

## **CAPSULE SUMMARY**

**B-5242**

**Hooper Twin Dwelling**

**1445-1447 Homestead Street**

**Baltimore, Maryland**

**ca. 1890**

**Private**

The Hooper Twin Dwelling located at 1445-1447 Homestead Street represents early suburbanization of Homestead and an influx of middle-class Baltimoreans to the city's periphery in the second half of the nineteenth century. Constructed as rental property circa 1890, the dwellings signify the neighborhood's increased desirability following continued infrastructure improvements completed after Baltimore City's annexation of the region in 1888. The Second Empire-styled building is the only extant wood-framed twin dwelling reflecting the late Victorian era in the neighborhood of Homestead. It survives as the sole example of the four matching twin dwellings constructed by the Hooper brothers; the other three twin dwellings were demolished in the late twentieth century. The building continues to reflect late-nineteenth-century suburban ideals with its wood-framed construction, large lot size, and setback. Further, it directly contrasts the subsequent twentieth-century brick row house infill, creating a dramatic juxtaposition of two development periods.

Rising three stories high and standing four bays wide, the building does not appear on the G.M. Hopkins' 1876 *City Atlas of Baltimore and Environs*, but is documented on the G.W. Bromley and Co.'s 1896 *Atlas of the City of Baltimore Maryland*. The dwelling at 1447 Homestead Street refers to the east half of the structure and the dwelling at 1445 Homestead Street refers to the west half of the building. Set on a solid stone foundation, the wood-frame structure has been covered in stucco throughout and is capped by a mansard roof with straight sides. A variety of cladding materials are exposed on the roof, including recently installed asphalt shingles and earlier hexagonal wood shingles, because of a recent fire and deterioration. The wood cornice is embellished with modillions, dentils and scrolled brackets. A centered, interior brick chimney rises towards the front of the building where the two halves meet. Two slightly projecting, flat roof dormers mark the slopes of each side of the roof. The twin dwelling features evenly spaced, symmetrical fenestration.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

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### 1. Name of Property (indicate preferred name)

historic Hooper Twin Dwelling

other

### 2. Location

street and number 1445-1447 Homestead Street \_\_ not for publication

city, town Baltimore \_\_ vicinity

county

### 3. Owner of Property (give names and mailing addresses of all owners)

name Alan Scott (1445 Homestead Street)

street and number 1445 Homestead Street telephone

city, town Baltimore state MD zip code 21218-3623

### 4. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore City Courthouse c32 liber 4697 folio 488

city, town Baltimore tax map 9 tax parcel - 033 tax ID number 09164110033 (1445 Homestead)

### 5. Primary Location of Additional Data

- Contributing Resource in National Register District
- Contributing Resource in Local Historic District
- Determined Eligible for the National Register/Maryland Register
- Determined Ineligible for the National Register/Maryland Register
- Recorded by HABS/HAER
- Historic Structure Report or Research Report at MHT
- Other: \_\_\_\_\_

### 6. Classification

Category	Ownership	Current Function		Resource Count	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	<input type="checkbox"/> landscape	Contributing	Noncontributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	<input type="checkbox"/> recreation/culture	2	1
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/> religion	_____	_____
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic	<input type="checkbox"/> social	_____	_____
<input type="checkbox"/> object		<input type="checkbox"/> education	<input type="checkbox"/> transportation	_____	_____
		<input type="checkbox"/> funerary	<input type="checkbox"/> work in progress	2	1
		<input type="checkbox"/> government	<input type="checkbox"/> unknown	_____	Total
		<input type="checkbox"/> health care	<input checked="" type="checkbox"/> vacant/not in use	_____	_____
		<input type="checkbox"/> industry	<input type="checkbox"/> other:	_____	_____
				<b>Number of Contributing Resources previously listed in the Inventory</b>	
				0	

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## 7. Description

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### Condition

excellent       deteriorated  
 good             ruins  
 fair               altered

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Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

Constructed ca. 1885, the twin dwelling at 1445-1447 Homestead Street was inspired by the Second Empire style that was popular during the fourth-quarter of the nineteenth century. Rising three stories high and standing four bays wide, the building does not appear on the G.M. Hopkins' 1876 *City Atlas of Baltimore and Environs*, but is documented on the G.W. Bromley and Co.'s 1896 *Atlas of the City of Baltimore Maryland*. The dwelling at 1447 Homestead Street refers to the east half of the structure and the dwelling at 1445 Homestead Street refers to the west half of the building. Set on a solid stone foundation, the wood-frame structure has been covered in stucco throughout and is capped by a mansard roof with straight sides. A variety of cladding materials are exposed on the roof, including recently installed asphalt shingles and earlier hexagonal wood shingles, because of a recent fire and deterioration. The wood cornice is embellished with modillions, dentils and scrolled brackets. A centered, interior brick chimney rises towards the front of the building where the two halves meet. Two slightly projecting, flat roof dormers mark the slopes of each side of the roof. The twin dwelling features evenly spaced, symmetrical fenestration.

*Sanborn Fire Insurance* maps dating from 1901-1902, 1914-1915, 1928-1936 and 1951 show that the twin dwelling has retained its form from the early twentieth century through the present. The one-story, full-width porch at the façade (north elevation) is documented on the 1901-1902 maps, as is the two-story, full-width projection at the rear (south) elevation, suggesting both are original. The two-story, full-width porch extending from the rear of the projection was also extant in 1901. The *Sanborn* maps show that the twin dwelling was originally one of four identical twin dwellings; the building at 1445-1447 Homestead Street is the only extant twin dwelling of the grouping, and today appears to sit on a large open lot where the demolished buildings previously sat, one to its east (before Kirk Avenue was widened sometime in the mid-twentieth century, as evidenced on *Sanborn* maps) and two located to its west. Although the twin dwelling continues to appear as a cohesive unit in form and design, the two halves are visually distinct due to a ca. 2010 fire that badly damaged 1447 Homestead Street, which continues to remain vacant, and recent material renovations made to 1445 Homestead Street.

### Setting

The twin dwelling at 1445 and 1447 Homestead Street is located at the southwest corner of Homestead Street and Kirk Avenue, and is set back approximately ten feet from the public concrete sidewalk at Homestead Street. The grassy property slopes down slightly on the east and south sides and is planted with mature trees and shrubs. Heavily planted trees obscure the rear side of the property from public view. A short set of concrete steps is located at the northeast corner of the property. A single concrete step and a concrete walkway lead from the northwest corner of the property to the main entry at 1445 Homestead Street, located at the west (side) elevation of the twin dwelling. The back yard is enclosed by a high wood fence that separates the yard from the public alley, which forms the south border of the property. Constructed ca. 2009, a one-story, one-bay prefabricated shed is located at the northwest corner of the property, immediately

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adjacent to the sidewalk. Set on a wood pier foundation, the wood-frame structure is clad in T-111 siding and is capped by a side-gabled roof clad in hexagonal asphalt shingles and marked by a centered cross gable. Its façade faces away from the street to the south, and fenestration is not visible from the public right-of-way. A one-story, one-bay garage is located at the southeast corner of the property, behind the dwelling at 1447 Homestead Street. Constructed ca. 1940, the structure does not appear on the 1928-1936 *Sanborn* map, but is documented on the 1951 *Sanborn* map. Set beneath a shed roof (material not visible), the concrete block structure has been covered in plywood boards that rest against the structure. Fenestration is not visible from the public right-of-way.

### Exterior

The three-story twin dwelling is four bays wide at the façade (north elevation) and three bays deep at the side (east and west) elevations. A one-story, full-width enclosed porch extends from the façade. Set on a solid, stuccoed foundation, the porch is enclosed with vinyl siding at each half; the siding at 1447 Homestead Street is narrower than that at 1445 Homestead Street, suggesting it was done at a different time and possibly a different owner. The porch is capped by a half-hipped roof of asphalt shingles. Small block modillions embellish the roofline at 1447 Homestead Street; these modillions are not visible at 1447 Homestead Street, and have likely been enclosed beneath its vinyl siding or removed. All window openings at 1447 Homestead Street, including at the porch, second story, and the dormer, have been enclosed with plywood boards. The dwelling at 1445 Homestead Street holds a paired, single-light, sliding vinyl window set in a vinyl surround at the porch façade. At the second story of the main block, the two window openings have been replaced with single-light vinyl casement windows set in a plain wood board surround. The dormer is marked by a 1/1 vinyl window set in a square-edged wood surround.

The west (side) elevation includes the main entry to 1445 Homestead Street. Located in the central bay, the single-leaf main entry holds a paneled vinyl door with lights, surmounted by a single-light fixed transom. The opening is approached by a single brick step and is sheltered beneath a shed roof hood clad in asphalt shingles. The door is flanked to each side by a 1/1 vinyl window with false 9/9 muntins. The three openings at the second story hold single-light vinyl casement windows. All window openings on this elevation are completed by square-edged wood surrounds. The dormer windows have 1/1 vinyl sash. This elevation appears to have been renovated ca. 2011, and the original modillions have been removed from the cornice line, although the scrolled brackets and dentils remain.

Fenestration of the east (side) elevation which is denoted as 1447 Homestead Street is symmetrical to the west elevation, but this half of the building has been badly damaged by fire, and all openings are now empty

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or covered in plywood boards. A set of concrete steps with a wood handrail lead to the former main entry at the center bay. Although this half of the dwelling has been neglected and currently sits vacant, it retains several original features that 1445 Homestead Street does not, including older hexagonal wood shingles on the roof, and most of its original modillions along the cornice.

The rear (south) elevation is marked by a two-story high, two-bay deep, full-width projection that is original to the twin dwelling. The projection has been covered in stucco, and is capped by a flat or shallow gabled roof that is obscured by a parapet wall. Its west elevation holds 1/1 vinyl windows on the first story, and single-light vinyl casement windows on the second story. The symmetrical window openings on the west elevation are covered in plywood boards. The projection's rear elevation is obscured by a two-story high, one-bay deep, full-width porch, which is also original. Set beneath a shed roof, the porch has been clad in vinyl siding on the western half corresponding to 1445 Homestead Street, and is covered in pebbled stucco on the half corresponding to 1447 Homestead Street. The first story of the western half is fenestrated with a single-leaf wood door with lights to the west, and a 1/1 vinyl window to the east. Its second story holds a single-light vinyl casement window. A one-story wood deck extends from the southwest corner. The openings at the western half of the porch are covered with plywood boards.

### Integrity

Constructed as one of four twin dwellings ca. 1890, the building at 1445-1447 Homestead Street is the sole remaining representative of attached wood-frame housing in a neighborhood dominated by masonry row houses dating from the early twentieth century. Three of the four twin dwellings have since been razed and the lots remain unimproved, thereby compromising integrity of setting and location. This twin dwelling, however, remains within a residential neighborhood. Integrity of design, materials, and workmanship has been greatly affected by alterations, deterioration, and fire damage. Window sash has been removed and replaced, cornice ornamentation has been covered or removed, the structure has been reclad in stucco that obscures the original wood weatherboard siding, and porches have been enclosed. Alterations, indicative to twin dwellings that despite being attached are often owned separately, are not consistent between the two halves. Integrity of feeling and association has also been compromised by the loss of the contemporaneous three twin dwellings that collectively document the speculative development and rental income of brothers, George and Herbert Hooper.

## 8. Significance

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Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input checked="" type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____

<b>Specific dates</b>	ca. 1890	<b>Architect/Builder</b>	Unknown
<b>Construction dates</b>	ca. 1890		

Evaluation for:

National Register       Maryland Register       not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

### Statement of Significance

The wood-framed twin dwelling located at 1445-1447 Homestead Street represents early suburbanization of Homestead and an influx of middle-class Baltimoreans to the city's periphery in the second half of the nineteenth century. Constructed as rental property circa 1890, the dwellings signify the neighborhood's increased desirability following continued infrastructure improvements completed after Baltimore City's annexation of the region in 1888. The Second Empire-styled building is the only extant wood-framed twin dwelling reflecting the late Victorian era in the neighborhood of Homestead. It survives as the sole example of the four matching twin dwellings constructed by the Hooper brothers; the other three twin dwellings were demolished in the late twentieth century. The building at 1445-1447 continues to reflect late-nineteenth-century suburban ideals with its wood-framed construction, large lot size, and setback. Further, it directly contrasts the subsequent twentieth-century brick row house infill, creating a dramatic juxtaposition of two development periods.

### Historic Context -- Homestead

Many of Baltimore's wealthy merchants established their plantations in proximity to Harford and Belair Roads. In 1731, Thomas Gorsuch purchased and patented two land patents in Baltimore County called Ensor's Choice and Loveless's Addition, respectively.<sup>1</sup> Each consisting of 100 acres of land, the patents adjoined one another and were sited near present-day Clifton Park and Hillen Road. Thomas established his plantation dwelling on the two tracts and remained there until his death in 1774.<sup>2</sup> On February 14, 1752, he gifted the property to

<sup>1</sup> Baltimore County Court Land Records, "John Ensor to Thomas Gorsuch," Liber IS L, Folio 145, <http://www.mdlandrec.net> (accessed June 12, 2012); J.H. P., "The Gorsuch and Lovelace Families (Continued)," *The Virginia Magazine of History and Biography*, 26 no. 2 (April 1918): 326.

<sup>2</sup> J.H.P., 327.

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Thomas and John Gorsuch, his sons. Thomas acquired Loveless's Addition and John received Ensor's Choice.<sup>3</sup> The tracts, however, were resurveyed into a single 160-acre parcel called Gorsuch's Regulation and jointly patented by the two sons in 1759.<sup>4</sup> The Gorsuch heirs continued to own the property and the estate, named Homestead, until 1852 when Robert Gorsuch, Jr. subdivided the ancestral land.<sup>5</sup>

Robert Gorsuch and his syndicate including John Fox, Edward Jackson, and John W. Van Hook desired to establish Baltimore's first middle-class suburban neighborhood. Named "Homestead" in honor of the old family estate, the subdivision was one-and-three-quarter miles from Baltimore City's courthouse and a quarter-mile north of the city's limits. The plat consisted of over 1000, 16x90 foot lots, fronting 50 foot streets and 20 foot alleys.<sup>6</sup> An advertisement in the 1853-1854 *Matchett's City Directory* stated:

The situation is one of the most beautiful, most healthy, and most convenient of access in the neighborhood of Baltimore, being immediately contiguous to Clifton Park and Darley Hall, the splendid residences of Johns Hopkins and Dr. Tropue on the East; to the estates of the late W, Tiffany, Gibson, Taylor, and Tine on the North; to Edward Patterson's and Frisby's on the South, and Huntingdon Village on the West.

A number of Cottages and Country Seats have already been erected, and many other improvements are in contemplation. A beautiful Protestant Episcopal Church is now erected, to which a School House is attached. The proprietors have also in contemplation, by presiding sites for churches, the accommodation of other religious denominations, and making sure other conveniences as a respectable suburban population may require.<sup>7</sup>

The proximity to grand county estates lent weight to promoting the location's rural characteristics, open spaces, ambiance, and prestige. Particularly, since Gorsuch and his syndicate laid the village out in an urban grid-like pattern.

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<sup>3</sup> J.H.P., 327.

<sup>4</sup> J.H.P., 327.

<sup>5</sup> J.H.P., "The Gorsuch and Lovelace Families," *The Virginia Magazine of History and Biography*, 26 no. 4 (October 1918): 424.

<sup>6</sup> Baltimore County Circuit Court, "Plan of the Buildings Lots of the Homestead," Plat Book JWS 2, Folio 88, Maryland State Archives, MSA C2136, <http://www.plato.mdarchives.state.md.us> (accessed June 12, 2012); Baltimore City Circuit Court, "Plan of the Building Lots of the Homestead," Plat Book RHB, Folio 2412, Maryland State Archives, MSA 2828-5046, <http://www.plato.mdarchives.state.md.us> (accessed June 12, 2012).

<sup>7</sup> Richard J. Matchett, *Matchett's Baltimore Director for 1853-4* (Baltimore: Richard J. Matchett, 1853), 18-19.

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Homestead Village struggled to grow due to poor financial planning and a lack of reliable transportation to Baltimore City.<sup>8</sup> An omnibus (urban stage coach), however, offered limited access to the neighborhood.<sup>9</sup> In 1870, the Baltimore and the Halls Spring Passenger Railway was incorporated and constructed a horse-drawn line “from the City Hall and North street, via Fayette, Aisquith and Madison streets and Central avenue to Harford road, where connection was made with another car for Homestead and Halls Springs.”<sup>10</sup> The continued development of the streetcar coupled with affordable and improved transportation increased the desirability of the village.<sup>11</sup> Homestead remained the only suburban community laid out in northeast Baltimore in the nineteenth century.<sup>12</sup>

As early as 1799, Baltimore City had outlawed wood-frame dwellings within city limits to minimize the devastation of potential fires. Homestead, however, was located in Baltimore County’s more rural setting that was not annexed by Baltimore City until 1888.<sup>13</sup> As a result, while brick construction dominated Baltimore City’s landscape, wood-frame dwellings were a viable possibility within the suburban community. Additionally, frame buildings with wood siding characterized cottages and suburban dwellings of the period. Victorian-era architectural influences in the village included Gothic Revival, Italianate, Second Empire, and Queen Anne styles. Wilson Thompson’s 1889 *Plats of the Twenty First and Twenty Second Wards of Baltimore City* documented more wood-frame houses within the northern section of the community than brick.<sup>14</sup> The area contained approximately 62 wood-frame dwellings and 50 masonry dwellings or stores, many set on multiple lots.

The 1888 annexation of Homestead and the surrounding region into Baltimore City altered its land value. The tax structure for land located within the annexation stimulated development and investment leading to a

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<sup>8</sup> William Stump, “Man in the Street: Gorsuch,” *The Baltimore Sun*, May 27, 1951, <http://www.proquest.com>.

<sup>9</sup> *The Baltimore Sun*, “Classified Advertisement,” March 29, 1854, <http://www.proquest.com>.

<sup>10</sup> Clayton Colman Hall, *Baltimore: Its History and Its People* (New York: Lewis Historical Publishing Company, 1912), 548.

<sup>11</sup> For more information, G.M. Hopkins, *City Atlas of Baltimore Maryland and Environs* (Philadelphia: F. Bourquin, 1876), 64, <http://www.baltimorecityhistory.net>; Winfield W. Thompson, C.E., *Plats of the Twenty First and Twenty Second Wards of Baltimore City*, <http://www.baltimorecityhistory.net>; John Scharf, *History of Baltimore City and County From the Earliest Period to the Present Day* (Philadelphia: Louis H. Everts, 1881), 890.

<sup>12</sup> Eric L. Holcomb, *The City as Suburb: A History of Northeast Baltimore Since 1660* (Chicago: The Center for American Places, 2008), 95.

<sup>13</sup> Department of Public Works, “Historical Growth Map of City of Baltimore,” 1977, <http://www.mdhistory.net> (accessed June 12, 2012).

<sup>14</sup> The map’s boundaries were Carswell Street to the north, Homewood Street to the west, Gorsuch Street (north side), and Harford Avenue to the east.

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construction boom in the first-quarter of the twentieth century<sup>15</sup>. The neighborhood's desirability was further increased when the city purchased Clifton Park, located directly east of Homestead.<sup>16</sup> As evident on *Sanborn Fire Insurance Maps*, in order to maximize profitability, large lot owners and developers filled the neighborhood with brick row houses.<sup>17</sup> Today, the remaining wood-frame dwellings recall early suburbanization efforts on the periphery of Baltimore City and Homestead's built environment prior to its annexation.

### Property History

The twin dwelling at 1445-1447 Homestead Street is historically associated with lots 802 and 803 as recorded on the plat titled "Plan of the Building Lots of the Homestead," submitted by proprietors Robert Gorsuch, John Fox, John W. Van Hook, and Edward B. Jackson in 1852.<sup>18</sup> In May 1856, Fox and Van Hook transferred 220 lots in Homestead, including lots 802 and 803, to Morrow B. Lowry. At the time of sale, the *Baltimore Sun* noted that James Boyd, a real estate agent, "sold the house and two hundred and twenty lots situated at the Homestead Village" to Lowry, of Erie, Pennsylvania, for \$18,000 in cash.<sup>19</sup> Lowry, born on March 6, 1813 in Chautauqua County, New York, had moved to Erie in 1848, and served in both the state congress and the U.S. Senate.<sup>20</sup> It appears that he owned the large amount of property in Baltimore for speculative purposes but did not build on it.

Lowry leased the unimproved property to James H. Cox, Jr., for a term of 99 years beginning in 1862. Cox, a citizen of Homestead, is referenced in numerous newspaper advertisements in the 1850s and 1860s.<sup>21</sup> Cox

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<sup>15</sup> For more information regarding the annexation's tax structure, Sherry Olson, *Baltimore: The Building of an American City* (Baltimore: Johns Hopkins University Press, 1997), 219.

<sup>16</sup> Olson, 217.

<sup>17</sup> By 1921, the fire limitation code outlawing brick construction still did not include Homestead; however, the prevalence, affordability, and standardization of brick row house construction within the city led to its use within the neighborhood. For more information, City of Baltimore, *Ordinances and Resolutions of the Mayor and City Council of Baltimore Passed at the Annual Session, 1920-1921* (Baltimore: Kings Brother City Printer, 1921), 303.

<sup>18</sup> In the late nineteenth and early twentieth centuries, the dwelling was associated with the address 404 and 406 Jefferson Street. The 1914 *Sanborn Fire Insurance* maps recorded the address and 1465 and 1467 Jefferson Street. By 1928, *Sanborn Fire Insurance* maps recorded the address as 1445 and 1447 Homestead Street.

<sup>19</sup> *The Baltimore Sun*, "Local Matters," May 23, 1856, <http://www.proquest.com>; Baltimore County Land Records, "John Fox, John W. Van Hook to Morrow B. Lowry," Liber HMF 15, Folio 265, <http://www.mdlandrec.net> (accessed June 01, 2012).

<sup>20</sup> Colonel Charles Blanchard, *The Progressive Men of the Commonwealth of Pennsylvania* (Logansport, Indianapolis: A.W. Bowen & Co., 1900), 2:872.

<sup>21</sup> *The Baltimore Sun*, "Local Matters," December 29, 1879, <http://www.proquest.com>.

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was a regular advertiser in the *Baltimore Sun*, promoting his business of selling postage and revenue stamps at his office at 115 Baltimore Street.<sup>22</sup> It is not known how Cox used the property he was leasing.

In 1875, Lowry and his wife Harriet sold 44 of the original 220 subdivided lots to Elias Livezey, a prominent citizen who was noted as “a pioneer in suburban real estate development around Baltimore.”<sup>23</sup> The youngest son of Robert and Sarah Livezey, Elias was born on June 3, 1819 in a suburb of Philadelphia. He spent his early years assisting his father with agricultural pursuits, and then opened a general store in Bucks County, Pennsylvania. He moved to Baltimore in 1884 with several friends, establishing Loudoun Park Cemetery and acting as secretary and treasurer of the company. This would be the first of his many future real estate ventures in and around the city.<sup>24</sup>

Livezey and his wife, Elizabeth, sold property including lots 802 and 803 to George G. Hooper on September 16, 1884.<sup>25</sup> Hooper leased the still unimproved property to his brother, Herbert, on July 3, 1885. The U.S. Federal Census records that the brothers were born in Baltimore to parents James A. and Catharine Hooper (George ca. 1847 and Herbert ca. 1854).<sup>26</sup> The 1860 U.S. Census documents that their father was a merchant, and that the boys also lived with siblings Henry C., James A., Robert H., Mary S., Ella, and Carena. Baltimore City directories from the late nineteenth century show that George was an attorney and Herbert a clerk, later serving as a treasurer for an unnamed company.<sup>27</sup> The property remained in the hands of the Hooper brothers through the 1880s and 1890s, and the building currently standing at 1445-1447 Homestead Street was likely constructed during their period of ownership as speculative development.

The building at 1445-1447 Homestead Street is first recorded on G.W. Bromley and Co.'s *Atlas of the City of Baltimore Maryland*, published in 1896. The map shows the property at 1445-1447 Homestead Street was situated on the southeast side of Jefferson Street (which would later be renamed Homestead Street) between Adams Street (later renamed Homewood Avenue) and Taylor Street (later renamed Kirk Street). The 1896 *Atlas* and *Sanborn Fire Insurance* maps dating from 1901-1902, 1914-1915, 1928-1936 and 1951 document that the twin dwelling was originally one of four identical attached dwellings built next to each other on lots 800 through 807 of the Homestead plat. An advertisement titled “Mortgager’s Sale of a Valuable Dwelling-

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<sup>22</sup> For an example of an article, *The Baltimore Sun*, “Classified Advertisement,” January 16, 1865, <http://www.proquest.com>.

<sup>23</sup> *The Baltimore Sun*, “Elias Livezey, at 102, Falls Dead in His Bed,” November 5, 1921, <http://www.proquest.com>.

<sup>24</sup> Clayton Colman Hall, *Baltimore Its History and Its People* (New York: Lewis Historical Publishing Company, 1912), 2: 416.

<sup>25</sup> Livezey was married to Elizabeth Catherine Elton, and the couple had six children: Thomas E., Elton P., George G., Francis B., Elizabeth C., and Josephine. He died at the advanced age of 102 in November 1921.

<sup>26</sup> Ancestry.com, *1860 United States Federal Census* (Provo, Utah: Ancestry.com Operations, 2009).

<sup>27</sup> For more information see Baltimore City Directories from 1860-1890. John W. Woods, *Woods’s Baltimore City Directory* (Baltimore: John Woods, [various years]).

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House and Lot and Valuable Ground Rents, in Homestead, in the Annexed District of Baltimore," published in the *Baltimore Sun* on March 8, 1890, describes the properties. The advertisement states that by virtue of a power contained in a mortgage from George G. Hooper in September 1890, the following property was to be sold at public auction:

...the following Yearly Rents and the fee-simple reversions to which they are appurtenant: Eight Annual Rents, each of [unreadable], issuing, respectively, out of eight contiguous lots of ground on the south side of Jefferson street, in Eastern Homestead in the annexed district of Baltimore city, beginning for the [unreadable] thereof at the southwest corner of Taylor and Jefferson streets, and fronting twenty-five feet on Jefferson street, and running back, with a uniform width, one hundred feet to the enter of at en-foot alley, with the use thereof in common. And beginning for the 2d, 3d., 4<sup>th</sup>, 5<sup>th</sup>, 6<sup>th</sup>, 7<sup>th</sup> and 8<sup>th</sup> of said lots at the distances, respectively, of 25, 50, 75, 100, 125, 150 and 175 feet west from the said southwest corner of Taylor and Jefferson street, and extending back, with a uniform width of 100 feet, to the center line of a ten-foot alley, with the use thereof in common. Each of said lots being improved by a comfortable Frame Dwelling House, and each of said rents being redeemable at any time upon the payment of \$425, with all accrued rent and a proportionate part of that to come due. (See lease from George G. Hooper to Herbert Hooper.....)<sup>28</sup>

Baltimore City Land Records show that George Hooper had acted as trustee of several mortgages on the property in this period, one dated to September 29, 1890 and another to October 14, 1890. Herbert Hooper continued to lease the property from George throughout the 1890s and into the early twentieth century, and it appears that he used the four twin dwellings as rental properties during this time. In 1907, Herbert and his wife, Margaret, passed the property to Upshur Hooper.<sup>29</sup> Herbert and Margaret, daughter of Israel M. Parr, had married on June 8, 1886.<sup>30</sup> Research has not revealed if Upshur was their son or another relation. Upshur Hooper was born on November 5, 1879 and was married to Beulah Whitelock Hooper (born January 3, 1882, died December 11, 1948).<sup>31</sup> The 1920 U.S. Census shows that the couple had two daughters, Nancy H., age 10,

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<sup>28</sup> *Baltimore Sun*, "Mortgager's Sale of a Valuable Dwelling-House and Lot and Valuable Ground Rents, in Homestead, in the Annexed District of Baltimore," March 8, 1890, <http://www.proquest.com>.

<sup>29</sup> Baltimore City Land Records, "Herbert Hooper and Margaret P. Hooper to Upshur Hooper," Liber RO 2326, Folio 481, <http://www.mdlandrec.net> (accessed June 01, 2012).

<sup>30</sup> Clayton Colman Hall, 645.

<sup>31</sup> "Find a Grave," <http://www.findagrave.com> (accessed June 01, 2012); For more information regarding the occupants of the dwellings see the R.L. Polk & Co.'s Baltimore City Directories; Ancestry.com, *World War I Draft Registration Card, 1917-1918* (Provo, Utah: Ancestry.com Operations, 2009) ; and Ancestry.com, *World War II Registration Card, 1942* (Provo, Utah: Ancestry.com Operations, 2009).

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

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### Hooper Twin Dwelling Continuation Sheet

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and Susanna, age 2. City directories from the first quarter of the twentieth century record an Upshur Hooper as a clerk and later a superintendent. He worked for the American Agricultural Chemical Company in Baltimore for over twenty years and died August 5, 1948, his obituary noting he was a "Member of an old Maryland family."<sup>32</sup>

In March 1909, Upshur and his wife Beulah leased the half of the dwelling addressed as 1447 Homestead Street to William F. and Mary C. Beiswanger. The Beiswangers, who would continue to live in the house until 1927, had purchased the property on October 11, 1919. Robert H. Hooper, brother of George and Herbert, and his wife, Susan Upshur Hooper, had in fact deeded the property in 1918 for \$833.33 to William and Mary's daughter, Ethel R. Beiswanger. Ethel appears to have taken out a mortgage from the Montebello Building and Loan Association on that same day, then deeding the property back to her mother. The 1920 U.S. Census recorded William as the head of house, at that time 55 years old, and married to Mary, who was 56 years old. William was recorded as a retail merchant of confections. Also residing at the dwelling at 1447 Homestead Street were the couple's children, William F., Jr., age 27, Ethel R., age 26, Helen E., age 22, Elmer, age 20, and Elizabeth E, age 17. The couple's married daughter, Grace Pierpont, age 24, her husband, William M. Pierpont, age 24, and their daughter, Ethel T., age 1, also lived at the house. Several members of the family were employed, including William, Jr., as a grocery clerk, Ethel as a retail manager, Helen in a sales position, and William Pierpont as a motorman for a streetcar company.<sup>33</sup>

Mary Beiswanger passed away on November 7, 1923. Almost one year later, on October 27, 1924, William Beiswanger and his children transferred the property to R. Irving Hall, who was acting as trustee.<sup>34</sup> Hall immediately reconveyed the house to Beiswanger's daughter, Grace, and her husband, William. Grace and William Pierpont would retain ownership until November 1927, when they sold it to Bertha E. Meyers and her daughter, Elsa M. Stassel. The 1930 U.S. Census recorded Bertha as the head of house and owner of the property. Living with her were daughter Elsa, now 26 years old and married, Elsa's second husband, Frederick H. Kuehnle, age 24, and the couple's daughter, Yvonne C., less than a year old. At the time, Frederick was working as a laborer at the Electric Power Company. By this time, this half the dwelling was apparently already divided into apartments, as another family was also recorded as renting at 1447 Homestead Street. Clarence C. Schuchhardt, 27 years old, was head of that household, living with his wife, Elizabeth M., age 27, and their son, C. Allan, age 4. Clarence Schuchhardt worked as a mechanic. Additionally, in 1936, the Kuehnles had purchased the portion of the building at 1445 Homestead Street, which they used as rental property.

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<sup>32</sup> *The Baltimore Sun*, "Upshur Hooper, 68, Dead, Gun in Hand," August 6, 1948, <http://www.proquest.com>.

<sup>33</sup> Ethel had graduated from the Eaton & Burnett Business College in 1911. *The Baltimore Sun*, "Eaton & Burnett Graduates: Diplomas Awarded Large Number in Business Course," June 23, 1911, <http://www.proquest.com>.

<sup>34</sup> *The Baltimore Sun*, "Death," November 8, 1923, <http://www.proquest.com>.

# Maryland Historical Trust

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Hooper Twin Dwelling  
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Bertha Meyers owned the property until 1940, when Baltimore City Land Records note that Hall E. Timanus had purchased it and immediately leased it back to Meyers and Stassel. After Bertha's death on April 27, 1948, Elsa and Frederick Kuehnle subleased the property to Betty E. Carr on February 4, 1950. In October 1953, Baltimore City Land Records recorded that Hall E. Timanus deeded the property to Elsa and Fred Kuehnle and Yvonne Kuehnle. In November of that year, the Kuehnles conveyed it Tom Bolan, who immediately leased it to Salvatore Tamburo, Jr. and his wife, Edna R. Although it appears that the dwelling had previously served as home to long-term leaseholders, from this period onward it seems that it became a shorter-term rental property. Classified ads from the 1960s and 1970s describe the dwelling as a semi-detached stucco home arranged for two apartments, with a living room, bedroom, kitchen and private bathroom at each floor.<sup>35</sup>

Next door at 1445 Homestead Street, Ida Virginia Smith had attained that half of the dwelling in 1948. She is recorded as living at that dwelling through 1936. The 1920 U.S. Census noted that Ida was the head-of-house and owner of the property. She was listed as 40 years old, single, and had no profession noted. Her aunt, Julia A. (age 92) and a cousin, Hugh (age 59) lived with her. The 1930 U.S. Census again records Ida Smith at the property. The head-of-house was listed as Hugh I. Smith, her cousin. It is possible that Hugh's full name is Hugh "Irvin" Smith, and therefore the Irvin Smith who deeded the property to Ida in 1918.<sup>36</sup> Hugh was listed as a painter and Ida had no profession recorded. Also living at the dwelling were renters Clara L. Wagner, age 56, her two daughters and granddaughter. In 1936, the executor for the estate of Ida Virginia Smith, who had died, transferred the property at 1445 Homestead Street to Frederick and Elsa Kuehnle. As described above, the couple also owned the dwelling at 1447 Homestead Street next door for a period in the 1940s and 1950s.

The property at 1445 Homestead Street transferred hands several times through the remainder of that decade. Frederick Kuehnle deeded it to Morris Hermatz in April 1944. A series of classified ads placed by Hermatz in *The Sun* in 1944 and 1945 show his continued efforts to rent the property. An ad from September 1944, described 1445 Homestead Street as a vacant duplex, with 10 rooms, 2 baths, private entrances and a porch, and noted that it was near transportation, a shopping center, City College, an elementary school and churches. Hermatz offered to redecorate to suit the purchaser and to help with financing.<sup>37</sup> Several months later, Hermatz placed another ad, stating that the semi-detached house could be used either as a one-family

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<sup>35</sup> For more information, *The Baltimore Sun*, "Classified Advertisement," May 22, 1960, <http://www.proquest.com>; *The Baltimore Sun*, "Classified Advertisement," August 21, 1960, <http://www.proquest.com>; *The Baltimore Sun*, "Classified Advertisement," October 2, 1967, <http://www.proquest.com>; *The Baltimore Sun*, "Classified Advertisement," November 2, 1973, <http://www.proquest.com>; and *The Baltimore Sun*, "Classified Advertisement," June 22, 1977, <http://www.proquest.com>;

<sup>36</sup> Baltimore City Land Records, "Irvin Smith to Ida Virginia Smith," August 27, 1918, Liber SCL 3253, Folio 477, <http://www.mdlandrec.net> (accessed June 01, 2012).

<sup>37</sup> *The Baltimore Sun*, "Classified Advertisement," September 15, 1944, <http://www.proquest.com>.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

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Hooper Twin Dwelling  
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house or as two apartments.<sup>38</sup> He succeeded in transferring the property almost one year later in May 1945, when it was sold to Thomas Noel.<sup>39</sup> Anthony W. Creamer and his wife, Rose Marie, acquired the property in January 1946 and remained there until 1960.<sup>40</sup> Anthony, the son of Robert T. and Elizabeth M. Creamer, worked as a laborer.<sup>41</sup> The 1956 Baltimore City Directory records he was a welder at the Lumis Company, and the 1958 City Directory listed him as a sheet metal worker for the Novelty Steam Works. In both cases, he is noted as living at 1445 Homestead Street with his wife, Rose.

Since 1960, the dwelling at 1445 Homestead Street has passed through numerous owners and has likely been occupied by an even greater number of renters. The house remained in the hands of individual owners through the first half of the 1960s, before being purchased by Idylwood Investments, Inc. in 1966.<sup>42</sup> In 1985, the property was deeded to Raymond R. Ellison and remained in the Ellison family through 1995. In that year, the property was transferred to the current owner, Alan Scott.<sup>43</sup>

The dwelling at 1447 Homestead Street has experienced a similar pattern, remaining in the hands of a variety of landlords and rental companies since the mid-1960s. Circa 2010, this half of the building denoted as 1447 Homestead Street suffered a devastating fire, rendering it uninhabitable.

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<sup>38</sup> *The Baltimore Sun*, "Classified Advertisement," November 24, 1944, <http://www.proquest.com>. Also see classified ads from January 30, 1945; April 20, 1945; and May 19, 1945.

<sup>39</sup> Baltimore City Land Records, "Frederick H. Kuehne to Morris Hermatz," Liber MLP 6646, Folio 728, <http://www.mdlandrec.net> (accessed June 01, 2012); Baltimore City Land Records, Morris Hermatz to Thomas Noel, Liber MLP 6741, Folio 229, <http://www.mdlandrec.net> (accessed June 01, 2012).

<sup>40</sup> Baltimore City Land Records, "Ernest D. Smith to Anthony W. Creamer and Rose Marie Creamer," Liber MLP 6857, Folio 113, <http://www.mdlandrec.net> (accessed June 01, 2012); and "Anthony W. Cramer and Rose Marie Cramer to A. Samuel Pergoff," Liber JFC 947, Folio 209, <http://www.mdlandrec.net> (accessed June 01, 2012).

<sup>41</sup> *The Baltimore Sun*, "Deaths," March 16, 1955, <http://www.proquest.com>.

<sup>42</sup> Baltimore City Land Records, "Norman and Irma Sue Lohn, Jr., Frederick C. Lohn, Jr., and Norman W. Lohn to Idylwood Investments, Inc.," Liber JFC 2032, Folio 511, <http://www.mdlandrec.net> (accessed June 01, 2012).

<sup>43</sup> Baltimore City Land Records, "Louis F. Ellison to Alan Scott," Liber SEB 4697, Folio 488, <http://www.mdlandrec.net> (accessed June 01, 2012).

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## 9. Major Bibliographical References

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Inventory No. B-5242

Baltimore City and Baltimore County Land Records.  
Historic Baltimore *Sun* articles, accessed through genealogybank.com.  
*Sanborn Fire Insurance Maps*, 1901-1902, 1914-1915, 1928-36, 1951.  
G.M. Hopkins, *City Atlas of Baltimore and Environs*, 1876.  
G.W. Bromley and Co. *Atlas of the City of Baltimore Maryland*, 1896.

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## 10. Geographical Data

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Acreeage of surveyed property           .11            
Acreeage of historical setting           .11            
Quadrangle name           Baltimore East                Quadrangle scale:   1:24,000          

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### Verbal boundary description and justification

The property at 1445-1447 Homestead Street is associated with historic lot numbers 803 and 802, respectively, as recorded on the "Plan of the Building Lots of the Homestead," recorded ca. 1852. Today, the dwellings are designated as Lot 33 (1445 Homestead Street) and Lot 32 (1447 Homestead Street) on Tax Map 9. The building has been historically associated with this lot since its construction circa 1890.

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## 11. Form Prepared by

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name/title	Robyn Chrabasz, Historic Preservation Officer		
organization	EHT Tracerics, Inc. for Baltimore City DHCDD	date	June 12, 2012
street & number	417 E. Fayette Street, Suite 301	telephone	443-984-1871
city or town	Baltimore	state	MD

The Maryland Inventory of Historic Properties 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  
Maryland Department of Planning  
100 Community Place  
Crownsville, MD 21032-2023  
410-514-7600

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

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Hooper Twin Dwelling  
Continuation Sheet

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CHAIN OF TITLE  
BALTIMORE CITY LAND RECORDS

1445 HOMESTEAD STREET

May 21, 1856	John and Harriet Fox, John W. and Emma Van Hook to Morrow B. Lowry. Including 220 lots in Eastern Homestead. Land Records of Baltimore County Liber HMF 15, Folio 265
June 14, 1862	Lease: From Lowry to James H, Cox, Jr., for term of 99 years. Land Records of Baltimore County Liber GHC 35 Folio 59
October 19, 1875	Morrow B. and Harriet J. Lowry of Erie, PA, to Elias Livezey (for 44 lots including 802 and 803). Land Records of Baltimore County Liber JB 94, Folio 169
September 16, 1884	Elias and Elizabeth Livezey to George G. Hooper (property including 1445 and 1447 Homestead). Land Records of Baltimore County Liber WMI 142, Folio 84
July 3, 1885	Lease: George G. Hooper to Herbert Hooper. Land Records of Baltimore County Liber WMI 148, Folio 149
September 29, 1890	Mortgage: John and Mary J. Milburn to George G. Hooper, Trustee Land Records of Baltimore County Liber JB 1311, Folio 494
October 14, 1890	Mortgage: John and Mary J. Milburn to George G. Hooper, Trustee. Baltimore City Land Records Liber JB 1314, Folio 226
April 19, 1907	Herbert and Margaret P. Hooper to Upshur Hooper. Land Records of Baltimore City Liber RO 2326, Folio 481
Pre-1918 August 27, 1918	Missing Deed between Hooper and Smith Irvin Smith to Ida Virginia Smith Land Records of Baltimore City Liber SCL 3253, Folio 477

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## Maryland Inventory of Historic Properties Form

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### Hooper Twin Dwelling Continuation Sheet

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October 29, 1936	Walter R. Heath (Executor for the estate of Ida Virginia Smith) to Frederick H. and Elsa Kuehnle. Land Records of Baltimore City Liber SCL 5669, Folio 536
April 11, 1944	Frederick H. Kuehnle to Morris Hermatz. Land Records of Baltimore City Liber MLP 6646, Folio 278
May 1, 1945	Morris Hermatz to Thomas Noel. Land Records of Baltimore City Liber MLP 6741, Folio 229
May 1, 1945	Thomas Noel to Morris Hermatz. Land Records of Baltimore City Liber MLP 6741, Folio 231
June 4, 1945	Morris Hermatz to Luella M. and Charles Frederick Bertram. Land Records of Baltimore City Liber MLP 6754, Folio 351
January 18, 1946	Ernest D. Smith to Anthony W. Creamer and Rose Marie Creamer. Land Records of Baltimore City Liber MLP 6857, Folio 113
October 22, 1952	Luella M. and Charles Frederick Bertram to Anthony W. and Rose Marie Creamer. Land Records of Baltimore City Liber MLP 8964, Folio 523
September 22, 1960	Anthony W. and Rose Marie Creamer to A. Samuel Peregoff. Land Records of Baltimore City Liber JFC 947, Folio 209
September 22, 1960	A. Samuel Peregoff to Elsie J. Cesky. Land Records of Baltimore City Liber JFC 947, Folio 212
September 22, 1960	A. Samuel Peregoff to Northeastern Bohemian Savings and Loan Association Land Records of Baltimore City Liber JFC 947, Folio 216
September 22, 1960	Elsie J. Cesky to A. Samuel Peregoff. Land Records of Baltimore City Liber JFC 947, Folio 218

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# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

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### Hooper Twin Dwelling Continuation Sheet

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February 24, 1961	A. Samuel Peregoff to Norman Lohn, Jr. Land Records of Baltimore City Liber JFC 1033, Folio 471
February 7, 1966	Norman and Irma Sue Lohn, Jr., Frederick C. Joh, Jr., and Norman W. Lohn to Idylwood Investments, Inc. Land Records of Baltimore City Liber JFC 2032, Folio 511
April 17, 1985	Deed and Assignment: Raymond Ellison, David Lipnick, and Sondra Ellison (Directors-Trustees of Idylwood Investments, Inc.) to Raymond R. Ellison. Land Records of Baltimore City Liber SEB 517, Folio 193
April 17, 1985	Mortgage: Attsgood Realty Company to Raymond R. Ellison, individually and as Agent for the Louis Ellison Trust and Agent for the Andrea Ellison Trust. Land Records of Baltimore City Liber SEB 517, Folio 236
September 19, 1989	Assignment: Attsgood Realty Company to Louis F. Ellison; Ellison assumes liability as co-mortgagor and co-principal under the mortgage of Raymond R. Ellison for 37 lots in the City of Baltimore. Land Records of Baltimore City Liber 2240, Folio 467
November 1, 1991	Assignment: Louis F. Ellison to J.L.S. No. 3, Inc. Leasehold interest on ten lots in the City of Baltimore. Land Records of Baltimore City Liber SEB 3030, Folio 285
January 19, 1995	Assignment: J.L.S. No. 3, Inc., to Alan Scott Land Records of Baltimore City Liber SEB 4697, Folio 488

# Maryland Historical Trust

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Hooper Twin Dwelling  
Continuation Sheet

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### 3. Owner of Property

name	Rent Man Limited (1447 Homestead Street)			telephone	
street and number	P.O. Box 4344		state	MD	zip code 21223-0344
city, town	Baltimore	tax map 9	tax parcel 032	tax ID number	09164110032

### 4. Location of Legal Description

courthouse, registry of deeds, etc.	Baltimore City Courthouse	liber	7763 folio 1		
city, town	Baltimore	tax map 9	tax parcel 032	tax ID number	09164110032

#### CHAIN OF TITLE BALTIMORE CITY LAND RECORDS

#### 1447 HOMESTEAD STREET

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September 16, 1884	Elias and Elizabeth Livezey to George G. Hooper (property including 1445 and 1447 Homestead). Land Records of Baltimore County Liber WMI 142, Folio 84
July 3, 1885	Lease: George G. Hooper to Herbert Hooper. Land Records of Baltimore County Liber WMI 148, Folio 149
September 29, 1890	Mortgage: John and Mary J. Milburn to George G. Hooper, Trustee Land Records of Baltimore County Liber JB 1311, Folio 494

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# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

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### Hooper Twin Dwelling Continuation Sheet

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October 14, 1890	Mortgage: John and Mary J. Milburn to George G. Hooper, Trustee. Baltimore City Land Records Liber JB 1314, Folio 226
April 19, 1907	Herbert Hooper and Margaret P. Hooper to Upshur Hooper. Land Records of Baltimore City Liber RO 2326, Folio 481
March 1, 1909	Upshur and Beulah W. Hooper to Mary C. and William F. Beiswanger. Land Records of Baltimore City Liber SCL 2486, Folio 301
August 23, 1915	Mary C. and William F. Beiswanger to Ethel R. Beiswanger. Liber SCL 2996, Folio 2334
January 14, 1916	Ethel R. Beiswanger to Mary C. Beiswanger. Land Records of Baltimore City Liber SCL 3025, Folio 195
October 11, 1919	Mary C. Beiswanger to Ethel R. Beiswanger. Land Records of Baltimore City Liber SCL 3461, Folio 21
October 11, 1919	Robert H. and Susan Upshur Hooper to Ethel R. Beiswanger. Land Records of Baltimore City Liber SCL 3461, Folio 22
October 11, 1919	Mortgage, Ethel R. Beiswanger to Montebello Building and Loan Association of Baltimore County for \$780 dollars or six shares of stock Land Records of Baltimore City Liber SCL 3461, Folio 23
October 11, 1919	Ethel R. Beiswanger to Mary C. Beiswanger Land Records of Baltimore City Liber SCL 3461, Folio 24
October 27, 1924	William F. Beiswanger (widower of Mary C. Beiswanger), William F. Beiswanger Junior, Helen H. Beiswanger, Elmer & Annette L. Beiswanger, Ethel R. Beiswanger, Grace L. Pierpont & William M. Pierpont, and Elizabeth E. Poe & Albert C. Poe to R. Irving Hall Land Records of Baltimore City Liber SCL 4285, Folio 170
October 27, 1924	R. Irving Hall to Grace L. and William M. Pierpont

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	Land Records of Baltimore City Liber SCL 4285, Folio 172
November 9, 1927	Grace L. and William M. Pierpont to Bertha E. Meyers and Elsa M. Stassel (Lot referred to as 1443). Land Records of Baltimore City Liber SCL 4813, Folio 81
November 9, 1940	Bertha E. Meyers and Elsa M. and Frederick Kuehnle to Hall E. Timanus Land Records of Baltimore City Liber MLP 6098, Folio 300
November 9, 1940	Hall E. Timanus to Bertha E. Meyers and Elsa M. Kuehnle Land Records of Baltimore City Liber MLP 6098, Folio 301
February 4, 1950	Elsa M. and Fred H. Kuehnle [Betty Meyers died April 27, 1948] to Betty E. Carr Land Records of Baltimore City Liber MLP 8001, Folio 483
February 4, 1950	Betty E. Carr, of the first, Elsa M. and Fred H. Kuehnle of the second, and Yvonne C. Kuehnle of the third Land Records of Baltimore City Liber MLP 8001, Folio 485
October 17, 1953	Hall E. and Barbara H. Timanus to Elsa M. and Fred H. Kuehnle, and Yvonne C. Kuehnle Land Records of Baltimore City Liber MLP 9325, Folio 83
November 4, 1953	Elsa M. Kuehnle and Fred H. Kuehnle, her husband to Tom Bolan Land Records of Baltimore City Liber MLP 9325, Folio 86
November 4, 1953	Lease: Tom Bolan and Dorothy F. Bolan, his wife, to The Wilco Holding Company, for a term of 99 years. Land Records of Baltimore City Liber MLP 9325, Folio 88
November 4, 1953	Tom Bolan and Dorothy F. Bolan, his wife, to Salvatore Tamburo, Jr., and Edna R. Tamburo, his wife, as tenants by the entireties. Baltimore City Superior Court Liber MLP 9325, Folio 91
November 4, 1953	The Wilco Holding Company to Rose E. Nix. Land Records of Baltimore City

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Liber MLP 9325, Folio 93

October 4, 1960 Patrick J. Coughlin, Jr., Trustee, to Hearthstone Savings and Loan Association, Inc. [By decree of Circuit Court dated July 11, 1960, Coughlin, Jr. appointed Trustee with authority to sell leasehold property.]  
Land Records of Baltimore City  
Liber JFC 952, Folio 126

March 15, 1963 Hearthstone Savings and Loan Association, Inc. to Homes, Inc.  
Baltimore City Superior Court  
Liber JFC 1453, Folio 272

May 13, 1981 Assignment: Between Homes, Inc., first part, and Robert Alpert, second part.  
Baltimore City Superior Court  
Liber CWM Jr. 4051, Folio 219

July 28, 1981 Assignment: Robert Alpert, of Silver Spring, MD, first part, and Phase One Investment Fund, to a Virginia Limited Partnership, by Gunter W. Karsh, General Partner, second part, a leasehold interest in lots including 1447 Homestead Street [The property known as 1447 Homestead Street had been let to Josephine Wood as a single-family residence, an offer of sale was sent on May 11, 1981 to that address, but no response was received.]  
Baltimore City Superior Court  
Liber CWM Jr. 4082, Folio 467

February 19, 1986 Assignment: Between Phase One Investment Fund, a Virginia Limited Partnership, by Gunter W. Karsh, General Partner, of Alexandria, Virginia, first part, and Howmar Investment Corporation, of the second part. Lots including 1447 Homestead.  
Baltimore City Circuit Court  
Liber SEB 882, Folio 171

March 25, 1992 Indemnity Deed of Trust: Between Howard Investment Corporation, grantor ("borrower"), Robert J. Cerullo and Ronald B. Bergman ("trustee") and the Beneficiary, Robert Alpert ("lender").  
Baltimore City Circuit Court  
Liber SEB 882, Folio 174

March 30, 1992 Deed: William R. Brown, Jr., Director of Finance and Collector of Taxes for Baltimore City, to South Chester Trading Company.  
Baltimore City Circuit Court  
Liber SEB 3282, Folio 402

July 9, 1992 Lease: South Chester Trading Company to Jeb Stuart Fries, for 1447 Homestead Street, for 99 years.  
Land Records of Baltimore City  
Liber SEB 3282, Folio 406

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

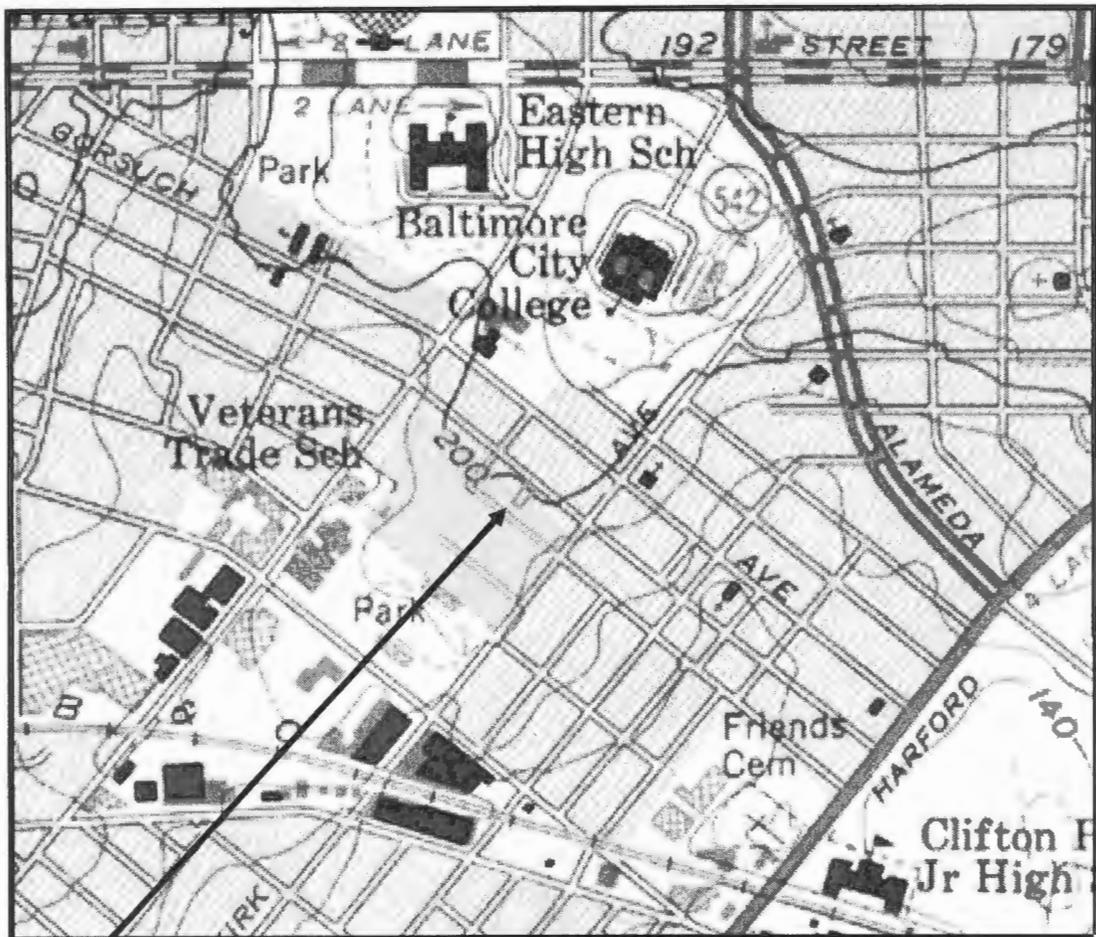
Inventory No. B-5242

Hooper Twin Dwelling  
**Continuation Sheet**

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- July 9, 1992                      Mortgage: SC NE Limited, grantor, to Jeb Stuart Fries and Mary B. Buonanno, his wife.  
Land Records of Baltimore City  
Liber SEB 3282, Folio 412
- January 20, 1993                Deed of Ground Rent: From South Chester Trading Company, a Body Corporate of Prince George's  
County, MD, of the first part, to Jeb Stuart Fries and Mary B. Buonanno, his wife, of Prince George's  
County, of the second part. As tenants by the entirety of 44 lots, including 1447 Homestead Street.  
Land Records of Baltimore City  
Liber SEB 3539, Folio 325
- October 13, 1998                Trustees Assignment of Leases: SC NE Limited to Rent Man Limited.  
Land Records of Baltimore City  
Liber PMB 7763, Folio 1



**1445 Homestead Street**

Baltimore, MD

City of Baltimore

Baltimore East, USGS Topographic Map, 1953, Revised 1974

EHT Tracerics, Inc., 2012



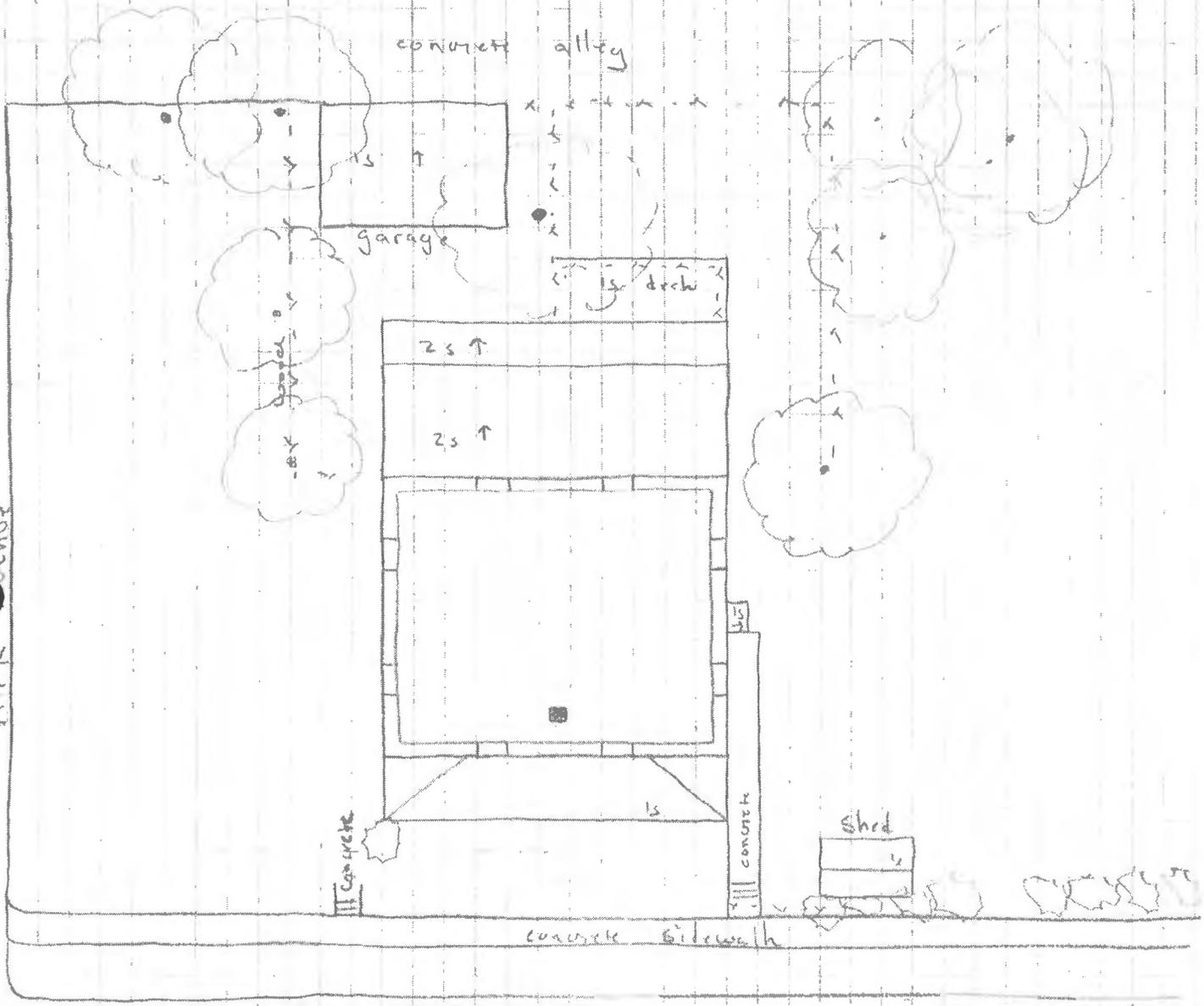
Coldstream Park

Adams Park

Hooper Twin Dwelling  
 B-5242  
 1445-1447 Homestead Street  
 Coldstream Homestead Montebello, Baltimore City  
 Map Courtesy of Baltimore City GIS  
 Prepared by EHT Tracerics, 2012



Kirk Avenue



Homestead Street



Date 5/8/2012

Not to Scale

I.D. # B-5242

Name/Address 1445 Homestead Street

**Hooper Twin Dwelling  
B-5242**

Photographer: EHT Tracerics

Date: May 10, 2012

1.	1445-1447 Homestead Street	B-5242_2012-05-10_01.tif	Façade, looking southwest
2.	1445-1447 Homestead Street	B-5242_2012-05-10_02.tif	West elevation, looking east
3.	1445-1447 Homestead Street	B-5242_2012-05-10_03.tif	South (rear) elevation, looking north



B-5242

HOOPER TWIN DWELLING

1445-1447 HOMESTEAD STREET

BALTIMORE CITY, MD

EHT TRACEMES

5/2012

MDSHPO

FACADE, LOOKING SOUTHWEST

#1 OF 3



B-5242

HOOPEK TWIN DWELLING

1445-1441 HOMESTEAD STREET

BALTIMORE CITY, MD

EHT TRACEDIES

5/2012

MDSHPO

WEST ELEVATION, LOOKING EAST

# 2 OF 3



B-5242

HOOPER TWIN DWELLING

1445-1447 HOMESTEAD STREET

BALTIMORE CITY, MD

EHT TRACEKIES

5/2012

MDSHPD

SOUTH (REAR) ELEVATION, LOOKING NORTH

\*30F3