

REVIEW SHEET

B-2710

(West) Historic Preservation Certification Application—Significance

Property: 816 Lombard Street, Baltimore, MD Project No.: _____

Historic District: Burr Circle Historic District
10/15/90 date initial application received by State _____ date(s) additional information requested by State

1/22/91 date complete information received by State _____

2/22/91 date of this transmittal to NPS _____

Inspection of property by State staff? no ___ yes date(s): _____

There is adequate documentation enclosed to evaluate the historic character and integrity of this property.

There is insufficient documentation to evaluate the property adequately. The application is missing the following items:

Reasonable efforts have been made to obtain this information. Copies of the information requests are enclosed.

NUMBER	This property involves:
1	<input checked="" type="checkbox"/> Extensive loss of historic fabric <i>interior gutted by previous owner</i> <input type="checkbox"/> Substantial alterations over time <input type="checkbox"/> Preliminary determination of listing for district <input type="checkbox"/> for individual property <input type="checkbox"/> Significance less than 50 years old <input type="checkbox"/> Obscured or covered elevation(s) <input type="checkbox"/> Moved property <input type="checkbox"/> State recommendation inconsistent with NR documentation <input type="checkbox"/> Recommendation different from the applicant's request <i>and new east wall attached to original when city tore down adjacent buildings</i>

NUMBER	Complete item(s) below as appropriate.
2	<p>(1) The documentation on file with the National Register cites the period(s) of significance of this historic district as _____</p> <p>(2) The property <input checked="" type="checkbox"/> contributes ___ does not contribute to the historic significance of this registered historic district in: <input checked="" type="checkbox"/> location <input checked="" type="checkbox"/> design <input checked="" type="checkbox"/> setting <input checked="" type="checkbox"/> materials ___ workmanship ___ feeling ___ association Property is mentioned in the NR or State or local district documentation in Section ___, page ___.</p> <p>(3) For properties less than 50 years old: ___ the historical merits of the district (the periods and areas of significance) are documented in the National Register form or district documentation on file as less than 50 years old, justifying the certification of this property's contribution. ___ the exceptional historical or architectural significance of this property as described in the National Register form or district documentation on file justifies its certification as contributing. ___ there is insufficient justification to consider this property as contributing to the district for its individual exceptional architectural or historical significance or the significance of the district does not extend to the last 50 years.</p> <p>(4) For preliminary determinations: A. The status of the nomination for the property/historic district: ___ Nomination has already been submitted to State review board, and nomination will be forwarded to the NPS within ___ months. (Draft nomination is enclosed.) ___ Nomination was submitted to the NPS on _____. ___ Nomination will be submitted to the State review board within twelve months. ___ Nomination process likely will be completed within thirty months. ___ Other, explain:</p> <p>B. Evaluation of the property: ___ Property is individually eligible and meets National Register Criteria for Evaluation ___ Property is located within a potential registered district that meets National Register Criteria for Evaluation: ___ A ___ B ___ C ___ D Criteria Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G</p>

(5) The property is located in a registered district, is outside the period(s) or area(s) of significance as documented in the NR form and:
___ appears to contribute to the expanded significance of the district. Enclosed is the revised nomination documentation.
___ does not appear to contribute to the period(s) or area(s) of significance of the district.

NUMBER
3

Describe and evaluate the physical characteristics of the property, its integrity, and its significance within the context of the historic district (or individually for preliminary determinations of individual listings).

816 Lombard Street is a 3 story, 3 bay wide, gable-roofed brick rowhouse. Its only adornment consists of a modest brick cornice and arched transoms above the entrance. The interior retains trim which exhibits a Greek Revival influence. When acquired by the present owner, the building had suffered from an earlier renovation attempt and period of vacancy. In addition, a new east wall was added to the original for reinforcement after the city demolished adjacent buildings for a road project.

Despite considerable loss of historic fabric, 816 Lombard contributes to the Barre Circle Historic District as an early and typical example of the modest rowhouses of the district and as part of the highly unified streetscape of narrow, two and three story, unornamented, brick houses. Barre Circle Historic District was constructed c. 1850 to the early 20th century for workers' housing for nearby industrial areas. Its consistently unpretentious arch-structure reflects the historic social homogeneity of the area. 816 Lombard was constructed c. 1850.

NUMBER
4

State Official Recommendation:

- This application for the above-named property has been reviewed by Elizabeth Hannold, a professionally qualified architect, architectural historian, or historian on my staff.
- The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for the purpose of rehabilitation.
- The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
- The property does not contribute to the significance of the above-named district.
- The property appears to meet the National Register Criteria for Evaluation and will likely be nominated.
- The property does not appear to meet the National Register Criteria for Evaluation and will not be nominated.
- The property appears to contribute to the significance of a:
 - potential historic district which appears to meet the National Register Criteria for Evaluation and will likely be nominated.
 - registered historic district but is outside the period(s) or areas of significance as documented in the National Register nomination or district documentation on file with the NPS. Revised nomination or district documentation is enclosed.
- The property should be denied a preliminary determination that it could qualify as a certified historic structure.
- Insufficient documentation has been provided to evaluate the structure.

Detailed NPS review recommended Precedent-setting case Forwarded without recommendation

2/21/91
Date

[Signature]
State Official Signature

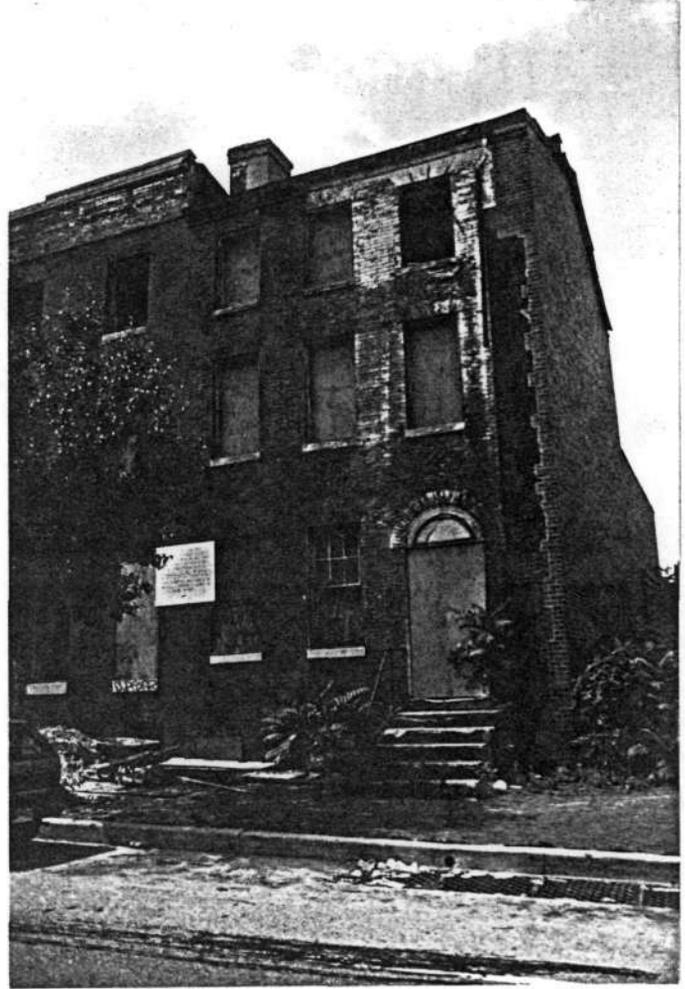
See attachments:

NPS Comments:

0-2710

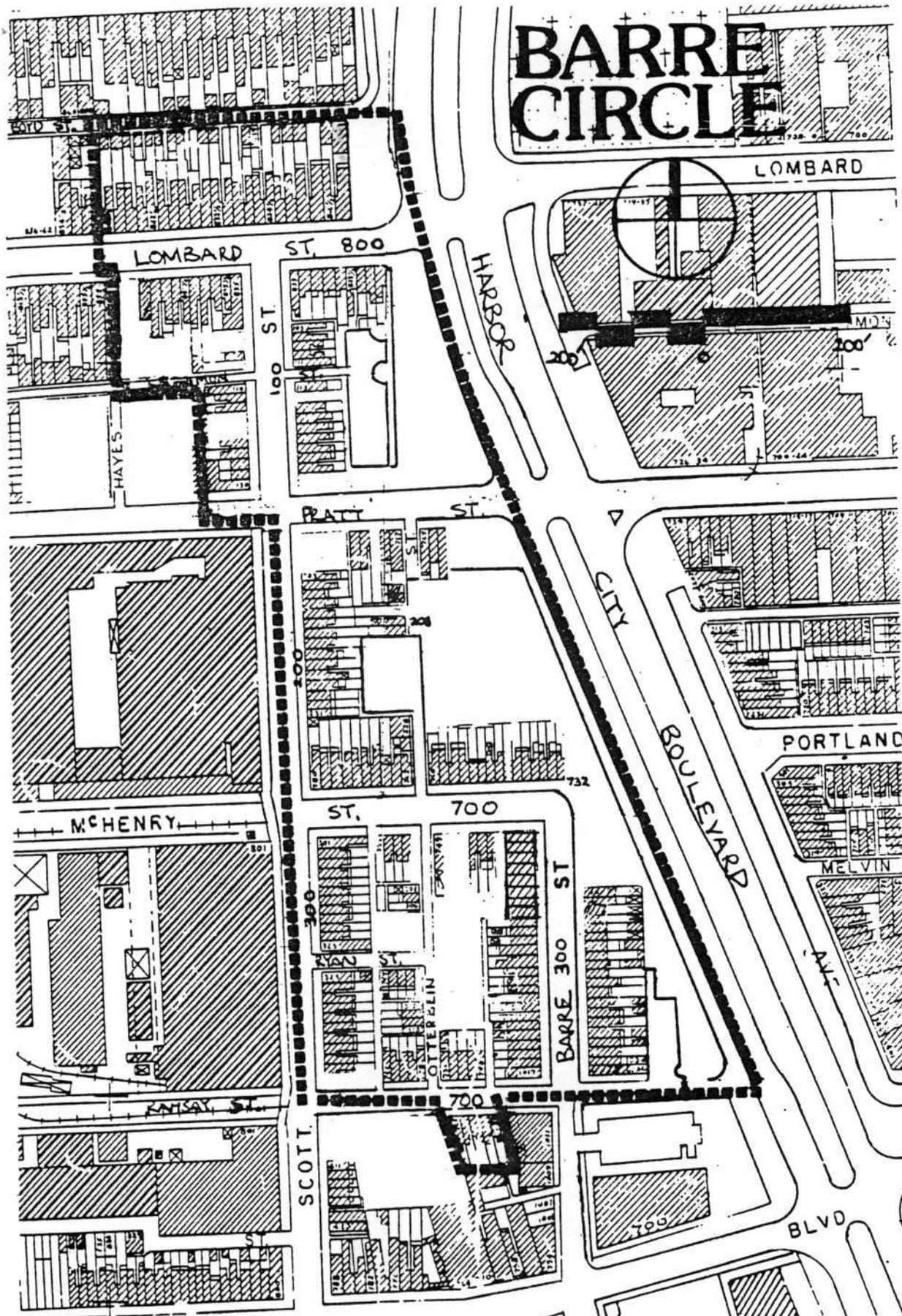
816 Lombard Street
Baltimore, MD 21230
Barre Circle Historic Distr
Part II

1. FRONT FACADE



2. FRONT FACADE IN ITS
STREETScape CONTEXT. TAKEN
FACING NORTHWEST.

B-2710



BARRE CIRCLE NATIONAL REGISTER HISTORIC DISTRICT 1/10/83

B-2710

REVIEW SHEET

Historic Preservation Certification Application—Significance

Party: 816 1/2 Lombard Street, Baltimore, MD Project No.: _____

Historic District: Barre Circle Historic District

10/15/90 date initial application received by State _____ date(s) additional information requested by State

1/22/91 date complete information received by State _____

2/22/91 date of this transmittal to NPS _____

Inspection of property by State staff? no ___ yes date(s): _____

There is adequate documentation enclosed to evaluate the historic character and integrity of this property.

There is insufficient documentation to evaluate the property adequately. The application is missing the following items:

Reasonable efforts have been made to obtain this information. Copies of the information requests are enclosed.

NUMBER	This property involves:
1	<input checked="" type="checkbox"/> Extensive loss of historic fabric <i>largely gutted by previous owner</i> <input type="checkbox"/> Substantial alterations over time <input type="checkbox"/> Preliminary determination of listing <input type="checkbox"/> for district <input type="checkbox"/> for individual property <input type="checkbox"/> Significance less than 50 years old <input type="checkbox"/> Obscured or covered elevation(s) <input type="checkbox"/> Moved property <input type="checkbox"/> State recommendation inconsistent with NR documentation <input type="checkbox"/> Recommendation different from the applicant's request

NUMBER	Complete item(s) below as appropriate.
2	<p>(1) The documentation on file with the National Register cites the period(s) of significance of this historic district as <u>c. 1850 - early 20th c</u></p> <p>(2) The property <input checked="" type="checkbox"/> contributes ___ does not contribute to the historic significance of this registered historic district in: <input checked="" type="checkbox"/> location <input checked="" type="checkbox"/> design <input checked="" type="checkbox"/> setting <input checked="" type="checkbox"/> materials ___ workmanship ___ feeling ___ association Property is mentioned in the NR or State or local district documentation in Section ___, page ___.</p> <p>(3) For properties less than 50 years old: ___ the historical merits of the district (the periods and areas of significance) are documented in the National Register form or district documentation on file as less than 50 years old, justifying the certification of this property's contribution. ___ the exceptional historical or architectural significance of this property as described in the National Register form or district documentation on file justifies its certification as contributing. ___ there is insufficient justification to consider this property as contributing to the district for its individual exceptional architectural or historical significance or the significance of the district does not extend to the last 50 years.</p> <p>(4) For preliminary determinations: A. The status of the nomination for the property/historic district: ___ Nomination has already been submitted to State review board, and nomination will be forwarded to the NPS within ___ months. (Draft nomination is enclosed.) ___ Nomination was submitted to the NPS on _____. ___ Nomination will be submitted to the State review board within twelve months. ___ Nomination process likely will be completed within thirty months. ___ Other, explain: _____</p> <p>B. Evaluation of the property: ___ Property is individually eligible and meets National Register Criteria for Evaluation ___ Property is located within a potential registered district that meets National Register Criteria for Evaluation: ___ A ___ B ___ C ___ D Criteria Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G</p> <p>(5) The property is located in a registered district, is outside the period(s) or area(s) of significance as documented in the NR form and: ___ appears to contribute to the expanded significance of the district. Enclosed is the revised nomination documentation. ___ does not appear to contribute to the period(s) or area(s) of significance of the district.</p>

2710

NUMBER
3

Describe and evaluate the physical characteristics of the property, its integrity, and its significance within the context of the historic district (or individually for preliminary determinations of individual listings).

816 1/2 Lombard Street is a 3 story, 2 bay wide, brick rowhouse with ell. Its original ~~decorative~~ decorative cornice is missing as is most of the window sash. The interior retains the basic floor plan and some original trim. When acquired by the present owner, the building had suffered from an earlier renovation attempt and a period of vacancy.

Despite considerable loss of ^{original} fabric, 816 1/2 Lombard Street contributes to the Barne Circle Historic District as an early and typical example of the modest rowhouses of the district and as part of a highly unified streetscape of narrow, two and three story, unornament brick houses. Barne Circle Historic District was constructed c. 1850 to the early 20th century for workers' housing for nearby industrial areas. Its consistently unpretentious architecture reflects the social homogeneity of the area. 816 1/2 Lombard Street was constructed c. 1850.

NUMBER
4

State Official Recommendation:

- This application for the above-named property has been reviewed by Eliaketh Hannold, a professionally qualified architect, architectural historian, or historian on my staff.
- The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for the purpose of rehabilitation.
 - The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
 - The property does not contribute to the significance of the above-named district.
 - The property appears to meet the National Register Criteria for Evaluation and will likely be nominated.
 - The property does not appear to meet the National Register Criteria for Evaluation and will not be nominated.
 - The property appears to contribute to the significance of a:
 - potential historic district which appears to meet the National Register Criteria for Evaluation and will likely be nominated.
 - registered historic district but is outside the period(s) or areas of significance as documented in the National Register nomination or district documentation on file with the NPS. Revised nomination or district documentation is enclosed.
 - The property should be denied a preliminary determination that it could qualify as a certified historic structure.
 - Insufficient documentation has been provided to evaluate the structure.

Detailed NPS review recommended Precedent-setting case Forwarded without recommendation

2/21/91
Date

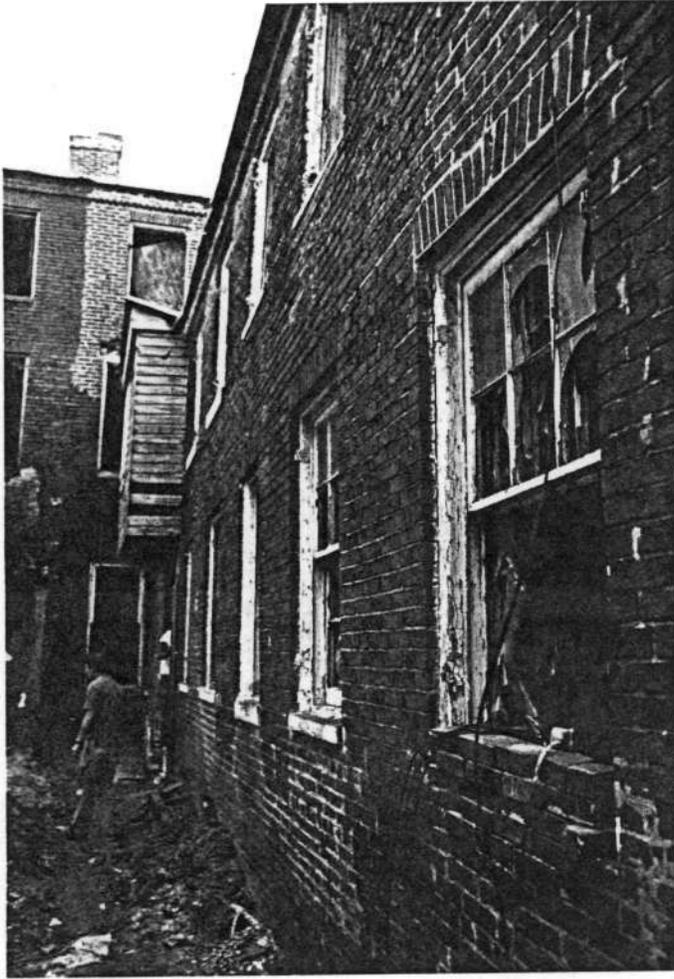

State Official Signature

See attachments:

NPS Comments:

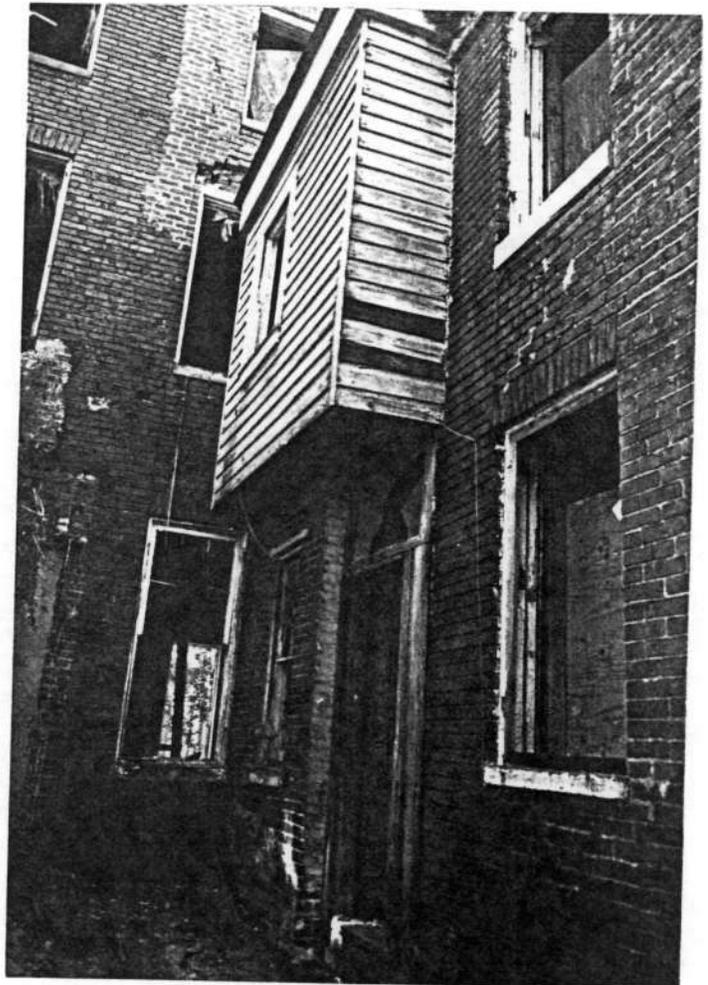
B-2710

816½ Lombard Street
Baltimore, MD 21230
Barre Circle Historic Dist.
Part II

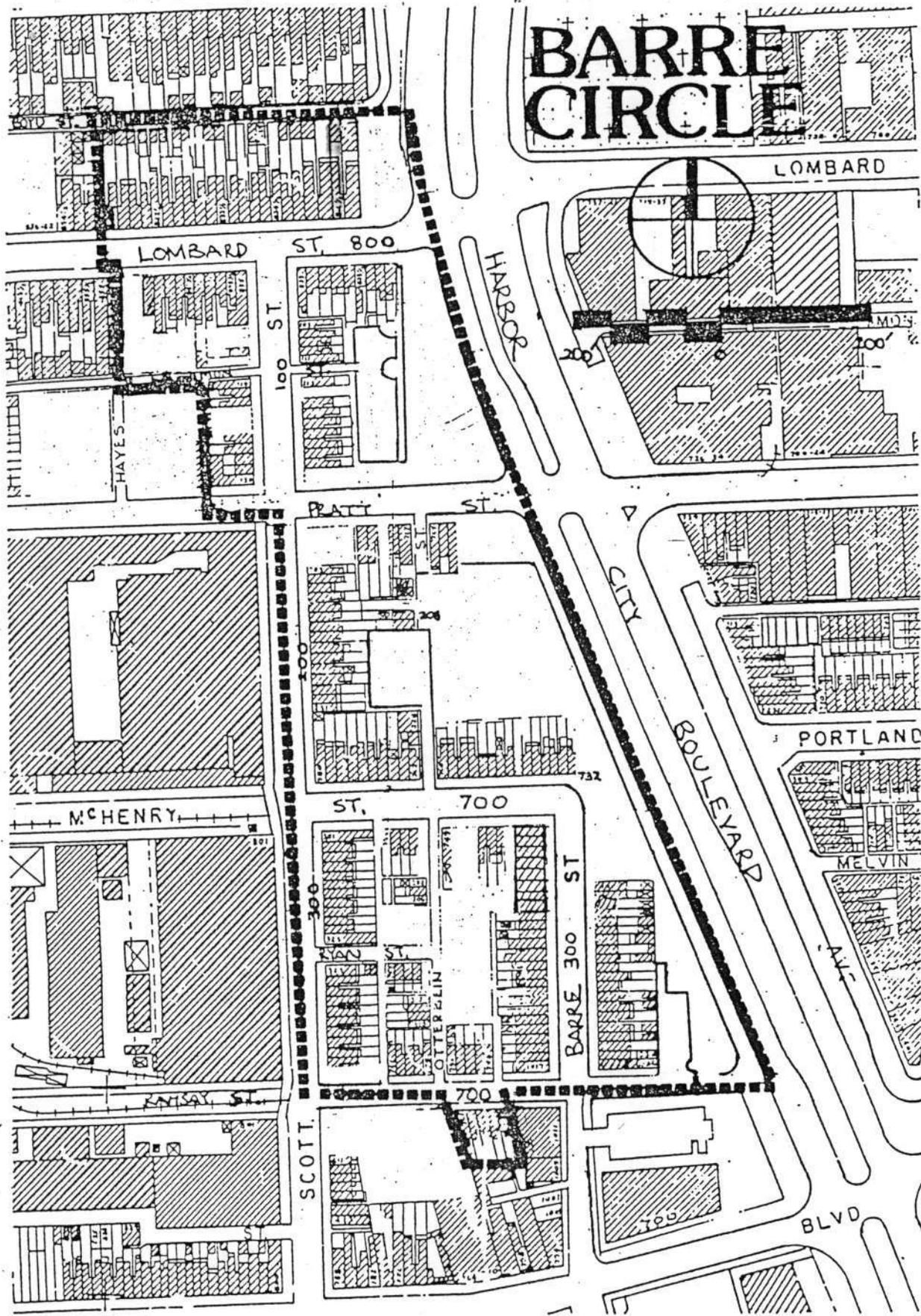


3. EASTERN WALL OF ELL

4. SIDEWALL LOOKING AT REAR
OF MAIN BUILDING.



B-2710



BARRE CIRCLE NATIONAL REGISTER HISTORIC DISTRICT 1/10/83

RECEIVED

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 - EVALUATION OF SIGNIFICANCE

B-2710

OCT 14 1986

NPS Office Use Only

Project Number:

MARYLAND HISTORICAL TRUST

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Use typewriter or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.

1. Name of property: J & B & Associates Property
Address of property: 820 West Lombard Street
City Baltimore County _____ State Md. Zip Code 21230
Name of historic district: Barre Circle
 National Register district certified state or local district potential historic district

2. Check nature of request:
 certification that the building contributes to the significance of the above-named historic district for the purpose of rehabilitation.
 certification that the structure or building and, where appropriate, the land area on which such a structure or building is located contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
 certification that the building does not contribute to the significance of the above-named district.
 preliminary determination for individual listing in the National Register.
 preliminary determination that a building located within a potential historic district contributes to the significance of the district.
 preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Authorized project contact:
Name Robert H. McFadden, Jr. Title _____
Street 2133 North Fountain Green Road City Bel Air
State Maryland Zip 21014 Telephone Number (during day): 879-3009

4. Owner:
Name J & B Associates
Street 2133 North Fountain Green Road City Bel Air
State Maryland Zip 21014 Telephone Number (during day): 301 879-3009

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the above-named property.

Owner's Signature Robert H. McFadden, Jr. Jan H. McFadden Date 9-29-86
Social Security Number or Taxpayer Identification Number [REDACTED] [REDACTED]

NPS Office Use Only

The National Park Service has reviewed the "Historic Preservation Certification Application - Part 1" for the above-named property and hereby determines that the property:

- contributes to the significance of the above-named district and is a "certified historic structure" for the purpose of rehabilitation.
- contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
- does not contribute to the significance of the above-named district.

Preliminary Determinations:

- appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
- does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
- appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
- appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.
- does not appear to qualify as a certified historic structure.

J & B & Associates Property
Property Name
820 West Lombard Street
Property Address
J & B & Associates
Owner Name/Social Security or Taxpayer ID Number

HISTORIC PRESERVATION
CERTIFICATION APPLICATION—
PART 1

NPS Office Use Only

B-2710

Project Number:

5. Description of physical appearance:

820 West Lombard St is a middle rowhouse with a lower store front. The structure is a three (3) story brick facade with a wooden store front. The cornice is a brick dentile type with very little detail and in rather good condition. The structure is two bays wide.

Exterior: The exterior of 820 West Lombard Street is in sound structural condition. The front facade is painted with several coats of paint which we intend to remove (see application for details of removal process). We also intend to rake all the joints in the front wall and repoint. The lower front facade is a former store front which has been altered (as seen in the attached photos). We intend to remove the alterations and restore the store front as we did to 822 West Lombard Street. The front door is in very poor condition and needs to be replaced. The windows are in poor condition and may need to be replaced. We are waiting for a report from our builder as to their potential for reuse. The cornice and brick dental work are in good condition and will be cleaned and repointed.

Interior: The interior of this structure is in very poor condition. Most of the rear windows have been left open or were removed and as a result considerable water damage has occurred to the floors, trim and plaster. In addition, the roof has been leaking for several years and only added to the deterioration. It appears from our detailed survey with the builder that we can

Date of Construction: 1890 Source of Date: Baltimore

Date(s) of Alteration(s): unknown

Has building been moved? yes no. If so, when? _____

6. Statement of significance:

820 West Lombard Street in comparison to many of the structures in Barre Circle has a very sound front facade although the original store front has been altered significantly. It is one of the few store fronts in Barre Circle.

7. Photographs and maps.

Attach photographs and maps to application.

Continuation sheets attached: yes no

CONTINUATION SHEET

J & B & Associates Property

Property Name

820 West Lombard Street

Property Address

J & B & Associates

Owner Name/Social Security or Taxpayer ID Number

Historic Preservation
Certification Application

NPS Office Use Only

B-2710

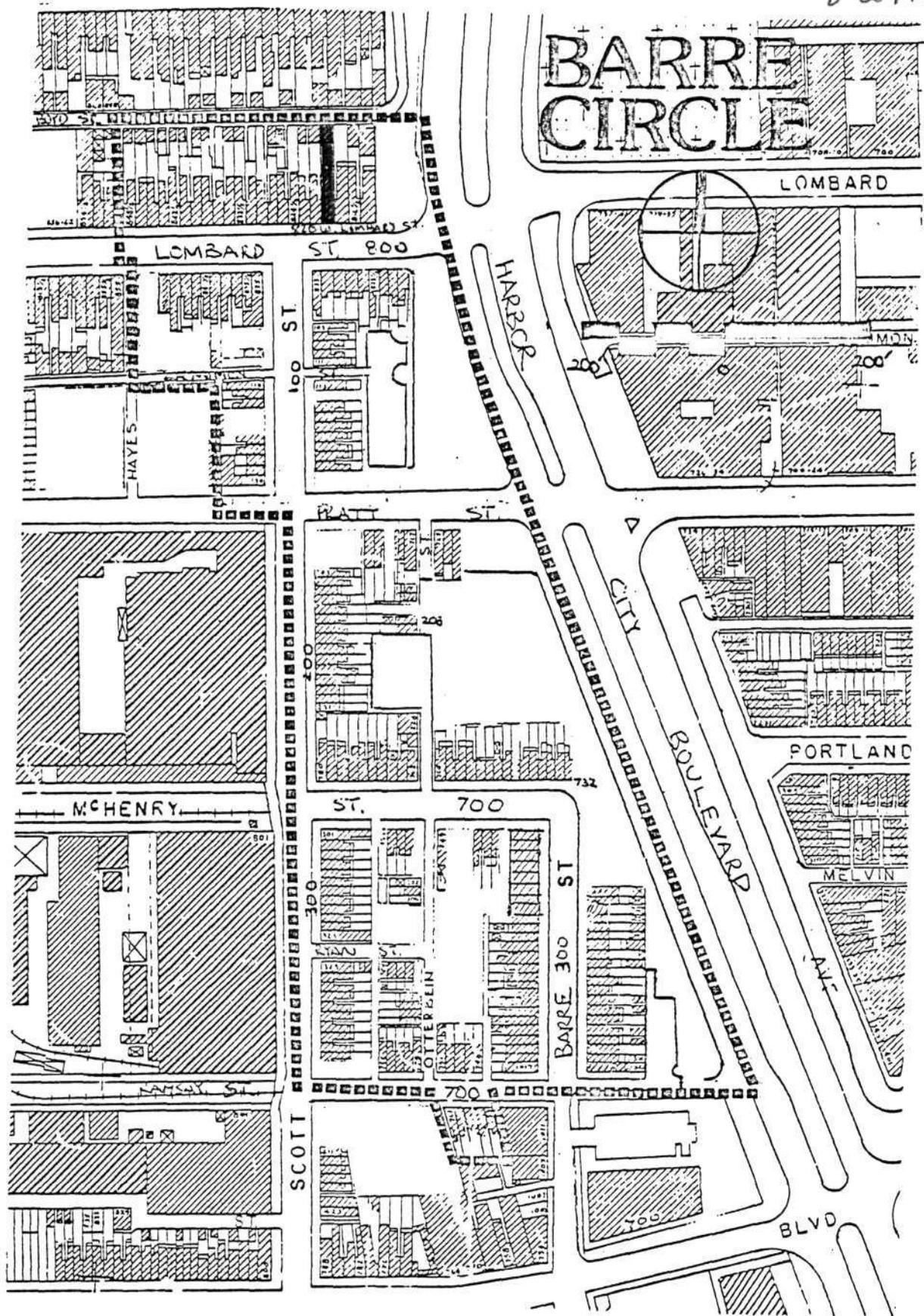
Project Number:

only save and reuse the following items: 1st floor - Molded Tin Ceiling

Fireplace - Wooden

1st to 4th - Staircase and Bannister

Unfortunately, this property has also been home to at least thirty cats from next door and the neighborhood and the stinck and stains imbeded in the floors prevents us from using whatever floors have not been water damaged. In general, this property was in very poor, unlivable condition and in many respects like most of the houses in Barre Circle.

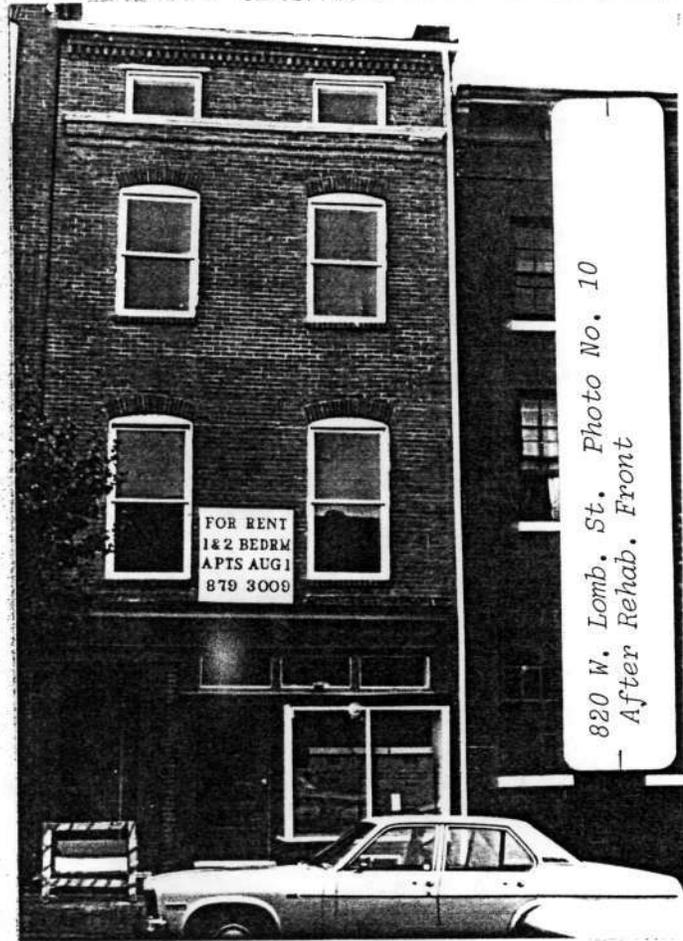


BARRE CIRCLE NATIONAL REGISTER HISTORIC DISTRICT 1/10/83

820 W. Lomb. St. Photo No. 1
Before Rehab. Front



820 W. Lomb. St. Photo No. 2
Before Rehab. Close up Store Front



NATIONAL PARK SERVICE
STATE REVIEW SHEET
Historic Preservation Certification Application--Part I

B-2710

Property: 420 WEST LOMBARD STREET, BALTIMORE, MARYLAND

Historic District: BARRE CIRCLE

5-9-86 date initial application received by State

5-12-86 date additional information

1-29-86 date complete information received by State

8-9-86 requested by State

_____ date of this transmittal to NPS

_____ inspection of property by State staff? no _____ yes date: _____

There is adequate documentation enclosed to evaluate the historic character and integrity of this property. (BARELY)

_____ There is insufficient documentation to evaluate the property adequately. The application is missing the following items: _____

Reasonable efforts, described below, have been made to obtain this information. Copies of the information requests are enclosed.

1 This property involves:

_____ Extensive loss of historic fabric

Substantial alterations over time (INTERIOR)

_____ Preliminary determination of listing
_____ for district

_____ for individual property

DETERMINATION OF SIGNIFICANCE
TO DISTRICT

_____ Obscured or covered elevation(s)

_____ Moved property

_____ State recommendation inconsistent
with NR documentation

_____ Recommendation different than the
applicant's request

Complete one section below as appropriate.

(1) The property contributes _____ does not contribute to the historic significance of this district in:

location design setting materials workmanship feeling and association

Property is mentioned in the NR documentation in Section _____, page _____.

(2) _____ For properties less than 50 years old:

_____ the historical merits of the district (the periods and areas of significance) are documented in the National Register nomination form or district documentation on file as less than 50 years old, justifying the certification of this property's contribution.

_____ the strong historical or architectural merit of this property as described in the National Register nomination form or district documentation on file justifies its certification as contributing.

_____ there is insufficient justification to consider this property contributing to the district on the basis of its individual architectural or historical merits or the significance of the district does not extend up to and including the latest 50 year period.

Briefly explain how Standard (3) applies to this property's individual merits or its significance in relationship to the significant qualities and characteristics of the district.

(3) For preliminary determinations:

A. The status of the nomination for the property/historic district:

_____ Nomination has already been submitted to State review board, and if reviewed by the board, nomination will be forwarded to the NPS within a reasonable period of time. (Draft nomination is enclosed.)

_____ Nomination was submitted to the NPS on _____.

_____ Nomination will be submitted to the State review board within twelve months.

_____ Nomination process likely will be completed within thirty months.

_____ Other; explain: _____

B. Evaluation of the property:

_____ Property _____ is individually eligible and meets National Register Criteria for Evaluation

_____ Property is located within a potential registered district that meets National Register Criteria for Evaluation

_____ A _____ B _____ C _____ D Exceptions:

(4) The property is located in a registered district, is outside the period(s) and/or area(s) of significance as documented in the NR nomination and:

_____ appears to contribute to the expanded significance of the district. Enclosed is the revised nomination documentation.

_____ does not appear to contribute to the period(s) and/or area(s) of significance of the district.

Complete sections below for all properties:

3

Description of district including the period(s) and area(s) of significance as described in the National Register documentation or documentation on file (except for preliminary determination of individual listing). THE BARRE CIRCLE HISTORIC DISTRICT IS AN URBAN DISTRICT COMPRISING APPROX. 200 STRUCTURES LOCATED IN THE WESTERN SECTION OF BALTIMORE CITY, MARYLAND. THE DISTRICT IS CHARACTERIZED BY HIGHLY UNIFIED AND CONSISTENT BLOCKS OF BRICK ROWHOUSES MOST OF WHICH WERE CONSTRUCTED BETWEEN CA. 1850 AND THE CIVIL WAR, WITH SOME BLOCKS AND GROUPS REPRESENTING LATER DATES INTO THE EARLY 20TH CENTURY. THESE BUILDINGS ARE GENERALLY 2 BAYS WIDE, UNIFORMLY NARROW, AND FROM TWO TO THREE STORIES IN HEIGHT, WITH LOW PITCHED GABLE OR SHED ROOFS AND SMALL BACK BUILDINGS. THEY ARE NOTABLY UNFRETENTIOUS AND DEVOID OF ALL BUT THE MOST MINIMAL ORNAMENT. PROJECTING BRICK COURSES SOMETIMES FORM CORNICES OR BELTS, SEGMENTAL-ARCHED OPENINGS AND SIMPLE BRACKETED CORNICES OF WOOD OR TIN OCCASIONALLY APPEAR, BUT THE OVERALL IMPRESSION EVOKED BY THESE BUILDINGS IS ONE OF REMARKABLE AUSTERITY, CONSISTENT WITH THEIR ORIGINS AS QUICKLY-CONSTRUCTED HOUSING FOR THE BURGEONING MASSES OF SLAVE COLGAR WORKERS ATTRACTED BY THE BOOMING

Period(s) of significance: MID 19TH section 7, 8, 9, 10.

Description of the property documenting current condition. INDUSTRIAL DEVELOPMENT OF THE ADJACENT AREA WHICH BEGAN IN THE MID 19TH CENTURY. THIS 2 BAY, 3 1/2 STORY, BRICK ITALIANATE ROWHOUSE CONSISTS OF A MAIN BLOCK AND ELL AND FEATURES A FIRST FLOOR STOREFRONT IN GOOD CONDITION. WINDOWS ON THE SECOND FLOOR CONTAIN COVERED YASH AND ON THE THIRD FLOOR ARE 1 OVER 1. THE WINDOWS ARE MISSING AT THE FOURTH STORY, BUT WERE MOST LIKELY CASEMENTS. THE BRICK HAS BEEN PAINTED. THE INTERIOR FIRST FLOOR CONSISTS OF A STAIRHALL-SIDE PARLOR PLAN WHICH HAS BEEN CONVERTED TO A STORESPACE. THE CEILING IN THIS SPACE IS DECORATIVE TIN. THE ELL CONSISTS OF

Retains sufficient integrity? Yes No

BROOMS. THE SECOND THROUGH THE FOURTH STORES HAVE BEEN SO ALTERED OVER TIME, THAT THE ORIGINAL FLOOR PLAN IS NOT APPARENT.

Statement of significance of the property
THIS STRUCTURE IS SIGNIFICANT TO THE DISTRICT IN THAT IT RETAINS AN INTACT FACADE AND STOREFRONT AND A SUFFICIENT AMOUNT OF HISTORIC INTERIOR FABRIC. IT CONTRIBUTES THROUGH ITS LOCATION, DESIGN, SETTING, MATERIALS, WORKMANSHIP FEELING AND ASSOCIATION TO THE DISTRICT.

State Official Recommendation:

4

This application for the above-named property has been reviewed by MICHAEL DAY, a professionally qualified architect, architectural historian, or historian on my staff.

The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for the purpose of rehabilitation.

The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for a charitable contribution for conservation purposed in accordance with the Tax Treatment Extension Act of 1980.

The property does not contribute to the significance of the above-named district.

The property appears to meet the National Register Criteria for Evaluation and will likely be nominated.

The property does not appear to meet the National Register Criteria for Evaluation and will not be nominated.

The property appears to contribute to the significance of a:

potential historic district which appears to meet the National Register Criteria For Evaluation and will likely be nominated.

registered historic district but is outside the period(s) and area(s) of significance as documented in the National Register nomination or district documentation on file with the NPS. Revised nomination or district documentation is enclosed.

The property should be denied a preliminary determination that it could qualify as a certified historic structure.

insufficient documentation has been provided to evaluate the structure.

Detailed NPS review recommended Precedent setting case Forwarded without recommendation

Date: 3-5-87

State Official Signature: 

NATIONAL PARK SERVICE
STATE REVIEW SHEET
Historic Preservation Certification Application--Part I

Property: 822 WEST LOMBARD STREET, BALTIMORE, MARYLAND

Historic District: BARRE CIRCLE

~~10-19-86~~ State initial application received by State

N/A date additional information requested by State

~~10-19-86~~ State complete information received by State

_____ date of this transmittal to NPS

_____ inspection of property by State staff? no _____ yes date: _____

There is adequate documentation enclosed to evaluate the historic character and integrity of this property. (BARELY)

_____ There is insufficient documentation to evaluate the property adequately. The application is missing the following items: _____

Reasonable efforts, described below, have been made to obtain this information. Copies of the information requests are enclosed.

1

This property involves:

- Extensive loss of historic fabric
 Substantial alterations over time
 Preliminary determination of listing for district:
 _____ for individual property

DETERMINATION OF SIGNIFICANCE TO DISTRICT.

- Obscured or covered elevation(s)
 Moved property
 State recommendation inconsistent with NR documentation
 Recommendation different than the applicant's request

Complete one section below as appropriate.

(1) The property contributes _____ does not contribute to the historic significance of this district in:
 location design setting materials workmanship feeling and association
Property is mentioned in the NR documentation in Section _____, page _____.

(2) _____ For properties less than 50 years old:
_____ the historical merits of the district (the periods and areas of significance) are documented in the National Register nomination form or district documentation on file as less than 50 years old, justifying the certification of this property's contribution.
_____ the strong historical or architectural merit of this property as described in the National Register nomination form or district documentation on file justifies its certification as contributing.
_____ there is insufficient justification to consider this property contributing to the district on the basis of its individual architectural or historical merits or the significance of the district does not extend up to and including the latest 50 year period.
Briefly explain how Standard (3) applies to this property's individual merits or its significance in relationship to the significant qualities and characteristics of the district.

(3) For preliminary determinations:

- A. The status of the nomination for the property/historic district:
_____ Nomination has already been submitted to State review board, and if reviewed by the board, nomination will be forwarded to the NPS within a reasonable period of time. (Draft nomination is enclosed.)
_____ Nomination was submitted to the NPS on _____.
_____ Nomination will be submitted to the State review board within twelve months.
_____ Nomination process likely will be completed within thirty months.
_____ Other; explain: _____

B. Evaluation of the property:

- _____ Property _____ is individually eligible and meets National Register Criteria for Evaluation
_____ Property is located within a potential registered district that meets National Register Criteria for Evaluation
_____ A _____ B _____ C _____ D Exceptions:

(4) The property is located in a registered district, is outside the period(s) and/or area(s) of significance as documented in the NR nomination and:
_____ appears to contribute to the expanded significance of the district. Enclosed is the revised nomination documentation.
_____ does not appear to contribute to the period(s) and/or area(s) of significance of the district.

Complete sections below for all properties:

3

Description of district including the period(s) and area(s) of significance as described in the National Register documentation or documentation on file (except for preliminary determination of individual listing). THE BARRE CIRCLE HISTORIC DISTRICT IS AN URBAN DISTRICT COMPRISING APPROX. 200 STRUCTURES, LOCATED IN THE WESTERN SECTION OF BALTIMORE CITY, MARYLAND. THE DISTRICT IS CHARACTERIZED BY HIGHLY UNIFIED AND CONSISTANT BLOCKS OF BRICK ROWHOUSES, MOST OF WHICH WERE CONSTRUCTED BETWEEN CA. 1850 AND THE CIVIL WAR, WITH SOME BLOCKS AND GROUPS REPRESENTING LATER DATES INTO THE EARLY 20TH CENTURY. THESE BUILDINGS ARE GENERALLY 2 BAYS WIDE, UNIFORMLY NARROW, AND FROM 2 TO 3 STORIES IN HEIGHT WITH LOW PITCHED GABLE OR SHED ROOFS AND SMALL BACK BUILDINGS. THEY ARE NOTABLY UNPRETENTIOUS AND PEVOID OF ALL BUT THE MOST MINIMAL ORNAMENT, PROJECTING BRICK COURSES SOMETIMES FORM CORNICES OR BELTS, SEGMENTAL-ARCHED OPENINGS AND SIMPLE BRACKETED CORNICES OF WOOD OR TIN OCCASIONALLY APPEAR, BUT THE OVERALL IMPRESSION EVOKED BY THESE BUILDINGS IS ONE OF REMARKABLE AUSTERITY, CONSISTENT WITH THEIR ORIGINS AS QUICKLY-CONSTRUCTED HOUSING FOR THE BURGEONING MASSES OF BLUE COLLAR WORKERS ATTRACTED BY THE BOOMING INDUSTRIAL

Period(s) of significance: MID 19TH Section 7, page 10. DEVELOPMENT OF THE ADJACENT AREA WHICH BEGAN IN THE MID 19TH CENTURY.

Description of the property documenting current condition. THIS 3 BAY, 4 STORY BRICK ITALIANATE ROWHOUSE, CONSISTS OF A MAIN BLOCK AND ELL AND FEATURES A FIRST FLOOR STOREFRONT IN GOOD CONDITION. WINDOWS ON THE SECOND THRU 4TH FLOORS ARE ONE OVER ONE DOUBLE HUNG WOOD SASH. THE ELL HAS 6 OVER 6 AND OVER 1 SASH REMAINING - ALL IN FAIR CONDITION. THE EXTERIOR BRICK HAS BEEN PAINTED. THE INTERIOR FIRST FLOOR CONSISTS OF A STAIRHALL - 3/4 SIDE PARLOR PLAN WHICH HAS BEEN CONVERTED TO A STORE SPACE. THE UPPER FLOORS ARE IN POOR CONDITION AND HAVE BEEN ALTERED TO CREATE APARTMENTS ALTHOUGH THEY DO RETAIN A SUBSTANTIAL AMOUNT OF HISTORIC FABRIC.

Retains sufficient integrity? Yes No THIS STRUCTURE IS SIGNIFICANT TO THE DISTRICT IN STATEMENT OF SIGNIFICANCE OF THE PROPERTY THAT IT RETAINS AN INTACT FACADE AND STOREFRONT IN ADDITION TO A SUFFICIENT AMOUNT OF HISTORIC INTERIOR FABRIC. IT CONTRIBUTES THROUGH ITS LOCATION, DESIGN, SETTING, MATERIALS, WORKMANSHIP, FEELING AND ASSOCIATION TO THE DISTRICT.

4

State Official Recommendation:

- This application for the above-named property has been reviewed by MICHAEL DAY, a professionally qualified architect, architectural historian, or historian on my staff.
- The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for the purpose of rehabilitation.
- The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for a charitable contribution for conservation purposed in accordance with the Tax Treatment Extension Act of 1980.
- The property does not contribute to the significance of the above-named district.
- The property appears to meet the National Register Criteria for Evaluation and will likely be nominated.
- The property does not appear to meet the National Register Criteria for Evaluation and will not be nominated.
- The property appears to contribute to the significance of a:
 - potential historic district which appears to meet the National Register Criteria For Evaluation and will likely be nominated.
 - registered historic district but is outside the period(s) and area(s) of significance as documented in the National Register nomination or district documentation on file with the NPS. Revised nomination or district documentation is enclosed.
 - The property should be denied a preliminary determination that it could qualify as a certified historic structure.
 - Insufficient documentation has been provided to evaluate the structure.

Detailed NPS review recommended Precedent setting case Forwarded without recommendation

Date: 11-6-86 State Official Signature: 

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 - EVALUATION OF SIGNIFICANCE

B-2710

NPS Office Use Only

Project Number:

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Use typewriter or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.

1. Name of property: J & B & Associates Property

Address of property: 822 West Lombard Street

City Baltimore County _____ State Maryland Zip Code 21230

Name of historic district: Barre Circle

National Register district certified state or local district potential historic district

2. Check nature of request:

- certification that the building contributes to the significance of the above-named historic district for the purpose of rehabilitation.
- certification that the structure or building and, where appropriate, the land area on which such a structure or building is located contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
- certification that the building does not contribute to the significance of the above-named district.
- preliminary determination for individual listing in the National Register.
- preliminary determination that a building located within a potential historic district contributes to the significance of the district.
- preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Authorized project contact:

Name Robert H. McFadden, Jr. Title _____

Street 809 Leeswoods Road City Bel Air

State Maryland Zip 21014 Telephone Number (during day): 301 879-3009 or 838-5900

4. Owner:

Name J & B Associates

Street 2133 North Fountain Green Road City Bel Air

State Maryland Zip 21014 Telephone Number (during day): 301 879-3009 or 838-5900

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the above-named property.

Owner's Signature Jean H McFadden Robert H McFadden Date 9-29

Social Security Number or Taxpayer Identification Number _____

NPS Office Use Only

The National Park Service has reviewed the "Historic Preservation Certification Application - Part 1" for the above-named property and hereby determines that the property:

- contributes to the significance of the above-named district and is a "certified historic structure" for the purpose of rehabilitation.
- contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
- does not contribute to the significance of the above-named district.

Preliminary Determinations:

- appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
- does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
- appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
- appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.
- does not appear to qualify as a certified historic structure.

J & B & Associates Property

HISTORIC PRESERVATION
CERTIFICATION APPLICATION--
PART 1

NPS Office Use Only

B-2710

Property Name

822 West Lombard Street

Project Number:

Property Address

J & B Associates

Owner Name/Social Security or Taxpayer ID Number

5. Description of physical appearance:

822 West Lombard Street is a middle rowhouse with a lower store front. The structure is a three (3) story brick facade with a wooden store front. The structure is three (3) bays wide.

Exterior: The exterior of 822 West Lombard Street was in very sound structural condition. The front facade was painted with several coats of paint which we removed with Glidden Ultra-Kleen No. 20502. We then raked and repointed all front facade joints. The windows were in relatively good condition. This was due to the installation of storm windows at some point which had the effect of protecting the existing windows. Most windows in the side elevation were in very poor condition and needed to be replaced. All storm windows were removed. The cornice was in structurally sound condition, however, it was badly in need of scraping and painting. The lower front facade is a store front. As seen in the photos it was in very poor condition and had been altered. We removed all the alterations and restored it to its original appearance (see photo enclosed). The front door was in poor condition, but we were able to restore and reuse it. The rear elevation, in the addition, was in poor condition. We were able to save the addition and repainted the surface.

Date of Construction: 1980's Source of Date: Estimate

Date(s) of Alteration(s): Unknown

Has building been moved? yes no. If so, when?

6. Statement of significance:

822 West Lombard Street in comparison to many of the structures in Barre Circle is unique in that its store front is very attractive and nearly reflects its original appearance. Also being one of the very few store fronts located in this neighborhood. In addition this property has a very attractive cornice with some degree of detail especially for this area.

7. Photographs and maps.

Attach photographs and maps to application.

Continuation sheets attached: yes no

B-2710

CONTINUATION SHEET

J & B & Associates Property
Project Name
822 West Lombard Street
Property Address
J & B Associates
Owner Name/Social Security or Taxpayer ID Number

Historic Preservation
Certification Application

NPS Office Use Only

Project Number:

This sheet: continues Part 1 continues Part 2 amends Project. NPS Project Number: _____

Interior: The interior of this property was in very poor condition. All of the plaster had either fallen or was falling off of the walls. The interior had been cut up into several apartments over the years and as a result most of the door frames and baseboard trim was not usable. We were able to save the fireplaces and mantels, staircase, bannister and many window frames and moldings. The floors were in very poor condition due to water damage and much abuse. It was impossible, both from a cost approach and building safety approach, to try to reuse them.

Owner's Signature Robert H. McFadden Jan 26 Date 9-29-86

NPS Office Use Only

- The National Park Service has determined that these project amendments meet the Secretary of the Interior's "Standards for Rehabilitation."
- The National Park Service has determined that these project amendments do not meet the Secretary of the Interior's "Standards for Rehabilitation."

BARRE CIRCLE

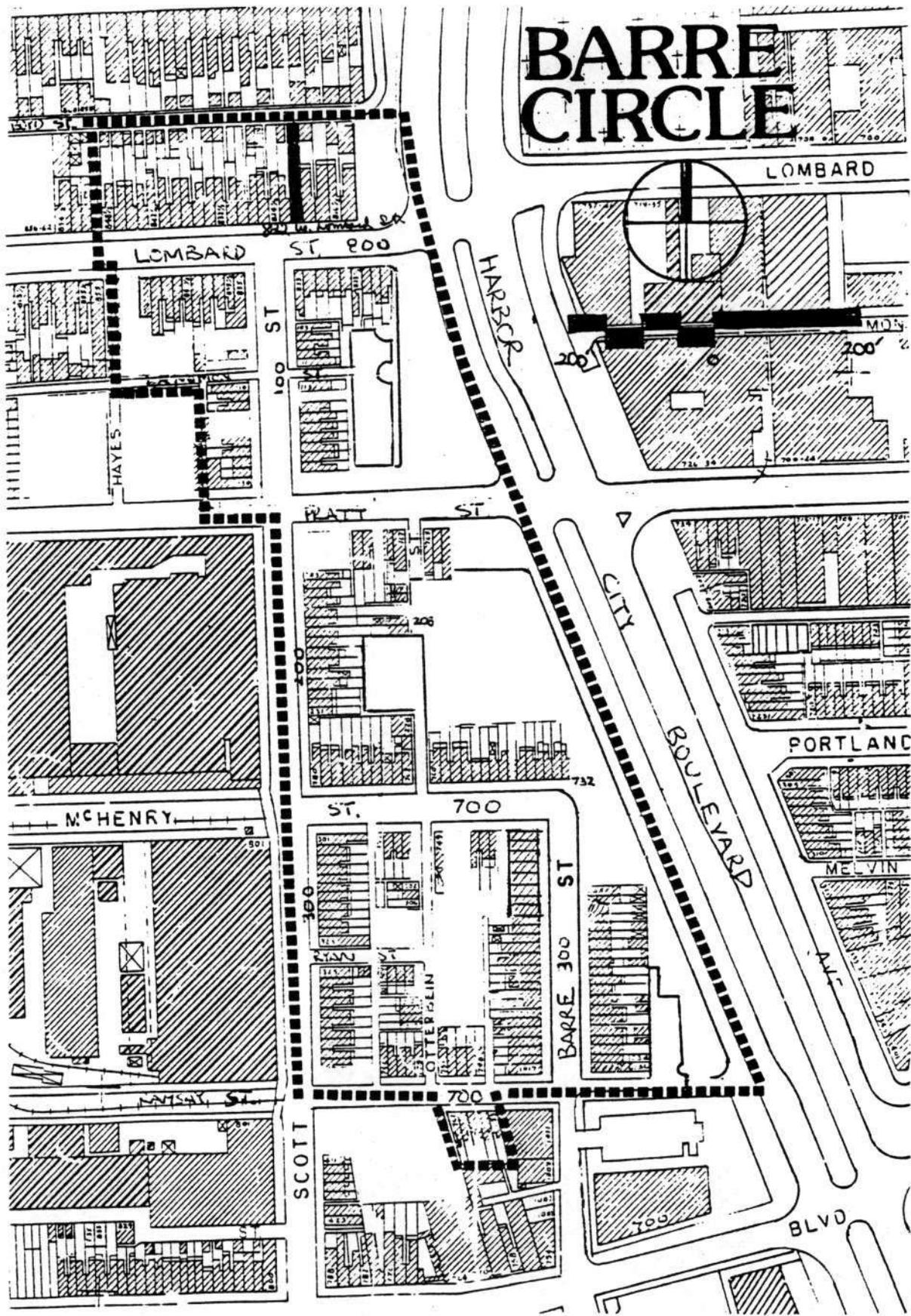
National Register of Historic Places 1/10/83
Certified Historic District for Tax Incentives (NR)

Description:

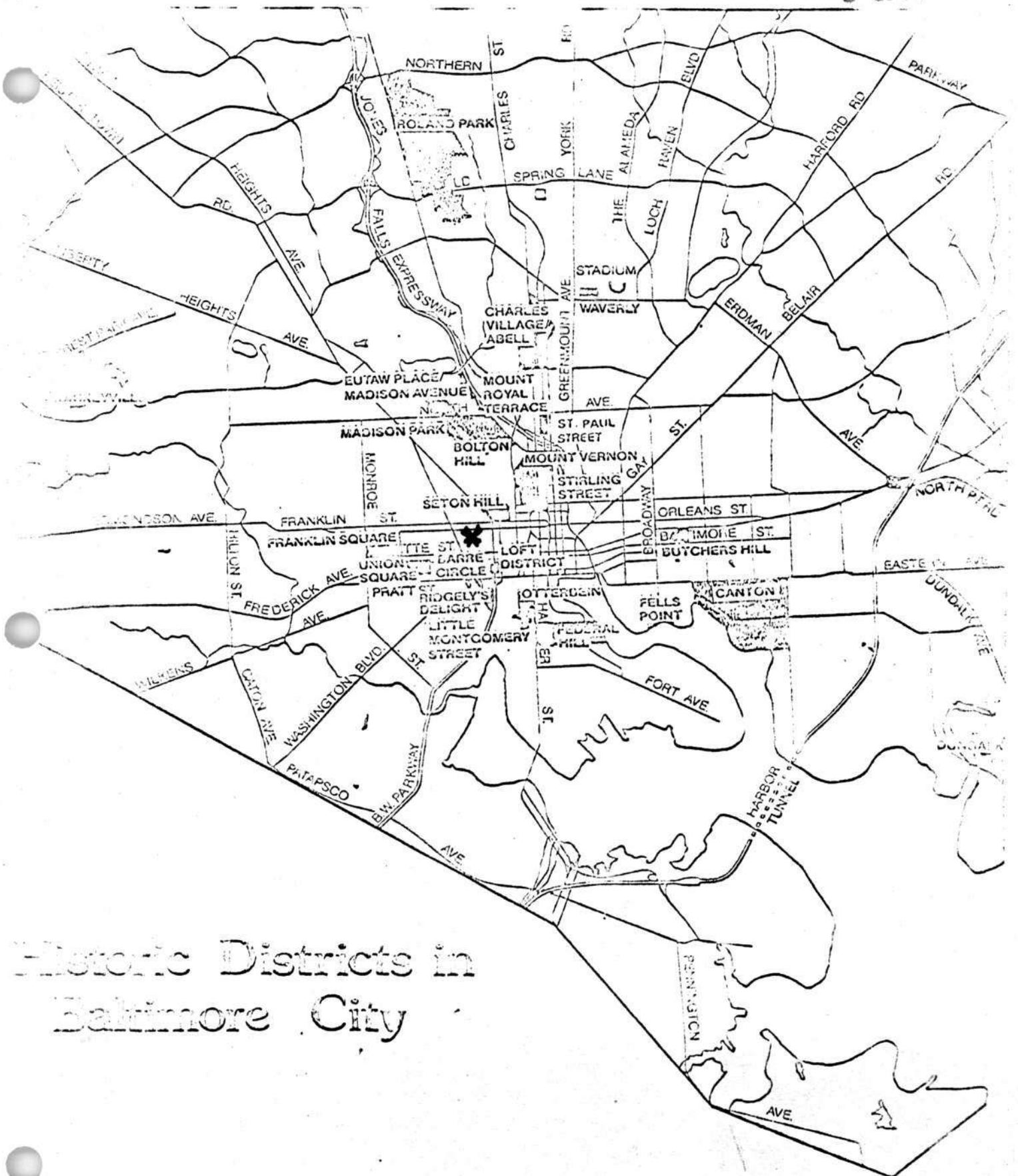
The Barre Circle Historic District is an urban district comprising approximately 200 structures, located in the western section of Baltimore City. The district is characterized by highly unified and consistent blocks of brick rowhouses, most of which were constructed between ca. 1850 and the Civil War, with some blocks and groups representing later dates into the early 20th century. These buildings are generally two bays wide, uniformly narrow (12-14 feet), and from two to three stories in height, with low-pitched gable or shed roofs and small back buildings. They are most notably unpretentious and devoid of all but the most minimal ornament; projecting brick courses or belts, segmental-arched openings and simple bracketed cornices of wood or tin occasionally appear, but the overall impression evoked by these buildings is one of remarkable austerity, consistent with their origins as quickly-constructed housing for the burgeoning masses of blue-collar workers attracted by the booming industrial development of the adjacent areas which began in the mid-nineteenth century.

Significance

The Barre Circle Historic District is significant for its architecture and for its association with the industrial development of Baltimore City. Its cohesive streetscapes of modest, unadorned brick rowhouses reflect the architectural response to Baltimore's rapid industrial expansion in the mid-19th century, and typify urban workers' housing of the period. In the context of Baltimore's mid-19th century neighborhoods, Barre Circle is unusual in the consistently unpretentious character of its architecture, which reflects the historic social homogeneity of the area; whereas other rowhouse neighborhoods housed a mixture of white- and blue-collar workers, the managerial class and their more elaborate dwellings - were, and are, conspicuously absent from Barre Circle.



BARRE CIRCLE



Historic Districts in Baltimore City

B-2710



822 W. Lomb. St. Photo No. 4
- Entire front of *20 & 822 W. Lomb. St. -

B-2710
 MAG1 #0427105404

POPPLETON HISTORIC STUDY

<u>Block</u>	<u>Lot</u>	<u>Address</u>
238	8-17	814-828 w. Lombard Street

Approximate age

<u>1800-1845</u>	<u>1845-1860</u>	<u>1865-1880</u>	<u>1880-1896</u>	<u>1896-on</u>
814	816-820 824-824½ 826-828	822		

<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:

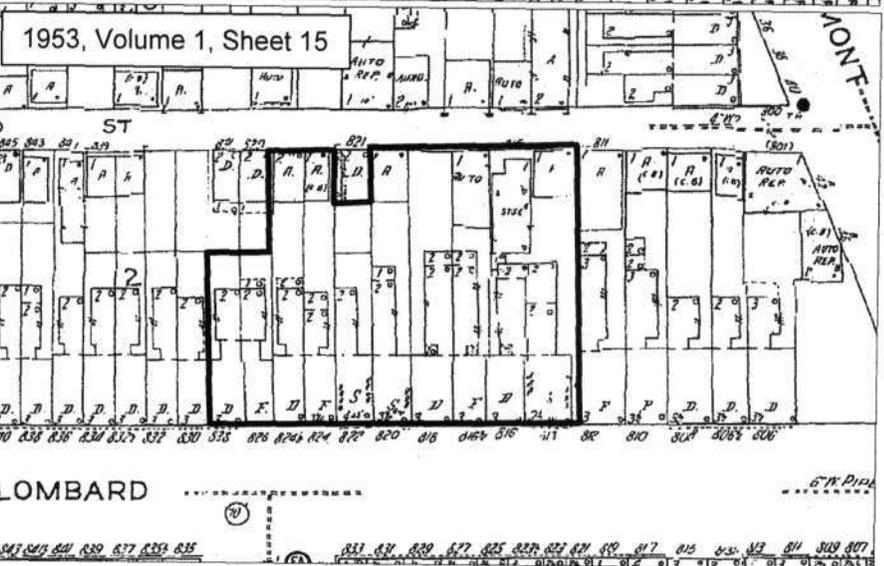
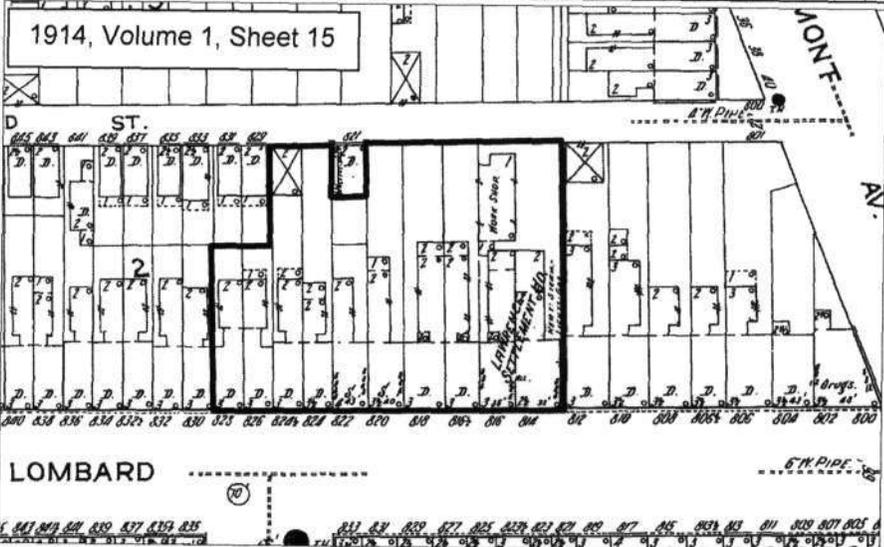
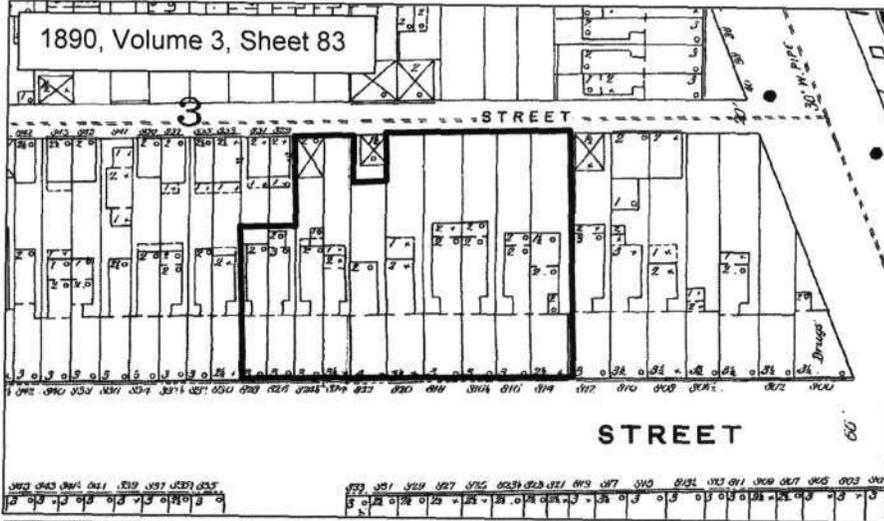
A terrace of large, well-built houses, tall even for the width of the wide street. Facades are in fair condition. Vacancies only at 814; formstone only at 816½. Mixture of gable roofs and flat. One of the best preserved terraces in the area. In date the houses vary little; some are a little earlier than 1845, others were built immediately after that and before 1852 when Poppleton map shows it complete, save for the end toward Fremont Avenue.

Environmental context:

Numbers 800-812 (lots 1-7) have been demolished for the Boulevard; number 814 is vacant, adjacent to the proposed Boulevard, and already shows the expectation of a highway. The houses opposite are also vacant and boarded up. Extremely heavy afternoon traffic, one-way, uphill, exceedingly noisy. Hopefully, the Boulevard and I-170 will reduce traffic on Lombard Street. Street trees need fertilizer and some replacements of larger size.



B-2710
814-828 W. Lombard Street (814 demolished)
Sanborn Maps



B-2710
814-828 W. Lombard Street (814 demolished)
Block 0238, Lots 008-017
Baltimore City
Baltimore West Quad

