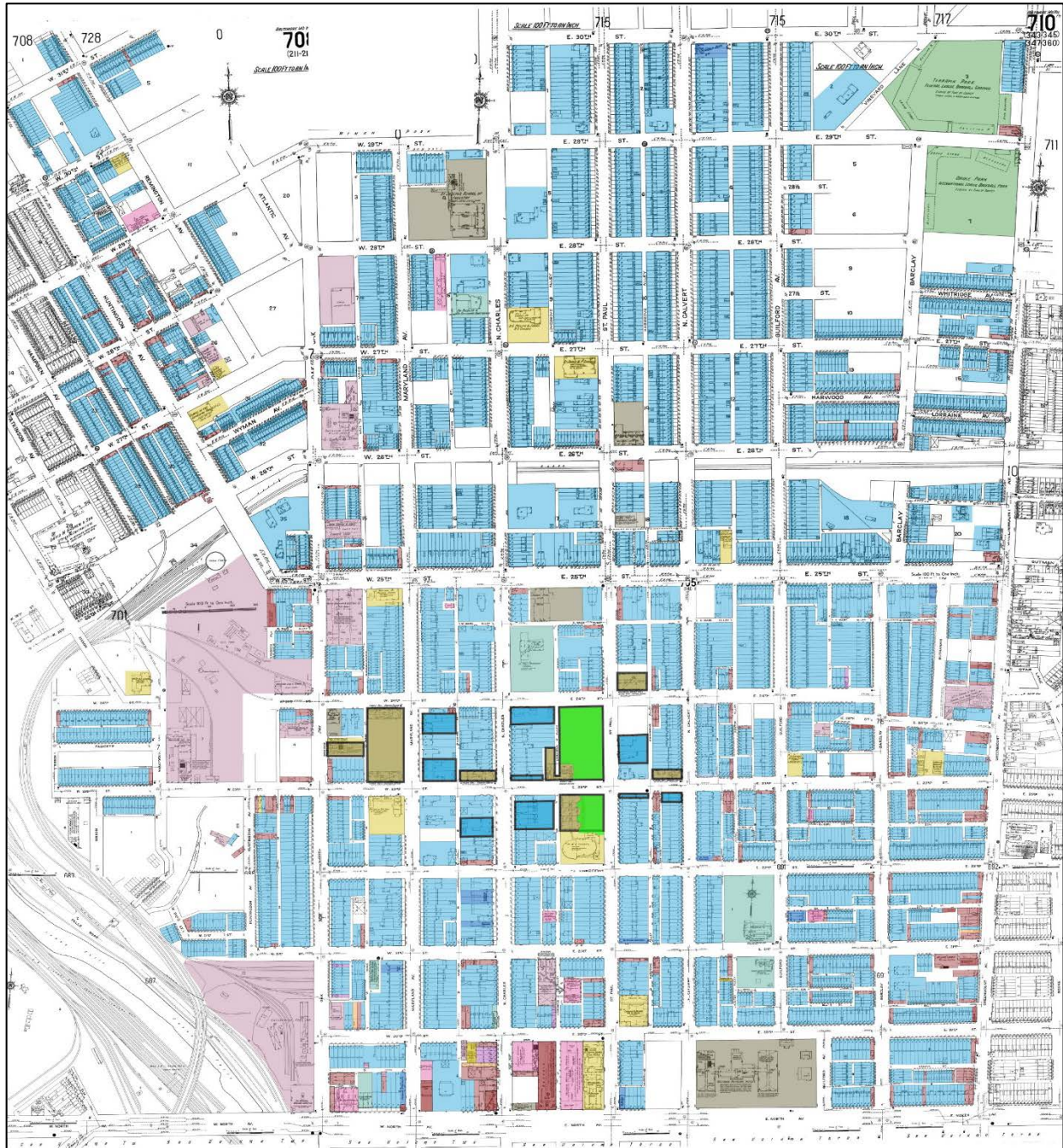
Legend to refer to for building use maps on the following pages





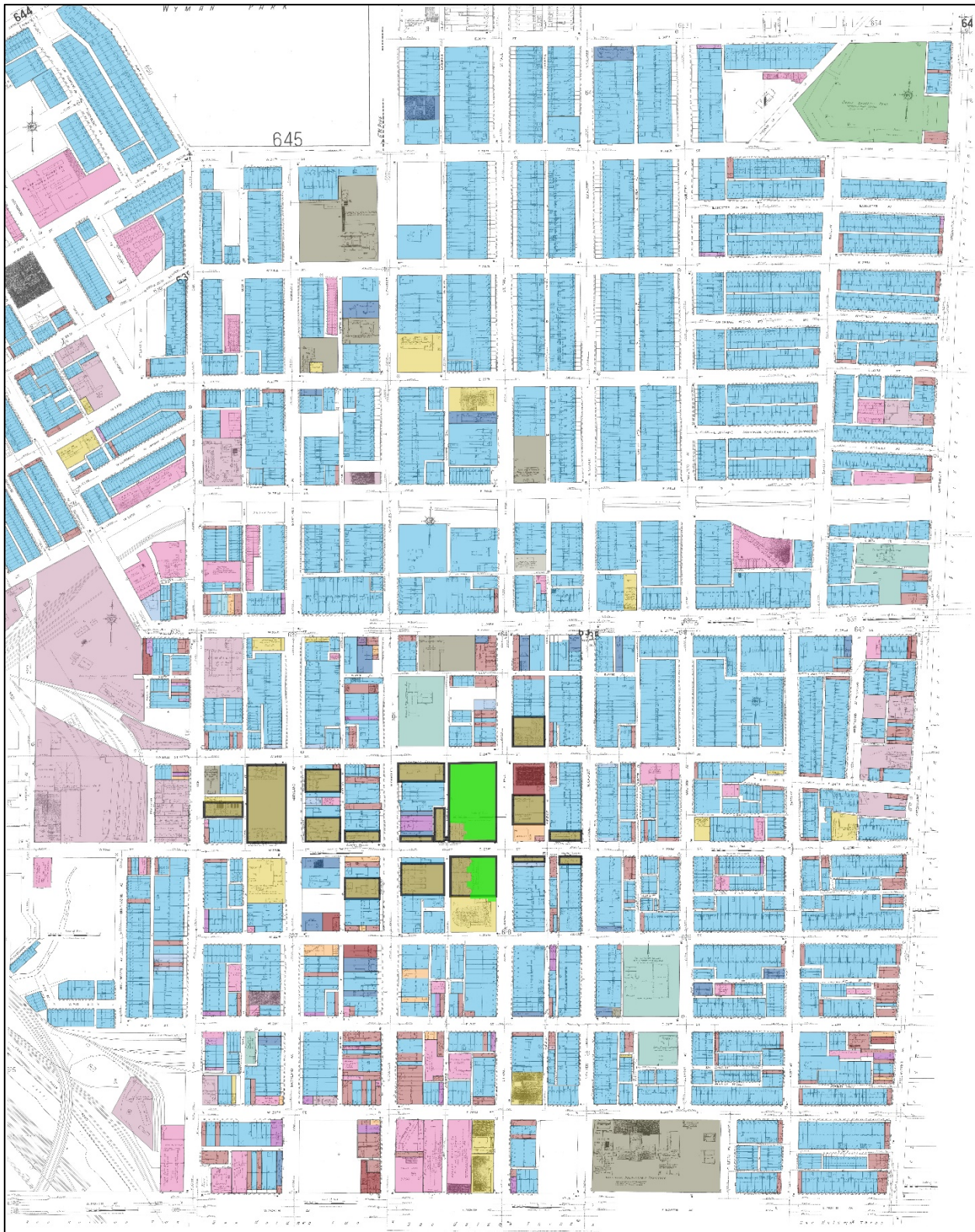
Building use in Old Goucher and surrounding neighborhoods in 1901, based on the 1901 Sanborn Fire Insurance Map of Baltimore City. Buildings highlighted in bold are either existing Goucher College buildings as indicated or future college buildings.

# 1915



Building use in Old Goucher and surrounding neighborhoods in 1915, based on the 1915 Sanborn Fire Insurance Map of Baltimore City. Buildings highlighted in bold are either existing Goucher College buildings as indicated or future college buildings.

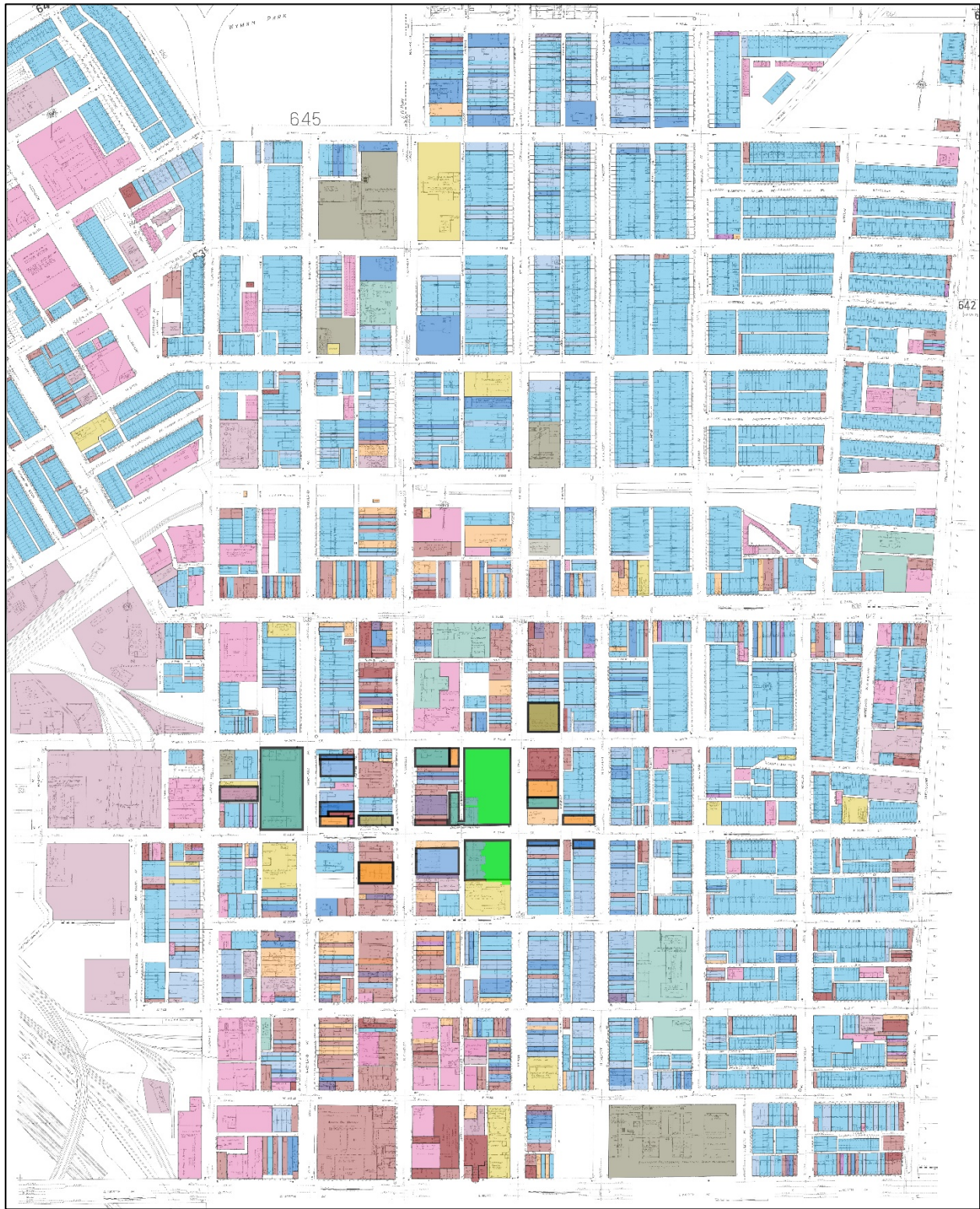
1928



BUILDING USE

Building use in Old Goucher and surrounding neighborhoods in 1928, based on the 1928 Sanborn Fire Insurance Map of Baltimore City. Buildings highlighted in bold are either existing Goucher College buildings as indicated or future college buildings.

1953



APPENDIX E

Building use in Old Goucher and surrounding neighborhoods in 1953, based on the 1953 Sanborn Fire Insurance Map of Baltimore City. Buildings highlighted in bold are either existing Goucher College buildings as indicated or future college buildings.



## Appendix F: Demographic Analysis through GIS Mapping

This appendix includes two types of maps. One set of maps was created with ArcGIS 10.1, which utilized historic US Federal Census information collected from Ancestry.com for the years. The other was created using the Social Explorer web-mapping program. Both types help to illuminate the various demographic changes that have occurred in the Old Goucher neighborhood through time. The GIS maps use census data from 1900, 1910, and 1930, and focus solely on the Old Goucher neighborhood. The Social Explorer maps range from 1940 to the present and provide a broader context to the changing population by comparing Old Goucher to the rest of North Baltimore. The maps included focus on:

- Demographic distribution
- Immigrant distribution
- Ownership status
- Number of heads of household per address
- Households with boarders
- Location of widowed women relative to the Goucher College campus
- Population density
- African American population (North Baltimore)
- Population density (North Baltimore)

## Racial Distribution

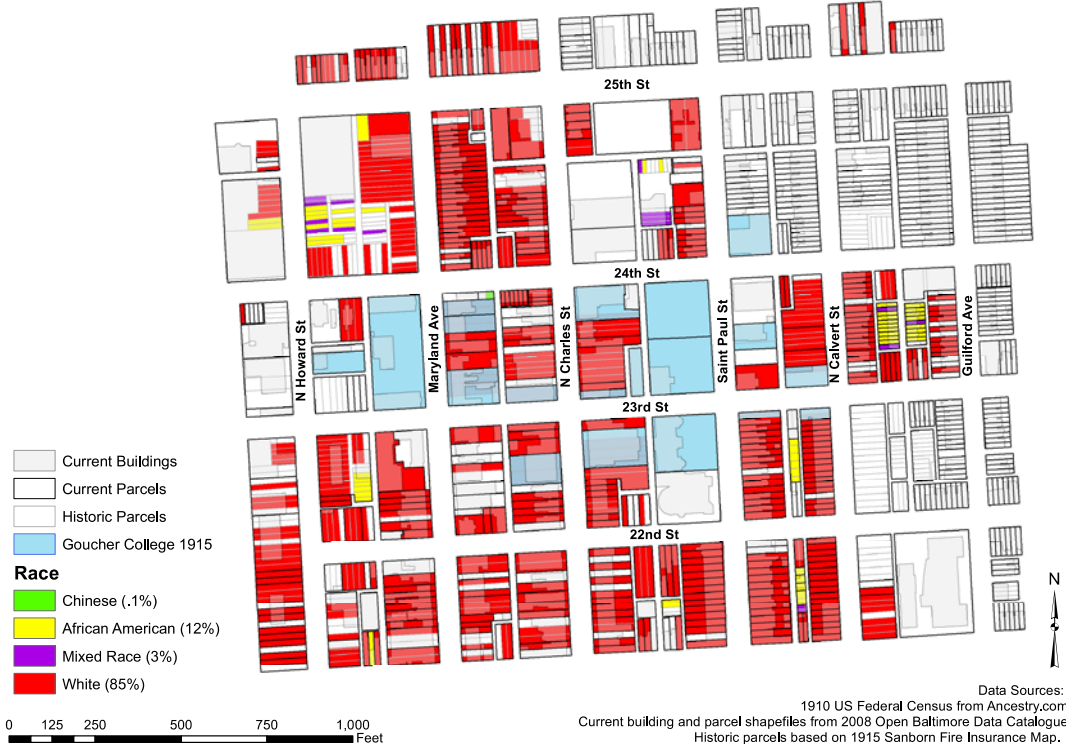
### 1900 Old Goucher Neighborhood Demographics by Head of Household

Racial Distribution

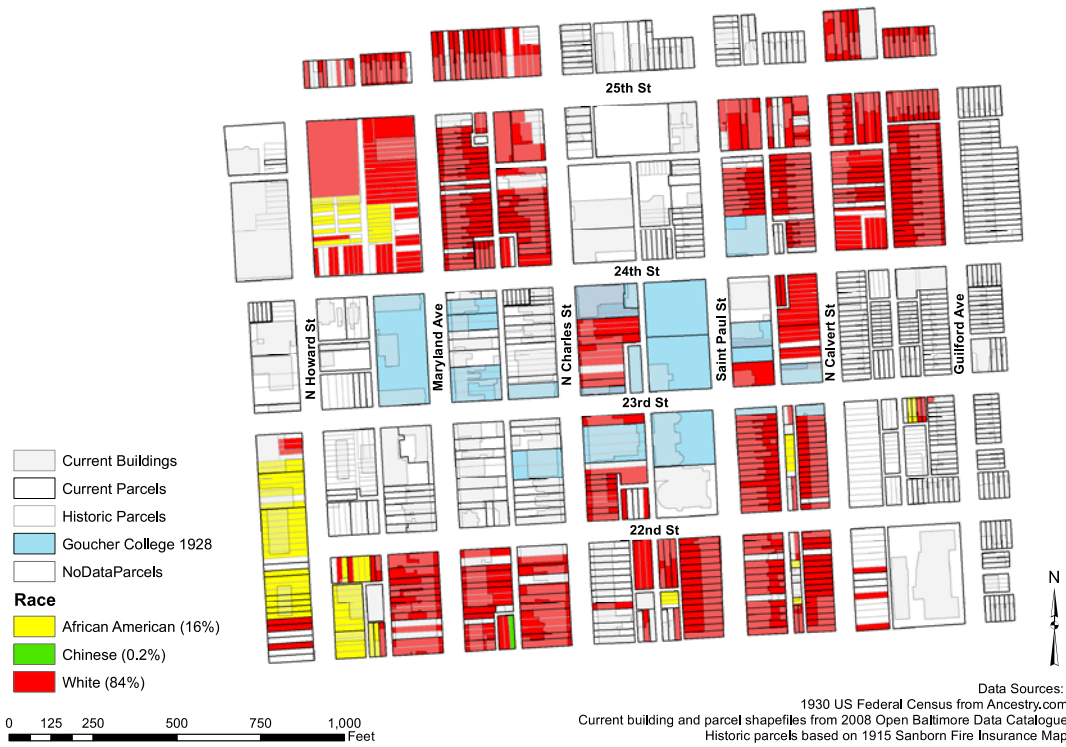


### 1910 Old Goucher Neighborhood Demographics by Head of Household

Racial Distribution

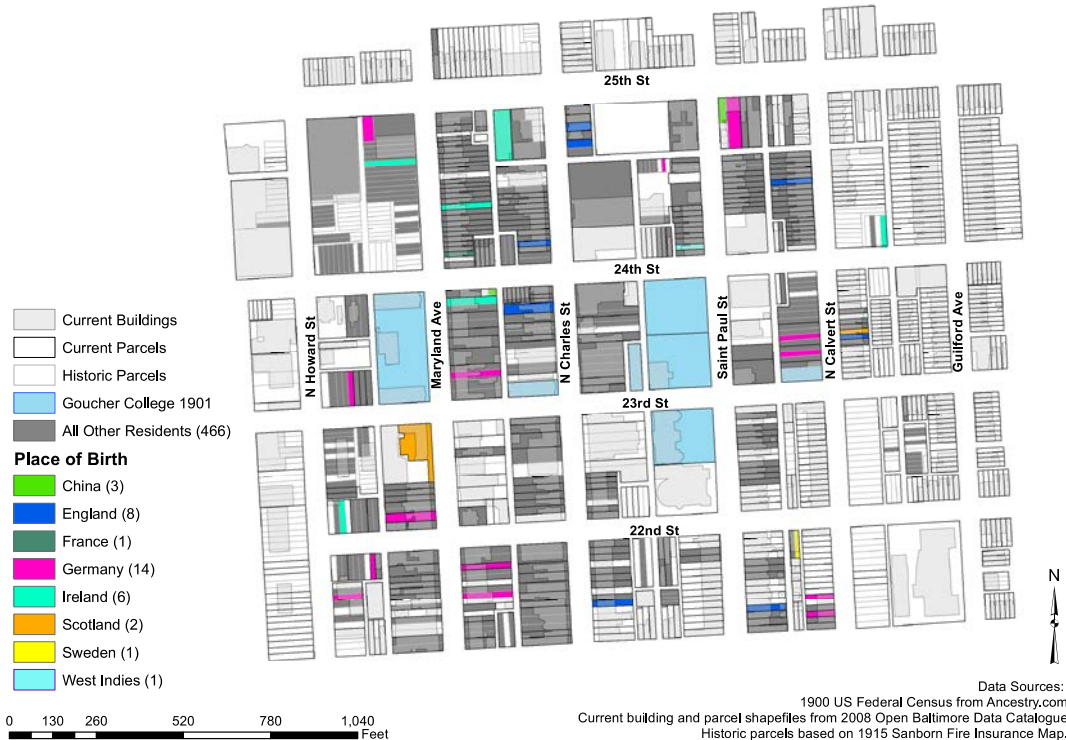


## 1930 Old Goucher Neighborhood Demographics by Head of Household Racial Distribution



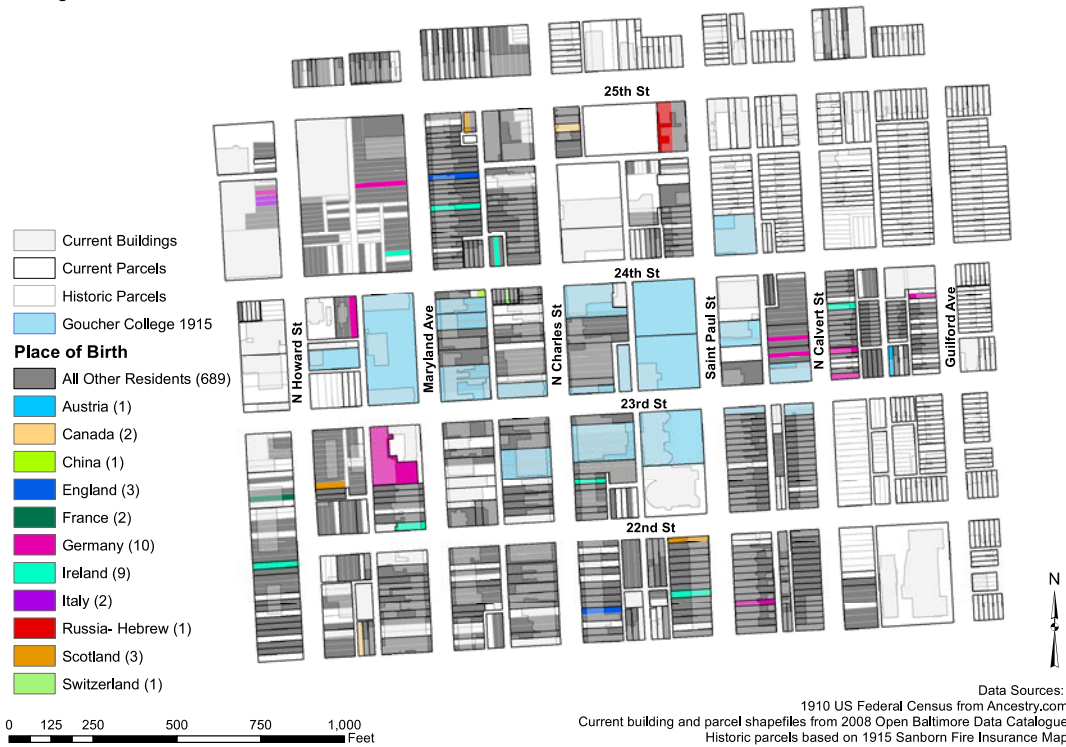
## Immigrant Distribution

### 1900 Old Goucher Neighborhood Demographics by Head of Household Immigrant Distribution

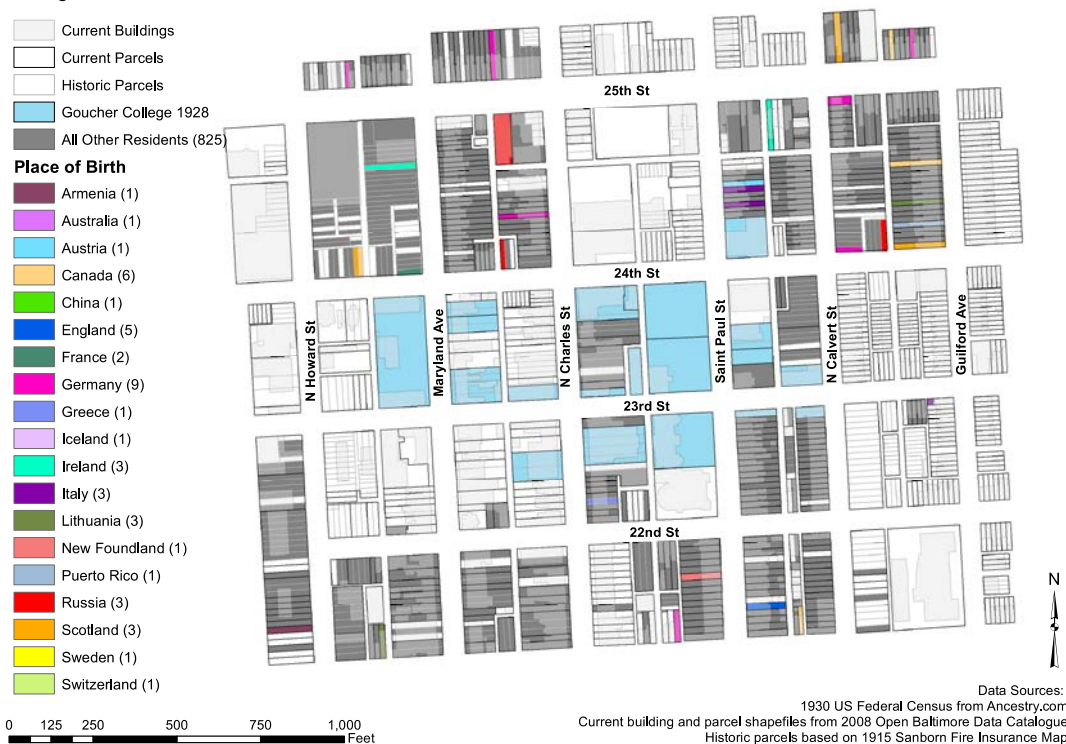




### 1910 Old Goucher Neighborhood Demographics by Head of Household Immigrant Distribution



### 1930 Old Goucher Neighborhood Demographics by Head of Household Immigrant Distribution



# Residential Ownership Distribution

## 1900 Old Goucher Neighborhood Demographics by Head of Household

Residential Ownership Distribution



## 1910 Old Goucher Neighborhood Demographics

Residential Ownership Distribution



## 1930 Old Goucher Neighborhood Demographics by Head of Household

Residential Ownership Distribution



## Number of Heads of Household per Address

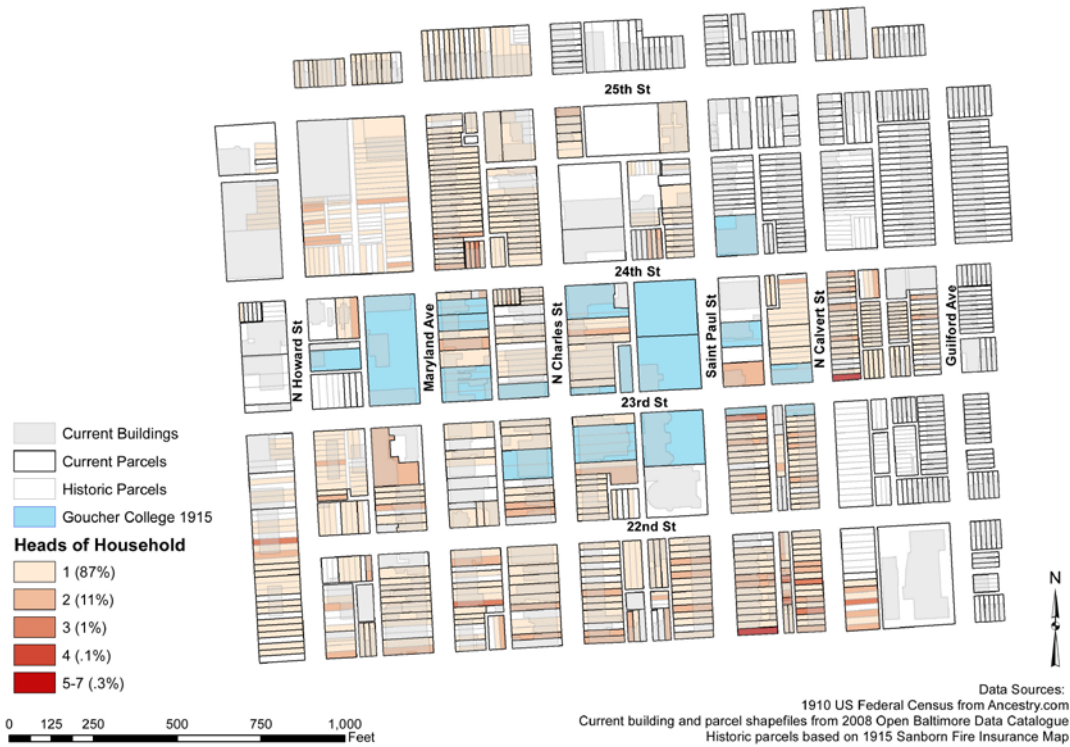
### 1900 Old Goucher Neighborhood Demographics by Head of Household

Number of Heads of Household per Address



## 1910 Old Goucher Neighborhood Demographics by Head of Household

Number of Heads of Household per Address



## 1930 Old Goucher Neighborhood Demographics by Head of Household

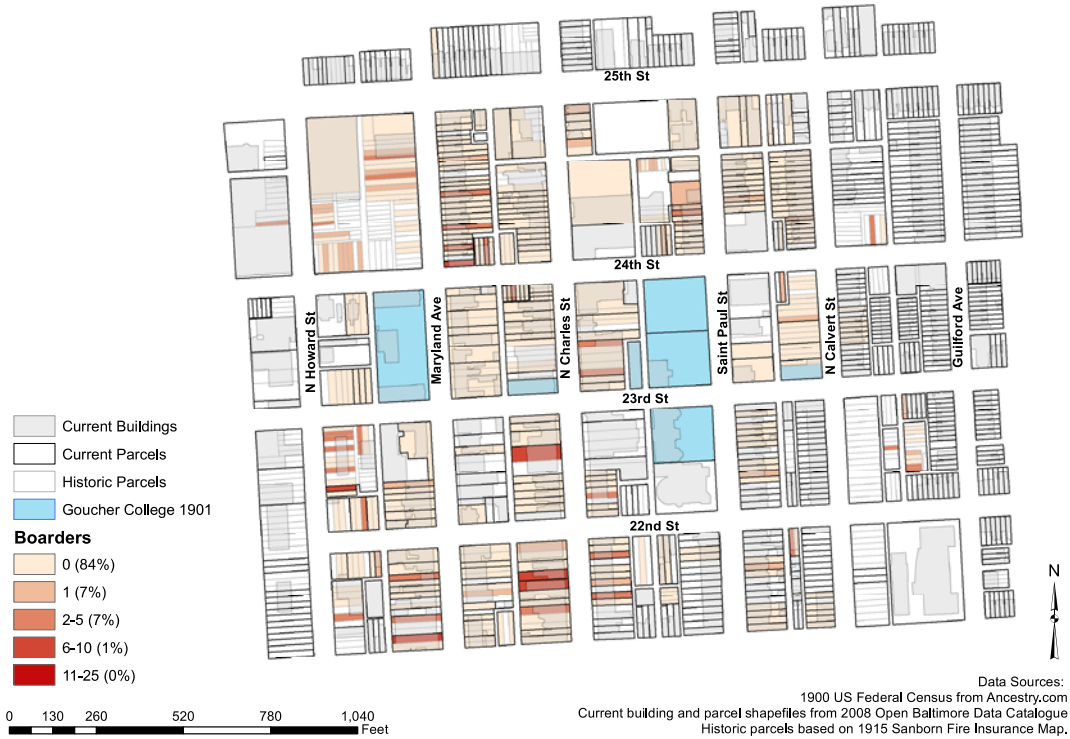
Number of Heads of Household per Address



## Households with Boarders

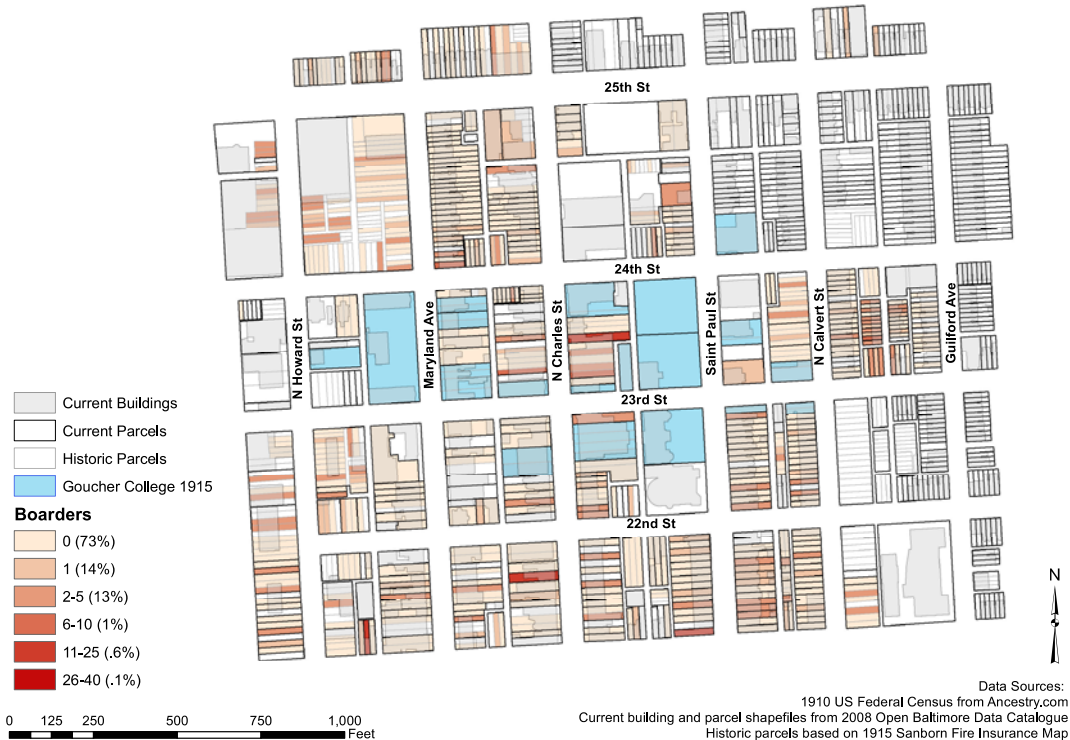
### 1900 Old Goucher Neighborhood Demographics by Head of household

Households with Boarders



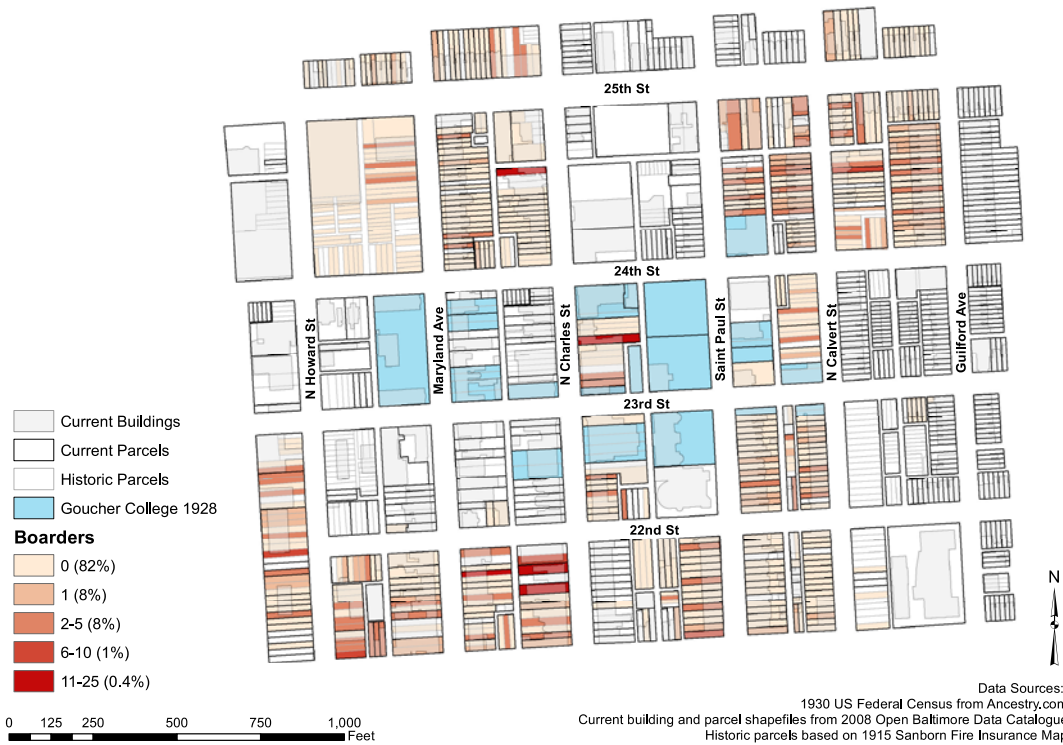
### 1910 Old Goucher Neighborhood Demographics by Head of Household

Households with Boarders



## 1930 Old Goucher Neighborhood Demographics by Head of Household

Households with Boarders



## Location of Widowed Women Relative to Goucher College Campus

### 1900 Old Goucher Neighborhood Demographics by Head of Household

Location of Widowed Women Relative to Goucher College Campus



### 1910 Old Goucher Neighborhood Demographics by Head of Household

Locations of Widowed Women Relative to Goucher College



### 1930 Old Goucher Neighborhood Demographics by Head of Household

Location of Widowed Women Relative to Goucher College Campus



# Population Density

## 1900 Old Goucher Neighborhood Demographics

Population Density



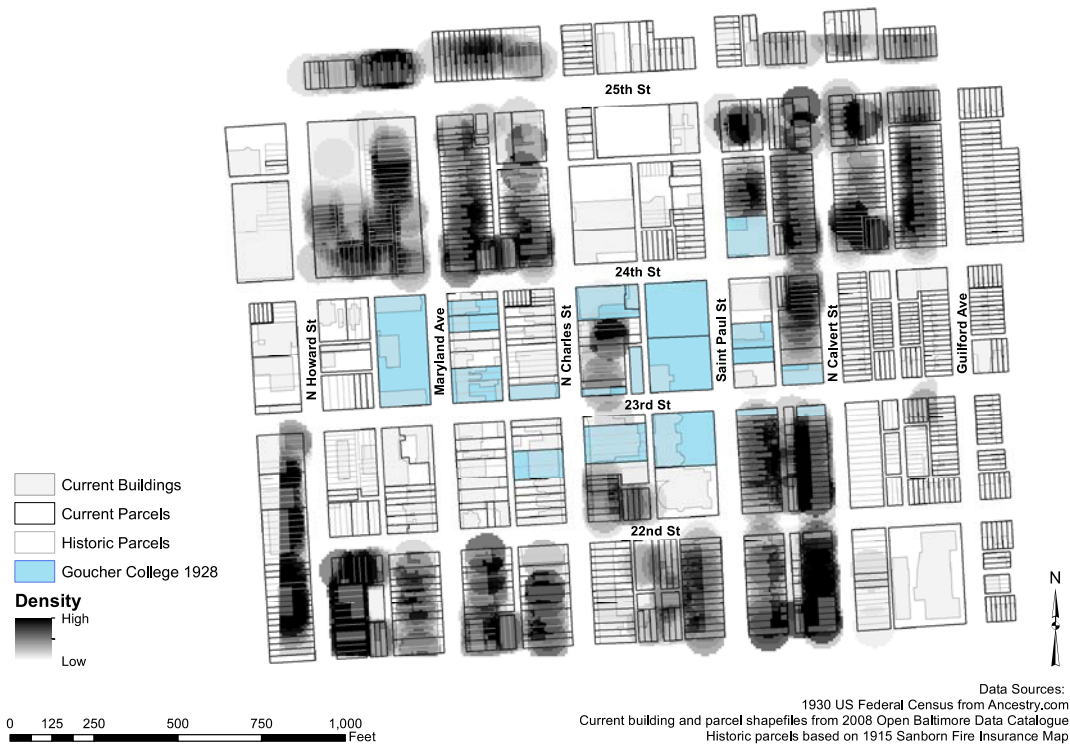
## 1910 Old Goucher Neighborhood Demographic by Head of Household

Population Density

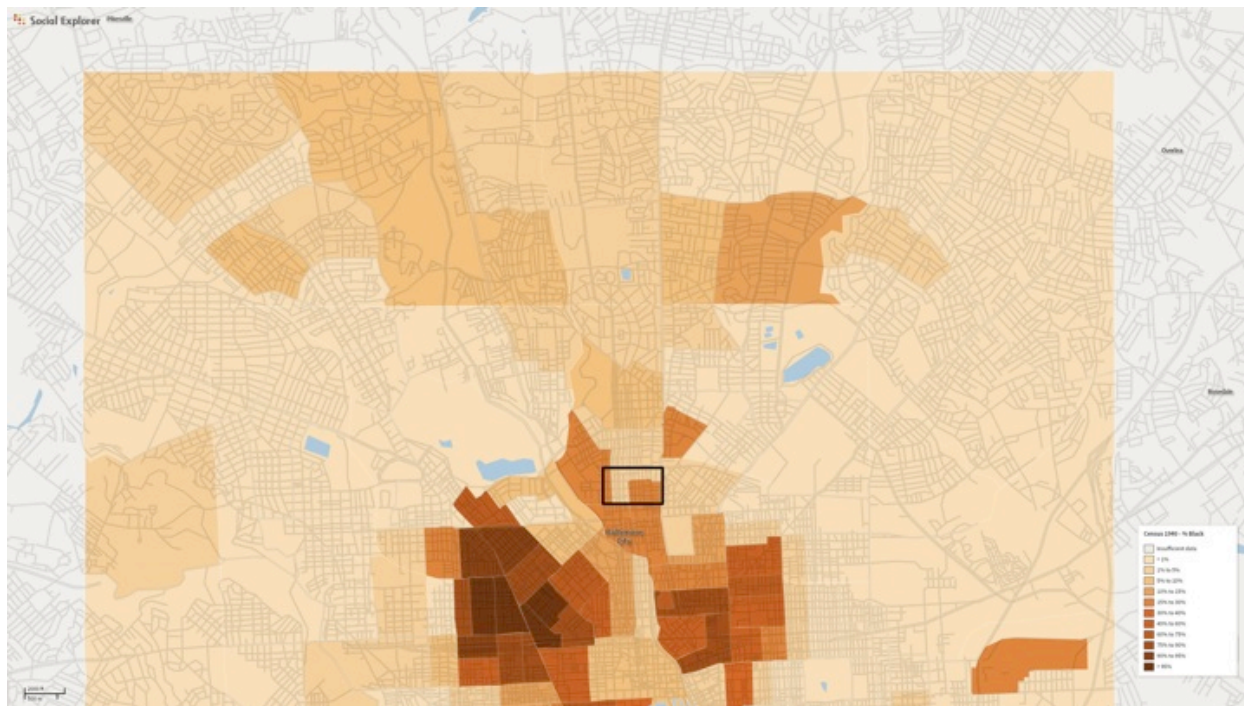




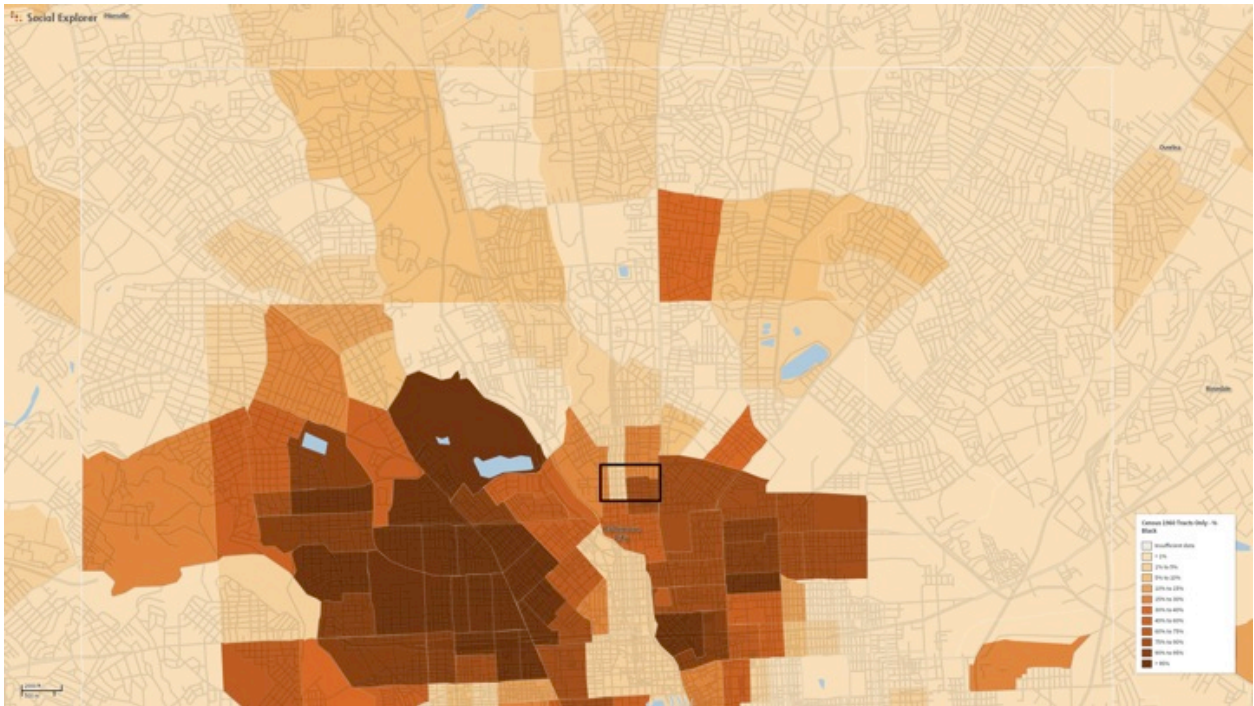
### 1930 Old Goucher Neighborhood Demographics by Head of Household Population Density



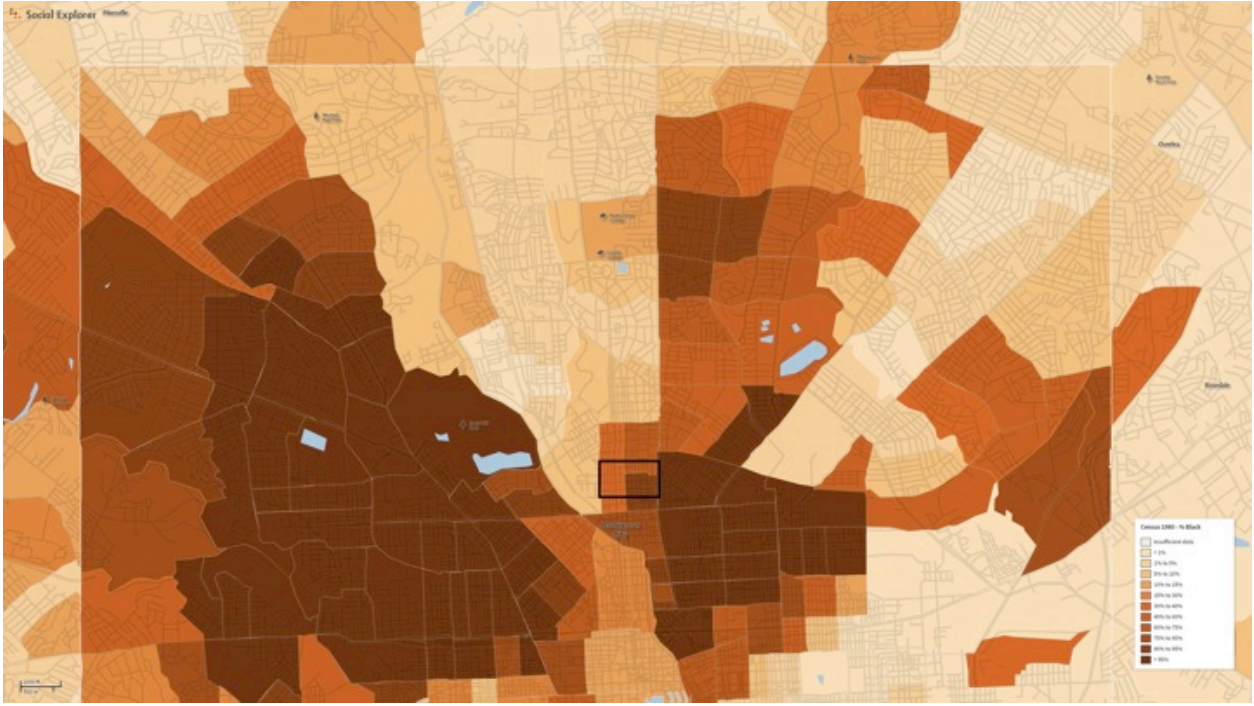
### African American Population Density (North Baltimore)



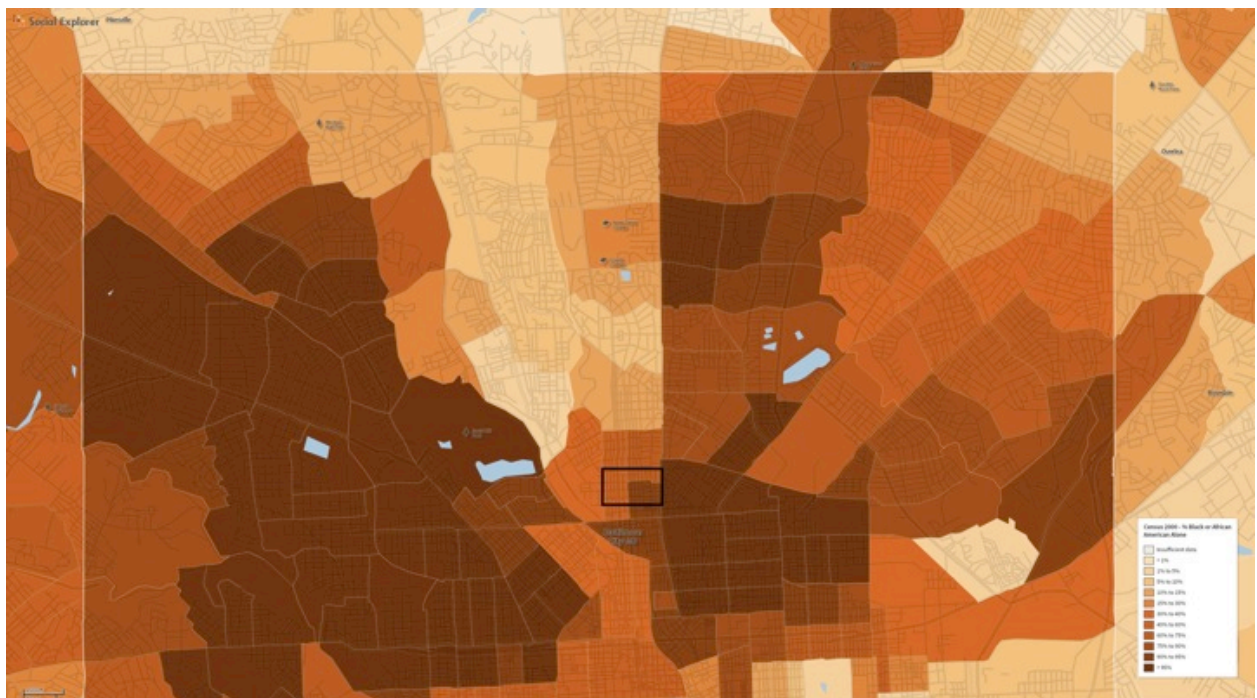
African American population in 1940 (Old Goucher neighborhood in black box).



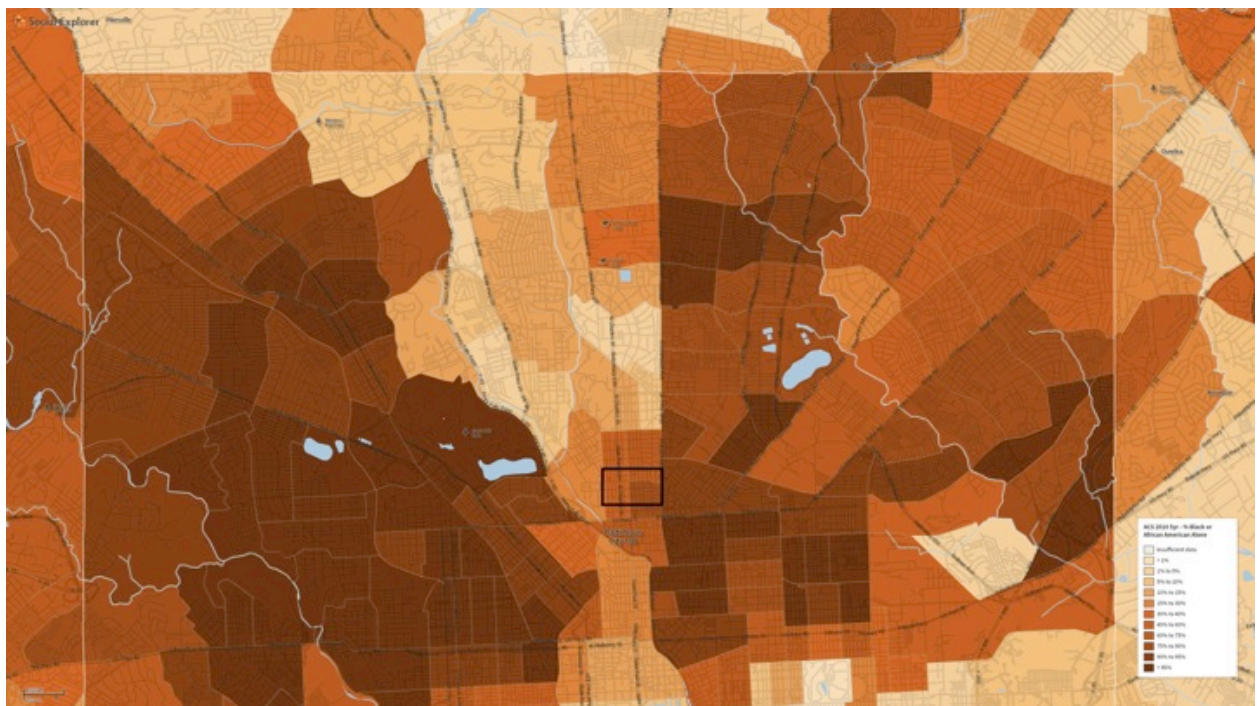
African American population in 1960 (Old Goucher neighborhood in black box).



African American population in 1980 (Old Goucher neighborhood in black box).

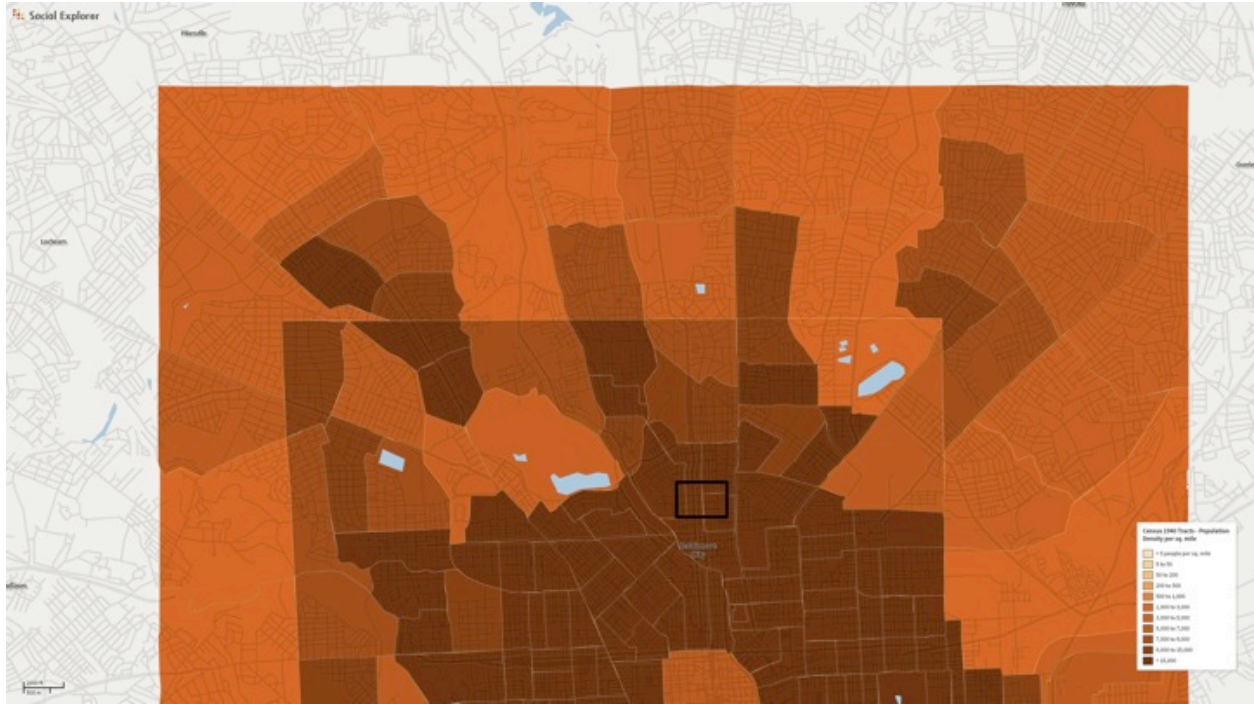


African American population in 2000 (Old Goucher neighborhood in black box).

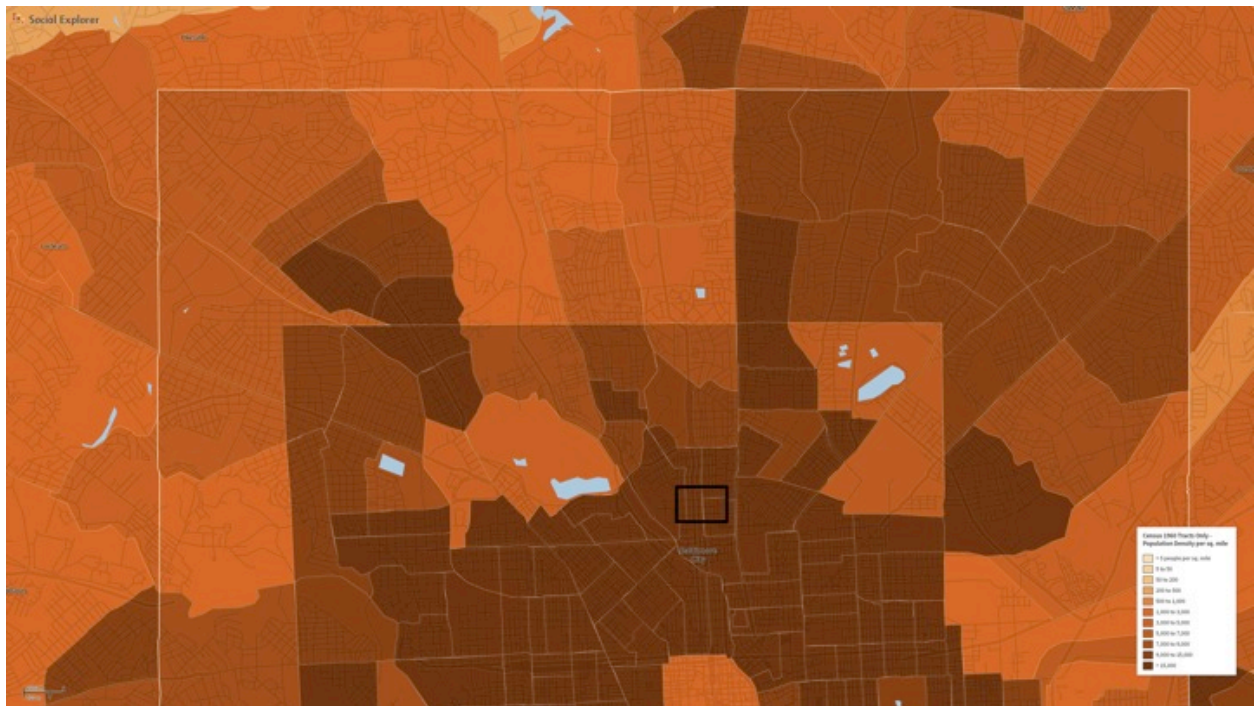


African American population in 2010 (Old Goucher neighborhood in black box).

## Total Population Density (North Baltimore)



Population density in 1940 (Old Goucher neighborhood in black box).



Population density in 1960 (Old Goucher neighborhood in black box).



Population density in 1980 (Old Goucher neighborhood in black box).



Population density in 2000 (Old Goucher neighborhood in black box).





## Appendix G: Goucher College History

### Foundation of the Women's College of Baltimore

Since the school's opening in 1888, Goucher College, formerly known as the Women's College of Baltimore, has had a pivotal influence on collegiate-status liberal arts education for women. Prior to the establishment of the Women's College of Baltimore in 1885, the first four Seven Sisters Colleges, which included Vassar (1865), Bryn Mawr (1869), Smith (1875), and Wellesley (1875), were founded in the northeastern states. The Women's College immediately defined itself by receiving federally-recognized collegiate status for its four-year baccalaureate degree program. To the north near Roland Park in what was then Baltimore County, the female Catholic colleges of Notre Dame and Mount Saint Agnes would achieve this status later in the 1890's.

Similar to the Seven Sisters' connection to the Ivy League, Goucher College took on an early brother-sister school relationship with Johns Hopkins University, whose Homewood campus was located directly to the north in the Charles Village neighborhood. Despite never being part of the Seven Sisters, Goucher College would set an equally high standard in female liberal arts education through the ground-breaking creation of a strong learning environment composed of exquisite academics, athletics, administrators, and architecture. These four components immediately and increasingly attracted incredibly bright students from all over the country to come proudly study at Goucher College.

The school's history began in 1881 when John Franklin Goucher was included in a committee within the Baltimore Conference of the Methodist Episcopal Church to consider the establishment of a seminary school. John B. Van Meter, who would become the school's first dean, took the position of chairman for the committee in 1883. The two ministers, Van Meter and Goucher, then initiated the proposal of a women's college as a modern educational alternative to the more traditional model of a religious seminary school. They were successful in convincing the Baltimore Conference of their idea and began organizing the Women's College of Baltimore in 1885, after the completion of the First Methodist Church, now known as Lovely Lane Methodist Episcopal Church. As a pastor of First Methodist, Goucher had helped the congregation move from their downtown location on Lovely Lane to their new church. He then deeded to the Conference an old cornfield on the two-thirds of an acre next to the Church to be used for the development of the proposed school. William Hersey Hopkins, who had previously served as president of St. Johns College of Annapolis, would become the first president of the Women's College of Baltimore in 1885. Hopkins felt he "was nearly crushed" by the three years of fundraising and administrative work that was necessary to open the Women's College of Baltimore in September 1888. Despite his desire to return to teaching classics, President Hopkins was essential in the foundation and organization of the school. He



continued to serve as president for the first year after the College officially opened its doors to students. That first year, tuition cost \$100, and room and board was another \$100. When adjusted to reflect inflation, \$200 in 1888 would be worth a little over \$5,000 today. The College was certainly not expensive, nor was it cheap.

Where Lovely Lane Methodist Episcopal Church had mothered the Women's College of Baltimore, so too the Catholic colleges had their associated Catholic churches. In this context, places of worship acted as institutional and philosophical urban generators by directly stimulating the development of associated higher education institutions and residential neighborhoods in what were originally the suburban areas of Baltimore City. Yet the Women's College was not so far removed from the City as Johns Hopkins to the north in Charles Village, or the Catholic colleges even further north near Roland Park that were part of Baltimore County until the City's final annexation in 1918. The College's proximity to the City and Johns Hopkins University may have influenced the expression of some unlady-like behaviors, such as dancing and playing cards, by some students in the 1890's. The result was the creation of strict rules and regulations for the campus, particularly the College Homes. Although President Goucher and Dean Van Meter did not want a finishing school, they still upheld the typical gender-role traditions of the time and certainly would not accept the school being poorly represented.

### **Becoming Goucher College**

By the beginning of the 20th century, the Women's College of Baltimore steadily increased enrollment as it gained popularity, but it continued to financially struggle with the debt of the initial campus construction and start-up costs. In fact, John Goucher was so selflessly committed to the school that he refused any salary for the 18 years of his presidency. More important than his financial sacrifices, Goucher had truly established the foundational values and tradition of educational achievement that made the College successful.

In the first decade of the 20th century, the Women's College of Baltimore became the chosen educational institution for Woodrow Wilson's daughters. Furthermore, the school was visited and addressed by former U.S. President Theodore Roosevelt in 1908. John F. Goucher had resigned his presidency the year before in order to once more resume his world travels as a scholar, art collector, educator, and missionary. His departure was solemn, but it spurred a serious discussion on changing the school's name to commemorate him and develop a stronger future identity for the institution. As another parting gift, John Goucher decided to grant the deed to his house on St. Paul Street, also designed by McKim, Mead and White, to the College. A decision was soon made, and the Women's College of Baltimore was officially renamed Goucher College after John Frederick and Mary Fischer Goucher, the school's most devoted founders, on March 5, 1910.

Not only had John F. Goucher donated a sum of well over \$1,000,000 to the Women's College, but he was integral in operating the school at the highest standard despite all costs. Equally important, although it is lesser known, John Goucher had also given land and money to establish the historically black university of Morgan State at the corner of Edmonson and Fulton Streets in the late 1870's. Later on, he would help Morgan State University move to a more suburban area in northeast Baltimore City, as was the trend of higher education institutions, in the 20th century. Goucher College would make a similar move to the suburbs much later after World War II, but it made the fullest experience of its inner city campus until then. During his lifetime, John Goucher would also establish several Christian missionary women's schools in India, China, and Japan.

During the time period between 1908 and 1910, Eugene A. Noble replaced John Goucher as president and helped the College gain independence from the Baltimore Conference of the Methodist Episcopal Church by transferring control to the Methodist Board of Education. President Noble also relinquished the College's connection with Girl's Latin after higher education-sponsored feeder schools were made illegal in 1909. Unfortunately, Noble had entered his presidency when the College was still in a large amount of debt and left the school in an even more difficult financial position. Luckily, Dean John B. Van Meter quickly stepped up as the most capable interim president. In fact, Van Meter was acting president when the trustees of the school publicly announced that the College would be closed in April 1913 if it was unable to raise another \$1,000,000. Yet in 1911, Goucher College had attracted significant national attention and recognition when the U.S. Bureau of Education's Babcock Report gave the school a Class 1 status along with only five other female colleges. Even more impressive was the fact that Goucher College was the only one of these six Class 1 institutions below the Mason-Dixon Line. The College had also gained national recognition for the use of Bennett Hall and its annex as one of the earliest physiology and hygiene departments within American female higher education. Notably, the gymnasium space included the first swimming pool of any female college and the most modern mechanical physical training equipment known as Zander machines. The College was also known for its early athletic clubs that included bowling, basketball, archery, tennis, golf, and field hockey. Such achievements depict the role of Goucher College in setting early standards for female collegiate education in the south as the Seven Sisters did in the northeast region of the United States.

According to *The Baltimore Sun*, by October 1912, Goucher College had only raised about \$375,000. Fortunately, President Van Meter and his predecessor, President William W. Guth, were able to complete the \$1,000,000 fundraising campaign in time to save the school in 1913. Professor of Physiology and Hygiene, Lillian Welsh, greatly assisted in the College's financial campaign by holding several public rallies to save the school.

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