

REVIEW SHEET

B-4175

Historic Preservation Certification Application—Significance

Property: 122 SOUTH PATTERSON PARK AVE., BALTIMORE, MD. Project No.: \_\_\_\_\_

Historic District: BUTCHERS HILL  
6-29-87 date initial application received by State 7-27-87 date(s) additional information requested by State  
8-12-87 date complete information received by State \_\_\_\_\_  
\_\_\_\_\_ date of this transmittal to NPS \_\_\_\_\_  
Inspection of property by State staff?  no \_\_\_ yes date(s): \_\_\_\_\_

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 have been made to obtain this information. Copies of the information requests are enclosed.

NUMBER	This property involves:
1	<input type="checkbox"/> Extensive loss of historic fabric <input type="checkbox"/> Substantial alterations over time <input type="checkbox"/> Preliminary determination of listing _____ for district _____ for individual property <input type="checkbox"/> Significance less than 50 years old <input type="checkbox"/> Obscured or covered elevation(s) <input type="checkbox"/> Moved property <input type="checkbox"/> State recommendation inconsistent with NR documentation <input type="checkbox"/> Recommendation different from the applicant's request

NUMBER	Complete item(s) below as appropriate.
2	<p>(1) The documentation on file with the National Register cites the period(s) of significance of this historic district as <u>1850 TO C. 1915</u></p> <p>(2) The property <input checked="" type="checkbox"/> contributes ___ does not contribute to the historic significance of this registered historic district in:  <input checked="" type="checkbox"/> location <input checked="" type="checkbox"/> design <input checked="" type="checkbox"/> setting <input checked="" type="checkbox"/> materials <input checked="" type="checkbox"/> workmanship <input checked="" type="checkbox"/> feeling ___ association  <input type="checkbox"/> Property is mentioned in the NR or State or local district documentation in Section ____, page ____.</p> <p>(3) For properties less than 50 years old:  <input type="checkbox"/> the historical merits of the district (the periods and areas of significance) are documented in the National Register form or district documentation on file as less than 50 years old, justifying the certification of this property's contribution.  <input type="checkbox"/> the exceptional historical or architectural significance of this property as described in the National Register form or district documentation on file justifies its certification as contributing.  <input type="checkbox"/> there is insufficient justification to consider this property as contributing to the district for its individual exceptional architectural or historical significance or the significance of the district does not extend to the last 50 years.</p> <p>(4) For preliminary determinations:  A. The status of the nomination for the property/historic district:  <input type="checkbox"/> Nomination has already been submitted to State review board, and nomination will be forwarded to the NPS within _____ months. (Draft nomination is enclosed.)  <input type="checkbox"/> Nomination was submitted to the NPS on _____  <input type="checkbox"/> Nomination will be submitted to the State review board within twelve months.  <input type="checkbox"/> Nomination process likely will be completed within thirty months.  <input type="checkbox"/> Other, explain: _____</p> <p>B. Evaluation of the property:  <input type="checkbox"/> Property is individually eligible and meets National Register Criteria for Evaluation  <input type="checkbox"/> Property is located within a potential registered district that meets National Register  Criteria for Evaluation: ___ A ___ B ___ C ___ D  Criteria Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G</p> <p>(5) The property is located in a registered district, is outside the period(s) or area(s) of significance as documented in the NR form and:  <input type="checkbox"/> appears to contribute to the expanded significance of the district. Enclosed is the revised nomination documentation.  <input type="checkbox"/> does not appear to contribute to the period(s) or area(s) of significance of the district.</p>

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**NUMBER**  
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Describe and evaluate the physical characteristics of the property, its integrity, and its significance within the context of the historic district (or individually for preliminary determinations of individual listings).

BUILT IN 1850, THIS THREE STORY BRICK ROWHOUSE REFLECTS THE VICTORIAN ITALIANATE ARCHITECTURE CHARACTERISTIC OF THE DISTRICT. ALTHOUGH ITS EXTERIOR REMAINS VIRTUALLY UNCHANGED, SOME ALTERATIONS HAVE TAKEN PLACE ON THE INTERIOR. THOSE CHANGES INCLUDE MINOR ALTERATIONS TO THE ORIGINAL FLOOR PLAN AND MODERN TRIM ON THE SECOND AND THIRD FLOORS. THIS STRUCTURE CONTRIBUTES PRIMARILY THROUGH ITS LOCATION, DESIGN, SETTING, MATERIALS AND WORKMANSHIP.

**NUMBER**  
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State Official Recommendation:

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 1980.

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) or areas 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

9-3-87  
Date

  
State Official Signature

See attachments:

NPS Comments:

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HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 1 - EVALUATION OF SIGNIFICANCE

JUN 29 1987

B-4175

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: 122 South Patterson Park Avenue  
Address of property: 122 South 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 Mary Patricia Cosby Title Owner  
Street 2127 E. Baltimore St. City Baltimore  
State Maryland Zip 21231 Telephone Number (during day): (301) 563-4285

4. Owner:  
Name Same as Authorized Project Contact  
Street \_\_\_\_\_ City \_\_\_\_\_  
State \_\_\_\_\_ Zip \_\_\_\_\_ Telephone Number (during day): \_\_\_\_\_

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 Mary Patricia Cosby Date 6-20-87  
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.

Date \_\_\_\_\_ National Park Service Authorized Signature \_\_\_\_\_ National Park Service Office \_\_\_\_\_

122 S. Patterson Park Ave.

Property Name

122 S. Patterson Park Ave.

Property Address

HISTORIC PRESERVATION  
CERTIFICATION APPLICATION-  
PART 1

NPS Office Use Only

Project Number:

B-4175

Owner Name/Social Security or Taxpayer ID Number

5. Description of physical appearance:

122 Patterson Park Avenue in Baltimore, Maryland is a three story Italianate rowhouse three bays wide in a fifteen house row facing Patterson Park. The facade is brick with a fading paint and pencil design painted on it. There are eight one over one double hung sash windows on the facade, with flat lintels of brick ornamenting them. An ornate wood Italiante cornice is supported by four large scrolled brackets with three smaller brackets between them. On the facade there are also three incised ventilator panels between the larger brackets. The front entrance is in the northern-most bay on the first floor. The existing double panel, single pane 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. There is a raised marble basement across the facade, matching its neighbors.

Date of Construction: 1880 Source of Date: Sanborn Atlas, Deed Records

Date(s) of Alteration(s): \_\_\_\_\_

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

6. Statement of significance:

122 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. The land on which this house sits was leased to John G. Bramble in 1884 by Edward Patterson, Jr. and Laura Patterson who were probably heirs to the influential William Patterson. This house, like its neighbors, was probably constructed about 1880, as there are no records of a dwelling on the property prior to that date.

7. Photographs and maps.

Attach photographs and maps to application.

Are there any sheets attached?  yes  no

CONTINUATION SHEET

RECEIVED

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Project Number AUG 12 1967

MARYLAND HISTORICAL TRUST

122 S. Patterson Park Avenue

Historic Preservation Certification Application

Property Name  
122 S. Patterson Park Ave.

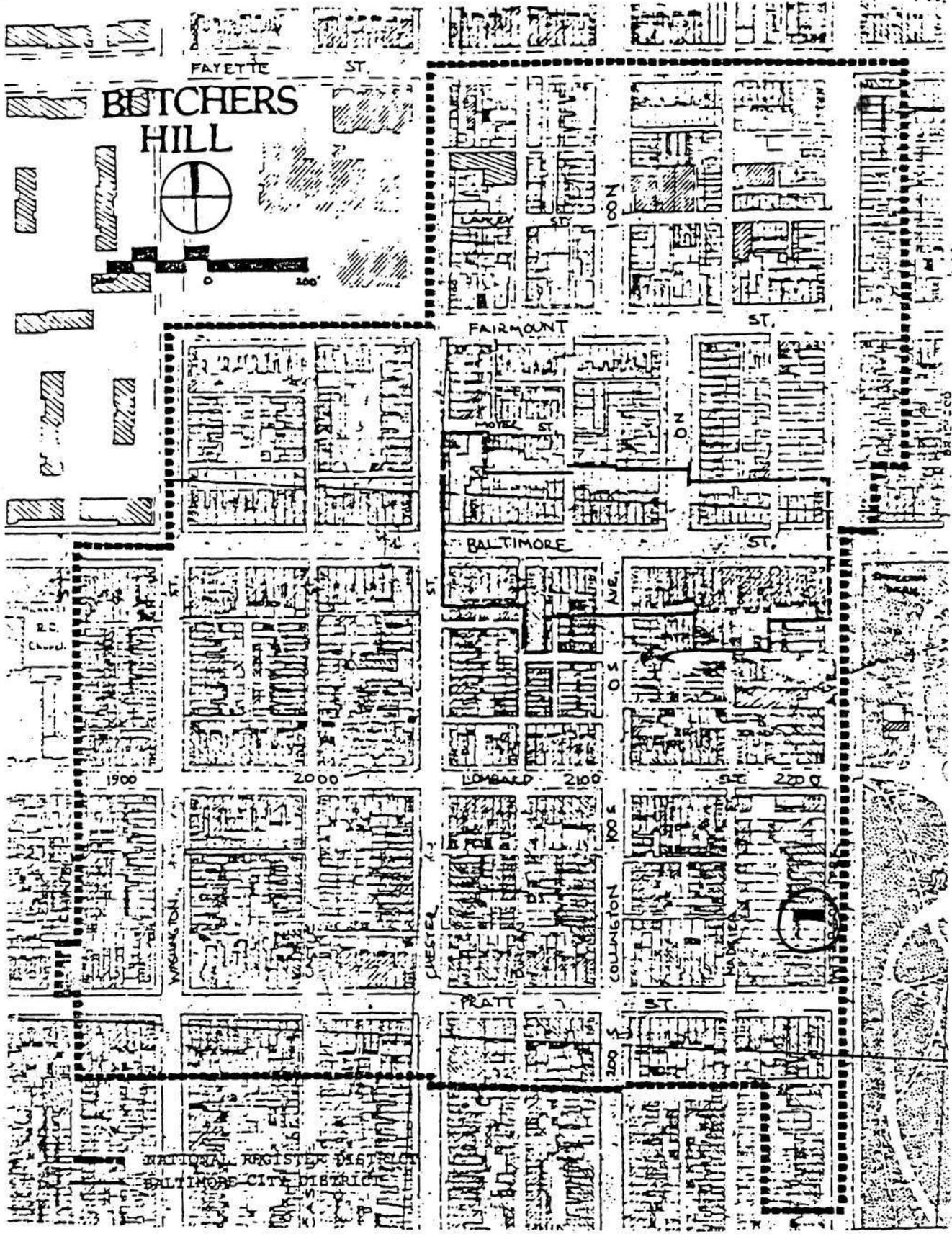
Property Address  
Mary Patricia Cosby

Owner Name/Social Security or Taxpayer ID Number

122 South Patterson Park Avenue

PART I INTERIOR CONDITION:

Designed as a single family home this house was converted into several units in the late 1920s or 30s. It has retained its basic side hall plan with rooms lining up one behind the other from the front to the bulding to the rear. The stairs are located in the center of the structure. Most of the floors have been covered with vinyl tile or carpeting and there are areas which have been patched with plywood. Most of the original trim is located on the first floor and the trim on the upper levels seems to date from the time of the conversion to apartments. Plaster ceilings and walls are in very good condition. The original window frames and sash are intact and sound. The general condition of the building is very good.



BUTCHERS HILL NATIONAL REGISTER HISTORIC DISTRICT 12/28/82  
 BUTCHERS HILL BALTIMORE CITY HISTORIC DISTRICT 7/2/81

122 S. PATTERSON PARK AVE.

B-4175  
122 S. Patterson Park Avenue  
Block 1749, Lot 045  
Baltimore City  
Baltimore East Quad.

