



Brandon M. Scott
Mayor

**COMMISSION FOR
HISTORICAL & ARCHITECTURAL
PRESERVATION**

Harry Spikes, Chairman

STAFF REPORT



Chris Ryer
Director

September 13, 2022

REQUEST: Sarah Ann Street Local Historic District Designation: Hearing Two

RECOMMENDATION: Approval

APPLICANT: Poppleton Neighborhood Association

STAFF: Stacy Montgomery

SUMMARY: Determination that the proposed designation of Sarah Ann Street as a local historic district meets the requirements of *Baltimore City Historic Preservation Rules and Regulations' Designation of Districts and Landmarks*. The designation includes a full and proper study with findings of fact that the proposed district and its boundaries comply with requirements of Local Government Certification under the National Historic Preservation Act, the Secretary of the Interior's Standards for Identification and Registration, and CHAP's own criteria for designation.

HISTORIC DISTRICT NAME: SARAH ANN STREET

SUMMARY DESCRIPTION

Situated near the northwest section of the Poppleton Neighborhood, the proposed Sarah Ann Street Historic District includes a block of eleven brick alley houses on the north side of the 1100 block of Sarah Ann Street and two rowhouses on the east side of the 300 block of North Carrollton Street. The Poppleton neighborhood is bounded by West Mulberry Street to the north, West Baltimore Street to the south, Martin Luther King Junior Boulevard to the east, and North Carey Street to the west. The southeast side of the neighborhood is densely packed with residential, commercial, and medical facilities, while the Northwest section of the district is home to number of churches and a few remaining rowhouses and a substantial amount of vacant land.

Sarah Ann Street Alley Houses

Sarah Ann Street, historically known as Harmony Street, is home to an intact row of alley houses. Ten of these houses are two stories high, two bays wide (12'-9"), and two rooms deep. The house at 1102 Sarah Ann Street (end structure of the east side of the block), is three stories high, as was 1124 Sarah Ann Street, which was demolished in the 1930s.

Built in 1870 as a row of twelve houses, each rowhouse had slanting flat roofs of the then popular Italianate-style rowhouse, simple wooden cornices (currently covered by tarpaper) set above a slightly projecting brick frieze decorated with brick modillions. This cornice imitates

the style of the more elaborate cornices of three-story early Italianate-style rowhouses, which have wooden cornices, framed by scroll-sawn end brackets, that have friezes decorated with scroll-sawn modillions.

These alley houses have simple flat wood door and window lintels and sills and may originally have had 2/2 sash windows. No original sash remains and most of the windows now have replacement 1/1 sash windows. Each doorway has a narrow transom, probably originally with two lights as seen today at 1110 Sarah Ann Street. The masonry facades have been painted.

Each house is only two rooms deep with the stairs located along the western wall of each house, directly behind the doorway. The stairs rise in a single flight from the first-floor rear room to the second-floor front room. There is no entry hall area or vestibule; the door opens directly into the narrow front room. On the rear elevations, a small square window is now located on the second floor above the backdoor. This opening undoubtedly dates to when indoor plumbing was added to the houses and now lights the bathroom. Each house has a small rear yard.

North Carrollton Street Houses

The houses at 319-321 N. Carrollton Street are two three-story brick rowhouses with simple dentiled brick cornices and a tall painted stone base and marble steps. They each have decorative brick door surrounds and arched brick header lintels. 319 N. Carrollton Street retains the historic window height with a stone sill, while the windows at 321 N. Carrollton Street have been shortened and have brick header sills. The two houses are the last remaining of 8 rowhouses that spanned from 317 to 331 N Carrollton Street and were constructed in the early 1870s by George Mallonée.¹ The brick rowhouses had dentiled Italianate wooden cornices with brackets connected by a lower band of trim. The windows were likely originally 2/2 with stone sills. The two remaining rowhouses are bookended by concrete block walks with brick caps beside the façade. The historic wood cornices were removed between 1950 and 1970.

HISTORY/SUMMARY SIGNIFICANCE

Situated in the northwest section of the Poppleton neighborhood, this group of houses demonstrates the distinctive characteristics of construction in the 1870s. The Sarah Ann Street alley houses, represent an increasingly rare building type in Baltimore and other older East Coast cities. Alley houses represent a small-scale house type built on narrow, small streets that paralleled or bisected wider streets with middle class houses. Alley houses provided housing for Baltimore's working-class residents. They are simplified versions of larger rowhouses ornamented with various architectural styles. Today, the majority of alley houses built in Baltimore (and in other East Coast cities) have been demolished, making Sarah Ann Street a rare survivor in Baltimore and on the East Coast. Alley houses are integral to the historic fabric of Baltimore's rowhouse neighborhoods, helping to define the intimate, human scale of 19th-century Baltimore. In the Poppleton neighborhood, the houses on Sarah Ann Street are the last block of alley houses standing.

The properties within the proposed district also provide a significant representation of the under-documented history of Black homeownership and residency in Baltimore in the late 19th

and early 20th centuries. The houses on North Carrollton Street, constructed in the early 1870s, have been in African American ownership since 1928. The Sarah Ann Street alley houses, built in the same time period, provided affordable housing for African-Americans after the Civil War. Together this grouping of historic homes serve as important resources on African American history in West Baltimore.

Physical Development

The neighborhood of Poppleton was established in the first half of the 19th century. It was named for the surveyor Thomas Poppleton, who created the street grid of the land annexed to Baltimore City in 1816 . During the period from 1800-1850, Baltimore City encouraged westward development and Poppleton's development occurred from east to west as a result.ⁱⁱ Like other early 19th century Baltimore neighborhoods, Poppleton's main streets were lined with larger homes that accommodated wealthier White professionals, while the smaller alley streets accommodated more modest dwellings to house the working class, both White and Black. By the late 19th century, as wealthier Baltimoreans moved further from the city center, houses along the main thoroughfares of Poppleton (Baltimore and Lexington) added a commercial use to the first floor, with residential space on the upper stories.ⁱⁱⁱ

The development of the block that is home to the proposed Sarah Ann Street historic district occurred in the 1870s. In 1869, the Sachse & Company map of the area shows ten rowhouses fronting on Saratoga Street and one rowhouse on Oregon Street (now South Arlington Street) with no buildings on Republican Street (now North Carrollton Street) or West Mulberry Street (Image 2). Harmony Lane (now Sarah Ann Street) did not extend that far west. By 1876, the *Atlas of Baltimore City and Baltimore County* shows both the north side of Harmony Lane and the portion of North Carrollton Avenue north of Harmony Lane with a row of houses (Image 3). By 1885, the *Bromley Atlas of Baltimore* shows the entire block, bounded by North Carrollton Avenue, West Mulberry Street, North Arlington Street, and West Saratoga Street as completely developed, with Harmony Lane now shown as Sarah Ann Street (Image 4).

In 1902, the Sanborn Fire Insurance Map shows the north side of the 1100 block of Sarah Ann Street was home to twelve alley houses - ten two-story rowhouses bookended by two three-story houses (Image 6). The south side of Sarah Ann Street and Carlton Street were built up with two-story rowhouses and a few stables. At the same time, the 300 block of North Carrollton Street was lined with three-story rowhouses from West Saratoga Street to West Mulberry Street, with one store at the southeast corner of North Carrollton and West Saratoga Streets. The 1914-1915 Sanborn Map showed that little had changed on the block; however, in the 1930s, 1124 Sarah Ann Street was demolished, and it does not appear on the 1951 Sanborn Map (Images 7 and 8).

The twentieth century brought more change to Poppleton, a neighborhood that had been on the fringes of the City before the Civil War. Now that the city had expanded far west of Poppleton, even the newer houses in the neighborhood were considered old and outdated, as they lacked modern amenities. In the 1930s, housing from the 1840s was demolished for the construction of the Poe Homes.^{iv} Additional demolition occurred in the middle of the 20th century, as the City eyed the area just north of Poppleton for a new expressway. Between 1966 and 1971 more than 900 houses were demolished to construct the I-170 Expressway between West Franklin

and West Mulberry Streets.^v The impact of this demolition and highway construction had lasting impacts on the surrounding communities. The block where the proposed Sarah Ann Street Historic District is located just south of the road bed of the highway, and the demolition which occurred on the surrounding streets can be partially attributed to the highway project. Demolition has been ongoing in Poppleton into the present day. New development is occurring on the eastern edge of the neighborhood with the first phase of the almost 33 acre Center/West redevelopment project and pending redevelopment of Poe Homes. The houses in the Sarah Ann Street proposed historic district are in the footprint of the Center/West project area, but as of July 2022 have been removed from that redevelopment project.

Social and Cultural History

Poppleton's proximity to the B&O rail yards and manufacturing businesses made it an attractive place for working-class Baltimoreans to live in the 19th century. Irish and German immigrants settled on the main streets, including on the 300 block of North Carrollton Avenue.^{vi} 319 N. Carrollton Avenue was originally sold to J. Thomas Scharf, a notable 19th century historian, and author of books on the history of Maryland and Baltimore City.^{vii} The home remained in White ownership until 1928.

Poppleton has been home to African Americans since the mid-19th century. Maryland had the largest free Black population in the Union prior to the Civil War, with many of those residents living in Baltimore City, where they could find employment.^{viii} The 1860s Federal census listed 30 Black residents in Poppleton, which may have only included the free Black population and not those who were enslaved.^{ix} Sarah Ann Street, also known as Harmony Lane, ran through a stretch of the western edge of Baltimore by the 1860s. This alley street was home to African Americans from that period into the twentieth century. The 1100 block of Sarah Ann Street exclusively housed African Americans by 1880 and remained through the 20th century.^x

While the majority of the homes on Sarah Ann Street were rented by African Americans from White owners, there were two early African American property owners on the block. In 1873, just a few years after the houses were constructed, Catharine Kennedy, a Black laundress and cook, purchased the property at 1102 Sarah Ann Street.^{xi} Catharine Kennedy owned the home for 13 years until she sold the home in 1886 to a White owner. At the other end of the block, Luberta Williams, a young Black widow, purchased the property at 1124 Sarah Ann Street in 1905. Williams lived in the property for a few years before moving and renting it to others.^{xii} She owned the property until 1928, a few years before it was demolished.

The 300 block of North Carrollton Street was exclusively home to White residents, according to the 1920 Federal census; however, by the 1930 census the block had only one White resident. Similarly, the ownership on the block was exclusively White until 1928 when Joseph and Mary Sewell purchased the property at 319 N. Carrollton Street.^{xiii} The property remained in the Sewell family until 1996 when the Eaddy family purchased the property.

Architecture

The proposed Sarah Ann Street Historic District is significant for its collection of extant alley houses lining the north side of Sarah Ann Street. The alley house is an important housing type

in the architectural history of Baltimore City. As immigrants and free Blacks moved to large cities for jobs in the mid-19th century, the need to house the working class created a challenge for these cities. New York City solved this by constructing tenement buildings, which crammed multiple families into small spaces and created health and safety issues.^{xiv} Baltimore and Philadelphia constructed alley houses, smaller versions of traditional rowhouses along inner blocks. In Philadelphia, alley house construction stopped during the Civil War. After the Civil War, Washington, D.C. constructed alley housing. However, the alley house tradition in Baltimore began in Fells Point before 1800 and continued to be built throughout the rowhouse neighborhoods of the city into the early 20th century, demonstrating a very long heritage of this housing typology.^{xv} Today, Baltimore City is home to one of the largest extant collection of alley housing; however, the block on Sarah Ann Street is the only remaining block in Poppleton and all that remains of an alley street that was historically home to African Americans. In 1981, the block was featured on the cover of the Baltimore Sun Sunday Magazine for a long article about alley housing by architectural historian Mary Ellen Hayward.^{xvi} They were also included in her 2008 book, Baltimore's Alley Houses, where Hayward describes the 1100 block of Sarah Ann Street as “much plainer, with simple brick dentil cornices.”^{xvii}

In the 1990s, demolition of alley houses was put forward as one strategy to combat the growing number of vacant houses in Baltimore City. Alley houses were targeted in part because of the belief that “no one wants to live in a house that small.”^{xviii} Attitudes towards smaller housing have evolved over the last two decades; however, the City’s stock of alley houses continues to shrink. When Mary Ellen Hayward wrote Baltimore's Alley Houses in 2008, there were still alley houses on the south side of the 1100 block of Sarah Ann Street. As alley housing becomes rarer, the preservation of this resource, which provided housing to Baltimore’s working class for two centuries, becomes more and more critical.

PERIOD OF SIGNIFICANCE

The period of significance for the proposed Sarah Ann Street Historic District is 1870 to 1975, from the date development in the district started, to the year construction of segment of the proposed I-170 expressway was completed and the Poppleton Urban Renewal Plan was created. Both events in 1975 impacted the trajectory of Poppleton and the historic fabric of the blocks surrounding Sarah Ann Street, allowing for condemnation and demolition of numerous historic properties.

BOUNDARIES OF THE DISTRICT

The boundary of the proposed local historic district includes the two houses and their lots on North Carrollton Street (319-321) and the alley houses and their lots for 1102-1124 Sarah Ann Street. This includes thirteen intact houses and two lots where demolition occurred more than twenty years ago. Thus, this will include an intact alley house row and the remaining portion of a three-story row. These thirteen houses include a rare surviving group of alley houses and homes associated with African American life in Baltimore.

FINDINGS OF FACT:

The following findings of fact support that the proposed district and its boundaries comply with the following:

1. Requirements for Local Government Certification under the National Historic Preservation Act (54 U.S. Code., Chapter 3025, § 302503);
2. The Secretary of the Interior’s Standards for Identification and Registration; and
3. The Historic Preservation Procedures and Guidelines of the Baltimore City Commission for Historical and Architectural Preservation

Local Government Certification under the National Historic Preservation Act

Section 302503 of Chapter 3025—Certification of Local Governments—within the National Historic Preservation Act outlines the requirements for a local government to be a certified program under the Act:

§ 302503. Requirements for certification

(a) APPROVED STATE PROGRAM.—Any local government shall be certified to participate under this section if the applicable State Historic Preservation Officer, and the Secretary, certify that the local government—

- (1) enforces appropriate State or local legislation for the designation and protection of historic property;
- (2) has established an adequate and qualified historic preservation review commission by State or local legislation;
- (3) maintains a system for the survey and inventory of historic property that furthers the purposes of chapter 3023 [State Historic Preservation Programs];
- (4) provides for adequate public participation in the local historic preservation program, including the process of recommending properties for nomination to the National Register; and
- (5) satisfactorily performs the responsibilities delegated to it under this division.

CHAP meets the above requirements. It is supported by local legislation for the designation and protection of historic properties. It has a qualified local historic preservation commission based in Article 6 of the City Code. It has a system of survey and inventory of local historic properties. It has a process enabling public participation in the identifying and designating of historic properties and districts.

Secretary of the Interior’s Standards for Identification and Registration

The Secretary of the Interior provides guidance and standards for local governments seeking to undertake surveys of their historic resources. In *Guidelines for Local Surveys: A Basis for Preservation Planning*, the Secretary of the Interior presents the “Standards for Preservation Planning, Identification, Evaluation, and Registration.” The complete list of the standards within the four areas is in Appendix B. The standards for Identification and Registration are below:

Standards for Identification:

Standard I. Identification of historic properties is undertaken to the degree required to make decisions.

Standard II. Results of identification activities are integrated into the preservation

planning process.

Standard III. Identification activities include explicit procedures for record-keeping and information distribution.

Standards for Registration:

Standard I. Registration is conducted according to stated procedures.

Standard II. Registration information locates, describes, and justifies the significance and physical integrity of a historic property.

Standard III. Registration information is accessible to the public.

CHAP meets the above standards of the Secretary of the Interior. Procedures have been undertaken to carefully identify historic resources within the Sarah Ann Street historic district. This information will be integrated into the decision-making process for application review and neighborhood planning for the local historic district. Procedures clearly lay out the processes by which the district is surveyed and considered for local district designation, and all information is available to the public.

Historic Preservation Procedures and Guidelines of the Baltimore City Commission for Historical and Architectural Preservation

Staff applied the Criteria for Evaluation in Section 2.2 Criteria for Designating Districts and Landmarks of CHAP *Rules and Regulations*. In addition, the staff applied Section 2.3 Designating a Historical and Architectural Preservation District, Step 1 Historical Assessment and Property Owner Survey and Step 2: Analysis.

Criteria for Evaluation

The quality of significance in Baltimore history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, public interiors, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

1. That are associated with events that have made a significant contribution to the broad patterns of Baltimore history; or
2. That are associated with the lives of persons significant in Baltimore's past; or
3. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
4. That have yielded or may be likely to yield information important in Baltimore history or prehistory.

Staff determined that the proposed Sarah Ann Street district is eligible for local historic district designation under Criteria for Evaluation 1 and 3, and that based on Step 1: Historical Assessment and Property Owner Survey, and Step 2: Analysis, the Sarah Ann Street Historic District designation should proceed to Step 3: Designation. At the August 9, 2022, hearing, the

Commission concurred with this finding, directing the staff to produce this full and proper study and findings of fact.

Criterion 1:

The proposed Sarah Ann Street Historic District is significant under Criterion 1 because it represents the housing and home ownership of African Americans over a period from the 1870s to 1970. Sarah Ann Street Historic District represents unique African American resources.

Criterion 3:

The proposed Sarah Ann Street Historic District is significant under Criterion 3 for representing a unique and intact building type known as alley houses, a rare survivor of Baltimore's 19th Century working-class houses.

CONTRIBUTING AND NON-CONTRIBUTING BUILDINGS

Staff has determined through a survey of the properties within the proposed Sarah Ann Street local historic district, that there are no non-contributing buildings. Non-contributing buildings are those which fall outside of the period of significance, which lack architectural integrity, or which hold no association to the district's or the city's history. As new information is gained about the district and its buildings, the Commission will re-evaluate these determinations.

RECOMMENDATION:

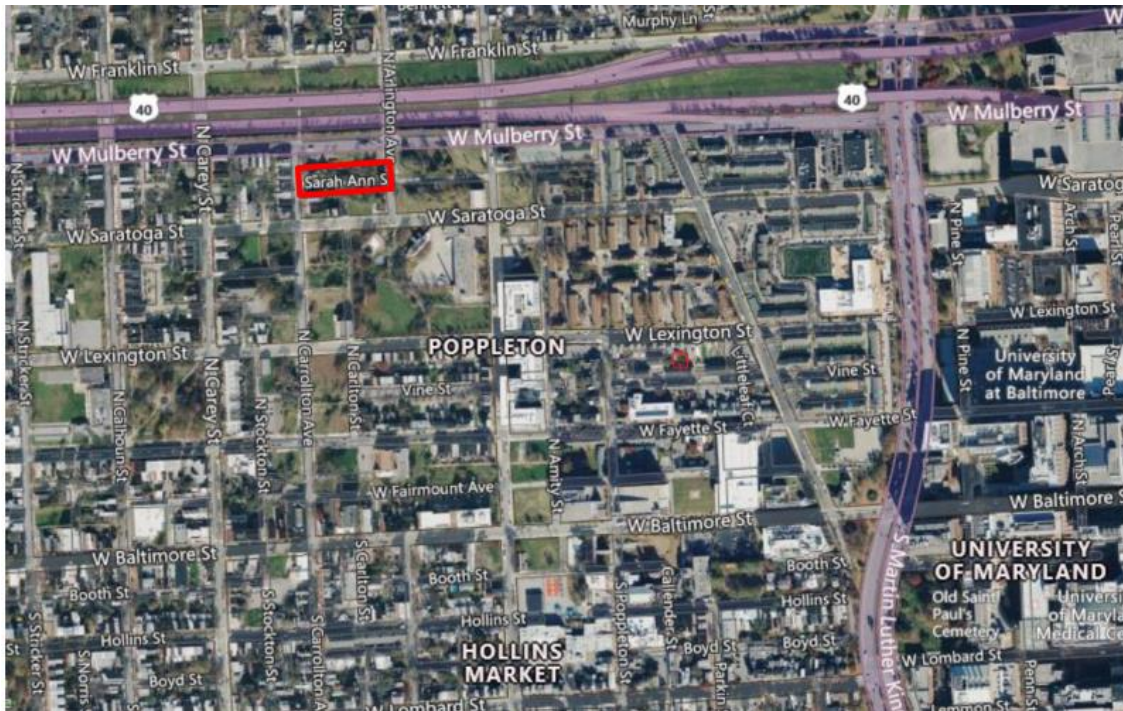
Staff recommends approval of the determination that the proposed designation of Sarah Ann Street as a local historic district meets the requirements of *Baltimore City Historic Preservation Rules and Regulations' Designation of Districts and Landmarks*. The designation includes a full and proper study with findings of fact that the proposed district and boundaries comply with requirements of Local Government Certification under the National Historic Preservation Act, the Secretary of the Interior's Standards for Identification and Registration, and CHAP's own criteria for designation.



Eric Holcomb
Director

Note: Every effort was made to ensure the accuracy of information in this report. CHAP staff will correct any errors identified subsequent to the report's approval and alert the Commission to any substantive error or omission.

CURRENT MAPS AND AERIALS



Proposed Sarah Ann Street Historic District (outlined in red) in Poppleton. Connect Explore, 2022.



Aerial View of the Proposed Sarah Ann Street Historic District (outlined in red). Connect Explore, April 2022.



Proposed Sarah Ann Street Historic District (outlined in red) facing North. Connect Explore, April 2022.



Proposed Sarah Ann Street Historic District (outlined in red) facing East. Connect Explore, April 2022.

IMAGES



Image 1: Boundaries of the proposed Sarah Ann Street Historic District outlined in Red

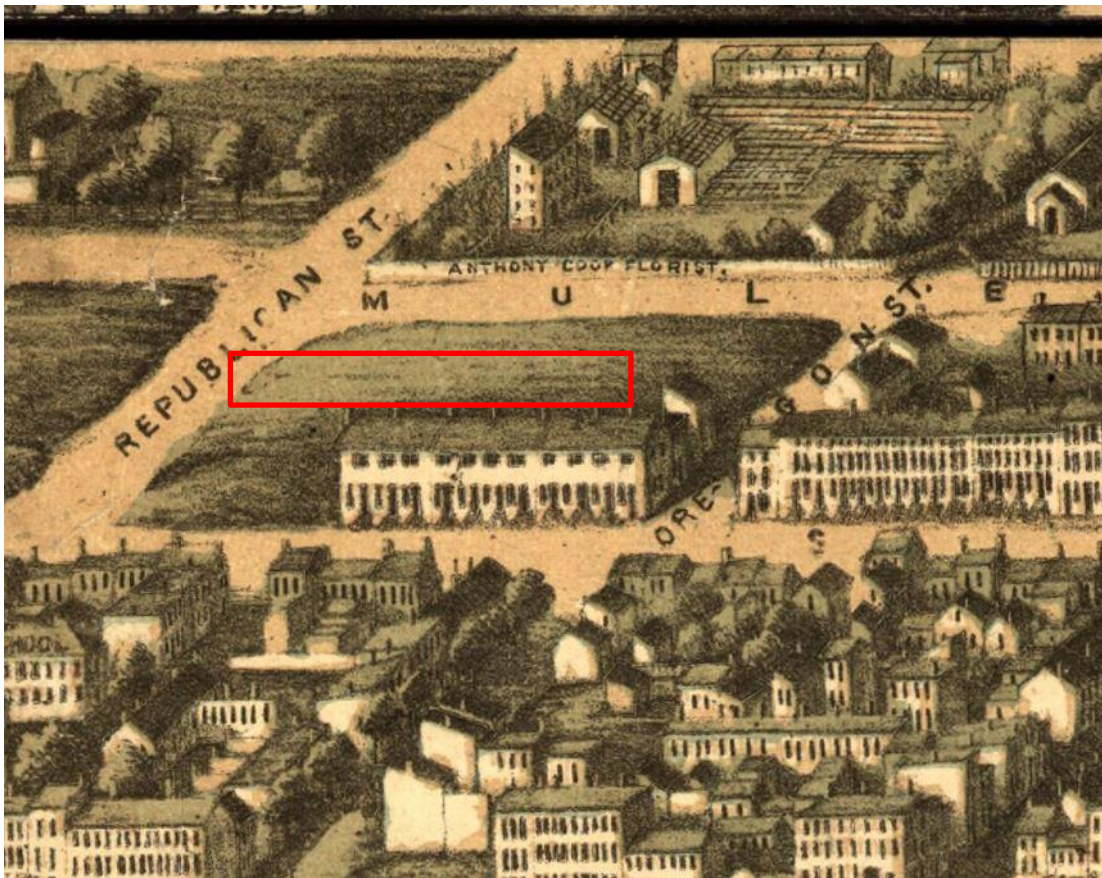


Image 2: 1968 Sachse & Co. Map of Baltimore with the location of the proposed historic district outlined in Red

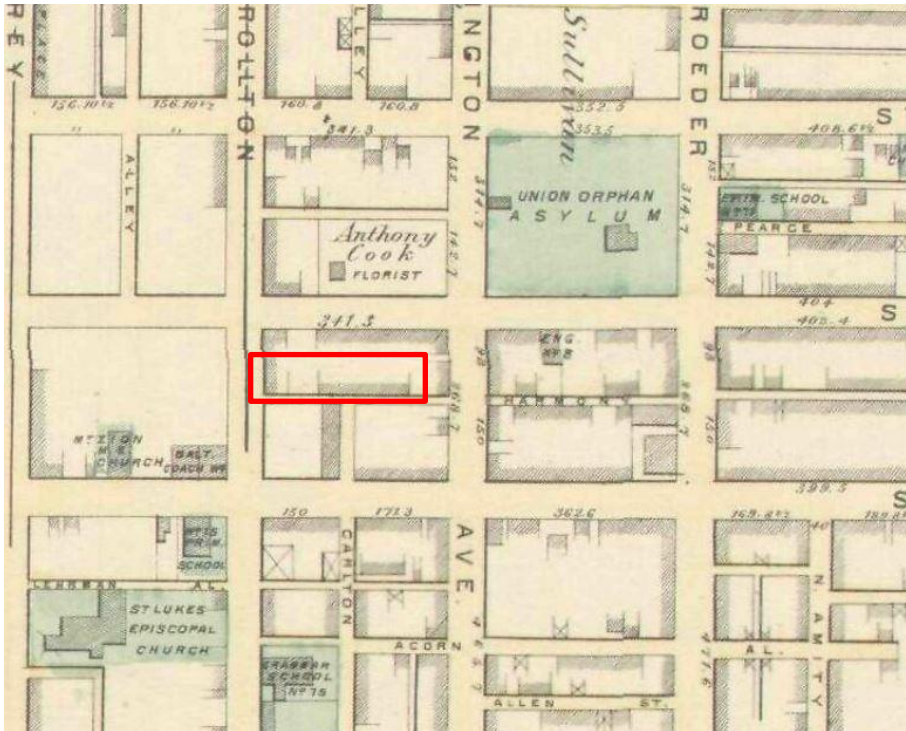


Image 3: 1876-1915 Baltimore City Baltimore County Atlas with the proposed Sarah Ann Street Historic District outlined in Red

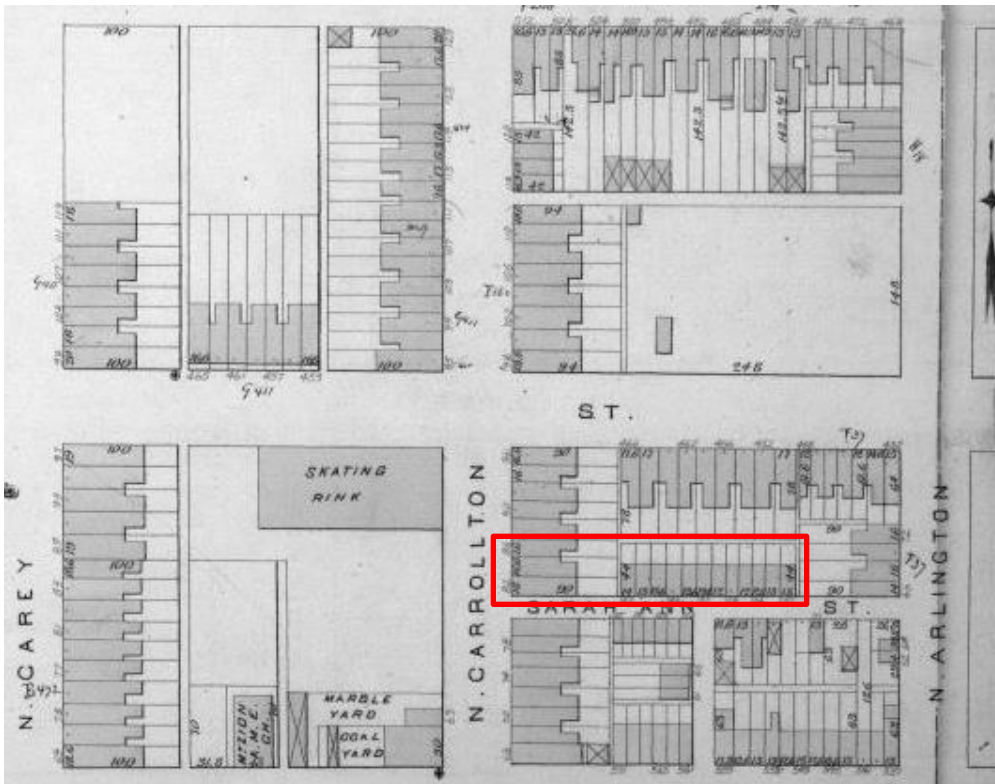


Image 4. 1885 Bromley Atlas with the proposed Sarah Ann Street Historic District outlined in Red

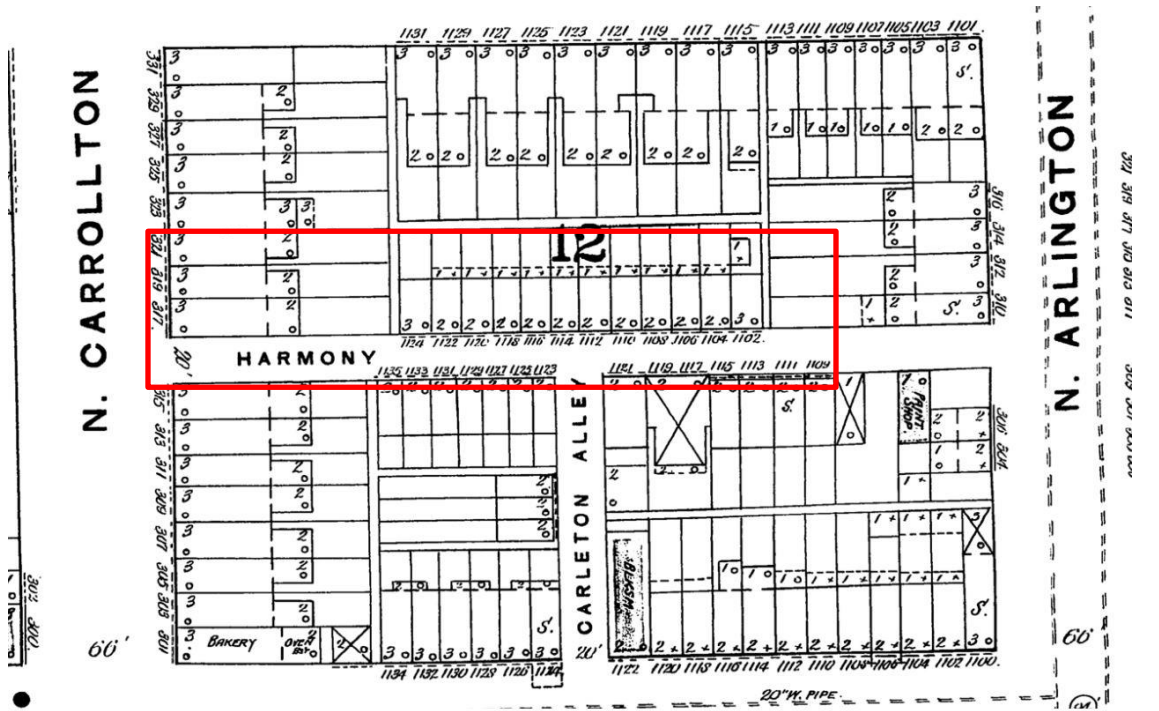


Image 5. 1890 Sanborn Fire Insurance Map with the proposed Sarah Ann Street Historic District outlined in Red

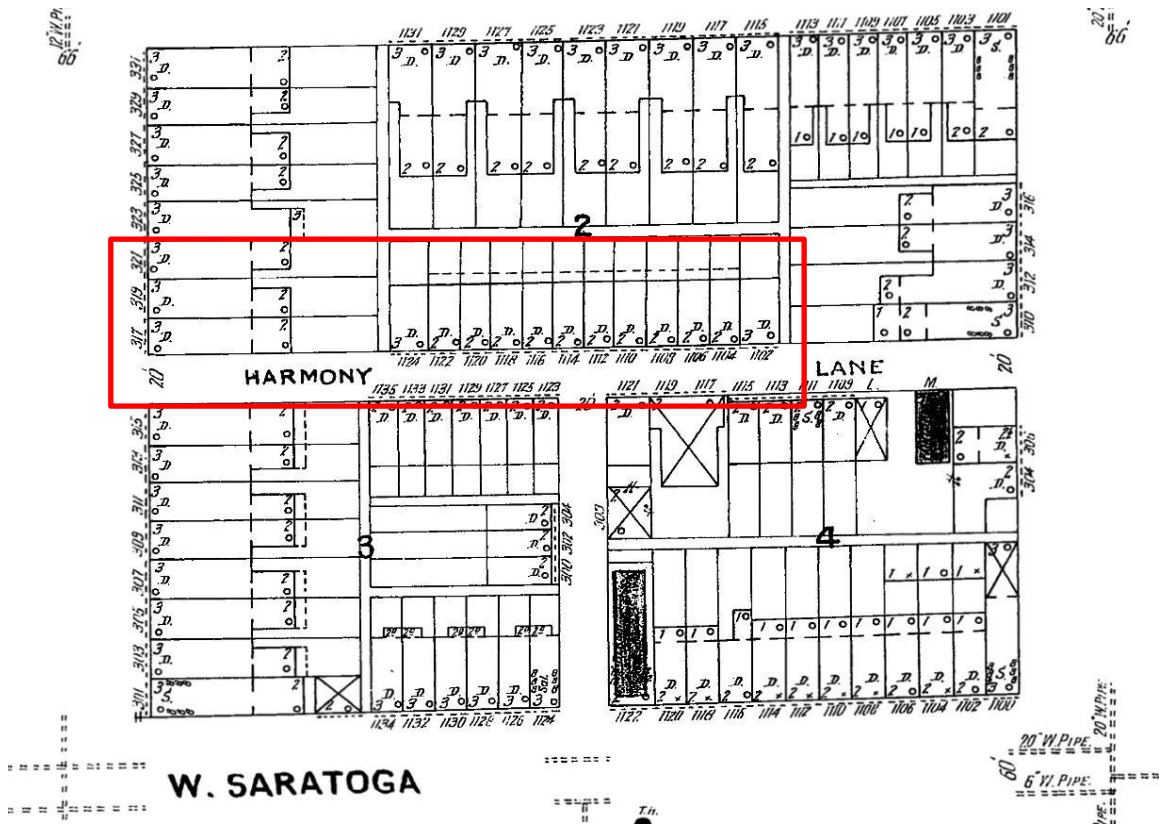


Image 6. 1902 Sanborn Fire Insurance Map with the proposed Sarah Ann Street Historic District outlined in Red

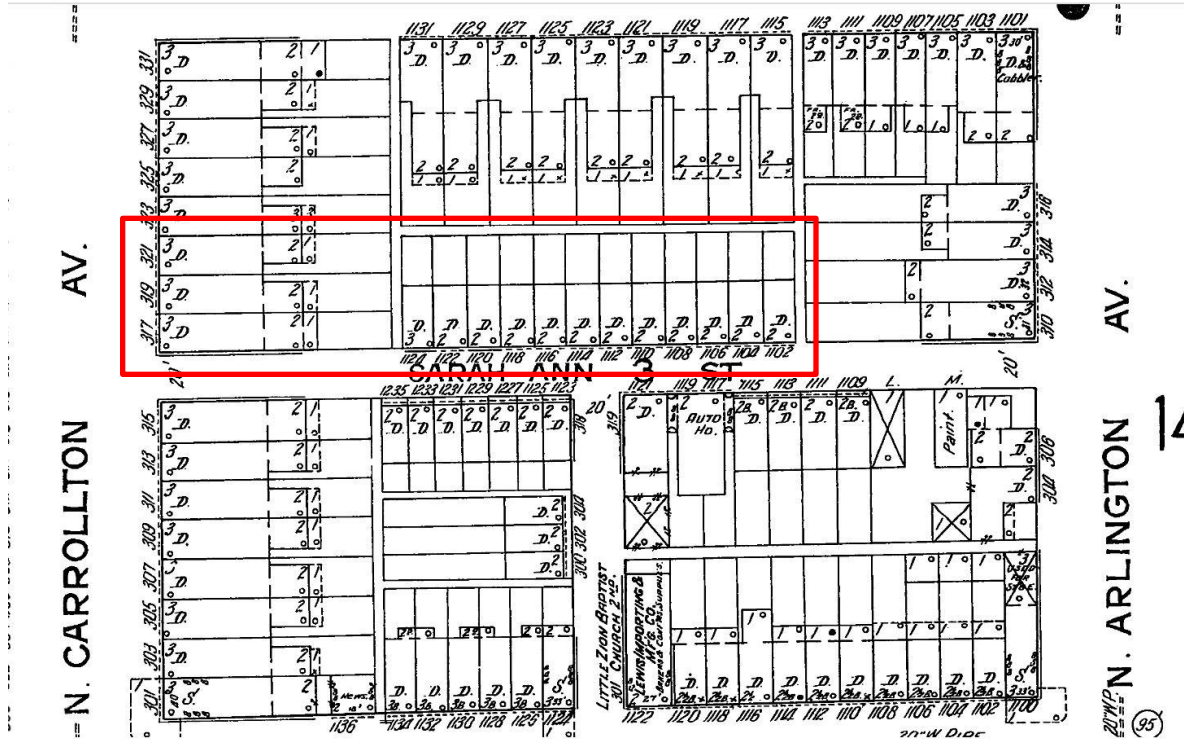


Image 7: 1914-1915 Sanborn Fire Insurance Map with the proposed Sarah Ann Street Historic District outlined in Red

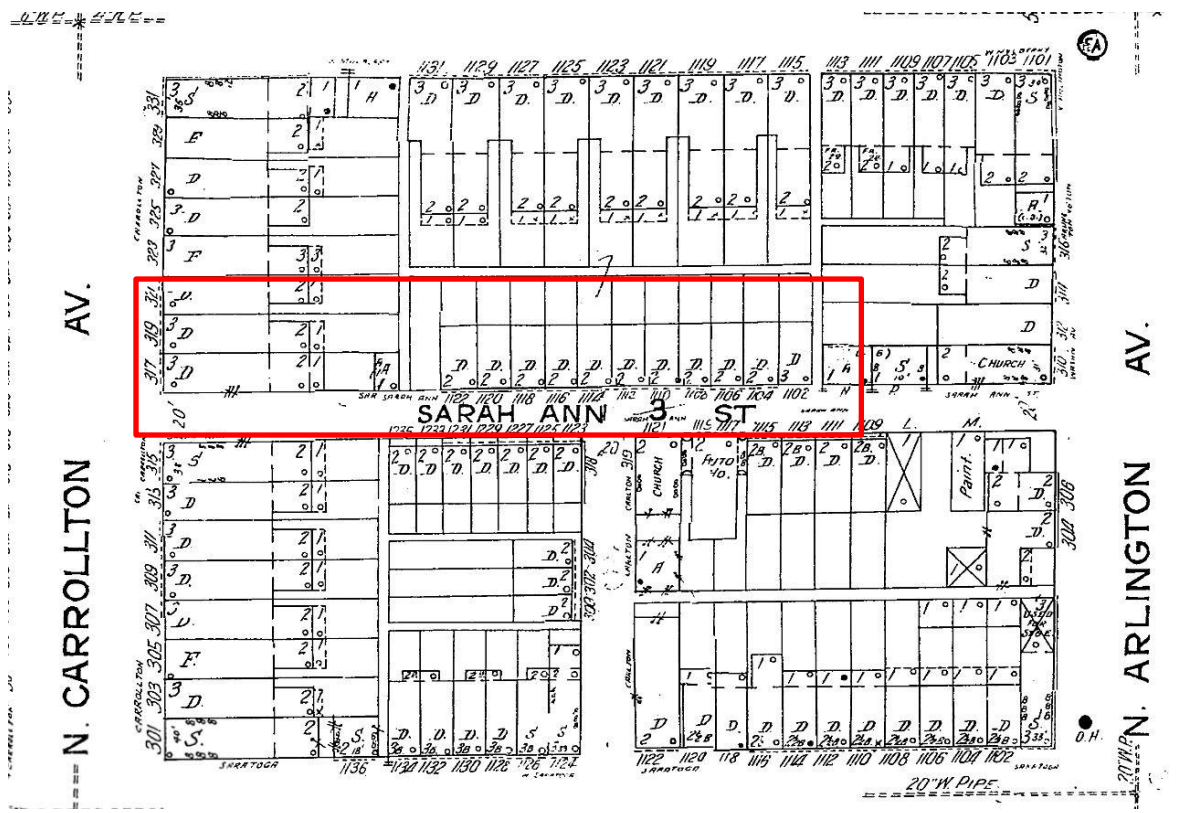


Image 8: 1914-1951 Sanborn Fire Insurance Map with the proposed Sarah Ann Street Historic District outlined in Red



Image 9: 1102-1124 Sarah Ann Street from the Poppleton Historic Study, 1978.

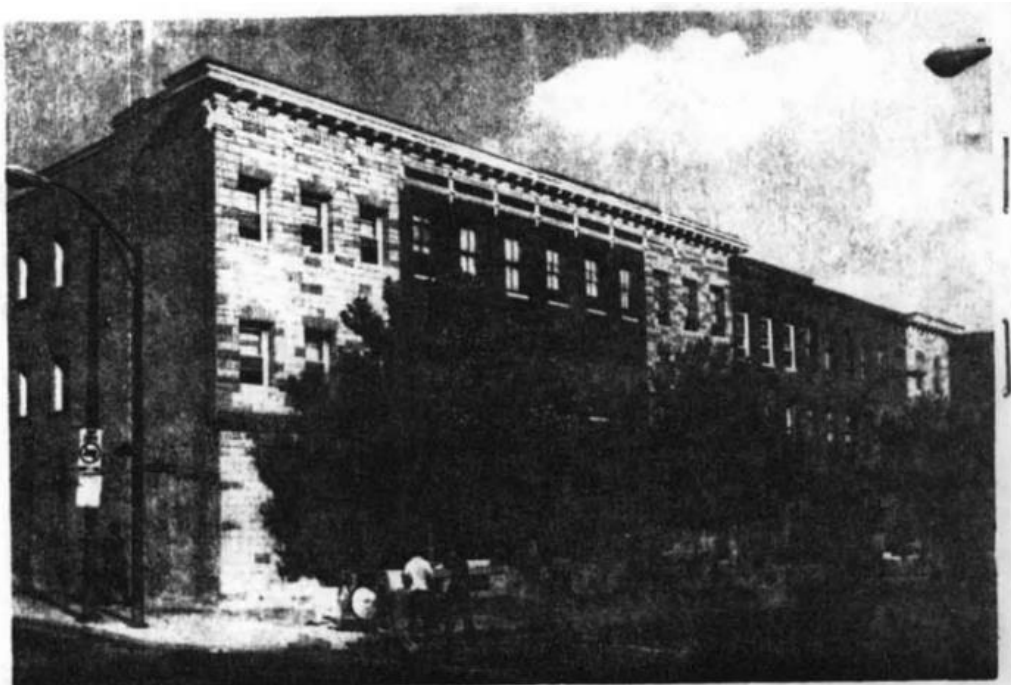


Image 10: 317-331 N Carrollton Avenue from the Poppleton Historic Study, 1978.

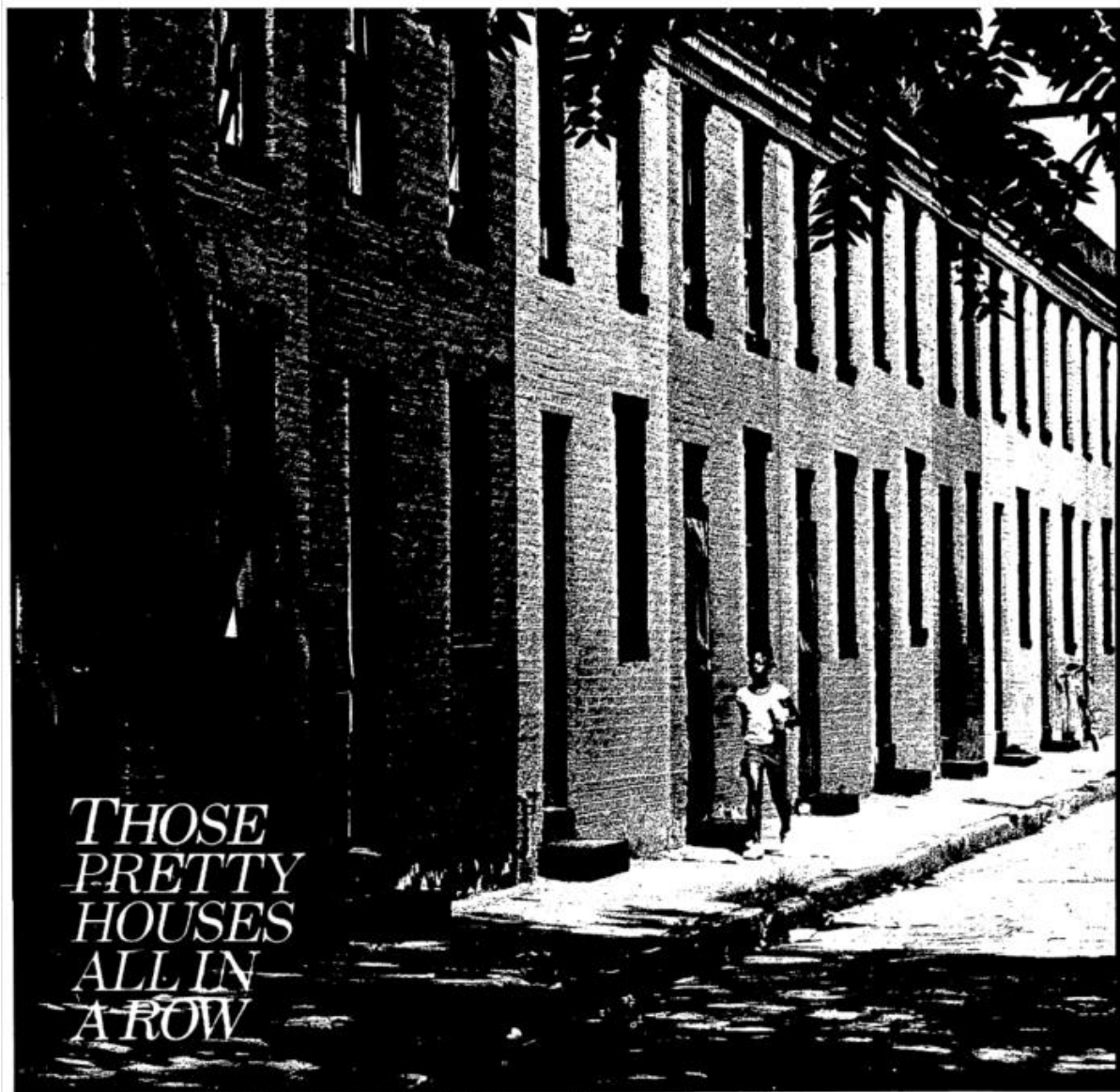


Image 11: 1100 Block of Sarah Ann Street, featured on the cover of the Sunday Sun Magazine, September 20, 1981.



319-321 N Carrollton Avenue, September 2022.



1102-1124 Sarah Ann Street, August 2022

REFERENCES CONSULTED

Hayward, Mary Ellen.. Baltimore's Alley Houses. Baltimore: The Johns Hopkins University Press, 2008.

Hayward, Mary Ellen.. *Maryland Inventory of Historic Places Form for 1102-1122 Sarah Ann Street (B-4994)*. Maryland Historical Trust, 2000.

Krimmel, Dean. 319 N Carrollton Street – Timeline. Submitted to CHAP via email, 7/21/21.

Krimmel, Dean. Notes on 1102-1124 Sarah Ann Street. Creative Museum Services, September 1, 2021.

Ryon, Roderick N.. West Baltimore Neighborhoods, Sketches of Their History, 1840-1960. Baltimore, MD: University of Baltimore, 1993.

Stanton, Phoebe B.. Poppleton Historic Study. Baltimore, MD: Department of Housing and Community Development, 1978.

APPENDIX A—LIST OF NON-CONTRIBUTING PROPERTIES IN PROPOSED SARAH ANN STREET LOCAL HISTORIC DISTRICT

There are no non-contributing buildings in the district.

APPENDIX B

SECRETARY OF THE INTERIOR'S STANDARDS FOR PRESERVATION PLANNING, IDENTIFICATION, EVALUATION, AND REGISTRATION

From National Park Service, *National Register Bulletin 24 - Guidelines for Local Surveys: A Basis for Preservation Planning*.

<https://www.nps.gov/nr/publications/bulletins/nrb24/intro.htm>

Standards for Preservation Planning:

Standard I. Preservation planning establishes historic contexts.

Standard II. Preservation planning uses historic contexts to develop goals and priorities for the identification, evaluation, registration, and treatment of historic properties.

Standard III. The results of preservation planning are made available for integration into broader planning processes.

Standards for Identification:

Standard I Identification of historic properties is undertaken to the degree required to make decisions.

Standard II. Results of identification activities are integrated into the preservation planning process.

Standard III. Identification activities include explicit procedures for record-keeping and information distribution.

Standards for Evaluation:

Standard I. Evaluation of the significance of historic properties uses established criteria.

Standard II. Evaluation of significance applies the criteria within historic contexts.

Standard III. Evaluation results in a list or inventory of significant properties that is consulted in assigning registration and treatment priorities.

Standard IV. Evaluation results are made available to the public.

Standards for Registration:

Standard I. Registration is conducted according to stated procedures.

Standard II. Registration information locates, describes, and justifies the significance and physical integrity of a historic property.

Standard III. Registration information is accessible to the public.

ⁱ Krimmel, Dean. *319 N Carrollton Street – Timeline*. Submitted to CHAP via email, 7/21/21.

ⁱⁱ Ryon, Roderick N.. *West Baltimore Neighborhoods, Sketches of Their History, 1840-1960*. Baltimore, MD: University of Baltimore, 1993. Pp 90.

ⁱⁱⁱ “Baltimore Ctiy – Old Southwest Baltimore- Poppleton.” Poppleton Vertical File, Maryland Room, Enoch Pratt Free Library.

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- ^{iv} Stanton, Phoebe B.. Poppleton Historic Study. Baltimore, MD: Department of Housing and Community Development, 1978. Pp 8.
- ^v “The Past Poppleton- A Brief History.” A Place Called Poppleton digital zine: <https://baltimoretraces.umbc.edu/>
- ^{vi} Finch, Charles H.. *1880 United States Federal Census* [database on-line]. Lehi, UT, USA: Ancestry.com Operations Inc, 2010.
- ^{vii} Krimmel, Dean. 319 N Carrollton Street – Timeline. Submitted to CHAP via email, 7/21/21.
- ^{viii} Hayward, Mary Ellen.. Baltimore’s Alley Houses. Baltimore: The Johns Hopkins University Press, 2008. Pp. 3.
- ^{ix} “Poppleton Study Volume 1.” Poppleton Vertical File, Maryland Room, Enoch Pratt Free Library.
- ^x Finch, Charles H.. *1880 United States Federal Census* [database on-line]. Lehi, UT, USA: Ancestry.com Operations Inc, 2010.
- ^{xi} Krimmel, Dean. Notes on 1102-1124 Sarah Ann Street. Creative Museum Services, September 1, 2021.
- ^{xii} Krimmel, Dean. Notes on 1102-1124 Sarah Ann Street. Creative Museum Services, September 1, 2021.
- ^{xiii} Krimmel, Dean. 319 N Carrollton Street – Timeline. Submitted to CHAP via email, 7/21/21.
- ^{xiv} Hayward, pp. 1.
- ^{xv} Hayward, pp. 3.
- ^{xvi} Hayward, Mary Ellen.. *Those Pretty Houses All in a Row..* The Sun (1837-); Sep 20, 1981; ProQuest Historical Newspapers: The Baltimore Sun
pg. SM1
- ^{xvii} Hayward, pp. 193.
- ^{xviii} Hayward, pp ix.