



**HISTORIC PRESERVATION CERTIFICATION**  
**APPLICATION — PART 1**  
(Pursuant to the Tax Reform Act of 1976)

Instructions: Applicant should read the instructions carefully before completing application. No Certification may be made unless a completed application form has been received (P.L. 94-455). Use typewriter or print clearly in dark ink to complete the application form. If additional space is needed to complete Part 1, use the reverse side or a separate plain sheet of paper clearly indicating the owner's name and mailing address. Part 1 of this application may be completed and sent to the appropriate State Historic Preservation Officer at any time during the year, and may be sent separately or with Part 2.

**PART 1 EVALUATION OF SIGNIFICANCE**

1. NAME OF PROPERTY: Winans Stable/Carriage House  
Address of property Street 107 East Preston Street  
City Baltimore County \_\_\_\_\_ State Maryland Zip Code 21202  
Name of historic district in which property is located Mount Vernon Historic District

2. DESCRIPTION OF PHYSICAL APPEARANCE:  
(see instructions for map and photograph requirements—use reverse side if necessary)

SEE ATTACHED SHEET

3. STATEMENT OF SIGNIFICANCE:  
(use reverse side if necessary)

SEE ATTACHED SHEETS

Date of construction (if known) ca. 1888  Original site  Moved Date of alterations (if known) ca. 1915, 1930, 1968

4. NAME AND MAILING ADDRESS OF OWNER: Option Owners:  
Name James R. Grieves Associates, Inc.  
Street 107 East Preston Street  
City Baltimore State MD Zip Code 21202  
Telephone Number (during day) Area Code 301-332-1009

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I am owner of the property described above

Signature James R. Grieves Date 9-3-81

**For office use only**

The structure described above is included within the boundaries of the National Register historic district and  contributes  does not contribute to the character of the district.

The structure  appears  does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and  will likely  will not be nominated to the National Register in accord with the Department of the Interior procedures (36 CFR 60).

The structure is located in a district which  appears  does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6).  will likely  will not be nominated to the National Register in accord with Department of the Interior procedures (36 CFR 60), and  appears  does not appear to contribute to the character of said district.

Signature J. Smith Date 9-14-81  
State Historic Preservation Officer

This property has been evaluated according to the criteria and procedures set forth by the Department of the Interior (36 CFR 67) and, if subject to depreciation under section 167 of the Internal Revenue Code of 1954,

is hereby certified a historic structure  
 does not contribute to the character of the historic district and does not merit certification as a historic structure. Reasons given on the attached sheet.

Signature \_\_\_\_\_ Date \_\_\_\_\_  
Keeper of the National Register

HISTORIC PRESERVATION CERTIFICATION

## Application - Part I

## 2. Description of Physical Appearance

The Winans Stable, a two-story brick and brown stone structure 28 feet by 103 feet, preserves much of the design and detailing of the original construction. The brick of the building is a special, narrow size, longer than normal (2"x8½"x4"), laid in running bond. The brown stone was all hard tooled with end grain exposed to the weather, resulting in an exceptionally well preserved condition. A shallow (18" high) hipped roof extends over the side walls a distance of 30" in the form of a wood bracketed and coffered overhang. The major facades are punctured by large, triple soldier coursed, brick arches, springing from a brown stone and recessed brick belt course. A one-story, 10 foot long addition of brick was added to the South of the building in ca. 1930.

The North, or major facade of the building fronts onto Preston Street, and is composed of two highly detailed brick arches, employing special bullnosed soldier bricks and a special toothed brick decoration. Originally the front held one large entry area under the East arch, with an adjacent semi-circular window with iron grating on the West arch. This arrangement was changed to two wood garage doors in ca. 1930. Centered above the arches, a row of five windows with masonry grillwork screens are defined by short, pier-like columns with capitals of an Eastern motif (similar to Hagia Sophia in form and overall decoration). The windows are summounted by large band of brown stone, above which a basket-weave brick pattern extends to the roof overhang. A crest-shaped decorated date plate with three figure eights intertwined around a figure one (1888?) is centered above the arches, below the second story band of windows. The original wrought-iron lamp, (without the proper globe) is mounted below the date crest, between the front arches.

The West facade, at the lower level, originally included four major arches with semi-circular windows and wrought-iron grills. Three remain intact. The remaining arch was converted in ca. 1930 to an entry (to provide access to a frieght elevator installed at that time). This entry was further altered in 1978 when the elevator was removed, and a stair provided for access to the second floor. The entry currently has diagonal cedar for the door, side panel, and transom to fill the half arch opening completely. The second story of the West facade has nine pair of casement windows, each casement sash divided into 10 lites. Two second story access doors are located at approximately third points in the facade. The cornice overhang projects out at these locations in a soft segmented, circular fashion, and the overhang structure is reinforced at these two locations with decorative wrought-iron brackets. Above the second story windows and doors, the brown stone lintels and basket-weave brick continue the motif established on the front elevation.

The East elevation is similar to the West except that it contains only two major arched window openings, and that it additionally contains a narrow access door framed with its own semi-circular arch. The second story contains seven pair of casement windows, and no access doors.

The Southern portion of the building contains a one-story brick addition which extends the full 28' width of the structure, and projects out 10'. The South facade holds an oversized wood-paneled garage door, installed ca. 1930.

HISTORIC PRESERVATION CERTIFICATION

B-1584

Application - Part I

3. Statement of Significance

The history of the Winans Stables, built across Hargrove Street to the East of Ross R. Winans' impressive in-town mansion, cannot be separated from events and personalities associated with the mansion itself. The nationally and internationally recognized families of Winans and Whistler, the Architects McKim, Mead, and White, Cass Gilbert; and locally J. B. Noel Wyatt and William G. Nolting, and several impressive institutions of Baltimore, including the Girls' Latin School, and the strikingly successful Cook Funeral Home, are inextricably tied together in the design, construction, and later uses of the building.

Ross Revillon Winans was born in ca. 1850, son of Thomas Winans and grandson of the Ross Winans who came to Baltimore from New Jersey in the late 1820's and who subsequently made his fortune working with the Baltimore and Ohio Railroads. The grandfather Ross, together with George W. Whistler of St. Louis (father of the celebrated painter) would associate on a project for Czar Nicholas I of Russia to design and construct 400 miles of railroad from St. Petersburg to Moscow. Ross delegated his two eldest sons, Thomas (Ross R. Winans' father) and William, to carry out the plan. Their success and subsequent recognition are well documented. The elder Ross' only daughter, Julia, married George W. Whistler, eldest son of George Whistler.

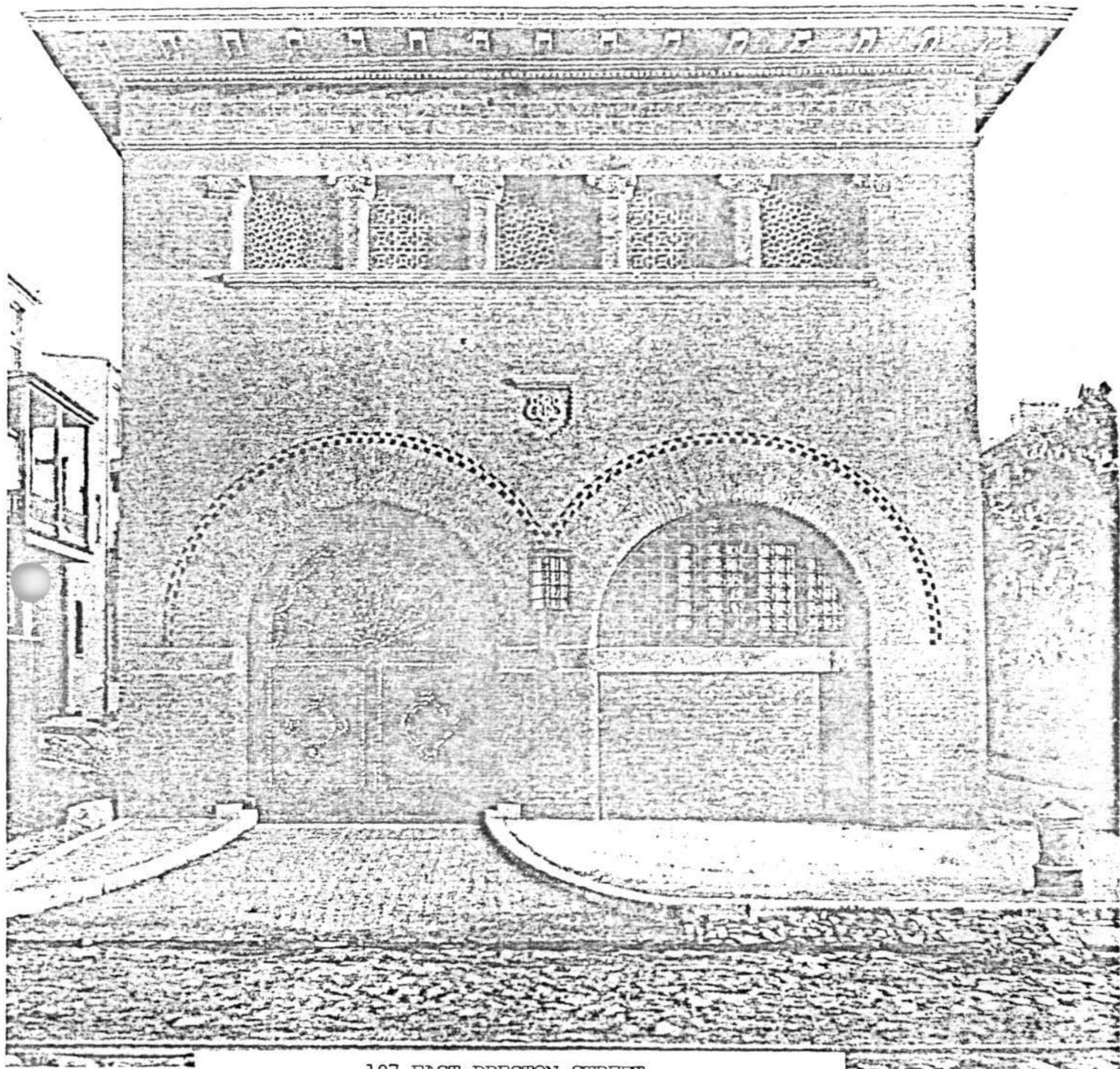
Following his Russian experiences, Thomas returned to the United States to resettle in Baltimore. His son, Ross Revillon Winans, married in 1879 his first cousin, Neva Whistler. Early on, the young couple sought to build a house fitting their life-style and social position. In January of 1882, Ross traveled to New York to negotiate with the young but emerging firm of McKim, Mead, and White for the design of a new house on the corner of St. Paul Street and Preston Street in Baltimore. The firm began design in February, 1882.

The Winans Mansion was completed in 1883. Cass Gilbert, a young Architect then employed in the firm of McKim, Mead, and White, had a hand in developing the drawings for the home, although the design was that of Stanford White. Gilbert oversaw construction.<sup>1</sup> The Contractor was George A. Blake of Baltimore, one of the leading firms in the city.<sup>2</sup> The overall cost of the building was reported to approach \$300,000.00.

In October of 1883, Ross Winans purchased a sizeable tract of land behind his new home from Solomon Corner of Baltimore. The land extended from Hargrove Street to Calvert Street, fronting on Preston Street and extending Southward 150 feet. The parcel cost \$5,000.00.<sup>3</sup>

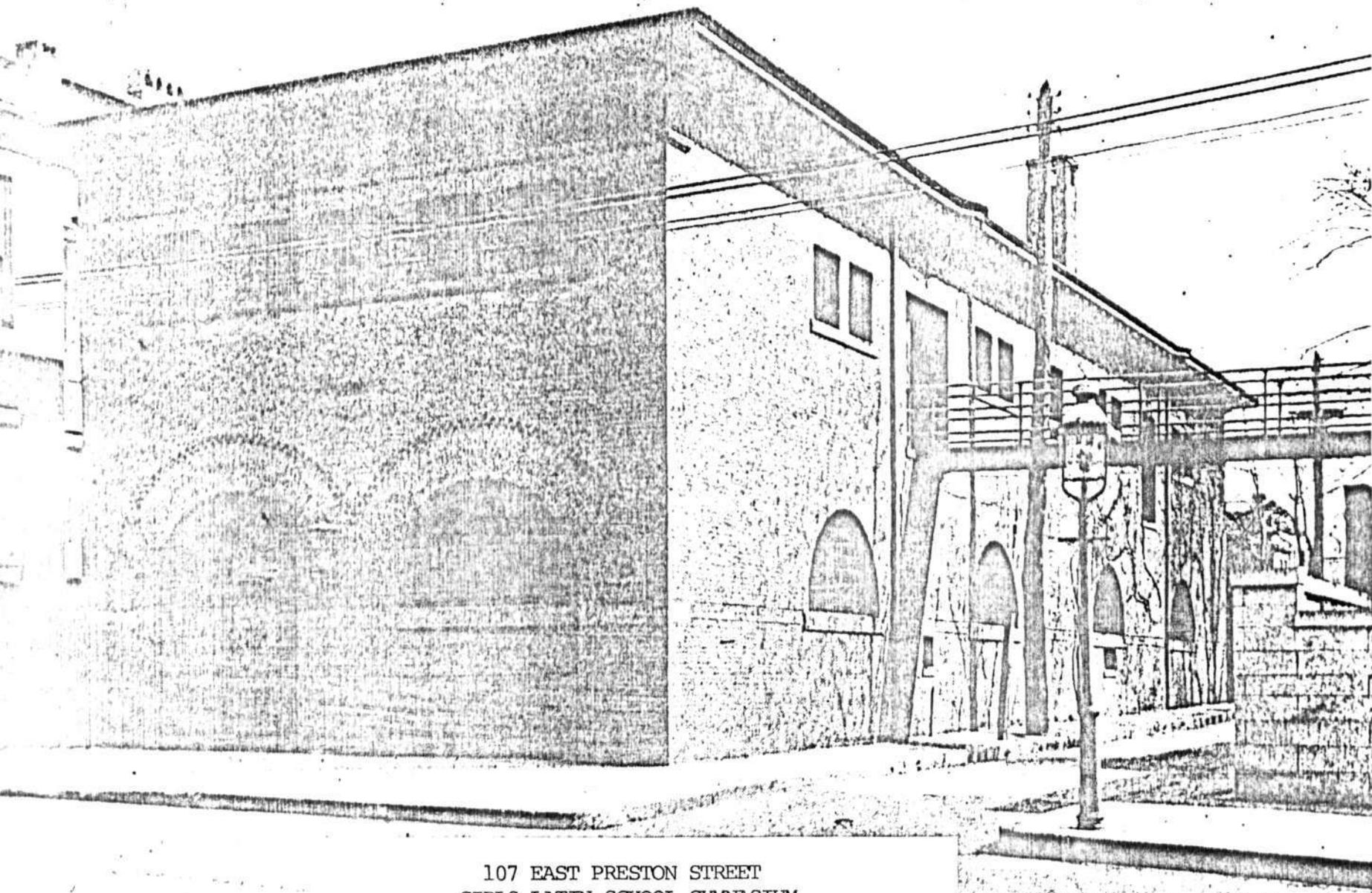
By 1888, Winans had contracted with the Baltimore Architects J. B. Noel Wyatt and William G. Nolting to design his stables, fronting on Preston Street for 28 feet, and extending Southward 103 feet.

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1. For Gilbert's involvement, see several letters to the Baltimore Sun, Feb. 21, 1927; Feb. 26, 1927; and March 1, 1927.
  2. Baltimore Sun, Feb. 16, 1927.
  3. Baltimore City Land Records, Libre R.T.A. 984, Folio 31.



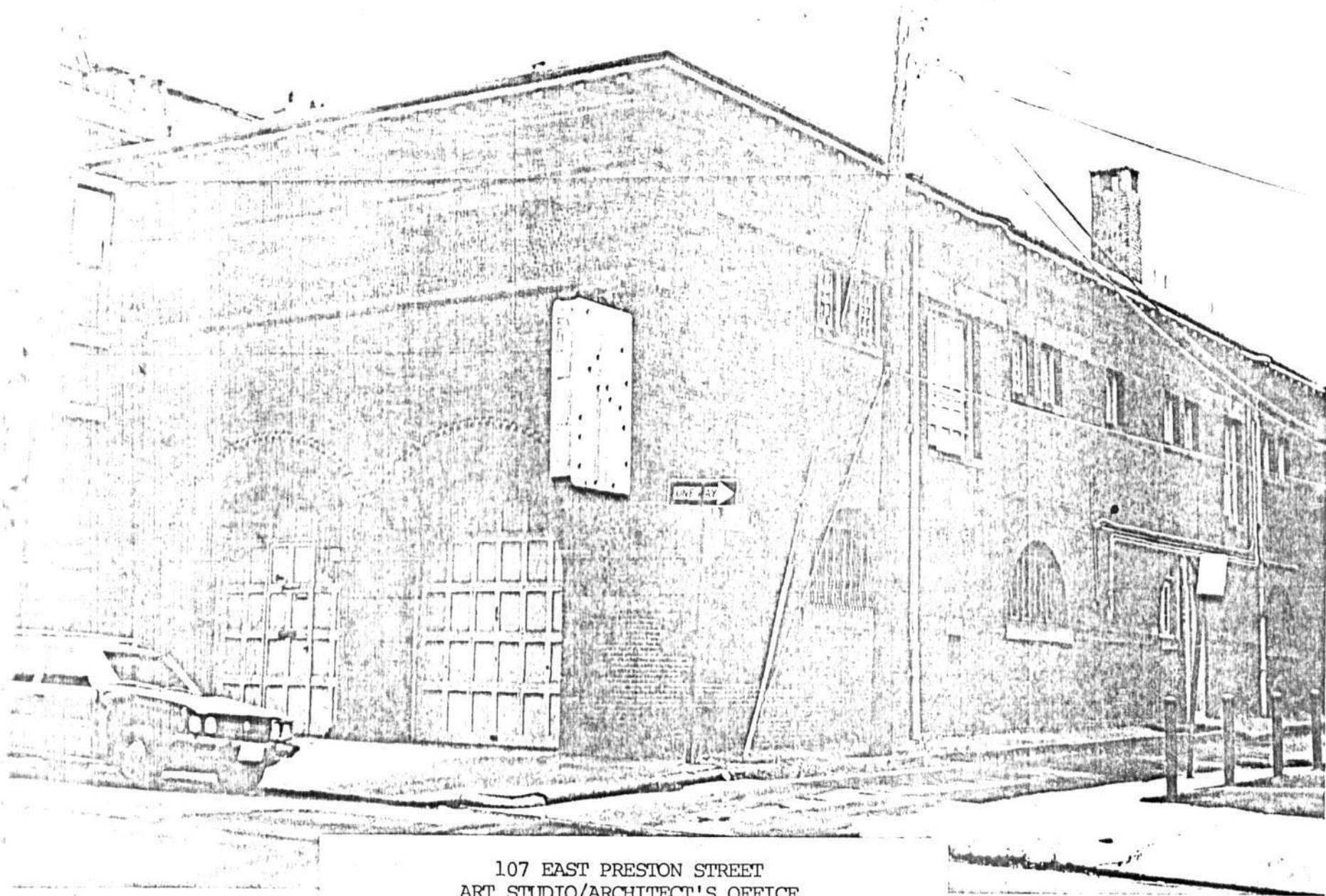
107 EAST PRESTON STREET  
WINANS STABLE 1888

PHOTOGRAPH OF NORTH ELEVATION  
PUBLISHED VOL. I, ARCH. RECORD 1891, p. 184



107 EAST PRESTON STREET  
GIRLS LATIN SCHOOL GYMNASIUM

ca. 1920, PHOTOGRAPH OF NORTH & WEST FACADES



107 EAST PRESTON STREET  
ART STUDIO/ARCHITECT'S OFFICE

1980, PHOTOGRAPH OF NORTH & WEST FACADES

Historic American Buildings Inventory

B-1584

Mount Vernon Urban Renewal Area

Location: . . . . . 107 East Preston .

- 1. Baltimore, Maryland
- 2. Name: Winans Stable
- 3. Original owner: Ross Winans
- 4. Present owner: Wm. Cook Funeral Home

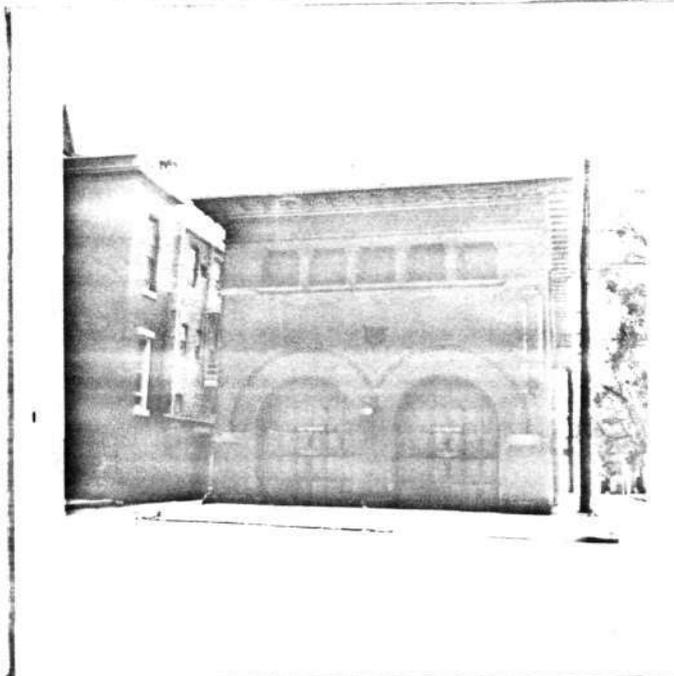
Date: 1888

Style:

Architect/builder: Wyatt & Sperry

Original use: stable

Present use: garage



: . . . . .

Construction:

No. stories

Brick; red sandstone trim used sparingly.

Notable Features:

Stable for Winans House, very fine brickwork

5. Historical significance & description:

*Fine example*

6. Physical condition of structure:

7. Evaluation (Singly)	Class	AA	A	<u>B</u>	C
(as a group)			AG	BG	CG

Group reference:

8. Neighborhood conditions: Zone                      Class

Recorded by The Peale Museum    date: ~~1961~~ 2 1962

Approved by:

Date:

B-1584  
 4/8 B  
 MAGI #0415845604

MARYLAND HISTORICAL TRUST WORKSHEET

NOMINATION FORM  
 for the  
 NATIONAL REGISTER OF HISTORIC PLACES, NATIONAL PARKS SERVICE

SEE INSTRUCTIONS

**1. NAME**

COMMON: 107 East Preston Street

AND/OR HISTORIC:

**2. LOCATION**

STREET AND NUMBER: 107 East Preston Street

CITY OR TOWN: Baltimore

STATE: Maryland COUNTY:

**3. CLASSIFICATION**

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered <input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	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 checked="" type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify)	<input checked="" type="checkbox"/> Comments <u>Art Studio and living quarters</u>
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**4. OWNER OF PROPERTY**

OWNER'S NAME: William Leizman

STREET AND NUMBER: 107 East Preston Street

CITY OR TOWN: Baltimore STATE: Maryland 21202

**5. LOCATION OF LEGAL DESCRIPTION**

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 2932-901

**6. REPRESENTATION IN EXISTING SURVEYS**

TITLE OF SURVEY: City of Baltimore Neighborhood Survey

DATE OF SURVEY: 1975  Federal  State  County  Local

DEPOSITORY FOR SURVEY RECORDS: Commission for Hist. & Arch. Pres.

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

CITY OR TOWN: Baltimore STATE: Maryland 21202

7. DESCRIPTION

CONDITION	(Check One)					
	<input checked="" type="checkbox"/> Excellent	<input 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"/> Uncltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

This 2 story free standing building was the coach-house for the adjacent Winans House on St. Paul Street. Designed in a boldly simplified version of Richardsonian Romanesque by architects Wyatt and Nolting, the structure dates from 1888.

The hipped roof building of running bond brick features a pair of fully arched entrances on Preston Street (now fitted with overhead garage doors. Brownstone blocks emphasize the springing points of the arches which are ornamented only by a rounded inner edge and sawtooth brickwork around their outer circumferences. A large wrought iron lamp ornaments the wall between the arches and above it between the 1st and 2nd floor levels appears a crest carved in brownstone.

A flat band course becomes a relief sill under the horizontal strip of 5 windows. These windows are latticed rather than glazed and are separated by plain squat columns capped by a severe entablature which stretches the width of the building. The wide eaves are ornamented with a bracketed and dentilated cornice.

The Hargrove Alley facade features 4 semi circular appetures on the first floor. Their stone sills are at the same level as the blocks from which the Preston Street arches spring. Except for the second opening from the right which includes a door (to the right) and a quarter round window they are all fully glazed with many small square panes. The second floor has two large doors (where hay was once hoisted in) and 9 small windows arranged symmetrically. The doors occur over the wall space between the 1st and 2nd arches and the 3rd and 4th arches. Each is flanked by a pair of small windows (at the same level as the front windows) sharing a sill. A single window is centered between the two groups. A continuous flush bandcourse of stone (which with the addition of a top molding becomes the entablature at the front of the building) forms the lintels for this fenestration. The cornice swells gently over both of the loading doors subtly suggesting extra protection, but actually serving no such practical purpose.

SEE INSTRUCTIONS

**8. SIGNIFICANCE**

PERIOD (Check One or More as Appropriate)

<input type="checkbox"/> Pre-Columbian	<input type="checkbox"/> 16th Century	<input type="checkbox"/> 18th Century	<input type="checkbox"/> 20th Century
<input type="checkbox"/> 15th Century	<input type="checkbox"/> 17th Century	<input checked="" type="checkbox"/> 19th Century	

SPECIFIC DATE(S) (If Applicable and Known) 1888

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

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

STATEMENT OF SIGNIFICANCE

SEE 1209 ST. PAUL ST.

SEE INSTRUCTIONS

9. MAJOR 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	0	'	"	0	'	"	0	'	"
NE	0	'	"	0	'	"	0	'	"
SE	0	'	"	0	'	"	0	'	"
SW	0	'	"	0	'	"	0	'	"

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

Acreege Justification: 28' by 140'

SEE INSTRUCTIONS

11. FORM PREPARED BY

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

ORGANIZATION  
Commission for Hist. & Arch. Pres.

DATE  
9/19/75

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

CITY OR TOWN:  
Baltimore

STATE  
Maryland

21202

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

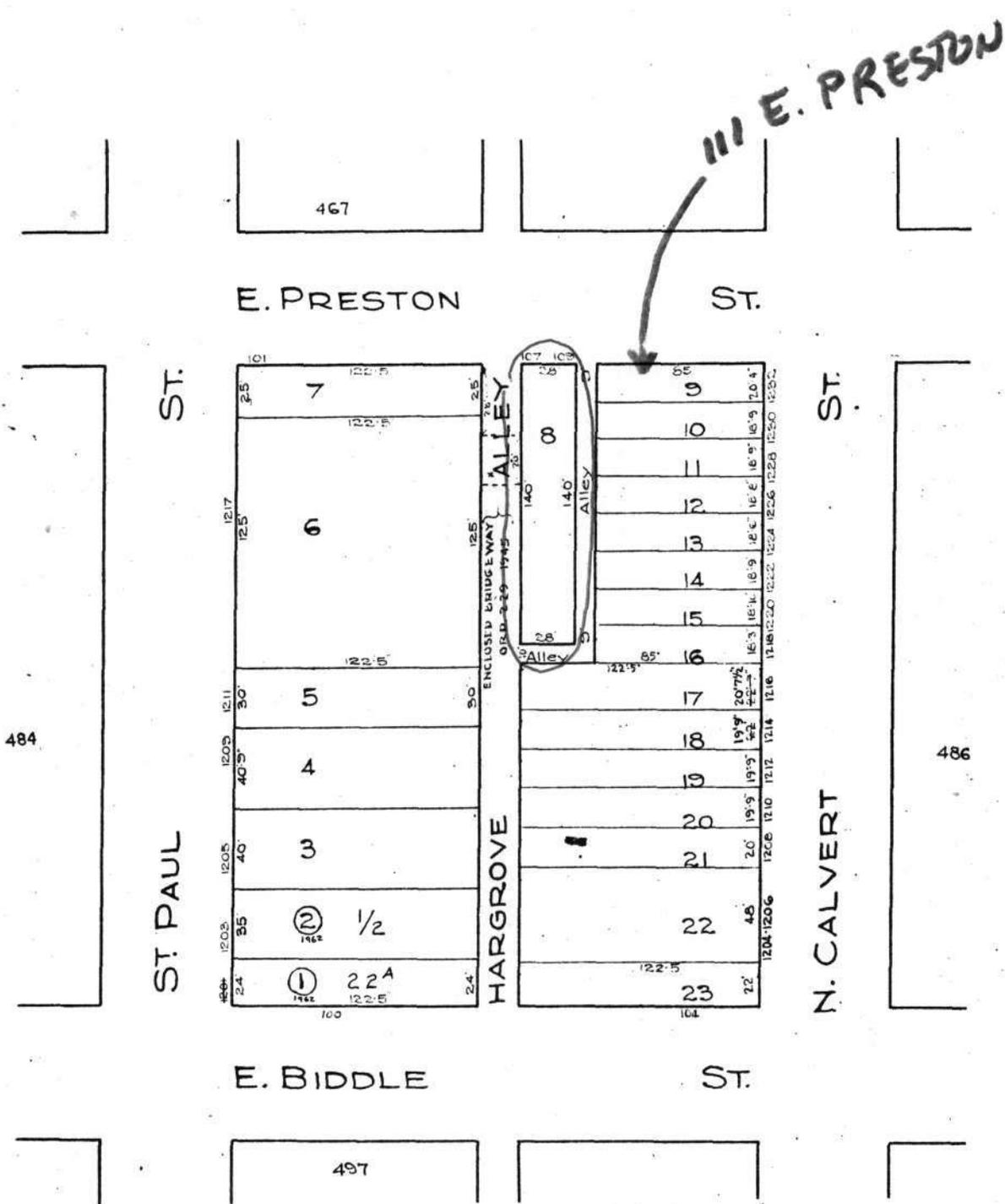
Significance of this property is:

National  State  Local

Signature \_\_\_\_\_

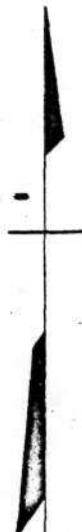
REVISIONS

Lots 17 & 18 Corrected Per Field & Deeds C. 54 2176 F.  
Lot 1 No. Changed Per PL D. C. Ch 3966 A



484

486



TRACED BY MOONLILAI  
 LETTERED BY [unclear]  
 [unclear]

**NOTICE**  
 THIS IS A REAL PROPERTY PLAN AS ESTABLISHED  
 FOR UNDER ARTICLE 21 OF THE MARYLAND CONSTITUTION  
 IT IS COVERED BY THE TAXES AND FEES  
 [unclear]

CITY OF BALTIMORE  
 DEPARTMENT OF PUBLIC WORKS  
 BUREAU OF PLANS & SURVEYS  
 PROPERTY LOCATION DIVISION  
 WARD II SECTION I  
 BLOCK 485  
 [unclear]

B-1584  
Winans Stable (Carriage House)  
107 E. Preston Street  
Block 0485, Lot 008  
Baltimore City  
Baltimore East Quad.





Q-1584

107-109 E PRESTON