

**MARYLAND HISTORICAL TRUST  
FORM FOR INELIGIBLE PROPERTIES**

B-2893

Property Name: Govans Manor  
 Address: 5220 York Road  
 City: Baltimore Zip Code: 21212 County: Baltimore City  
 USGS Quadrangle(s): Baltimore East  
 Tax Map Parcel Number(s): \_\_\_\_\_ Tax Map Number: \_\_\_\_\_  
 Project: HUD RAD Conversion Agency: Baltimore HCD/Housing Authority of Baltim  
 Agency Prepared By: Baltimore HCD/ HABC  
 Preparer's Name: Robyn Chrabasz Date Prepared: 1/6/2014  
 Preparer's Eligibility Recommendation:  Eligibility not recommended  
*Complete if the property is a non-contributing resource to a NR district/property:*  
 Name of the District/Property: \_\_\_\_\_  
 Inventory Number: \_\_\_\_\_ Eligible: \_\_\_\_\_ yes Listed: \_\_\_\_\_ yes

**Description of Property and Justification:** *(Please attach map and photo)*

Govans Manor is an 11-story high rise building located in the Radnor-Winston neighborhood in north Baltimore.

Designed by Baltimore-based architecture firm Smeallie, Orrick and Janka, Ltd., the building was completed in 1974. Constructed as a turnkey development, owned and operated by the Housing Authority of Baltimore City, this public housing development has been subject to a number of comprehensive modernizations, known as "comp mods." This includes an energy management/ weatherization comp mod as the most significant within the last 10 years. Additionally, in 2011, the exterior brick of the structure underwent repairs due to spalling of the masonry. The interiors of the building are continuously renovated and updated as a condition of the building's revolving tenancy.

There are a total of 191 apartments consisting of efficiency and one-bedroom units. Eight (8) of the units are fully Uniform Federal Accessibility Standards (UFAS) compliant. On site amenities consist of a built-in grill, fenced in community garden, arts & crafts room, computer lounge, community room, common area laundry and kitchen.

The building is constructed of a concrete frame with red colored brick infill panels and a built up flat roof. The façade is broken up by horizontal beige concrete bands at each floor level, and vertical concrete walls that give the appearance of buttresses and shear walls. The concrete walls hold the balconies, which have metal railings with stucco panels, and the balconies give the appearance of stacked, floating boxes. The window and doors are anodized aluminum, a majority of which are located on the balconies and do not puncture the facade. On the interior, the layout is a standard double-loaded corridor and generic finishes.

**Justification:**

The property does not meet the National Register Criteria A; there are no known events associated to the property. The property does not meet the National Register Criteria B; there are no known persons of significance associated with the property. The

<b>MARYLAND HISTORICAL TRUST REVIEW</b>	
Eligibility recommended _____	Eligibility not recommended <input checked="" type="checkbox"/>
<b>MHT Comments:</b>	
<u>[Signature]</u> Reviewer, Office of Preservation Services	<u>1/22/14</u> Date
<u>n/a</u> Reviewer, National Register Program	_____ Date

201400106

NR-ELIGIBILITY REVIEW FORM

Govans Manor

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property does not meet the National Register Criteria C; the building lacks characteristics of a type, period, or method of construction. The property was not considered under National Register Criteria D, prehistory.

The property is less than 50 years old, has not achieved significance within the past 50 years, and is generally not considered eligible for the National Register under other Criteria Considerations (not religious, moved, birthplace or grave, cemetery, reconstructed, commemorative)

**MARYLAND HISTORICAL TRUST REVIEW**

**Eligibility recommended**

**Eligibility not recommended**

**MHT Comments:**

**Reviewer, Office of Preservation Services**

**Date**

**Reviewer, National Register Program**

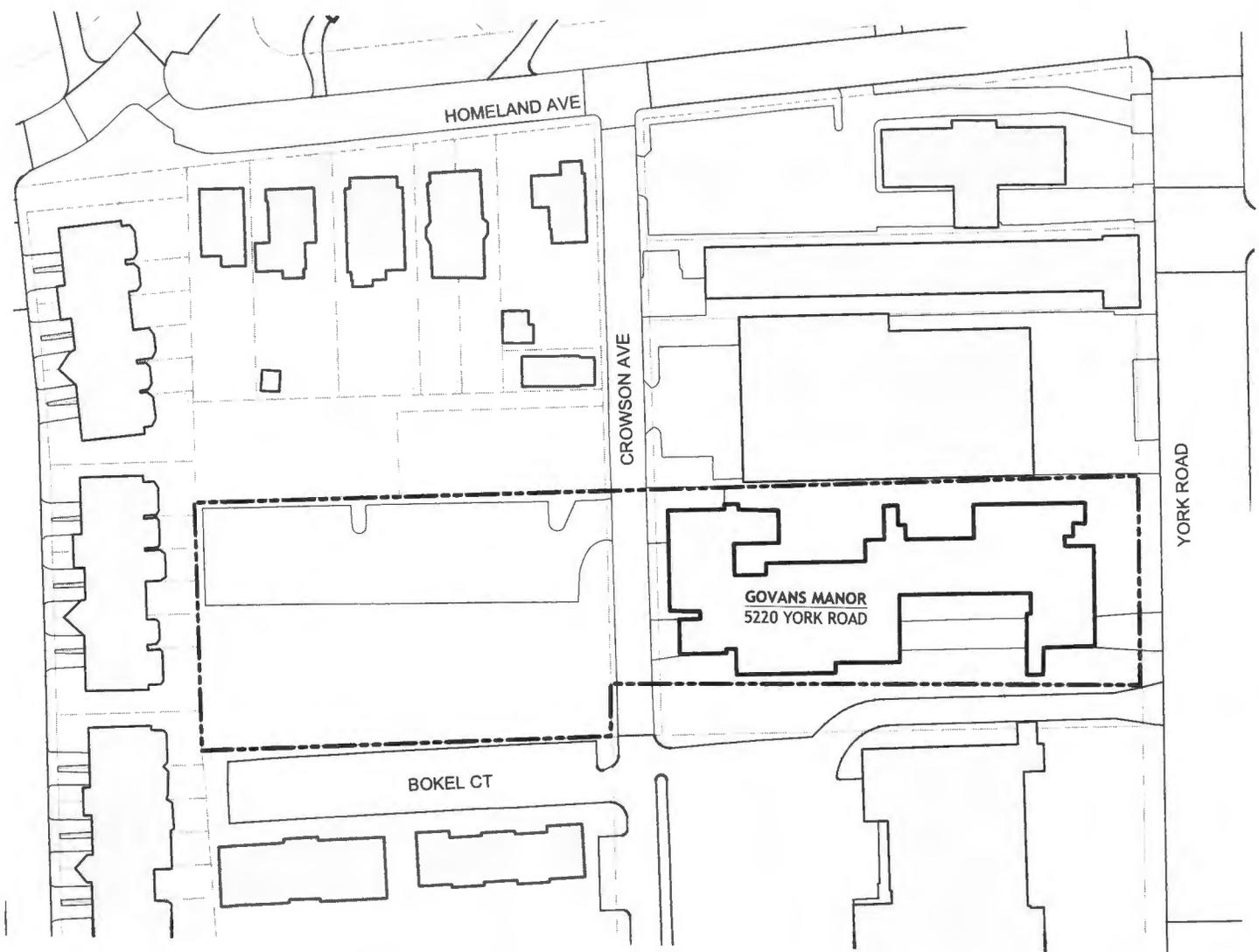
**Date**



QUAD MAP ZOOM *Baltimore East*

PROPERTY NAME:

GOVANS MANOR



# GOVANS MANOR



Housing Authority of Baltimore City  
Division of Engineering and Capital Improvements

Project Title:  
**HOUSING AUTHORITY OF BALTIMORE CITY  
GOVANS MANOR**

Date:  
12/10/2013

Drawn by:  
**MR**  
Checked by:

Scale:  
as shown

Drawing Title:  
**GOVANS MANOR**

Development Number:  
47

B-2893



Govans\_01.JPG



Govans\_02.JPG



Govans\_03.JPG



Govans\_04.JPG

MARYLAND HISTORICAL TRUST

(34)

B-2893

knrc 170428935804

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON

Govans Manor

2 LOCATION

STREET & NUMBER

5220 York Road

CITY, TOWN

Baltimore

VICINITY OF

CONGRESSIONAL DISTRICT

STATE

Maryland

COUNTY

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> ENTERTAINMENT
		<input type="checkbox"/> NO	<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> GOVERNMENT
			<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> OTHER

4 OWNER OF PROPERTY

NAME

Telephone #:

STREET & NUMBER

CITY, TOWN

VICINITY OF

STATE, Zip code

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Records Office Room 601

Liber #:

Folio #:

STREET & NUMBER

Baltimore City Courthouse

CITY, TOWN

Baltimore

STATE

Maryland 21202

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

City of Baltimore Neighborhood Survey

DATE

1977

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR SURVLY RECORDS

Commission for Historic and Architectural Preservation

CITY, TOWN

Baltimore

STATE

Maryland 21202

# DESCRIPTION

B-2893

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Govans Manor is an eleven story, multi-bayed apartment building for the elderly. It contains 199 units, all with extra-wide doors to accommodate wheel chairs and mobile beds. Many other special features were installed for the convenience of the elderly.

The eclectic styling of the building shows signs of Brutalistic and Miesian styles, two contemporary types of architecture. The weight and massiveness of the building, and the treatment of the ribbon windows as holes or voids in the wall rather than as continuations of the "skin" are Brutalistic features. The outlines of the individual building parts, created by the concrete block beams set in stretcher bond brick, and the ground story wall setting behind outer piers are Miesian features. Balconettes project at various intervals in the front and rear facades, and in a more regimented fashion in the longer side facades.

Govans Manor fronts the busy York Road commercial corridor.

CONTINUE ON SEPARATE SHEET IF NECESSARY

**B SIGNIFICANCE**

B-2893

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

c.1975

BUILDER/ARCHITECT Smealie, Orrick and Janka, Ltd.

## STATEMENT OF SIGNIFICANCE

Govans Manor, the tallest building in Govans, is an atypical building in the area. It becomes a strong landmark for the surrounding community merely because of its size.

Its contemporary architecture reflects the growing use of the York Road corridor in Govans as an area for new office and rental residential development. The building was developed by Bollinger and DeLuca at a cost of \$4,600,000.

CONTINUE ON SEPARATE SHEET IF NECESSARY

B-2893

# MAJOR BIBLIOGRAPHICAL REFERENCES

CONTINUE ON SEPARATE SHEET IF NECESSARY

## GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY \_\_\_\_\_

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	COUNTY
STATE	COUNTY

## FORM PREPARED BY

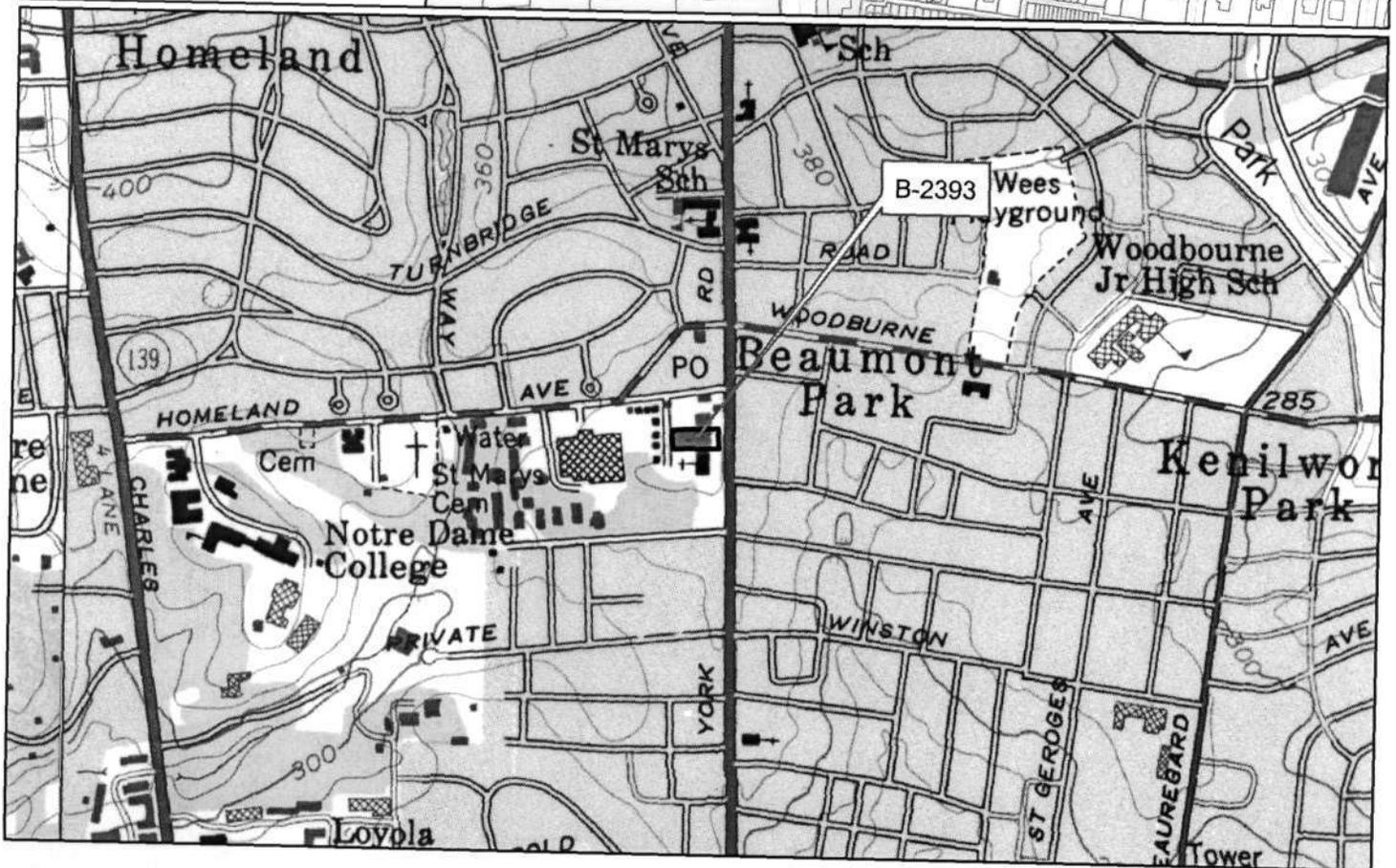
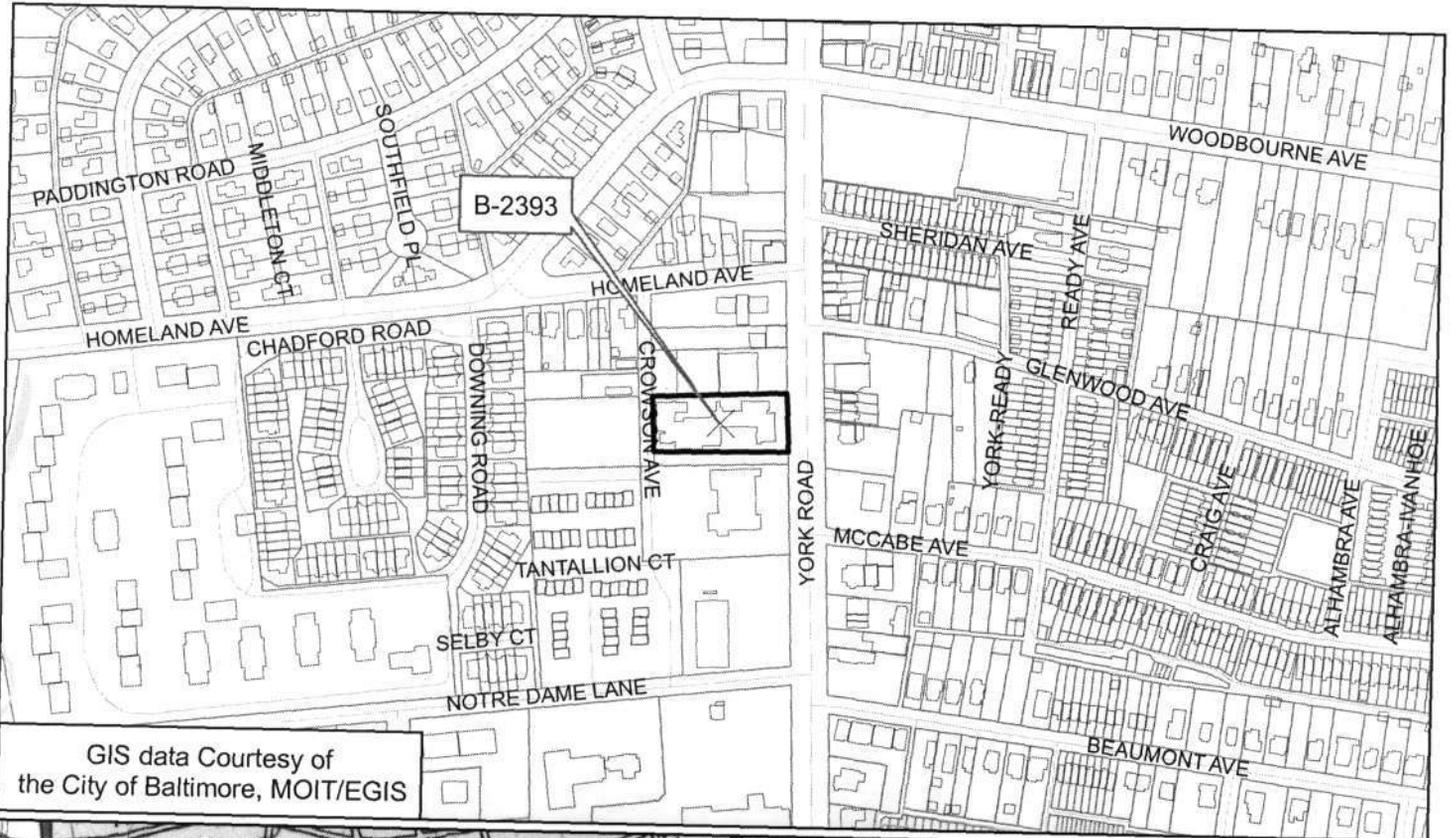
NAME / TITLE	Bill Tamburrino, Planning Assistant		
ORGANIZATION	Commission for Hist. & Arch. Pres.	DATE	1977
STREET & NUMBER	100 N. Holliday Street	TELEPHONE	396-4866
CITY OR TOWN	Baltimore	STATE	Maryland 21202

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust  
The Shaw House, 21 State Circle  
Annapolis, Maryland 21401  
(301) 267-1438

B-2893  
Govans Manor  
5220 York Road  
Block 5028 Lot 015  
Baltimore City  
Baltimore East Quad.





Govans Manor  
5220 York Rd.  
(5028)

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