

POPPLETON HISTORIC STUDY

B-2561

MAG#04256155111

<u>Block</u>	<u>Lot</u>	<u>Address</u>
200	78-70	1042-1058 W. Baltimore Street

Approximate age

<u>1800-1845</u>	<u>1845-1860</u>	<u>1865-1880</u>	<u>1880-1896</u>	<u>1896-on</u>
	1042-1050 (perhaps later)	1052-1058 (perhaps later)		

<u>Rating</u>	<u>Architectural</u>	<u>Condition</u>			
A	Significant-save	good	fair	poor	bad
B	Quality-Indiv./groups-save	good	fair	poor	bad
C	Important to street/groups	good	fair	poor	bad
D	Insignificant/detrimental	good	fair	poor	bad

Notable features:

Numbers 1042-1050 are 2½ story gable roof houses; 1042 now serves as a church; 1048 has a new front. Number 1050 has either an extra door or a sallyport. Some of this group have 6/6 windows. Numbers 1052-1058 are original shop fronts which have been gravely damaged by modern revisions.

It was proposed that Arlington Street should cut through this block -- it is so indicated on the 1876 map -- but it never did so. Had it been put through, it would have crossed at about 1044-1048.

Environmental context:

Very nice house-to-house and across-street scale relationships; could be super shops with residences above (see comment for 1110-1128 W. Baltimore Street).



UNITED STATES DEPARTMENT OF THE INTERIOR

Form Approved
OMB No. 42-11375

NATIONAL PARK SERVICE
Washington D.C. 20240

HISTORIC PRESERVATION CERTIFICATION
APPLICATION—PART 1

Instructions: Applicant should read the instructions carefully before completing application. No certification may be made unless a completed application form has been received. 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 anytime during the year.

PART 1 EVALUATION OF SIGNIFICANCE

1. Name of property: 1050 West Baltimore Street

Address of property: 1050 West Baltimore Street

City Baltimore

County _____ State Maryland

Zip Code 21223

Name of historic district in which property is located:

Union Square Historic District

Check here if request is for:

- certification (structure contributes to significance of the district)
- decertification (structure does not contribute to significance of the district)
- easement qualification (for donation of easement on structure or land for conservation purposes).

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 sheet.

Date of construction (if known): c. 1850 Original site Moved Date of alterations (if known): _____

4. Name and Mailing Address of Owner:

Name R. S. Iyer

Street 2438 Silver Fox Lane

City Reston

State Virginia

Zip Code 22091

Telephone number (during day): Area Code (703) 734-6305

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

[Handwritten Signature]

SEC. SEC. NO. _____

Date 9/25/83

Prepared by: Timothy L. Bishop, Dalsemer, Catzen & Assoc., Inc. 121 Water St. Balto., Md. 21202

For office use only

The structure described above is included within the boundaries of a Registered 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).

structure is located in a district which 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 Department of the Interior procedures (36 CFR 60). certification as substantially meeting National Register criteria.

Signature

[Handwritten Signature]
State Historic Preservation Officer

Date 1-25-84

Name/Address of Property: 1050 West Baltimore Street, Baltimore, Maryland

DESCRIPTION OF PHYSICAL APPEARANCE

1050 West Baltimore Street is a Greek Revival style, two and a half bay wide, two and a half story high, brick rowhouse with a first floor shop. It has a rectangular plan; a gabled roof; and a two and a half bay wide, two story high, shed roofed, rectangular backbuilding.

Facade (south elevation) features include an entrance at each extremity, rectangular window openings with double hung wood sashes; and a corbeled brick cornice.

The interior plan consists of a single space in the main and backbuildings on the first floor; on the upper floors there are two spaces in the main building and a single space in the backbuilding. Bathrooms have been added in the first and second floors. The stairs have been relocated to a sallyport space adjacent to the westside of the building. The first floor partitions have been removed and a pressed metal ceiling has been installed. The second story of the backbuilding is probably an addition.

Address of Property: 1050 West Baltimore Street

PROJECT SUMMARY:

1050 West Baltimore Street is one of a group of five mid-nineteenth and late nineteenth century attached houses with first floor shops to be rehabilitated by Mr. R.S. Iyer. They lie in the eastern half of the Union Square Historic District, which is located approximately ten blocks directly west of Baltimore's Central Business District. This district was designated in 1970 and expanded in 1977 specifically to arrest severe economic decline in the area by encouraging the preservation and rehabilitation of district buildings. Mr. R.S. Iyer's project represents one of three multi-building, private rehabilitation projects which have occurred in the district, and the success of the project is vital in order to encourage similar rehabilitation in the area.

These five buildings represent the typical vernacular, working class rowhouses built throughout the district. Union Square grew largely as an area of inexpensive housing for workers of the B&O Railroad Mount Clare Shops and its related industries located at Pratt and Poppleton Streets, southeast of the district. As a result, most of these houses--like this one--are austere, small and built in extremely compact rows (houses are usually 12'-14' wide). The houses were constructed by developers mainly. Decorative work is minimal, usually consisting of simple roof cornices, doors, stairs, mantelpieces, door trim, and window trim--all built of wood.

The project buildings are being rehabilitated to contain market rate apartments and stores. The rehabilitation plans for the building have been designed to meet the Secretary of the Interior's Standards for Rehabilitation, and to address the individual character and problems of each rowhouse. The Maryland Historical Trust has provided assistance and advice concerning the rehabilitation.

The project will preserve as much of the original historic fabric as possible, including the storefronts, the exterior walls, the internal structural system, the floors, the wood moldings, the wood doors, and where they still exist, mantelpieces, metal ceilings and decorative stairs. Features which are extremely, deteriorated or missing, but which greatly contribute to the historic appearance of the building, will be replaced such as the facade windows, the storefront window bases, and wood detail in the roof cornice.

SUMMARY DESCRIPTION:

1050 West Baltimore Street is a Greek Revival style, two and a half bay wide, two and a half story high, brick rowhouse with a first floor shop. It has a rectangular plan; a gabled roof; and a two and a half bay wide, two story high, shed roofed, rectangular backbuilding.

Facade (south elevation) features include an entrance at each extremity, rectangular window openings with double hung wood sashes, and a corbeled brick cornice.

The interior plan consists of a single space in the main and backbuildings on the first floor; on the upper floors there are two spaces in the main building and a single space in the backbuilding. Bathrooms have been added in the first and second floors. The stairs have been relocated to a sallyport space adjacent to the westside of the building. The first floor partitions have been removed and a pressed metal ceiling has been installed. The second story of the backbuilding is probably an addition.

B-2561



1050 WEST EXCHANGE

STREET

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
Washington D.C. 20240

Form Approved
GSA FPMR 41 CFR 101-11.6

HISTORIC PRESERVATION CERTIFICATION
APPLICATION—PART 1

Instructions: Applicant should read the instructions carefully before completing application. No certification may be made unless a completed application form has been received. 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 anytime during the year.

PART 1 EVALUATION OF SIGNIFICANCE

1. Name of property: 1052 West Baltimore Street
Address of property: 1052 West Baltimore Street
City Baltimore County _____ State Maryland Zip Code 21223
Name of historic district in which property is located: Union Square Historic District

Check here if request is for:

- certification (structure contributes to significance of the district)
- decertification (structure does not contribute to significance of the district)
- easement qualification (for donation of easement on structure or land for conservation purposes).

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 sheet.

Date of construction (if known): c. 1850 Original site Moved Date of alterations (if known): c. 1920

4. Name and Mailing Address of Owner:

Name R. S. Iyer
Street 2438 Silver Fox Lane
City Reston State Virginia Zip Code 22091
Telephone number (during day): Area Code (703) 734-6305

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 _____ Date _____
Prepared by: Timothy L. Bishop, Dalsemer, Catzen & Assoc., Inc. 121 Water St. Balto., Md. 21202
Social Security Number or Taxpayer Identification Number _____

For office use only

The structure described above is included within the boundaries of a Registered 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) and 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 or will likely will not be recommended for certification as substantially meeting National Register criteria

Signature [Signature] Date 1-25-84
State Historic Preservation Officer

Address of Property: 1052 West Baltimore Street, Baltimore, Maryland

B-2561

DESCRIPTION OF PHYSICAL APPEARANCE

1052 West Baltimore is a two and a half bay wide, three story high, painted brick attached residence/shop. It has a rectangular plan, a shed roof, and a one and a half bay wide, two story high, shed roofed, rectangular, brick backbuilding. Attached to the north wall of this structure is a five bay long, one and a half bay wide, shed roofed, stuccoed block warehouse. Facade (south elevation) features include a first floor storefront; two entrances in the west bay; a steel, oriel window at the second story; and rectangular, double hung windows at the third floor.

The interior plan consists of a single open space on each floor of each building except the third floor of the main building, which has two spaces. Straight run stairs lead up the west wall to the second floor and against the north wall to the third floor.

The building has undergone numerous changes; originally it was a Greek Revival style building identical to 1050 West Baltimore Street. Over time, the salleyport adjacent to the west wall was converted into a stairway; the attic floor was enlarged into a full third story; the metal oriel was installed in the second floor; the shopfront was added and then covered with metal; and the warehouse was added to the rear.

Address of Property: 1052 West Baltimore Street

PROJECT SUMMARY:

1052 West Baltimore Street is one of a group of five mid-nineteenth and late nineteenth century attached houses with first floor shops to be rehabilitated by Mr. R.S. Iyer. They lie in the eastern half of the Union Square Historic District, which is located approximately ten blocks directly west of Baltimore's Central Business District. This district was designated in 1970 and expanded in 1977 specifically to arrest severe economic decline in the area by encouraging the preservation and rehabilitation of district buildings. Mr. R.S. Iyer's project represents one of three multi-building, private rehabilitation projects which have occurred in the district, and the success of the project is vital in order to encourage similar rehabilitation in the area.

These five buildings represent the typical vernacular, working class rowhouses built throughout the district. Union Square grew largely as an area of inexpensive housing for workers of the B&O Railroad Mount Clare Shops and its related industries located at Pratt and Poppleton Streets, southeast of the district. As a result, most of these houses--like this one--are austere, small and built in extremely compact rows (houses are usually 12'-14' wide). The houses were constructed by developers mainly. Decorative work is minimal, usually consisting of simple roof cornices, doors, stairs, mantelpieces, door trim, and window trim--all built of wood.

The project buildings are being rehabilitated to contain market rate apartments and stores. The rehabilitation plans for the building have been designed to meet the Secretary of the Interior's Standards for Rehabilitation, and to address the individual character and problems of each rowhouse. The Maryland Historical Trust has provided assistance and advice concerning the rehabilitation.

The project will preserve as much of the original historic fabric as possible, including the storefronts, the exterior walls, the internal structural system, the floors, the wood moldings, the wood doors, and where they still exist, mantelpieces, metal ceilings and decorative stairs. Features which are extremely, deteriorated or missing, but which greatly contribute to the historic appearance of the building, will be replaced such as the facade windows, the storefront window bases, and wood detail in the roof cornice.

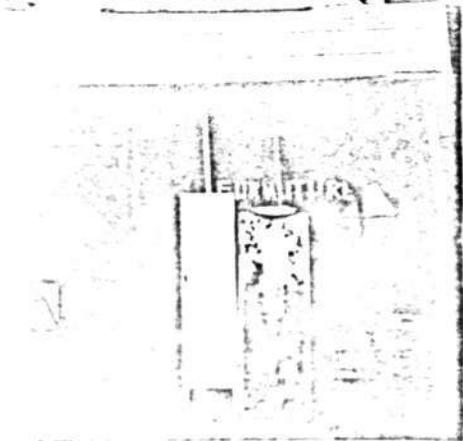
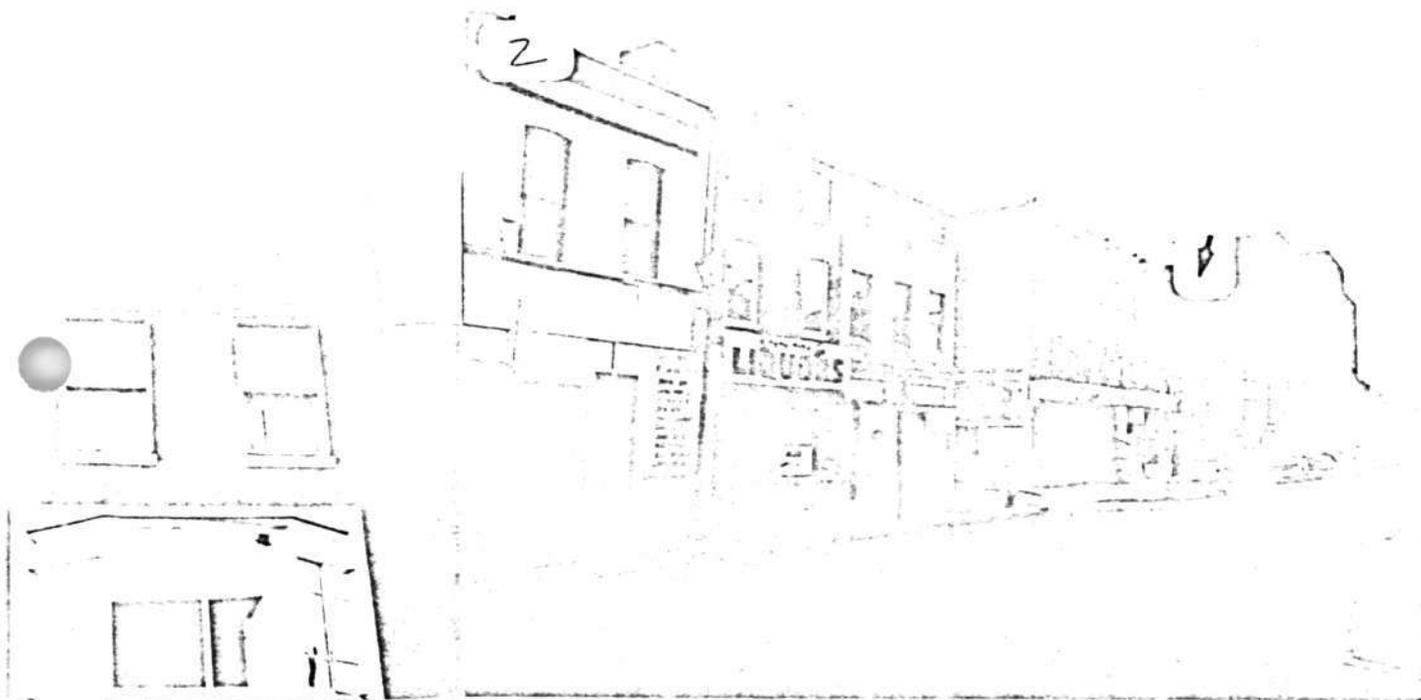
SUMMARY DESCRIPTION:

1052 West Baltimore is a two and a half bay wide, three story high, painted brick attached residence/shop. It has a rectangular plan, a shed roof, and a one and a half bay wide, two story high, shed roofed, rectangular, brick backbuilding. Attached to the north wall of this structure is a five bay long, one and a half bay wide, shed roofed, stuccoed block warehouse. Facade (south elevation) features include a first floor storefront; two entrances in the west bay; a steel, oriel window at the second story; and rectangular, double hung windows at the third floor.

The interior plan consists of a single open space on each floor of each building except the third floor of the main building, which has two spaces. Straight run stairs lead up the west wall to the second floor and against the north wall to the third floor.

The building has undergone numerous changes; originally it was a Greek Revival style building identical to 1050 West Baltimore Street. Over time, the salleyport adjacent to the west wall was converted into a stairway; the attic floor was enlarged into a full third story; the metal oriel was installed in the second floor; the shopfront was added and then covered with metal; and the warehouse was added to the rear.

B-2561



1052 WEST BETHANUE

3 FLOOR

UNITED STATES DEPARTMENT OF THE INTERIOR

NATIONAL PARK SERVICE
Washington D.C. 20240

HISTORIC PRESERVATION CERTIFICATION
APPLICATION—PART 1

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PART 1 EVALUATION OF SIGNIFICANCE

1. Name of property: 1054 West Baltimore Street
Address of property: 1054 West Baltimore Street
City Baltimore County _____ State Maryland Zip Code 21223
Name of historic district in which property is located: Union Square Historic District

Check here if request is for:

- certification (structure contributes to significance of the district)
- decertification (structure does not contribute to significance of the district)
- easement qualification (for donation of easement on structure or land for conservation purposes).

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 sheet.

Date of construction (if known): c. 1830 Original site _____ Moved Date of alterations (if known): c. 1870

4. Name and Mailing Address of Owner:

Name R. S. Iyer
Street 2438 Silver Fox Lane
City Reston State Virginia Zip Code 22091
Telephone number (during day): Area Code (703) 734-6305

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 _____ Date _____
Prepared by: Timothy L. Bishop, Dalsemer, Catzen & Assoc., Inc. 121 Water St. Balto., Md. 21202
Social Security Number or Taxpayer Identification Number _____

For office use only

The structure described above is included within the boundaries of a Registered 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) and 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 or will likely will not be recommended for certification as substantially meeting National Register criteria

Signature [Signature] Date 1-25-84
State Historic Preservation Officer

Address of Property: 1054 West Baltimore Street, Baltimore, Maryland

B-2561

DESCRIPTION OF PHYSICAL APPEARANCE

1054 West Baltimore Street is an Italianate style, two bay wide, three story high, brick, attached store and residence. Its tripartite, "L" shaped plan consists of the main building, a short hyphen, and a brick, two story high, one and a half bay wide, three bay long backbuilding. Both the main and back buildings have shed roofs. Facade (south elevation) features include a wood shop front, now covered with formstone; a recessed entrance in the west bay; rectangular, wood, double hung windows; and a wood cornice with modillions and molded dentils.

The interior plan consists of an open space in each building on the first floor, a winder stair to the upper floors in the hyphen, and two spaces in each building on the upper floors. The windows and doorways have a variety of moldings, and the doors are paneled wood. Two mantels remain as well.

The building was probably built as a Federal style dwelling, and expanded into an Italianate building c.1870. Since then, all first floor partitions have been removed, and the second floor plan has been changed over time. In the twentieth century, a one room addition was built onto the rear of the building, and the storefront was covered in formstone.

Address of Property: 1054 West Baltimore Street

B-2561

SUBJECT SUMMARY:

1054 West Baltimore Street is one of a group of five mid-nineteenth and late nineteenth century attached houses with first floor shops to be rehabilitated by Mr. R.S. Iyer. They are in the eastern half of the Union Square Historic District, which is located approximately two blocks directly west of Baltimore's Central Business District. This district was designated in 1970 and expanded in 1977 specifically to arrest severe economic decline in the area by encouraging the preservation and rehabilitation of district buildings. Mr. R.S. Iyer's project represents one of three multi-building, private rehabilitation projects which have been carried out in the district, and the success of the project is vital in order to encourage similar rehabilitation in the area.

These five buildings represent the typical vernacular, working class rowhouses built throughout the district. Union Square grew largely as an area of inexpensive housing for workers of the B&O Railroad Mount Clare Shops and its related industries located at Pratt and Poppleton Streets, southeast of the district. As a result, most of these houses--like this one--are austere, small and built in extremely compact rows (houses are usually 12'-14' wide). The houses were constructed by developers mainly. Decorative work is minimal, usually consisting of simple roof cornices, doors, stairs, mantelpieces, door trim, and window trim--all built of wood.

The project buildings are being rehabilitated to contain market rate apartments and stores. The rehabilitation plans for the building have been designed to meet the Secretary of the Interior's Standards for Rehabilitation, and to address the individual character and problems of each rowhouse. The Maryland Historical Trust has provided assistance and advice concerning the rehabilitation.

The project will preserve as much of the original historic fabric as possible, including the storefronts, the exterior walls, the internal structural system, the floors, the wood moldings, the wood doors, and where they still exist, mantelpieces, metal ceilings and decorative stairs. Features which are extremely deteriorated or missing, but which greatly contribute to the historic appearance of the building, will be replaced such as the facade windows, the storefront window bases, and wood detail in the roof cornice.

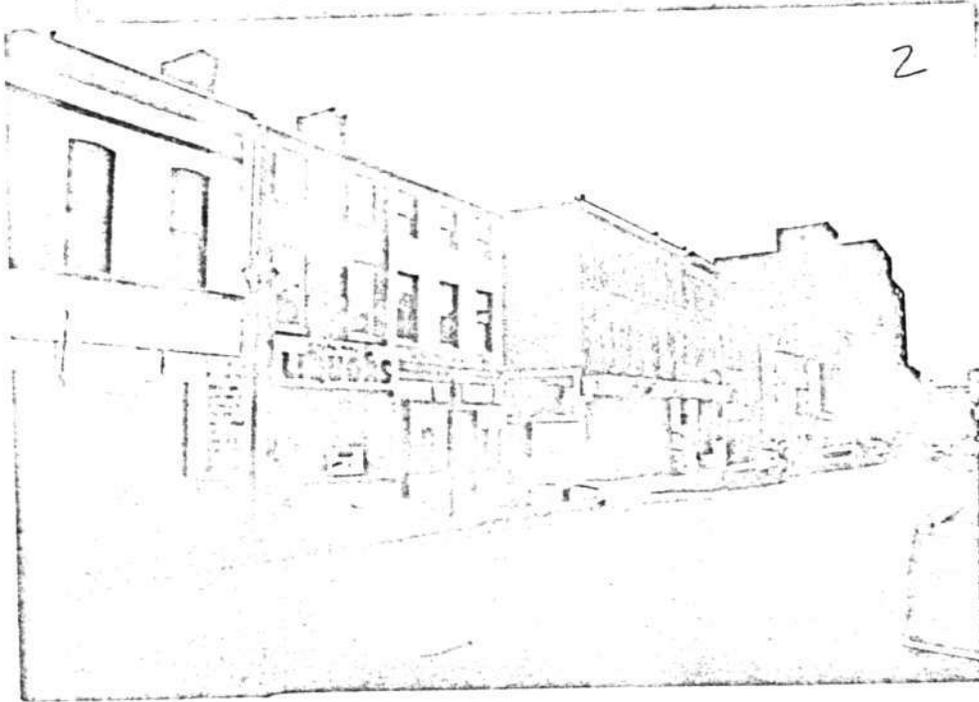
SUMMARY DESCRIPTION:

1054 West Baltimore Street is an Italianate style, two bay wide, three story high, brick, attached store and residence. Its tripartite, "L" shaped plan consists of the main building, a short hyphen, and a brick, two story high, one and a half bay wide, three bay long backbuilding. Both the main and back buildings have shed roofs. Facade (south elevation) features include a wood shop front, now covered with formstone; a recessed entrance in the west bay; rectangular, wood, double hung windows; and a wood cornice with modillions and molded dentils.

The interior plan consists of an open space in each building on the first floor, a winder stair to the upper floors in the hyphen, and two spaces in each building on the upper floors. The windows and doorways have a variety of moldings, and the doors are paneled wood. Two mantels remain as well.

The building was probably built as a Federal style dwelling, and expanded into an Italianate building c.1870. Since then, all first floor partitions have been removed, and the second floor plan has been changed over time. In the twentieth century, a one room addition was built onto the rear of the building, and the storefront was covered in formstone.

B-2561



1054 WEST BROMFIELD

STREET

HR-B-253a (10-78)

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

Form Approved
OMB No. 42-R1785



HISTORIC PRESERVATION CERTIFICATION APPLICATION — PART 2

(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 2, attach additional blank sheets. Part 2 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 1.

Part 2 DESCRIPTION OF REHABILITATION

1. NAME OF PROPERTY: 1056 West Baltimore Street
Address of property: Street 1056 West Baltimore Street
City Baltimore State Maryland Zip Code 21223

If located in National Register historic district, local or State designated district, specify: Union Square Historic District

2. DATA ON EXISTING STRUCTURE:

Date of construction: c. 1890 Existing floor area: 1476 sq. feet

Original use: Retail and Residence

Type of construction: Brick bearing walls and wood internal framing

3. DATA ON REHABILITATION PROJECT:

Project starting date (est.): Dec. 1983 Project completion date (est.): Dec. 1984

500,000 FOR 5 BLDG. PROJECT
Estimated cost of rehabilitation: _____ Proposed use: Commercial and Apartments

Number of housing units to be created (if applicable): one

Has the property received Federal or State financial assistance? yes no

If yes, specify source: U.D.A.G., C.D.B.G., MD HOUSING REHABILITATION PROGRAM, RESIDENTIAL ENVIRONMENTAL ASSISTANT LOAN, (CITY)

Are architectural plans and specifications available for review? yes no

Architect's or developer's name and address: David S. Shull, AIA

518 S. Hanover Street, Baltimore, Maryland 21201

Telephone Number: (301) 332-0128

Prepared by: Timothy L. Bishop, Dalsemer, Catzen and Associates, Inc.
121 Water Street, Baltimore, Maryland 21202

Name and mailing address of owner

Name: R. S. Iyer

Street: 2438 Silver Fox Lane

City: Reston State Virginia Zip 22091

Telephone Number (during day): (703) 734-6305

I hereby apply for certification of rehabilitation work described above for purposes of Section 2124 of the Tax Reform Act of 1976. 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.

Owner's Signature: _____ Date: _____

Name/Address of Property: 1056 West Baltimore Street

B-2561

PROJECT SUMMARY:

1056 West Baltimore Street is one of a group of five mid-nineteenth and late nineteenth century attached houses with first floor shops to be rehabilitated by Mr. R.S. Iyer. They lie in the eastern half of the Union Square Historic District, which is located approximately ten blocks directly west of Baltimore's Central Business District. This district was designated in 1970 and expanded in 1977 specifically to arrest severe economic decline in the area by encouraging the preservation and rehabilitation of district buildings. Mr. R.S. Iyer's project represents one of three multi-building, private rehabilitation projects which have occurred in the district, and the success of the project is vital in order to encourage similar rehabilitation in the area.

These five buildings represent the typical vernacular, working class rowhouses built throughout the district. Union Square grew largely as an area of inexpensive housing for workers of the B&O Railroad Mount Clare Shops and its related industries located at Pratt and Poppleton Streets, southeast of the district. As a result, most of these houses--like this one--are austere, small and built in extremely compact rows (houses are usually 12'-14' wide). The houses were constructed by developers mainly. Decorative work is minimal, usually consisting of simple roof cornices, doors, stairs, mantelpieces, door trim, and window trim--all built of wood.

The project buildings are being rehabilitated to contain market rate apartments and stores. The rehabilitation plans for the building have been designed to meet the Secretary of the Interior's Standards for Rehabilitation, and to address the individual character and problems of each rowhouse. The Maryland Historical Trust has provided assistance and advice concerning the rehabilitation.

The project will preserve as much of the original historic fabric as possible, including the storefronts, the exterior walls, the internal structural system, the floors, the wood moldings, the wood doors, and where they still exist, mantelpieces, metal ceilings and decorative stairs. Features which are extremely, deteriorated or missing, but which greatly contribute to the historic appearance of the building, will be replaced such as the facade windows, the storefront window bases, and wood detail in the roof cornice.

SUMMARY DESCRIPTION:

1056 West Baltimore Street is a late Italianate style, two bay wide, three story high, brick attached residence/shop. It has a rectangular plan; a shed roof; and a one and a half bay wide, four bay long, shed roofed, rectangular, brick backbuilding. Facade (south elevation) features include a decorative wood storefront now covered with formstone; a recessed entrance in the center; one over one, double hung windows at the upper floors; and a thin metal and brick cornice with end brackets and dentils at the roofline.

The interior plan consists of a side stair hall and a single large space on the first and second floors of the main building, and two equal spaces on each floor of the rest of the building. Interior features consist of molded window surrounds with corner blocks, paneled window soffits and spandrels at the second floor, molded baseboards, and a simple wood mantelpiece.

The building has been altered over time. The stairs may have been relocated, and the second floor plan has been completely rearranged. The rear of the building had a two story, two room frame addition built onto it. Formstone was applied over the storefront.

B-2561



WEST
STIMORE STREET



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

Form Approved
OMB No. 42-R1765



HISTORIC PRESERVATION CERTIFICATION APPLICATION — PART 2

(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 2, attach additional blank sheets. Part 2 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 1.

Part 2 DESCRIPTION OF REHABILITATION

1. NAME OF PROPERTY: 1058-60 West Baltimore Street

Address of property: Street 1058-60 West Baltimore Street

City Baltimore State Maryland Zip Code 21223

If located in National Register historic district, local or State designated district, specify: Union Square Historic District

2. DATA ON EXISTING STRUCTURE:

Date of construction: c. 1890 Existing floor area: 3744 sq. feet

Original use: Retail and Residence

Type of construction: Brick bearing walls and wood internal framing

3. DATA ON REHABILITATION PROJECT:

Project starting date (est): Dec. 1983 Project completion date (est): Dec. 1984

Estimated cost of rehabilitation: 500,000 FOR 5 BLDG. PROJECT Proposed use: Commercial and Apartments

Number of housing units to be created (if applicable): Three

Has the property received Federal or State financial assistance? yes no

If yes, specify source: U.D.A.G., C.D.B.G., MD HOUSING REHABILITATION PROGRAM, RESIDENTIAL ENVIRONMENTAL ASSISTANT LOAN (CITY)

Are architectural plans and specifications available for review? yes no

Architect's or developer's name and address: David S. Shull, AIA

518 S. Hanover Street, Baltimore, Maryland 21201

Telephone Number: (301) 332-0128

Prepared by: Timothy L. Bishop, Dalsemer, Catzen and Associates, Inc.
121 Water Street, Baltimore, Maryland 21202

Name and mailing address of owner

Name R. S. Iyer

Street 2438 Silver Fox Lane

City Reston State Virginia Zip 22091

Telephone Number (during day) (703) 734-6305

I hereby apply for certification of rehabilitation work described above for purposes of Section 2124 of the Tax Reform Act of 1976. 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.

Owner's Signature [Redacted Signature] Date 8/7

Name/Address of Property: 1058-1060 West Baltimore Street, Baltimore, Maryland

B-2561

DESCRIPTION OF PHYSICAL APPEARANCE

1058-1060 West Baltimore Street is a late Italianate style, four bay wide, three story high, brick attached residence/shop. It has a rectangular plan; a shed roof; and a two bay wide, four bay long, shed roofed, rectangular, brick backbuilding. Facade (south elevation) features include a decorative wood storefront now covered with formstone; a recessed entrance in the center; one over one, double hung windows at the upper floors (the sashes are stored inside now); and a thin, metal and brick cornice with end brackets and dentils at the roofline.

The interior plan of the main building consists of a two run stair in the northwest corner, an open shopspace on the first floor, and several living spaces organized around an east/west hall on the upper floors. The backbuilding has two equal spaces on each floor. Interior features include molded window surrounds with corner blocks, paneled window soffits, molded baseboards, paneled doors, and fireplace mantels.

The only changes to the building have been rearrangement of the upper floor plans in the main building and the application of formstone over the storefront.

MENT OF SIGNIFICANCE

SQUARE HISTORIC DISTRICT SUMMARY STATEMENT

The site of the project, the Union Square Historic District, represents a remarkably intact nineteenth century working class neighborhood which grew from c.1830 to c.1920. Building began slowly along West Baltimore Street which was opened in 1807 as the Baltimore-Fredrick Turnpike. This road eventually became the commercial corridor for the district, with construction and reconstruction of stores and businesses occurring into the 1920's. Significant amounts of residential construction occurred after the Mount Clare shops of the Baltimore and Ohio Railroad opened in 1833. Small scale, vernacular brick Federal and Greek Revival style rowhouses were built, primarily for German and Irish railroad workers. In the second half of the nineteenth century, the Donnell family began to develop the area west of Carey Street as suburb focused around Union Square, a city block size park that the Donnells donated to the City in 1847. This area attracted more of a middle class population than the east half of the existing historic district, and it consists entirely of vernacular Italianate style rowhouses.

The general appearance of the district is one of simplicity and uniformity. Almost all of the structures lie in compact rows built by developers, and the houses are extremely economical in scale, design, and detail. Because of this economy, all significant design work is restricted to the facades, while other elevations and interiors are plain, even simple.

Except for the area immediately around the Square, the physical condition of the district is poor, due to a social and economic decline which began in the 1940's. Individual families steadily moved out, and many of the vacated houses were converted to apartments for poorer residents, a trend which greatly accelerated during World War II due to a large demand for inexpensive workers' housing. Neither tenants nor the landlords properly maintained these buildings.

The Union Square Historic District was created in 1970 and expanded in 1977 in an effort to preserve the buildings, arrest this decline and to stimulate rehabilitation and redevelopment. This project represents the final achievement of that goal. Until now, the revitalization process has been slow. The City sponsored Shop-Steady program, improvements by the City Public Works Department, and private residential rehabilitation have been the main efforts so far, but these are concentrated primarily in the west end of the district. Little momentum for revitalization has grown--as it has in other districts such as Barre Circle and Ridgely's Delight--and the vast majority of the district remains deteriorated.

1052 WEST BALTIMORE STREET

1058-1060 West Baltimore Street, built c.1890 * together with 1056 West Baltimore Street, represents an example of a late Italianate style, working class shop/residence. Italianate style buildings are scattered throughout the east half of the district and completely fill the west half. This particular building possesses the typical Italianate style qualities of the three story height, the shed roof, and the pronounced roof cornice. But the arched window openings; the thin, metal cornice; and some interior moldings--which are not based upon an architrave prototype--illustrate the late Italianate era movement away from strict Italian Renaissance detailing. The low scale, the inexpensive materials, and the simple ornamentation all reflect the economy and austerity characteristic of the district's working class buildings. This building is a rather distinctive example, though, because it is four bays wide, while most of the district dwellings and shops are two or three bays wide. And, like nearly building along the commercial corridor of West Baltimore Street, the building combines commercial and residential functions.

The only alterations of this building have been application of formstone over the storefront c.1950, and rearrangement of the main building floor plans.

* Source: Thomas Poppleton map of Baltimore dated 1851; architectural details.

Address of Property: 1058-1060 West Baltimore Street

B-2561

PROJECT SUMMARY:

1058-1060 West Baltimore Street is one of a group of five mid-nineteenth and late nineteenth century attached houses with first floor shops to be rehabilitated by Mr. R.S. Iyer. They lie in the eastern half of the Union Square Historic District, which is located approximately ten blocks directly west of Baltimore's Central Business District. This district was designated in 1970 and expanded in 1977 specifically to arrest severe economic decline in the area by encouraging the preservation and rehabilitation of district buildings. Mr. R.S. Iyer's project represents one of three multi-building, private rehabilitation projects which have occurred in the district, and the success of the project is vital in order to encourage similar rehabilitation in the area.

These five buildings represent the typical vernacular, working class rowhouses built throughout the district. Union Square grew largely as an area of inexpensive housing for workers of the B&O Railroad Mount Clare Shops and its related industries located at Pratt and Poppleton Streets, southeast of the district. As a result, most of these houses--like this one--are austere, small and built in extremely compact rows (houses are usually 12'-14' wide). The houses were constructed by developers mainly. Decorative work is minimal, usually consisting of simple roof cornices, doors, stairs, mantelpieces, door trim, and window trim--all built of wood.

The project buildings are being rehabilitated to contain market rate apartments and stores. The rehabilitation plans for the building have been designed to meet the Secretary of the Interior's Standards for Rehabilitation, and to address the individual character and problems of each rowhouse. The Maryland Historical Trust has provided assistance and advice concerning the rehabilitation.

The project will preserve as much of the original historic fabric as possible, including the storefronts, the exterior walls, the internal structural system, the floors, the wood moldings, the wood doors, and where they still exist, mantelpieces, metal ceilings and decorative stairs. Features which are extremely, deteriorated or missing, but which greatly contribute to the historic appearance of the building, will be replaced such as the facade windows, the storefront window bases, and wood detail in the roof cornice.

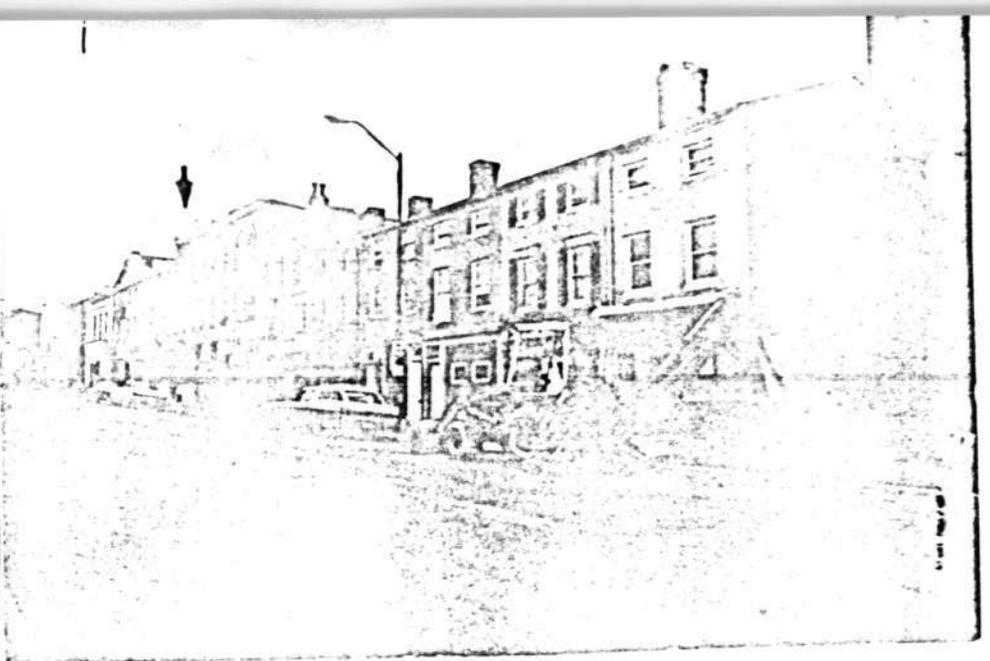
SUMMARY DESCRIPTION:

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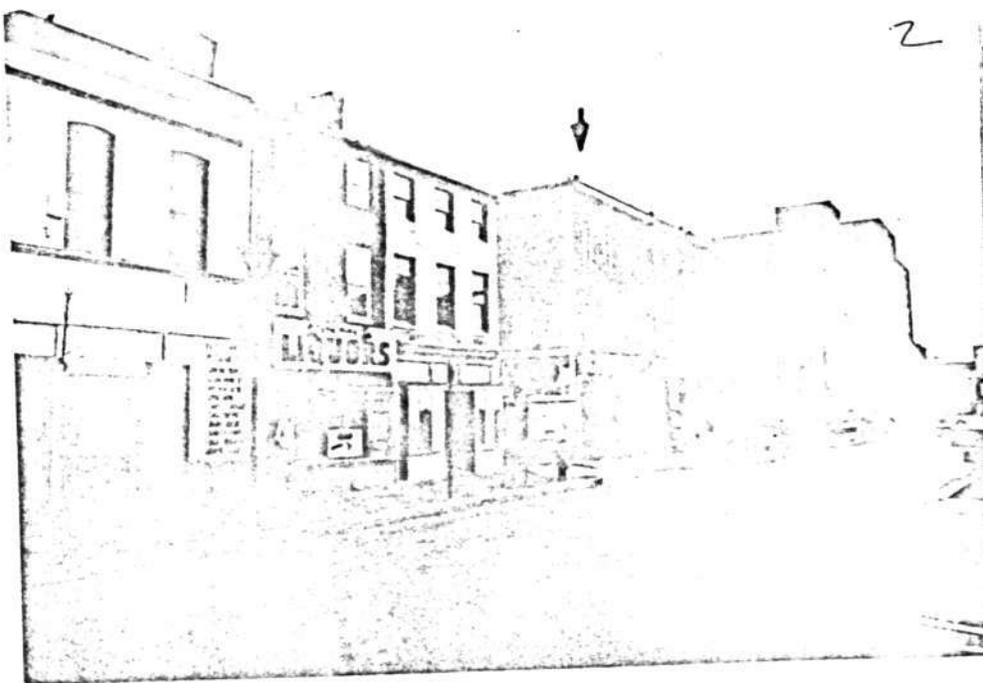
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B-2561

1058-60 WEST

BACTINORE STREET

B-2561
1042-1058 W. Baltimore Street
Block 200 Lots 070-078
Baltimore City
Baltimore West Quad.

