

B-3196 - B-3200
917-931 S. Hanover St. (East side)
Baltimore, Md.
Private access

1865-1871

This row of three story, two bay wide brick houses with shed roofs and bracketed cornices was built after the Civil War by George Williamson, an active local real estate developer. The only exception to the above description is 917 S. Hanover St., which is a three story, three bay wide house with gable roof, the only survivor of an earlier row of such houses which extended south from Warren Ave. to Churchill St. All of the houses are currently in a deteriorated condition.

MARYLAND HISTORICAL TRUST

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON

2 LOCATION

STREET & NUMBER
925-927 S. Hanover St.

CITY, TOWN
Baltimore

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	PUBLIC ACQUISITION	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

STREET & NUMBER
Baltimore City Courthouse

CITY, TOWN
Baltimore

STATE
Maryland

zip code
21202

Liber #:

Folio #:

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED (925)	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED (927)	<input type="checkbox"/> MOVED DATE _____
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This pair of three story, two bay brick houses with shed roofs and bracketed cornices were built, along with the neighboring houses, in the early 1870's. The cornice on this pair of houses is extremely similar to that on the adjoining houses.

The houses are three stories in height, about 15' wide, and occupy lots 90' deep. Each house has a three story high, one bay wide and deep stair hall extension which connects the main house to a rear addition. At 925 S. Hanover St. there is a two story high, four bay deep brick rear addition, followed by a two story high, two bay deep frame addition; at 927 S. Hanover St. there is a three story high, two bay deep brick rear addition, followed by a two story high, one bay deep frame addition and a one story high, one bay deep frame addition. The houses are constructed in running bond. The shed roof is surmounted by a cornice that extends across the pair, and is identical to the cornice extending across 919-923 S. Hanover St. The cornice consists of a deeply projecting crown molding supported by a row of carved modillions set above a row of smaller carved modillions. There is a plain wood freize area and the entire cornice is supported by three carved brackets, which connect it to a plain lower molding strip. There is a double hooded chimney located along the partition wall of the rear part of the main roof. Each house also has a double hooded rear end chimney located at the east end of the first two bays of the rear addition.

The door and window openings of 925 S. Hanover St. have segmentally arched brick lintels with solid wood tympanums. The door and window openings of 927 S. Hanover St. are identical to those seen at 921-923 S. Hanover St., a flat wood lintel with a curved, recessed area directly over the window area. All of the sills are wood. All of the window openings of 925 S. Hanover St. are filled with 1/1 sash; those of 927 S. Hanover St. are filled with the original 4/4 sash. The first floor of 927 S. Hanover St. has been converted into a store-front. Two, three-sided projecting glass bays flank a late Victorian, double glass and panel door, with tall, vertical glass panels. The projecting bays are set on modern brick bases. Above the bays, a projecting shed roof is supported by a deep area of plain, vertical siding. At 925 S. Hanover St. a late Victorian four pane door, with arched upper panels, is set beneath a single light transom. The houses sit on high basements, the entrance to 925 S. Hanover St. being reached by four stone steps. 925 S. Hanover St. has a rectangular coal opening located to the right of the steps. An arched alleyway runs between the two houses.

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

VERBAL BOUNDARY DESCRIPTION

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

STATE	COUNTY

11 FORM PREPARED BY

NAME / TITLE

M.E. Hayward / Historic Sites Surveyor

ORGANIZATION

DATE

Maryland Historical Trust / Struever Bros. & Eccles

4/79

STREET & NUMBER

TELEPHONE

1745 Circle Rd.

CITY OR TOWN

STATE

Ruxton

Maryland 21204

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 18I 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

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

Property: 925 SOUTH HANOVER STREET, BALTIMORE, MARYLAND

Historic District: FEDERAL HILL

12-30-86 date initial application received by State date additional information requested by State
2-30-86 date complete information received by State
date of this transmittal to NPS
inspection of property by State staff? no yes date: _____

- 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.

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

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:

3 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 HISTORIC DISTRICT OF FEDERAL HILL CONSISTS OF FEDERAL HILL PARK AND THE HOUSES ON THE STREETS FACING AND SLOPING AWAY FROM THE PARK TO THE WEST AND SOUTH. THE HILL IS BOUNDED ON THE NORTH AND EAST BY THE WATERFRONT. THE MAJORITY OF HOUSES DATE FROM THE MID TO LATE 19TH CENTURY WITH A SCATTERING OF EARLIER STRUCTURES. ALL ARE OF BRICK CONSTRUCTION WITH THE EXTENSIVE USE OF WHITE MARBLE TRIM. MOST ARE ATTACHED ROWHOUSES OF TWO OR THREE STORIES, APPROXIMATELY FIFTEEN FEET IN WIDTH. DORMER WINDOWS ARE COMMON ON THE OLDER HOUSES AND PROVIDE CONSIDERABLE VARIATION IN ROOF LINE WITHIN A BLOCK. WITH THE EXCEPTION OF THOSE FACING THE PARK, THESE HOUSES ARE MODEST, WITH LITTLE EXTERIOR ORNAMENTATION.

Period(s) of significance: 19TH CENT Section 7, page 1.

Description of the property documenting current condition. THIS STRUCTURE IS A 2 BAY, 3 STORY PAINTED BRICK ROWHOUSE WITH A WOODEN CORNICE, FIVE FRONT WINDOWS ARE LOWER WOOD DOUBLE HUNG SASH WITH WOOD SILL, BULL NOSE JAMBS, AND SEGMENTAL ARCH LINTELS. THE ENTRANCE IN THE LEFT BAY CONSISTS OF A 4 PANEL WOOD DOOR WITH A SINGLE LIGHT TRANSOM WITH BULL NOSE JAMBS, A MARBLE SILL AND MARBLE STEPS. THE ENTRANCE ALSO HAS A SEGMENTAL ARCH LINTEL. A COAL HATCH IS AT GRADE LEVEL IN BAY #2 AND IS COVERED BY METAL GRILLWORK. A 2 STORY, 5 BAY BRICK WALL AT THE REAR OF THE MAIN STRUCTURE WITH A LATE VICTORIAN 2 STORY FLAME PORCH IS TYPICAL OF THIS BLOCK. (CONT).

Retains sufficient integrity: Yes No THIS STRUCTURE TYPIFIES THE GROWTH OF THE FEDERAL

Statement of significance of the property HILL HISTORIC DISTRICT; RAMP INCREASES IN POPULATION IN THE LATE 19TH CENTURY, INCREASING LAND VALUE AND ECONOMY OF CONSTRUCTION SHAPED THE ROWHOUSE DEVELOPMENT ALONG THIS ORTHOGONAL SYSTEM OF STREETS. NUMBER 925 SOUTH HANOVER STREET IS AN INTEGRAL PART OF ITS BLOCK WITH SUCH COMMON ELEMENTS AS CORNICE, STEPS, ENTRY AND WINDOW DETAILING APPEARING ON MOST OF THE REMAINING 7 CONTIGUOUS HOUSES OF ITS STYLE.

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 purposed 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:

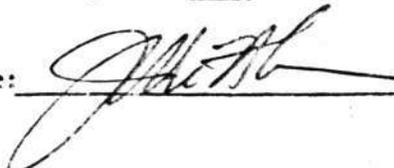
potential historic district which appears to meet the National Register Criteria for Evaluation and will likely be nominated.

registered historic district but is outside the period(s) 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

Date: 1-16-87 State Official Signature: 

925 South Hanover Street
Part I

DESCRIPTION OF PHYSICAL APPEARANCE (cont.)

A portion of the porch was converted into a bathroom

The interior plan consists of two rooms on the first floor of the main block, winder staircase between the main block and the ell and a one room ell with a single room, frame addition. The second and third floors have one room each in the main block, the second floor of which connects to the one room ell and single room addition.

The remaining interior historic fabric includes the staircase, few interior doors and very little interior window or door trim. All features of this structure are in fair to poor condition.

RECEIVED HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 1 - EVALUATION OF SIGNIFICANCE

DEC 30 1986

NPS Office Use Only

Project Number:

Instructions: Read 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:

Address of property: 925 SOUTH HANOVER STREET

City BALTIMORE County _____ State MARYLAND Zip Code 21230

Name of historic district: FEDERAL 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 EDWIN N. STRETCH Title CONSULTANT

Street 137 WELCOME ALLEY City BALTIMORE

State MARYLAND Zip 21201 Telephone Number (during day): 301 529 3142

4. Owner:

Name K + M PARTNERSHIP

Street 914 LIGHT STREET City BALTIMORE

State MARYLAND Zip 21230 Telephone Number (during day): 301 962 0478

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 [Signature] Date 12/15/1986

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 30.
- 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 - EVALUATION OF SIGNIFICANCE

September 1, 1985
925 South Hanover Street
Baltimore, Maryland
K & M Partnership, Inc.
[REDACTED]

5. Description of Physical Appearance:

925 South Hanover Street is a 2 bay, 3 story painted brick rowhouse with a wooden cornice. Five front windows are 1/1 wood double-hung with wood sills, bull nose jambs and segmental arch lintels. The entrance in the left bay or bay #1 consists of a (4) panel wood door with a single light transom with bull nose jambs, a marble sill and marble steps. The entrance also has a segmental arch lintel. A coal hatch is at grade level in bay #2 and is covered by metal grillwork.

A (2) story, 5 bay masonry ell at the rear of the main structure with a late Victorian (2) story frame porch is typical of this block. A portion of the porch was converted into a bathroom. Siding on the porch dating to 1950's is asphalt shingle.

Date of construction: 1879
Source of date: Peale Museum, Baltimore City Atlas
Land Records - City of Baltimore
Date of alteration(s): c.1900
Has building been moved? No.

Statement of Significance:

Number 925 South Hanover Street typifies the growth of the Federal Hill Historic District; rapid increases in population in the late 19th Century; increasing land value and economy of construction shaped the rowhouse development along this orthogonal system of streets. Number 925 South Hanover Street is an integral part of its block with such common elements as cornice, steps, entry and window detailing appearing on most of the remaining (7) contiguous houses of its style.

September 1985
925 South Hanover Street
Baltimore, Maryland 21230
I & M Partnership, Inc.
[REDACTED]

KEY TO PHOTOGRAPHS

EXTERIOR

1. Front elevation looking east
2. Block looking northeast from South Hanover Street
3. Block looking southeast from South Hanover Street
4. Front wall and cornice looking east
5. Front entrance looking east
6. Rear ell and frame porch looking west
7. Porch detail looking northwest
8. Porch rear elevation looking west
9. Porch rear elevation looking southwest

INTERIOR - FIRST FLOOR

10. Front room looking west
11. Rear room looking east at kitchen

INTERIOR - SECOND FLOOR

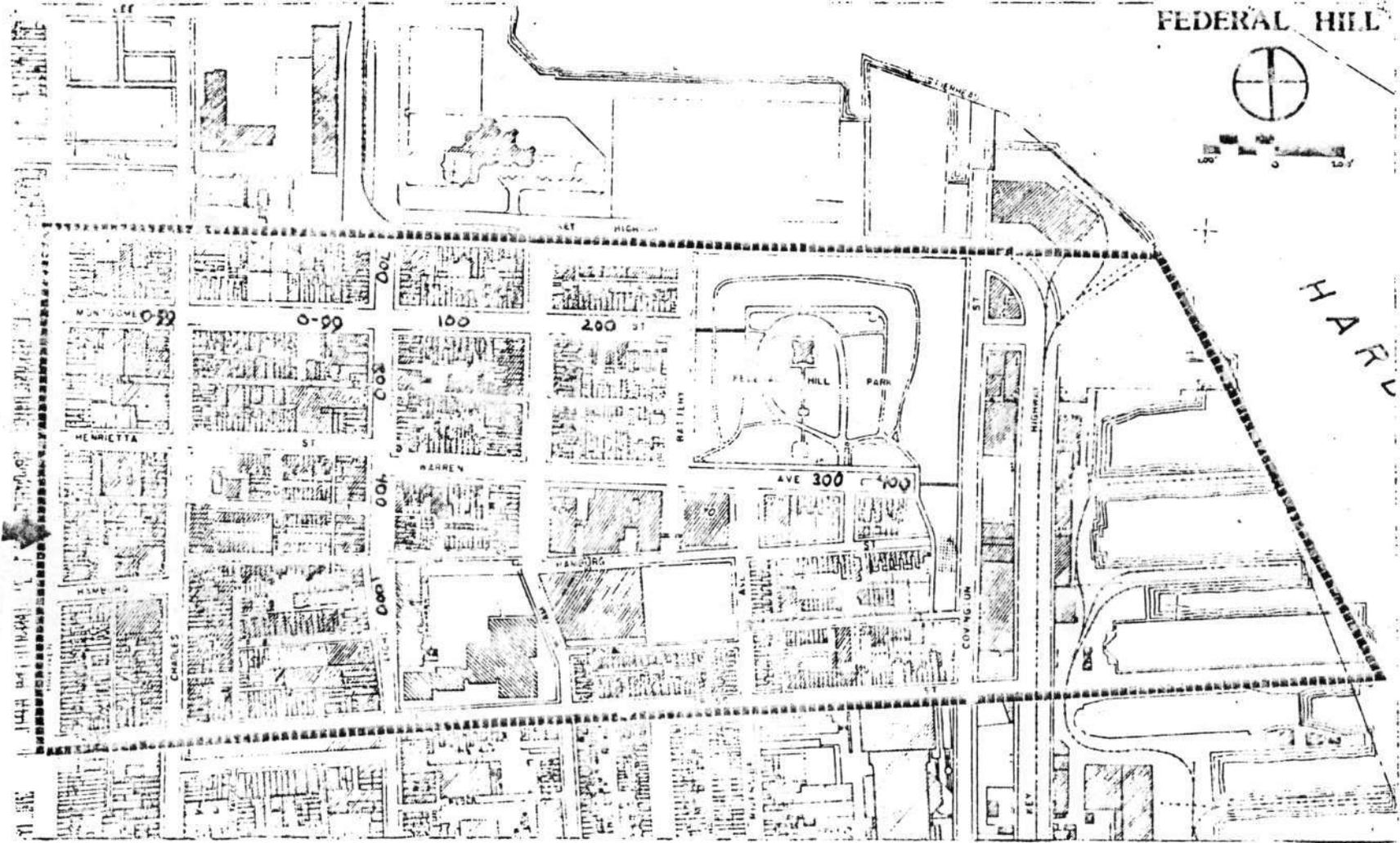
12. Hall and landing looking northeast from front room
13. Front room looking west
14. Rear room looking east into bath and porch
15. Side window looking south

INTERIOR - THIRD FLOOR

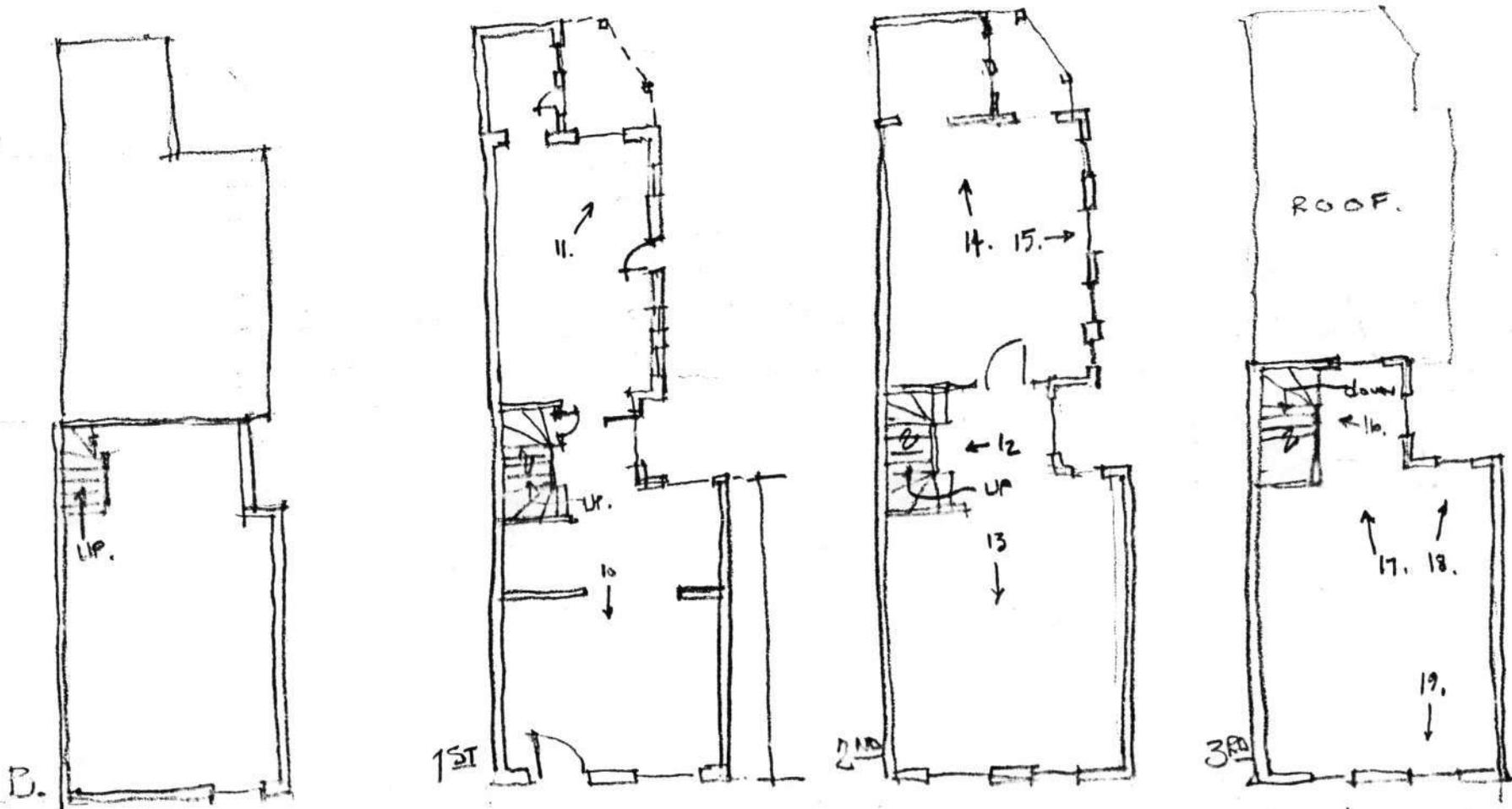
16. Landing at top of stairs looking west and down on staircase
17. Front room looking east into stair hall
18. Front room looking east at rear window
19. Front room looking west at front window

713 QUINN PARSONS
BALTIMORE - MARYLAND
K + A PARTNERSHIP

B-3199



FEDERAL HILL NATIONAL REGISTER HISTORIC DISTRICT 4/17/70



925 SOUTH HANOVER STREET, BALTIMORE, MARYLAND

K. + M. PARTNERSHIP - DEVELOPERS

"FLOOR PLAN BEFORE RENOVATION"

914 LIGHT STREET
BALTIMORE, MARYLAND
NO. SCALE

B-3199

B-3199

HISTORIC PRESERVATION
CERTIFICATION APPLICATION -
PART 1

NPS Office Use Only

Property Name

925 S. HANOVER ST., BALTO, MD.

Property Address

K+M PARTNERSHIP - 52-123531-2

Owner Name/Social Security or Taxpayer ID Number

Project Number:

5. Description of physical appearance:

SEE ATTACHED

Date of Construction: _____ Source of Date: _____

Date(s) of Alteration(s): _____

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

Statement of significance: _____

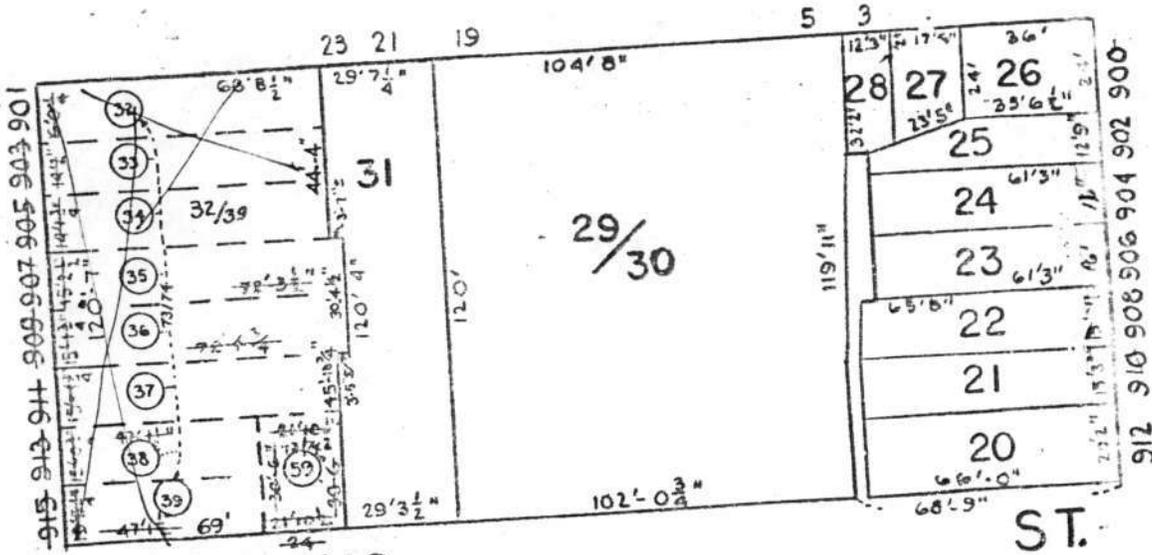
Photographs and maps.

Attach photographs and maps to application.

Continuation sheets attached: yes no

W. HENRIETTA ST.

ST.



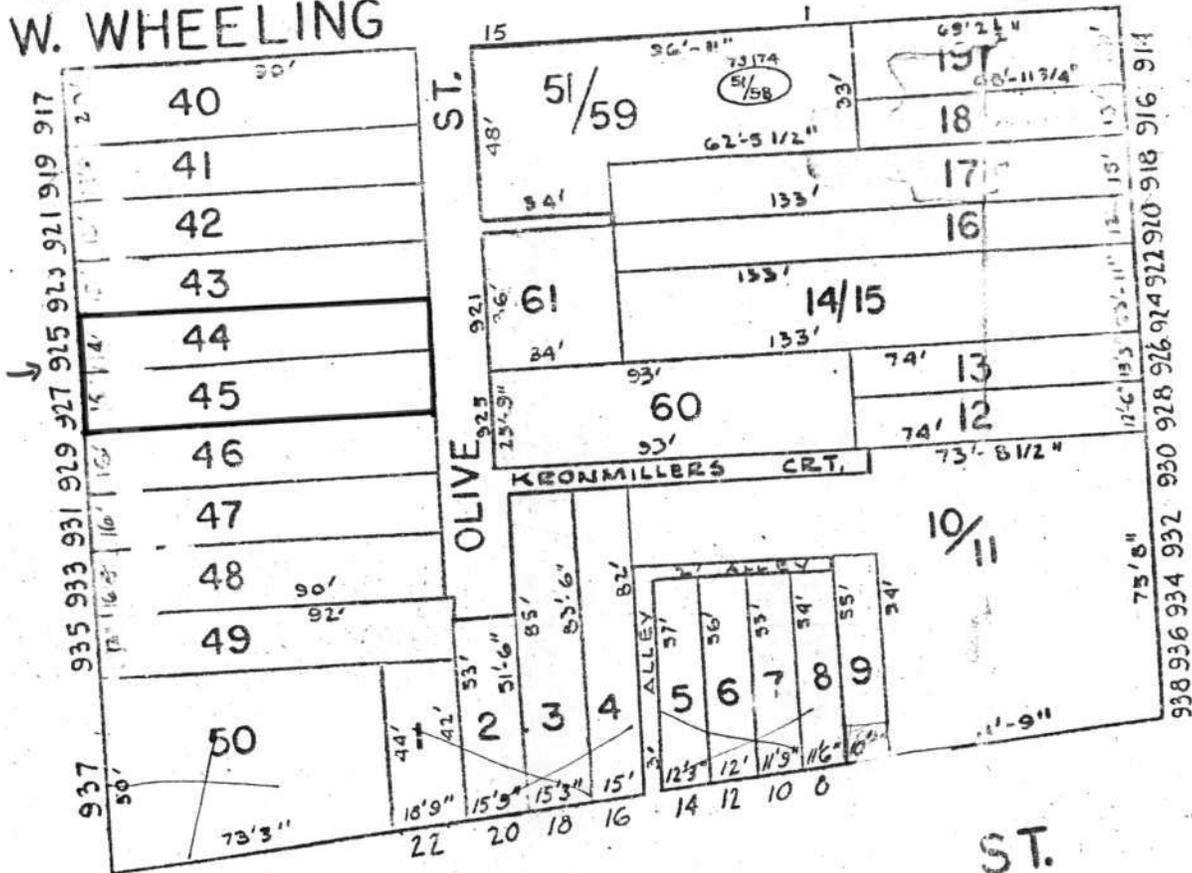
ST.

W. WHEELING ST.

ST.

B-3199

S. HANOVER



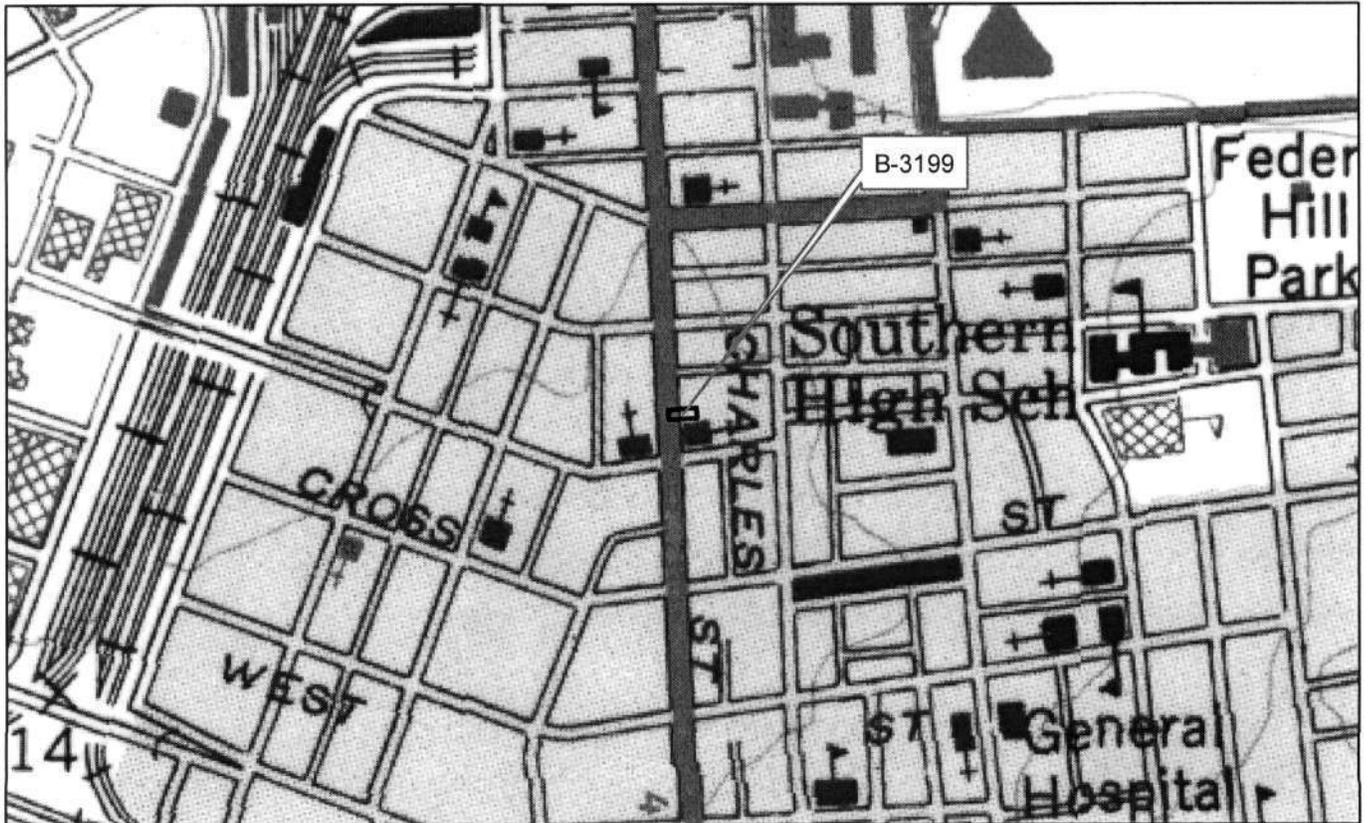
S. CHARLES

ST.

W. HAMBURG

933

B-3199
925-927 S. Hanover Street
Block 0917 Lots 044-045
Baltimore City
Baltimore East Quad.





B-3199

925-927 S. Hanover St.

-M.E.H.

5/79

West elevation