

AREA: Cathedral Hill

MAGI NO.: 0420175711

Address: 16 East Franklin Street
Current Name:

Block: 552	Lot: 24	Lot size: 16 ft. x 140 ft.
Height: 4		Materials: Brick and stone
Condition: Good		Owner: East Franklin Partners
Use: Commercial		Accessible: yes, restricted
Designation:		Liber/Folio: CWM 4142/372



Historic Name: John Q. Lovell House
 Date: ca. 1900
 Architect/Builder:
 Style (if appropriate): Classical Revival

Description: This two-bay townhouse has been altered for office use. The ground floor main entrance is filled in with a modern solid security door, although the simple brick and marble surround is intact. The flanking window is also changed and has a single plate glass. The entire first story is dominated by the second floor balcony which extends across the facade and has an iron railing. The flemish bond brick has glazed headers. The second floor has a single central window with a blind arch and three-part window. The tympanum is filled with a wreath and swag ornamentation. The window is now closed off. The third story returns to the two-bay arrangement, with stone lintels and 1/1 windows which are also closed off. The cornice has modillions, guttae, and dentils. Above the cornice is a slate mansard with a single large dormer containing a Palladian-inspired window. The central window has curving arched muntins. The spandrel above the window is stucco.

Significance:

Area: architecture

Level: local

The Lovell House is a picturesque version of the early 20th century Classical Revival. Elements found in the late 19th century eclectic styles such as the mansard, the Palladian motif, floral decoration, and flemish bond glazed headers are present, but the organization, the stonework details of the balcony, and the Classical cornice suggest the influence of the more streamlined Classical Revival of the Beaux Arts movement. The house was built by John Q. Lovell, a career Navy officer for his wife, Anne Gordon Lovell, on the lot adjoining her parent's home (see Margaret J. Bennett Home, B-2016).

Sources: Hist. of the City of Baltimore: Its Men and Institutions,
 (1902); DR 10-23-09
 Surveyor and Date: Janet Davis, May 1985

Baltimore Metrocenter Survey
Cathedral Hill Area
John Q. Lovell House
16 East Franklin Street
B-2017





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John Q. Lovell House B-2017
16 East Franklin Street
Cathedral Hill - Metrocenter Survey
Baltimore (City), Maryland
Photo: Janet Davis
Date: July 1984
Neg. loc.: Maryland Historical Trust
South elevation

MARYLAND HISTORICAL TRUST

B-2017 552
MAGI #0420175604

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON

16 E. Franklin Street

2 LOCATION

STREET & NUMBER

16 E. Franklin Street

CITY, TOWN

Baltimore

___ VICINITY OF

CONGRESSIONAL DISTRICT

STATE

Maryland

COUNTY

3 CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH

PUBLIC ACQUISITION

- IN PROCESS
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS

ACCESSIBLE

- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- COMMERCIAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER:

4 OWNER OF PROPERTY

NAME

Consolidated Engineering Co. Inc.

Telephone #:

STREET & NUMBER

20 E. Franklin Street

CITY, TOWN

Baltimore

___ VICINITY OF

STATE, zip code
Maryland 21202

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Records Office, Room 601

Liber #: SCL 5357 MLP 9499

Folio #: 545 157

5/9/33 6/8/54

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 type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" 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

The facade of this 3½ story rowhouse located between 2 larger buildings is in the Colonial Revival style and post dates 1899 when the lot was separated from 14 E. Franklin Street. The house has a steeply sloped roof and the facade is of Flemish bond.

A low first floor with simple molded door and window jambs is sheathed in marble up to the sill level of the window. Though the door is only one step above the sidewalk, there is a large basement window just below the first floor window sill. The door is a narrow frame with one large sheet of glass. The first floor window is also one sheet of glass. It does not fill the original window frame, being raised above an infill panel.

The second floor is emphasized by its greater height, a decorative balcony and a tripartite window. The stone balcony is supported by three scrolled brackets and has a wrought iron railing. A flattened basket arch crowns the tall central window and its flanking sidelights. There is a small rectangular panel under each sidelight. Slender ionic columnettes flank the central window and 2 half columnettes are located one each at the outside edges of the window unit. Above a thin cornice the tympanum is ornamented with a central wreath and two swags. There are 2 stone blocks at the base of the arch and an ornamental keystone at its crown. The windows have been boarded up on this and the 3rd floor.

There are 2 one-over-one windows with stone sills and flat stone arches on the third floor. Brackets and dentils embellish the cornice. The two side walls extend above the level of the steep slate roof and are stone capped. The large dormer is a Palladian window with a gable above it. The wall above the window is stuccoed.

8 SIGNIFICANCE

B-2017

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

15'11" 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

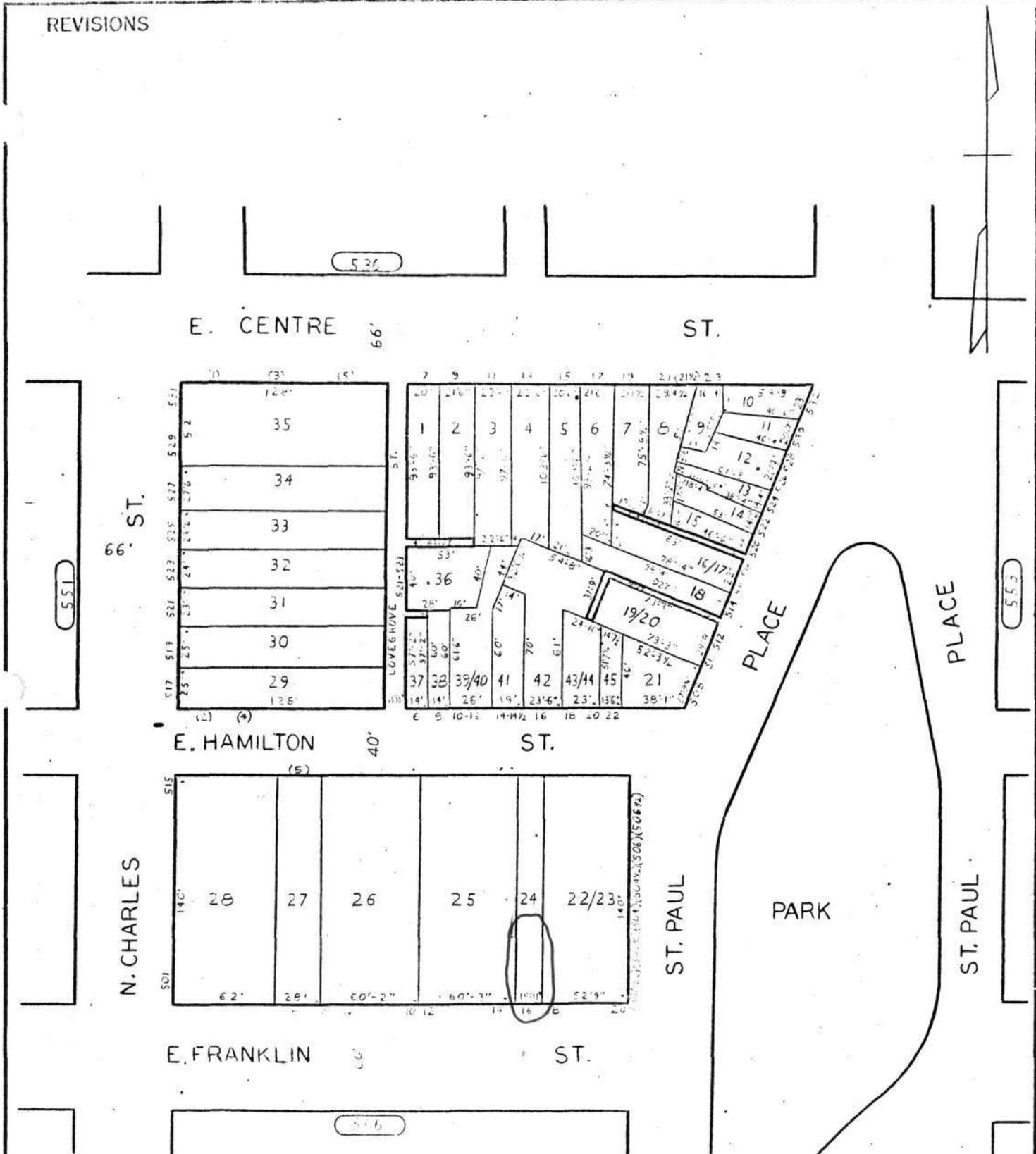
Maryland 21202

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 *Tom Black*
 LETTERED BY *Tom Black*
 CHECKED BY

NOTICE

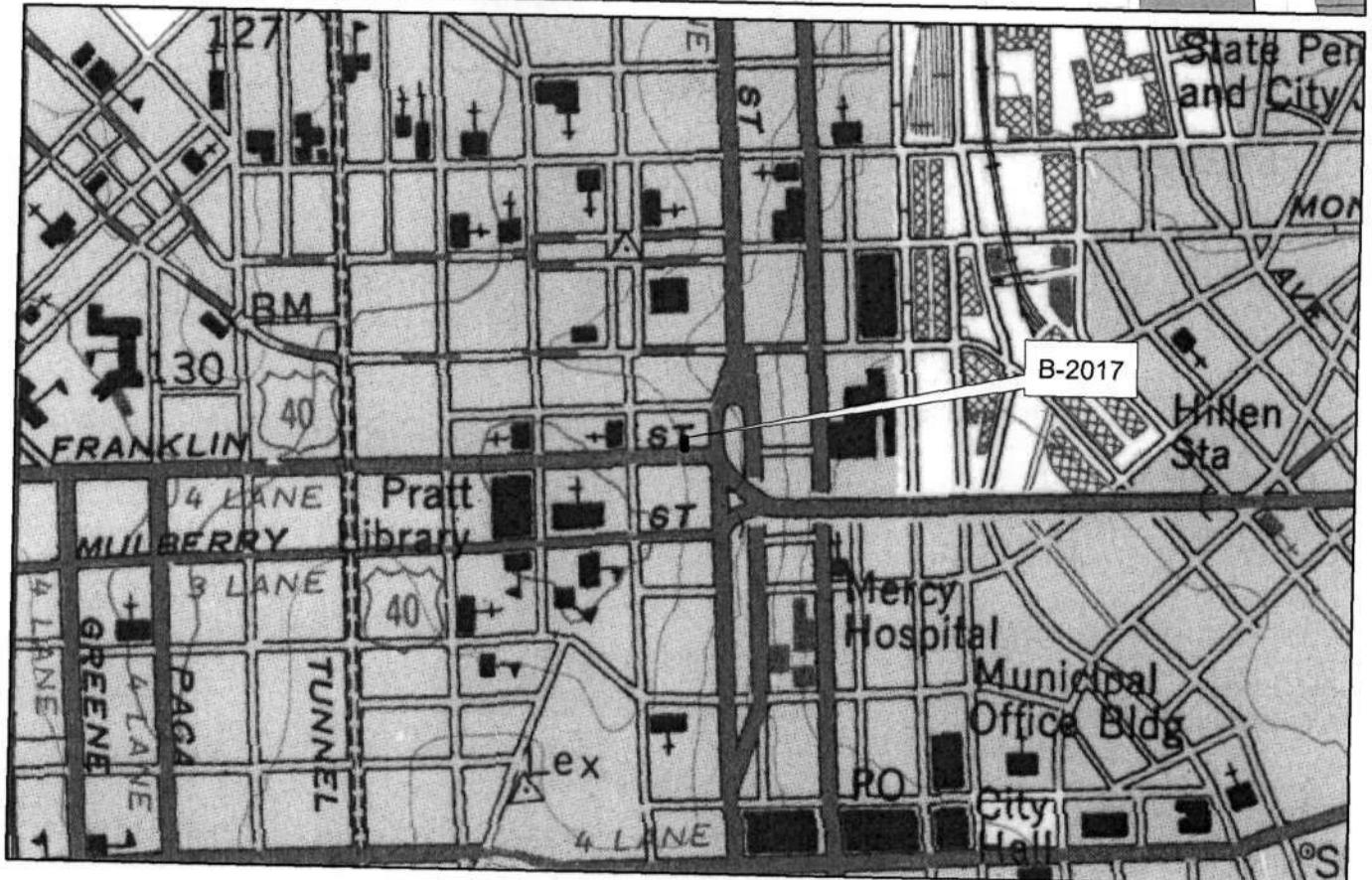
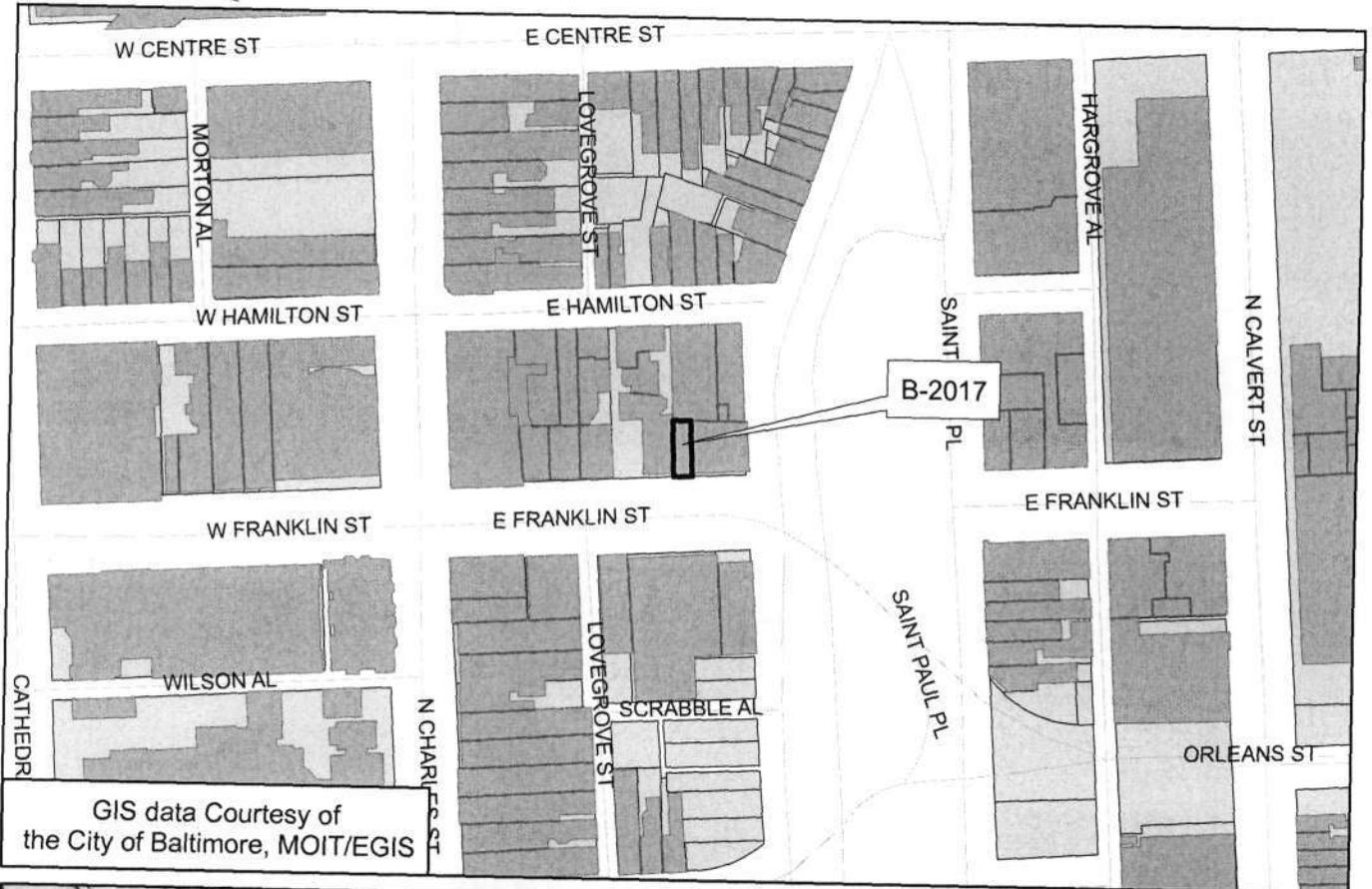
THIS IS A REAL PROPERTY PLAT AS PROVIDED FOR UNDER ARTICLE 70M OF THE CITY CHARTER. IT IS COMPILED FROM TITLE AND OTHER SOURCES AND IS NOT AN AUTHORITY SURVEY.

CITY OF BALTIMORE
 DEPARTMENT OF PUBLIC WORKS

PROPERTY LOCATION DIVISION
 WARD II SECTION II
 BLOCK 552

SCALE DATE

B-2017
John Q. Lovell House
16 East Franklin Street
Block 0552 Lot 022
Baltimore City
Baltimore East Quad





16 E. Franklin :

B-2017

BK 552 L. 94
Neg 6