

B-3383 - B-3386
1029-1043 William St. (East side)
Baltimore, Md.
Private access

1845-1850

The east side of the 1000 block of William St. was originally improved with a row of two story plus attic, two bay wide brick houses with gable roofs. These still exist at 1029-1033 and 1039-1041 William St., but 1035 William St. is now a full three stories in height with a shed roof and 1043 William St. has been enlarged and remodeled and is now three stories in height, three bays wide, and has a shed roof and bracketed cornice. The first floor area serves as a corner grocery. All of the original two story plus attic houses built along this side of William St. were built by John T. Grindall in 1845-1849.

MARYLAND HISTORICAL TRUST

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON

2 LOCATION

STREET & NUMBER

1029-1035 William St.

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 (1031-1035)	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input checked="" type="checkbox"/> UNOCCUPIED (1029)	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<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

DATE

—FEDERAL —STATE —COUNTY —LOCAL

DEPOSITORY FOR SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

B-3383

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input checked="" type="checkbox"/> DETERIORATED (1029)	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> XALTERED	<input type="checkbox"/> MOVED DATE _____
<input checked="" type="checkbox"/> FAIR (1031, 1033, 1035)	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This group of three two story plus attic brick houses with gable roofs, and one three story brick house with shed roof was originally built as a group of four gable roofed houses, 1035 William having been enlarged at some later date. The houses were built in the 1840's by John T. Grindall, for whom Grindall St. is named, and formed part of a group of such houses extending along this side of William St. 1029 William is deteriorated and a good part of the north end wall is missing. 1031, 1033, and 1035 William have been covered with formstone.

The houses were all two and a half stories in height originally but 1035 William is now three stories in height. 1029 William is 16' wide, 1031 is about 13' wide, and 1033 and 1035 are about 14' wide. The houses occupy lots ranging in depth from 47 1/2' to 50'. The houses are two rooms deep. 1029 William has a two story high, two bay deep rear addition; 1031 William currently has no rear addition; 1033 William has a two story high, one bay deep frame addition, followed by a one story high, one bay deep frame addition; and 1035 William has a one story high, two bay deep rear addition with a one bay deep frame second story. The houses are constructed in running bond but 1031, 1033, and 1035 William have been covered with formstone. The low-pitched gable roof of 1029, 1031, and 1033 William has a continuous two-tier brick cornice. The shed roof of 1035 William has no cornice. Each house has a double chimney located along both the front and rear roof gables. At 1033 and 1035 William the chimneys are hooded and located on the south side of the house; at 1029 and 1031 William they are flat and paired along the partition wall between the two houses.

The first and second floor door and window openings have splayed brick lintels and wood sills. The attic story windows of 1029 William have been replaced by a later wide, multi-paned sash, and the other houses have been covered with formstone obscuring the original treatment of the attic story lintels. All of the window openings are filled with 1/1 double hung sash, except for the windows of 1029 William which are currently filled in with concrete blocks. 1029 William currently has no door; 1031 and 1033 William have horizontally paneled doors; and 1035 William has a modern flush door. The houses sit on low basements, the entrances being reached by two stone steps each. Each house has a square-shaped coal opening with metal cover located beneath the first floor window.

CONTINUE ON SEPARATE SHEET IF NECESSARY

8 SIGNIFICANCE

B-3383

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 1845-48

BUILDER/ARCHITECT John T. Grindall

STATEMENT OF SIGNIFICANCE

This row of houses is representative of a large group of such two story plus attic houses built in the 1840's and 1850's in the central sections of Federal Hill to accomodate the growing labor force centered around the Baltimore waterfront. Although showing possible stylistic influences from Greek Revival style buildings constructed in Baltimore in the 1820's and 1830's (in the proportions of the attic windows and the chaste exterior details), the outstanding feature of these houses is their extreme simplicity of design and detailing. They are practical adaptations of a current mode of building, designed to meet the need for efficient, low-cost housing for a growing working class community. The floor plan is essentially the same as that of the two story with dormer windows type of house which generally preceded this type chronologically--the two main floors having both a front and back room separated by an enclosed, narrow, and tightly winding staircase. Both front and back rooms usually have fireplaces. The kitchens were located in a rear addition. The increase in the height of the third story from a dormer story to an attic story allowed the third story to be divided into two separate rooms, in place of the one open room usual with the dormer-storied houses, thus providing welcome, additional, more private living space.

This group of houses was built by John T. Grindall, an active local real estate developer and builder, on land left to his wife, sister-in-law, and brother-in-law, the children of Thomas Armstrong, who had acquired the parcel in 1811.¹ It was Grindall, and these heirs, who laid out Grindall St. running directly east, and to the north of, these houses. Grindall sold the individual houses in 1847-48, but, like most houses of this type, they were not owner occupied, but instead used to generate rental income for the owners.² An Early occupants of 1029 William St. were an Adam Otto, a grocer, and his brother August, a laborer.³

¹Baltimore City Land Records, Liber WG 114, Folio 633; Liber AWB 355, Folio 312

²Ibid., Liber AWB 387, Folio 1

³Baltimore City Directory, 1858-59 to 1870

~~CONTINUE ON SEPARATE SHEET IF NECESSARY~~

9 MAJOR BIBLIOGRAPHICAL REFERENCES

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATAACREAGE OF NOMINATED PROPERTY $\frac{16' \times 47'5'' (1029); 13'2'' \times 47'6'' (1031); 13'9'' \times 50' (1033);}{14' \times 62'6'' (1035)}$

VERBAL BOUNDARY DESCRIPTION

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

STATE COUNTY

STATE COUNTY

11 FORM PREPARED BY

NAME / TITLE

M.E. Hayward / Historic Sites Surveyor

ORGANIZATION

Maryland Historical Trust / Struever Bros. & Eccles

DATE

5/79

STREET & NUMBER

1745 Circle Rd.

TELEPHONE

CITY OR TOWN

Ruxton

STATE

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 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

NATIONAL PARK SERVICE

STATE REVIEW SHEET

NPS Project Number

Historic Preservation Certification Application - Part 1

B-3383

Name of Property: 1035 William Street

Address of Property: 1035 William Street, Baltimore, Maryland

Name of Registered Historic District: Federal Hill HD

_____ date initial application received by State _____ date additional information requested by State

_____ date complete information received by State _____ date of this transmittal to NPS

Inspection of property by State staff? _____ no yes date: May 1984

- 1** The following information is enclosed:
- photos of facades and streetscapes photos of interiors
 - signed, completed application map locating structure within historic district
 - _____ additional State comments on attached sheet

2 For Evaluating Significance within Registered Historic Districts: Complete section (1), (2), or (3) according to which of the Secretary's "Standards for Evaluating Significance within Registered Historic Districts" applies.

(1) _____ The structure contributes to the historic significance of this district in:
 _____ location _____ design _____ setting _____ materials _____ workmanship _____ feeling and association
 Briefly explain how this structure relates to the significant qualities and characteristics of the district as described in the National Register nomination form or district documentation on file.

(2) The structure does not contribute to the historic significance of this district because:
 it does not add to the district's sense of time and place and historical development;
 the location, design, setting, materials, workmanship, feeling and association have been so altered or have so deteriorated that the overall integrity of the property has been irretrievably lost.
 Briefly explain this recommendation:

The title of the historic facade of this building remains to make it a certified historic structure for purposes of the tax program. The integrity of the facade which is covered with limestone is unknown.

(3) _____ For structures less than 50 years old:
 _____ the historical merits of the district are documented in the National Register form or district documentation on file as less than 50 years old, justifying the certification of this structure's contribution.
 _____ the strong historical or architectural merit of this structure 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 structure contributing on the basis of its individual architectural or historical merits or the significance of the district

Briefly explain how Standard (3) applies to this structure's individual merits or its significance in relationship to the significant qualities and characteristics of the district:

3

For preliminary determination that building is a potential certified historic structure:

B-3383

A. Nomination status of property:

- Nomination has already been submitted to State review board and, if reviewed by the board, property will be nominated within a reasonable period of time. (Draft nomination attached).
- Nomination was submitted to the National Register on _____.
- Nomination will be submitted to the State review board within the next twelve months.
- Nomination process is expected to be completed within thirty months.
- Other; explain: _____

B. Evaluation of property. (Complete 1, 2, 3, or 4, as appropriate.)

1. Property is a building which is *individually eligible*; it meets National Register Criteria for Evaluation: A B C D; Exceptions: _____
2. Property is located within a district which is a potential registered historic district; the district meets National Register Criteria for Evaluation: A B C D; Exceptions: _____
3. Building is located in a registered historic district, is outside the period or area of significance as documented in the National Register nomination, and;
- Appears to contribute to the significance of the district. The State expects to submit revised nomination documentation to NPS on _____
- Does not appear to contribute to the significance of the district.
4. Building should be denied a preliminary determination that it could qualify as a certified historic structure for the following reason or reasons: _____

C. Statement of significance of the building and the district or expanded district, if applicable. Include a description of how the building contributes to the significance of the district or expanded district, if applicable.

4

State Official Recommendation:

This application for the above-named property has been reviewed by Sen Andrews 269-2438
a professionally qualified architect, architectural historian, or historian on my staff.

- The structure 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 structure 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 structure does not contribute to the significance of the above-named district.
- The structure appears to meet the National Register Criteria for Evaluation and will likely be nominated.
- The structure does not appear to meet the National Register Criteria for Evaluation and will not be nominated.
- The structure 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 or area of significance as documented in the National Register nomination or district documentation on file with the NPS. Nomination or district documentation will likely be revised.
- The structure should be denied a preliminary determination that it could qualify as a certified historic structure.
- Insufficient documentation to evaluate structure. State's written request for documentation is attached.

Detailed NPS review recommended Precedent-setting case Forwarded without recommendation

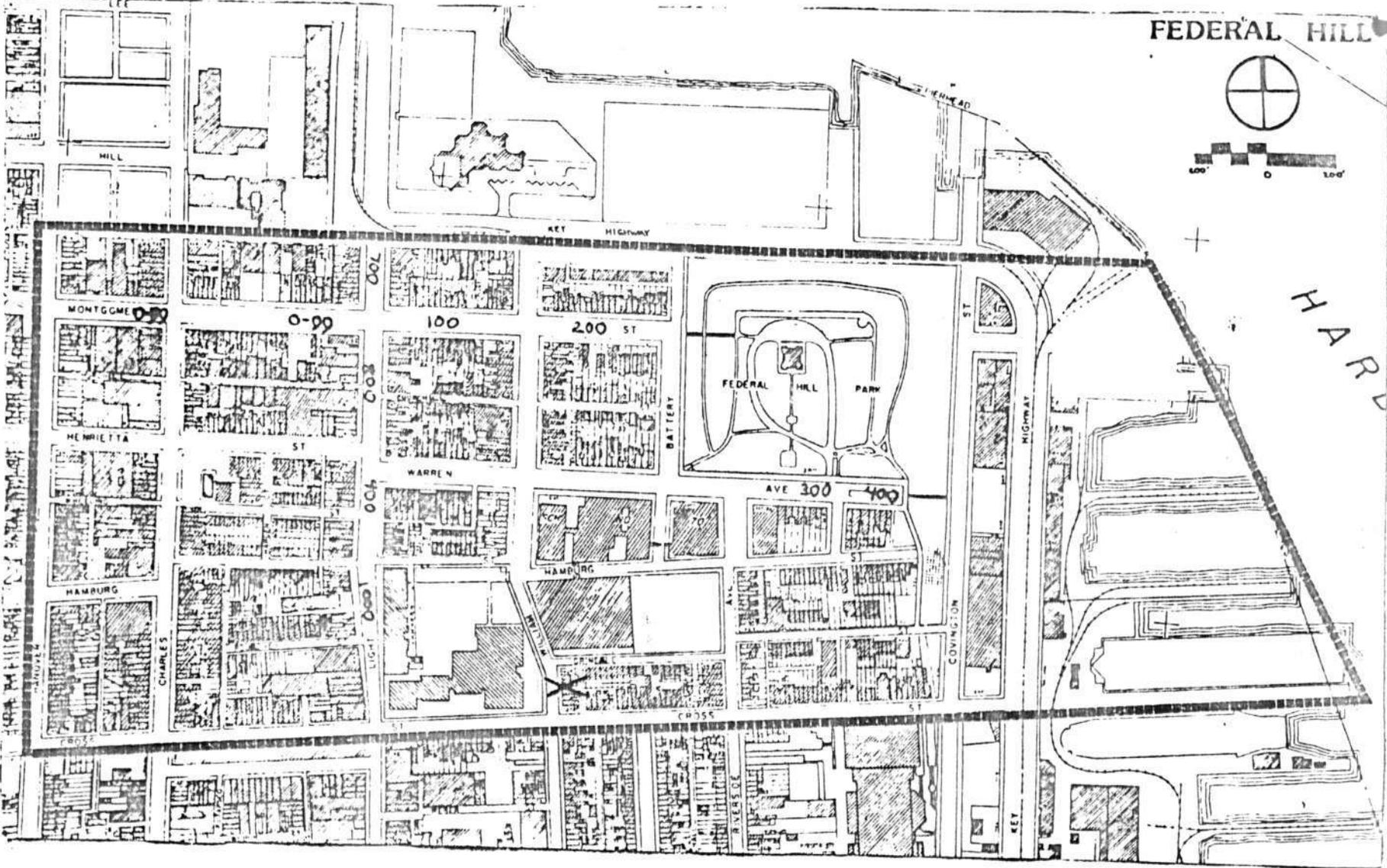
11-20-85

Date



State Official Signature

FEDERAL HILL



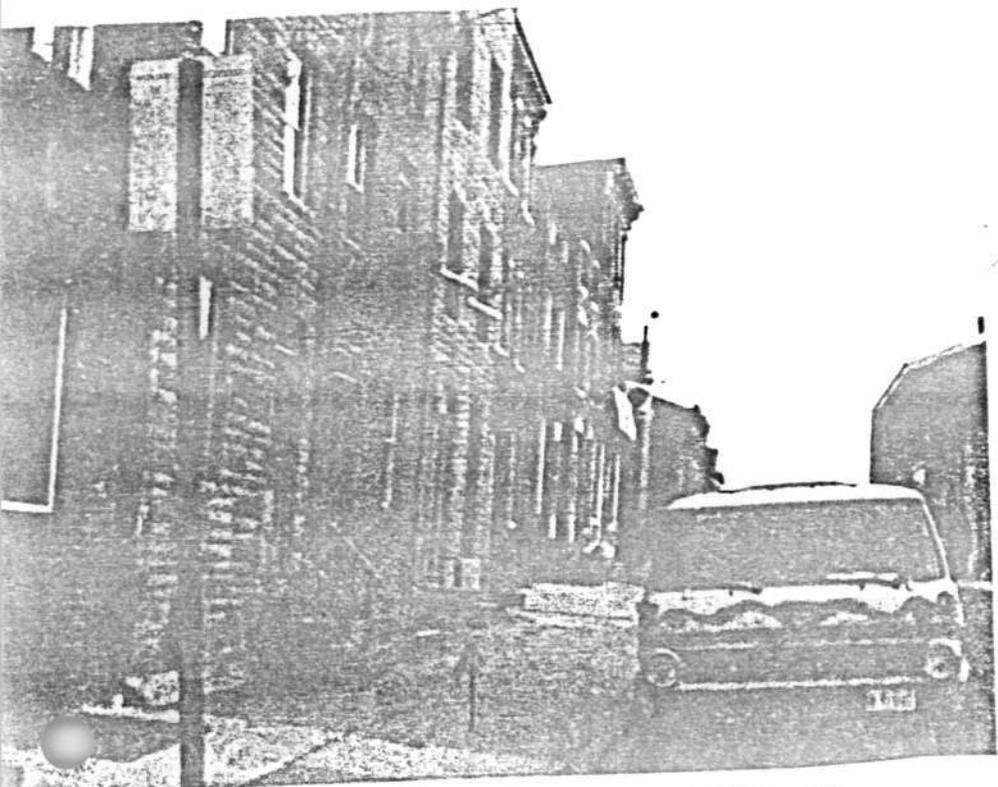
1035 William Street
Baltimore, Maryland

FEDERAL HILL NATIONAL REGISTER HISTORIC DISTRICT 4/17/70

B-3383

Property: 1035 E. Williams

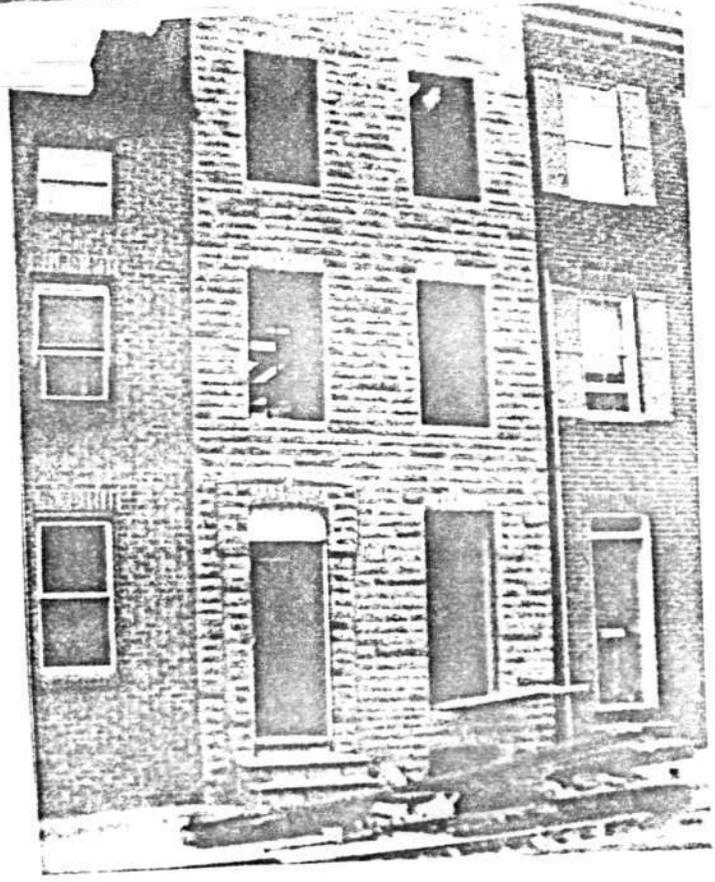
Owner: K & M Partnership % Greg Petersen (301) 652-6808



Picture #1

Front view

Photos included w/ application on Jan 24



Picture #2

Front view

Note inside is a shell

NATIONAL PARK SERVICE
Washington D.C. 20240

HISTORIC PRESERVATION CERTIFICATION
APPLICATION — PART 2

Instructions: Applicant should read the instructions carefully before completing application. No Certification may be made unless a completed application form has been received. Use type-
writer or print clearly in dark ink to complete the application form. If additional space is needed to complete Part 2, attach additional blank sheets. Part 2 of this application may be completed and
sent to the appropriate State Historic Preservation Officer at any time during the year.

Part 2 DESCRIPTION OF REHABILITATION

1. NAME OF PROPERTY: 1035 E. WILLIAM
Address of property: Street 1035 East William St.
City Baltimore County N/A State MD Zip Code _____

If located in National Register historic district, local or State designated district, specify _____

2. DATA ON EXISTING STRUCTURE:
Date of construction: approx 1900 Existing floor area when completed, appx 1200 sq feet
Original use residential
Type of construction: Brick

3. DATA ON REHABILITATION PROJECT:
Project starting date (est.): Aug 1983 Project completion date (est.): Dec 1983
Estimated cost of rehabilitation: 55,000 Proposed use: residential rental
Number of housing units to be created (if applicable): N/A
Has the property received Federal or State financial assistance? yes no

If yes, specify source _____
Are architectural plans and specifications available for review? yes no
Architect's or developer's name and address: K&M Developers % Greg Petersen
Suite 400-North, 7315 Wisc. Ave. Bethesda, MD 20814
Telephone Number: (301) 652-6808

4. DETAILED DESCRIPTION OF REHABILITATION/PRESERVATION WORK—includes site work, new construction, alterations, etc. Complete blocks below

NUMBER	Architectural feature <u>Exterior</u>
1	Approximate date of feature <u>original</u>

Describe existing feature
good condition

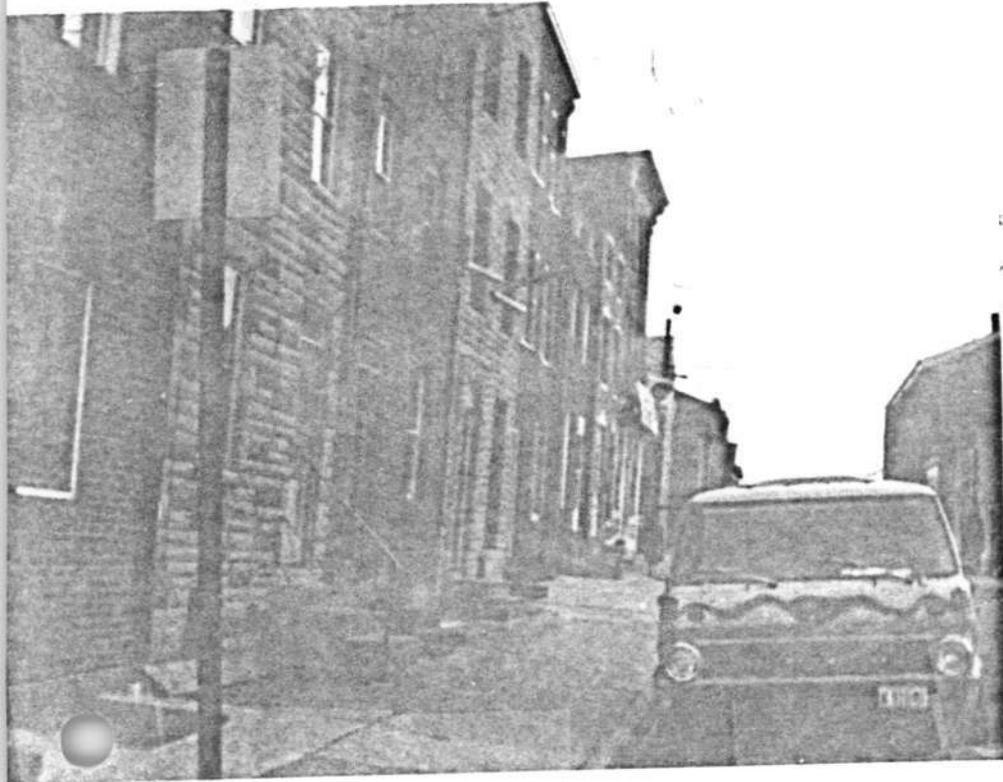
Describe work and impact on existing features
no treatment needed, front exterior in fine condition

Photo no #2 Drawing no _____

Property: 1035 E. Williams

B-3383

Owner: K & M Partnership % Greg Petersen (301) 652-6808



Picture #1

Street view



Picture #2

Front view

Note inside is a shell



CHARLES ST.

HENRIETTA ST.

HENRIETTA ST.

HENRIETTA ST.

LIGHT ST.

LIGHT ST.

MONTGOMERY ST.

WILLIAM ST.

WILLIAM ST.

WARREN ST.

WARREN ST.

BATTERY AVE.

HAMBURG ST.

CROSS ST.

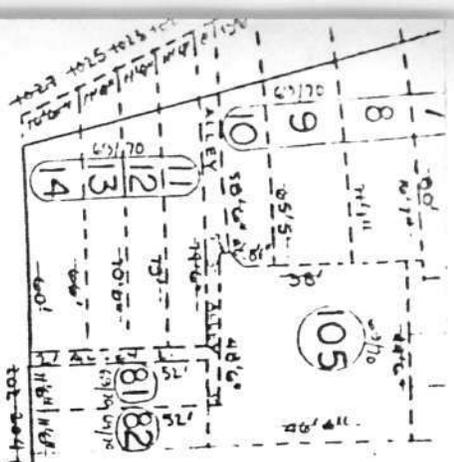
RIVERSIDE AVE.

AVES.

AVES.

FEDERAL HILL PARK

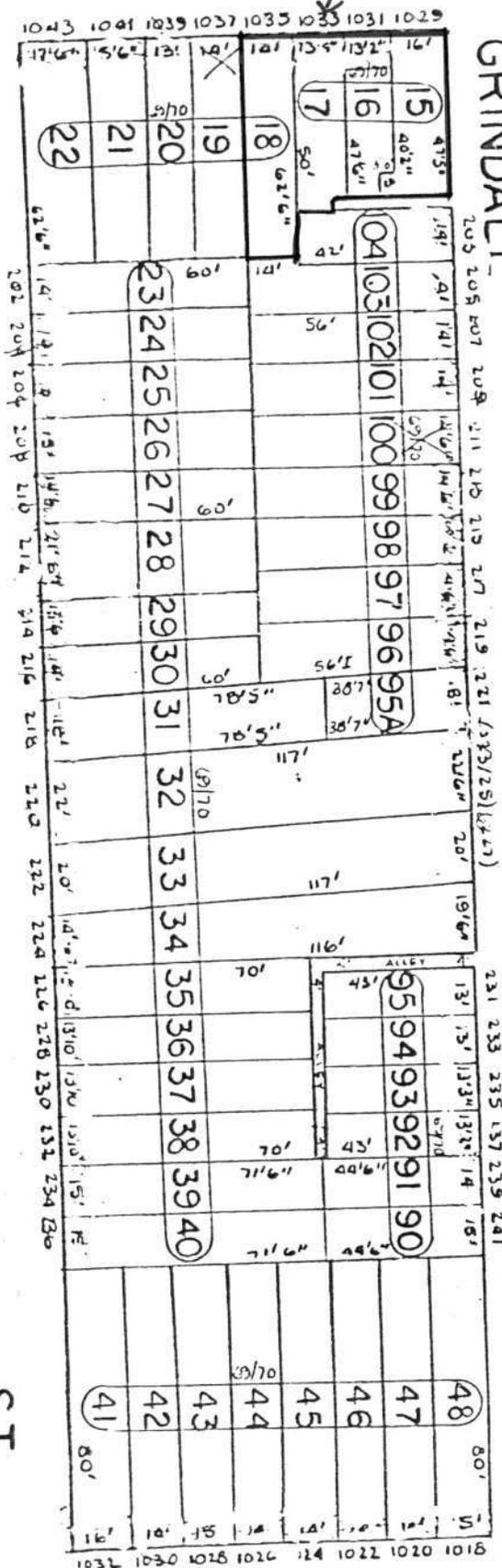
B-3383



WILLIAM

B-3313

GRINDALL



E. CROSS

ST.

RIVERSIDE

952

1918

B-3383
1029-1035 William Street
Block 0937 Lots 015-018
Baltimore City
Baltimore East Quad.





B-3383 1029-1035 William St.

M.E.H. 5/79

West elevation and north elev.