



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:

Address of property: Street 519 North Charles 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) 519 N. Charles St. is a three bay, three and a half story brick structure, with a basement, pitched roof, and a dormer with a pitched roof. The ridge of the roof is parallel to the facade. The ridge of the dormer is perpendicular to the facade. The brick pattern of the facade is flemish bond. The structure was built as a residence. In c. 1830. The basement, first and second floors

3. STATEMENT OF SIGNIFICANCE:

(use reverse side if necessary) 519 North Charles Street is an integral component of the Mount Vernon Historic District because of its age, architectural progression, and the creative adaptive reuse. The building is an architecturally harmonious composit which incorporates an early 19th century residential structure with late 19th century and early 20th century

Date of construction (if known): c. 1830 Original site Moved Date of alterations (if known): late 19thc. & early 20thc.

4. NAME AND MAILING ADDRESS OF OWNER:

Name William Struever, Lovegrove Partnership
Street 519 N. Charles Street
City Baltimore, Maryland 21202 State _____ Zip Code _____
Telephone Number (during day): Area Code (301) 352-1352

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 14 Light Street, 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).

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 [Signature] Date 7-9-81
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

were converted to retail, commercial use, probably in the 1920's. The twentieth century colonial revival and neoclassical details blend harmoniously with the late federal style building. The ground floor comprises a large wood frame display window; granite ashlar veneer walls; limestone steps; and a decorative wrought iron stair railing. The first floor comprises an elaborate colonial revival entrance and a decorative wood frame five sided oriel display window set between engaged fluted ionic columns. The colonial revival wood door frame comprises two wood fluted engaged doric columns with beaded capitals; each column supports one projecting triglyph, which supports the horizontal cornice of the pediment which is interrupted by the fan light. The fan light has radiating tracery. The raking cornice of the pediment has large modillions. The door reveal has three panels. The second floor comprises one, one over one wood frame sash window and an elaborate tripartite wood frame commercial window with fluted three quarter corinthian columns. The frieze has a low relief of braided swags and a cornice with dentils. The third floor comprises three one over one wood frame sash windows. The sash windows all have simple stone sills and simple rectangular stone lintels. The lintels have an incised outline. The dormer comprises one over one wood frame sash window. The northern end of the facade has two iron star tierods.

The house has two additions; one late 19th century; the other early 20th century that fronted on the alley. It was probably built as a separate industrial structure and later connected to the house. The earlier addition is built of brick and has several wood frame casement and wood frame one over one sash windows on the north elevation. The rear later addition is four stories high and three bays wide and constructed of brick in the common bond pattern. The north elevation has wood frame casement sash and multi-pane industrial awning windows. The east elevation comprises metal frame industrial awning windows with brick sills. The ground floor doors are raised approximately two feet above the alley and are wood with multi-pane windows.

The vestibule comprises ceramic tile floors and two sets of wood and glass doors leading to the retail space and the office space on the upper floors. The door to the retail space has a large single pane of glass and there is a wood frame single pane side light in the wall east of the door. The entrance to the office space comprises a pair of wood frame doors with a wood panel in the lower half and a single pane of glass in the upper half; there is a large wood frame transom divided into two sections above the double doors. All of the doors have brass hardware and are stained oak color on the exterior and painted on the interior.

The first floor retail space comprises one large room; the original partitions have been removed to open up the space. The original wood frame windows and molding have been repaired and repainted. The black and tan marble mantelpiece has been restored. A skylight has been installed over the office/sales area. New walls, carpeting and lighting have been installed.

The rear of the vestibule incorporates a modern interpretation of the front entrance to the building. The entrance to the stairs is a simple rectangular opening with an elliptical transom above. The stairs to the offices are carpeted and there is a simple metal tube railing.

The second floor rear office space comprises an entry, reception area, waiting room and xerox room, a kitchen, bath, storage room, two offices, a secretarial area and a long hallway. The entry has a wood frame casement window. The reception room has a wood frame tripartite window recessed within an area that has beaded tongue and groove molding. The waiting room and xerox room has wood frame one over one sash windows within the original wood molding. The hallway has original wood floors which have been refinished. Cobber's office (see plans A5) incorporates wood frame multi-pane windows in keeping with the original industrial windows of the building addition. The wood joists in the center portion of the rear office area have been

PHYSICAL APPEARANCE CONT. page 2

exposed. The original multi-pane industrial windows have been retained. Original brick walls throughout the office area have been retained and painted white.

A simple metal and wood stair leads to the third floor mezzanine. The mezzanine comprises a library, conference room, kitchen, bath and rear office area. The mezzanine spaces incorporate the original brick walls, which are painted white, and the original industrial windows. New multi-pane industrial windows have been installed to separate the rear office space from the library. The joists have been exposed in the center part of the mezzanine, and a skylight has been installed. The original tongue and groove ceiling is exposed and ceiling fans have been installed. The conference room has new multi-pane wood frame double doors with brass hardware. There is another skylight in the conference room.

The second floor front office space comprises a reception area, the conference room, the work room, and two offices in the front of the building. The brick party wall has been exposed. The one over one wood sash windows have been retained. The original molding surrounding the facade commercial window has been retained and painted. The remaining space has contemporary finishes.

The stairs to the third floor are carpeted and have simple metal tube railing.

The third floor front office space is a duplex unit incorporating a loft area which was the original attic of the building. The third floor space includes a reception area, a bathroom and a front office which has an original fireplace with a decorative castiron chimney piece. The fireplace brick structure has been exposed on all sides. In the reception room there is a spiral steel staircase that leads to the fourth floor mezzanine loft area. The fourth floor mezzanine comprises one large room overlooking the third floor front office area. The rear wall of the mezzanine incorporates two bronze/aluminium glass sliding doors which open up to a simple wood deck. The dormer window and the windows in the third floor office space are one over one wood sash windows. The party wall is exposed brick. The third floor office space has the original wood floors. The third floor middle office (office 2) is a large studio space. New wood frame one over one sash windows have been installed in the south wall and a new bronze aluminium frame studio window has been installed in the north wall, replacing a large studio window that was deteriorated. A new bathroom, drywall, and flooring has been installed.

The adoptive reuse of this building was accomplished by successfully synthesizing the historic architectural details and spaces with contemporary materials and innovative office design.

HISTORIC PRESERVATION CERTIFICATION APPLICATION PART I

Statement of Significance: cont.

modifications. The rear warehouse addition was built in the early 20th century as a separate industrial structure and connected to the house at a later date. It was a spring water bottling warehouse.

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.

The area which is now the Historic District continued to develop. Baltimore's prominent and wealthy residents moved north to the rural area because the land around the harbor was rapidly becoming industrialized and because the City was flooded with immigrants, who flocked to Baltimore to work in the newly established industries. Construction continued to take place in the 1880's and 1890's after the Howard estate had been sold. By the early 20th century, Mount Royal Avenue and parts of Howard Street had been developed, completing the construction in the district.

Architecturally, Mount Vernon displays a complete range of 19th century building styles: Greek Revival, early and late Renaissance Revival, Italianate, Second Empire, Queen Anne, Richardsonian Romanesque, Victorian Gothic, Chateau, Beaux-Arts, Colonial Revival, Art Deco; and combinations and vernacular interpretations of these styles.

HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 1
Statement of Significance: cont.

Many of the elegant townhouses and all of the churches, apartments, and hotels were designed by eminent local and national architects including; Stanford White, William A. Delano, John Russell Pope, Edmund G. Lind, Francis E Baldwin and Josias Pennington, J.B. Noel Wyatt, J. Crawford Neilson, John Rudolph Niernsee, Joseph Evans Sperry, Nathan G. Starkweather, Jackson Gott, J.A. Wilson, Charles E. Cassell, Thomas Dixon and Charles Carson, Harleston J. Parker and Douglas H. Thomas, Edward H. Glidden, and noted contemporary architects including Edward Durrell Stone, James R. Grieves Associates and the firm of Shepley, Bulfinch, Richardson, and Abbott.

Among the prominent families who engaged these architects and lived in the area were the philanthropists; George Peabody, Enoch Pratt, and William and Henry Walters, who founded the Peabody Conservatory of Music, The Enoch Pratt Free Library and the Walters Art Gallery, all of which are located in or on the boarder of the Mount Vernon District; the Winans family who developed railroad systems in this country and in Russia; several Johns Hopkins Hospital physicists and chemists, including Henry August Rowland and Ira Remsen; William Pinkney White, a Governor of the State, and Mayor of the City; and the Warfields, Pattersons, McKims, and Sissons, among others.

519 North Charles Street was built c.1830, for one of Baltimore's wealthy families. The large proportions of the house indicate the financial stature of the family, perhaps one involved with the developing port industries or a commission merchant who sold provisions to the settlements in the hinterlands. Baltimore was beginning to prosper and grow in the 1830's because of the excellent location of the Harbor, the local ship building economy that enabled trade to develop, and the proximity to the northern and western fontiers.

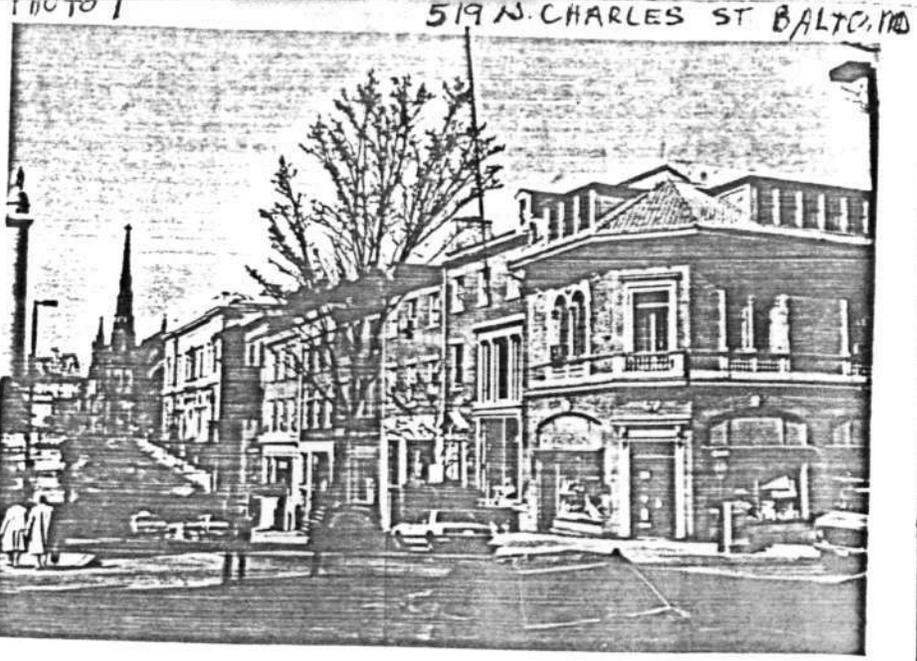
In the later part of the 19th century the house was owned by the Norris family, who were Foreign Commission Merchants.

In the early 20th century, Charles Street was becomming commercialized as the downtown business district was spreading northward. The demand by businesses for commercial space replaced the former residential community. The residential occupants were moving to the garden suburbs to the north and west of the City which were developed in the late 19th century and early 20th century. The large townhouses they abandoned were readily adapted to apartments and small retail stores and businesses. As the buildings were modified to accommodate these new uses, the contemporary architectural styles--the Colonial Revival and Renaissance Revival--were incorporated into the existing facades. In some cases, the facades were totally replaced by these new fashions, leaving only the pitched roof and dormer as remnants of the earlier structures.

519 North Charles had several uses during this period including; a beauty and millinery shop, an art novelty store, a business school of shorthand and typerwriting, an art studio and apartments. The facade of the building was altered to accommodate these commercial and retail uses. The changes included the installation of the commercial windows on the ground floor, first floor and the second floor; the installation of the Colonial Style doorway; and the elaborate

HISTORICAL PRESERVATION CERTIFICATION APPLICATION PART 1
Statement of Significance: cont.

window framing on the second floor. Charles Street declined and has been revitalized along with the Charles Center and Inner Harbor areas to the south. 519 N. Charles Street has been adapted to a multi-use commercial retail structure housing developer's offices, a craft collection, among other uses. The renovation preserved the historical elements which remained from each phase of the building's architectural evolution and successfully created a functional office and retail environment within an historic structure.



B-2028



MARYLAND HISTORICAL TRUST

B-2028 552
MAG#0420285611

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC 519 N. Charles Street

AND/OR COMMON

2 LOCATION

STREET & NUMBER 519 N. Charles Street

CITY, TOWN Baltimore

CONGRESSIONAL DISTRICT

___ VICINITY OF

STATE Maryland

COUNTY

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME Edward Weiss

Telephone #:

STREET & NUMBER

213 Tuscan Rd.

CITY, TOWN

Baltimore

___ VICINITY OF

Maryland 21210

STATE, zip code

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Records Office Room 601

Liber #: JFC 1098

Folio #: 210

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 Hist. & Arch. Pres.

CITY, TOWN

Baltimore

STATE

Maryland 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

Though extensively altered, this 3½ story house retains several original features. Like 521 N. Charles St. it has flemish bond brickwork, incised marble lintels, a narrow cornice and sloped roof.

The basement still partly sheathed in marble, has been modified to include a shopfront. The entrance is reached by a small area way.

The main entrance is approached by seven marble stairs with wrought iron and rails which each form a spiral on the bottom stair. Two fluted Doric columns support a triangular pediment whose lower surface is interrupted to allow space for a fanlight. There is a vestibule with double doors.

The first floor has been altered to include a large 5 sided oriel which is framed by two slender Ionic columns. Above the oriel is tripartite window, ornamented with 4 corinthian columns. Each panel is a single pane of glass with the central one being wider than the sides. There is an intablature above, decorated with wreaths and festoons. Above the front door, one of the original window openings is still there. On the third floor the three window bays remain. These smaller windows are one-over-one double hung. There is a boarded up gabled dormer located slightly off center in the attic.

8 SIGNIFICANCE

PERIOD

- PREHISTORIC
- 1400-1499
- 1500-1599
- 1600-1699
- 1700-1799
- 1800-1899
- 1900-

- ARCHEOLOGY-PREHISTORIC
- ARCHEOLOGY-HISTORIC
- AGRICULTURE
- ARCHITECTURE
- ART
- COMMERCE
- COMMUNICATIONS

AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

- COMMUNITY PLANNING
- CONSERVATION
- ECONOMICS
- EDUCATION
- ENGINEERING
- EXPLORATION/SETTLEMENT
- INDUSTRY
- INVENTION

- LANDSCAPE ARCHITECTURE
- LAW
- LITERATURE
- MILITARY
- MUSIC
- PHILOSOPHY
- POLITICS/GOVERNMENT

- RELIGION
- SCIENCE
- SCULPTURE
- SOCIAL/HUMANITARIAN
- THEATER
- TRANSPORTATION
- OTHER (SPECIFY)

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

SEE 10 E. FRANKLIN ST.

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

25' X 128'

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

Commission for Hist & Arch. Pres.

DATE

STREET & NUMBER

26 S. Calvert Street Room 900

TELEPHONE

396-4866

CITY OR TOWN

Baltimore

STATE

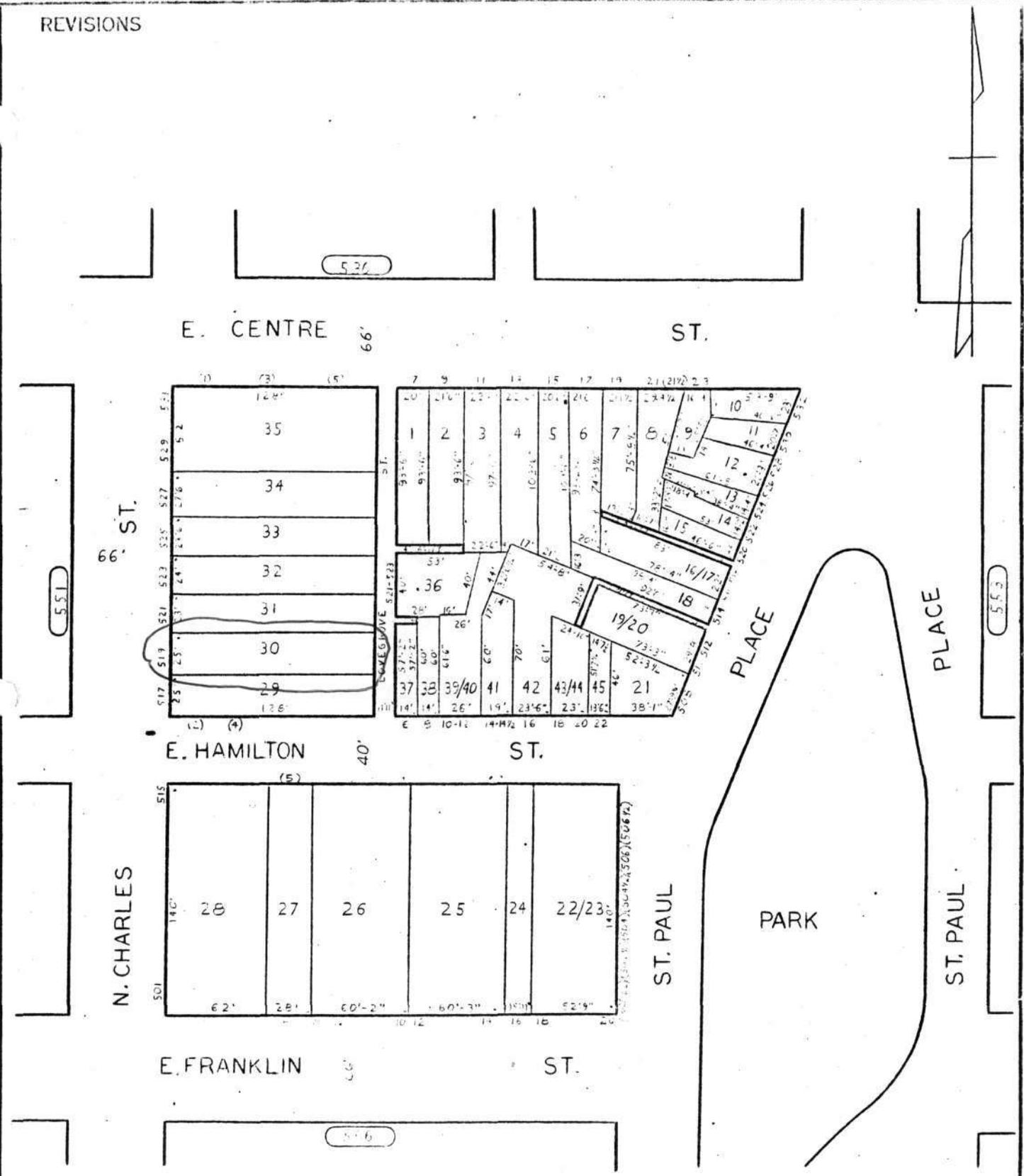
Maryland 21202

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 *Loe Welch*
 LETTERED BY *Loe Welch*
 CHECKED BY

NOTICE

THIS IS A REAL PROPERTY PLAT AS PROVIDED FOR UNDER ARTICLE 70(A) OF THE CITY CHARTER. IT IS CORRECTED FROM FILE AND OTHER SOURCES AND IS NOT AN AUTHENTIC COPY.

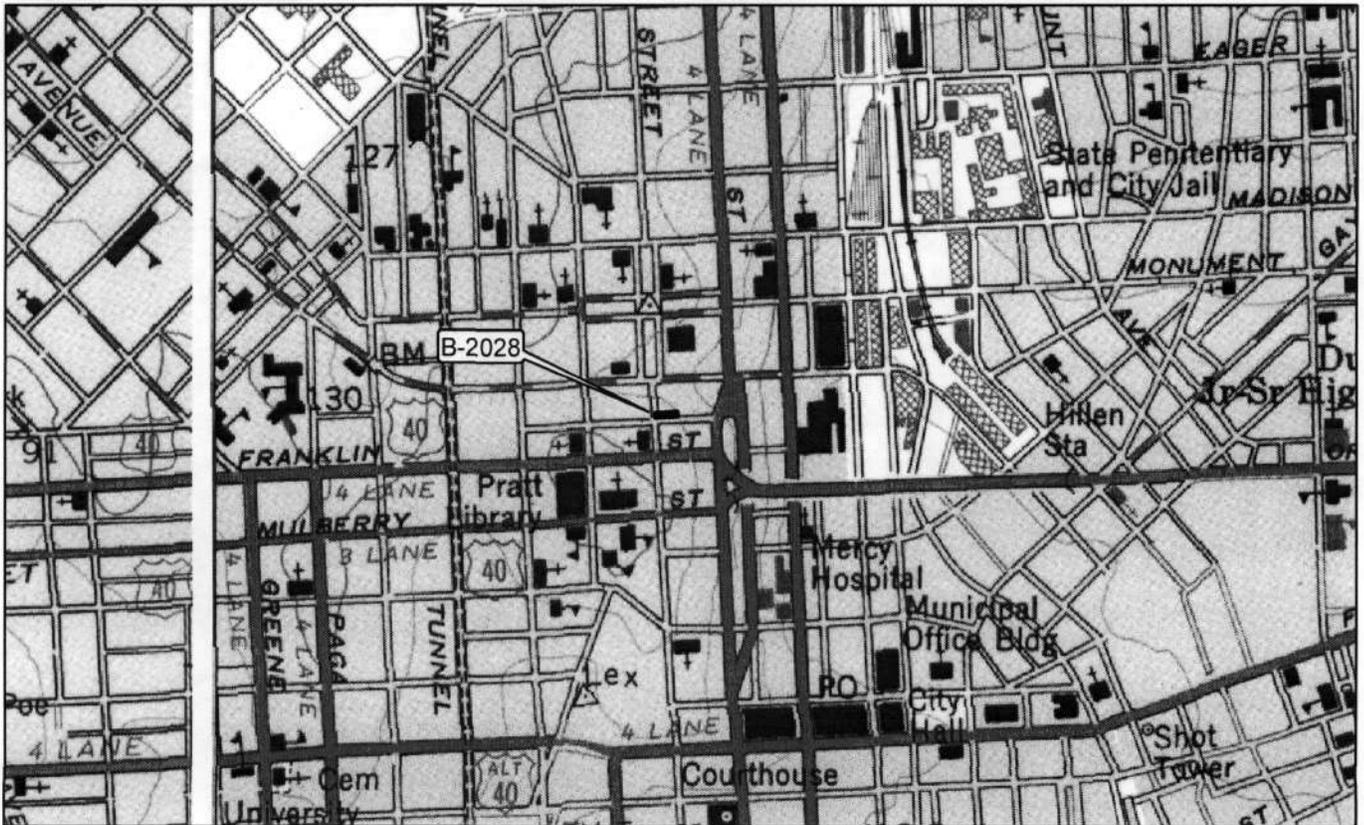
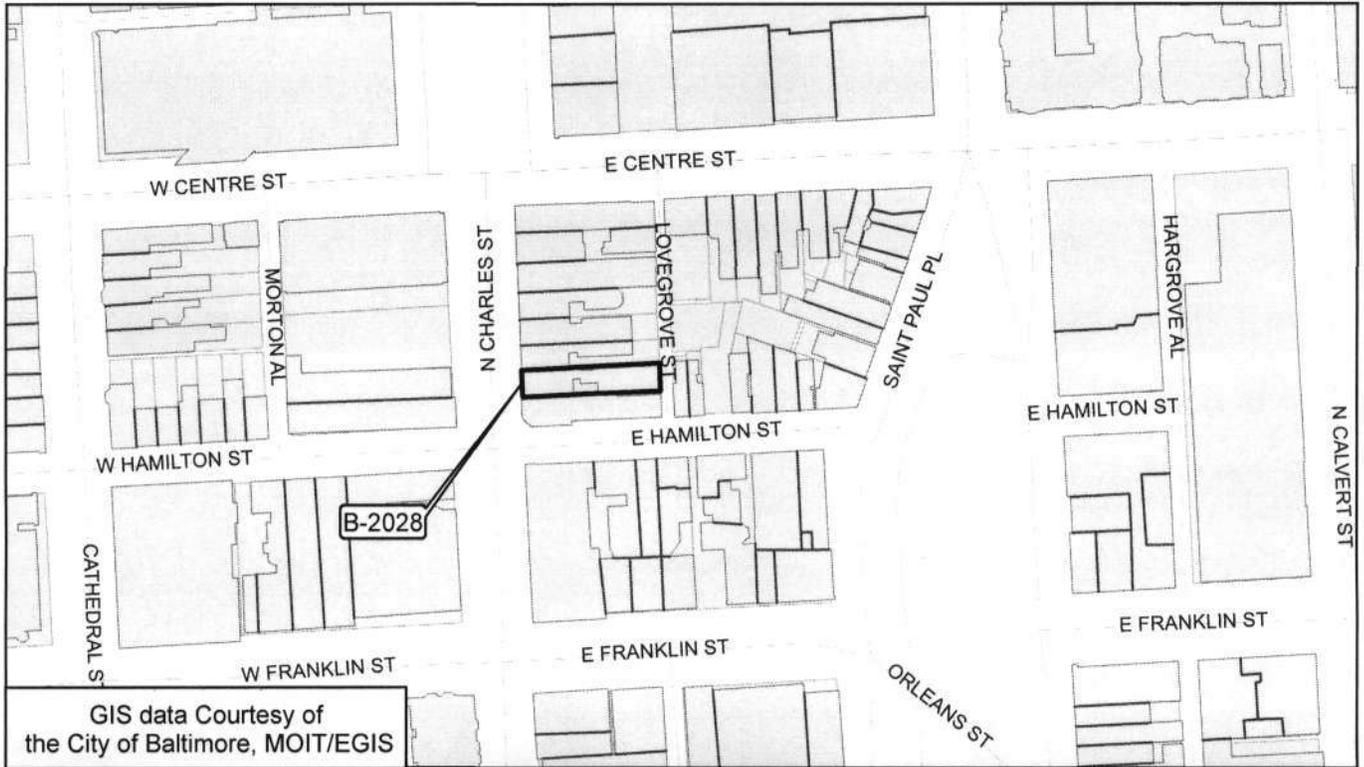
CITY OF BALTIMORE
 DEPARTMENT OF PUBLIC WORKS

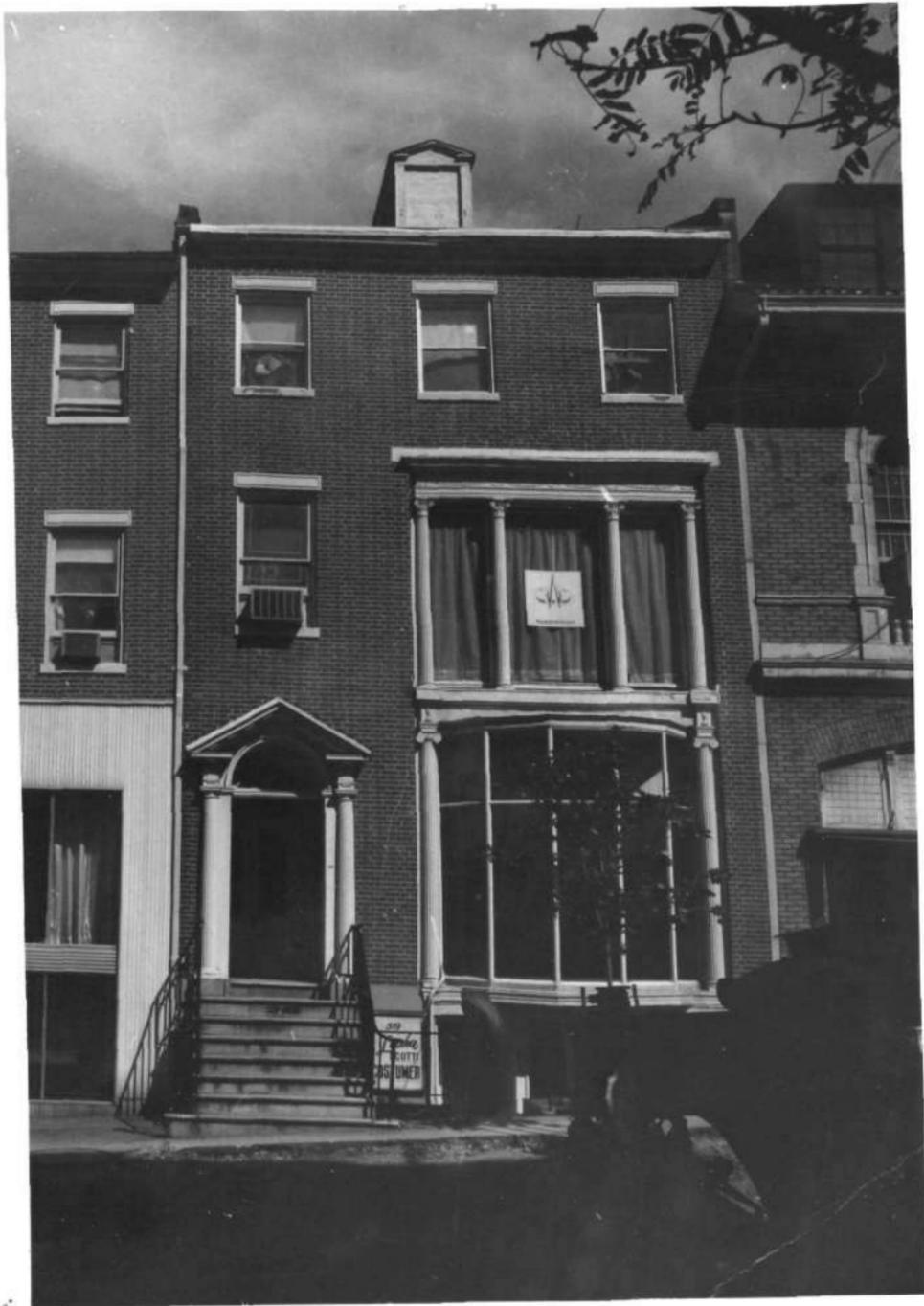
PROPERTY LOCATION DIVISION

WARD II SECTION II
 BLOCK 552

SCALE 1" = 50' GATE

B-2028
519 N. Charles Street
Block 0552, Lot 030
Baltimore City
Baltimore East Quad.





310
LONG
CITY
LONG TOWER

519 N. Charles

B-2028

Block 552
Neg. 3