

CDBG SURVEY YEAR: 12

SURVEY NO.: B-3961

AREA: Johnston Square Historic District

MAGI NO.: 0439615504

ADDRESS: 832-838 E. Preston Street

CURRENT NAME:

BLOCK: 1143 LOT: 31-34

HEIGHT: 3 stories

CONDITION: Good

LOT SIZE: 22'x153'-6"

MATERIALS: Brick/Stone

OWNER:

ADDRESS:

USE: Residential

ACCESSIBLE: No

DESIGNATION:

LIBER/FOLIO: RHB 3385-550; SEB509-301; WA3931-763;  
CWM4050-816

HISTORIC NAME: Vickers Houses

DATE: c.1869-1878

ARCHITECT/BUILDER:

STYLE (IF APPROPRIATE):

**DESCRIPTION:**

The Vickers Houses, located at 832-838 E. Preston Street in Baltimore City is a group of four three-bay, three-story brick rowhouses on raised stone basements. Each has two basement windows, a stone belt course, two full length rectangular windows in the first story with a round arched, molded door frame, and a rectangular window with a stone sill in each bay of the second and third stories. Eight thirty-two has a recessed door in the left-proper bay, two over two double hung sash on the first story and one over one double hung sash elsewhere, and a modillioned cornice with end brackets. Eight thirty-four has the only stone door frame, along with double doors with two panels each in the left-proper bay, decoratively carved stone lintels, one over one sash, and a modillioned cornice with paired brackets dividing each bay. The door of 836, in the left-proper bay, and all the windows are covered with boards. The modillioned cornice has pendants at the corners. Eight thirty-eight is identical to 836 except that the door is in the right-proper bay of the first story.

**SIGNIFICANCE:**

AREA: Architecture

LEVEL: local

The four Vickers Houses, the most substantial houses in Johnston Square, are located on what was, in the mid-nineteenth century, part of an estate of George R. Vickers, a grain merchant and large owner of real estate in Baltimore. When Vickers sold the four lots in 1869 he tried to set a pattern for the development of the entire area. The four deeds were recorded together and were almost identical, including a passage stipulating what the new owner could not erect. In addition, the purchaser agreed to build "... a three story brick building... with Pressed brick front, marble trimmings + base..." All of the houses were built to the specifications of the deeds. Francis H. Shallus purchased 832 E. Preston Street in 1872 for \$300, resided there in 1873, and sold it in 1882 for \$2800. Dennis Sullivan, partner in the firm of Sullivan and Peat, marblecutters, bought 834 E. Preston Street in 1875 for \$400 and lived there in 1878. In 1870 John T. Broderick acquired 836 E. Preston Street for \$150 and had made it his home by 1873. The corner house, 838 E. Preston Street, was purchased from Victors by James L. Frey, a partner in the firm of J. & J. Frey, and became his residence by 1871. Three of the four original residents had sold their homes by 1882, the time when many blocks there were being developed as residences. The Vickers Houses remain residences today, but the character of the neighborhood has continued to change.

SOURCES: Land Records: GR418-350, GR418-347, GR418-343, GR418-339; Sun, 6 July 1876, p.4, col. 2; City Directories.

SURVEYOR AND DATE: Kenneth M. Short, May 1987

# ZONING DISTRICTS

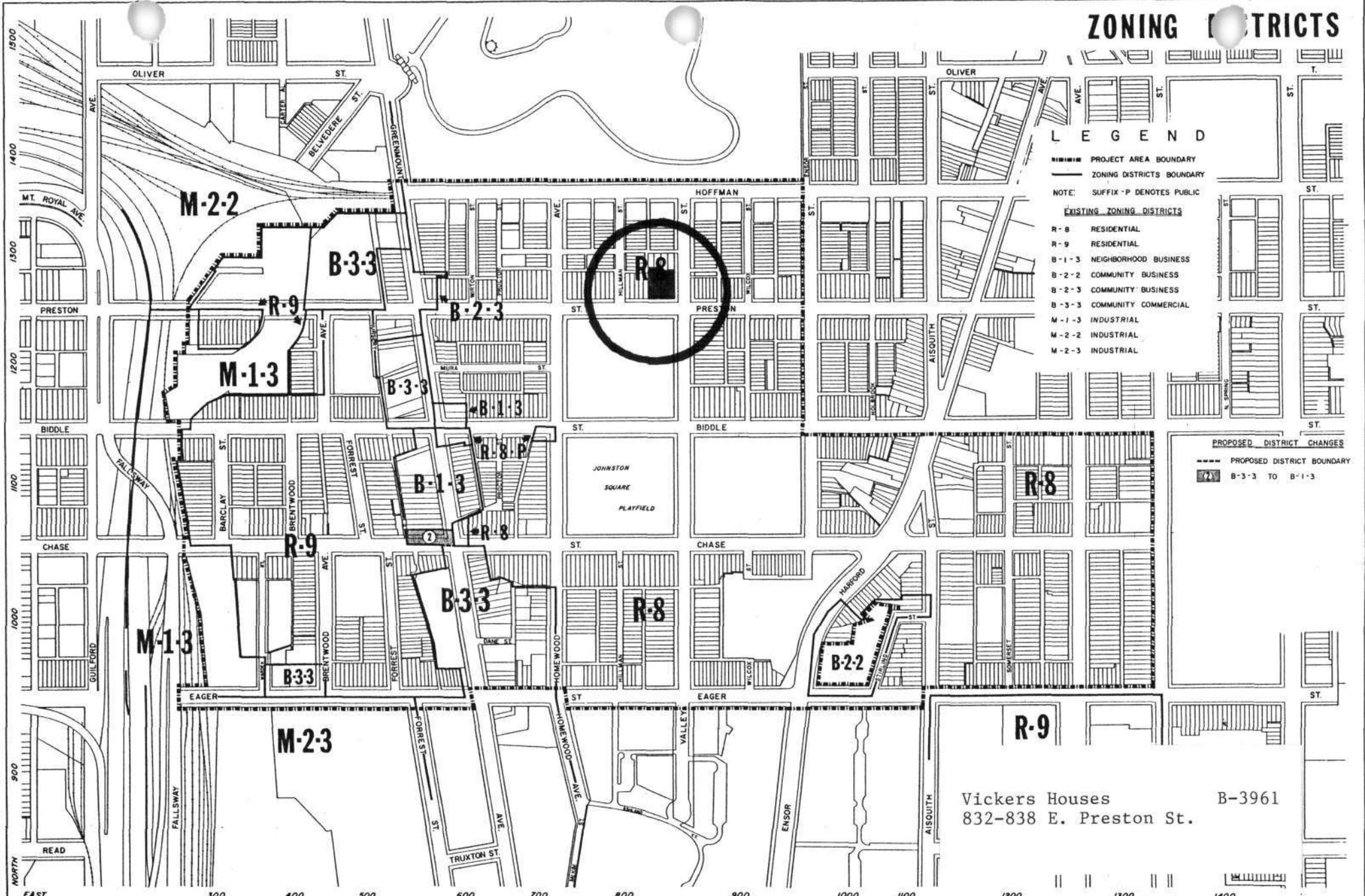
## LEGEND

PROJECT AREA BOUNDARY  
 ZONING DISTRICTS BOUNDARY  
 NOTE: SUFFIX -P DENOTES PUBLIC

- EXISTING ZONING DISTRICTS**
- R-8 RESIDENTIAL
  - R-9 RESIDENTIAL
  - B-1-3 NEIGHBORHOOD BUSINESS
  - B-2-2 COMMUNITY BUSINESS
  - B-2-3 COMMUNITY BUSINESS
  - B-3-3 COMMUNITY COMMERCIAL
  - M-1-3 INDUSTRIAL
  - M-2-2 INDUSTRIAL
  - M-2-3 INDUSTRIAL

### PROPOSED DISTRICT CHANGES

PROPOSED DISTRICT BOUNDARY  
 B-3-3 TO B-1-3



# JOHNSTON SQUARE

PLANNING DIVISION



DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT



BALTIMORE, MARYLAND

## ZONING DISTRICTS

DATE: 2/18/77  
 DRAWN BY: S.A.K.  
 APPROVED:

REVISION:  
 1/25/78  
 3/25/78  
 6/7/78  
 4/1/79  
 2/1/80

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EXHIBIT





Vickers Houses

B-3961

832-838 E. Preston St.  
Baltimore (City), Maryland

Photo: Kenneth M. Short

Date: May 1987

Neg. loc.: Maryland Historical Trust

South elevation

1/4



Vickers Houses

B-3961

832-838 E. Preston St.

Baltimore (City), Maryland

Photo: Kenneth M. Short

Date: April 1987

Neg. loc.: Maryland Historical Trust

832 E. Preston St.-south elevation-  
doorway

2/4



Vickers Houses

B-3961

832-838 E. Preston St.

Baltimore (City), Maryland

Photo: Kenneth M. Short

Date: March 1987

Neg. loc.: Maryland Historical Trust

834 E. Preston St.-south elevation

3/4



Vickers Houses

B-3961

832-838 E. Preston St.

Baltimore (City), Maryland

Photo: Kenneth M. Short

Date: March 1987

Neg. loc.: Maryland Historical Trust

834 E. Preston St.-south elevation-doorway

4/4