

POPPLETON HISTORIC STUDY

B-2678

MAG#0426785364

<u>Block</u>	<u>Lot</u>	<u>Address</u>
235	1-12	1001-1023 Hollins Street

Approximate age

<u>1800-1845</u>	<u>1845-1860</u>	<u>1865-1880</u>	<u>1880-1896</u>	<u>1896-on</u>
1001-1015	1019-1023	1017		

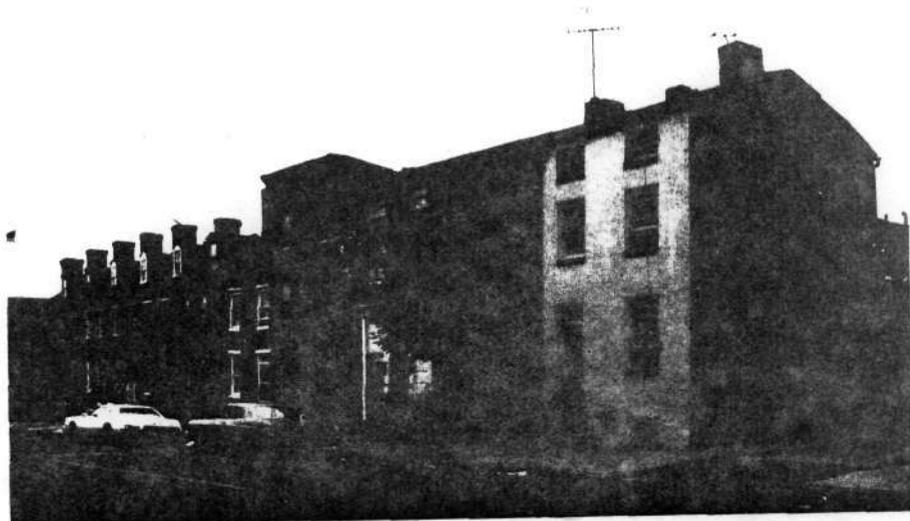
<u>Rating</u>	<u>Architectural</u>		<u>Condition</u>		
A	Significant-save	good	fair	poor	bad
(B)	Quality-Indiv./groups-save	good	fair	poor	bad
C	Important to street/groups	good	fair	poor	bad
D	Insignificant/detrimental	good	fair	poor	bad

Notable features:

A virtually complete row of early houses which should be rehabilitated. Of the group, number 1015 is probably the oldest, c. 1835. There is a sallyport between 1013 and 1015. The formstone on 1017 should be removed for it damages the appearance of the whole. Number 1001 has a hip roof and original shop front. This building is very pretty. The 2½ story shallow gables are a little later in date than the 2 story dormer houses.

Environmental context:

There are no vacancies or gaps. A good row opposite, good scale on both sides. Street needs additional sizable trees.



B-2678

Tax Record

1859-60

S side Hollins west of Schroeder

_____ Conklin (lives on Boyd Street)

2 story brick dwelling, attic \$700

[Possibly 1015 Hollins Street]



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 1017 Hollins Street

City Baltimore County _____ State Maryland Zip Code 21223

Name of historic district in which property is located Union Square Historic District; Baltimore City District; 6/2/70 & 11/17/77; National Register Nomination in process

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) 1835 Original site Moved Date of alterations (if known): _____

4. NAME AND MAILING ADDRESS OF OWNER:

Name Ted L. Charnley

Street 13 S. Carrollton Avenue

City Baltimore State Maryland Zip Code 21223

Telephone Number (during day) Area Code (301) 539-2552

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 Ted L. Charnley Date 1/14/82
Prepared by Barbara Hoff, Bolsemer, Catzen and Associates, Inc.
14 Light Street, Baltimore, Maryland 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 3-1-82
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

B-2678

Name/address of Property: 1017 Hollins Street, Baltimore, Maryland 21223

Name/address of Owner: Ted Charnley

S. Carrollton Avenue, Baltimore, Maryland 21223

Telephone: (301) 539-2552

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

14 Light Street, Baltimore, Maryland 21202

Telephone: (301) 837-3691

DESCRIPTION OF PHYSICAL APPEARANCE

(PHOTO'S # 4, 16, 17, 17A-NE)

1017 Hollins Street is presently an Italianate style attached house, but probably was a Federal style building originally. It is two bays wide, three stories high with a low basement and formstone covering masonry construction. There is no basement opening (but originally there was one under the western bay window), and the modern wooden door, flush in the eastern bay, has four raised panels and two glazed panels above with a single light transom within a half-circle arch. Cement strips lead into the door. All of the wooden windows are one over one double hung with subsills and segmental arches. The upper story windows are shorter than the first story windows. Jig saw cut motifs decorate the wooden roof cornice which also has modillions and end brackets. The shed roof slopes to the rear, and neither the chimney nor the building's rear is observable.

HISTORIC PRESERVATION CERTIFICATION APPLICATION--PART I

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Name/address of Owner: Ted Charnley

1 S. Carrollton Avenue, Baltimore, Maryland 21223

Telephone: (301) 539-2552

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14 Light Street, Baltimore, Maryland 21202

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STATEMENT OF SIGNIFICANCE

The Hollins Street corridor represents a microcosm of the Union Square Historic District. The buildings typify the causes for the area's growth, the pattern of land sales and development, the architectural development and continuity, and the area's revitalization efforts. In these ways they contribute to, in fact create, the distinctive character of Union Square Historic District.

The Union Square District was the site of country houses for several wealthy Baltimoreans until the early 1830's. John Eager Howard had first purchased the land in 1667 and called it "Timber Neck". By marriage, Colonel Charles Ridgely acquired this west Baltimore land and resurveyed it, naming it "Ridgely's Delight". In 1770, Dr. James McHenry purchased a large part of Ridgely's tract, and he built his home "Fayetteville" near the southwest corner of Baltimore and Fremont Streets. McHenry was an important Baltimore figure as a result of his service in General Washington's staff during the Revolution and as a result of his political career as a congressman and a Secretary of War. McHenry willed his land in three parcels of equal value to his daughter Anna and two sons. Anna owned the land upon which most of the Hollins Street houses were built.

She waited several years after receiving the land before developing it. Several events motivated her to finally sell parcels. The Baltimore and Ohio Railroad established its main shops south of the 800-1100 blocks of West Pratt Street, which caused in turn the Hayward-Bartlett and Company Iron Works and the Winans Locomotive Works to be built in the area. Moreover, one of the city's numerous farmers' markets, the Hollins Market, opened in 1835, which indicated the existence of a substantial residential population. Area streets opened throughout the early 1830's, and Union Square itself was created in 1847 to encourage the speculative residential development of the area. This was one of eight squares scattered around the central city. The city's natural growth pressed on the Union Square area, thus McHenry began leasing and selling lots to developers and individuals who constructed residences or shops. The area developed into a heterogenous neighborhood with the wealthy residences along park squares and major roads, and lesser houses along side streets and alleys.

The area thrived into the 1920's. At that point, the district experienced the usual urban dynamics which caused economic, social, and physical decline within the cities: Important industries shrank or disappeared such as the railroad yards and locomotive works; improved transportation enticed wealthier residents out of the area; poor Appalachian whites and Southern blacks were moving into the city, which encouraged even more of the existing population to depart.

Since the early 1960's, the greater Union Square area has been subject to public and private urban renewal efforts. The Steuart Hill area, east of the district first received attention in 1961, since then the local Union Square Historic District was designated in 1970, expanded in 1977, and the Poppleton Urban Renewal area, which includes part of the Union Square District, established in 1975. Furthermore, the city initiated its Shopsteading program (an outgrowth of Homesteading) on West Baltimore Street and tax incentives for historic

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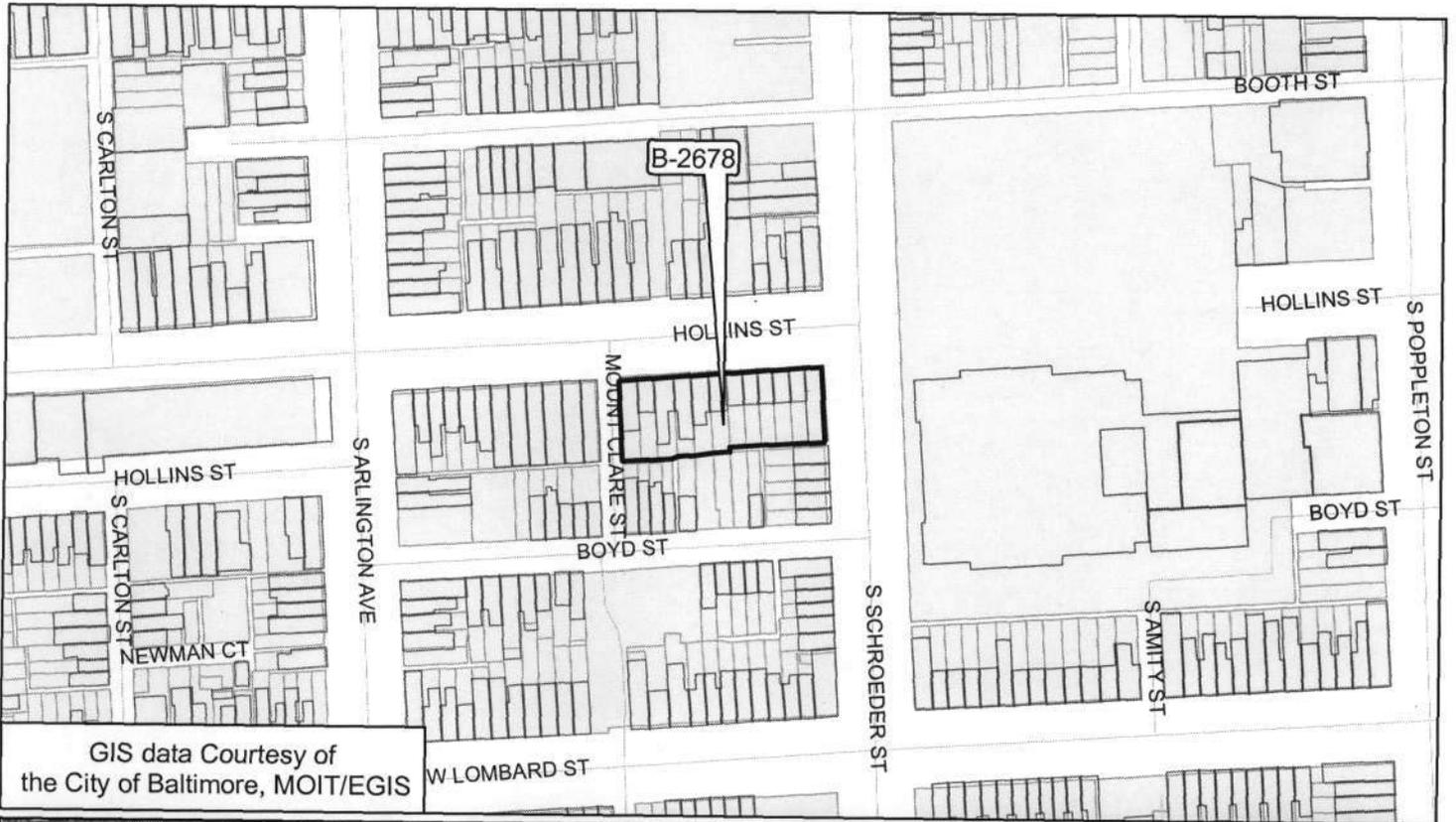
STATEMENT OF SIGNIFICANCE

preservation have encouraged the rehabilitation of shops and houses in the neighborhood.

Within this context, 1017 Hollins Street, Baltimore, Maryland 21223 is integral to the development of the neighborhood and contributes to the architectural character and continuity of the Union Square Historic District. The age of the building, its scale, proportions, original materials and details are all compatible with the adjacent structures and establish a unified, well-preserved streetscape.

1017 Hollins Street was part of Anna Boyd's property, and she leased this lot to Joseph Guiton, a miner, in January of 1835. While the house appears to be Italianate in age and style, it had an extra story and shed roof added to Guiton's house, which he built immediately after purchase. The practice of expanding houses was fairly common, and is evident on many Baltimore rowhouses where the end gables are exposed, revealing the alteration. The house passed on to other owners, whose only change was to apply a modern covering of formstone.

B-2678
1001-1023 Hollins Street
Block 235 Lots 001-012
Baltimore City
Baltimore West Quad.



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

