

MAGI # 0438032604

NATIONAL PARK SERVICE
Washington D.C. 20240

HISTORIC PRESERVATION CERTIFICATION APPLICATION—PART 1

Instructions: Applicant should read the instructions carefully before completing application. No certification may be made unless a completed application form has been received. 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 anytime during the year.

PART 1 EVALUATION OF SIGNIFICANCE

1. Name of property: 2200 Mount Royal Terrace
 Address of property: 2200 Mount Royal Terrace
 City Baltimore County _____ State MD Zip Code 21217
 Name of historic district in which property is located:
Mount Royal Terrace/ Reservoir Hill Historic District (to be expanded)

Check here if request is for:

- certification (structure contributes to significance of the district)
- decertification (structure does not contribute to significance of the district)
- easement qualification (for donation of easement on structure or land for conservation purposes).

2. Description of Physical Appearance:
 (see instructions for map and photograph requirements-use reverse side if necessary)

See Attached.

3. Statement of Significance:
 (use reverse side if necessary)

See Attached.

Date of construction (if known): 1891 Original site Moved Date of alterations (if known): _____

4. Name and Mailing Address of Owner:

Name 2200 Mount Royal Terrace Associates-Andrew M. Silberstein, General Partner
 Street 10 Campbell Court
 City Kensington State MD Zip Code 20895
 Telephone number (during day): Area Code (301) 588-1122

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 [Signature] Date 9/15/82

Social Security Number or Taxpayer Identification Number Pending - applied for

For office use only

The structure described above is included within the boundaries of a Registered 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 (36CFR 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 (36CFR 60.6) and 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 or will likely will not be recommended for certification as substantially meeting National Register criteria

Signature [Signature] Date 11-7-82
 State Historic Preservation Officer

ISTORIC PRESERVATION CERTIFICATION APPLICATION--PART IName/address of Property: 2200 Mount Royal Terrace Page 2Name/ Address of Owner: Ben Morton Company; Andrew M. Silberstein, President10 Campbell Court, Kensington, Maryland 20795 Telephone: 301-588-1122Prepared by: Barbara A. Hoff, Director of Development, Dalsemer, Catzen and Assoc., IncBaltimore, Maryland 21202Telephone: 301-837-3691DESCRIPTION OF PHYSICAL APPEARANCE

2200 Mount Royal Terrace is a simplified Chateausque style structure with an Eastlake style porch. A detached double house, it consists of two three bay, three story units each of which has a full basement and is rectangular in plan. The structure is built of brick with a painted, random range, quarryfaced, green serpentine facade with raised joints and painted, red sandstone trim. The roof is Mansard style, and each unit has a single large dormer above the facade (northeast elevation). These dormers are gable type, where the roof extends down to the edge of each house as though the house had a gable roof above the facade.

The building sits on a slope above Mount Royal Terrace, overlooking the Jones Falls River, the Jones Falls Expressway and Conrail. A pair of dressed-faced granite steps curve from the street up the slope in a semi-circular shape and leads to a single run stair which rises up to the porch. A parapet wall built of quarryfaced granite with dressed-faced granite coping divides the stairway from the sidewalk. The porch deck is completely built of wood and has a low hip roof. Wooden balusters with hyphens of alternating heights produce a pattern of rectangles along the balustrade. Posts supporting the roof are coupled and decoratively turned. The tops of these posts are linked with a wood grid and wood brackets. The porch roof has a thin architrave and dentiled cornice.

The doors to each house, located side by side in the center of the building, consist of a pair of deeply paneled wood doors with a segmental, single light wood transom above. The windows beside them are tall, elongated, one over one, wood double hung with dressed-faced red sandstone subsills and quarry-faced segmental arches. At the second floor, the windows are identical but shorter in height and have quarry-faced subsills. Above their segmental arches the wall projects slightly, supported by a corbel table. The wall then tapers vertically upward as it forms the gable end of the roof dormer. There is a tripartite, round arched window in each dormer divided by wood mullions. Each section had a one over one, wood, double hung window. Both the subsills and arches are built of quarry-faced red sandstone. The coping of the dormer is also red sandstone. At each extremity of the gables there is a red sandstone block with an arabesque decoration. At the junction of the gables there is a red sandstone persona in the form of a lion's head. Behind the dormers, the roofing consists of slate shingles with metal coping.

The northwest and northeast elevations are identical in construction and appearance. They are built of brick faced with painted, pressed brick in running bond and are approximately eight bays long with a large oriel stretching the height of the building in the fourth bay from the facade. The windows on these elevations were two over two, wood, double hung, but now almost all of the sashes either have been removed or are boarded over. These have flat arches and quarry-faced red sandstone subsills. In the second bay from the east there is a chimney with a corbeled base and cap, and there is a chimney in the oriel which has a corbeled cap only. The roof line has metal coping.

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DESCRIPTION OF PHYSICAL APPEARANCE

The southwest elevation of the building consists of a stuccoed concrete addition which is six bays wide, one bay deep, and three stories high with a full basement. The four central bays are open and have balconies with solid, stuccoed concrete parapet walls on each floor. Concrete steps with metal pipe railings leading up the middle of the elevation. The window openings have concrete subsills and no sashes presently, and the basement level has a door in its southeasternmost bay.

The interior of the building contains two mirror image, rectangular rowhouse plans. The organization consists of rooms placed parallel to a hallway which runs from the front to the rear of the house and which contains a straight, single run stair between floor levels. The interior finishes and details are severely deteriorated because of lack of maintenance, exposure to the elements, and vandalism. What remains only indicates the original appearance of the interior. The two vestibule spaces had parquet tile floors, plaster walls which had plaster decorations, and plaster ceilings with a plaster crown molding. A second set of paneled wood doors with a single light wood transom leads from each vestibule into the main hallway. The first floor finishes consist of wood flooring throughout and plaster over wood lath walls and ceilings. The wood floors of this hallway and some rooms on the first floor are laid in a basketweave pattern. The hallway of the Albert residence (2200) also had a richly patterned lincrusta wainscot. Deeply paneled wood doors which slide into walls separate the major rooms of the first floor. Plaster crown moldings and ceiling medallions decorated the ceilings. Fireplaces were fairly abundant, and had glazed tile surrounds as well as decoratively cast metal firebacks. Most of the wall openings have reeded wood surrounds with bullseye blocks, and the walls have wood baseboards. The doors are all wood with sets of parallel vertical and horizontal panels.

The stairs leading to the second floor have a paneled case, a square paneled newel post, a closed paneled string, and turned balusters. On the second and third floors the room arrangements and finishes remain the same. The wood moldings surrounding wall openings are simplified, and there is no decorative plasterwork. Some bedrooms did have decorative fireplaces. Bathrooms were located at the southwestern end of the building, and these were richly finished with tile floors and glazed tile wainscoting with decorative motifs along the top course.

The building will be converted into an apartment house. While it will be economically feasible to return the exterior to its original appearance, the interior detail will be too costly to reproduce. Moreover, conversion of the space into usable, efficient apartment plans will require rearranging most of the existing interior walls. For these two reasons, contemporary finishes will be used throughout, and the interior will not be restored to its former appearance.

HISTORIC PRESERVATION CERTIFICATION APPLICATION--PART I

Name/address of Property: 2200 Mount Royal Terrace Page 4

Name/Address of Owner: Ben Morton Company; Andrew M. Silberstein, President

10 Campbell Court, Kensington, Maryland 20795 Telephone: 301-588-1122

Prepared by: Barbara A. Hoff, Director of Development, Dalsemer, Catzen and Associates,

Inc., 121 Water Street, Baltimore, Md. 21202 Telephone: 301-837-3691

STATEMENT OF SIGNIFICANCE

2200 Mount Royal Terrace is significant to the Mount Royal Terrace/Reservoir Hill Historic District for its historical and architectural qualities. Presently, the building lies in an area which will be contained in an expanded Mount Royal Terrace/Reservoir Hill Historic District, a designated Baltimore Historic District. This district is significant because of its excellent high-style Victorian rowhouses, some of which are architecturally unique in the City.

The district was once part of "Mount Royal", one of numerous county estates which surrounded nineteenth century Baltimore. Mount Royal was created in 1720 when Jonathan Hanson, a Quaker miller, had a 200 acre tract of escheated land called "St. Mary's Bow" resurveyed. He added 140 acres to the survey and renamed his purchase Mount Royal, for no discernible reason.

Part of this land, as well as 54 acres of a nearby tract called "Ivy Hills", were acquired in 1753 by the Baltimore Company for the site of an iron forge which used the Jones Falls River as a power source. About 1786, (according to the calculations of Historian William B. Marye and the recollections of Christiana Bond, great-granddaughter of Dr. Thomas E. Bond, see below), Dr. Solomon Birckhead built a stone, rectangular, gable roofed house on the Ivy Hills tract and named this structure Mount Royal. Perhaps he had a lease arrangement with the company, for he did not purchase the building's site (along with 92 surrounding acres) until 1801. The house served as a summer retreat for his family; during the winter they lived on Calvert Street near the present location of the Battle Monument.

Birckhead died in 1836 and his daughter Christiana inherited the estate. She was married to Dr. Thomas E. Bond, and the house stayed in their family until 1922, when it was sold to the Monthly Meeting of the Society of Friends for use as a home for the elderly. From 1957-1966, the Norwegian government used it as a boarding house for Norse sailors, and then the house was abandoned until 1975, when it was converted by the City into the Reservoir Hill Multi-Purpose Center.

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STATEMENT OF SIGNIFICANCE

Because the site of these rowhouses lay adjacent to the picturesque reservoir, they were quite valuable. As a result the houses were designed with more elaborate styles and richer detail in order to attract wealthy purchasers. On the 1900 block, the houses combined Queen Anne Style buildings with Eastlake Style porches, and these houses are considered architecturally unique among Baltimore's rowhouses. The 2000 block was built in 1888-1891 in an equally elaborate High Victorian eclectic style, which borrowed detail from numerous earlier periods of architecture.

Construction took place on the southeastern half of the 2100 block during the same years, but with one important difference: whereas the other houses were rowhouses, this block contained detached double houses with side yards. An unusual building type, it was not as profitable to build and sell as the rowhouse type. These double houses probably inspired the construction of 2200 Mount Royal Terrace as a double house, built in 1891 for Isaac Filbert, a paving contractor. Filbert ran a successful paving business begun in 1875, and he was responsible for the first paving of many of the City's most important streets. The company also possessed the only patent rights in the City for two types of artificial stone used in paving. In 1899 Filbert purchased the site for his house from the Bond family, and built his house, half of which he leased. It was the first house built on the block, and the only one constructed until after World War I. Furthermore, it was the first of a small group of individually constructed detached houses built along Mount Royal Terrace and Park Avenue. Such houses were rare then in Baltimore City, and indicated substantial wealth on the part of the owner. Thus, the house relates historically to the district because it is a residential structure designed for an upper-income owner and because its design is directly related to contemporary district houses.

Architecturally, the building reflects the High Victorian style of the district buildings. In this case, the design merges a simplified Chateausque style building with an Eastlake style porch. Like the houses further south, the building incorporates greenspace by being setback from the front of the lot and by having side yards. The building is three stories high; each house is three bays wide, a scale and size consistent with the other district rowhouses.

The rich detail of the house reflects the quality of architectural design which distinguishes the district from its surroundings. Built of random range, quarry faced, green serpentinite and red sandstone trim, the facade is detailed with a lion's head persona at the junction of the roof's gable ends, and with arabesque decoration at the joints of the gable. This specific polychromatic stone design was probably derived from the Mount Vernon Place Methodist Church, designed in 1873 by Thomas Dixon and Charles Carson. The interior of 2200 featured richly detailed linework, parquet wood floors, plaster crown moldings and ceiling medallions, and elaborate fireplaces with glazed tile surrounds, all of which is now acutely deteriorated because the structure has been vacant for many years, and consequently unmaintained, exposed to the elements, and vandalized.

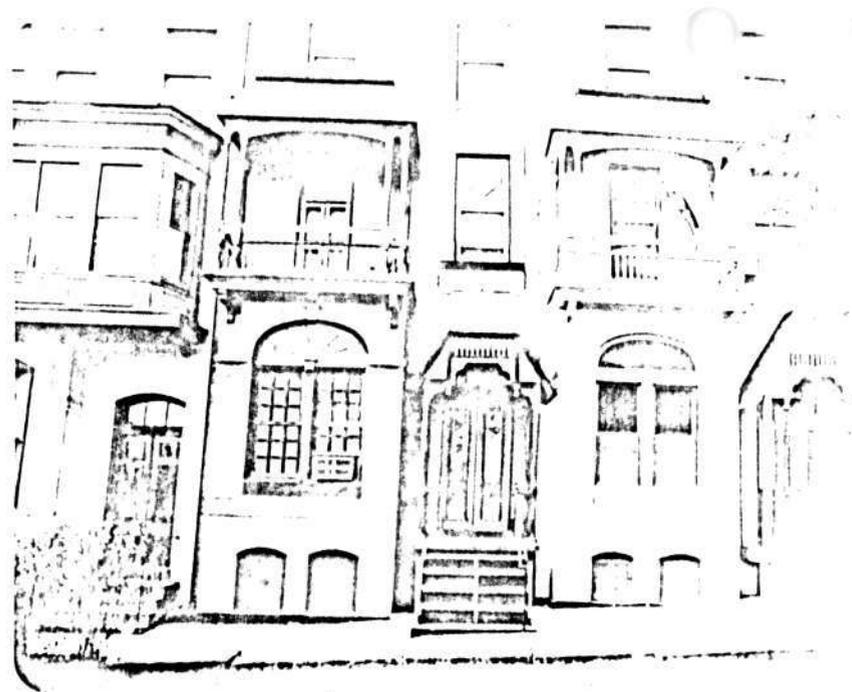
Name/address of Property: 2200 Mount Royal Terrace

STATEMENT OF SIGNIFICANCE

After the construction of 2200 Mount Royal Terrace, construction virtually stopped in the district, but development did continue on the blocks south and west of the district. It was not until after the World War I that the rest of the district was built, and these houses exhibit the then popular Colonial Revival and Spanish Colonial Revival styles.

The house has remained a residence since its construction. The only major alterations have been opening the partition wall between the two houses in order to create a single house, and a three story concrete addition at the southwest end of the building. In the 1960's, the house was abandoned and then acquired by the City. The City of Baltimore offered the property to several developers during the past few years, none of whom were able to prepare a workable program for the building. In 1982, the Ben Morton Company was awarded the option to purchase the building from the City and rehabilitate it into ten apartment units.

This company has successfully rehabilitated houses in Baltimore, including the Frankard-Gunther Mansion, a National Register property and tax act project located in the proposed Butchers Hill Historic District, as well as low income housing in Southwest Baltimore. The proposed rehabilitation work will return the facade to its original appearance as well as restore all significant exterior detail. Because of the severely deteriorated condition of the interior fabric and the need to convert the structure into apartment use from a residential function, the interior will be rehabilitated using contemporary materials. Although the building lies outside of the historic district, efforts are being made to expand it. Nearby districts, such as Madison Park and the Eutaw Place /Madison Avenue, have proven that historic districting encourages the rehabilitation of structures within the district.



B-3803





B-3803



B-3803
2200 Mount Royal Terrace
Block 3455 Lot 001
Baltimore City
Baltimore West Quad.



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

