



UNITED STATES DEPARTMENT OF THE INTERIOR  
Heritage Conservation and Recreation Service  
Office of Archeology and Historic Preservation  
Washington D.C. 20243

# 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:** 1001 St. Paul  
Address of property Street 1001 St. Paul Street  
City Baltimore County \_\_\_\_\_ State Maryland Zip Code 21202  
Name of historic district in which property is located Mount Vernon Historic District: National Register, 1971  
Baltimore City, 1964-1979

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

SEE ATTACHED SHEETS

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

SEE ATTACHED SHEETS

Date of construction (if known) 1927  Original site  Moved Date of alterations (if known) \_\_\_\_\_

4. **NAME AND MAILING ADDRESS OF OWNER:**  
Name Jacyn Development Group, Inc., c/o Mr. Scott Lederer  
Street Suite 300, 5570 Sterrett Place  
City Columbia State MD Zip Code 21044  
Telephone Number (during day) Area Code (301) 997-1827

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 [Signature] Date 3/17/82  
Prepared by: Barbara Hoff, Dalsemer, Catzen & Assoc., Inc. 14 Light St.  
Baltimore, MD 21202 (301) 837-3691

**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 60.9).

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 60.9) and  appears  does not appear to contribute to the character of said district.

Signature \_\_\_\_\_ Date \_\_\_\_\_  
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 107 of the Internal Revenue Code of 1954:

It is hereby certified a historic structure.  
 It 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

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Name/address of Property: 1001 St. Paul Street, Baltimore, Maryland 21202

Name/address of Owner: Jacyn Development Group, Inc., c/o Mr. Scott Lederer

Suite 300, 5570 Sterrett Place, Columbia, MD 21044

Telephone: (301) 997-1822

Prepared by: Barbara Hoff, Dalsemer, Catzen and Associates, Inc.

14 Light Street, Baltimore, MD 21202

Telephone: (301) 837-3691

STATEMENT OF SIGNIFICANCE

1001 St. Paul Street

The significance of 1001 St. Paul Street lies in its historical and architectural contributions to the Mount Vernon Historic District. Designed by Frederick A. Fletcher in 1927, it was built during the second phase of development in the area, which consisted of the conversion of rowhouses into apartments and offices, and the construction of high-rise apartment houses. Like the existing rowhouses, the apartment structures were well designed, and were marketed towards upper-middle class residents. 1001 reflects these characteristics in its combination of the Jacobethan and Commercial styles as well as the exclusive nature of its advertising. Due to these qualities, the building contributes to the district, and it will continue to do so after completion of its rehabilitation as condominiums by the Jacyn Development Company.

The Mount Vernon Historic District is both a Baltimore City District and, in part, a National Register Historic Landmark District. Mount Vernon was the first Historic District in Baltimore City, designated in 1964 and expanded five times to the current boundaries, which have been certified by the Department of the Interior for purposes of the Historic Preservation Tax Incentives. The ordinance creating the Mount Vernon Historic District also established the Baltimore City Commission for Historic and Architectural Preservation to oversee all changes within the District and to recommend other areas and buildings in the City for historic designation. The Historic District and the Commission were outgrowths of the Mount Vernon Urban Renewal Plan, one of the City's earliest efforts to incorporate preservation and renovation of existing structures with new development. The current Historic District now encompasses two Urban Renewal Areas: Mount Vernon and Midtown-Belvedere.

The Mount Vernon Historic District grew from the early 19th century through the early 20th century and retains structures--residential, commercial, and religious--from that time. The area was Baltimore's most fashionable neighborhood and as such includes some of the finest architecture in the City, built for wealthy residents, congregations, and institutions, and designed by architects of local and national renown. The greater portion of the district was once the estate of John Eager Howard, revolutionary war patriot and statesman. His mansion, Belvidere, was located at what is now the 1000 block of North Calvert Street. The centerpiece of the district is the Washington Monument and Mount Vernon Place. The monument is the first formal monument erected to commemorate George Washington and is one of the finest examples of monumental architecture in the country. It was erected from 1815 to 1829 and designed by Robert Mills, one of the first American born and trained architects in the country. The development of the squares known as Mount Vernon Place and Washington Place, dates from the 1830's, when the land was subdivided by Howard's heirs, who then built some of the first houses. Prior to the construction of the monument and the development of the squares, brick working class houses were built on Tyson Street, Read Street and North Howard Street, the earliest dating from 1810. These buildings still exist, some are residences and others have been converted to antique shops. The houses on Hamilton Street date from 1820 and were designed by Robert Cary Long Sr. the architect of the Peale Museum and Davidge Hall.

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14 Light Street, Baltimore, MD 21202

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DESCRIPTION OF PHYSICAL APPEARANCE

Photo No: 1-24

1001 St. Paul Street is located within the Mount Vernon Historic District, a Baltimore City District which has been certified by the Department of the Interior, for purposes of the tax benefits. The structure is a large apartment/hotel-now a condominium-which contributes to the district due to the design of its facades and its harmonious materials. Designed in 1927, by Frederick A. Fletcher, the Jacobethan style structure is tall and narrow, twelve stories high and five bays wide. It is seventeen bays deep and has a flat roof. The concrete encased steel frame is faced with deep red brick with recessed joints. The overall plan is a [ form. Currently the structure is being completely rehabilitated for the conversion into condominiums, and this process will retain the historic integrity of the structure, so that it complies with the Secretary of Interior's Standards for Rehabilitation and continues to enhance the historic district.

The building has a raised basement, fully exposed on the south facade due to the slope of St. Paul Street. This brick faced basement has cast stone quoins, a cast stone string course above it, and cast stone steps leading up to the main door in the central bay. Brass hand rails and two cement urns decorate the steps.

The entrance doors on the first floor consist of two wood frame glass doors with brass hardware and a transom above, a cast stone surround, and a fluted Doric pilaster on either side with an egg and dart motif in the echinus. A flat metal frame awning with grape vine festoons on its sides extends over the doorway. Wrought iron brackets and iron chains support this completely glazed structure. The doorway and awning are set within a two story high blind arch which is composed of quoins and voussairs of cast stone.

On either side of the entrance, there is a large window. Each window consists of a cast stone design containing three pairs of casement windows leaded in a diamond pattern. The windows rest on a pedestal which has raised panels in the dado and advanced ends. These ends lie beneath fluted Doric pilasters decorated with the egg and dart motif in the echinus. The pilasters support a full entablature which possesses elongated hexagonal panels in the frieze, dentils in the cornice, and above it scrollwork surrounding a cartouche. The quoins continue on this story up to the third story.

The second floor establishes the fenestration pattern for the rest of the building and is composed of an individual window spaced between paired windows in the end and center bays. On this floor, the center windows lie within the arch and have cast iron window boxes as well as linked cast stone subsills with an ovolo molding. The remaining window details consists of wood, nine over nine double hung sashes with cast stone subsills and rowlock lintels. The third floor has identical fenestration. The wood windows and jambs are badly deteriorated and will be replaced with bronze aluminum double hung sash windows which conform to the profile and dimensions of the existing openings.

B-178  
1708 Eutaw Place  
Block 0342 Lot 021  
Baltimore City  
Baltimore West Quad.



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





