

REVIEW SHEET

Historic Preservation Certification Application—Significance

Property: 1312 EUTAW PLACE, BALTIMORE, MD. Project No.: _____

Historic District: BOLTON HILL
10-1-87 date initial application received by State _____ date(s) additional information requested by State
10-1-87 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 checked="" type="checkbox"/> Substantial alterations over time (INTERIOR) <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 2 Complete item(s) below as appropriate.

(1) The documentation on file with the National Register cites the period(s) of significance of this historic district as 1850 - PRESENT (1971)

(2) The property contributes ___ does not contribute to the historic significance of this registered historic district in:
 location design setting materials workmanship feeling ___ association
 ___ Property is mentioned in the NR or State or local district documentation in Section ___, page ___.

(3) 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 form or district documentation on file as less than 50 years old, justifying the certification of this property's contribution.
 ___ 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.
 ___ 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.

(4) For preliminary determinations:
 A. The status of the nomination for the property/historic district:
 ___ Nomination has already been submitted to State review board, and nomination will be forwarded to the NPS within ___ months. (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
 Criteria Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G

(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:
 ___ 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) or area(s) of significance of the district.

NUMBER

3

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 CIRCA 1860, THIS HOUSE REFLECTS THE ITALIANATE STYLE WHICH IS CHARACTERISTIC OF THE DISTRICT. THE BROWNSTONE FACADE HAS SUFFERED PETERIORATION IN SOME AREAS AND SO HAS THE DECORATIVE BROWNSTONE DETAILING.

THE INTERIOR WAS CONVERTED TO APARTMENTS AT AN UNKNOWN DATE BUT IT WOULD APPEAR, FROM THE STYLE OF EXISTING DECORATIVE FEATURES (IE. TRIM, DOORS, AND CUPBOARDS, ETC.), THAT IT WAS CHANGED FAIRLY EARLY.

ALTHOUGH THERE HAVE BEEN CHANGES OVER THE YEARS, THIS BUILDING CONTINUES TO CONTRIBUTE PRIMARILY THROUGH ITS DESIGN, FENESTRATION, WORKMANSHIP AND ORIENTATION TO THE STREET.

NUMBER

4

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

10-28-87

Date


State Official Signature

See attachments:

NPS Comments:

B-851

Form 101788
Rev. 1/81
RECEIVED

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

OMB Approved
No. 1024-0009
Expires 8/31/86

OCT 1 1987 HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 - EVALUATION OF SIGNIFICANCE

MARYLAND HISTORICAL TRUST

NPS Office Use Only
Project Number:

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: St. James Court
Address of property: 1312 Eutaw Place
City Baltimore County _____ State MD Zip Code 21217
Name of historic district: Bolton Hill
 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 Roger Chylinski Title Owner
Street 529 Dunkirk Road City Baltimore
State MD Zip 21212 Telephone Number (during day): (301) 728-3322

4. Owner:
Name Same as above
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 R. Chylinski Date 6/26/87
Social Security Number or Taxpayer Identification Number [REDACTED]

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.

HISTORIC PRESERVATION
CERTIFICATION APPLICATION—
PART 1

NPS Office Use Only

Project Number:

St. James Court
Property Name
1312 Eutaw Place
Property Address
Roger Chylinski-Polubinski 042-36-8968
Owner Name/Social Security or Taxpayer ID Number

5. Description of physical appearance:

A unique free standing building facing to the East, with main entrance off private Court Yard. The East facade of the building is in a brown stone with interesting windows. The remaining exterior walls are of Red Brick. The building represents one of the finer Bolton Hill 19th century mansions.

Spacious, high ceiling rooms characterize the interiors of this Italian style structure.

Date of Construction: 1860's
~~1890's~~ Source of Date: former owner - LAND RECORDS
Date(s) of Alteration(s): ?
Has building been moved? yes no. If so, when? _____

6. Statement of significance:

Bolton Hill is a Baltimore residential neighborhood with twenty blocks of relatively untouched structures dating from the second half of the nineteenth century; it gives modern Baltimore an image of its nineteenth-century heritage. Since the 1950's Bolton Hill has experienced an architectural revival and is once more a viable urban residential section.

Bolton Hill developed as part of the ever continuing northward movement of Baltimore's residential neighborhoods that has reached beyond the city limits deep into Baltimore County. During the early days of Baltimore when the city's activities centered around the harbor, Bolton Hill was open farm land owned by three men: George Grundy of "Bolton", William Gibson of "Rose Hill" and Dr. Solomon Birkhead of "Mount Royal". By the mid-1830's city streets were pushing northwest over the farm land. An 1834 map of the area indicates the existence of Madison, Bolton, John and Dolphin Streets, in addition to Foster, Jenkins and Mason Alleys which are extant today.

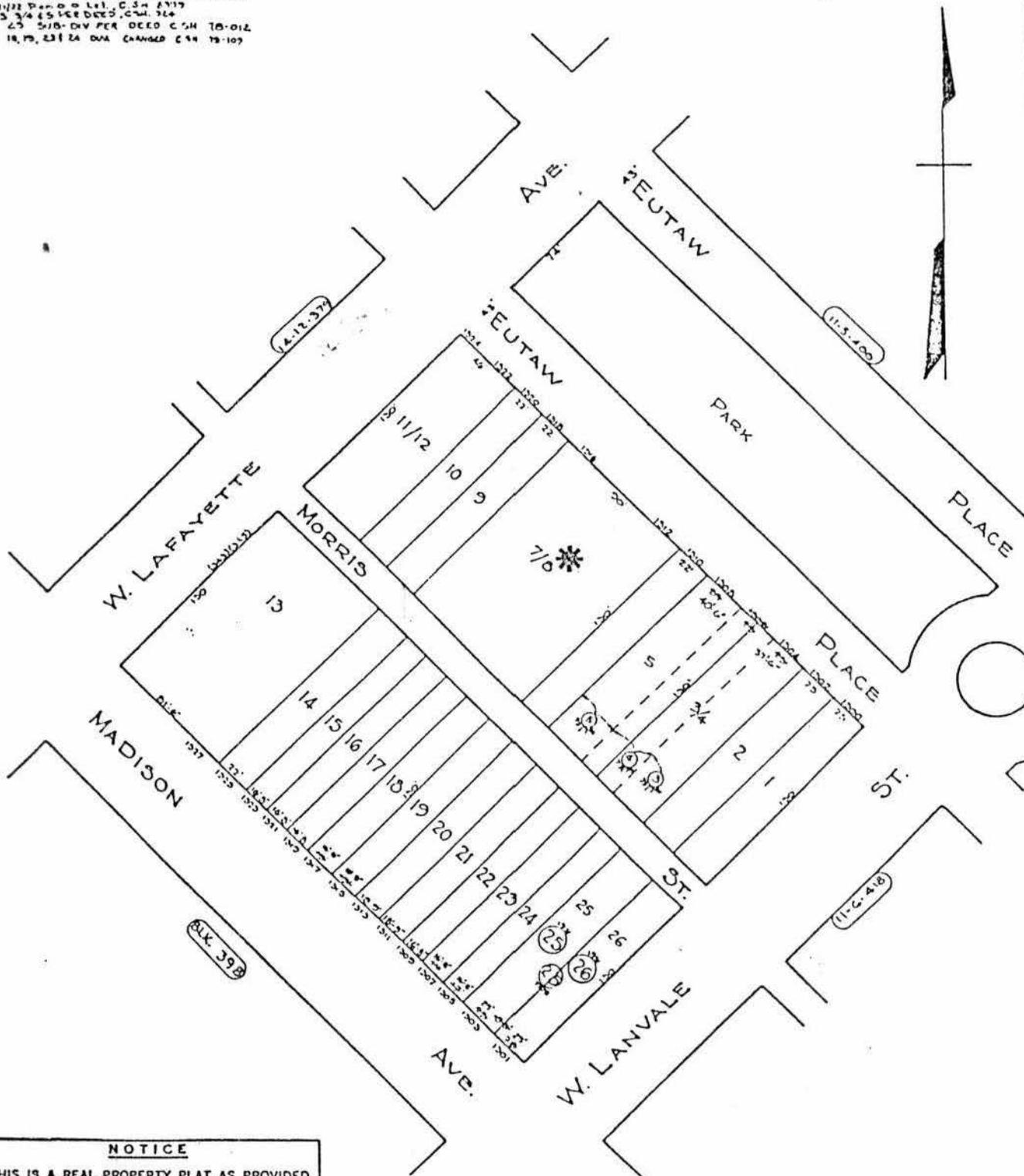
1312 Eutaw Place consists of two free-standing red brick buildings. The main building consisting of 11 residences has a brownstone facade facing on Eutaw Place. The free-standing carriage house is entirely of brick. Five of the 12 units have private entrances with seven being entered (two each floor) from a four story hallway. Of the apartments entered off the hallway, four have sundecks and four have views of the Eutaw Place Park. Vaulted ceilings and large rooms in many of the apartments, with original walnut, pine and oak wood, cast metal door hardware, marble fireplace mantels, all add to the unique qualities deserving of restoration and preservation. Also unique to these free-standing buildings and to Bolton Hill, are the gardens which frame the building.

Photographs and maps:

Attach photographs and maps to application.

Site Plan

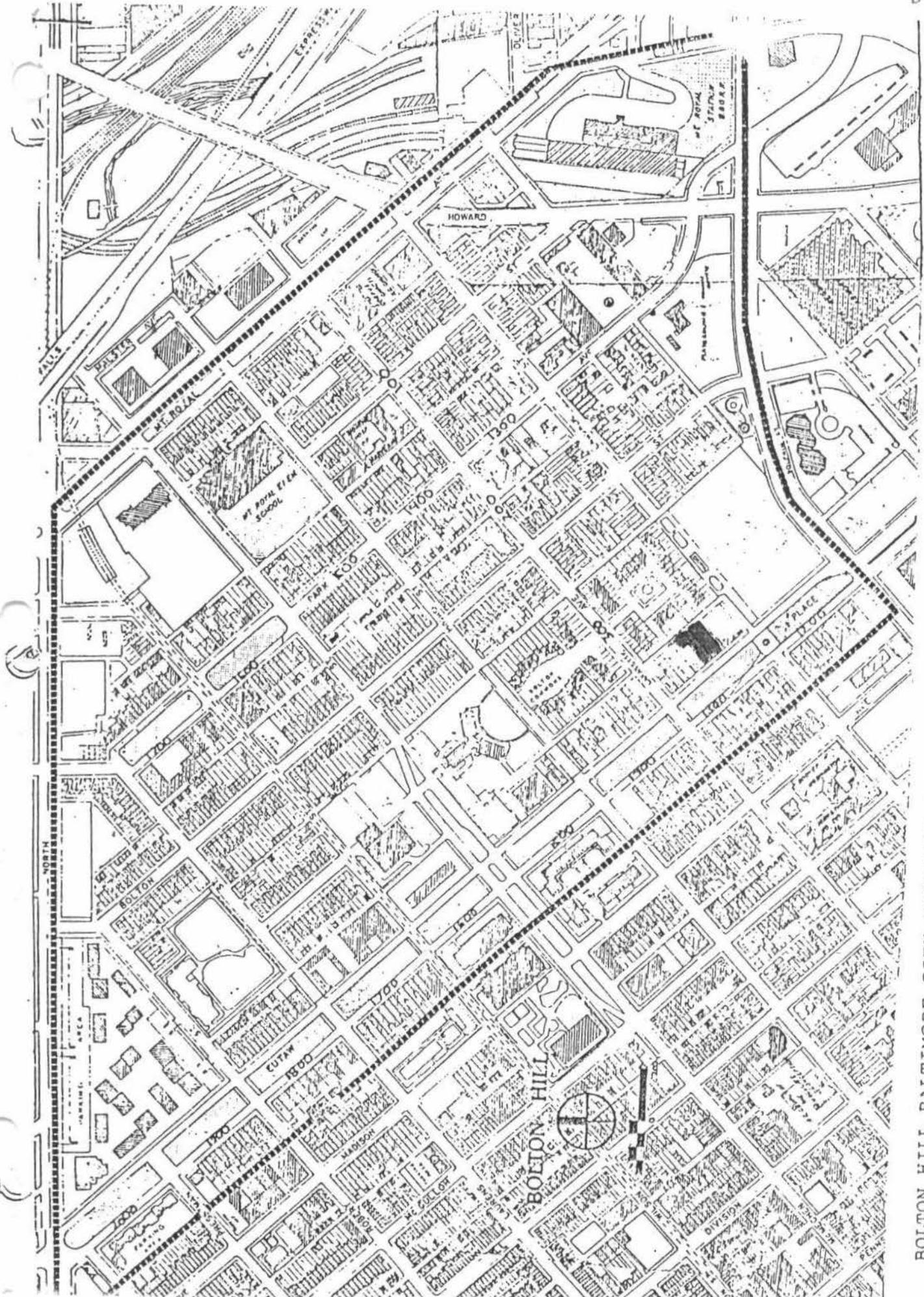
REVISIONS
 Lots 211-22 Cont'd Per O.O. Let. C. 342904
 Lot 222 Per O.O. Let. C. 342917
 Lots 224-25 Per Deed C.M. 364
 Lot 23-25 Per Deed C.M. 78-012
 Lot 18, 19, 23 & 24 O.K. CHANGE C. 94 78-107



NOTICE
 THIS IS A REAL PROPERTY PLAT AS PROVIDED FOR UNDER ARTICLE 764 OF THE CITY CHARTER IT IS COMPILED FROM TITLE AND OTHER SOURCES AND IS NOT AN AUTHENTIC SURVEY

TRACED BY G. Moorhead
 LETTERED BY W. W. L. S.
 CHECKED BY _____

CITY OF BALTIMORE
 DEPARTMENT OF PUBLIC WORKS
 BUREAU OF SURVEYS
 PROPERTY LOCATION DIVISION
 WARD 11 SECTION 6
 BLOCK 39.9
 SCALE 1" = 50.0' DATE JUNE 1929



BOLTON HILL BALTIMORE CITY HISTORIC DISTRICT 6/15/67
 BOLTON HILL NATIONAL REGISTER HISTORIC DISTRICT 9/17/71

REVIEW SHEET

Historic Preservation Certification Application—Significance

Property: 1314-1316 EUTAW PLACE, BALTIMORE, MD. Project No.: _____

Historic District: BOLTON HILL

10-1-87 date initial application received by State _____ date(s) additional information requested by State

10-1-87 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 checked="" type="checkbox"/> Substantial alterations over time (<u>INTERIOR</u>)
	<input type="checkbox"/> Preliminary determination of listing
	_____ for district
	_____ for individual property
	_____ 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 2 Complete item(s) below as appropriate.

(1) The documentation on file with the National Register cites the period(s) of significance of this historic district as 1850 - PRESENT (1971)

(2) The property contributes ___ does not contribute to the historic significance of this registered historic district in:

location design setting materials workmanship feeling ___ association

_____ Property is mentioned in the NR or State or local district documentation in Section ____, page ____.

- (3) 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 form or district documentation on file as less than 50 years old, justifying the certification of this property's contribution.
 - _____ 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.
 - _____ 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.

- (4) For preliminary determinations:
- A. The status of the nomination for the property/historic district:
- _____ Nomination has already been submitted to State review board, and nomination will be forwarded to the NPS within _____ months. (Draft nomination is enclosed.)
 - _____ Nomination was submitted to the NPS on _____.
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 - _____ 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
 - Criteria Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G

- (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:
- _____ appears to contribute to the expanded significance of the district. Enclosed is the revised nomination documentation.
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BUILT CIRCA 1860, THIS HOUSE REFLECTS THE ITALIANATE STYLE WHICH IS CHARACTERISTIC OF THE DISTRICT. THE BROWNSTONE FACADE HAS SUFFERED DETERIORATION IN SOME AREAS AND THE ORIGINAL FRONT ENTRANCE NO LONGER EXISTS. THE INTERIOR WAS CONVERTED TO APARTMENTS AT AN UNKNOWN DATE. THE CHANGES TO THE FLOOR PLAN ARE ASSOCIATED WITH THE CONVERSION.

ALTHOUGH THERE HAVE BEEN MANY CHANGES OVER THE YEARS, THIS BUILDING CONTINUES TO CONTRIBUTE PRIMARILY THROUGH ITS DESIGN, FENESTRATION, WORKMANSHIP AND ORIENTATION TO THE STREET.

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.
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- 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

10-28-87
Date


State Official Signature

See attachments:

NPS Comments:

6-851

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

OMB Approved
No. 1024-0009
Expires 8/31/86

RECEIVED

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 - EVALUATION OF SIGNIFICANCE

OCT 1 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: St. James Court
Address of property: 1314-1316 Eutaw Place
City Baltimore County _____ State MD Zip Code 21217
Name of historic district: Bolton Hill
 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 Roger Chylinski Title Owner
Street 529 Dunkirk Road City Baltimore
State MD Zip 21212 Telephone Number (during day): (301) 728-3322

4. Owner:
Name Same as above
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 R. Chylinski - Polulich Date 6/26/87
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:

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HISTORIC PRESERVATION
CERTIFICATION APPLICATION—
PART 1

NPS Office Use Only

Project Number: Property Name St. James CourtProperty Address 1314-1316 Eutaw PlaceOwner Name/Social Security or Taxpayer ID Number Roger Chylinski-Polubinski 042-36-8968

5. Description of physical appearance:

Interesting end of group with main entrance off private court yard shared with 1312 Eutaw Pl. The East facade facing Eutaw Place is of brown stone with all other exterior walls being of red brick. the vaulted ceiling and spacious rooms with large windows give many of the apartments a feeling of being in a private house rather than an apartment. The main brick entrance (from the court) in the the middle of a five story building. Trimmed with brown stone at the entrance helps to make the building one of the finer examples of a Bolton Hill, 19th century mansion.

Date of Construction: 1860's ~~1880's~~ Source of Date: former owner - LAND RECORDSDate(s) of Alteration(s): ?Has building been moved? yes no. If so, when? _____

6. Statement of significance:

Bolton Hill is a Baltimore residential neighborhood with twenty blocks of relatively untouched structures dating from the second half of the nineteenth century; it gives modern Baltimore an image of its nineteenth-century heritage. Since the 1950's Bolton Hill has experienced an architectural revival and is once more a viable urban residential section.

Bolton Hill developed as part of the ever continuing northward movement of Baltimore's residential neighborhoods that has reached beyond the city limits deep into Baltimore County. During the early days of Baltimore when the city's activities centered around the harbor, Bolton Hill was open farm land owned by three men: George Grundy of "Bolton", William Gibson of "Rose Hill" and Dr. Solomon Birkhead of "Mount Royal". By the mid-1830's city streets were pushing northwest over the farm land. An 1834 map of the area indicates the existence of Madison, Bolton, John and Dolphin Streets, in addition to Foster, Jenkins and Mason Alleys which are extant today.

1314 Carriage House and 1316 Main Building -

The 1314 Carriage House and 1316 main building are connected. 1316 consists of 12 residences plus the Carriage House, for 13 units. The buildings are constructed of red brick. The facade of 1316 facing Eutaw Place is of brownstone. Five of the units have private entrances with four of the units facing Eutaw Place Park and four other units having sun-decks. Some of the noteworthy features are walnut, oak and pine woods, marble mantels, vaulted ceilings and cast metal door hardware. On the exterior front is an ornate wooden cornice. Unique to Bolton Hill are the gardens surrounding the buildings, adding to the

photographs and maps. unique qualities deserving of restoration and preservation.

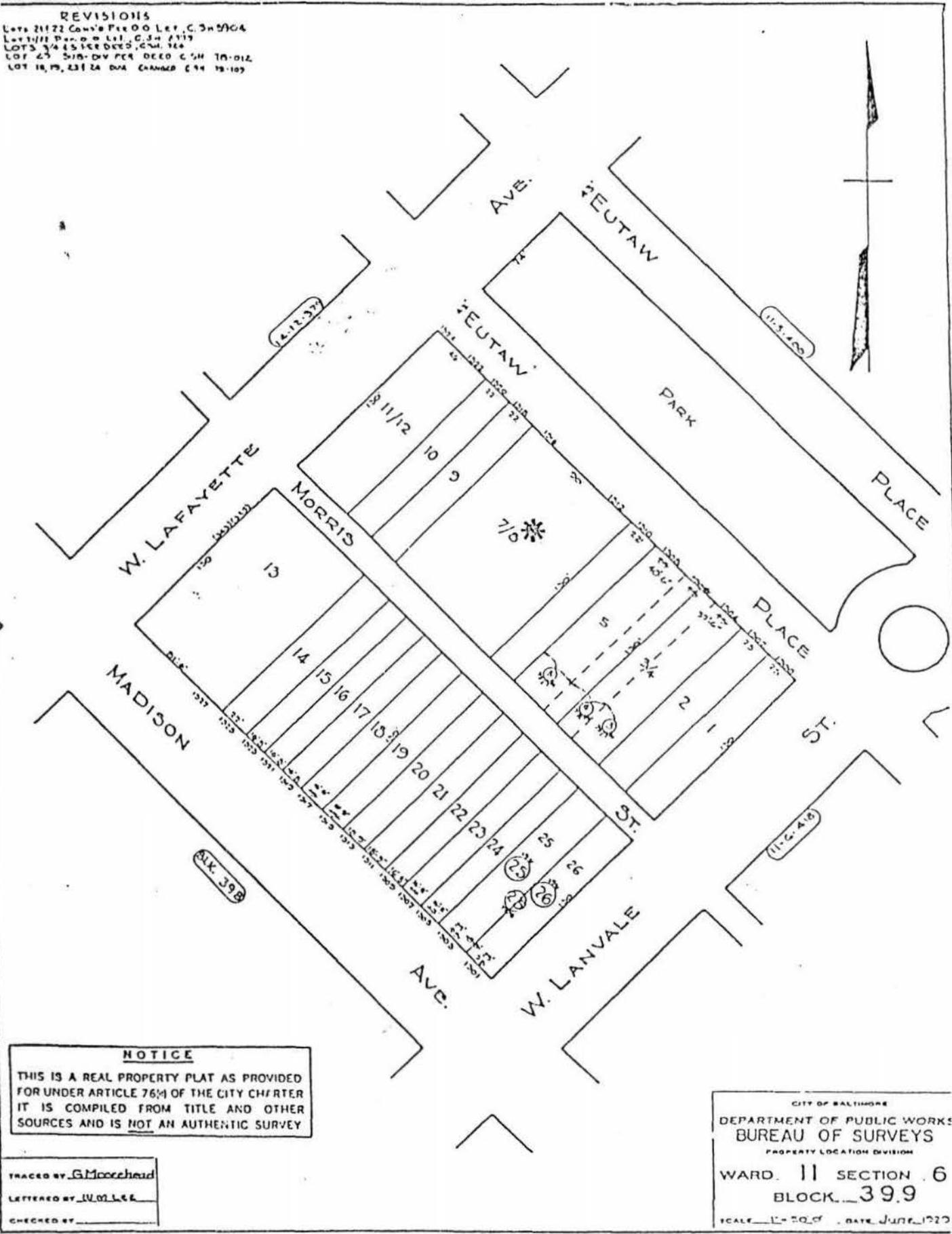
Attach photographs and maps to application.

Continuation sheets attached: yes no

Site Plan

B-851

REVISIONS
 Lots 21 & 22 Cont'd Per Dec'd Let. C. 3d 1904
 Lot 111 Per Dec'd Let. C. 3d 1917
 Lots 3 & 4 Per Dec'd Let. C. 3d 1917
 Lot 25 Sub-Div Per Dec'd C. 3d 1912
 Lot 18, 19, 23 & 24 Div. CHANGED C. 3d 1910



NOTICE

THIS IS A REAL PROPERTY PLAT AS PROVIDED FOR UNDER ARTICLE 76 1/4 OF THE CITY CHARTER IT IS COMPILED FROM TITLE AND OTHER SOURCES AND IS NOT AN AUTHENTIC SURVEY

TRACED BY G. Moorhead

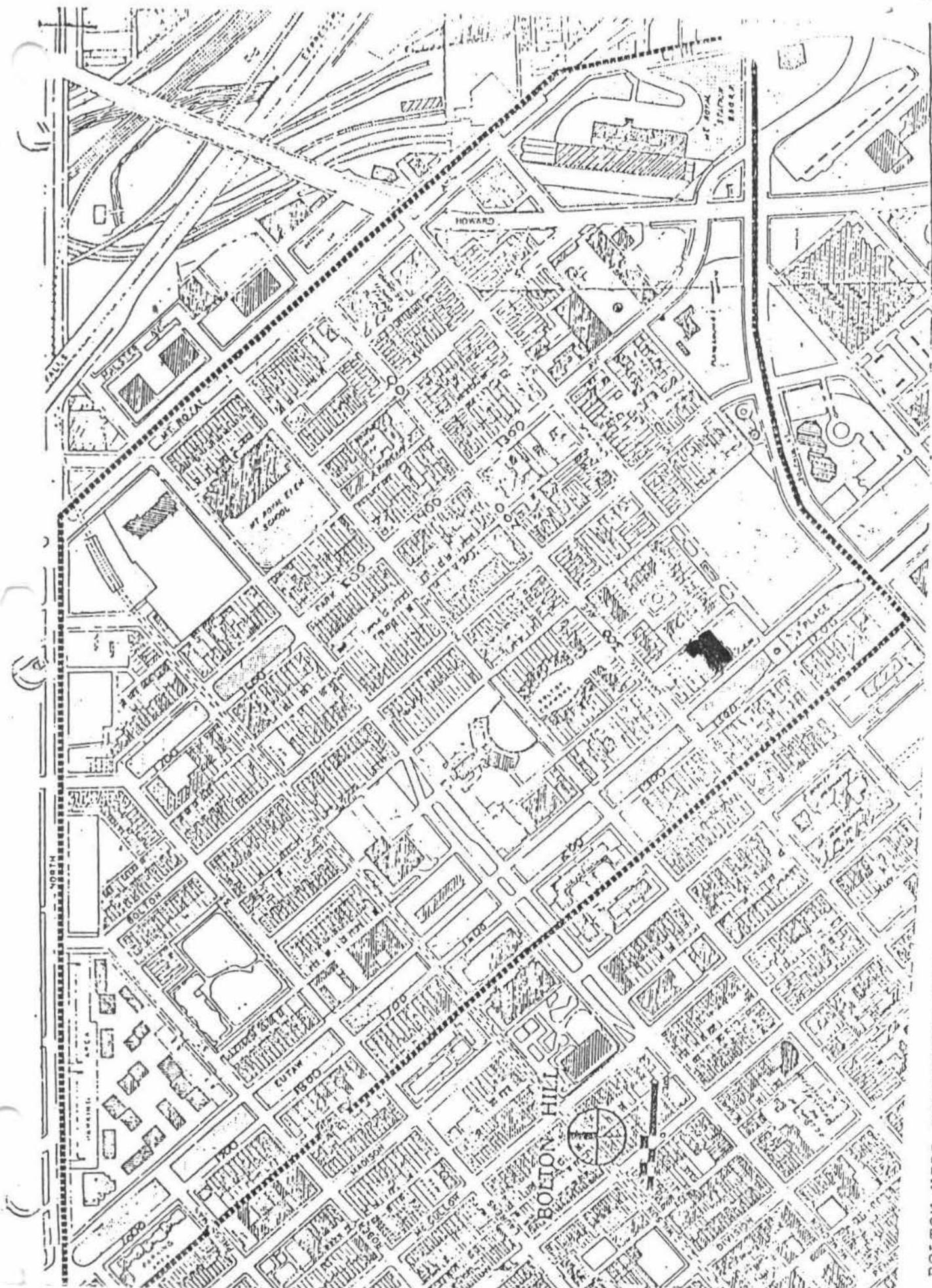
LETTERED BY IV. M. L. E.

CHECKED BY _____

CITY OF BALTIMORE
 DEPARTMENT OF PUBLIC WORKS
 BUREAU OF SURVEYS
 PROPERTY LOCATION DIVISION

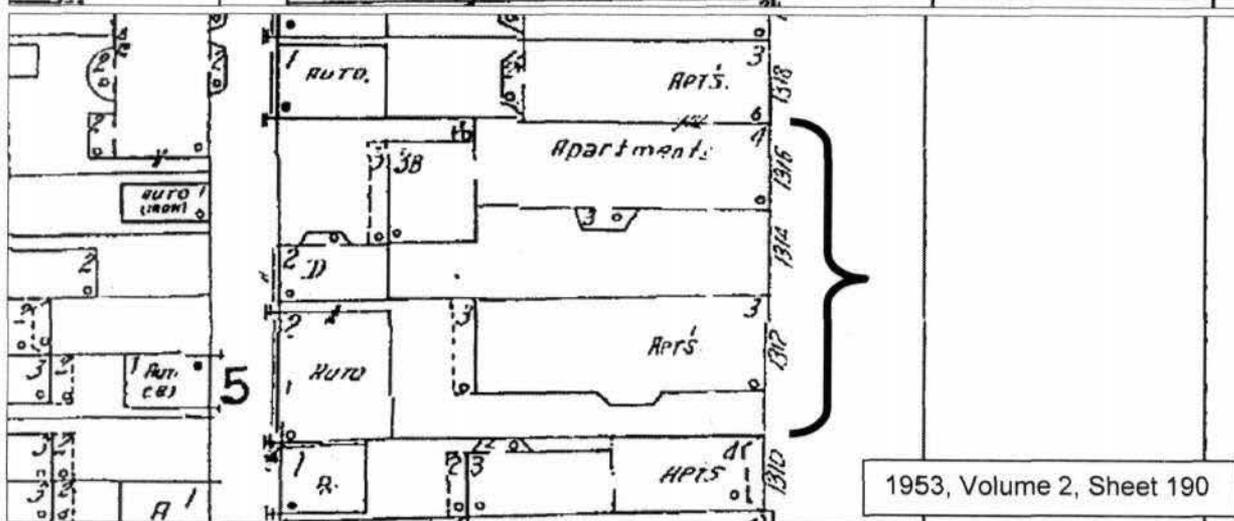
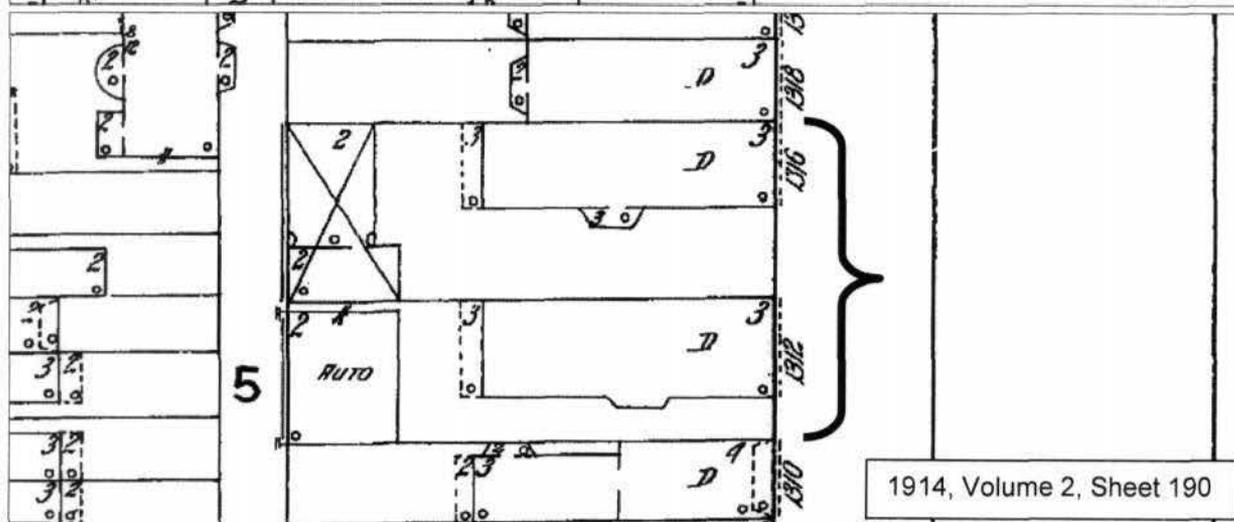
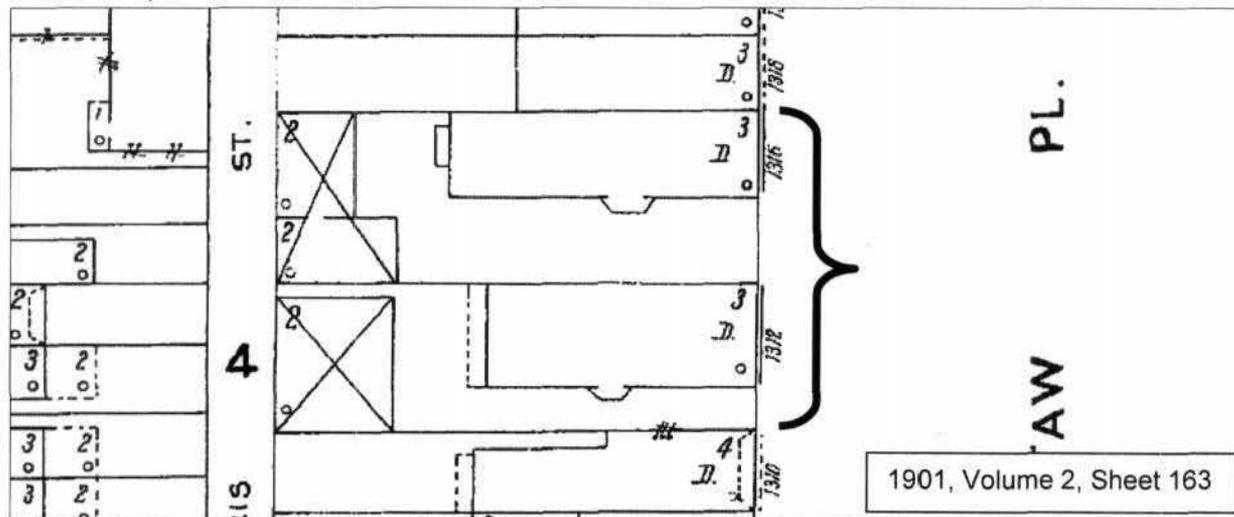
WARD. 11 SECTION. 6
 BLOCK. 39.9

SCALE 1" = 50.0' DATE JUNE 1922



BOLTON HILL BALTIMORE CITY HISTORIC DISTRICT 6/15/67
BOLTON HILL NATIONAL REGISTER HISTORIC DISTRICT 9/17/71

B-851
 St. James Court
 1312-1316 Eutaw Place
 Sanborn Maps



B-851
St. James Court
1312-1316 Eutaw Place
Block 0399, Lot 007
Baltimore City
Baltimore West Quad

