

B-4458

701-19 CUMBERLAND STREET

BALTIMORE CITY, MD

These are late Italianate rowhouses with original mansard roofs--a rare form in the survey area.

This circa 1901 rowhouse is the basic two-story, two-bay Italianate row with additional penthouse. Some first-floor windows have 4/4 sash, which is late for this form. The mansard still contains its slate shingling. Private access.

INVENTORY OF HISTORIC PROPERTIES FORM
SANDTOWN-WINCHESTER SURVEY

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

1. Name of Property

historic name N/A

other names/site number rowhouses/ B-4458 (preferred)

2. Location

street & number 701-19 Cumberland St. not for publication ___

city or town Baltimore vicinity N/A
state Maryland code MD county Baltimore City code 510
zip code 21217

3. State/Federal Agency Certification N/A

4. National Park Service Certification N/A

5. Classification

Ownership of Property (Check as many boxes as apply)

- private
 public-local
 public-State
 public-Federal

Category of Property (Check only one box)

- building(s)
 district
 site
 structure
 object

Number of Resources within Property

Contributing	Noncontributing
10	_____ buildings
_____	_____ sites
_____	_____ structures
_____	_____ objects
10	_____ Total

Number of contributing resources previously listed in the National Register 0

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.) N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC

Sub: multiple dwelling

Current Functions (Enter categories from instructions)

Cat: DOMESTIC

Sub: multiple dwelling

7. Description

Architectural Classification (Enter categories from instructions)

VICTORIAN

Materials (Enter categories from instructions)

foundation BRICK

roof

walls BRICK

other STONE

METAL

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.) See continuation sheet.

8. Statement of Significance See continuation sheet.

Areas of Significance (Enter categories from instructions)

Community Planning and Development

=====
Period of Significance c. 1901-1940

Significant Dates C. 1901

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation N/A

Architect/Builder Andrew J. Wiegand and Ernest L. Cook, developers

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.) See continuation sheet.
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9. Major Bibliographical References
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Maps

- Bromley, G.W. and Co. Atlas of the City of Baltimore, Vol. 1. Philadelphia: 1885, 1896.
Hopkins, G.M. Map of the City of Baltimore, Maryland. 1876, 1877.
Sanborn Map Company. Insurance Maps, Baltimore, Maryland, Vols. 2,3, and 7. New York: 1890, 1901, 1914, 1928.
Simmons, Isaac. 1852 Revision of the Thomas H. Poppleton Map. Baltimore: 1852.

Baltimore City Directories

Baltimore City Land Records

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10. Geographical Data
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Acreage of Property Lot = 16' x 62'6"

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	—	_____	_____	3	—	_____
2	—	_____	_____	4	—	_____

— See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property.)

Block 296, Lots 7-16

Boundary Justification (Explain why the boundaries were selected.)
The boundaries are based on a city lot(s) retaining original property lines.

11. Form Prepared By

name/title Elizabeth Jo Lampl & Kay Fanning/Architectural Historians
organization Robinson & Associates date July 1992
street & number 1710 Connecticut Ave., NW telephone (202) 234-2333
city or town Washington state DC zip code 20009

Property Owner

(Complete this item at the request of the SHPO or FPO.)
name multiple owners
street&number _____ telephone _____
city or town Baltimore state MD zip code 21217

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NPS Form 10-900-a
(8-86)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 5 & 6 Page 1

701-19 Cumberland Street
name of property
Baltimore City, Maryland
county and State

HISTORIC CONTEXT

MARYLAND COMPREHENSIVE STATE HISTORIC PRESERVATION PLAN DATA

Geographic Organization: Piedmont

Chronological/Developmental Period(s): Industrial/Urban Dominance

Prehistoric/Historic Period Theme(s): Architecture, Landscape
Architecture, and Community Planning; Social/Education/Cultural

Resource Type:

Category: building(s)

Historic Environment: urban

Historic Function(s) and Use(s): domestic

Known Design Source: none

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National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 1

701-19 Cumberland St.
name of property
Baltimore City, Maryland
county and State

DESCRIPTION

These late Italianate rowhouses with mansard roofs appear very infrequently in the neighborhood. The mansard roof form could be a reflection of building code allowances for habitable space in the attic, and/or the preferred building form of a particular builder.

The rowhouse is the basic two-story, two-bay Italianate row with an added penthouse story. The long, first-floor window is fairly unusual, as is its 4/4 sash. The simple, single-leaf door is approached via marble steps. All windows are flat-arched.

At the top of the wall below the mansard, is a hint of a brick corbelling. Above this is a wooden cornice mold and the mansard roof. Within the roof area are two pedimented dormers. The slate shingling, still intact, features patterned floral motifs at the muntin bar level. Most of the alterations have involved first-floor window changes.

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National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 1

701-19 Cumberland St.
name of property
Baltimore City, Maryland
county and State

SIGNIFICANCE

These mansard-roofed rowhouses built between 1901 and 1902 appear only in a few areas in the northern portion of the Sandtown-Winchester neighborhood. Their unusual form suggests the work of a single builder; however, the land records do not necessarily paint a clear picture of developer/builder relations and may point to a developer/builder team.

On May 17, 1901, Andrew J. Wiegand executed two leases to Ernest L. Cook for two, 13'7" lots on the southeast side of Cumberland Street. (Liber R.O. 1902, Folio 81; Liber R.O. 1904, Folio 412.) The first lease was executed on May 17th and the second on June 1st of 1901. The first lease was for the land situated 29 1/2" southwest from the corner formed by the intersection of the southwest side of Carey and the southeast side of Cumberland, running southwesterly to a 10-foot alley (Woodyear Street). The lease ran for 99 years, and stipulated that Cook pay Wiegand \$60 per year in rent. The second lease was for another lot on the southeast side of Cumberland Street, located 57' 9 1/4" south from the intersection with Carey. (See attached partial copies of leases.)

Wiegand is listed in the 1902 City Directory as the Secretary/Treasurer of the Real Estate Protective Company and as residing at 114 S. Gilmor Street. (J. Thomas Reinhardt was President of the company, which had offices at 211 St. Paul Street). The 1902 City Directory lists Ernest L. Cook's profession as "real estate," with offices at 1803 N. Broadway. He executed an assignment of the property to the Real Estate Protective Company the same day, May 17, 1901. (Liber R.O. 1902, Folio 83.)

There are also leases made between parties and the occupants of the dwelling units. The first lease was executed on June 1, 1901 between Philip H. and Mary A. Hoffman to John A. Kaufman. This lease (a partial copy of which is attached) appears also to be for the lease of one lot of ground located approximately 80' south of the intersection of Cumberland and Carey. The 1902 City Directories list only Hoffman's address (1643 N. Spring Street) and not his profession. Kaufman's occupation in the 1902 City Directory is listed as "clerk," and his residence indicated as 713 Cumberland Street (firmly establishing the construction of the row as between 1901 and 1902). A second lease was executed shortly thereafter by Andrew Wiegand to John &

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Louise Hagedorn. (Liber R.O. 1907, Folio 249.) The 1902 City Directory lists Hagedorn's occupation as a baker, and his residence at 707 Cumberland Street.

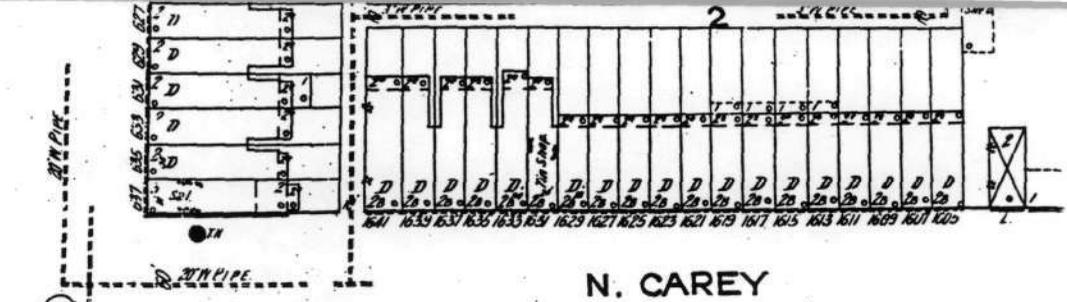
Andrew J. Neigand
Leases to

Ernest L. Book

Filed P.S. Md. to L. B. 5-17-1901.

This Lease made this 17th day of May in the year one thousand nine hundred and one between Andrew J. Neigand of Baltimore City of the first part and Ernest L. Book of Baltimore City of the second part Witnesseth that the said Andrew

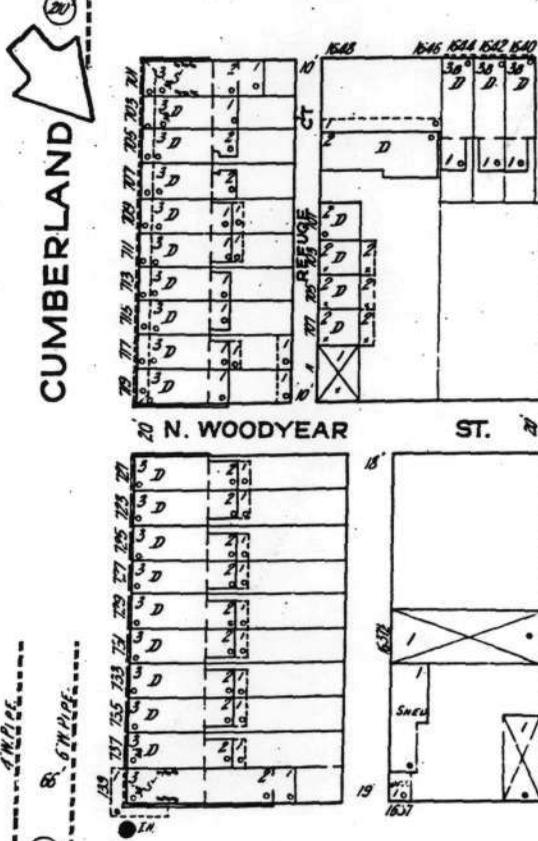
J. Neigand in consideration of the rent hereinafter expressed to be paid does lease unto the said Ernest L. Book his executors administrators and assigns all that parcel of ground and premises situate lying and being in Baltimore City aforesaid and described as follows to wit Beginning for the same on the southeast side of Cumberland Street at the distance of twenty nine feet one and a half inches southwesterly from the corner formed by the intersection of the southwest side of Carey Street and the southeast side of Cumberland Street and at the center of the partition wall there situate and running thence southwesterly bounding on the southeast side of Cumberland Street thirteen feet and seven inches to the center of the partition wall there situate thence southeasterly and through the center of said last mentioned partition wall sixty two feet and six inches to the northwest side of a ten foot alley there situate thence northeasterly bounding on the northwest side of said alley with the line therefor common thirteen feet and seven inches to intersect a line drawn southeasterly from the point of beginning through the center of the partition wall in this description first mentioned thence northwesterly reversing said line and bounding thereon sixty two feet and six inches to the place of beginning Being the same piece or parcel of ground which by deed dated the 24th day of April 1901 and recorded among the Land Records of Baltimore City in Liber R. C. No 1597 folio 428 &c was granted and conveyed by John Kinkley Trustee to said Andrew J. Neigand Together with all improvements thereon made lanes alleys ways easements emoluments and advantages to the said ground belonging or in anywise appertaining To be held by the said Ernest L. Book his executors administrators and assigns for the term of ninety nine years beginning on the day of the date of these presents to the said Ernest L. Book his executors administrators or assigns yielding and paying unto the said Andrew J. Neigand his heirs or assigns the rent or yearly sum of sixty dollars and thirties even and equal half yearly instalments accounting from the first day of May one thousand nine hundred and one over and above all deductions for taxes and assessments of every kind levied or assessed or hereafter to be levied or assessed on said demised premises or the rent accruing therefrom Provided that if the said rent shall be in arrears in whole or in part at any time then it shall be lawful for the said Andrew J. Neigand his heirs or assigns to make distress therefor and provided also that if the said rent shall be in arrears in whole or in part for sixty days then it shall be lawful for the said Andrew J. Neigand his heirs or assigns to re-enter upon the hereby demised premises and hold the same until all the arrearages of rent thereon and all expenses incurred by reason of such non payment shall be fully paid and provided further that if said rent shall be in arrears for one year then the said Andrew J. Neigand his heirs or assigns may re-enter upon the premises hereby demised and hold the same as if this lease had never been made and the said Ernest L. Book for himself his heirs executors administrators and assigns



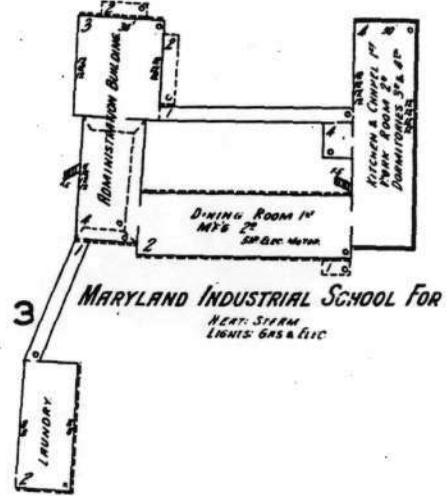
N. CAREY

215

CUMBERLAND



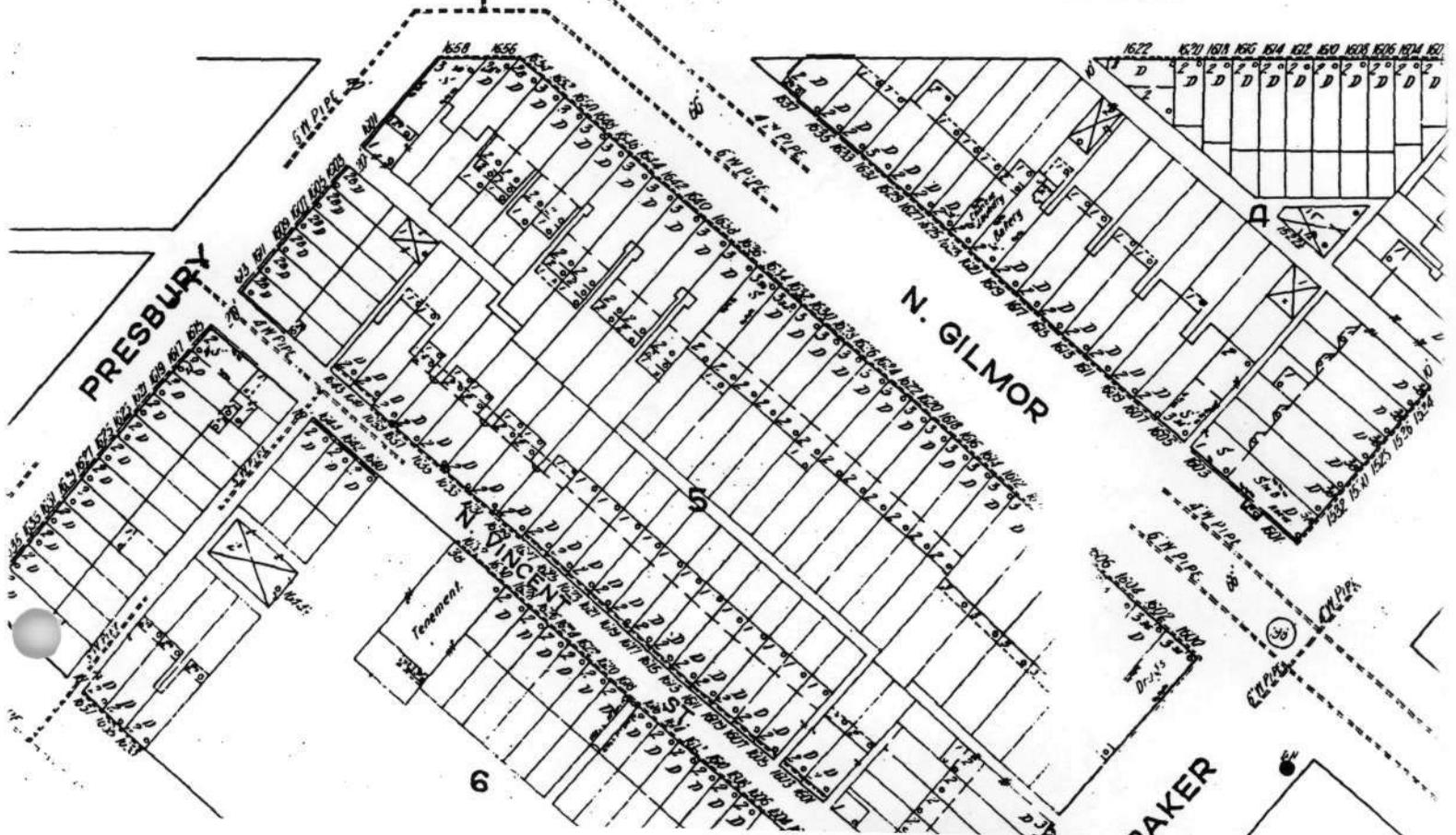
N. WOODYEAR ST.



MARYLAND INDUSTRIAL SCHOOL FOR BOYS
HEAT: STEAM
LIGHTS: GAS & ELEC

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701-19 Cumberland Street
Baltimore, MD
Sanborn Map, 1914

N. CALHOUN

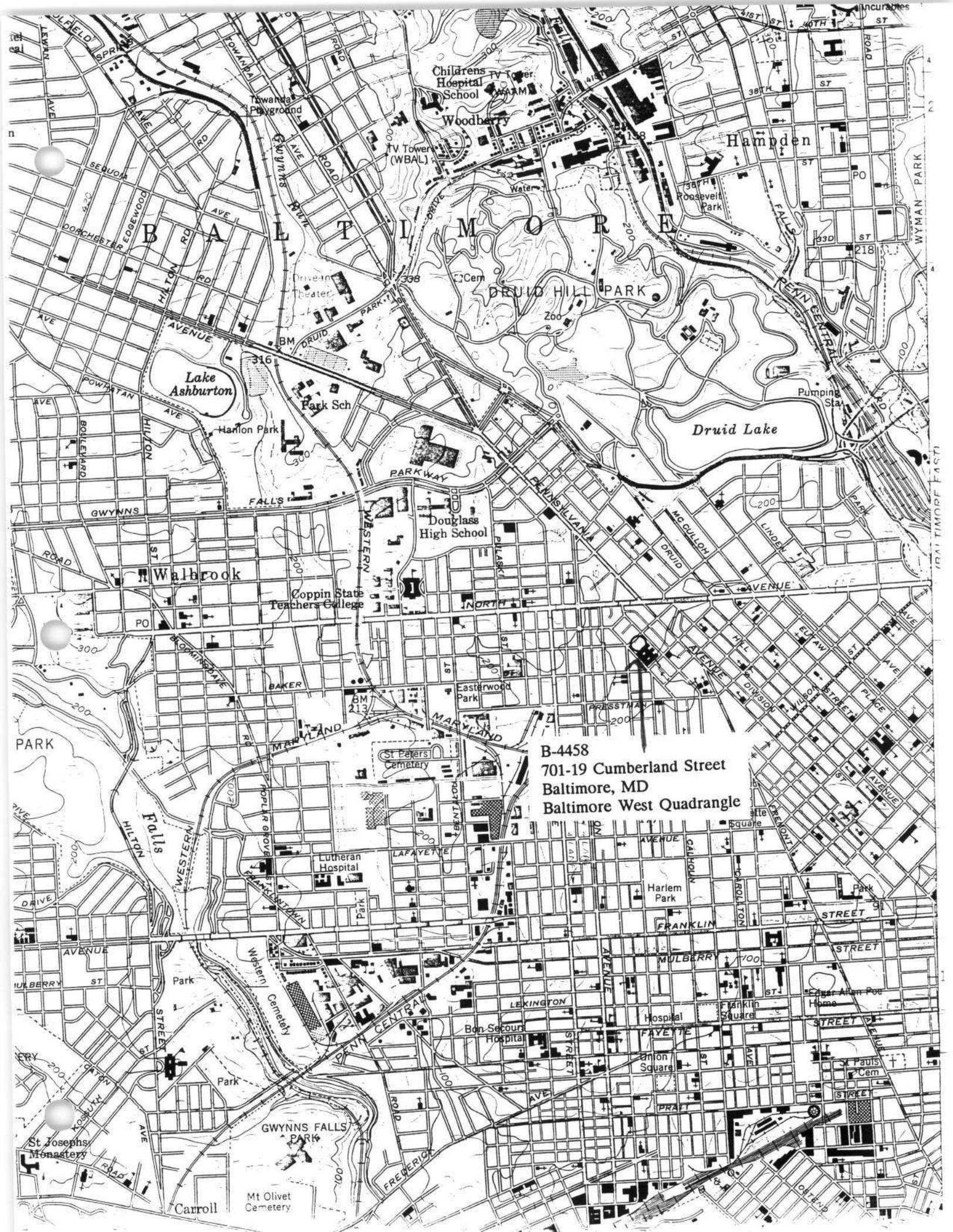


N. GILMOR

PRESBURY

BAKER

6



Childrens Hospital
School
Woodberry

Hampden

DRUID HILL PARK
Zoo

Lake Ashburton

Druid Lake

Douglass High School

Walbrook

Coppin State Teachers College

B-4458
701-19 Cumberland Street
Baltimore, MD
Baltimore West Quadrangle

St. Peter's Cemetery

Lutheran Hospital

Harlem Park

Bon Secours Hospital

Union Square

St. Josephs Monastery

GWYNNS FALLS PARK

Carroll

Mt Olivet Cemetery

BALTIMORE EAST

B-4458

701

719





SANDTOWN - WINCHESTER / PENN-NORTH

B-4458

BALTIMORE, MD

ELIZABETH GO LAMPL

MARCH 1992

CITY OF BALTIMORE, COMMISSION FOR HISTORICAL AND ARCHITECTURAL
PRESERVATION

701-19 CUMBERLAND ST.

NORTHWEST ELEVATION

ROLL 5/NEG 29