

AREA: Cathedral Hill

MAGI NO.: 0420165440

Address: 12-14 East Franklin Street
 Current Name: Margaret J. Bennett Home

Block: 552	Lot: 25	Lot size: 60 ft. x 140 ft.
Height: 4		Materials: Brick, stone, wood
Condition: Good		Owner: M.J. Bennett Home
Use: Residential		Accessible: Yes, restricted
Designation:		Liber/Folio: RO 1958/364



Historic Name: Margaret J. Bennett Home
 Date: ca. 1830; remodeled c. 1902; addition 1907
 Architect/Builder: Charles E. Cassell & Son, arch. (1907 add.)
 Style (if appropriate):

Description: The three-bay main section of this rambling building is the original part of the structure. The Greek Revival doorway is probably the only original element remaining in the facade. It has Composite-Ionic columns in antis between marble pilasters with floral decoration, and supporting an entablature with an anthemion molding. The two first floor windows rest on the marble base and contain aluminum sash. The common bond exterior wall probably replaced the original brickmasonry during the early 20th century remodelings. All other windows are also aluminum and have gauged flat arches. Above a wide white-painted cornice, the fourth story, a 1902 addition, has three bays separated by brick pilasters with molded capitals. The windows are arched. The cornice has a wide fascia board and simple moldings. The exposed west elevation has an exterior fire escape. The western part of the lot contains a small garden with a brick and iron railing fence. Set back at the rear of the garden and adjoining the main section is a three-story brick addition with plain brick pilasters, string courses and dentils.

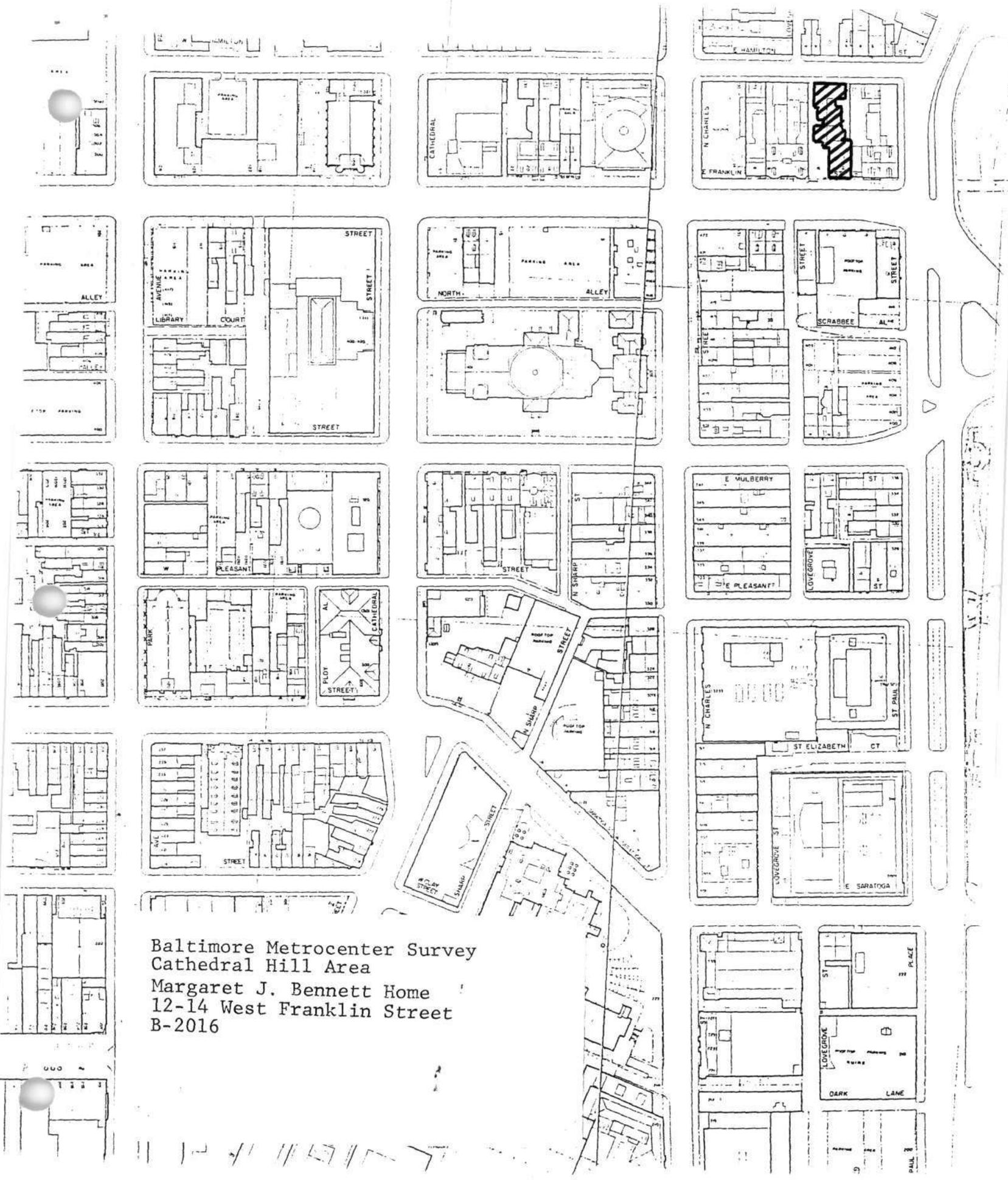
Significance:

Area: architecture; social/humanitarian Level: local

The Margaret J. Bennett Home occupies a remodeled Greek Revival rowhouse, of which the fine doorway is the most important original feature. The house was the home of the Douglas H. Gordon family from 1867 until 1902 when it was purchased by the Bennett Home. This organization was founded in 1901 with an endowment of \$150,000 from the estate of Margaret J. Bennett (See Bennett House, B-2176). The full name was the Margaret J. Bennett Home of Baltimore City for Homeless, Needy and Deserving Female Persons. The purpose as stated in the incorporation document was "...to shelter and protect homeless, needy, and deserving female persons, to furnish them with food, raiment, and lodging, to stimulate them in honest efforts to earn a livelihood, to instruct them in moral and religious truths." The addition of 1907 was an indication of the fulfillment of the Home's charter, resulting in the need for more space.

EP Md. Dept. VF; DR: 3-29-02,5-3-02,7-6-07;7-27-07.

Sources:
 Surveyor and Date: Janet Davis, May 1985



Baltimore Metrocenter Survey
 Cathedral Hill Area
 Margaret J. Bennett Home
 12-14 West Franklin Street
 B-2016



Margaret J. Bennett Home B-2016
12-14 East Franklin Street
Cathedral Hill - Metrocenter Survey
Baltimore (City), Maryland
Photo: Janet Davis
Date: July 1984
Neg. loc.: Maryland Historical Trust
South elevation.

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON

12-14 E. Franklin Street

2 LOCATION

STREET & NUMBER

12-14 E. Franklin Street

CITY, TOWN

Baltimore

___ VICINITY OF

CONGRESSIONAL DISTRICT

STATE

Maryland

COUNTY

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> ENTERTAINMENT
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> GOVERNMENT
			<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME

Margaret J. Bennett Home

Telephone #:

STREET & NUMBER

12-14 E. Franklin Street

CITY, TOWN

Baltimore

___ VICINITY OF

Maryland

STATE, zip code

21202

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Records Office, Room 601

Liber #: RO 1958

Folio #: 364
5/21/02

STREET & NUMBER

Baltimore City Courthouse

CITY, TOWN

Baltimore

STATE

Maryland 21202

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

City of Baltimore Neighborhood Survey

DATE

1975

___ FEDERAL ___ STATE ___ COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

COMMISSION FOR HISTORICAL &
ARCHITECTURAL PRESERVATION

CITY, TOWN

Room 900
26 South Calvert St.
Baltimore, Md. 21202

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This Greek Revival rowhouse with its side wing occupies 2 lots. The wing is deeply recessed from the street and fronts on a walled garden. The main house, 4 stories in height, has 3 bays on its street facade. The 4th floor appears to have been added some years after the house was built.

The basement, front steps, window sills and recessed porch are of marble. The door recess is flanked by 2 pilasters; between them in the same plane are 2 freestanding Ionic columns. Together they support an entablature and frame the opposing polished wood doors, each of which has an upper panel of glass. Seven stairs flanked by 2 marble slabs ascend to the doors. There is a cast iron spearhead fence at the sidewalk level. Under the 2 tall parlor windows are nearly square basement windows.

The windows from 1st to 3rd floors are all double hung one-over-one with splayed brick lintels. There is a wide cornice above the third floor. The third floor features 3 fully arched four-over-four double hung windows separated by 4 brick pilasters. A cornice adorns the roof line.

To the left of the house is a brick wall with a wrought iron fence on top enclosing a small garden terrace. The side of the main house has irregular fenestration. The garden wing is 3 stories tall. Its connection to the main house is articulated by a slight recess in its facade at the connecting plane. This narrow panel is punctured by two very narrow windows at the 2nd and 3rd floors. The garden facade is divided into 2 sections by paneled brick pilasters and a band course between the 2nd and 3rd floors in low relief. There is a French window centered at ground level. At the juncture between wing and main house is a one story addition which obscures part of the right pilaster. It has a four-over-four window on its street side and a door on its other side. The 2nd and 3rd floors of the wing each have 2 four-over-four double hung windows. The top of the upper panel and the cornice are ornamented with brick dentils.

CONTINUE ON SEPARATE SHEET IF NECESSARY

8 SIGNIFICANCE

PERIOD

AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

- | | | | | |
|---|--|---|---|--|
| <input type="checkbox"/> PREHISTORIC | <input type="checkbox"/> ARCHEOLOGY-PREHISTORIC | <input type="checkbox"/> COMMUNITY PLANNING | <input type="checkbox"/> LANDSCAPE ARCHITECTURE | <input type="checkbox"/> RELIGION |
| <input type="checkbox"/> 1400-1499 | <input type="checkbox"/> ARCHEOLOGY-HISTORIC | <input type="checkbox"/> CONSERVATION | <input type="checkbox"/> LAW | <input type="checkbox"/> SCIENCE |
| <input type="checkbox"/> 1500-1599 | <input type="checkbox"/> AGRICULTURE | <input type="checkbox"/> ECONOMICS | <input type="checkbox"/> LITERATURE | <input type="checkbox"/> SCULPTURE |
| <input type="checkbox"/> 1600-1699 | <input checked="" type="checkbox"/> ARCHITECTURE | <input type="checkbox"/> EDUCATION | <input type="checkbox"/> MILITARY | <input type="checkbox"/> SOCIAL/HUMANITARIAN |
| <input type="checkbox"/> 1700-1799 | <input type="checkbox"/> ART | <input type="checkbox"/> ENGINEERING | <input type="checkbox"/> MUSIC | <input type="checkbox"/> THEATER |
| <input checked="" type="checkbox"/> 1800-1899 | <input type="checkbox"/> COMMERCE | <input type="checkbox"/> EXPLORATION/SETTLEMENT | <input type="checkbox"/> PHILOSOPHY | <input type="checkbox"/> TRANSPORTATION |
| <input type="checkbox"/> 1900- | <input type="checkbox"/> COMMUNICATIONS | <input type="checkbox"/> INDUSTRY | <input type="checkbox"/> POLITICS/GOVERNMENT | <input type="checkbox"/> OTHER (SPECIFY) |
| | | <input type="checkbox"/> INVENTION | | |

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

See 10 E. Franklin Street

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

VERBAL BOUNDARY DESCRIPTION

60'3" by 140'

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE COUNTY

STATE COUNTY

11 FORM PREPARED BY

NAME / TITLE

Marsha Rozansky, Planning Assistant

ORGANIZATION

The Commission for Historical and Architectural Preservation

DATE

STREET & NUMBER

26 S. Calvert Street, Room 900

TELEPHONE

396-4866

CITY OR TOWN

Baltimore

STATE

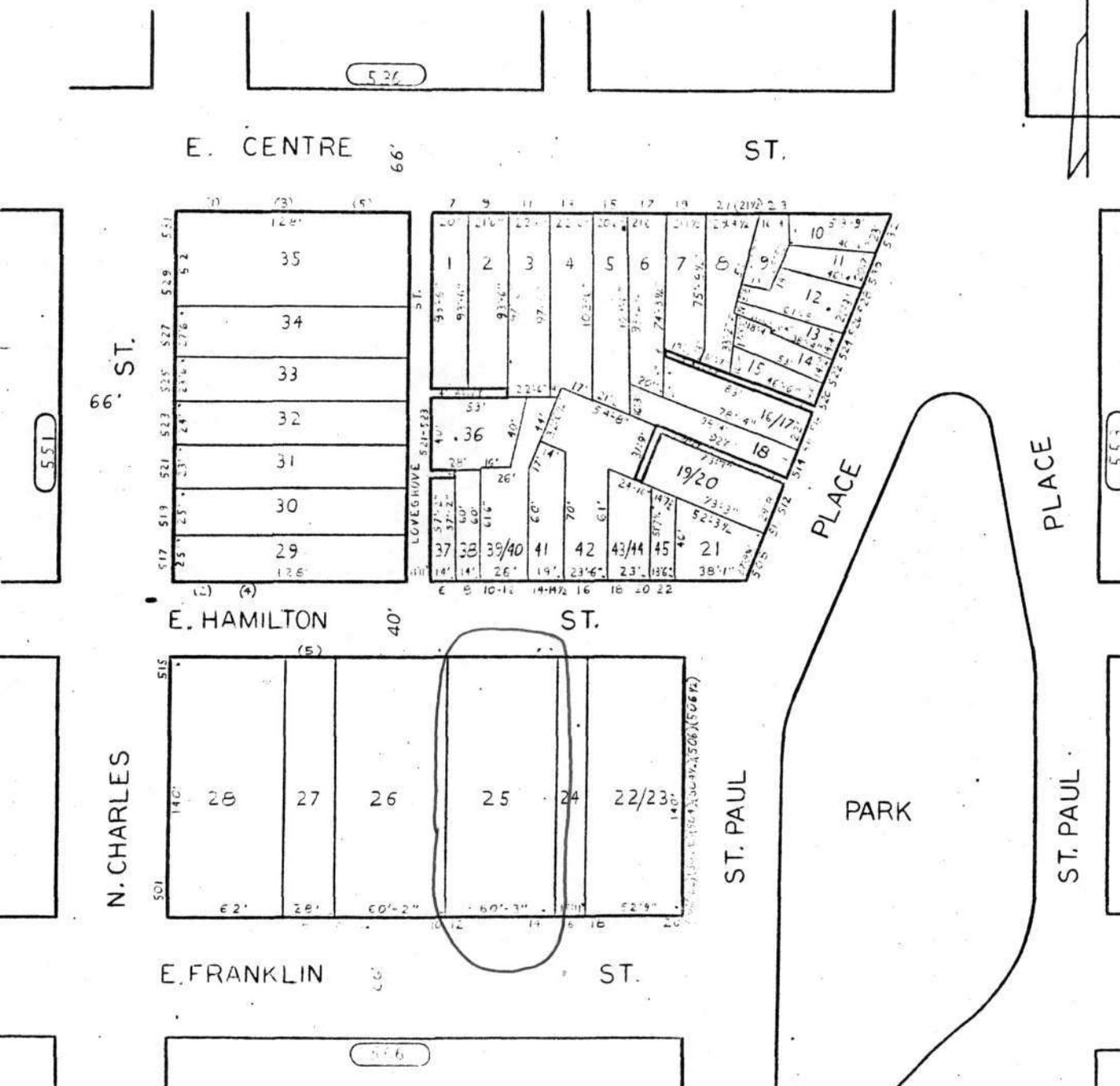
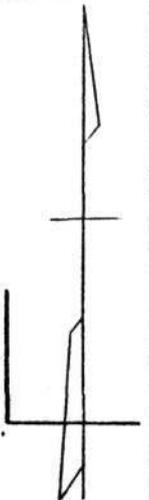
Maryland 21202

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

REVISIONS



TRACED BY *Joe Check*
LETTERED BY *Joe Check*
CHECKED BY

NOTICE

THIS IS A REAL PROPERTY PLAT AS PROVIDED FOR UNDER ARTICLE 26B OF THE CITY CHARTER. IT IS COMPILED FROM TITLE AND OTHER SOURCES AND IS NOT AN AUTHENTIC SURVEY.

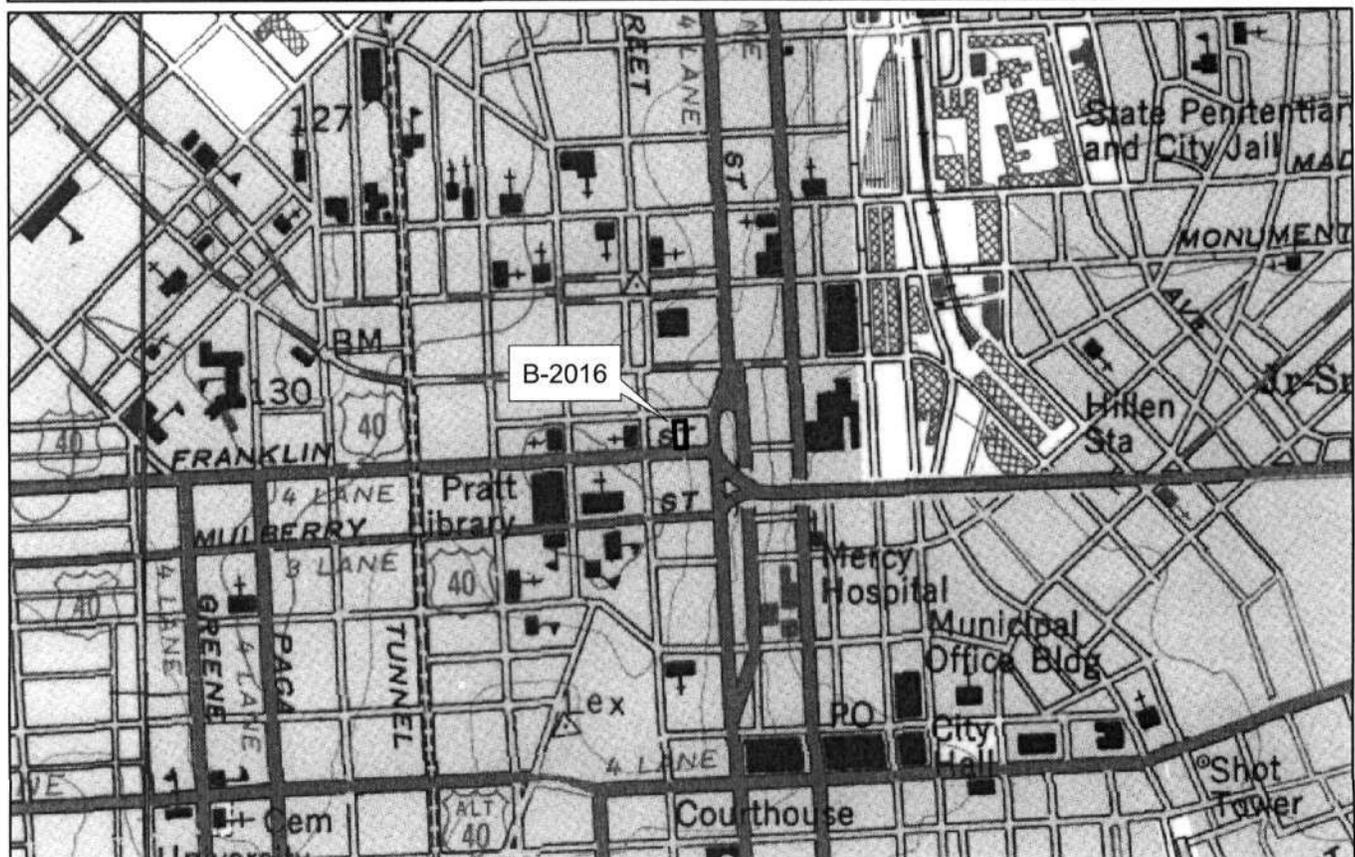
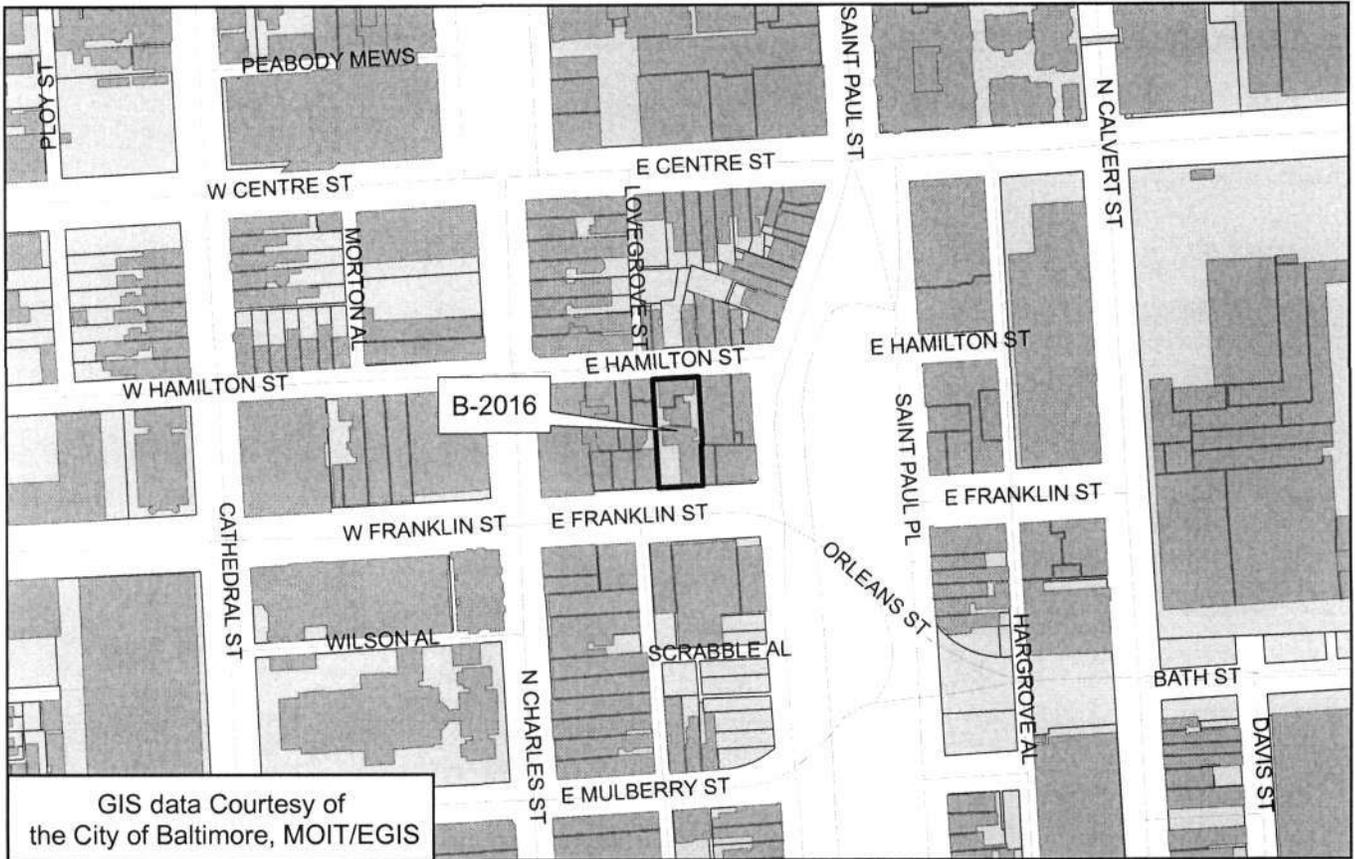
CITY OF BALTIMORE
DEPARTMENT OF PUBLIC WORKS

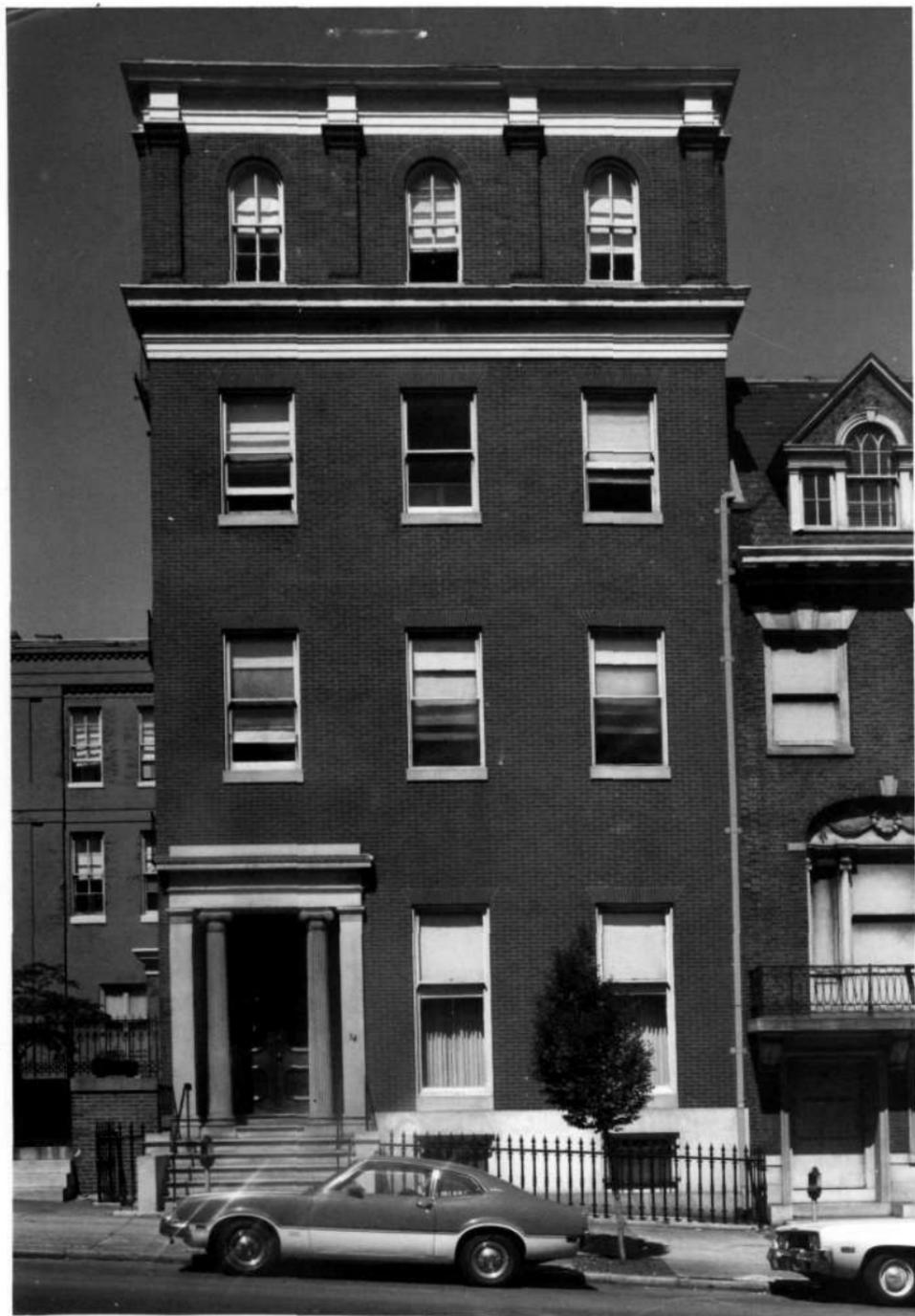
PROPERTY LOCATION DIVISION

WARD II SECTION II
BLOCK 552

SCALE 1" = 50' DATE 8/17

B-2016
Margaret J. Bennett Home
12-14 E. Franklin Street
Block 0552 Lot 025
Baltimore City
Baltimore East Quad





12/4 E. Franklin

5-2016

BK 5521.25
Neg. 7