

B-3399 - B-3404  
241-203 Grindall St. (South side)  
Baltimore, Md.  
Private access

1852-1884

231-241 Grindall St. is a row of two story, two bay wide brick houses with shed roofs and bracketed cornices, typical of the type of small Victorian-style house built for working class residents in this section of Federal Hill in the 1880's and 1890's. The houses were built by Nicholas Popplein on the rear portions of his lots facing on Cross St., in the early 1880's. 221 Grindall St. is a two story, three bay wide Victorian style brick house, with shed roof and bracketed cornice, built in this same period. The houses on the western end of the block, 203-219 Grindall St., are all two story, two bay wide, gable-roofed brick houses built on high basements in which the kitchen was located. The houses were built by John T. Grindall in 1852-1854.

MARYLAND HISTORICAL TRUST

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

**1 NAME**

HISTORIC

AND/OR COMMON

**2 LOCATION**

STREET & NUMBER

213-219 Grindall 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        | <input type="checkbox"/> AGRICULTURE   | <input type="checkbox"/> MUSEUM                       |
| <input checked="" type="checkbox"/> BUILDING(S) | <input checked="" type="checkbox"/> PRIVATE | <input type="checkbox"/> UNOCCUPIED                 | <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                   | <b>PUBLIC ACQUISITION</b>                   | <b>ACCESSIBLE</b>                                   | <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-3402

| CONDITION                                |                                       | CHECK ONE                                   | CHECK ONE   |
|--|---------------------------------------|---|---|
| <input type="checkbox"/> EXCELLENT       | <input type="checkbox"/> DETERIORATED | <input type="checkbox"/> UNALTERED          | <input checked="" type="checkbox"/> ORIGINAL SITE |
| <input checked="" type="checkbox"/> GOOD | <input type="checkbox"/> RUINS        | <input checked="" 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**

This group of four two story brick houses with gable roofs was built in 1854 as a unit by John T. Grindall, for whom Grindall St. is named. All of the houses have been covered by formstone, but 217 Grindall has recently had the formstone removed.

The houses are two stories in height, 14 1/2' wide, and occupy lots 56' deep. Each house is two rooms deep and has a one bay wide and deep second story frame bathroom addition which projects out over the rear yard. The houses are constructed in running bond, but the facades of 213, 215, and 219 are covered with formstone. The low-pitched gable roof has a two-tier brick cornice. Each house has a double hooded chimney located along both its front and rear roof gables. At 213 and 217 Grindall the chimneys are located along the west side of the house; at 215 and 219 Grindall they are located along the east side of the house.

Although the original treatment of the door and window lintels and sills has been hidden by the formstone covering, it is apparent that all of the openings had flat lintels. 217 Grindall which has recently been renovated now has segmentally arched brick lintels with solid wood tympanums and stone sills, but both lintels and sills appear new. All of the window openings are filled with 1/1 double hung sash. 217 Grindall has a modern six panel door; 219 Grindall has a panel door with upper lights. (The doors of 213 and 215 are hidden behind modern aluminum screen doors.) All of the doors are set beneath single light transoms. The houses sit on very high basements, the entrances being reached by seven wood steps at 213 Grindall, six metal steps at 215 and 219 Grindall, and six stone steps at 217 Grindall. Each house has a tall rectangular basement window opening and each originally had a door leading to the basement kitchen located directly beneath the front door, under the steps.

The houses are two rooms deep on each floor, with the tightly winding stairs located between the front and back rooms. The kitchen was originally located in the basement, towards the front of the house, with a storage area in the rear. Both front and back rooms on both floors had fireplaces.

CONTINUE ON SEPARATE SHEET IF NECESSARY

# 8 SIGNIFICANCE

B-3402

| 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 1852-54

BUILDER/ARCHITECT John T. Grindall

## STATEMENT OF SIGNIFICANCE

These houses are significant as being representative of a group of extremely modest, two story, gable-roofed houses built in the 1850's and 1860's in the area near the Cross St. Market to serve as inexpensive housing for the influx of newly arrived immigrant families seeking work in harbor-related activities. Most houses of this type were held as rental property and many were located along narrow alley streets, such as the row of houses on Patapsco St. north of Cross St. In terms of design, the houses are basically the descendants of earlier Federal-style working class housing built in the early decades of the century, but without the usual dormer story of such houses. Because there is no dormer story, the roof slope is less steep in these later versions of the style. The houses are quite small, with two rooms on each floor and a centrally located, tightly winding, narrow staircase. In these houses the kitchens were located in the basement, with an entrance leading to the kitchen directly from the sidewalk in the front of the house.

The houses were built by John T. Grindall as part of his development of the western section of the block bounded by William St., Cross St., Riverside Ave., and Grindall St. (See also under 1029-1035 William St.). Grindall sold all of the houses in 1854 to a Lewis Schroeder, a grocer who lived on the corner of Hamburg and Riverside Ave., and Schroeder held the houses for their rental income until 1871-1872 when he sold the individual units.<sup>1</sup> The first owner-occupant of 213 Grindall St. was a Jacob Allgeier, a carpenter; the first owner-occupant of 217 Grindall was a Henry Schaefer, a laborer; the first owner-occupant of 215 Grindall was a Peter Scherer, a porter; and the first owner-occupant of 219 Grindall was a Conrad Roder, also a porter.<sup>2</sup>

<sup>1</sup>Baltimore City Land Records, Liber ED 65, Folio 215; Baltimore City Directory, 1858-9, 1871

<sup>2</sup>Ibid., Liber GR 552, Folio 290; GR 502, Folio 169; GR 546, Folio 300; GR 502, Folio 165; B.C.D., 1873, 1874

**9 MAJOR BIBLIOGRAPHICAL REFERENCES**

CONTINUE ON SEPARATE SHEET IF NECESSARY

**10 GEOGRAPHICAL DATA**ACREAGE OF NOMINATED PROPERTY 14'6" x 56' each

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

DATE

Maryland Historical Trust / Struever Bros. & Eccles5/79

STREET &amp; NUMBER

TELEPHONE

1745 Circle Rd.

CITY OR TOWN

STATE

RuxtonMaryland 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



B-3402  
213-219 Grindall Street  
Block 0937 Lots 054-057  
Baltimore City  
Baltimore East Quad.





B-3402

213-219 Grindall St.

M.E.H.

5/79

North elevation