

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houses extending from 1049-1059 S. Charles St. The original house at 1061 S. Charles St. (part of Strube's row) has been replaced by a one story high, Art-Deco influenced brick building with round arched windows that extends back along Cross St. Built in the 1920's as a bank, the structure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 1017-1019 S. Charles St.

CITY, TOWN Baltimore CONGRESSIONAL DISTRICT

___ VICINITY OF

STATE Maryland COUNTY

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input 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, RECORDS OFFICE, 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

B-3308

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 pair of two story plus attic brick houses with gable roofs was built in the 1840's as part of a group of such houses extending along this side of Charles St. Both facades have been covered with formstone and the first floor areas converted into store-fronts. 1017 Charles shares a double store-front with 1015 Charles.

The houses are two and a half stories in height, 12 1/2' wide, and occupy lots 72 1/2' deep. Each has 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. The houses are constructed in running bond but the facades have been covered with formstone. The low-pitched gable roof has a continuous, two-tier brick cornice. Each house has a double rectangular chimney located along both the front and rear roof gables along the south side of the house. Each also has a rear end chimney located at the east end of the rear addition.

Although the original treatment of the door and window lintels and sills has been hidden by the formstone covering, it appears that both houses had segmentally arched brick lintels with scroll-sawed tympanums on the first and second story openings, and flat lintels on the attic story windows. All of the windows are filled with 1/1 double hung sash. The first floor areas of both houses have been converted into store-fronts. That of 1017 Charles is part of a double store-front shared with 1015 Charles. 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 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 and runs across almost the entire width of the facade. At 1019 Charles the store-front area has been faced with new brick. There are two glass and panel doors located in the northernmost bay, one leading to the upstairs residence and the southernmost leading to the store. There is a projecting three-sided bay with single modern plate glass window. The same cornice as is used at 1015-1017 Charles extends across the facade of 1019 Charles. Instead of the sign area beneath the frieze, however, there are two recessed panels. The entrance is reached directly from the street.

CONTINUE ON SEPARATE SHEET IF NECESSARY

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

See under 1015 S. Charles St.

When the partnership divided their properties on S. Charles St. in 1846, Randle Moale received these lots and then proceeded to lease them to individual owners. It can be assumed, however, that Gittings as the experienced builder in the group was responsible for the construction of the houses.¹

The first owner of 1017 S. Charles St. was an Emmanuel Kelly, a ship carpenter who lived here from 1847 until 1865. The first owner of 1019 S. Charles St. was a Jacob Reeder, a tinner, who lived here in the late 1840's. The second owner was a George Spies, a machinist.² Both houses eventually were bought by Andrew Snyder, a cooper who lived at 1021 S. Charles St. (1017 in 1865, 1019 in 1855).³ Snyder then rented the houses to a variety of tenants.

²Baltimore City Directory, 1849-50, 1855-56

³Baltimore City Land Records, Liber AM 277, Folio 228; Liber ED 79, Folio 457

¹Baltimore City Land REcords, Liber AWB 374, Folio 63

9 MAJOR BIBLIOGRAPHICAL REFERENCES

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 12'6" x 72'6" each

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 / Struener Bros. & Eccles

5/79

STREET & NUMBER

TELEPHONE

1745 Circle Rd.

CITY OR TOWN

STATE

Ruxton

Maryland 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.

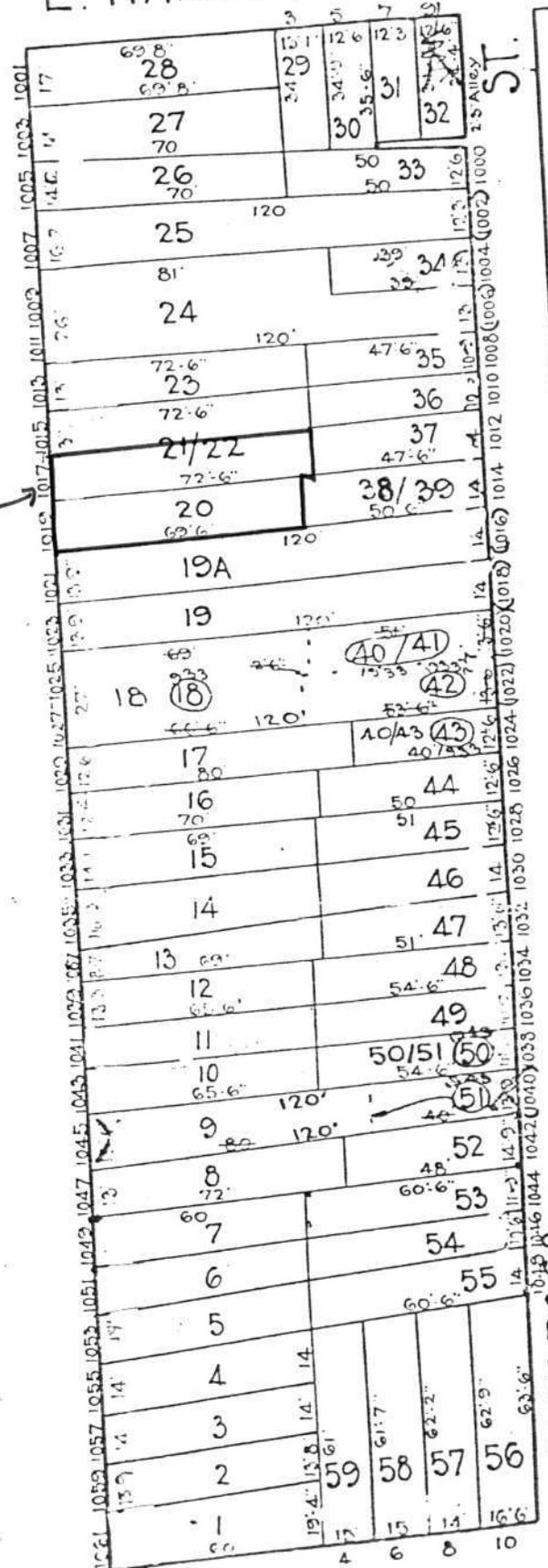
RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

ST.

ST.

E. HAMBURG

B-3308



POULTNEY

ST.

PATAPSCO

S. CHARLES

E. CROSS

CROSS STREET MARKET

E. CROSS

ST.

ST.

CITY OF
 DEPARTMENT OF
 BUREAU OF PLANNING
 PROPERTY

NOTICE

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

B-3308

Property: 1017 SOUTH CHARLES STREET, BALTIMORE, MARYLAND

Historic District: FEDERAL HILL

12-25-86 date initial application received by State date additional information requested by State
12-23-86 date complete information received by State
 date of this transmittal to NPS
inspection of property by State staff? no yes date: 12-4-85

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

- 1 This property involves:
- | | |
|--|--|
| <input type="checkbox"/> Extensive loss of historic fabric | <input checked="" type="checkbox"/> Obscured or covered elevation(s) |
| <input type="checkbox"/> Substantial alterations over time | <input type="checkbox"/> Moved property |
| <input checked="" type="checkbox"/> Extensive determination of listing for district | <input type="checkbox"/> State recommendation inconsistent with NR documentation |
| <input type="checkbox"/> for individual property | <input type="checkbox"/> Recommendation different than the applicant's request |

2 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 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 1015 AND 1019 AND HAS A GLASS ABOVE MARBLE STOREFRONT DATING FROM THE 1920'S. THE UPPER FLOORS WERE FACED WITH FORNISTONE (NOW REMOVED) AND RETAIN THEIR ORIGINAL FENESTRATION. THE BRICK CORNICE IS OBSOURE BY A HALF ROUND QUILL. THE PLAN CONSISTS OF A 2 1/2 STORY RECTANGLE WITH A NARROW 2 STORY ELL. THE ELL HAS A DOOR AND THREE WINDOWS ON THE SOUTH SIDE OF THE FIRST FLOOR AND THREE WINDOWS ON THE SOUTH SIDE OF THE SECOND FLOOR, THE REAR ELEVATION HAS ONE WINDOW CENTERED ON (CONT.)

Retains sufficient integrity? yes no TYPICAL OF THE WORKING CLASS DWELLINGS OF THE FEDERAL Hill Historic District, THIS ROWHOUSE 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.

4

State Official Recommendations:

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: 

1017 South Charles Street
Part I

DESCRIPTION OF PROPERTY (cont.)

the first floor with two windows on the second floor. The third floor contains a small casement window on the left with two-one over one double hung windows in the stairwell, one facing south and one facing north. The rear is predominantly brick with the first floor stuccoed. A frame rear addition has brick-tex siding over wood siding.

The interior of the first floor has been combined with 1015 into one large retail space. The second floor consists of three rooms with a set of stairs between the main block and the ell. The third floor has two rooms with the stairwell at the rear.

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-3308

DEC 23 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: _____

Address of property: 1017 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 [Signature] 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

1017 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 both 1015/1019 and a glass above marble store front dating from 1920.

The residence above is brick masonry faced with formstone and painted. The two windows on the second floor and the two eyebrow windows on the third floor are 1/1 double-hung with bull-nose jambs and wood sills. The second floor windows have segmented arches. The brick cornice is obscured by the half round gutter.

The plan consists of a 2-1/2 story rectangle with a narrow 2 story ell. The stairwell projects above the ell to serve the third floor. The ell has a door and 3 windows on the south side of the first floor and 3 windows on the south side of the second floor. The rear elevation has 1 window centered on the first floor 1 with 2 windows on the second floor. The third floor contains a small casement window on the left with (2) 1/1 double-hung windows in the stairwell, one facing south and one facing north. The rear is predominantly brick with the first floor stuccoed. A frame rear addition has imitation brick fiber siding over wood siding.

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

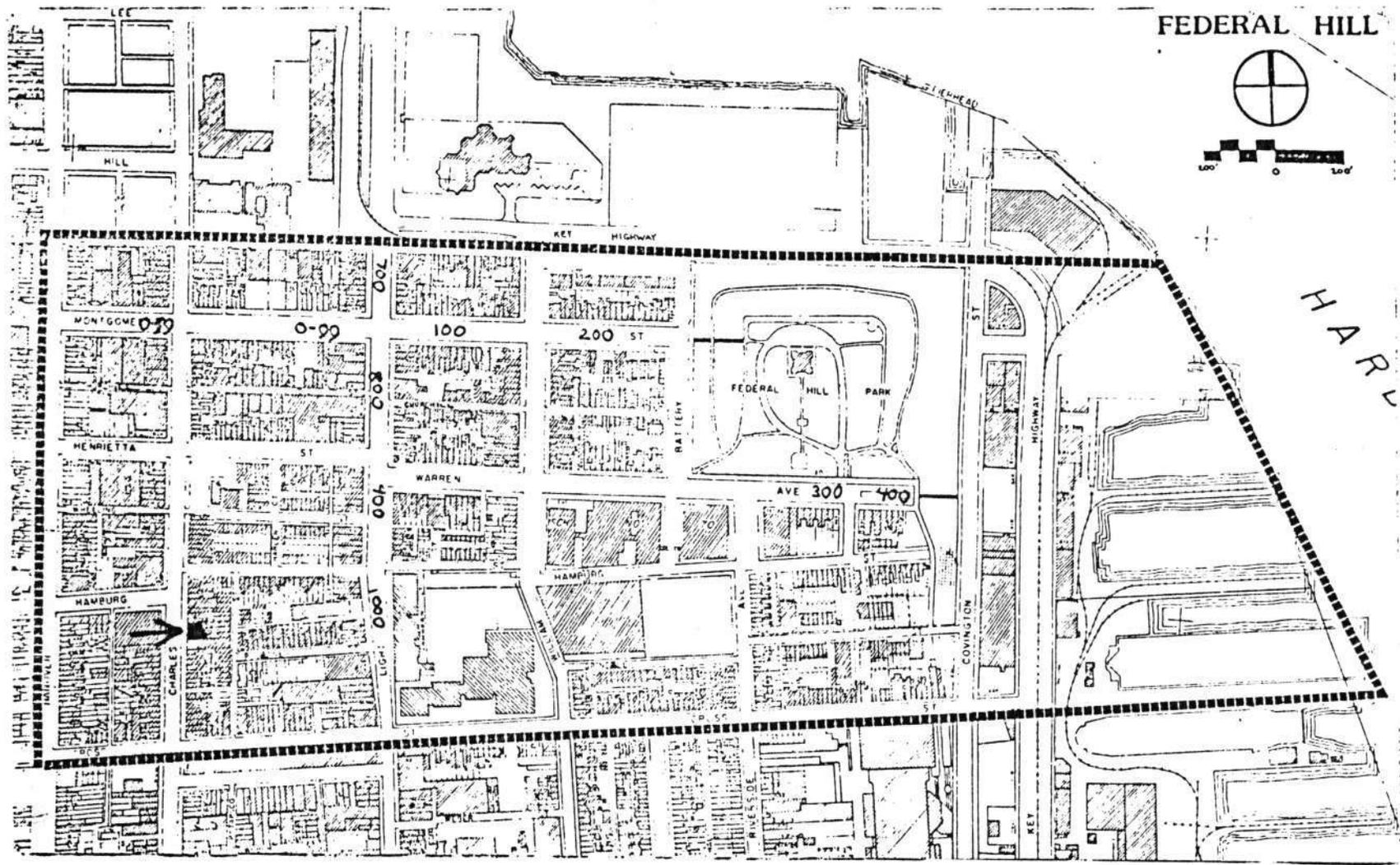
Dates of Alterations: c 1920

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-3308

MARCH 1986
1015- 1019 SOUTH CHARLES STREET
BALTIMORE, MARYLAND
K & M PARTNERSHIP, INC.

B-3308

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 ST.

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
SECOND FLOOR

1019 SOUTH CHARLES ST.

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

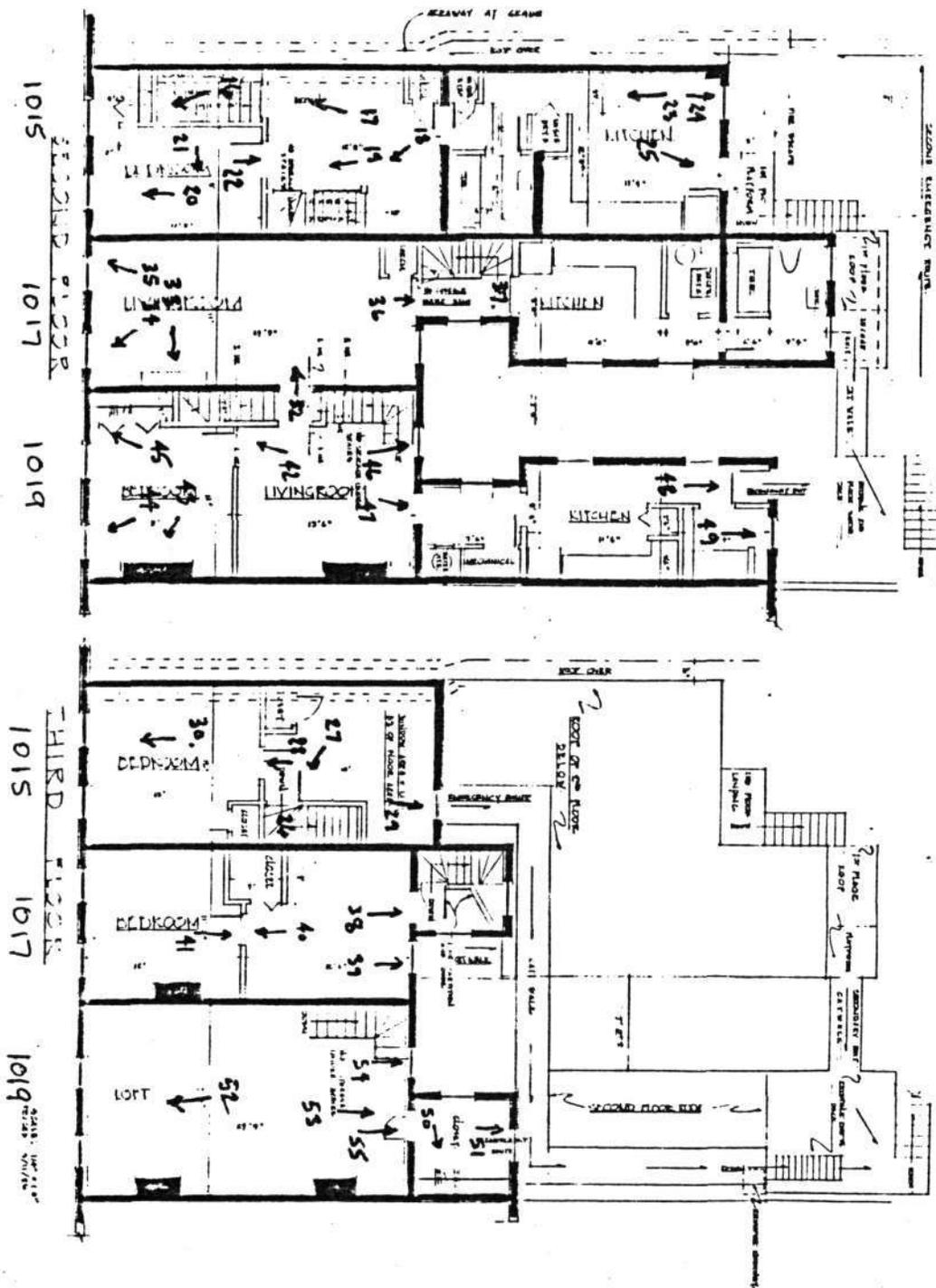
FIRST FLOOR COMMERCIAL SPACE

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

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

Property: 1019 SOUTH CHARLES STREET, BALTIMORE, MARYLAND

Historic District: FEDERAL HILL

12-23-86 date initial application received by State

 date additional information requested by State

12-23-86 date complete information received by State

 date of this transmittal to NPS

Inspection of property by State staff? no yes date: 12-4-85

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

- 1 This property involves:
- | | |
|---|---|
| <u> </u> Extensive loss of historic fabric | <input checked="" type="checkbox"/> Obscured or covered elevation(s) |
| <u> </u> Substantial alterations over time | <u> </u> Moved property |
| <input checked="" type="checkbox"/> Preliminary determination of listing | <u> </u> State recommendation inconsistent with NR documentation |
| <u> </u> <input checked="" type="checkbox"/> for district | <u> </u> Recommendation different than the applicant's request |
| <u> </u> for individual property | |

2 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 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 TO LATE 19TH CENTURY WITH A SCATTERING OF EARLIER STRUCTURES. ALL ARE OF BRICK CONSTRUCTION WITH THE 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 BOTH 1015 AND 1017 AND A BRICK INFILLED STOREFRONT. TO THE LEFT OF THE STOREFRONT IS A SIMPLE ENTRANCE TO THE RESIDENCE ABOVE. THE UPPER FLOORS WERE FACED WITH FORMSTONE (NOW REMOVED) AND RETAIN THEIR ORIGINAL FENESTRATION. THE BRICK CORNICE IS OBSCURED BY A HALF ROUND GUTTER. THE INTERIOR CONSISTS OF COMMERCIAL SPACE AT THE FIRST FLOOR WITH ONE ROOM TO THE REAR AND A NARROW STAIR TO THE SECOND FLOOR. THE SECOND FLOOR HAS TWO ROOMS IN THE MAIN BLOCK AND THREE SMALLER ROOMS

Retains sufficient integrity? yes no TYPICAL OF THE WORKING CLASS DWELLINGS OF THE 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 ROW HOUSE BUILDING TYPE.

State Official Recommendations:

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: [Signature]

1019 South Charles Street
Part I

DESCRIPTION OF PROPERTY (cont)

in the ell. The third floor is an open 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. Storefront is repairable.

RECEIVED

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 - EVALUATION OF SIGNIFICANCE

B-3308

DEC 23 1986

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 a typewriter or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.

1. Name of property: N/A
Address of property: 1019 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 K7M PARTNERSHIP, INC.
Street 414 LIGHT STREET City BALTIMORE
State MARYLAND Zip 21230 Telephone Number (during day): 301 9620479

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

1019 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 is continuous across both 1015 and 1017 and a brick infilled store front.

On the left is a simple entrance to the residence above. The upper floors are faced with formstone and painted. The two 1/1 double-hung windows on the second floor and the two casement eyebrow windows on the third floor have wood sills and lintels as well as bull-nose jambs. The brick cornice is obscured by the half round gutter.

The plan consists of a 2-1/2 story rectangle with a narrow 2 story ell. The stairwell is narrowed and projects above the ell to serve the third floor. There is a wood stair to a second floor deck at the rear. The first floor has a door and small window on the rear with a chimney located on the left. The side of the ell on floor one has 2 windows facing north. The second floor of the ell has a door and small window on the rear wall, the side has 2 double-hung 1/1 windows. The rear wall of the house has one window on each floor with 2 windows in the stairwell.

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

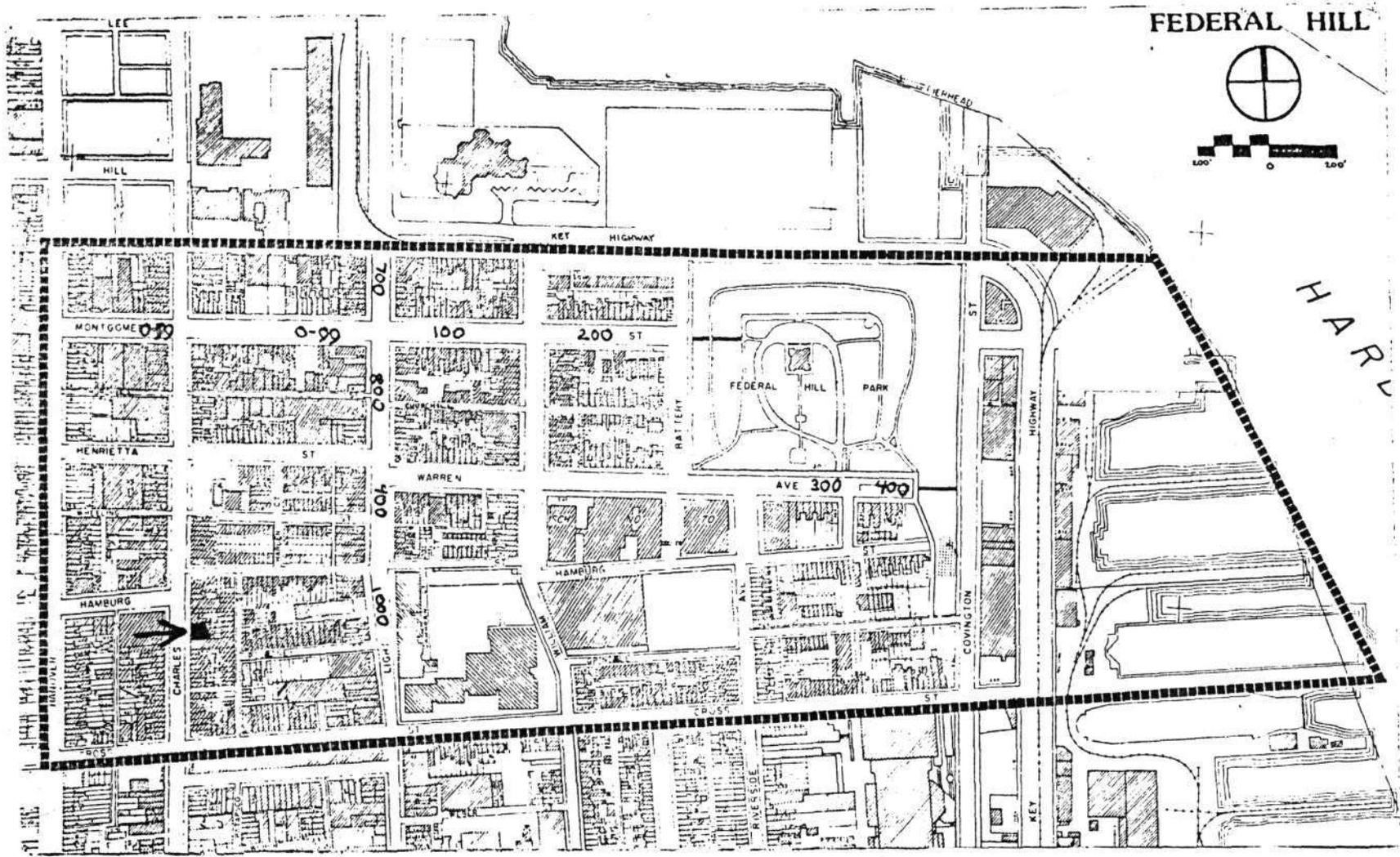
Dates of Alterations: c 1920

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-3308

MARCH 1986
 1015 - 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 ST.

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 ST.
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

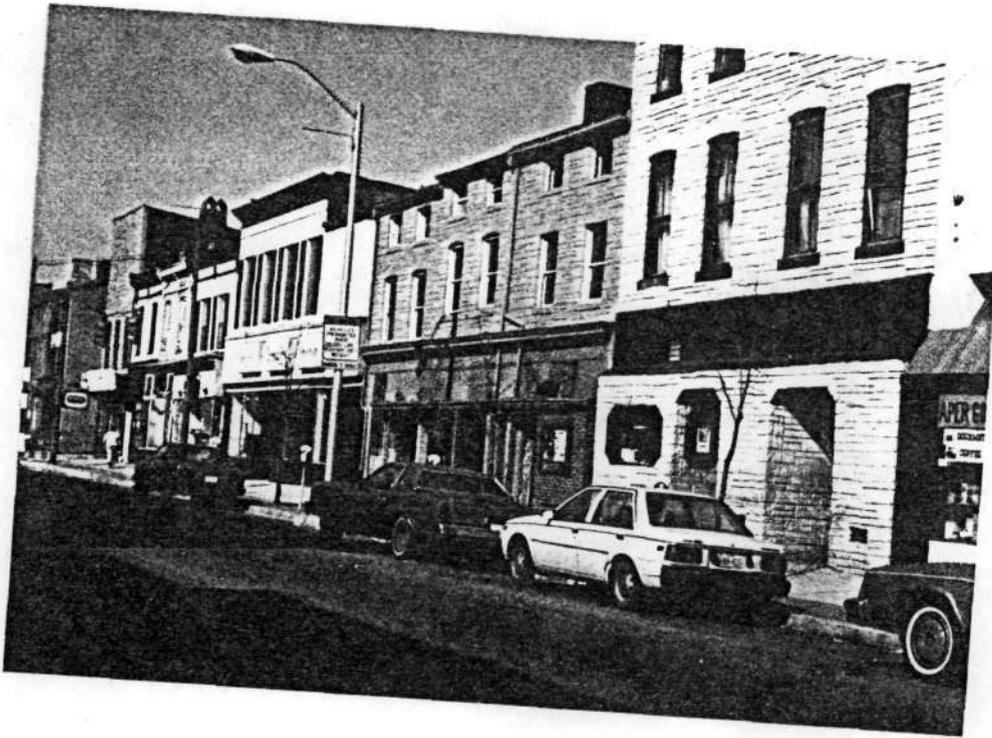
FIRST FLOOR COMMERCIAL SPACE

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

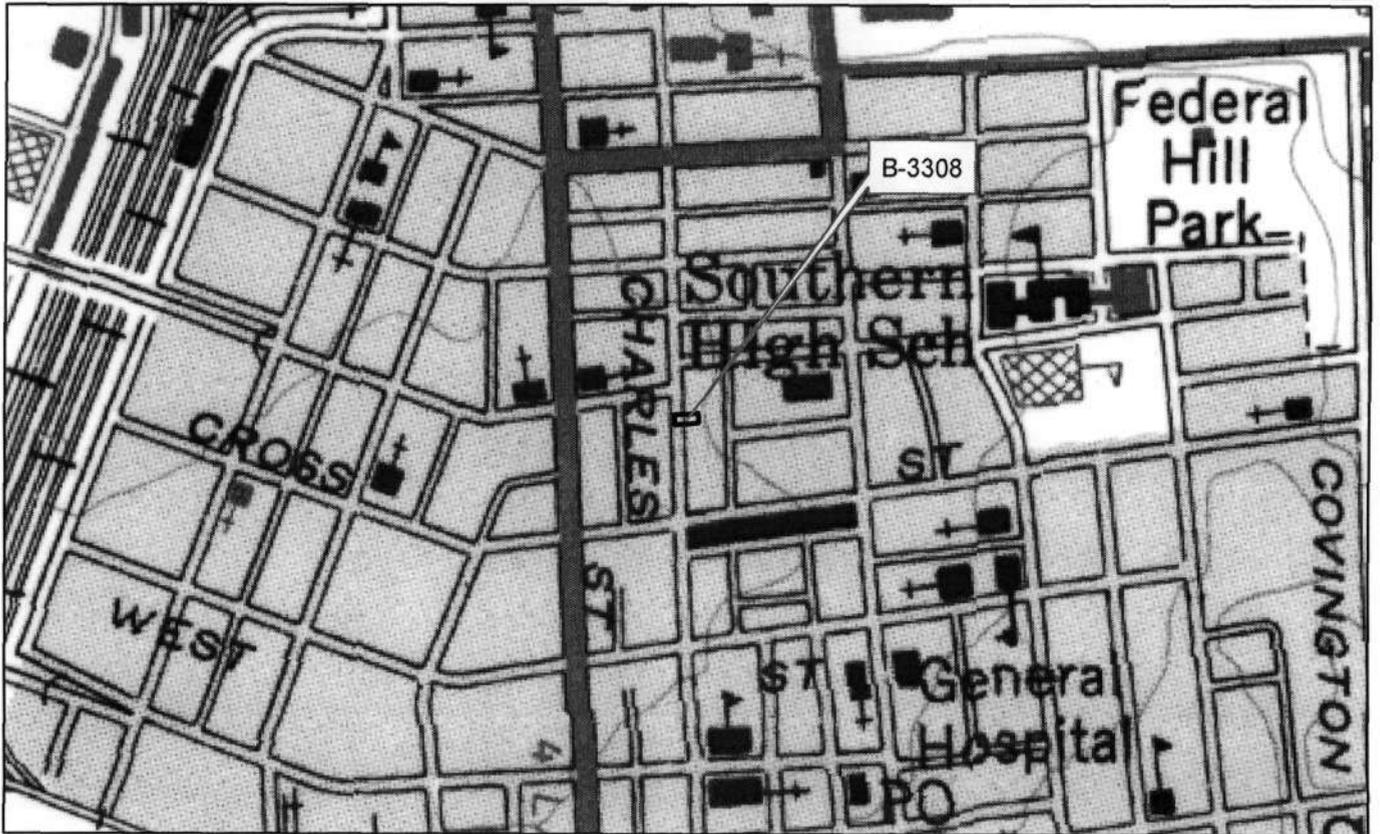
FIRST FLOOR COMMERCIAL SPACE

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

B-3308



B-3308
1017-1019 S. Charles Street
Block 0934B Lot 020
Baltimore City
Baltimore East Quad.





DEAN'S
FURNITURE
& ANTIQUES

JOB SHOP

B-3308 1017-1019 S. Charles St.

M.E.H. 5/79

West elevation