

REVIEW SHEET

Historic Preservation Certification Application—Significance

Property: 203 EAST MT. ROYAL AVE., BALTIMORE, MD. Project No.: \_\_\_\_\_

Historic District: MT. VERNON  
4-30-87 date initial application received by State \_\_\_\_\_ date(s) additional information requested by State  
4-30-87 date complete information received by State \_\_\_\_\_  
\_\_\_\_\_ date of this transmittal to NPS \_\_\_\_\_  
Inspection of property by State staff?  no  yes date(s): 2-2-87

There is adequate documentation enclosed to evaluate the historic character and integrity of this property.  
 There is insufficient documentation to evaluate the property adequately. The application is missing the following items:

Reasonable efforts have been made to obtain this information. Copies of the information requests are enclosed.

NUMBER <b>1</b>	This property involves:
<input type="checkbox"/>	Extensive loss of historic fabric
<input type="checkbox"/>	Substantial alterations over time
<input checked="" type="checkbox"/>	Preliminary determination of listing
<input checked="" type="checkbox"/>	for district
<input type="checkbox"/>	for individual property
<input type="checkbox"/>	Significance less than 50 years old
<input type="checkbox"/>	Obscured or covered elevation(s)
<input type="checkbox"/>	Moved property
<input type="checkbox"/>	State recommendation inconsistent with NR documentation
<input type="checkbox"/>	Recommendation different from the applicant's request

NUMBER <b>2</b>	Complete item(s) below as appropriate.
(1) The documentation on file with the National Register cites the period(s) of significance of this historic district as <u>19<sup>TH</sup> &amp; EARLY 20<sup>TH</sup></u>	
(2) The property <input checked="" type="checkbox"/> contributes <input type="checkbox"/> does not contribute to the historic significance of this registered historic district in: <input checked="" type="checkbox"/> location <input checked="" type="checkbox"/> design <input checked="" type="checkbox"/> setting <input checked="" type="checkbox"/> materials <input checked="" type="checkbox"/> workmanship <input checked="" type="checkbox"/> feeling <input type="checkbox"/> association <input type="checkbox"/> Property is mentioned in the NR or State or local district documentation in Section _____, page _____.	
(3) For properties less than 50 years old: <input type="checkbox"/> the historical merits of the district (the periods and areas of significance) are documented in the National Register form or district documentation on file as less than 50 years old, justifying the certification of this property's contribution. <input type="checkbox"/> the exceptional historical or architectural significance of this property as described in the National Register form or district documentation on file justifies its certification as contributing. <input type="checkbox"/> there is insufficient justification to consider this property as contributing to the district for its individual exceptional architectural or historical significance or the significance of the district does not extend to the last 50 years.	
(4) For preliminary determinations: A. The status of the nomination for the property/historic district: <input type="checkbox"/> Nomination has already been submitted to State review board, and nomination will be forwarded to the NPS within _____ months. (Draft nomination is enclosed.) <input type="checkbox"/> Nomination was submitted to the NPS on _____ <input type="checkbox"/> Nomination will be submitted to the State review board within twelve months. <input type="checkbox"/> Nomination process likely will be completed within thirty months. <input type="checkbox"/> Other, explain: _____	
B. Evaluation of the property: <input type="checkbox"/> Property is individually eligible and meets National Register Criteria for Evaluation <input type="checkbox"/> Property is located within a potential registered district that meets National Register Criteria for Evaluation: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D Criteria Considerations: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G	
(5) The property is located in a registered district, is outside the period(s) or area(s) of significance as documented in the NR form and: <input type="checkbox"/> appears to contribute to the expanded significance of the district. Enclosed is the revised nomination documentation. <input type="checkbox"/> does not appear to contribute to the period(s) or area(s) of significance of the district.	

NUMBER  
3

Describe and evaluate the physical characteristics of the property, its integrity, and its significance within the context of the historic district (or individually for preliminary determinations of individual listings).

SEE APPLICATION FORM FOR DESCRIPTION AND STATEMENT OF SIGNIFICANCE - THEY ARE QUITE GOOD.

THOSE SIGNIFICANT FEATURES MOST CHANGED OVER THE YEARS ARE FIREPLACES, INTERIOR PLASTER (REMOVED IN SOME AREAS) AND THE STAIRCASE. SOME OF THE UPPER FLOOR WINDOW AND DOOR TRIM HAS BEEN REPLACED WITH MODERN - IN APPROPRIATE TRIM.

NUMBER  
4

State Official Recommendation:

- This application for the above-named property has been reviewed by MICHAEL DAY, a professionally qualified architect, architectural historian, or historian on my staff.
- The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for the purpose of rehabilitation.
- The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
- The property does not contribute to the significance of the above-named district.
- The property appears to meet the National Register Criteria for Evaluation and will likely be nominated.
- The property does not appear to meet the National Register Criteria for Evaluation and will not be nominated.
- The property appears to contribute to the significance of a:
  - potential historic district which appears to meet the National Register Criteria for Evaluation and will likely be nominated.
  - registered historic district but is outside the period(s) or areas of significance as documented in the National Register nomination or district documentation on file with the NPS. Revised nomination or district documentation is enclosed.
- The property should be denied a preliminary determination that it could qualify as a certified historic structure.
- Insufficient documentation has been provided to evaluate the structure.

Detailed NPS review recommended  Precedent-setting case  Forwarded without recommendation

5-25-87  
Date

  
State Official Signature

See attachments:

NPS Comments:

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

OMB Approved  
No. 1024-0089  
Expires 8/31/85

RECEIVED

B-1486

HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 1 - EVALUATION OF SIGNIFICANCE

APR 30 1987

NPS Office Use Only

Project Number:

MARYLAND HISTORICAL TRUST

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Use typewriter or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.

1. Name of property: 203 East Mount Royal Avenue

Address of property: same

City Baltimore County \_\_\_\_\_ State Maryland Zip Code 21210

Name of historic district: Mount Vernon Historic District

National Register district  certified state or local district  potential historic district

2. Check nature of request:

- certification that the building contributes to the significance of the above-named historic district for the purpose of rehabilitation.
- certification that the structure or building and, where appropriate, the land area on which such a structure or building is located contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
- certification that the building does not contribute to the significance of the above-named district.
- preliminary determination for individual listing in the National Register.
- preliminary determination that a building located within a potential historic district contributes to the significance of the district.
- preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Authorized project contact:

Name William H. Hazlehurst Jr. Title Partner

Street 13 Hilltop Avenue City Towson

State Maryland Zip 21204 Telephone Number (during day): (301)-889-7449

ask for Mr. Patrick Hudson

4. Owner:

Name North Calvert St., Mt. Royal Ave. Limited Partnership II

Street 209 Goodwood Gardens City Baltimore

State Maryland Zip 21212 Telephone Number (during day): (301)-889-7449

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the above-named property.

Owner's Signature William H. Hazlehurst Jr. Date 3/13/87

Social Security Number or Taxpayer Identification Number \_\_\_\_\_

NPS Office Use Only

The National Park Service has reviewed the "Historic Preservation Certification Application - Part 1" for the above-named property and hereby determines that the property:

- contributes to the significance of the above-named district and is a "certified historic structure" for the purpose of rehabilitation.
- contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
- does not contribute to the significance of the above-named district.

Preliminary Determinations:

- appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
- does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
- appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
- appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.
- does not appear to qualify as a certified historic structure.

203 East Mount Royal Ave.

HISTORIC PRESERVATION  
CERTIFICATION APPLICATION -  
PART 1

NPS Office Use Only

B-1486

Property Name

same

Project Number:

Property Address

North Calvert St., Mt. Royal Ave. Limited Partnership II

Owner Name/Social Security or Taxpayer ID Number

5. Description of physical appearance:

203 E. Mt. Royal Avenue is a three and one half story flat roofed masonry building with wood interior framing that is distinguished by the multi-material construction of its front facade. The ground and first floors are faced with rough cut marble blocks and the second and third are hard red brick. There is also a rough cut marble staircase which leads to the entrance area on the first floor.

The ground floor of the front facade contains two wood framed window openings which have been boarded up with plywood to the left of the entrance staircase. There is also a wood framed opening behind the staircase which opens into the basement. To the left of the staircase on the first floor level there are two large one over one double hung wood framed windows topped by fixed transom windows. The entrance doors are a pair of embossed oak doors which are also topped by a fixed transom window.

The second and third floors are separated from the first by a small marble cornice. These levels are constructed of tightly laid hard red brick which has been painted red. On both the second and third floors there are three one over one double hung wood framed windows with rough cut marble sills. The second floor windows have rough cut marble lintels and the third have brick jack arches. Above the third floor there is a small cornice of brick and then three recessed panels of brick and another small brick cornice. At the top of the building there is a wood crown cornice. (continued)

Date of Construction: 1895

Source of Date: Sanborn Fire Insurance Plats

Date(s) of Alteration(s):

Has building been moved?  yes  no. If so, when?

6. Statement of significance:

Building within a registered historic district: The Mount Vernon Historic District is important as a fairly intact grouping of architecturally significant buildings constructed between 1825 and 1915. These buildings display a wide variety of types and styles of architecture popular during this period. The district is also important as the residence of many of turn of the century Baltimore's most prominent citizens including Henry Walters, Robert Garret, and Enoch Pratt. The buildings in the district reflect the influence and prosperity of these men in their size and degree of ornamentation.

Located in the northeastern fringe of the district, 203 E. Mt. Royal Avenue is typical of the smaller buildings found in this part of Mount Vernon, particularly those in the 200 blocks of E. Mt. Royal, E. Preston, and E. Biddle streets. Containing to some degree the ornamentation found in the larger buildings, they are a smaller, simpler version of their neighbors, without the grand spaces and eye catching flourishes such as gilded mirrors, marble fireplaces, and lengthy balustrades. Yet these buildings are important to the district historically as well as architecturally. Some created initially as rental housing, others following more quickly than the rest of the district, these buildings at one time housed some of Mount Vernon's most significant residents, even if at the time of their residence they had not yet found their place in history. Within two blocks of 203 E. Mt. Royal are the childhood home of Wallace Warfield Simpson, and the college residence of Gertrude Stein. Architecturally these buildings are significant because they display the condition of rental and less costly housing in the district at that time. A cross referencing of 203 E. Mt. Royal Avenue's residents with its owners indicates that it was always a rental property and sometime after it was constructed it was purchased by the Manfuso family who owned the much larger building at the northeast corner of Calvert and Mount Royal. In general, 203 E. Mt. Royal Avenue is similar in size, scale, material and style to other buildings in the district.

7. Photographs and maps.

Attach photographs and maps to application.

Continuation sheets attached:  yes  no

CONTINUATION SHEET

Historic Preservation  
Certification Application

NPS Office Use Only

B-1486

203 East Mount Royal Ave.

Property Name

Project Number:

Property Address

North Calvert St., Mt. Royal Ave. Limited Partnership II

Owner Name/Social Security or Taxpayer ID Number

This sheet:  continues Part 1  continues Part 2  amends Project. NPS Project Number: \_\_\_\_\_

Part 1, No. 5 continued - The rear facade is constructed of red brick which is laid with wider mortar joints than the front. On the ground floor there is a wood framed door opening on the left and a pair of wood framed window openings on the right. All three of these openings are set in a well which is entered from the rear patio, and they have all been boarded up with plywood.

Starting at the first floor the rear facade contains a two story rectangular bay window which has been sided with horizontal lap siding. On both the first and second floors it contains a pair of one over one wood framed double hung windows. On the third floor there is a pair of widely separated one over one double hung wood framed windows set in the brick wall.

The interior of 203 E. Mt. Royal Avenue is entered through the front doors into a rough slabbed foyer and then through a nine panel embossed door into the main hallway. On the right in this hallway is the staircase to the second floor. On the left is a large opening into the front room on the first floor. There is also an arched opening at the end of this hallway which opens into a secondary hallway which connects the two main rooms on the first floor.

The front room is long and narrow and contains a large fireplace hearth on its north wall, which has been stripped to bare brick. There is also a picture rail which surrounds the entire room. The rear room or kitchen / dining room has a kitchen on its west wall a wood and tile fireplace mantle on its east wall. It also has a large arched bay window with ornamental plaster buttresses on its south wall. There is an ornamental light cornice on the ceiling, and a small walk-in closet and a four panel door which opens into the basement on the north wall.

Other historical features which exist in the two main rooms on the first floor include door openings with transom windows, wide door and window moldings with corner blocks, and bevelled cap molding.

The basement staircase is a very narrow boxed in staircase with a three step winder at the bottom. The basement is partially finished, with mechanical fixtures such as the furnace and hot water heater in the unfinished front and middle rooms, and a plaster walled rear room with some wainscotting. Most of the wood and plaster in the rear room are in very poor condition.

The staircase from the first to second floor is an open ended staircase with a top and bottom rail and turned balusters. There is also an ornate carriage pattern which covers a triple bead on the carriage itself. The railings end at the second floor landing and the newel post on this landing is missing from about 6" above the floor line.

The second and third floors are very similar to the first and basement, with main rooms in the front and back, connected by a small hallway in the center. (continued)

Owner's Signature William N. [Signature] Date 3/15/87

NPS Office Use Only

- The National Park Service has determined that these project amendments meet the Secretary of the Interior's "Standards for Rehabilitation."
- National Park Service has determined that these project amendments do not meet the Secretary of the Interior's "Standards for Rehabilitation."

CONTINUATION SHEET

203 East Mount Royal Avenue  
 Property Name  
 same  
 Property Address  
 North Calvert St., Mt. Royal Ave.  
 Owner Name/Social Security or Taxpayer ID Number

Historic Preservation  
 Certification Application

NPS Office Use Only

B-1486

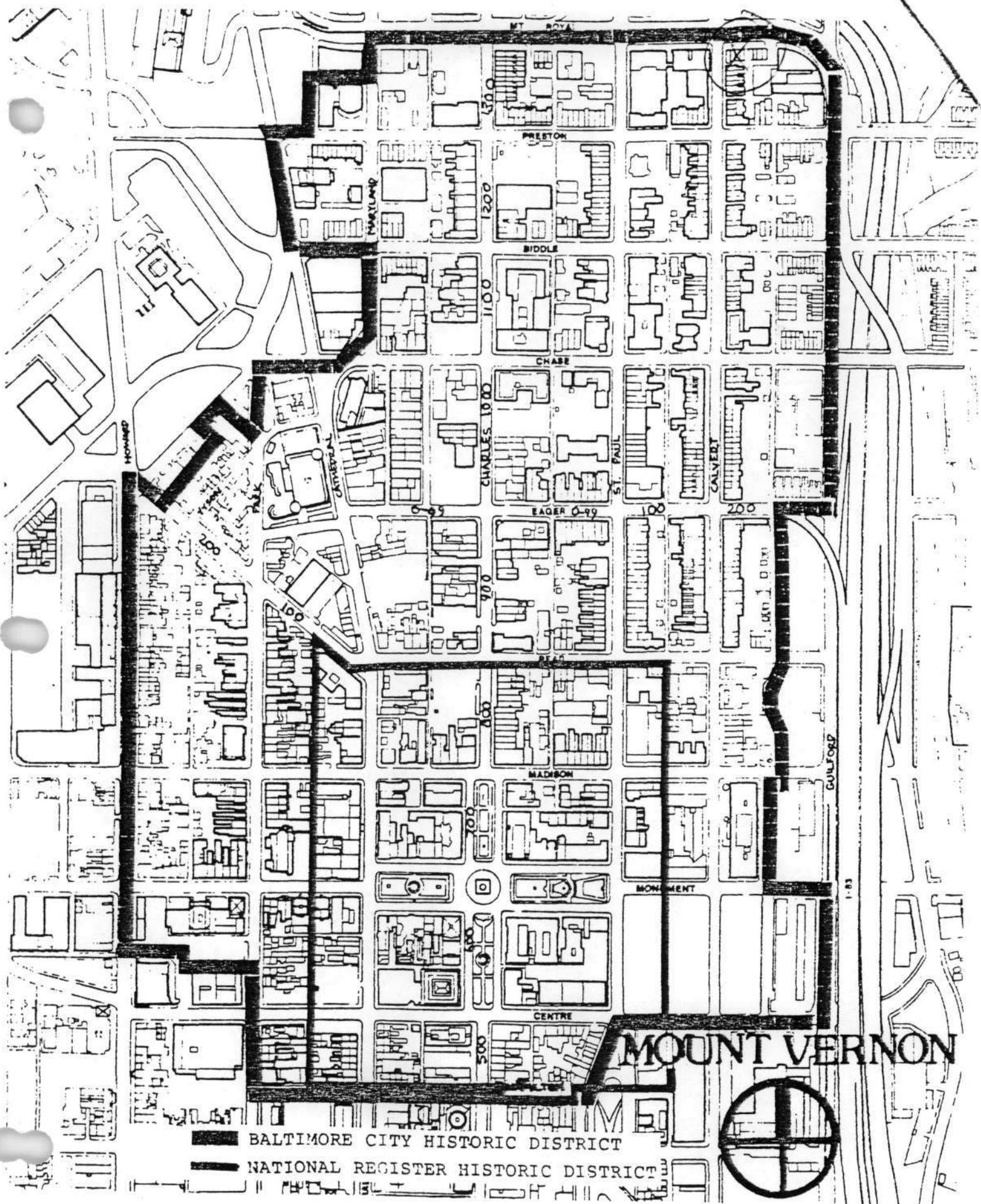
Project Number:

Limited Partnership II

Part 1, No. 5, continued - There is also a ~~small room off~~ each hallway. On the second floor this room serves as a storage area and on the third, it is a bathroom.

Many of the historic features on the second and third floors have been removed and replaced, particularly the door and window trim in the front and middle rooms. Some of the original plaster walls have also been stripped, or covered with new stud walls and a variety of wallboard. There is a "C" shaped staircase with three step winders at the top and bottom which connects the two floors which appears to be of original design, but which has been greatly altered with the original newel posts, balusters, railings and carriage pattern all missing.

Historic features which still exist on the second and third floors include wide moldings with corner blocks on the rear windows, an arched bay window with ornamental buttresses in the rear room on the second floor, four and five panel doors on both floors, and wood fireplace mantles on the east wall of the rear room on the second floor and the front room on the third floor.



BALTIMORE CITY HISTORIC DISTRICT

NATIONAL REGISTER HISTORIC DISTRICT

# MOUNT VERNON

B-1486



MAG# 0414865904

MARYLAND HISTORICAL TRUST WORKSHEET

NOMINATION FORM

for the

NATIONAL REGISTER OF HISTORIC PLACES, NATIONAL PARKS SERVICE

B-1486

SEE INSTRUCTIONS

<b>1. NAME</b>				
COMMON: 203 East Mount Royal Avenue				
AND/OR HISTORIC:				
<b>2. LOCATION</b>				
STREET AND NUMBER: 203 Mount Royal Avenue (East)				
CITY OR TOWN: Baltimore				
STATE: Maryland		COUNTY:		
<b>3. CLASSIFICATION</b>				
CATEGORY (Check One)		OWNERSHIP		STATUS
<input type="checkbox"/> District <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object		<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both		<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
		Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered		ACCESSIBLE TO THE PUBLIC Yes: <input type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input checked="" type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)				
<input type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input type="checkbox"/> Comments
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Private Residence	<input type="checkbox"/> Other (Specify)	_____
<input type="checkbox"/> Educational	<input type="checkbox"/> Military	<input type="checkbox"/> Religious	_____	_____
<input type="checkbox"/> Entertainment	<input type="checkbox"/> Museum	<input type="checkbox"/> Scientific	_____	_____
<b>4. OWNER OF PROPERTY</b>				
OWNER'S NAME: John A. Manfuso et al				
STREET AND NUMBER: c/o Maryland National Bank Trust Real Estate Dept.				
CITY OR TOWN: Baltimore		STATE: Maryland		21203
<b>5. LOCATION OF LEGAL DESCRIPTION</b>				
COURTHOUSE, REGISTRY OF DEEDS, ETC.: Records Office - Room 601				
STREET AND NUMBER: Baltimore City Courthouse				
CITY OR TOWN: Baltimore		STATE: Maryland		21202
Title Reference of Current Deed (Book & Pg. #): RHB 2636-600				
<b>6. REPRESENTATION IN EXISTING SURVEYS</b>				
TITLE OF SURVEY: City of Baltimore Neighborhood Survey				
DATE OF SURVEY: 1975 <input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> County <input checked="" type="checkbox"/> Local				
DEPOSITORY FOR SURVEY RECORDS: Commission of Historic and Architectural Preservation				
STREET AND NUMBER: 26 South Calvert Street - Room 900				
CITY OR TOWN: Baltimore		STATE: Maryland		21202

7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input type="checkbox"/> Altered	<input checked="" type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

Like #201 with the exception of the 7 stairs leading to a stoop, rectangular transomed entrance with vestibule, metal railing leading up stairs and stoop/

SEE INSTRUCTIONS

**B. SIGNIFICANCE**

**PERIOD (Check One or More as Appropriate)**

- Pre-Columbian       16th Century       18th Century       20th Century
- 15th Century       17th Century       19th Century

**SPECIFIC DATE(S) (If Applicable and Known)**

**AREAS OF SIGNIFICANCE (Check One or More as Appropriate)**

- |   |   |   |  |
|---|---|---|--|
| <input type="checkbox"/> Aboriginal<br><input type="checkbox"/> Prehistoric<br><input type="checkbox"/> Historic<br><input type="checkbox"/> Agriculture<br><input checked="" type="checkbox"/> Architecture<br><input type="checkbox"/> Art<br><input type="checkbox"/> Commerce<br><input type="checkbox"/> Communications<br><input type="checkbox"/> Conservation | <input type="checkbox"/> Education<br><input type="checkbox"/> Engineering<br><input type="checkbox"/> Industry<br><input type="checkbox"/> Invention<br><input type="checkbox"/> Landscape<br><input type="checkbox"/> Literature<br><input type="checkbox"/> Military<br><input type="checkbox"/> Music | <input type="checkbox"/> Political<br><input type="checkbox"/> Religion/Philosophy<br><input type="checkbox"/> Science<br><input type="checkbox"/> Sculpture<br><input type="checkbox"/> Social/Humanitarian<br><input type="checkbox"/> Theater<br><input type="checkbox"/> Transportation | <input type="checkbox"/> Urban Planning<br><input type="checkbox"/> Other (Specify)<br><hr/><br><hr/><br><hr/><br><hr/><br><hr/> |
|---|---|---|--|

**STATEMENT OF SIGNIFICANCE**

*see 1303 N. Calvert*

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

(Empty space for bibliographical references)

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY				O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES				
CORNER	LATITUDE				LONGITUDE				
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	°	'	"	°	'	"	°	'	"
NE	°	'	"	°	'	"	°	'	"
SE	°	'	"	°	'	"	°	'	"
SW	°	'	"	°	'	"	°	'	"

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

Acreege Justification: 15' by 49'

SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE:  
Mrs. Cleora Thompson, Neighborhood Survey Coordinator

ORGANIZATION: Comm. for Hist. & Arch. Pres.      DATE: 9/19/75

STREET AND NUMBER:  
Room 900, 26 S. Calvert Street

CITY OR TOWN: Baltimore      STATE: Maryland      ZIP: 21202

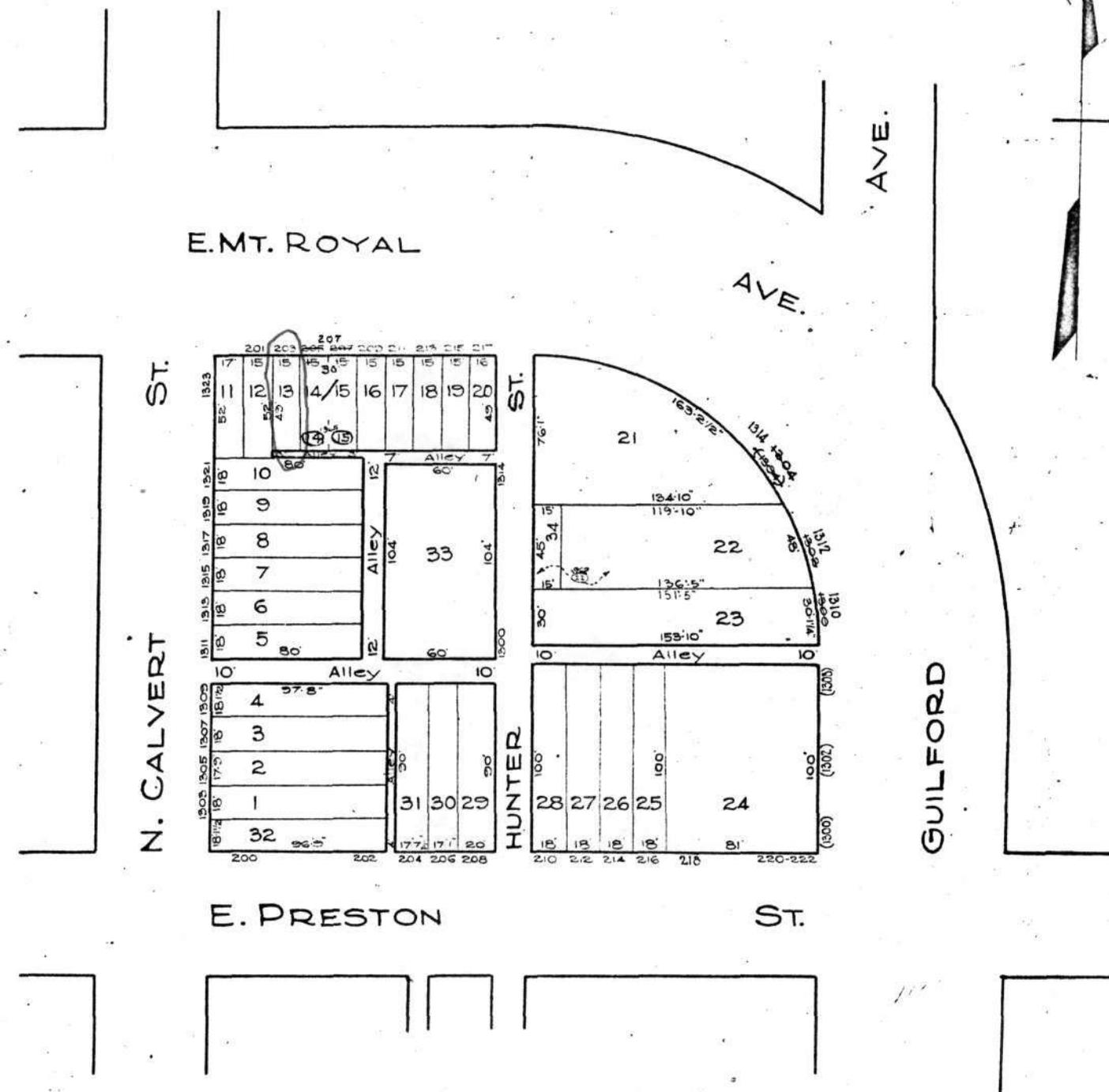
12. State Liaison Officer Review: (Office Use Only)

Significance of this property is:  
 National     State     Local

Signature \_\_\_\_\_

REVISIONS:  
 Lots 21 to 24 No. Changed Per B.S. C. 5h 5244A  
 Lot 22 Div. for Use of C. 5h. P. 999 13  
 Lots 24 to 25 Contain Pkgs. C. 6 C. 5h 9466

B-1486



TRACED BY MOOREHEAD  
 LETTERED BY W.S.J. ROKOSKY  
 CHECKED BY R. LITZ

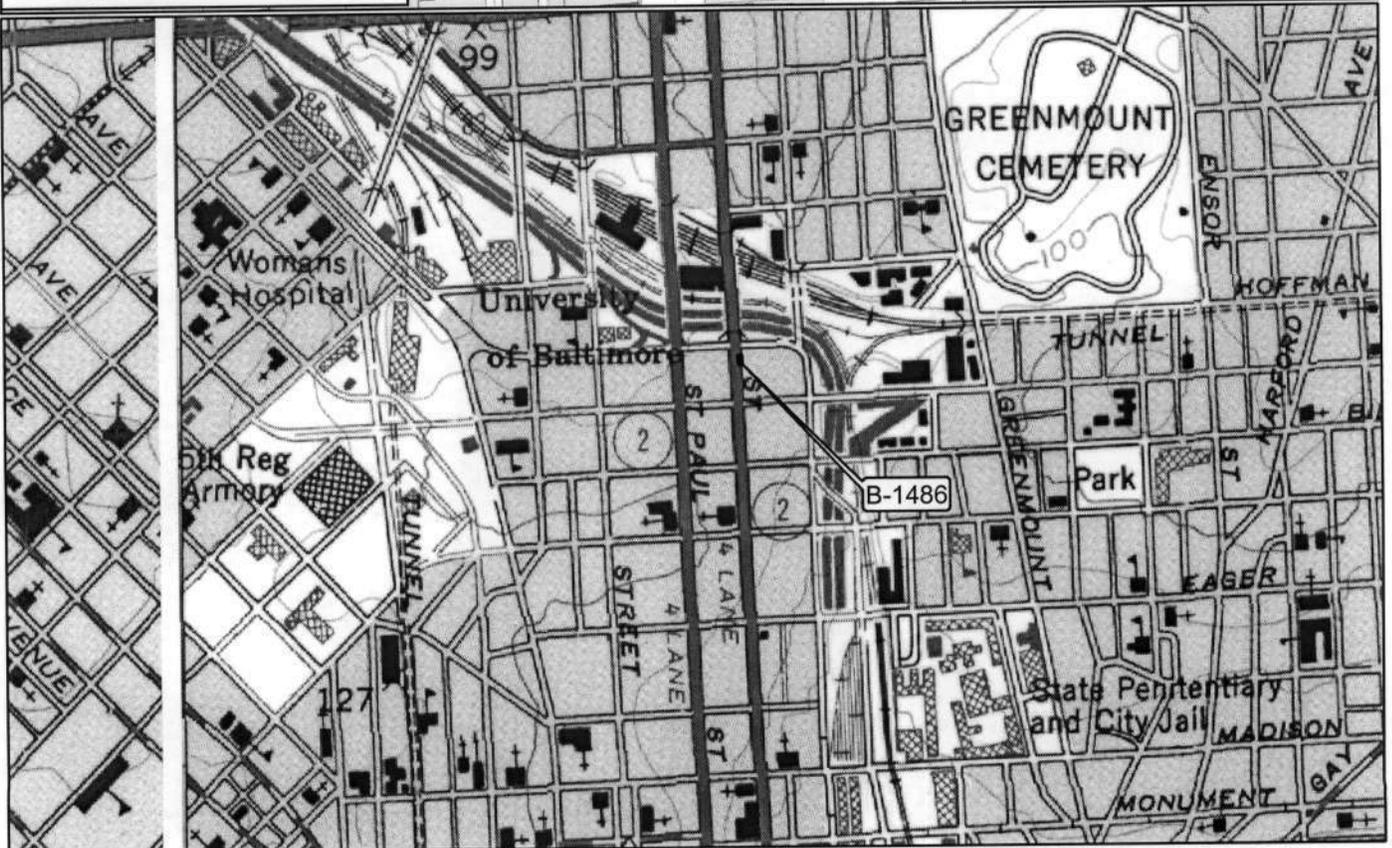
NOTICE  
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CITY OF BALTIMORE  
 DEPARTMENT OF PUBLIC WORKS  
 BUREAU OF PLANS & SURVEYS  
 PROPERTY LOCATION DIVISION  
 WARD 11 SECTION 1  
 BLOCK 468  
 CHECKED DATE: 11/11/2010

B-1486  
203 E. Mount Royal Avenue  
Block 0468, Lot 013  
Baltimore City  
Baltimore East Quad.



GIS data Courtesy of  
the City of Baltimore, MOIT/EGIS





B-1486

201 203 E. MT. ROYAL