

B-3405 - B-3406

1887-1890

1001 - 1049 Riverside Ave. (East side)

Baltimore, Md.

Private access

Both blocks (north and south of Grindall St.) of the east side of the 1000 block of Riverside Ave. are improved by continuous rows of two story, three bay wide late Victorian style brick houses with shed roofs and bracketed cornices. Many of the houses are currently covered with formstone. The houses were built by James F. Morgan, a local house carpenter, between 1887 and 1890 and sold to individual owners for prices ranging between about \$1200 to \$1400. 1001-1021 Riverside Ave. are located between Hamburg St. on the north and Grindall St. on the south; 1027-1049 Riverside Ave. are located between Grindall St. and Cross St.

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INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON

2 LOCATION

STREET & NUMBER

1027-1049 Riverside Ave.

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 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

— VICINITY OF

STATE, zip code

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Records Office Room 601

Liber #:

Folio #:

STREET & NUMBER

Baltimore City Courthouse

CITY, TOWN

Baltimore

STATE

Maryland 21202

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

—FEDERAL —STATE —COUNTY —LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

B-3406

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED (1041,1043)	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" 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 row of two story, three bay brick houses with shed roofs and bracketed cornices was built as a unit in 1887 by the same developer who later built a similar row of houses on the block of Riverside Ave. immediately to the north (1001-1027 Riverside Ave.) Most of the houses have been covered with formstone.

The houses are 13' wide, except for 1049 Riverside which is 18' wide, and occupy lots 68' deep. Each house is two room deep and has a two story high, two bay deep rear addition with a later two story high, one bay deep frame addition. These rear additions are built in pairs for every two houses. The houses are constructed in running bond, but all but 1041 and 1043 Riverside have been covered with formstone. The shed roofs were all originally capped by a continuous bracketed cornice consisting of a deeply projecting crown molding decorated with a row of cut-work scallops, set above panels decorated with scroll-sawed motifs, bordered at their upper edge by a row of small quarter-round carvings and at their lower edge with a row of large quarter-round carvings and a row of incised dentils. Four carved brackets per house (the end brackets shared by adjoining houses) support the cornice and connect it to a lower molding strip. Several of the houses have solid wood panels set over top of what may have been scroll-sawed ventilating panels punctuating the brick frieze area formed between the cornice and the lower molding strip. The cornice is now missing from 1027, 1033, 1035, and 1039 Riverside Ave. Each house has a single chimney located along the south side of both the front and rear sections of the house. Each paired rear addition also has a double hooded chimney located at the east end of the masonry part of the addition.

The door and window openings originally all had segmentally arched brick lintels with scroll-sawed tympanums. The sills are wood. Where the houses have been covered with formstone the original character of the lintels and sills has been hidden. All of the window openings have been filled with 1/1 double hung sash. Sections of the first floor facades of three of the houses have been altered. At 1027 Riverside a double window set beneath an arched lintel has replaced the original two windows; at 1035 the entire facade has been re-faced with new brickwork and a new, modern window has replaced the original first floor windows; at 1049 the entire first floor facade has been covered with new brickwork, filling in both windows and door. The entrance is now in a later, two story three bay deep addition at the rear of the house, facing on Cross St.

The houses show a mixed array of door types, though several still have the original Mission-style oak doors. Each door is set beneath a single light transom, a number of which have been filled in. As of this writing, 1031, 1033, 1037, and 1045 Riverside Ave. have Mission-style doors. 1027 has a modern flush door; 1029 and 1039 have panel doors with upper lights; 1035 and 1049 have modern, Mediterranean-style panel doors; 1041 and 1043 have late Victorian glass and panel doors; and 1047 has a modern six panel door. The houses sit on low basements, the entrances being reached by three brick or stone steps, except for 1041 which has wood steps. Each house has two square basement window openings, divided into two vertical lights each. Several of the houses have stained glass panels in the transoms.

CONTINUE ON SEPARATE SHEET IF NECESSARY

8 SIGNIFICANCE

B-3406

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 1887

BUILDER/ARCHITECT James F, Morgan

STATEMENT OF SIGNIFICANCE

See under 1001-1021 Riverside Ave.

Like the houses at 1001-1021 Riverside Ave., Morgan sold these houses to individual owners soon after they were built, for prices ranging between \$1000 and \$1400.¹ Some of the early owner-occupants included: a Frederick Wiedeck, a laborer, at 1027 Riverside; a Thomas M. Jones, a carpenter, at 1033 Riverside; a Prentice Manning, a machinist, at 1035 Riverside; a John J. Connolly, at 1037 Riverside; a Moses Gump, who had a liquor store on Cross St. south of the Market, at 1039 Riverside; a Michael J. Koch, a shoemaker, at 1041 Riverside; a Charles Lawton, a bolermaker, at 1047 Riverside; and a Charles Thompson, who had a grocery store and lived at 1049 Riverside.²

¹Baltimore City Land Records, Liber JB 1178, Folio 398; Libers JB1173/440;1161/551,548;154, 1175/242; 1167/206; 1170/404, 405, 407; 1160/145, 142

²Baltimore City Directory, 1888 - 1896

9 MAJOR BIBLIOGRAPHICAL REFERENCES

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATAACREAGE OF NOMINATED PROPERTY 13' x 68'

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

Maryland Historical Trust / Struever Bros. & Eccles

DATE

4/79

STREET & NUMBER

1745 Circle Rd.

TELEPHONE

CITY OR TOWN

Ruxton

STATE

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



HISTORIC PRESERVATION CERTIFICATION APPLICATION — PART 1 (Pursuant to the Tax Reform Act of 1976)

Instructions: Applicant should read the instructions carefully before completing application. No Certification may be made unless a completed application form has been received (P.L. 94-455). Use typewriter or print clearly in dark ink to complete the application form. If additional space is needed to complete Part 1, use the reverse side or a separate plain sheet of paper clearly indicating the owner's name and mailing address. Part 1 of this application may be completed and sent to the appropriate State Historic Preservation Officer at any time during the year, and may be sent separately or with Part 2.

PART 1 EVALUATION OF SIGNIFICANCE

1. NAME OF PROPERTY: Montgomery Street Joint Venture
Address of property: Street 1043 Riverside Ave
City Baltimore County _____ State Md Zip Code 21230
Name of historic district in which property is located: Federal Hill Historic District

2. DESCRIPTION OF PHYSICAL APPEARANCE:

(see instructions for map and photograph requirements—use reverse side if necessary)

BRICK 2-STORY TOWNHOUSE WITH CORNICE
+ SHUTTERS - CENTER STAIRCASE ARCHED WALL.

3. STATEMENT OF SIGNIFICANCE:

(use reverse side if necessary)

IN HISTORIC DISTRICT.

Date of construction (if known): 1910? Original site Moved Date of alterations (if known): 12-83

4. NAME AND MAILING ADDRESS OF OWNER:

Name MONTGOMERY ST JOINT VENTURE
Street 119 W MONTGOMERY ST
City BAITO MD State MD Zip Code 21230
Telephone Number (during day): Area Code 301-576-0391

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I am owner of the property described above.

Signature Mary Lapides Date 10/30/83

For office use only

The structure described above is included within the boundaries of the National Register historic district and contributes does not contribute to the character of the district.

The structure appears does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and will likely will not be nominated to the National Register in accord with the Department of the Interior procedures (36 CFR 60).

The structure is located in a district which appears does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6), will likely will not be nominated to the National Register in accord with Department of the Interior procedures (36 CFR 60), and appears does not appear to contribute to the character of said district.

Signature _____ Date _____
State Historic Preservation Officer

This property has been evaluated according to the criteria and procedures set forth by the Department of the Interior (36 CFR 67) and, if subject to depreciation under section 167 of the Internal Revenue Code of 1954,

is hereby certified a historic structure.

does not contribute to the character of the historic district and does not merit certification as a historic structure. Reasons given on the attached sheet

Signature _____ Date _____
Keeper of the National Register

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HISTORIC PRESERVATION CERTIFICATION APPLICATION — PART 2

(Pursuant to the Tax Reform Act of 1976)

Instructions: Applicant should read the instructions carefully before completing application. No Certification may be made unless a completed application form has been received (P.L. 94-455). Use typewriter or print clearly in dark ink to complete the application form. If additional space is needed to complete Part 2, attach additional blank sheets. Part 2 of this application may be completed and sent to the appropriate State Historic Preservation Officer at any time during the year and may be sent separately or with Part 1.

Part 2 DESCRIPTION OF REHABILITATION

1. NAME OF PROPERTY: MONTGOMERY ST. JOINT VENTURE
Address of property: Street 1043 Riverside Ave.
City Balto MD State MD Zip Code 21230

If located in National Register historic district, local or State designated district, specify: _____

2. DATA ON EXISTING STRUCTURE:

Date of construction: 10-83 Existing floor area: 1600 sq. feet Approx.
Original use: home.
Type of construction: BRICK + PLASTER

3. DATA ON REHABILITATION PROJECT:

Project starting date (est.): 10/83 Project completion date (est.): 12/83
Estimated cost of rehabilitation: 20,000 Proposed use: Home
Number of housing units to be created (if applicable): (1)
Has the property received Federal or State financial assistance? yes no
If yes, specify source: _____
Are architectural plans and specifications available for review? yes no
Architect's or developer's name and address: HARBOR HILL Prop.
905 LIGHT ST.
Telephone Number: 727-3720

4. DETAILED DESCRIPTION OF REHABILITATION/PRESERVATION WORK—includes site work, new construction, alterations, etc. Complete blocks below.

NUMBER	Architectural feature	Describe work and impact on existing features:
1	Architectural feature <u>FRONT</u> Approximate date of feature _____ Describe existing feature: <u>FRONT BRICK.</u>	<u>POINT, CLEAN PAINT.</u>

Photo no _____ Drawing no _____

B-3406
1027-1049 Riverside Avenue
Block 1915 Lots 038-027
Baltimore City
Baltimore East Quad.



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





B-3406

1027-1049 Riverside Ave.

M.E.H.

5/79

West elevation



Decorative frieze with repeating motifs of three stylized 'M' or 'W' characters.

Second floor windows with dark shutters.

Ground floor arched doorways and windows with dark shutters. A Chevrolet car is parked in front of the building.

B-3406

1043 Riverside Ave.

M.E.H.

5/79

West elevation