

Baltimore City Landmark Designation

Commission For Historical And Architectural Preservation



The Kernan Entertainment Complex and Hotel Building
Photo: MdHS

Hotel Building
300 West Franklin Street

March 10, 2009

Hotel - 300 West Franklin Street

Reconstructed in 1857, this Italianate block building is a fine example of period commercial architecture in the Market Center area. The square structure is five bays wide and five bays deep, and four stories tall. The conjoined structures are three stories with a gabled roof with dormers. Dormers and a gable roof indicate that the structures were built prior to 1850, possibly as early as 1830. These structures are some of the last remaining significant examples of commercial architecture on this block.

While the first floor has been altered by later commercial use, the upper stories show the very popular early Victorian design aesthetic of a block type structure capped with a projecting ornamental cornice. The brick surface of the structure is treated with stucco coating that has been scored to resemble stone construction. The original structure on the lot was very similar to the gabled roof two-story structures that adjoin it today and the ghost line of an adjoining gabled roof structure can be seen on the west wall.

In 1857 an article appeared in *The Baltimore Sun* outlining the long time owner, Daniel McCoy's recent renovations and improvements to the building.

"Hotel Improvements – The old Hotel at the corner of Howard and Franklin Sts., formally known as the Golden Horse, has been entirely remodeled and rebuilt by its present owner and proprietor Mr. Daniel McCoy and now presents every appearance of comfort and convenience. It has been raised two stories, making it four in all, and the exterior painted to resemble brown stone. It has also been enlarged so as to present a front of 121 feet on Howard and 45 on Franklin St. – The interior of the building has also been entirely remodeled, and throughout so fitted up as to present a neat and comfortable appearance. The first floor contains a handsomely fitted up bar room, reading room, hotel office, a spacious dining room and kitchen. On the second floor there are two parlors and twenty-four lodging apartments, many of which are fine family chambers. The third and fourth floors are also divided in convenient chambers, the whole of which are neatly fitted up and furnished. With these improvements the title has also been changed, and it is now the *Franklin Hotel*." - *The Sun*, January 13, 1857

In the late 1830's Daniel McCoy moved his feed store business "Golden Horse" from the 100 block of Howard Street (now the 400 block of Howard Street) to the structure at the corner of Howard and Franklin Streets and opened it again as the "Golden Horse Tavern." The archives of *The Sun* mention cattle and horse auctions taking place at McCoy's "Golden Horse Stables" which were located across the street. In 1847 Mr. McCoy is listed as a "tavern keeper" in the Baltimore City Directory, and the "proprietor of the Golden Horse Tavern" in 1856. Presumably, the "Golden Horse Tavern" always served as a lodging house in addition to the stable and feed services. The addition and renovation in 1857 was probably done to meet the demands of a quickly growing urban area, and a more civilized clientele. Several other hotels had appeared on the Howard Street corridor at time, most catering a more upscale and refined client. The new name of "Franklin Hotel," would also serve as a fresh face to the business.

Around 1870 the hotel is purchased and renamed by Mr. William Delphey "Delphey House (Hotel)". Mr. Delphey and his brother George Delphey began in the livery stable business and eventually became some of the best known hotel proprietors in the City of Baltimore. The first stable they owned in Baltimore was

the Golden Horse Stables, the stables once associated with the Hotel (the stables were apparently sold off at some point). Before taking control of the "Franklin Hotel" the Delphey brothers were associated with the "Swan Hotel" at Franklin and Eutaw Streets, the "Pennsylvania House" at Franklin and Green Streets, the "St. Louis" at Howard and Mulberry Streets and the "Saratoga Hotel" at Saratoga and Howard Streets.

By 1898 the Hotel had again transferred hands to a Mr. Frank Tierney and was renamed the Academy Hotel, after the Academy of Music which opened on the same block in 1868. The Academy of Music was later torn down and replaced with the Stanley Theater (now an empty lot) but the name Academy Hotel remained. As the hotel aged into the 20th century archives show evidence of the decline of the business, instances of suicides, and illegal alcohol sales were reported. In about the 1920's the name was changed to the "New Academy Hotel" and by the 1950's records show only restaurants occupying the first floor of the 4 story structure.

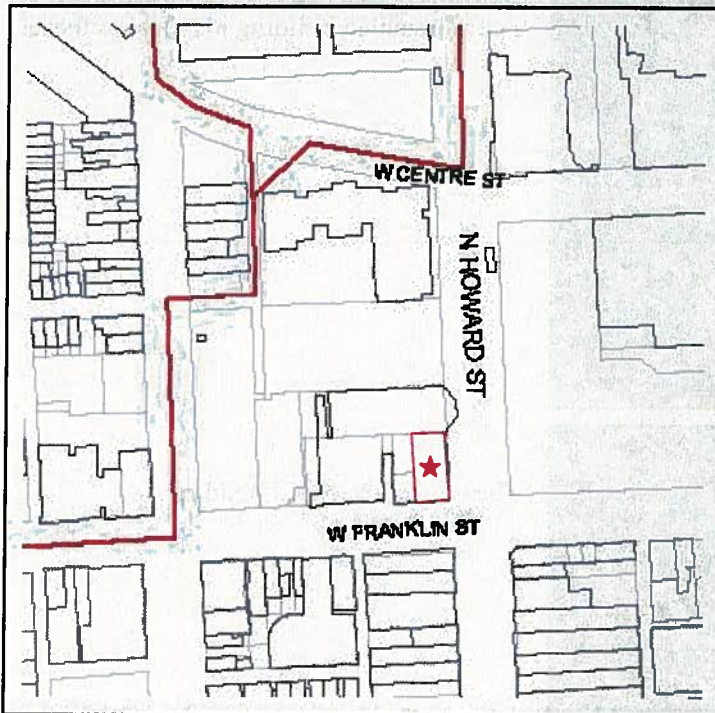
The Academy Hotel building meets CHAP Landmark Criteria

1. dates from a particular period having a significant character, interest, or value, as part of the development, heritage, or culture of the City of Baltimore; or
4. is significant of the architectural period in which it was built and has distinguishing characteristics of an architectural style, method of construction, or engineering, or is the notable work of a master builder, designer, engineer, artist, or architect whose individual genius influenced his age; or
5. Contributes information of historical, cultural, or social importance relating to the heritage of the community; or

Arial Photo and Map

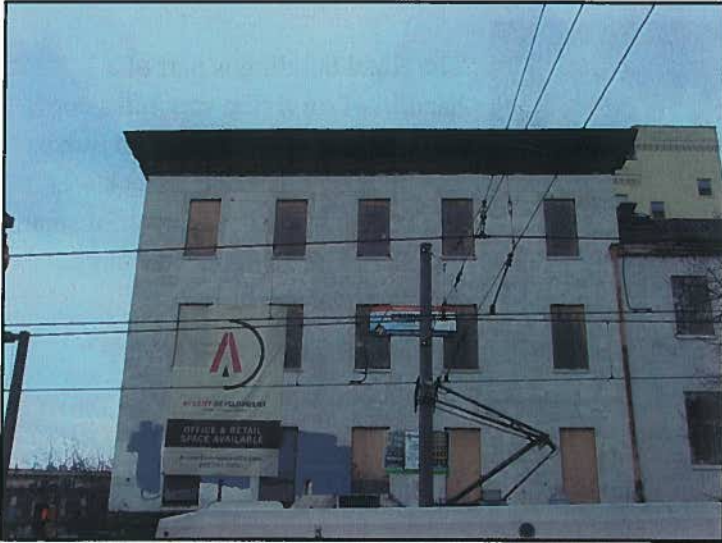


The Hotel building is part of a handful of surviving structures north of Franklin Street on Howard Street, now the 500 block. This block was once home to a large number of small businesses, restaurants, and club houses and theaters.



The 500 Block of Howard Street.

Current Conditions



The Howard Street façade of the Hotel building.



The gabled roof section on Howard Street. The now Italianate structure was probably a corner gabled building identical to these.



The rear of the Hotel building.

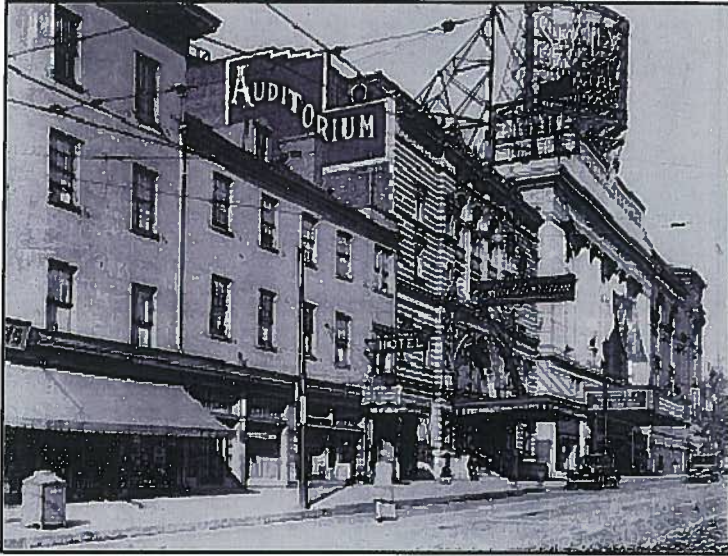


This side view of the Hotel building still has the painted sign advertising the New Academy Hotel. Also seen is the ghost of the former roofline of the structure and its former neighbor.



The current view of the Franklin Street façade.

Historical Photos



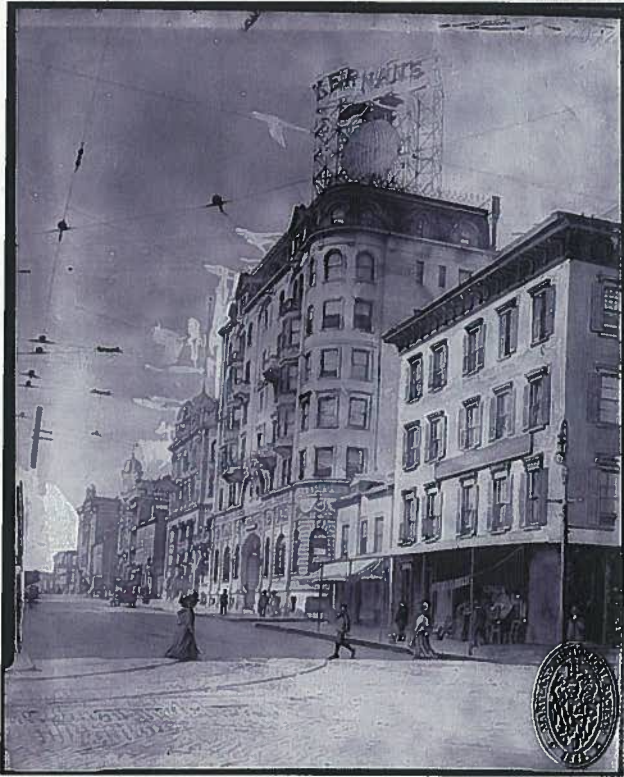
In this 1927 photo, the Hotel's former first floor can be seen, and the window style used.



This cropped and enlarged photo shows the former gabled roof structure next to the Hotel building



This photo shows the block after the completion of the Kernan complex, but not before the demolition of the Academy of Music (demo. 1920's).



A view down Franklin Street after the construction of the Kernan complex.

A few lines of text are visible at the top left, but they are extremely faint and illegible.

