

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

Property: 112 S. PATTERSON PARK AVENUE, BALTIMORE, MARYLAND

Historic District: BUTCHERS HILL

1-30-87 date initial application received by State
____ date complete information received by State
____ date of this transmittal to NPS
____ inspection of property by State staff? no yes date: _____

2-17-87 date additional information requested by State

- 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.

This property involves:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Extensive loss of historic fabric | <input checked="" type="checkbox"/> Obscured or covered elevation(s) |
| <input checked="" type="checkbox"/> Substantial alterations over time | <input type="checkbox"/> Moved property |
| <input checked="" type="checkbox"/> Preliminary 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 |

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:

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 BUTCHERS HILL HISTORIC DISTRICT IS AN IRREGULARLY SHAPED AREA ROUGHLY BOUNDED BY EAST PRATT STREET ON THE NORTH, PATTERSON PARK AVENUE ON THE EAST, EAST PRATT STREET ON THE SOUTH, AND SOUTH CHAPEL, NORTH WASHINGTON, AND NORTH CHESTER STREETS ON THE WEST. AN OVERWHELMINGLY RESIDENTIAL NEIGHBORHOOD DENSELY BUILT WITH BRICK ROWHOUSES AT THE CREST OF HAMPSTEAD HILL, BUTCHERS HILL IS AN ARCHITECTURALLY AND HISTORICALLY DISTINCT POCKET OF DEVELOPMENT IN THE REGULAR GRID OF EAST BALTIMORE STREETS. THE UNIQUE COMBINATION OF DATES OF CONSTRUCTION (1850-1915), SIZES, AND STYLES OF BUILDINGS, WITH A HILLY TOPOGRAPHY AND A PECULIAR PATTERN OF DEVELOPMENT, AS WELL AS A GENERALLY HIGH DEGREE OF INTEGRITY WHICH IS BEING ENHANCED BY REHABILITATION, SETS BUTCHERS HILL APART FROM THE SURROUNDING (CONT.) Period(s) of significance: ^{MID 19TH} EARLY 20TH Section 7, page 3.

Description of the property documenting current condition. THIS STRUCTURE IS A THREE STORY, THREE BAY, ITALINATE ROWHOUSE. THE FACADE IS BRICK COVERED WITH FORMSTONE. MANY OF THE EIGHT, ONE OVER ONE DOUBLE HUNG WOOD BASH WINDOWS AS WELL AS THE DECORATIVE WOOD CORNICE WERE DAMAGED OR DESTROYED BY FIRE. SOME ALTERATIONS HAVE TAKEN PLACE ON THE INTERIOR BUT FOR THE MOST PART, THE GENERAL FLOOR PLAN IS SIDE HALL WITH THE CURVED STAIRS RISING FROM A CENTRAL BLOCK SEPARATING THE FRONT OF THE BUILDING FROM THE ELL. BECAUSE THIS BUILDING HAS SUFFERED TWO FIRES (CONT.)

Retains sufficient integrity? Yes No THIS STRUCTURE IS TYPICAL OF THE LARGER STATEMENT OF SIGNIFICANCE OF THE PROPERTIES BUILDINGS OF THE EAST-WEST STREETS WITHIN THE BUTCHERS HILL DISTRICT. THE BUILDING'S LOCATION, DESIGN, AND ASSOCIATION WITH PEOPLE IN THE BUTCHERS HILL AREA, HELP IT TO CONTRIBUTE TO THE BUTCHERS HILL HISTORIC DISTRICT.

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 purposes in accordance with the Tax Treatment Extension Act of 1930.

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

3-31-87

State Official Signature:

DESCRIPTION OF DISTRICT (cont)

rowhouse communities. The district contains approximately 1,000 buildings, 97% of which are contributing structures. Bordering the oldest, northwestern corner of Patterson Park, the District's streetscapes afford exceptional views of Baltimore's harbor to the south, and downtown Baltimore to the west.

DESCRIPTION OF PROPERTY (cont)

and has had most of its trim replaced, very little historic detailing remains at the interior. Existing original trim remains in good condition primarily in the stair hall.

B-4157

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

RECEIVED

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 - EVALUATION OF SIGNIFICANCE

JAN 30 1987

NPS Office Use Only

Project Number:

MARYLAND HISTORICAL TRUST

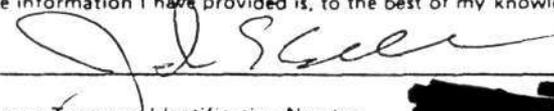
Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Use typewriter or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.

1. Name of property: 112 S. Patterson Park Avenue
 Address of property: 112 S. Patterson Park Avenue
 City Baltimore County State MD Zip Code 21231
 Name of historic district: Butcher's Hill Historic District
 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 John Shock Title Owner
 Street 2524 East Baltimore Street City Baltimore
 State Maryland Zip 21224 Telephone Number (during day): (301) 332-8371

4. Owner:
 Name John Shock
 Street 2524 East Baltimore Street City Baltimore
 State Maryland Zip 21224 Telephone Number (during day): (301) 332-8371

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  Date 1-22-87
 Social Security Number or Taxpayer Identification Number 

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.

B-4157

112 S. Patterson Park Ave
Property Name
112 S. Patterson Park Ave.
Property Address
John Shock
Owner Name/Social Security or Taxpayer ID Number

HISTORIC PRESERVATION
CERTIFICATION APPLICATION--
PART 1

NPS Office Use Only

Project Number: []

5. Description of physical appearance:

112 Patterson Park ^{AVE.} Drive in Baltimore, Maryland is a three story Italianate rowhouse three bays wide in a fifteen house row facing Patterson Park. The facade is brick covered with formstone. Many of the eight one over one double hung sash windows have been damaged by fires and vandalism. An ornate wood Italiante cornice is supported by four scrolled brackets. If the facade had not been covered with formstone there would most likely be three incised ventilator panels between the brackets. The upper part of the cornice also suffered some fire damage. The front entrance is in the southern most bay on the first floor. The existing multi-light front door is probably an early replacement of the original. The original transom light above it is still intact. There are three marble steps leading to the front entrance. If the building is consistant with its neighbors there is most likely a marble raised basement beneath the formstone.

Date of Construction: C. 1880 Source of Date: Baltimore City Atlas, City Directories

Date(s) of Alteration(s): C. 1940

Has building been moved? yes no. If so, when? _____

6. Statement of significance:

112 Patterson Park Avenue is located within the boundaries of the Butcher's Hill Historic District in Baltimore. The district is historically significant as an area which was first founded as a tradesman's village before the Civil War. It became engulfed by the expanding city boundaries in the 1870's. It was associated with William Patterson and his heirs who shaped its 19th century growth as well as the butchers, German merchants and industrialists, and Jewish professionals. The neighborhood exemplifies Baltimore's development patterns from the mid-nineteenth century to the present and contains fine examples of various nineteenth century architectural styles. The tall, majestic three story Italianate row house with the raised basement became popular in Butcher's hill in the 1870's. They were originally designed as single family houses for those with a relatively high income. Built about 1880 the land that this house sits on was leased to John G. Bramble in 1884 by Edward Patterson, Jr. and Laura Patterson who were probably heirs to the influential William Patterson. In 1928 Karol Mieczkowski owned and lived in the building. Mieczkowski was a successor to the occupation which eventually came to lend its name to the area. He was a butcher and owned the wholesale meat company called Karol Meat Co. located at 418 S. Bond Street. As were most rowhouses on Patterson Park Drive it is likely that by the 1930s or 40s this rowhouse had been converted into at least two apartments.

7. Photographs and maps. Photographs and Map Attached

Attach photographs and maps to application.

Continuation sheets attached: yes no

B-4157

CONTINUATION SHEET

112 S. Patterson Park Ave.
Property Name
112 S. Patterson Park Ave.
Property Address
John Shock
Owner Name/Social Security or Taxpayer ID Number

Historic Preservation
Certification Application

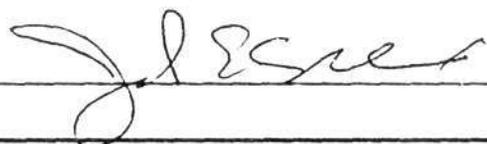
NPS Office Use Only

Project Number:

This sheet: continues Part 1 continues Part 2 amends Project. NPS Project Number: _____

DESCRIPTION CONTINUED: In this portion of Patterson Park Avenue, this Italianate rowhouse and its neighbors are more typical of the larger buildings of the east-west streets within the Butcher's Hill district. The building's location, design, and association with people in the Butcher's Hill area help it to contribute to the Butcher's Hill Historic District.

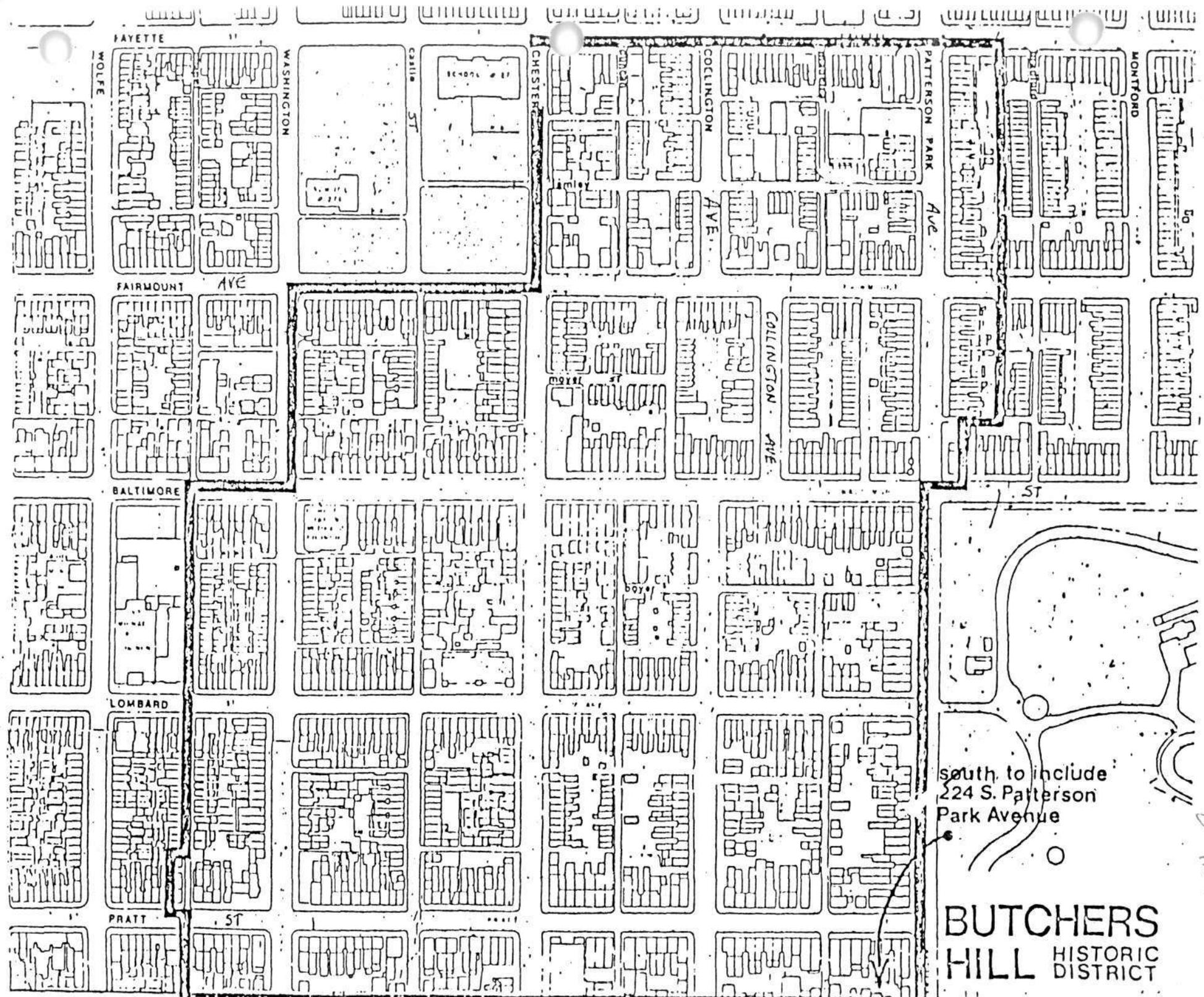
The interior is as shown in the accompanying floor plan and photographs. It has been altered significantly from the time of construction. Many walls, ceilings and architectural details have been damaged by the two fires which have occurred there since 1976. The building has a basic side-hall plan with the staircase rising and curving up through the center of the structure.

Owner's Signature  Date 1-22-87

NPS Office Use Only

- The National Park Service has determined that these project amendments meet the Secretary of the Interior's "Standards for Rehabilitation."
- The National Park Service has determined that these project amendments do not meet the Secretary of the Interior's "Standards for Rehabilitation."

Date _____ National Park Service Authorized Signature _____ National Park Service Office _____



South to include
224 S. Patterson
Park Avenue

BUTCHERS HILL HISTORIC DISTRICT

B-4157

B-4157
Merchants House
112 S. Patterson Park Avenue
Block 1749, Lot 040
Baltimore City
Baltimore East Quad.

