

MAGI # 0438202504

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UNITED STATES DEPARTMENT OF THE INTERIOR
Heritage Conservation and Recreation Service
Office of Archeology and Historic Preservation
Washington D.C. 20243



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:

Address of property Street 321 South Fremont Street
City Baltimore County _____ State Maryland Zip Code 21201

Name of historic district in which property is located Ridgely's Delight Historic District: National Register of Historic Places, June 6, 1980; Baltimore City Historic District, October 19, 1979.

2. DESCRIPTION OF PHYSICAL APPEARANCE:

(See instructions for map and photograph requirements—use reverse side if necessary) 321 South Fremont Street is a corner property comprising three structures: a three story corner building, a two story addition on Melvin Drive, and a one story addition on Melvin Drive. The corner building is brick three stories high, two bays, with a sloped roof. The brick is laid in stretcher bond. The building had been altered and the changes included the removal of the cornice,

3. STATEMENT OF SIGNIFICANCE:

(Use reverse side if necessary) 321 South Fremont Street is historically and architecturally integral to the Ridgely's Delight Historic District because of its compatibility with the development of the area. The corner building is visually prominent because of its grander scale and proportion compared to the other rowhouses on South Fremont Street.

Date of construction (if known) c.1875 Original site Moved Date of alterations (if known) mid 19th century interior & exterior

4. NAME AND MAILING ADDRESS OF OWNER:

Name Ridgely's Delight Associates, c/o Bill Struever, Struever Brothers and Eccles
Street 519 North Charles Street.
City Baltimore State Maryland Zip Code 21201
Telephone Number (during day) Area Code (301) 332-1352

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 _____
Form prepared by Barbara A. Hoff, Dalsemer, Catzen and Associates, Inc. 14 Light Street Baltimore, Md. 21202, (301) 837-3691

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 [Signature] State Historic Preservation Officer Date 1-14-82

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

PHYSICAL APPEARANCE: continued

The reconstruction of the ground floor, and the installation of formstone on the facade and corner elevation. The second and third floor openings are rectangular with segmental arch brick soldier course lintels. The brick is splayed and conforms to the profile of the opening. The first floor was rebuilt with beige brick and comprises two larger rectangular openings and a doorway on the northwest elevation. The rehabilitation plans include removing the formstone, installing new wood one/one double hung windows on the second and third floor openings, and restoring the storefront and roof cornices.

The Melvin Drive elevation comprises a solid brick wall, approximately two bays in length and three bays deep with windows and a door. The ground floor openings have been blocked in and the upper floor openings are boarded. The brick is painted and paint is peeling. The wall is terminated by a simple brick cornice. To the east is a two story four bay wide brick addition with a simple brick cornice. The ground floor openings are blocked in and the second floor openings are boarded or the interior is exposed. The brick is painted and is peeling. To the east is a one story brick entrance addition. A two story structure will be constructed on this addition connecting 321 South Fremont to 675 Melvin Drive. The two story addition will be set back, retaining the original streetscape appearance, and constructed of block finished with stucco. The second and third floor each has a wood one/one double hung window.

The interior of the structures was badly deteriorated because of lack of maintenance, exposure and abandonment.

STATEMENT OF SIGNIFICANCE: continued

The smaller scale additions are compatible with the three story structures along Melvin Drive.

The Ridgely's Delight Historic District is a small wedge-shaped area located southwest of Baltimore's Central Business District. This neighborhood is all that remains of a much larger area that developed from the late 19th century through the early 20th century. The majority of the buildings in the neighborhood were built in the 1840's and 50's as a result of the establishment of the University of Maryland Hospital in 1812 and the growth of heavy industries including the B & O Railroads yards, the Winans Locomotive and Car Works, and the Haywards, Bartlett and Company, manufacturers of iron for the railroads and buildings. Smaller industries developed within the neighborhood including a box factory, an iron foundry, a paint and oil factory, a furniture manufacturer, and a silver heating manufactory.

The neighborhood developed to house the workers at the adjacent factories and the professionals at the University Medical Facilities. The architecture of the historic district reflects this social and economic mix of people. The residential structures range in style from the late Federal houses which were two or two and a half story rowhouses to the more substantial Italianate structures which were three stories and had heavy cornices and elongated window proportions. The district contains many storefront buildings, several of which were late 19th century additions to early 19th century houses; several mid-to-late-19th century industrial buildings; and earlier 19th century houses which are set back from the street. The historic district retains its 19th century character because of the low scale of both the residential and commercial buildings and the intimate vistas created by the many streets and alleys which are at angles to each other, therefore closing off expansive views. The residential and commercial buildings exist in harmony because the industrial structures repeat the fenestration patterns and the use of brick as a building material, which are similar to the residential structures.

Ridgely's Delight began to decline around the 1940's, climaxing in the 1960's with a large percentage of abandonment of the housing stock. The highway programs of the 1950's and 60's were partially responsible for this decline. The resurgence of the neighborhood began in the 1970's by private investors, who were followed by the City's Urban Renewal Program and Homesteading Project for the area. From the outset, the new residents to the neighborhood were concerned about retaining the indigenous population. This priority of the Urban Renewal Program has resulted in an economically and socially mixed community.

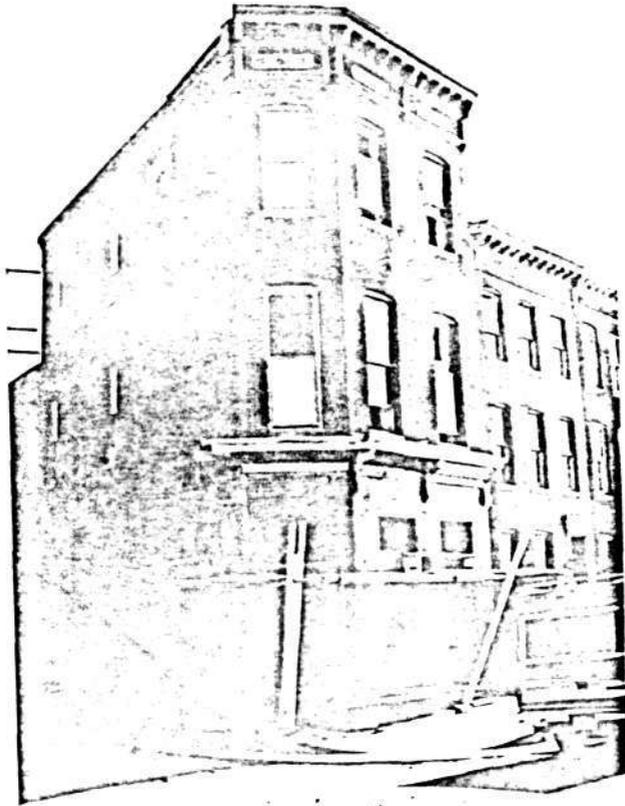
One of the projects which helped focus attention on the redevelopment of the neighborhood was the broad based effort to restore the Babe Ruth House, which is now an historic house museum and a Baltimore City Landmark. The 19th century charm of Ridgely's Delight is a striking contrast to the new Inner Harbor Developments a short distance away.

321 South Fremont Street was the former home of Henry Roesser, a Baltimore cabinet and furniture maker and president of Henry Roesser and Son, furniture manufacturers. The furniture business was also located on the premises. Roesser eventually acquired property along the 300 block of Fremont towards the end of the 19th century and the beginning of the 20th century. He later moved his furniture business to a separate building. In the 1920's, 321 South Fremont Street was used by Simon Colvin for his dry goods business. The building remained in his this family until the 1930's.

The condition of the buildings deteriorated along with the general decline of the neighborhood. The rehabilitation plans, which include the reconstruction of the original architectural details, restores this structure to its former dignity and elegance.

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512 1/2 W. 17TH ST



WEST WASHINGTON BUILDING

B-3820
321 S. Fremont Avenue
Block 0685B Lot CO0685B
Baltimore City
Baltimore West Quad.

