

HISTORIC PRESERVATION CERTIFICATION APPLICATION - PART 1
Statement of Significance

Address of Property: 1308 West Lombard Street

Name and Mailing Address of Owner

Name: Market News LTD Partnership

Street: 13 S. Carrollton Avenue

City: Baltimore

State: Maryland

Zip Code: 21223

Telephone number (during day): Area Code (301)-539-2553

1308 West Lombard Street plays a significant architectural and historical role in the Union Square Historic District. The Union Square area is a remarkably intact nineteenth century residential and commercial district which could serve as an excellent example of what American cities looked and felt like during the last century.

The Union Square neighborhood was the early site of country houses for wealthy Baltimoreans. The area remained rural until the 1830's when the B & O Railroad established its shops at Poppleton and Pratt Streets and other related industries grew up nearby. Many of the immigrants who worked in the industrial shops lived close to their jobs. The Hollins Market, founded in 1838 with its present Italianate building completed in 1864, served as a commercial magnet, as a neighborhood convenience, as an architectural model, and as a community center. In 1847, the Donnell family donated a block of land to the city for use as a park, a block which became Union Square. The Donnells then developed the adjacent land as a real estate venture. Most of the building in the streets surrounding Union Square were constructed during city-wide, pre and post Civil War building booms. Development followed the grid system laid out by Thomas Poppleton in 1818; a system in which the east/west streets were most important, with lesser houses located in the north/south streets and the alleys. Given Union Square's early developers, and its magnificent rowhouses, the nineteenth century history of the Union Square neighborhood might well serve as a paradigm for the development of the city of Baltimore.

1308 West Lombard Street is constructed on land which was originally part of "Bond's Pleasant Hills," owned by Philip Rogers, a successful businessman and public servant. In 1785, he leased part of his estate to merchant Thoroughgood Smith who built Willowbrook, a Palladian style estate house, on the site of the present Stuart Hill Elementary School, just west of Union Square Park. One year later in 1799, Smith was forced to sell the house and the lease on the land to John Donnell, another merchant and the husband of Smith's niece. Donnell added more of Rogers' land to his holdings and purchased other nearby land. By 1819 he owned 53 acres. He died in 1827, leaving his estate to his wife, who conveyed it to her sons in 1847. That same year she donated 3 1/2 acres to the city for a park, now Union Square Park. In 1851 John S. Donnell bought all of the interest in the land from his two brothers, and in 1864 sold the house to the Catholic Church for the House of the Good Shepard. Donnell developed some of the land himself and some he sold to others for the construction of houses.

1308 West Lombard Street was among six pieces of ground sold by John S. Donnell to Benjamin F. Partlett in 1864. Partlett was a wholesale dealer in "manufactured and leaf tobacco" and had his business on West Lombard Street. In 1867, Partlett sold the lot, with a house on it to Dr. Benjamin and Anna Watkins.

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Description of Physical Appearance

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1308 West Lombard Street, located in the Union Square Historic District, is a rowhouse sharing the typical style, proportions, scale, and materials of the district in general.

One of the most remarkable aspects of the Union Square neighborhood remains the lines of rowhouses still visible on every street. The east/west streets contain mostly Italianate rowhouses built by developers for middle class families just before and after the Civil War. A system of ground rents--where the developer made money by selling the house but leasing the land--brought lower selling prices and made single family homes affordable for much of Baltimore's population. The Baltimore adaptation of the Italianate style featured tall, three-story houses each with a flat projecting cornice, elaborately framed doorway, tall narrow windows, and white marble steps. The development of the scroll saw meant that the brick houses could have front facades with decorated wooden doorways and cornices adorned with modillions, dentils, brackets, and other scroll work. Metal cornices followed the styles set by their wooden predecessors. Simple interiors, just one room wide, had front parlors, some followed by curving staircases to the upper floors, a dining room, and a kitchen. Wider houses included a first floor entrance hall along side the parlor. In this busy commercial neighborhood some of the houses were built, or modified, to accommodate first floor shops above the raised basements. Developed for their economy and practicality, these Italianate rowhouses have beauty, grace, and dynamism when seen in a group, lining both sides of the street.

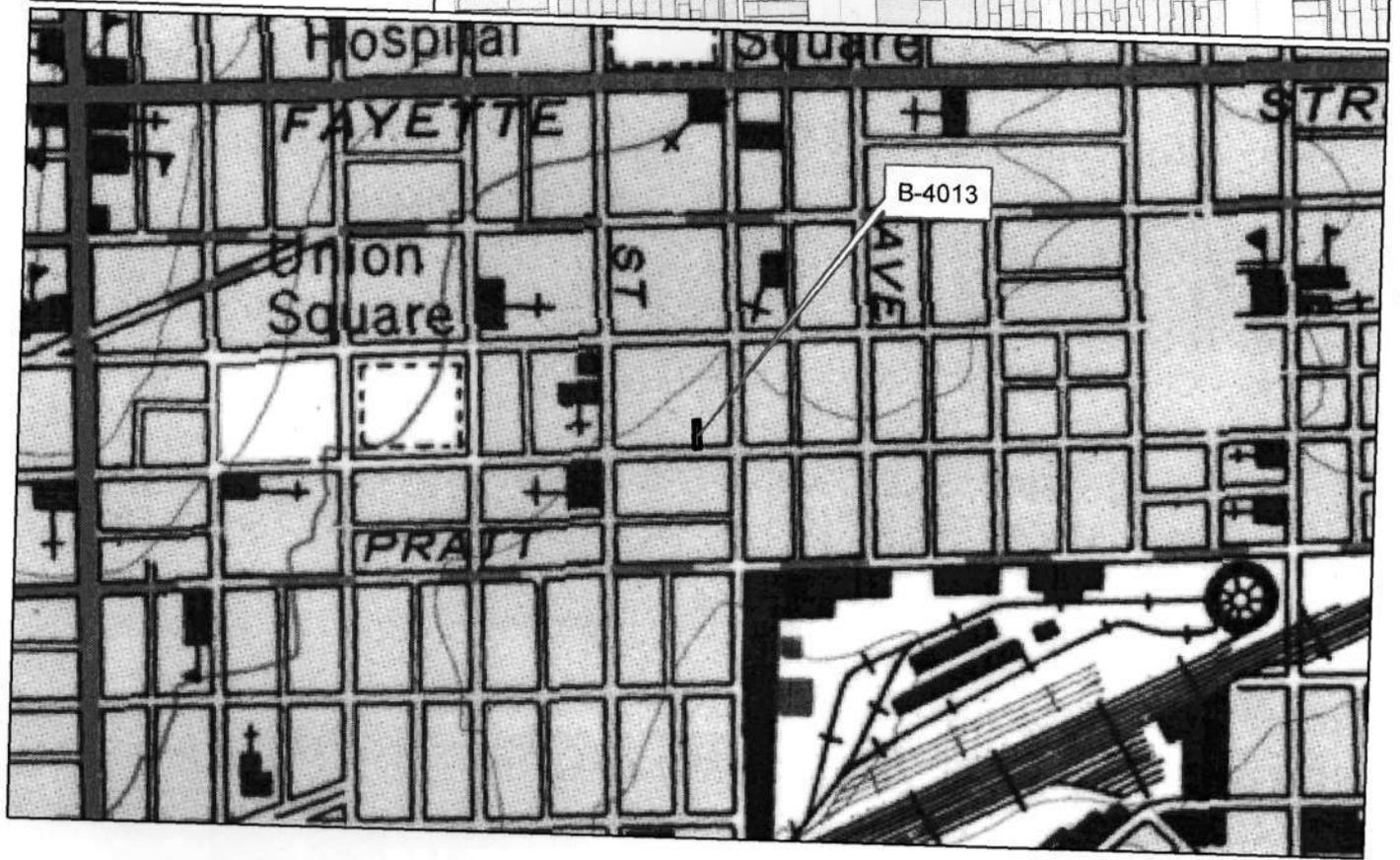
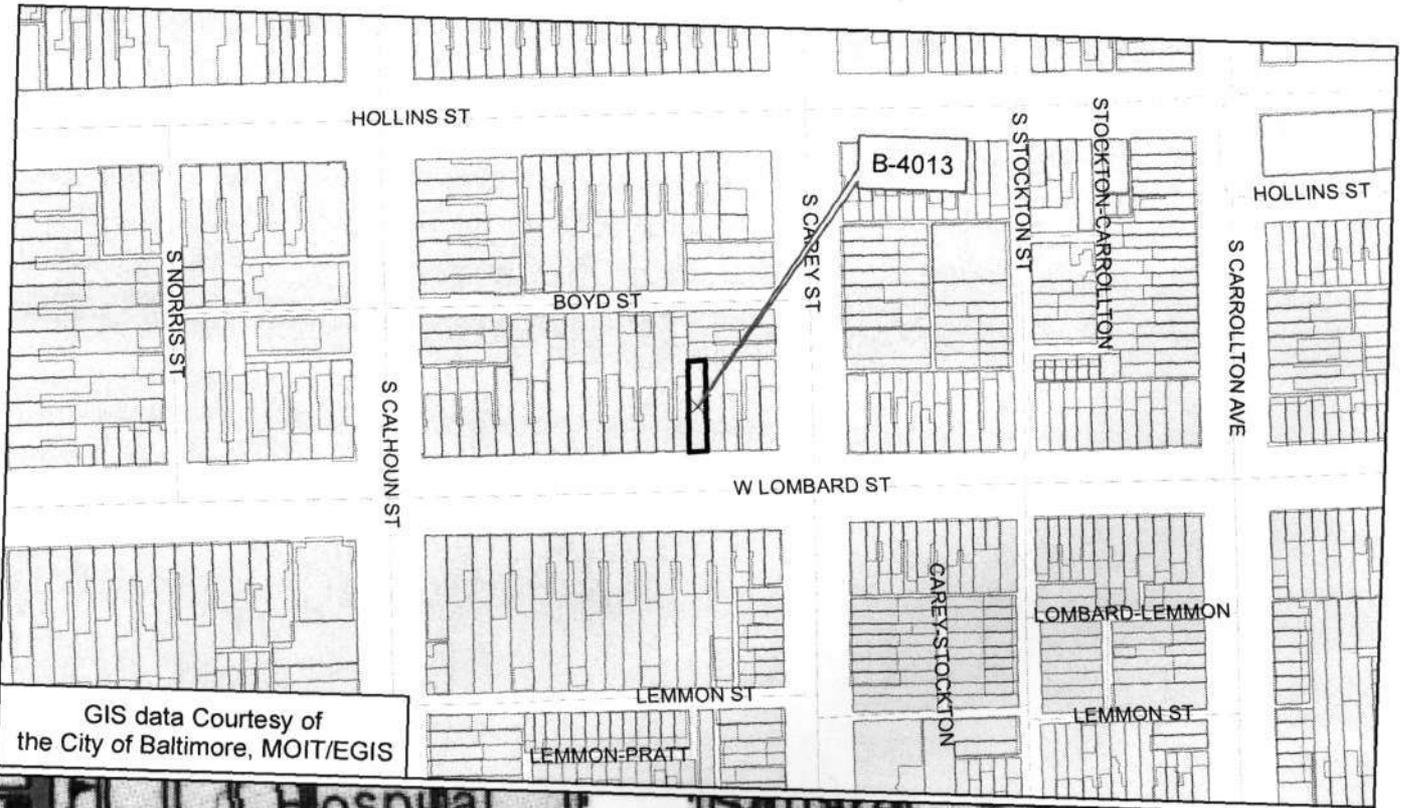
1308 West Lombard Street is a three bay, three story Italianate rowhouse built above a slightly raised basement. The basement has two small horizontal windows just above the ground. The door, in the west bay, is inset and topped with a transom. The 1/1 windows, taller and narrower on the first floor than on the upper two, have flat bottoms and are topped by relieving arches. The flat projecting cornice features nine brackets and dentilling. The facade is currently covered with formstone.

The front building has a shed roof which slopes away from the street. The roof of the two story back building slopes toward its alley. There is a chimney on the roof of the front building. There are four windows in the side elevation which are 6/6 and a door. The back building is overlaid with stucco. A stucco, one story, addition to the first floor has badly deteriorated.



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1308 W. Lombard Street
Block 232 Lot 040
Baltimore City
Baltimore West Quad.

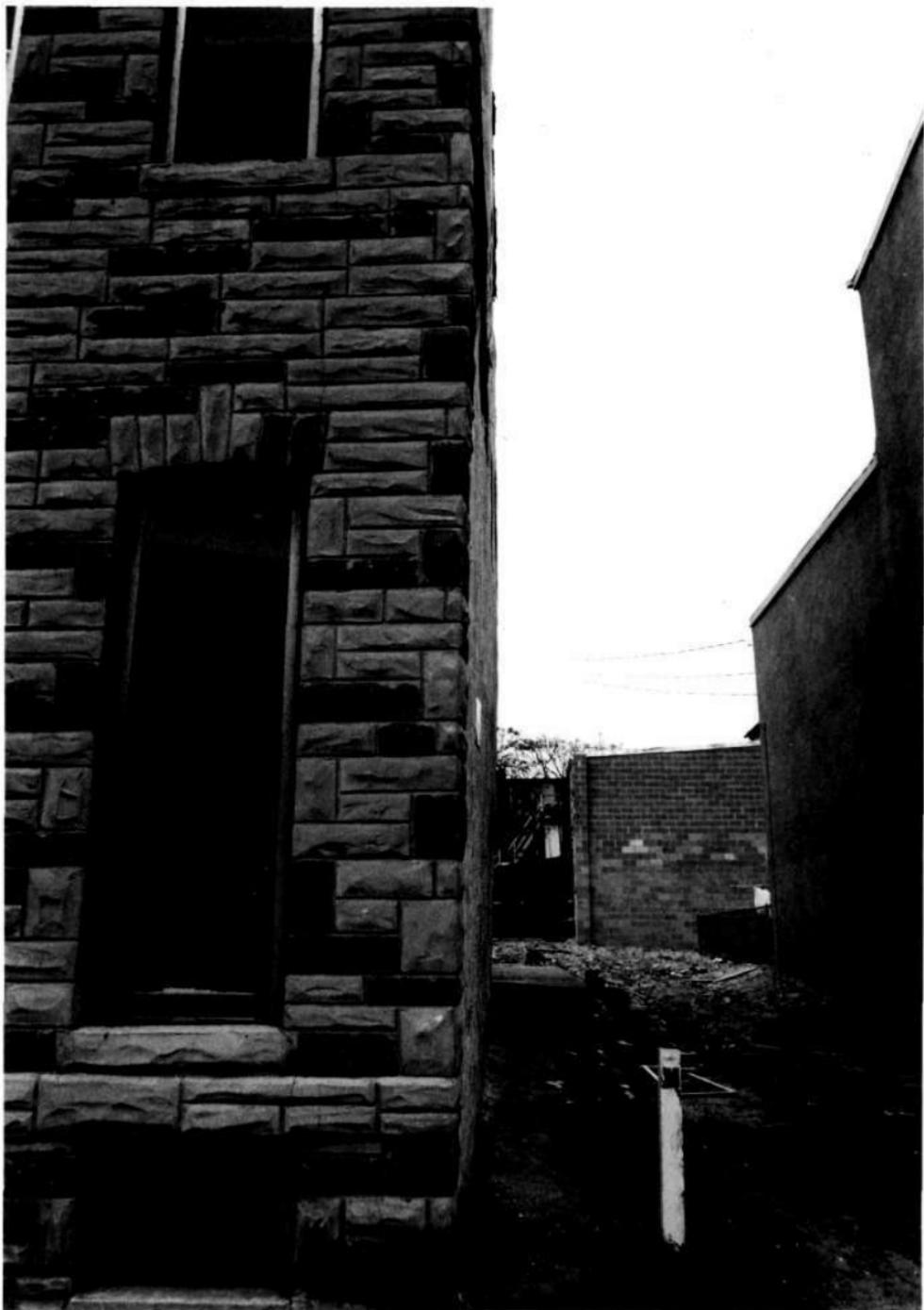




1308

W. Lombard

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