

B-3303 - B-3320

1841-1855/1920's

1001-1061 S. Charles St. (East side)

Baltimore, Md.

Private access

The east side of the 1000 block of S. Charles St. is improved by a variety of types of combination commercial/residential brick structures. At the northern end of the block there is a group of two and a half story, late Federal style houses built in the 1840's (1001-1011 S. Charles St.) of which 1001 has been enlarged to three stories in height with a shed roof and 1003-1007 have had bracketed cornices added to the original two and a half story form, and 1009-1011 has had a new, shed roof added to a modernized exterior. Moving towards the south one finds a group of two story plus attic, two bay wide houses (1015-1031 and 1035-1039 S. Charles St.) of which 1021-1023, 1025-1027, 1031, and 1039 have been enlarged to a full three stories in height and now have shed roofs and bracketed cornices. Finally, there is a group of three story, gable-roofed houses (1033, 1041-1059 S. Charles St.) built in the late 1840's and early 1850's. Of this latter group, however, only 1041-1043 S. Charles St. retain their original gable roof slope--the others have had false shed roof fronts, with bracketed cornices, added, or have had the original gable roof rebuilt as a shed roof and a bracketed cornice added. All of the buildings on this side of S. Charles St. currently serve a mixed commercial/residential use and a number are now in the process of being renovated and refurbished. John S. Gittings and his partners Randle Moale and Robert Purviance were responsible for the development of this side of S. Charles St. and built the majority of the houses in the northern section of the block. Henry Strube, a local carpenter, built the row of gable-roofed houses extending from 1049-1059 S. Charles St. The original house at 1061 S. Charles St. (part of Strube's row) has been replaced by a one story high, Art-Deco influenced brick building with round arched windows that extends back along Cross St. Built in the 1920's as a bank, the structure now serves as a local tavern.

MARYLAND HISTORICAL TRUST

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON

2 LOCATION

STREET & NUMBER 1015 S. Charles St.

CITY, TOWN Baltimore VICINITY OF CONGRESSIONAL DISTRICT

STATE Maryland COUNTY

3 CLASSIFICATION

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

4 OWNER OF PROPERTY

NAME Telephone #:

STREET & NUMBER

CITY, TOWN STATE, zip code VICINITY OF

5 LOCATION OF LEGAL DESCRIPTION

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

Liber #: Folio #:

STREET & NUMBER Baltimore City Courthouse

CITY, TOWN STATE Maryland 21202

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS

CITY, TOWN STATE

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This two story plus attic brick house with gable roof was built in the 1840's as part of a group of such houses extending along this side of Charles St. The facade has been covered with formstone and the first floor area converted into a store-front.

The house is two and a half stories in height, 13' wide, and occupies a lot 72 1/2' deep. There is a two story high, one bay wide and deep stair hall extension which connects the main house to a two story high, two bay deep rear addition, followed by a two story high, one bay deep frame addition and a one story high, one bay deep frame addition. The house is constructed in running bond but the facade has been covered with formstone. The low-pitched gable roof has a two-tier brick cornice. There is currently no front roof chimney but there is a double rectangular chimney located along the north side of the rear roof gable. There is also a hooded rear end chimney located at the east end of the brick portion of the rear addition.

Although the original treatment of the door and window lintels and sills has been hidden by the formstone covering, it is apparent that the first and second floor openings had segmentally arched brick lintels with solid wood tympanums and that the attic story windows had flat lintels. All of the window openings are filled with 1/1 double hung sash. The first floor area has been converted into a store-front along with the first floor area of 1017 Charles St. For the unit, there is a centrally located glass and panel door flanked by two three-sided plate glass shop windows set on stone bases. A simple wooden cornice extends across the entire width of the double store-front and consists of a deeply projecting crown molding set above a plain, deep frieze area. A deep wooden sign area extends below the cornice, almost the entire width of the facade. At 1015 Charles St. there is also a flush door set beneath a single light transom located in the northernmost bay, and leading to the residence upstairs. The entrance is reached directly from the street.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1846-47

BUILDER/ARCHITECT John S. Gittings et al

STATEMENT OF SIGNIFICANCE

This house is significant as being representative of a fairly large number of such two story plus attic houses built in the 1840's and 1850's in the area immediately around the Cross St. Market (founded 1846) to serve as combination commercial/residential structures. The first floor area served as a store-front and the family lived on the floors above. Many such houses have separate street entrances for the private family quarters.

This house was built by John S. Gittings, in partnership with Randle Moale and Robert Purviance, as part of their development of this side of S. Charles St. The group of builders/ developers also built 1017-1019, 1021-1023, and 1025-1027 S. Charles St., all of which probably closely resembled this house when built. They then leased the houses to individual owners. The first owner of this house was an Ignatius Riffsnyder, and engineer.¹

¹Baltimore City Directory, 1851

9 MAJOR BIBLIOGRAPHICAL REFERENCES

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATAACREAGE OF NOMINATED PROPERTY 13' x 72'6"

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

11 FORM PREPARED BY

NAME / TITLE

M.E. Hayward / Historic Sites Surveyor

ORGANIZATION

DATE

Maryland Historical Trust / Struever Bros. & Eccles5/79

STREET & NUMBER

TELEPHONE

1745 Circle Rd.

CITY OR TOWN

STATE

RuxtonMaryland 21204

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

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 HISTORIC DISTRICT OF FEDERAL HILL CONSISTS OF FEDERAL HILL PARK AND THE HOUSES ON THE STREETS FACING AND SLOPING AWAY FROM THE PARK TO THE WEST AND SOUTH. THE HILL IS BOUNDED ON THE NORTH AND EAST BY THE WATERFRONT. THE MAJORITY OF HOUSES DATE FROM THE MID 19TH TO LATE 19TH CENTURY WITH A SCATTERING OF EARLIER STRUCTURES. ALL ARE OF BRICK CONSTRUCTION WITH EXTENSIVE USE OF WHITE MARBLE TRIM. MOST ARE ATTACHED ROWHOUSES OF TWO OR THREE STORIES, APPROXIMATELY FIFTEEN FEET IN WIDTH. DORMER WINDOWS ARE COMMON ON THE OLDER HOUSES AND PROVIDE CONSIDERABLE VARIATIONS IN ROOFLINES WITHIN THE BLOCK. WITH THE EXCEPTION OF THOSE FACING THE PARK THESE HOUSES ARE MODEST WITH LITTLE EXTERIOR ORNAMENTATION. Period(s) of significance: 19TH CENT. Section 7, Page 1.

Description of the property documenting current condition. THIS IS A 2-BAY, 2 1/2 STORY LATE 19TH CENTURY ROWHOUSE. THE COMMERCIAL FIRST FLOOR HAS A METAL CORNICE WHICH IS CONTINUOUS ACROSS THE FRONTS OF 1017 AND 1019 AND A GLASS OVER MARBLE SHOP FRONT PAVING TO THE 1920s. A SIMPLE DOOR TO THE LEFT MARKS THE ENTRANCE TO THE SECOND FLOOR DWELLING. THE UPPER FLOORS WERE FACED WITH FORESTONE (NOW REMOVED) AND RETAIN THEIR ORIGINAL FENESTRATION. THE BRICK CORNICE IS OBTUSURED BY A HALF ROUND GUTTER. THE PLAN IS A BASIC RECTANGLE WITH A "SALLY PORT" ON THE FIRST FLOOR ALLOWING ACCESS TO THE REAR YARD. THE SECOND AND THIRD FLOORS ARE FULL WIDTH. THE REAR ELEVATION

Retains sufficient integrity? Yes No TYPICAL OF THE WORKING CLASS DWELLINGS OF THE (cont.)
 Statement of significance of the property FEDERAL HILL HISTORIC DISTRICT, THIS ROW HOUSE HAS BEEN CONVERTED FROM A SINGLE FAMILY RESIDENCE INTO A STORE WITH DWELLING ABOVE. THE LOCATION OF THIS STRUCTURE IN A BLOCK WHERE VIRTUALLY ALL THE BUILDINGS EVOLVED IN THE SAME MANNER ILLUSTRATES THE TRANSITION TO COMMERCIAL FROM RESIDENTIAL USE AND THE FLEXIBILITY OF THE ROWHOUSE BUILDING TYPE.

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: 1-14-87

State Official Signature: 

1015 South Charles Street
Part I

DESCRIPTION OF PROPERTY (cont.)

has two bays with two 6 over 6 double hung wood windows with shutters on the first floor, a set of wooden steps to the back door and a one over one double hung wood window on the second floor. The third floor has a small casement type wood window on the left, a narrow ell containing the stairwell has two, hung wood windows. One on the south side and one on the rear.

The interior of the first floor has been combined with 1017 into one large retail space. The second floor consists of three rooms with tow sets of stairs (one to the first floor and one to the third floor) existing in the middle room. The third floor is a two room attic space.

Existing historic fabric at the interior includes windows, window trim, doors, door surrounds, stairs, and mantels. All features except the storefront are in good condition. The storefront is repairable.

RECEIVED

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 - EVALUATION OF SIGNIFICANCE

B-3307

DEC 23 1986

NPS Office Use Only

Project Number:

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

1. Name of property:

Address of property: 1015 SOUTH CHARLES STREET
City BALTIMORE County _____ State MARYLAND Zip Code 21230
Name of historic district: FEDERAL HILL

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 EDWIN N. STRETCH Title CONSULTANT
Street 137 WELCOME ALLEY City BALTIMORE
State MARYLAND Zip 21201 Telephone Number (during day): 301 539 3142

4. Owner:

Name K + M PARTNERSHIP, INC.
Street 914 LIGHT STREET City BALTIMORE
State MARYLAND Zip 21230 Telephone Number (during day): 301 962 0478

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 Gene A. Murray Date 11/15/86
Social Security Number or Taxpayer Identification Number [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.

HISTORIC PRESERVATION
CERTIFICATION APPLICATION
PART 1

1015 S. Charles Street
Baltimore, Maryland
K & M Partnership, Inc.
[REDACTED]

5. Description of physical appearance:

This is a 2 bay 2 1/2 story late 19th Century row house.

The commercial first floor is distinguished by a metal cornice which continues across the fronts of 1017 and 1019 and a glass over marble shop front dating to the 1920's. A simple door to the left marks the entrance to the second floor dwelling. The residential dwelling above is brick masonry faced with formstone and painted. The two windows of the second floor and the two eyebrow windows of the third floor are 1/1 double-hung with bull-nose jambs and wood sills. Segmented arches are located above the second floor windows. The brick cornice is obscured by the half round gutter.

The plan is a basic rectangle with a "sally-porth" or passage on the first floor allowing access to the rear yard. The second and third floors are full width. The rear elevation has 2 bays, with (2) 6/6 light shuttered double-hung wood windows on the first floor, a set of wooden steps to the back door and a 1/1 wood double-hung window on the second floor.

The third floor has a small casement type wood window on the left, a narrow ell containing the stairwell has (2) 1/1 light double-hung windows. One on the south side and one on the rear.

Date of Construction: c 1875 Source of Date: Deeds, Atlas, Peale
Museum Library

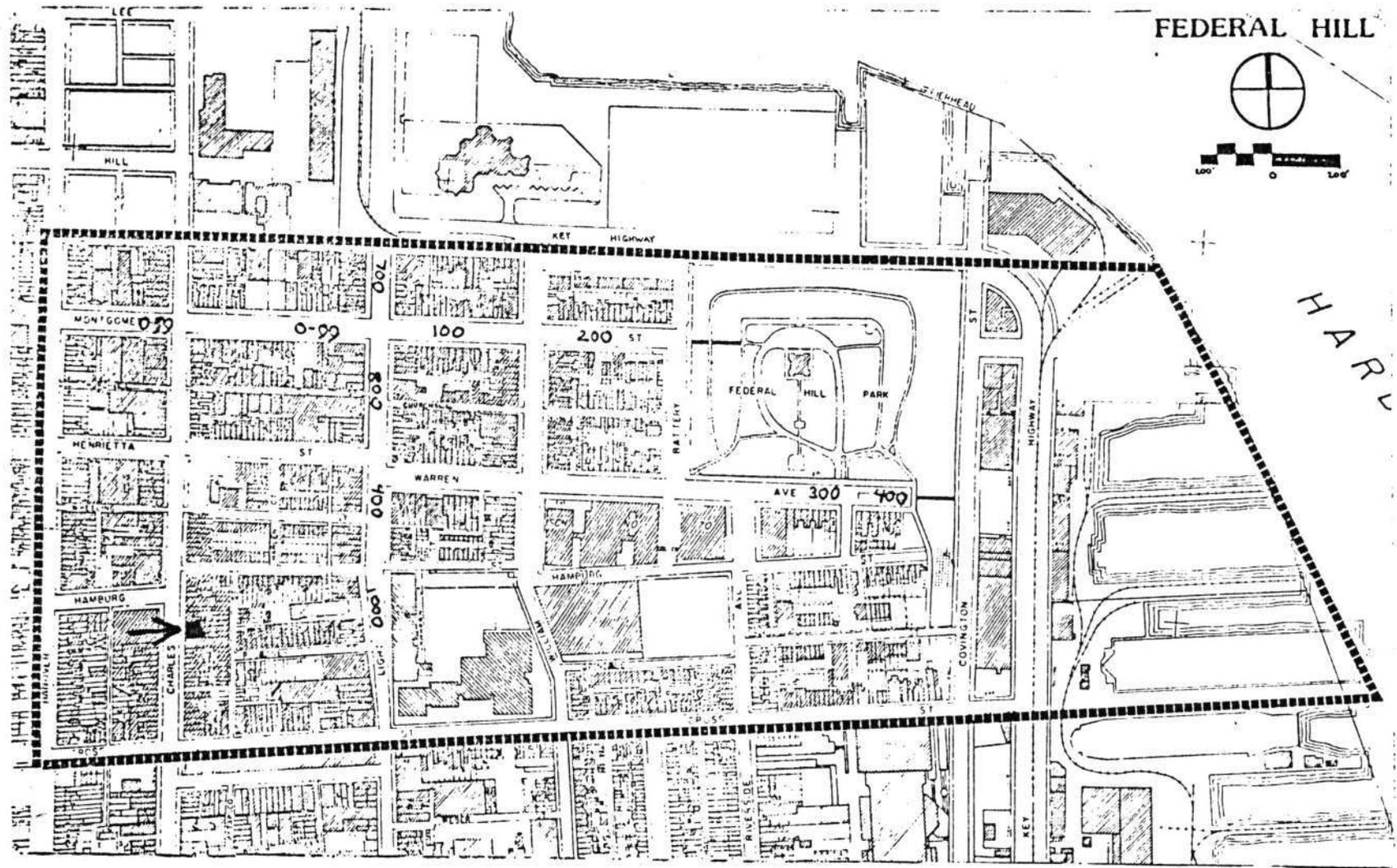
Dates of Alterations: c 1920

Has building been moved? No.

6. Statement of significance:

Typical of the working class dwellings of the Federal Hill Historic District, this row house has been converted from a single family residence into a store with dwelling above. The location of this structure in a block where virtually all the buildings evolved in the same manner illustrates the transition to commercial from residential use and the flexibility of the row house building type.

The structure with its companions 1017 and 1019, help form the streetscape of this typical Baltimore neighborhood commercial center. The scale and materials are harmonious with the style of the district, while the component parts form the rhythm of this specific block.



FEDERAL HILL NATIONAL REGISTER HISTORIC DISTRICT .4/17/70

March 1986
 1015-1019 South Charles Street
 Baltimore, Maryland
 K & M Partnership Inc.

B-3307

MARCH 1986
 1045- 1019 SOUTH CHARLES STREET
 BALTIMORE, MARYLAND
 K & M PARTNERSHIP, INC.

EXTERIOR
 (BEFORE REMOVAL OF FORMSTONE)

1. Corner of S. Charles Street and E. Hamburg Street looking Southeast
2. Front elevation looking Northeast
3. Front elevation looking East

(AFTER REMOVAL OF FORMSTONE)

4. Front elevation looking East
5. Rear elevation looking West - Steps to kitchen of first unit
6. Rear elevation looking West - Second level
7. Rear elevation looking West - First floor
8. Rear elevation looking West - First floor
9. Rear elevation looking West - Middle section - Second floor
10. Rear elevation looking West - Middle section - First floor
11. Side elevation looking West
12. Rear elevation looking West
13. Side elevation looking Southwest
14. Rear elevation looking Southwest

INTERIOR - UNIT #1 1015 SOUTH CHARLES ST.

15. Stairs - Street to second floor
16. Tin detail looking from second floor landing - Northwest

SECOND FLOOR

17. Livingroom looking Northwest at entrance door
18. Livingroom looking Southwest at stairs to third floor
19. Livingroom looking Southwest into front room
20. Front room - windows - looking West
21. Front room looking South
22. Front room looking East into livingroom
23. Rear Room - "kitchen" looking West into livingroom
24. Rear room looking Northeast
25. Rear room looking Southeast

THIRD FLOOR

26. Stair winder seen from third floor landing
27. Door to third floor - looking Southwest
28. Top of stairs looking West into front bedroom
29. Top of stairs looking East
30. Front bedroom looking West

UNIT #2

1017 SOUTH CHARLES STREET

31. Stairs from first floor to second floor looking East

SECOND FLOOR

32. Landing of second floor looking North into livingroom
 33. Livingroom looking South at fireplace surround
 34. Livingroom looking Southwest
 35. Livingroom looking Northwest
 36. Livingroom looking East
 37. Stairs from second to third looking Northwest from kitchen

THIRD FLOOR

38. Rear room looking East into stairwell and landing
 39. Rear room window looking East
 40. Rear room looking West into front bedroom
 41. Front bedroom looking East into rear room

UNIT #3

1019 SOUTH CHARLES STREET

SECOND FLOOR

42. Livingroom looking West at entrance into front room
 43. Front room looking South
 44. Front room looking Southwest
 45. Front room looking Northwest
 46. Livingroom looking Northeast
 47. Livingroom looking Southeast through stair hall toward kitchen
 48. Kitchen looking East at rear door
 49. Bath - looking East

THIRD FLOOR

50. Stair landing at third floor looking Southeast
 51. Landing looking East
 52. Main room looking West
 53. Main room looking East
 54. Main room looking East at rear window
 55. Main room looking Southeast at entrance into stair hall

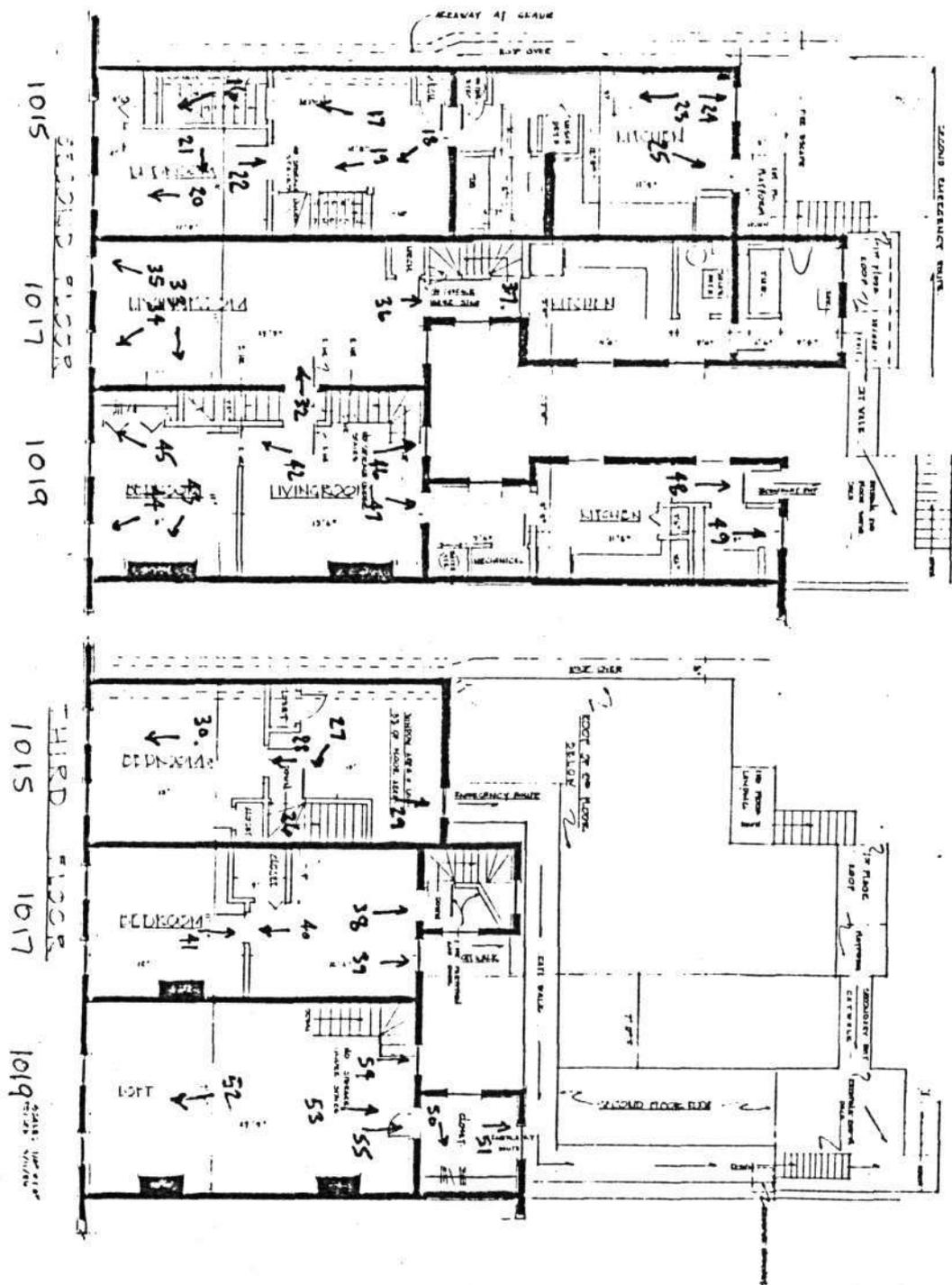
FIRST FLOOR COMMERCIAL SPACE

56. North room looking West toward S. Charles Street
 57. North room looking East
 58. North room looking Northeast
 59. North room looking Southeast
 60. North room looking East - Southeast
 61. North room looking Northwest
 62. North room ceiling

FIRST FLOOR COMMERCIAL SPACE

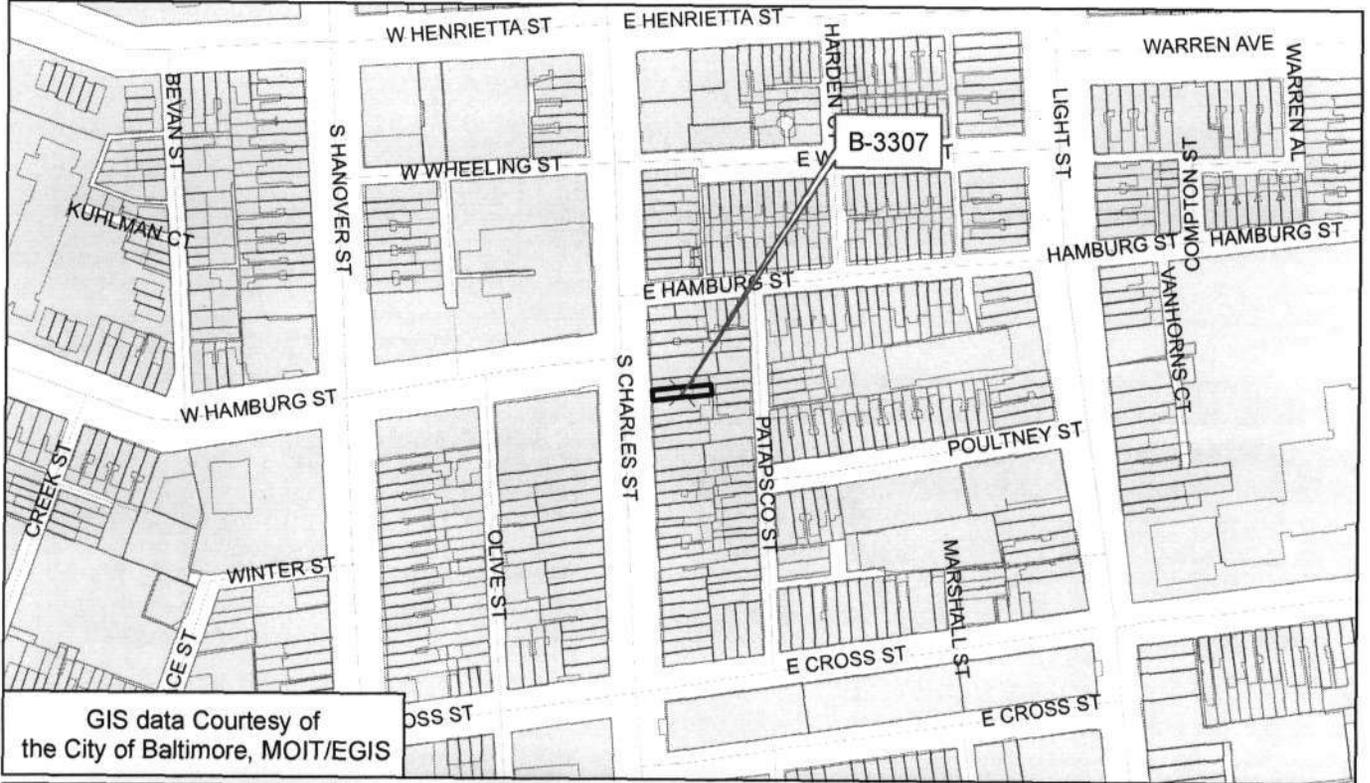
63. South room looking Northwest
64. South room looking Northeast
65. South room looking East
66. South room looking at Southeast
67. Back room looking East
68. Back room looking West
69. Back room looking East
70. Back room ceiling - looking East
71. Store front - looking Southeast at ceiling
72. Store front looking East at same corner
73. Store front looking Northeast
74. Store front looking East at transom
75. Store front floor

March 1986
1015- 1019 South Charles Street
Baltimore, Maryland
K & M Partnership Inc.

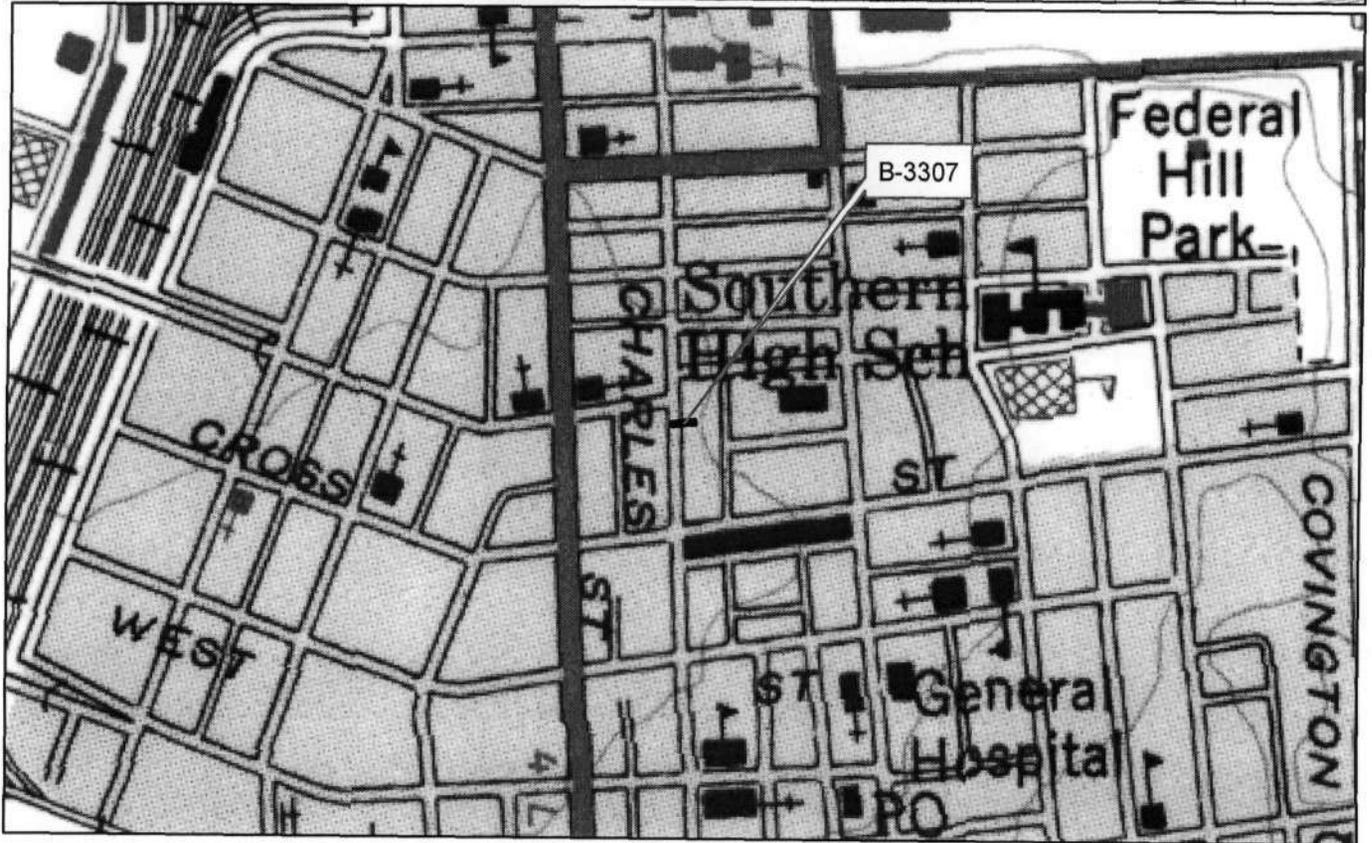


1015 1017 1019 S. CHARLES ST., BALTIMORE, MARYLAND

B-3307
1015 S. Charles Street
Block 0934B Lot 020
Baltimore City
Baltimore East Quad.



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





DEAN'S
FURNITURE
& ANTIQUES

1018

1018

B-3307 1015 S. Charles St.

M.E.H. 5/79

West elevation