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FORWARD

The Block Histories of Annapolis are being prepared as part of the intensive architectural survey of the Annapolis Historic District, sponsored by the City of Annapolis and the Maryland Historical Trust. The survey is being conducted by Tracerics, a firm specializing in architectural history and historic preservation.

The survey, which began in the winter of 1992, seeks to supply reliable documentation on the 1100 properties within the Annapolis Historic District. This information will be used by the Annapolis Historic District Commission, the Annapolis Planning & Zoning Department, and the Maryland Historical Trust as part of the preservation planning process. The multi-phased effort consists of intensive-level survey of individual properties located within defined areas of the City's National Register Historic District and the completion of Maryland Historical Trust (MHT) Inventory Forms on each property under investigation.

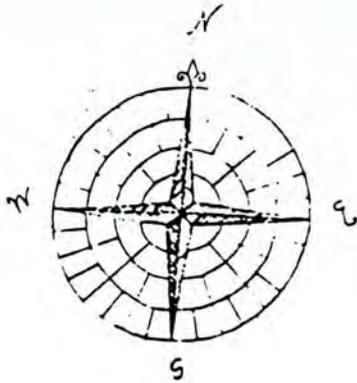
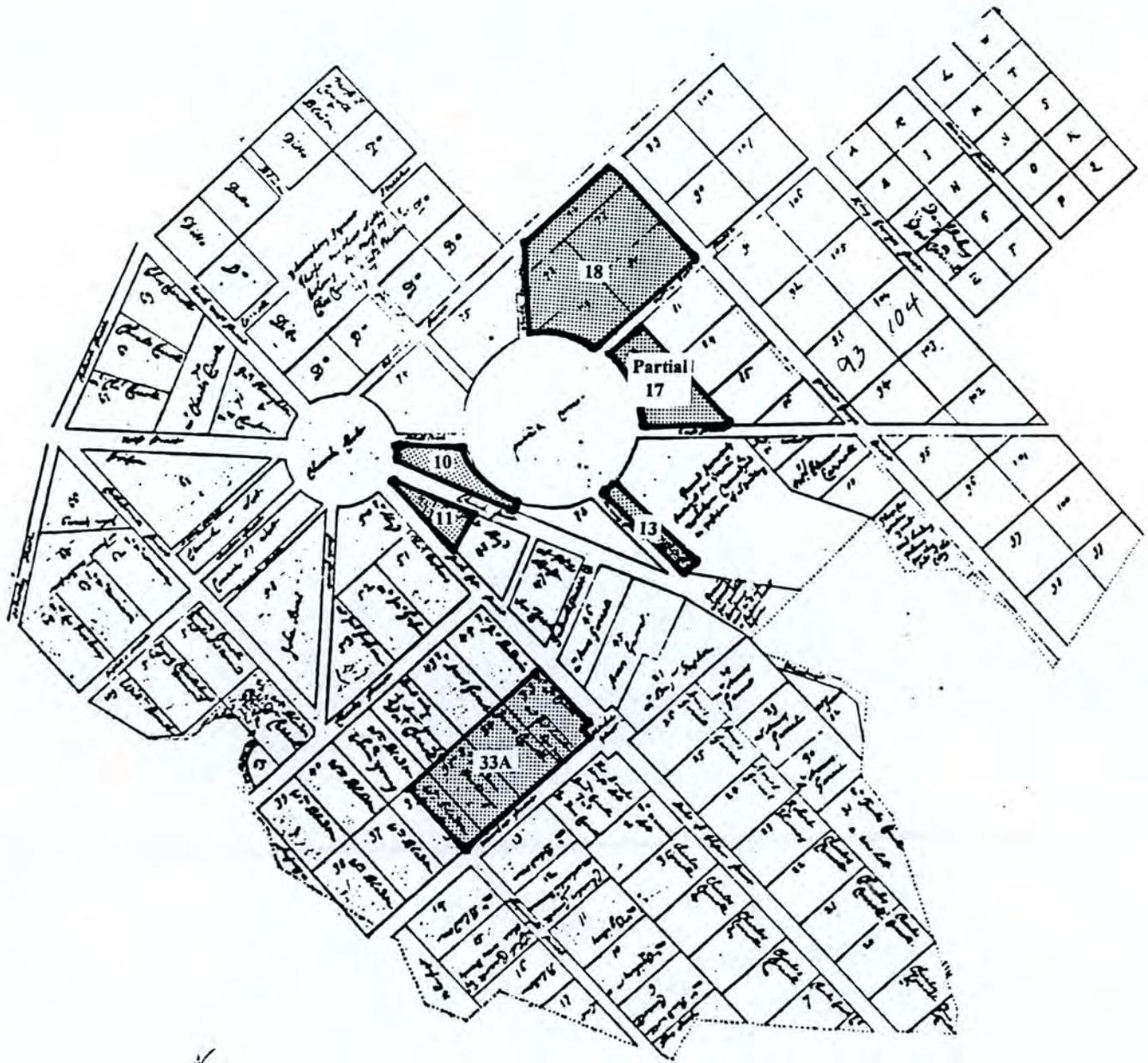
In conducting the research and site work necessary to fully complete the MHT Inventory Forms, significant information regarding the overall physical, architectural, social and cultural development of the areas under investigation became apparent. Much of what was learned was cumulative, based upon knowledge gained during the research for each property and, because of this and the general nature of the knowledge being attained, could not always be incorporated into existing MHT Inventory Forms.

For these reasons, Tracerics recommended that block histories should be prepared, synthesizing the collected information into cohesive narratives. This provides a greater context for understanding the development of Annapolis, as well as yielding new insight into the individual properties. The delineation of the blocks is based upon an historical understanding of the area and may be revised in response to new information. The historical narrative for each block history is based upon findings resulting from the research for the individual properties located within the given block. This information is the product of intensive on-site and archival study of each property. The on-site study generally includes an exterior and interior examination and full photographic documentation of all resources on the property; the archival study includes research into the following: Anne Arundel County land, equity, chancery court, and tax assessment records; census data; biographical information; historic photographs; historic maps; city directories and published and unpublished books and records. For a more complete understanding of the research involved in preparing the MHT Forms, see the Annapolis Historic District Survey Research Guide in the PHASE I Annapolis Historic District Survey Final Report (Tracerics, June 30, 1993).

The Block Histories are organized into two sections: 1) Physical Development of the block and 2) Social and Cultural Development of the block. These sections are arranged chronologically and include sub-headings for clarity. As the oldest surviving map of Annapolis, the *1718 Stoddert Map* forms the organizational foundation for this chronological development. The town of Annapolis was first laid out by surveyor Richard Beard in 1684 with significant improvements recommended in 1695 by Governor Francis Nicholson. In 1704, a courthouse fire destroyed many of the municipal land records, causing uncertainty over title to town lots. To help clear the confusion, the town was re-surveyed in 1718 by Benjamin Stoddert. Today, this map and its accompanying notebooks form the basis of historians' understanding of lot ownership in Annapolis.

Although completed block histories relate the findings of extensive research, they are not necessarily in their final form; as more information, based upon more survey work, reveals itself, it will be incorporated into the completed block histories as appropriate.

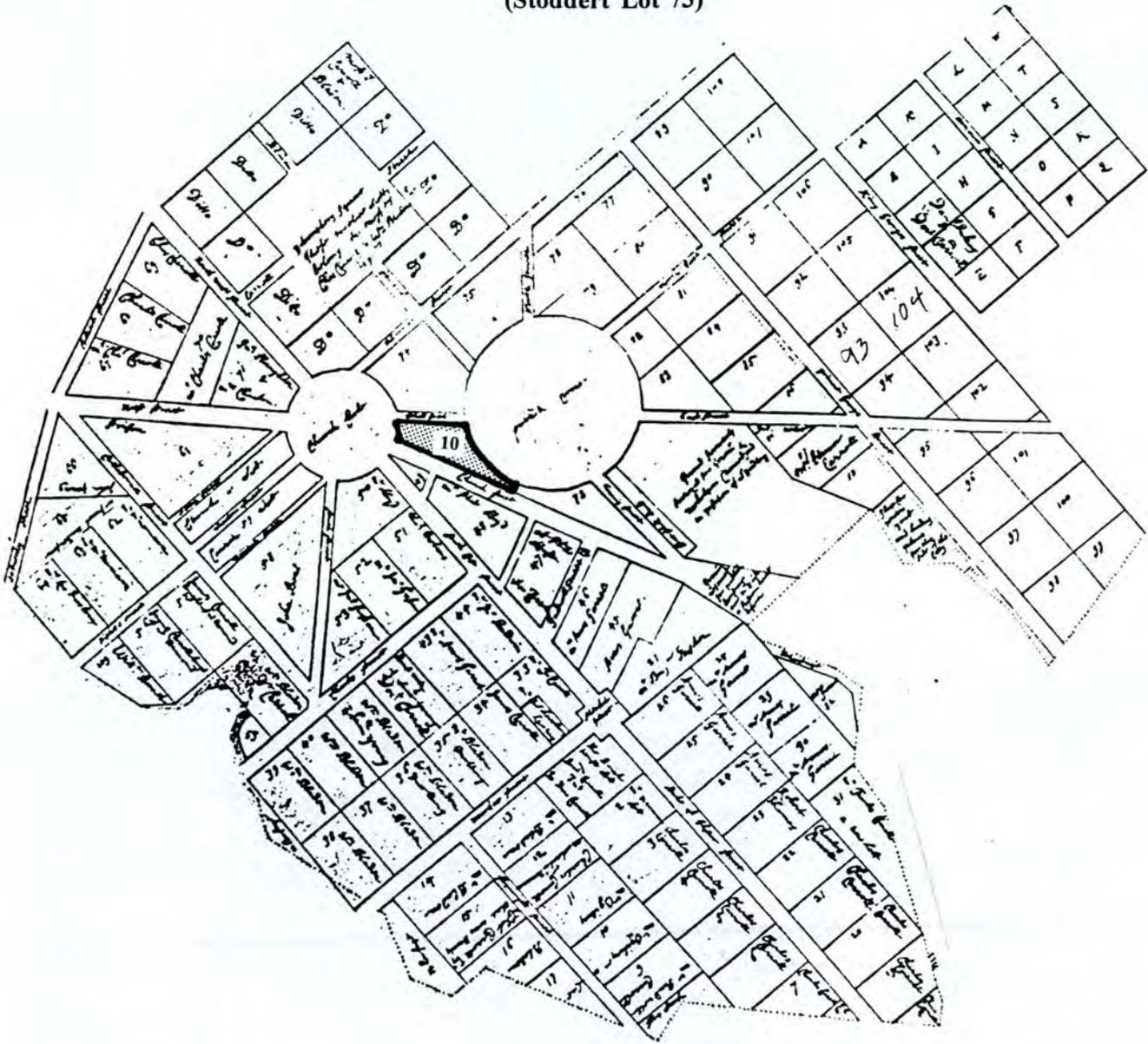
ANNAPOLIS HISTORIC DISTRICT BLOCK HISTORIES



KEY MAP

ANNAPOLIS HISTORIC DISTRICT
BLOCK HISTORY

BLOCK #10
(Stoddert Lot 73)

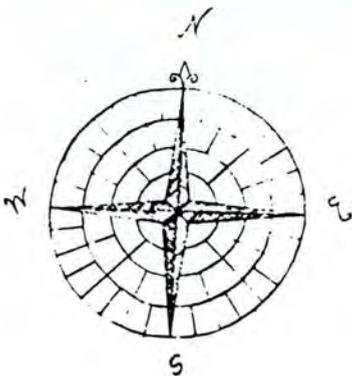


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City of Annapolis Block History
Block 10
Bounded by
Main Street, School Street, Church Circle and State Circle

INTRODUCTION

The block of Main Street from Church Circle to the south side of Chancery Lane is located in the commercial heart of the City of Annapolis between Church Circle and the market area (*Figure 1*). Though the block, shown on the Sanborn Maps as Block 10 includes the property fronting on Main Street, School Street and State Circle, this block history is primarily restricted to the commercial corridor along Main Street running from Church Circle to Conduit Street.¹ This strip of land, which is today strictly commercial, has a history of residential and commercial development that began in the early 18th century and continued a slow progression into the mid-20th century.

At the time the 1718 Stoddert Map was drawn, this section of the city, designated as Lot 73 on the Stoddert Map, was owned by a single individual and was sparsely developed with impermanent-type buildings. Immediately thereafter, the area was subdivided; the northern half of the block passed through the hands of various individuals, while the southern half and largest section of land was owned by two prominent Annapolis families from the early 18th century until the late 19th century. These families improved the block with two of the city's most notable buildings. Cornelius Brooksby, a butcher, built the Brooksby-Shaw house at 21 State Circle, one of the city's most important 18th-century residential buildings and Thomas Franklin, son-in-law of John Shaw, the cabinet-maker, built the elegant Greek Revival-style store at 206 Main Street.

By the mid-19th century, Henry Price, a "free person of color" had purchased a portion of the northern half of the block and had erected his modest dwelling and store on the site, which still stands in contrast to the grander, more fashionable buildings located further south.

During the late 19th century and early 20th century when much of the 18th and early 19th-century architecture along other stretches of Main Street was being enlarged, rebuilt or "updated" with new facades, few such improvements occurred on this block of Main Street. Today, the small two-story buildings from the mid-19th century remain relatively unchanged from the time they were built, while only one new building, 216 Main Street, was erected on the site in the late 19th century and one new one in the early to mid-20th century.

Considered a vibrant part of Main Street today, this section of the corridor distinguishes itself for its 19th-century historic fabric which reflects the juxtaposition of the city's disparate social classes.

PHYSICAL DEVELOPMENT OF BLOCK

Eighteenth Century (ca. 1718 - ca. 1800)

¹ The block history is restricted to Main Street because only Main Street properties were the focus of the survey efforts in Survey of the Annapolis Historic District, Phase II.

The original 1718 Stoddert Map represents the triangular parcel of land formed by Church Circle, Main Street², School Street and State Circle³ as Lot 72 and the triangular parcel of land below it as Lot 73.⁴ However, the 1718 land records documenting ownership of these lots, as well as later copies of the Stoddert Map which show the Stoddert lot numbers, indicate that the designation of these numbers was reversed. Lot 73 is thus the upper section and the lot which is the focus of this Block History (*Figure 2*). At the time of its survey in 1718, Lot 73 extended 394 feet on Main Street, north of Lot 72. Lot 73 corresponds today with the properties from 198 to 236 Main Street.

In 1718, when the Stoddert Map was drawn, all of Lot 73 was owned by Margaret Mercier. Within a couple of years of purchasing the large tract of land, Margaret Steele (Margaret Mercier married John Steele by 1720) had sold off her land in three separate transactions. In 1720, she sold the southeastern half of the parcel to Cornelius Brooksby. This section extended 212 feet on Main Street from the southeast end of the lot and its division line with Lot 72. In 1722, Margaret and John Steele sold a small 72-foot section to a Robert Johnson. The following year, they sold the remaining portion of land extending from the northern end of the 72-foot center section to the end of Lot 73 at Church Circle to William Pontnoy (*Figure 3*).

Immediately following his purchase of the southeastern section of Lot 73, Cornelius Brooksby began the construction of a house and butcher shop. This section, sold to Brooksby in 1720, corresponds today with the addresses extending from 198 Main Street to 216 Main Street and the addresses designated 13 through 23 on State Circle.⁵ At Brooksby's death in 1723, his will directed that his land in Annapolis "Joyning to the State House Circle" be equally divided between his son and daughter, with his son to receive the part with the dwelling house and his daughter to receive the part with the butcher shop. The dwelling, begun by Cornelius Brooksby and well underway by his death in 1723, refers to the still-surviving historic Brooksby-Shaw House at 21 State Circle (AA-689).⁶ Raised upon a brick foundation and facing the Circle, the Brooksby-Shaw House is a 1-1/2-story dwelling covered with a gambrel roof. Its general form and massing is typical of the 18th-century domestic architecture of Annapolis. The exact location of the butcher shop, no longer extant, is not known.

2 Known historically as Church Street.

3 Known historically as Publick Circle.

4 This information is based upon a tracing of the original Stoddert Map, made April 8 and 9, 1900 and located in the Maryland Hall of Records.

5 The properties facing State Circle were not surveyed as part of the Survey of the Annapolis Historic District. As a result, a full understanding of the ownership and building history of this section of Lot 73 is not fully understood at this time.

6 In 1725, Ann Brooksby Gough, executrix of Cornelius Brooksby, asked an allowance for "finishing the deceased's Dwelling House for the benefit of the children," including 30 pounds for glass (Accounts, Liber #7, Folio 190). This indicates that Cornelius Brooksby began construction of the Brooksby-Shaw House after purchasing the property from Margaret Steele in 1720 and before his death in 1723. It seems clear, also, that construction was well underway, and the house probably habitable by 1725.

Upon his purchase of the 72-foot center section of land, Robert Johnson began construction of his own house. This house, no longer standing, was built between 1722 and 1745, next to Brooksby's land.⁷ In 1745, Cornelius Brooksby, Jr. conveyed to Sowell and Mary Brooksby Long his rights in Lot 73 as devised by his father, "except such part as the said Cornelius Brooksby heretofore gave to George Johnson...to build an addition to his Dwelling House on and which part the said George has already built on".⁸ George Johnson was the heir of Robert Johnson, who purchased the 72-foot tract of land from Margaret Mercier in 1722. Because the building is no longer standing, and because the properties fronting State Circle have not been fully researched, it is not certain where the house stood on this 72-foot stretch of land and whether it fronted Main Street or State Circle.

As mentioned above, the upper, northwestern half of the original Lot 73 was sold in 1723 to William Pontnoy. In 1725, Pontnoy sold this property to Dr. Charles Carroll, "with buildings and houses and four Negroes."⁹ Based upon this information, it appears that by the second quarter of the 18th century, Lot 73 was improved with at least two houses (one of which is the Brooksby-Shaw House), a butcher shop, and other improvements.

Between the early to mid-18th-century and the turn of the 19th century, the three parcels of land making up Lot 73 had been further divided into smaller parcels. Each section follows a unique and complex history of ownership as outlined below:

Southern Half of Lot 73:

In 1751, Mary Brooksby Long died. It appears that after her death, Sowell Long became a resident of Kent Island and the house (Brooksby-Shaw House) on State Circle was rented out for income.¹⁰ In 1774, Sowell Long divided his large Annapolis property in half, giving the upper portion to his son David Long and the lower part to his grandson, Sowell Long Sudler.

By 1782, David Long and Thomas Sudler, father of Sowell Long Sudler, advertized in *The Maryland Gazette* that they would sell two houses, "one on Church Street, occupied by William Whetcroft" and the other adjoining and occupied by Thomas Pryce.¹¹ In 1783,¹² John Shaw

7 The lot histories indicate that the Johnson House dates to ca. 1720. It is not clear what this date is based upon. However, it is certain that the house stood on the site in 1745, along with the addition which was newly erected.

8 Anne Arundel County Land Records Liber RB 2 Folio 107 (June 7, 1745).

9 Provincial Court Deeds, Liber B Folio 138.

10 From unpublished report "21 State House Circle," in the Maryland Historical Trust vertical files. This report includes citations from land records, wills and other documents, listed in chronological order.

11 *The Maryland Gazette*, Thursday, March 7, 1782.

12 Although the land record recording the deed of sale between David Long and John Shaw is dated May 24, 1784, the December 11, 1783 issue of *The Maryland Gazette* has an advertizement for Shaw and Chisholm who have imported goods for sale "at the house of John Shaw, near the Stadt-house."

purchased the upper part of the lot belonging to Sowell Long. The upper portion of the lot measured 105-1/2-feet on Main Street¹³, and corresponds today with the properties designated 210-212 to 216 Main Street. The lower portion of land remained in Sudler family hands until around the turn of the century (*Figure 4*).¹⁴ This includes present-day properties at 198-206 Main Street.

According to the 1798 Direct Tax, John Shaw's property included a brick dwelling house (Brooksby-Shaw House), a brick smokehouse, and a frame shop, all valued at \$750.00 (*Figure 5*).

Central Section:

The 72-foot section of land purchased by George Johnson in 1722 remained relatively intact and in Johnson family hands until around the turn of the century (*Figure 4*). The 1798 Federal Direct Tax indicates that the property contained a frame house on Church Street, assessed at \$400.00, and a brick house on School Street, assessed at \$800.00 (*Figure 5*).¹⁵

By 1808, the lot was conveyed by order of the Chancery Court to Charles Wallace.

Northern Section:

As mentioned above, Dr. Charles Carroll purchased this northern half of Lot 73 from William Pontnoy "with buildings and houses" in 1725. Between 1725 and 1765, the land changed hands several times. In 1765, William Paca, then-owner of the land, sold the entire section of land to Nathan Waters. Between his purchase of the land in 1765 and 1790, Nathan Waters subdivided this upper tract, selling the parcels off individually (*Figure 4*).

In 1765, Nathan Waters conveyed the far northern end of his land, now occupied by the Annapolis Banking and Trust Company (AA-408) to Joshua Frazier. At his death in 1791 and according to his will, Frazier left his property "whereon I now live" to his nephew Richard Frazier, while his other Annapolis properties were to be sold by lottery.¹⁶ In 1798, the Federal Direct Tax charged Richard Frazier with a one-story dwelling house on Church Street (*Figure 5*). The tax records describe the building as having brick ends, frame side walls and measuring 48 x 32 feet. Although no longer standing, this dwelling house appears in the 1794 watercolor of Church Circle attributed to C.

13 This dimension is provided in Anne Arundel County Land Records, Liber NH 2 Folio 20 (5/24/1784).

14 The chain of title for this lower portion of land is not totally clear. David Long and Thomas Sudler owned this section of land in 1782; in 1805 John and Mary Wells sold all or a portion of it to Thomas Robert, and by 1821, John Shaw owned that section which corresponds today with 206 Main Street and Chancery Lane. No transaction between Sudler and Wells, or Sudler and Shaw, however, has been recorded.

15 Federal Direct Tax, folder 10 and 11.

16Montgomery county Wills, Box 3.

Milbourne.¹⁷ According to the watercolor, it is a 1-1/2-story, five-bay central-passage-plan building covered with a gable roof with a rear salt box and brick end chimneys. Three shed dormers appear on the Main Street elevation, while a pair of brick end chimneys face Church Circle.

In 1780, Waters conveyed the parcel of land just below Frazier's tract and corresponding today with the buildings from 226-234 Main Street to his granddaughter, Elizabeth Chisholm, who was married to cabinetmaker Archibald Chisholm. In 1787, Archibald Chisholm again divided the property by selling a 27-foot frontage of the property on School Street. In 1798, Chisholm was charged with one, single-story frame dwelling house and a brick kitchen, in bad repair.

Based upon the archival information, it appears that during the 18th century, the upper end of the east side of Main Street saw significant building activity which included several houses and associated buildings. Based upon the 1798 Federal Direct Tax, however, it appears that these buildings were of impermanent frame construction which were already, in some cases, in poor condition. Today, the only surviving 18th-century building in the block is the ca. 1720 Brooksby-Shaw House at 21 State Circle.

Early Nineteenth Century (ca. 1800 - ca. 1885)

Southern Half of Lot 73:

The southern section of this strip of Main Street saw the most substantial physical improvements on the block between ca. 1800 and the late 19th century. As mentioned above, in 1784 and 1787, respectively, this section of land was sold out of Sudler family hands in two separate transactions. John Shaw owned the upper portion of the property, while, in 1811, Washington Greene Tuck (1808-1859) purchased part of the lower portion. Between 1811 and 1821 Washington Tuck built a brick dwelling at 200-202 Main Street (*Figure 6*).¹⁸ As originally constructed, this was a three-story, five-bay, one-room-deep brick structure with brick end chimneys. It was constructed of brick laid in five-course American bond and was designed in a late Federal style of architecture, defined primarily by the flat stone window lintels and massive end chimneys. Washington Tuck apparently lived in the three-story brick dwelling until his death in 1859 at which time it was inherited by his children. By 1887, the property was purchased by Dr. Abram Claude (1818-1901), who was married to Washington Tuck's daughter, Rachel Ann.

17 Watercolor of Church Circle attributed to C. Milbourne, 1794. (Maryland State Archives, MdHR G1556-10). Printed in Donna M. Ware, *Anne Arundel's Legacy: The Historic Properties of Anne Arundel County*, 1990, p.67.

18 An advertisement in *The Maryland Gazette* (March 8, 1821) indicates that Washington Greene Tuck constructed a "new building next door to George Shaw."

In 1827 and for \$27.00, John Shaw conveyed a strip of land measuring three feet 2-1/2-inches to the City of Annapolis, for part of Chancery Lane.¹⁹ This pedestrian alley which runs from Main Street to Church Circle is described in the land records as being parallel to the "west end of Washington G. Tuck's dwelling."²⁰ Two years later, in 1829, John Shaw died; his entire estate was divided between his six children, James, George, Mary, Elizabeth, and Thomas.

In 1833, the property went into equity as it could not be divided "equitably among the heirs."²¹ As a result of the equity case, a decree ordered that the property be sold at public sale. As the highest bidder, Thomas Franklin, who was married to John Shaw's daughter, Elizabeth, was conveyed the lot of land sold to John Shaw by David Long (except the portion conveyed to the City for Chancery Lane).

Thomas Franklin died in 1865, just four months after the death of his wife, Elizabeth. In his will, Franklin "devises and bequeaths unto my son George Edward Franklin...the storehouse now occupied by him on Main or Church Street."²² In addition to the store, with an estimated value of \$3,000.00, Thomas Franklin left his daughter Ann Franklin the dwelling house "in which I reside" on "public circle and Church or Main Street and the grounds and outbuildings associated with it," with the exception of the storehouse and office. The office refers to the law office at 17 State Circle, occupied by his son, James Shaw Franklin, and inherited by him. The storehouse on Main Street refers to the commercial building at 206 Main Street (*Figure 7*).

This elegant brick structure at 206 Main Street, designed in a Greek Revival style, was erected ca. 1840 by Thomas Franklin as a general store. It remained in the hands of George Edward Franklin until he died in 1884, when it was inherited by his wife and children. According to the Sanborn Maps of 1885, 1891 and 1897, it continued to operate as a general store, and according to a 1907 deed transaction, was known as "Franklin and Jones" and run by Samuel Jones.

Between the turn of the century and the mid-19th century, then, this section of Main Street saw the erection of two of the street's most imposing and architecturally notable buildings. The large, three-story brick building at 200-202 Main Street (altered during the 20th century) was built as a dwelling for then-owner Washington Tuck, while the two-story Greek Revival brick structure, just north of it and across Chancery Lane, was built ca. 1840 as a commercial building for Thomas Franklin, son-in-law to cabinet-maker John Shaw who formerly owned the property.

Central Section:

19 See footnote 14. Originally part of the lower half of the Sudler family property and not purchased by John Shaw in 1783, Shaw apparently owned the land corresponding with Chancery Lane and 206 Main Street by 1821, according to *The Maryland Gazette* advertizing Washington Greene Tuck's new dwelling on March 8, 1821 (see footnote 16).

20 Anne Arundel County Land Records, WSG 12 Folio 331.

21 Chancery Papers #7788, June 1833.

22 Will Liber RID 1 Folio 53.

As mentioned above, the lot corresponding with the 72-foot central section of land on Main Street and with 220-222, 224 and 226-228 Main Street today, was conveyed by order of the Chancery Court in 1808 to Charles Wallace. Within a matter of days the property was conveyed to Elizabeth Thompson. A one-third portion of this property, corresponding with 220 Main Street, remained in Thompson family hands until the 1870s, while the remaining two-thirds portion of the property was purchased, in 1833, by Dr. Dennis Claude. In 1855, following Dr. Dennis Claude's death, Anne Claude, his daughter, obtained the property corresponding with 224 and part of 226-228 Main Street (*Figure 7*). Based upon architectural and archival evidence, it appears that Anne Claude built the modest, two-story brick building at 224 Main Street around mid-century. By 1871, when Mrs. Claude's death prompted the transference of her property to her son, Dr. Abram Claude, the deed references the existence of a two-story brick house on the site. The description of the deed reads, "beginning...at the southwest corner of the two-story brick house standing on said lot," indicating that the building at 224 Main Street, which is at the southern end of the property, definitely stood at that time. It does not, however, preclude the existence of 226-228 at that time as well. It is certain that 226-228 was built on the site by 1877, as it appears on *Gray's Map of Annapolis, 1877*.

The property remained intact until 1885, when Dr. Abram Claude divided it into two and sold the parcel on which 224 Main Street stands, while retaining the small frame building at 226-228 Main Street until 1896.

Between 1798 and the late 19th century, this section of Main Street saw the development of two modest-sized buildings at 224 and 226-228 Main Street.

Northern Section:

At the turn of the century, this upper section of Main Street was divided into several individual parcels owned by various individuals. As mentioned above, it included some frame and brick dwellings, as well as associated domestic buildings, mentioned in the 1798 Federal Direct Tax. Between the turn of the century and the mid-19th century, this upper end of the street began to change.

The parcel of land on which Richard Frazier built his pre-1794 house was sold by him in 1804. During the early decades of the 19th century, the property changed hands several times until it was conveyed to Henry Kaiser in 1864. Henry Kaiser, from Germany, apparently operated a saloon on Main Street for over 30 years (*Figure 8*). No documentation regarding Frazier's 18th-century dwelling can be found in this period; however, Sachse's 1858 *Bird's Eye View of Annapolis*, shows a two-story brick building covered with a gable roof on the site. This building, probably Kaiser's saloon, most likely replaced Frazier's 1-1/2-story salt-box house. In 1885, according to the Sanborn Map, the two-story brick structure was intact and had been enlarged by the addition of connecting brick buildings abutting it. In the first decades of the 20th century, a bank building was erected on the site, incorporating portions of these 19th-century structures into the present building.

The parcel of land owned by Archibald Chisholm and improved with a "frame dwelling in poor repair" according to the 1798 Federal Direct Tax, was, by 1803, in part retained by Chisholm and in part, leased out by him. At the death of Chisholm, his daughter, Elizabeth, inherited the lot

corresponding with 230-232 Main Street, while ownership rights of the section which had been leased by Chisholm and corresponding with 234 Main Street today, were being examined in the General Courts. Between 1818 and 1820, Elizabeth Chisholm sold her property to Henry Price, a "free person of color." The remainder of Chisholm's land was purchased at public auction by Nathan Waters (*Figure 6*). In 1837, Nathan Waters sold his portion of the property to Mary Jane Price. In 1841, Mary Jane Price conveyed partial ownership to her husband Henry Price (*Figure 7*).

Local tradition holds that the present, modest-sized, two-story brick and frame buildings at 230-232 Main Street and 234 Main Street are together called the Price House, named after their builder, Henry Price. Based upon the late-Federal-period architecture of the buildings, it follows that Price built 230-232 and possibly 234 Main Street during his ownership of the property and probably during the second quarter of the 19th century.

Upon the death of Henry Price in 1863, his daughter Sarah Williams inherited the property. In 1880, Sarah Williams sold the property to Joseph S. Hays. The deed transaction for that sale mentions a dwelling house and store, part brick and frame.²³ This would clearly correspond with the frame building at 230-232 Main Street and the brick building at 234 Main Street.

Like the central section of this strip of Main Street, the upper end of the block similarly saw the development of modest-sized residential buildings from 1798 until the late 19th century. Unlike the modest-sized buildings of the central section, however, which were built by the prominent Claude family, this upper section contained two houses erected by Henry Price, a "free person of color."

The late 19th and 20th Centuries (1885-present)

At a time when other sections of Main Street were experiencing significant new building activity and when the street was becoming fully developed with commercial buildings, this top, eastern end of Main Street still had several lots of vacant land and was defined, especially at the upper end, by its modest mid-19th-century building stock. It was not until the mid-20th century that the vacant lots of land were fully built upon and this section of Main Street took on the density it has today.

During the late 19th century, only one new building, 216 Main Street, was erected on this section of the street. The unimproved lot of land on which the building was erected was part of the parcel of land owned by John Shaw in the late 18th and early 19th centuries.²⁴ In 1885, the lot was purchased by William Henry Bellis, a tailor (born in June 1842), who immediately upon purchasing

23 Liber SH 15 Folio 504

24 The history of ownership for the property corresponding with 216 Main Street is not thoroughly understood as some of the deeds were missing and were not able to be traced. At the same time that 1833 land records indicate that Thomas Franklin purchased John Shaw's property in its entirety (Anne Arundel County Land Records, Liber WSG 18 Folio 286), the deeds for this particular parcel indicate that in 1831 it was purchased by John Johnson from Nicholas Brewer, Jr., Trustee (Liber WSG 16 Folio 516).

the lot, built the present two-story, Italianate-style building on the site for use as his tailor shop. Known as the William H. Bellis Company Tailor Shop, the property remained in Bellis family hands following his death in 1896.

Following the erection of the tailor shop, the next major improvement to be made on the strip was the enlargement and rebuilding of Washington Tuck's dwelling at 200-202 Main Street. During the first decade of the 20th century and by 1906²⁵, the building was significantly enlarged to include the addition of the fourth story covered by a mansard roof and the addition of a rear section which extended back to State Circle.

In the period between 1920 and 1930 two more developments occurred in the area that illustrate the changing stylistic and functional trends of Main Street. A new, one-story commercial building at 220 Main Street was erected on the site of an earlier 19th century dwelling, while a group of 19th century structures (the site of Kaiser's Saloon) at the intersection of Main Street and Church Circle, were incorporated into the Colonial Revival-style bank building presently occupying the site.

The parcel of land between the Franklin and Jones Store at 206 Main Street and the tailor shop at 216 Main Street remained vacant until the mid-20th century.

Conclusion:

The stretch of land on Main Street between the southern side of Chancery Lane and Church Circle is primarily a product of the mid-19th century with limited late 19th-century and 20th century replacement or infill buildings. Though the majority of the standing structures date from the mid-19th century, the architecture ranges widely from the elegantly designed Greek Revival-style Franklin and Jones Store to the modest-sized, two-story frame and brick house built by African American Henry Price. Though not as architecturally alluring as the more imposing buildings on the block, the survival of these modest buildings, and the slow development of the area, provides important insight into the social and cultural history of this upper section of Main Street.

SOCIAL AND CULTURAL DEVELOPMENT OF BLOCK

Eighteenth Century (1718 - ca. 1820)

Located at the upper end of Main Street at a distance from the city's thriving docks, this part of Main Street was slow to emerge as the commercial center that it is today. At the time of the Stoddert survey in 1718, the land forming this section of Main Street was owned by a single individual, Margaret Mercier, who shortly thereafter married John Steele, and was probably unimproved with anything other than frame shacks or other tenement-type structures. Little is known about either of these individuals.

²⁵ Equity Case 2809. Testimony of Washington G. Tuck, Jr. who describes property as being "...improved by a four story brick building and an "L" of two stories.

Between 1720 and 1723, Mercier divided her property and sold it in three different transactions. While two of these sections were further subdivided and passed through the hands of various individuals throughout the 18th century, the largest section of land was owned by two notable Annapolis families from the early 18th century until the late 19th century. This section of land, stretching 212 feet along Main Street and including present-day properties 198 to 216 Main Street, was sold in 1723 to Cornelius Brooksby (died 1723). Cornelius Brooksby was a butcher who immediately began the construction his butcher shop and house on the property. Cornelius Brooksby is noted today as the builder of the Brooksby-Shaw house, one of the city's most notable 18th-century residential buildings.

In 1794, half of the Brooksby tract of land was purchased by John Shaw and the other half by Washington Greene Tuck. John Shaw (1745-1829) who was born in Glasgow, Scotland, emigrated to America and established a reputation for himself in Annapolis as a skilled cabinetmaker. In addition to building cabinets, Shaw was also an undertaker, apparently an occupation not uncommon to his craft.²⁶ During the Revolutionary War, Shaw was appointed state armorer and later served as State Treasurer. Shaw is noted today as the city's leading 18th-century cabinetmaker, who before the Revolutionary War, enjoyed private, residential-type work, and after the War, relied on government contracts. He made hay scales for the city, repaired fire engines and finished the public necessary.²⁷

Though little is known of Washington Greene Tuck (1808-1859) who purchased the lower half of this section of land and built his dwelling at 200-202 Main Street, his descendants became prominent members of the Annapolis community. His son, Washington Green Tuck, Jr. (1832-1908), who inherited the Main Street property was a well-established physician and city post master. Tuck graduated from St. John's College in 1853 and earned his medical degree from the University of Maryland Medical School. He practiced medicine in Annapolis and served as postmaster from 1890-1895 and 1899 to his death in 1908.

During the 18th century, the general character of this stretch of Main Street cannot be fully defined. Based upon existing architecture and archival sources, it seems to have been a combination of residential and commercial buildings scattered somewhat randomly across the area. By 1820, at least one substantial dwelling, built by Washington Tuck to face Main Street, stood on the site, while another dwelling erected by Richard Frazier stood at the top of the street, facing Church Circle.

Nineteenth Century (ca. 1820-1885)

Following John Shaw's death in 1829, his property was purchased by his son-in-law, Thomas Franklin. Under the ownership of Thomas Franklin (1786-1865), a cashier at the Farmers National Bank in Annapolis, the lower end of this section of Main Street took shape with the construction of

26 Edward Papenfuse, *In Pursuit of Profit*, p. 144.

27 Papenfuse, p. 164.

the elegantly designed and fashionable Greek Revival-style store at 206 Main Street, while the upper end of the street saw the development of a combination of modest-sized residential and commercial buildings. These buildings, from 220 to 234 Main Street, are all small, two-story, either brick or frame structures, which lack the architectural sophistication found lower down the block. However, the two attached buildings at 230-232 and 234 Main Street, are notable as being built by Henry Price, a "free person of color." The social, cultural and physical juxtaposition of this section of the street during the mid-19th century is great: it was, owned in part, by one of the city's most well-established families and developed by them with the most up-to-date and stylish architecture, and in part by the city's most down-trodden, who rose to free himself from slavery and was able to purchase land and build a house which stayed in his family well after his death.

Late Nineteenth and Twentieth Centuries (1885-present)

Between the late 19th century and the mid-20th century, this section of Main Street saw a shift in building use from residential and commercial to almost exclusively commercial. Most of the buildings along this stretch of Main Street which had been built as residential buildings in the early 19th century were being converted into combination residential/commercial buildings, while the new buildings were erected strictly for commercial uses.

The most dramatic and architecturally noticeable shift from residential to commercial use in the area is illustrated by two buildings: 200-202 Main Street and 236-238 Main Street. Originally erected as a dwelling by Washington Tuck and occupied by his family until around the turn of this century, the building at 200-202 Main Street was, in the first decade of this century, extensively renovated for use as a saloon/restaurant and added onto by an addition facing State Circle. By the second decade of this century and until 1968, the building was converted into the "Capital Hotel and Restaurant."

Built during the early to mid-19th century as a dwelling and added onto in the later 19th century, the building at 236-238 Main Street was almost entirely rebuilt during this century and in a Colonial Revival style for use as a bank. Though the bank leased out sections of the building to other businesses, by the 1950s, the entire building was occupied by the Annapolis Banking and Trust Company, and remains so today.

The two attached buildings erected by Henry Price in the mid-19th century as a dwelling continued to be lived in, but housed commercial concerns on the first floor. From 1880 until 1948, the use of the two buildings changed frequently. In 1885, 230-232 housed a jewelry store. In 1891, it was still a jewelry store, but by 1897, was a confectionery. From 1903 to 1908 the building served as a bakery with a dwelling on the second floor. In 1913, it was a dairy and in 1921, is shown as a delicatessen on the Sanborn Map, while a ca. 1920 photograph of the block seems to show it as part of the shoe store next door at 226-228 Main Street. In 1885, 234 Main Street was a fancy goods store; in 1891 and 1897, it served as an office; and by 1903, the building seems to have been a store for musical instruments.

Like their neighbors to the north, the two buildings at 224 and 226-228 Main Street had both domestic and commercial components, which also like the other small stores on the block, changed

commercial uses frequently. In 1885, 224 Main Street was a confectionery shop, and in 1891 it was a cigar shop. According to the Sanborn Maps and census records, the first floor of the building was leased as a tailor's shop in 1897 and a restaurant in 1908 through the 1920s, while the second floor was reserved for residential use and rented out. The city directory for 1928-1929 shows that the name of the restaurant was "The Annapolis Restaurant," and that Victor Characklis occupied the upper floor. In 1949 and 1954, the city directory states that the building was occupied by the Lincoln Loan Service.

Though not built as such, the mid-19th century building at 226-228 Main Street was, by 1885 a bank, as shown on the Sanborn Map. In 1891 and 1897, the building is still shown simply as a bank; by 1903 it is marked as Annapolis Savings Bank. After the building was sold by the bank in 1905, it stood vacant for a while, before becoming an ice cream store in 1913. In 1921, C.A. Brady Boots and Shoes occupied the building.

The building at 216 Main Street, built 1885 by William H. Bellis was specifically erected as his tailor shop and dwelling, while the building at 220 Main Street, built 1927-1930 was built exclusively for commercial purposes. According to the Sanborn Maps and city directory, the William H. Bellis Company Tailor Shop at 216 Main Street operated on Main Street until the mid-20th century at which point it became a florist shop.

According to the city directory for 1949 and 1954, the building at 220 Main Street, shown as a store on the maps, was occupied by the Parsons Company, a clothing store for women. The Sanborn Maps show that at that time the building contained a single commercial store although it had a double-wide entry. By 1965, the property was under the ownership of 101 Hopkins Place, later known as Hilton Village, Incorporated. During this period the interior of the building was divided, creating two separate stores. In 1976, the property was sold to Mark Eisner, Jr., who currently owns the building. Although the building is for sale, the shop at 220 Main Street is presently leased by a women's clothing shop, while the owner maintains a shop in the space designated as 222 Main Street .

Conclusion

The area of Main Street from Church Circle to the south side of Chancery Lane was slow to emerge from its sparsely developed 18th-century roots to the commercial corridor it is today. Undeveloped in the early 18th century, and then later developed with primarily residential buildings of frame construction, the strip saw its first major improvement in ca. 1820 with the erection of the substantial dwelling at 200-202 Main Street. This improvement was soon followed by several other residences built between 1820 and 1870, but lacking the architectural grandeur or substance of Tuck's dwelling. The construction of the Franklin and Jones Store at 206 Main Street by Thomas Franklin in ca. 1840, was the first and, as it turned out, the only commercial building of its stature built on this stretch of the block.

While much of the 18th and early 19th-century architecture along other stretches of Main Street were being enlarged, rebuilt or "updated" with new facades during the late 19th century, few such

improvements occurred on this block of Main Street. The small two-story buildings from the mid-19th century remain relatively unchanged from the time they were built. And while several vacant lots remained in the area, only one new building, 216 Main Street, was erected on the site in the late 19th century and one new one in the early to mid-20th century. The lot of land, now occupied by 210-212 Main Street, stood vacant until between 1930 and 1954--a time when, just across the street, older buildings were being demolished and replaced with new ones.

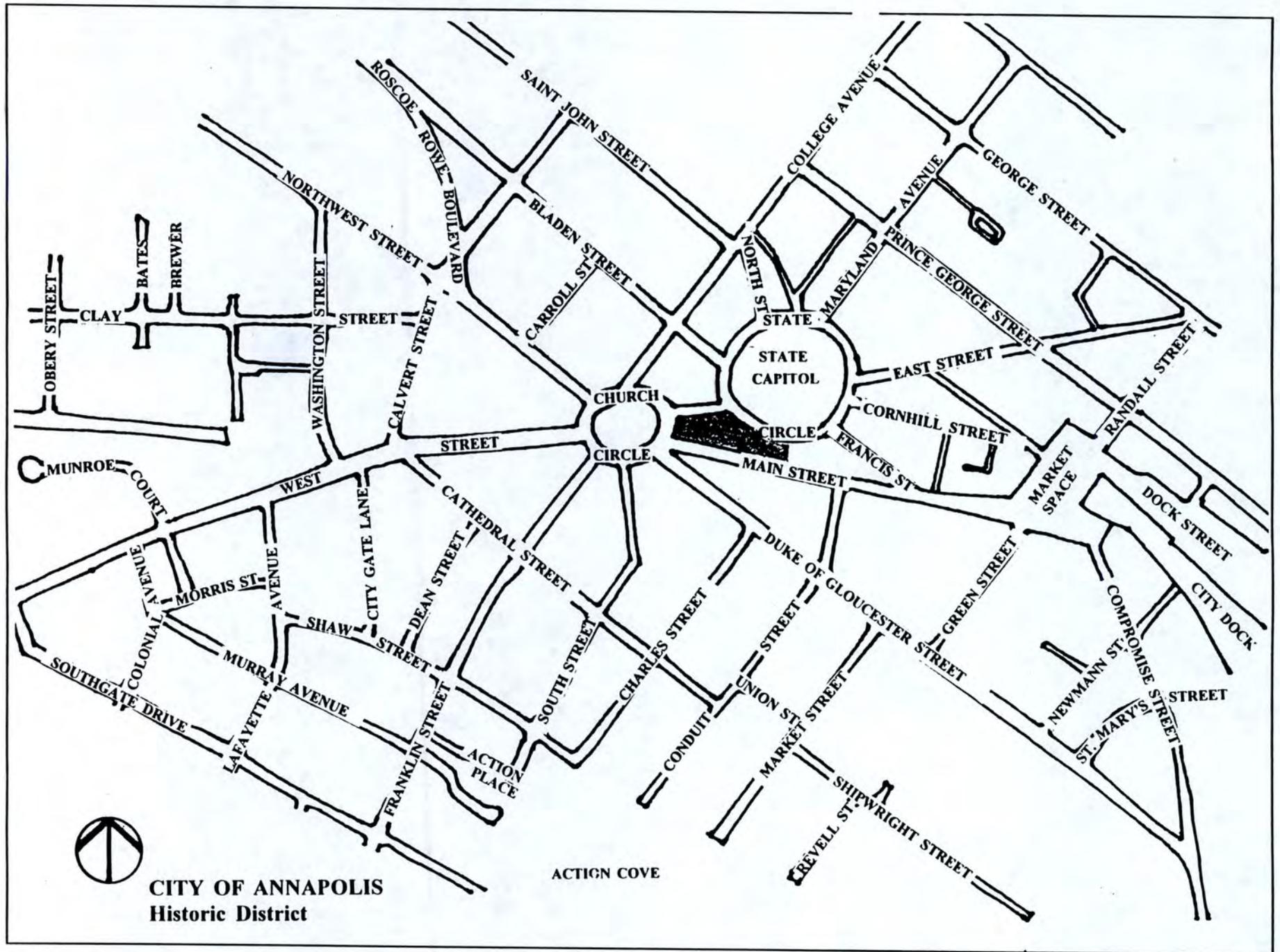
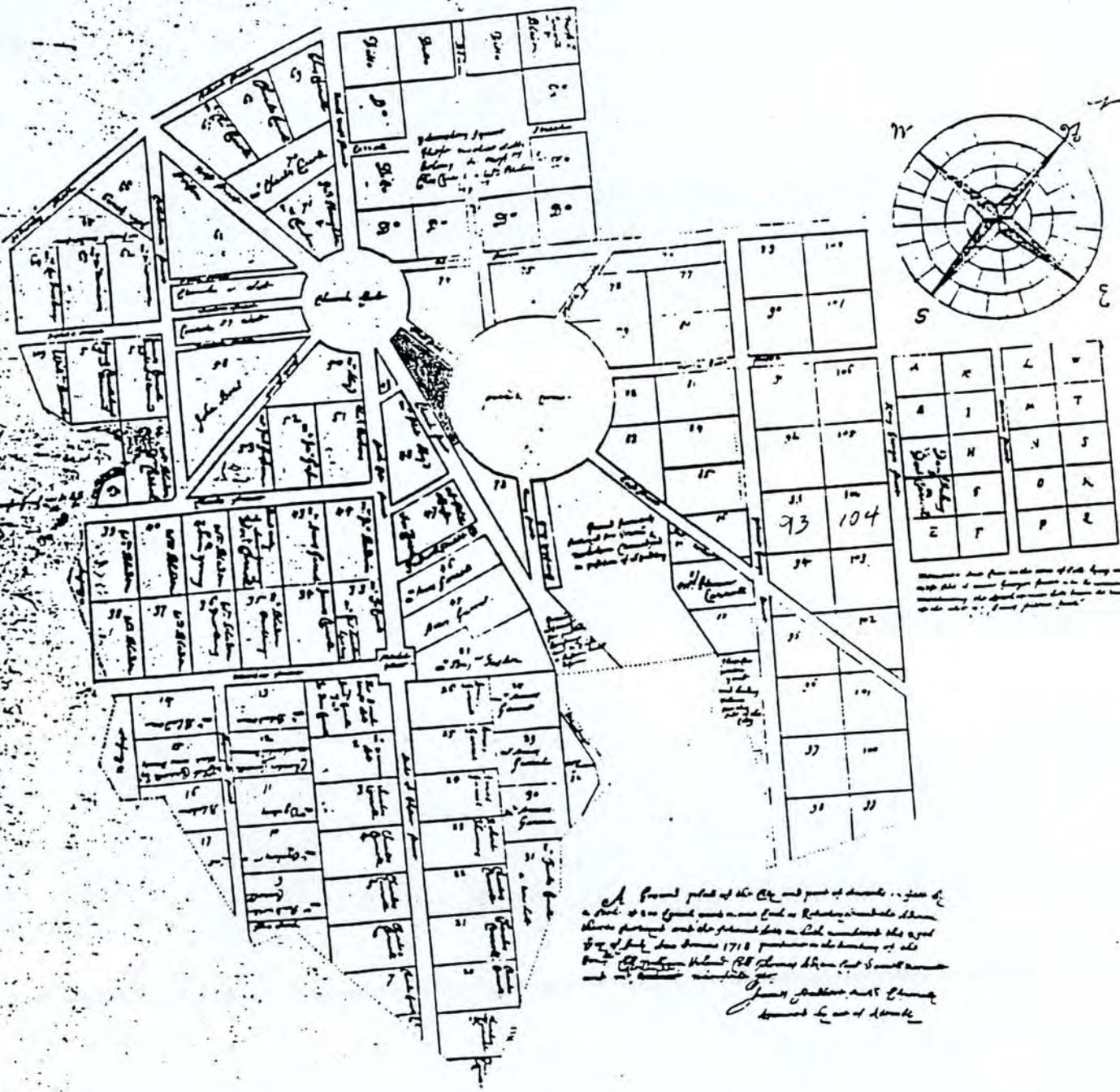


FIGURE 1



A General plan of the City and part of district ...
 in the year 1718 ...
 James ...

The Town was made from the
 General Soldiers ... on the
 7th and 8th of April 1700 A.D.

FIGURE 2
 STODDERT MAP

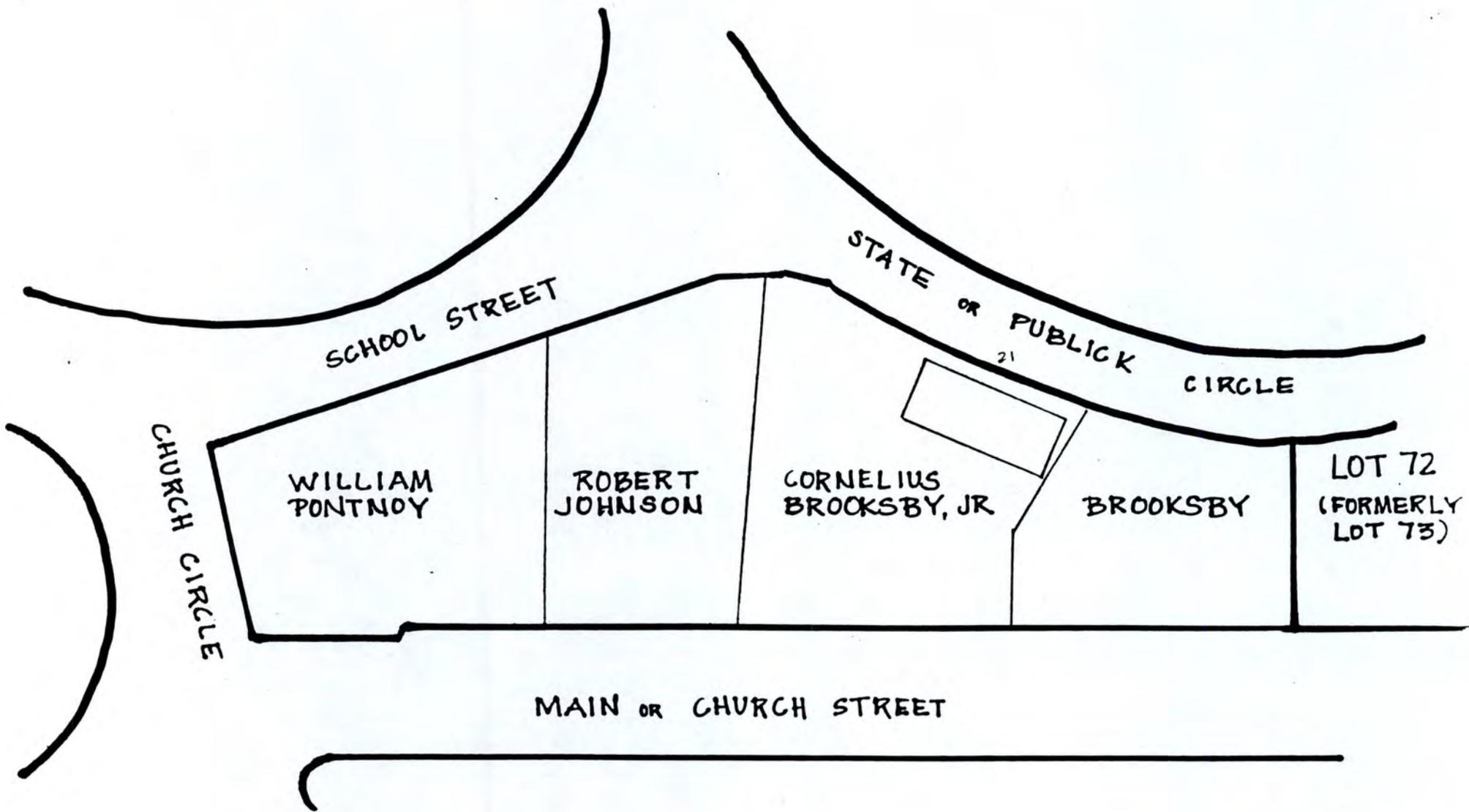
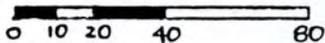


FIGURE 3: CIRCA 1723
DRAWN BY TRACERIES



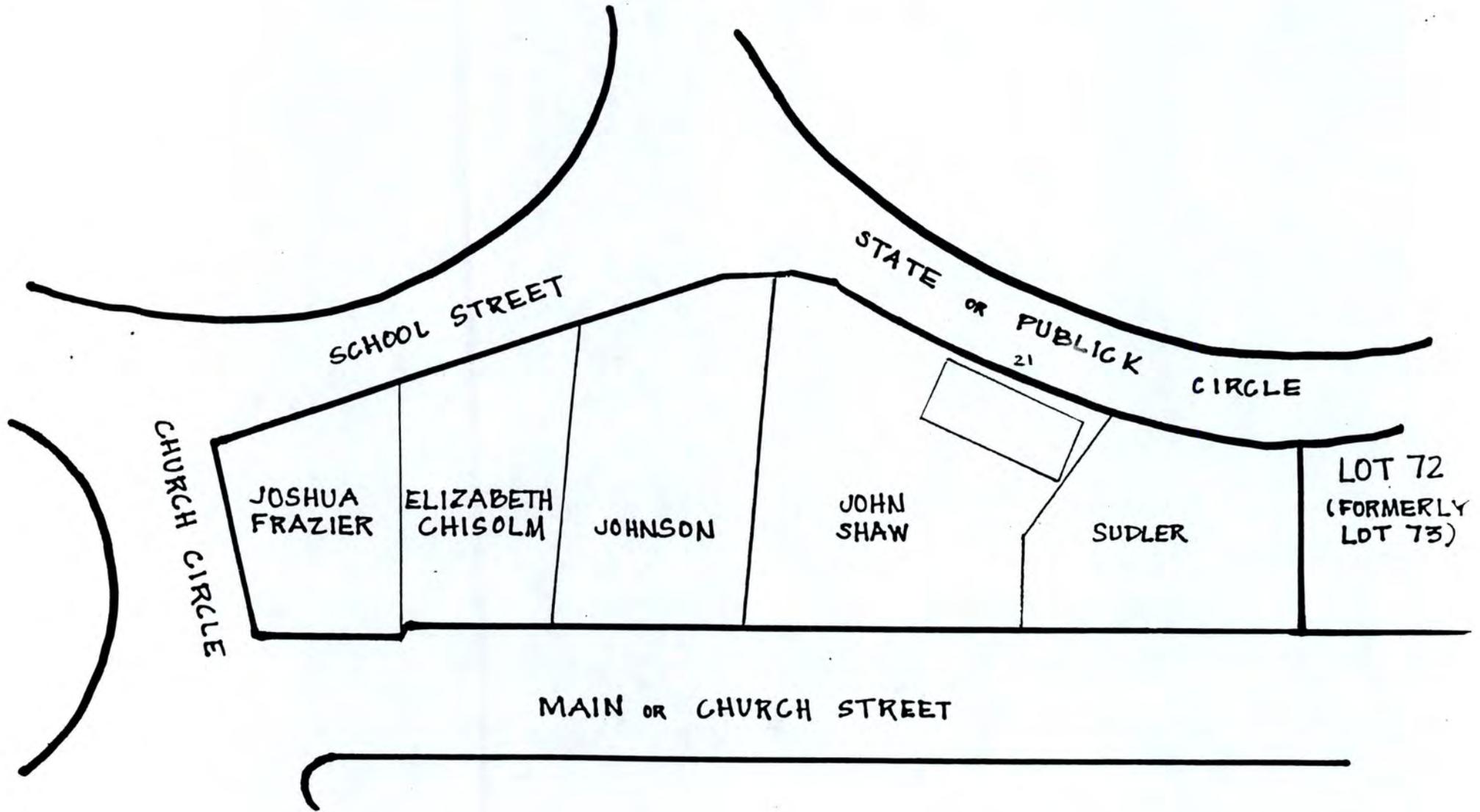


FIGURE 4: CIRCA 1783
DRAWN BY TRACERIES



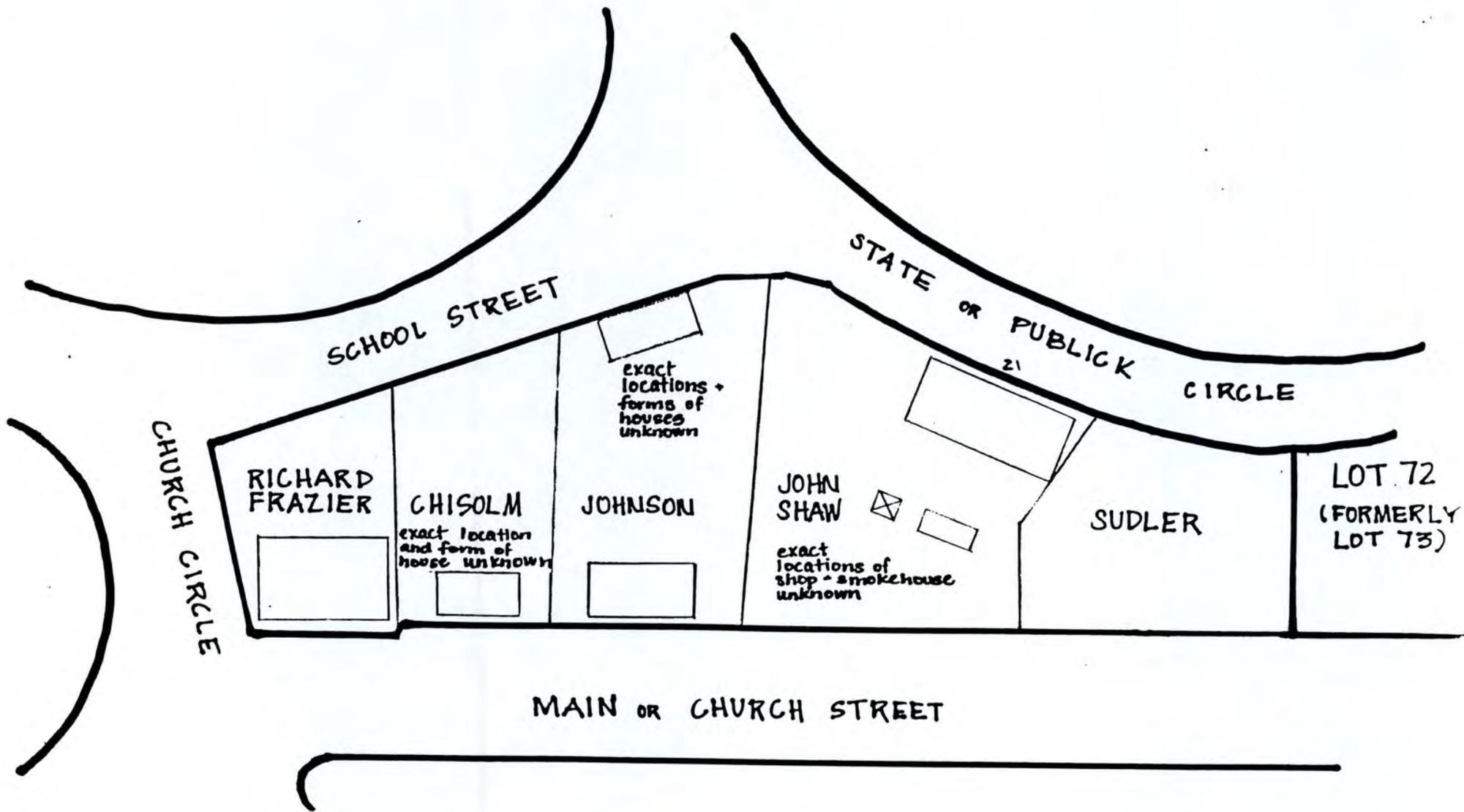
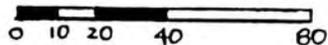


FIGURE 5: CIRCA 1798
DRAWN BY TRACERIES



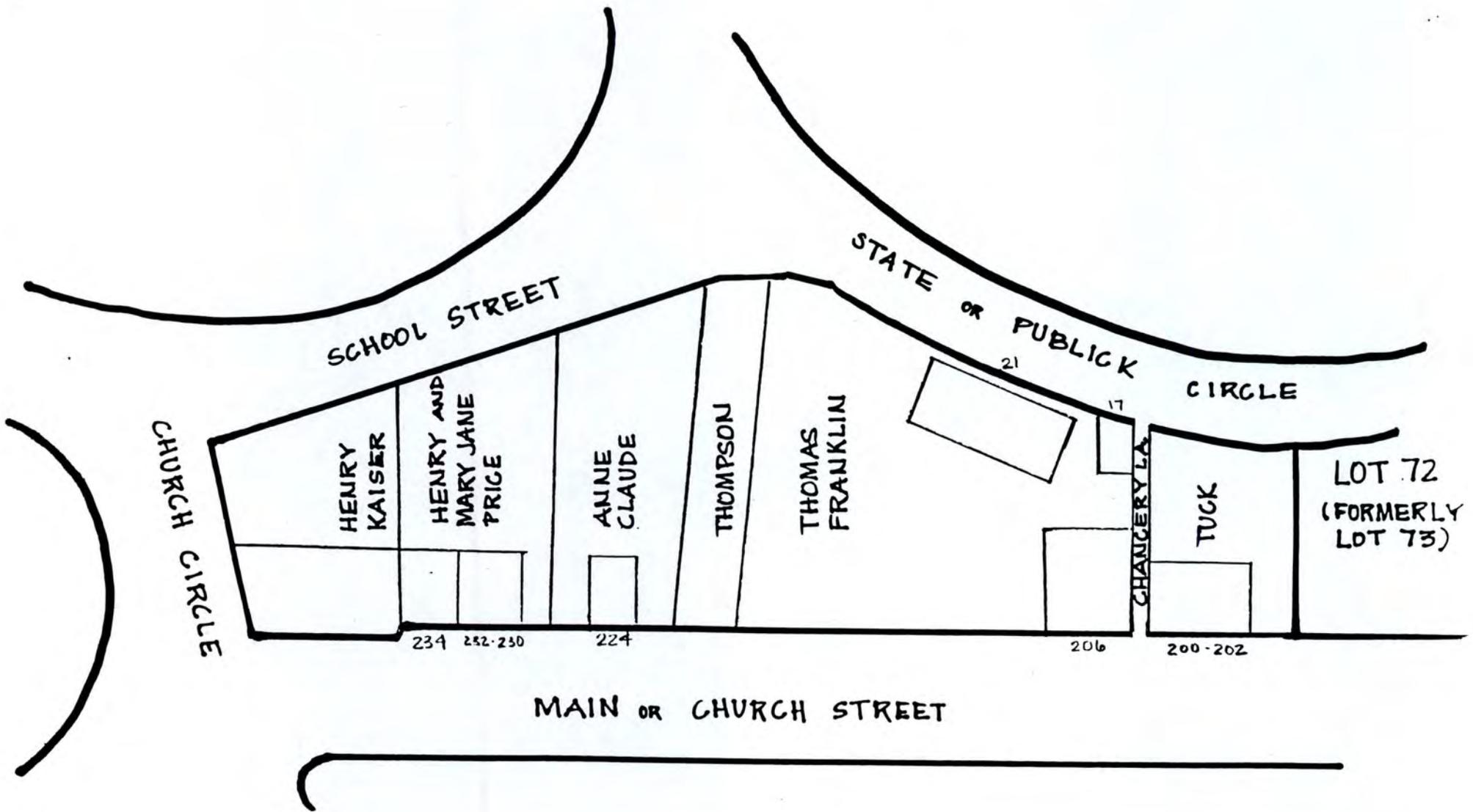
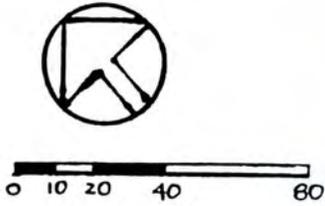
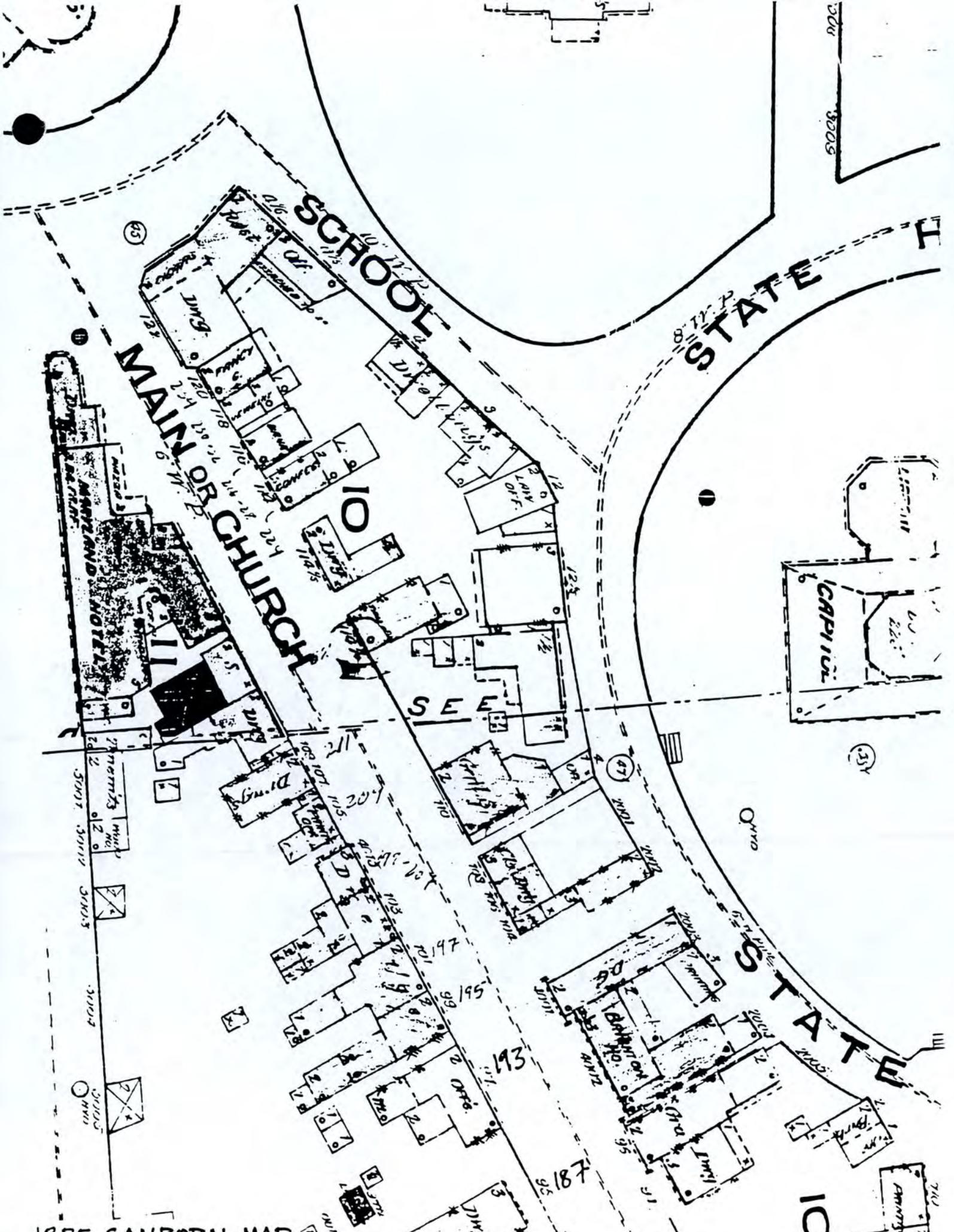


FIGURE 7: CIRCA 1864
DRAWN BY TRACERIES





SCHOOL

MAIN ST
CHURCH

10

SE

STATE ST

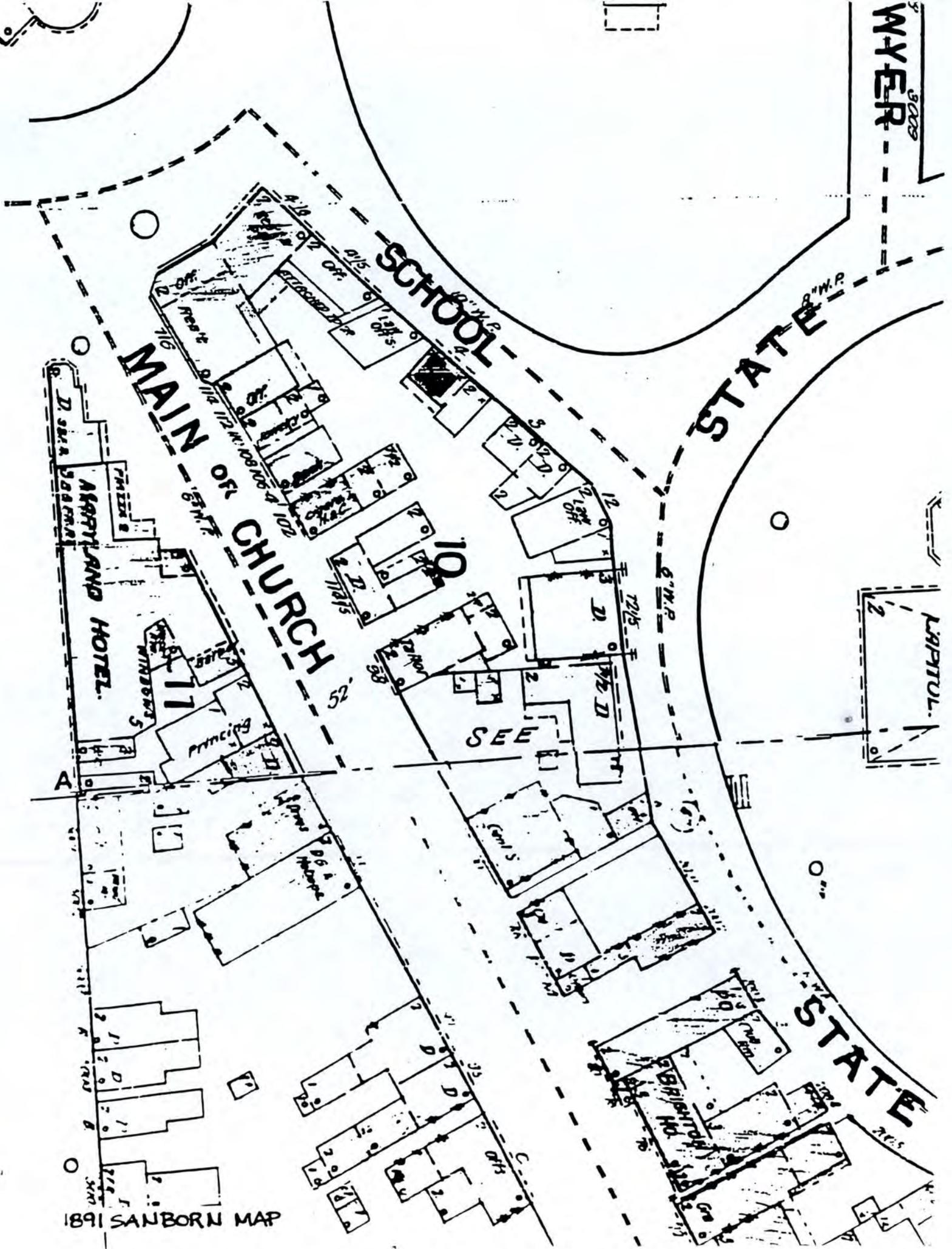
CAPITAL

STATE ST

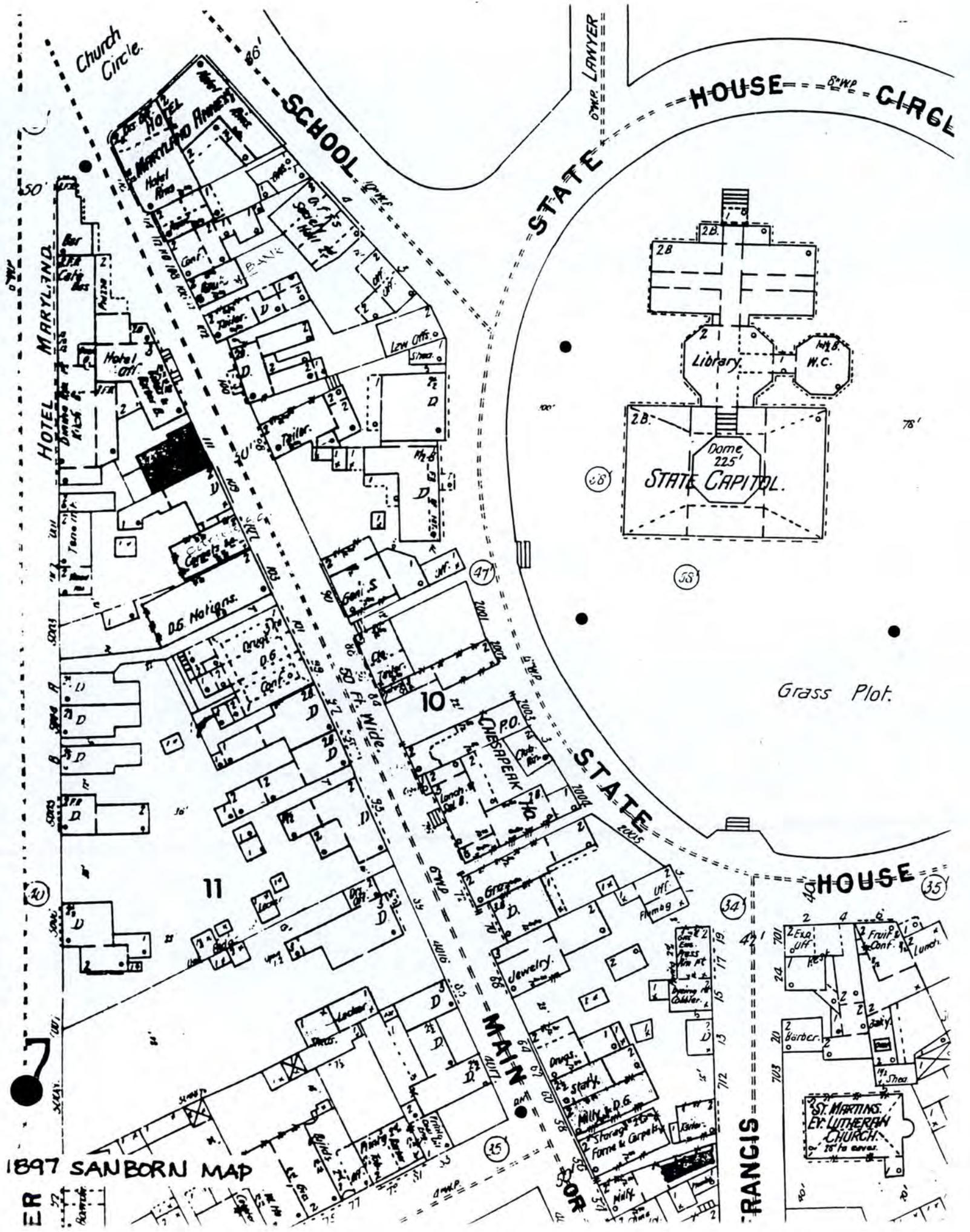
10

1885 SANBORN MAP

WYER 3003

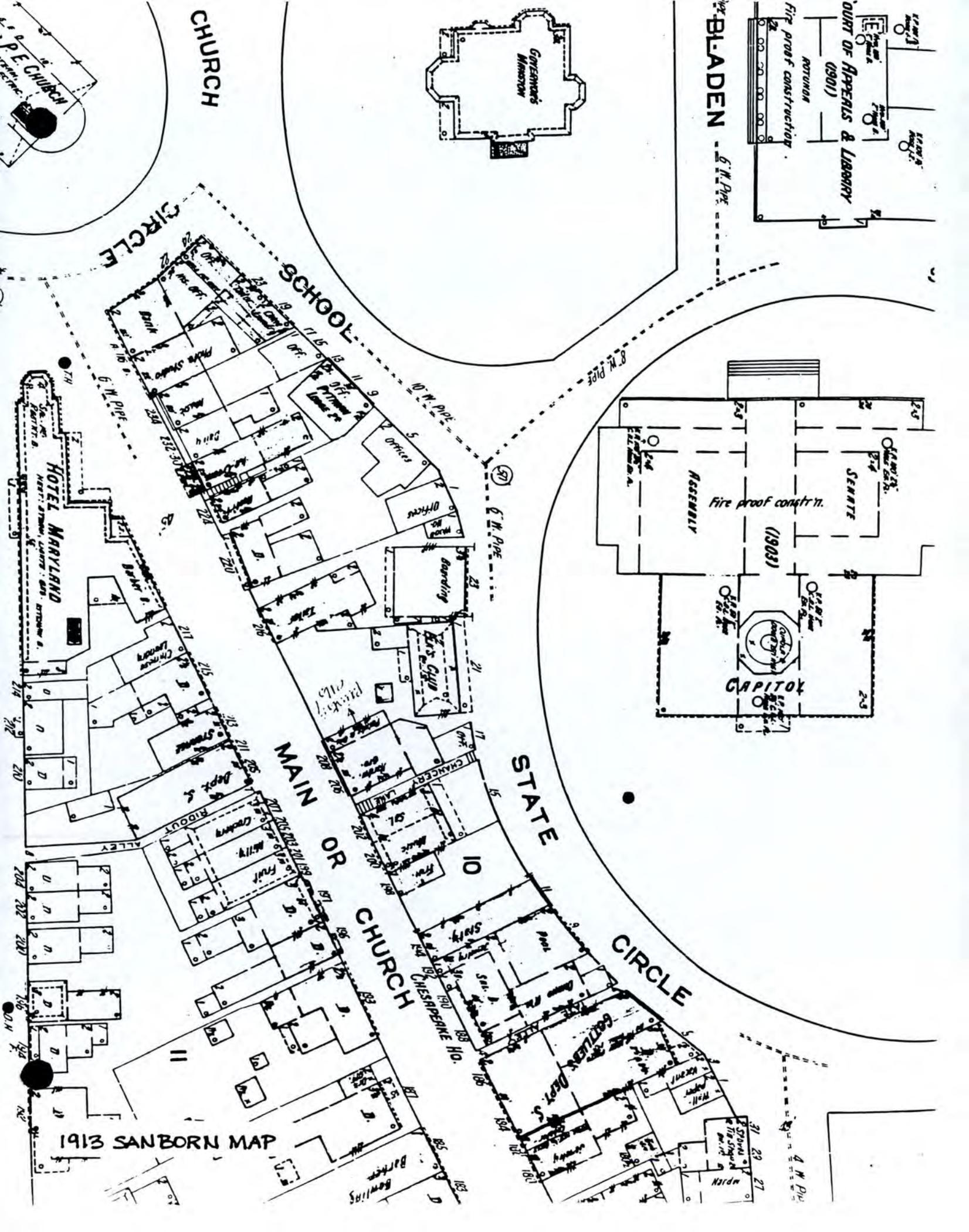


1891 SANBORN MAP



1897 SANBORN MAP

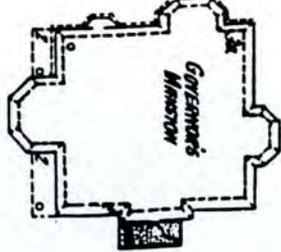
ER



BLADEN - 6" W. Pipe

COURT OF APPEALS & LIBRARY (1901)

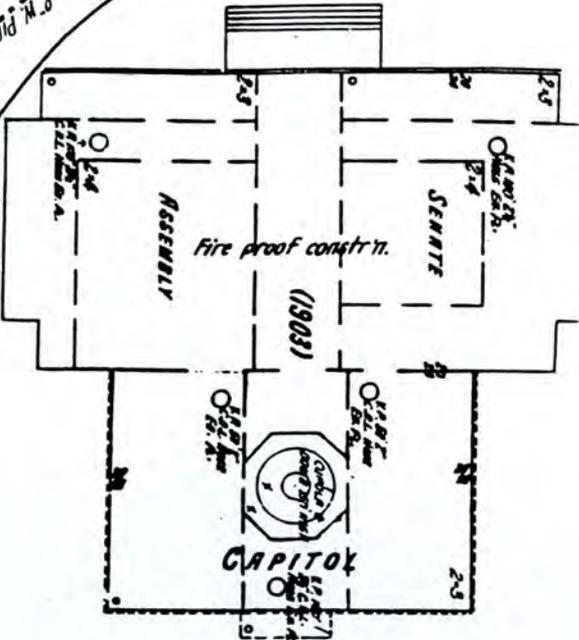
FIRE PROOF CONSTRUCTION



CHURCH

CIRCLE

SCHOOL

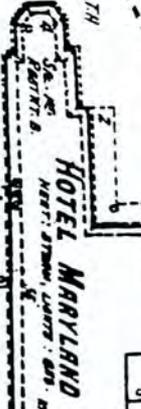


STATE

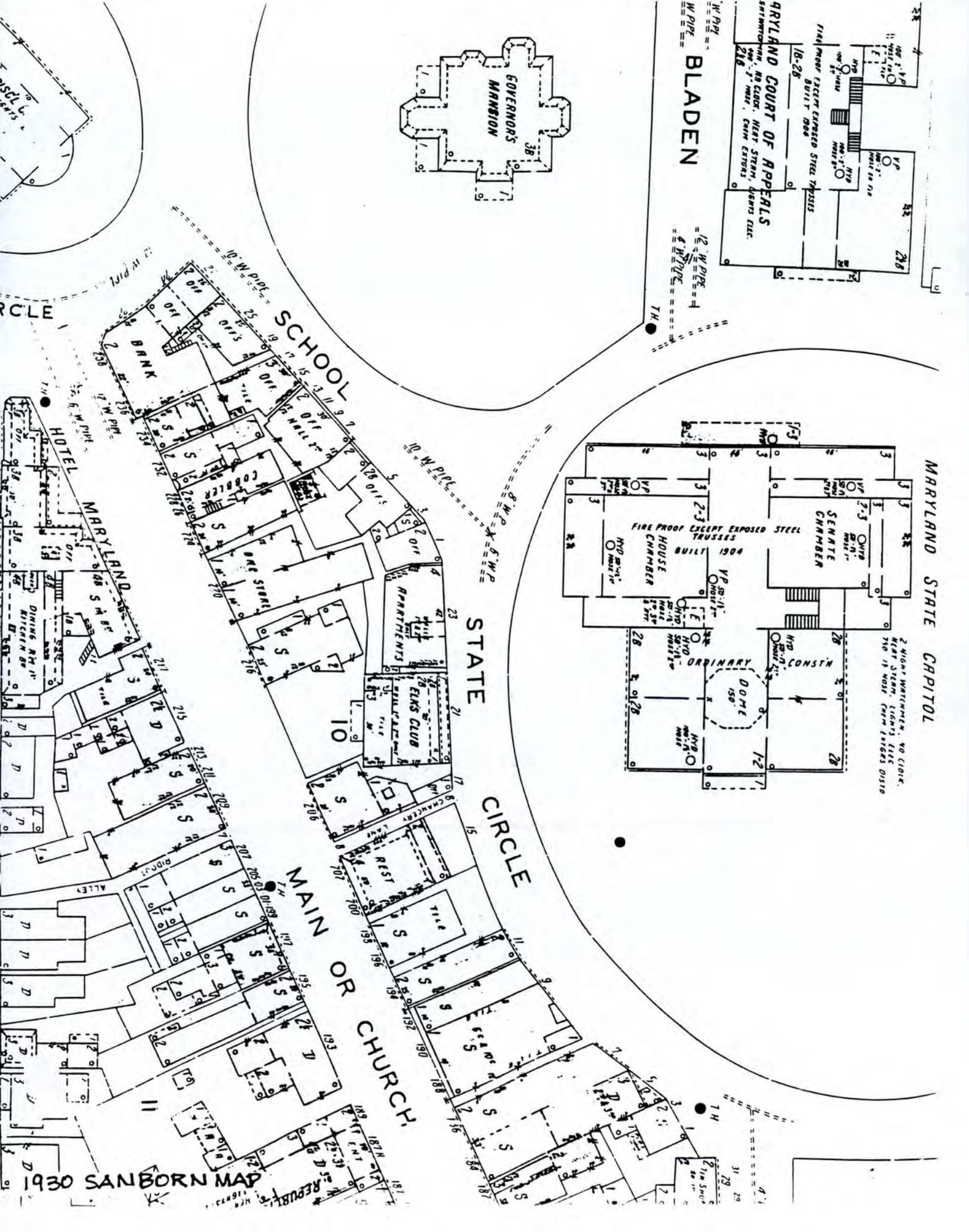
MAIN OR

CHURCH

CIRCLE

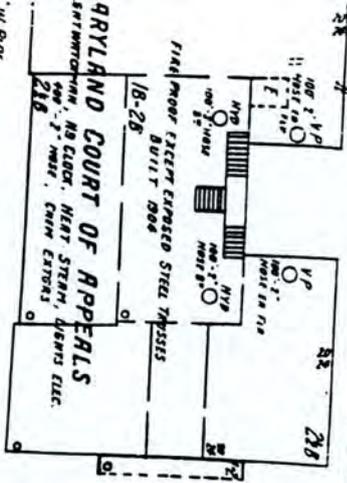


1913 SANBORN MAP

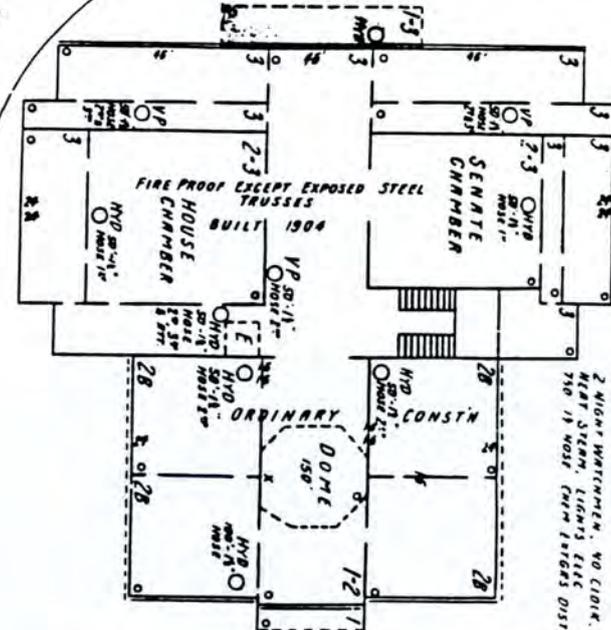
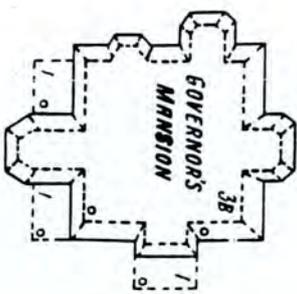


MARYLAND STATE CAPITOL

2 HIGH WARTMANN, NO CLOCK.
HEAT STEAM, LIGHTS ELEC
750 15 HOOD CHIM LARGES DISIO



BLADEN



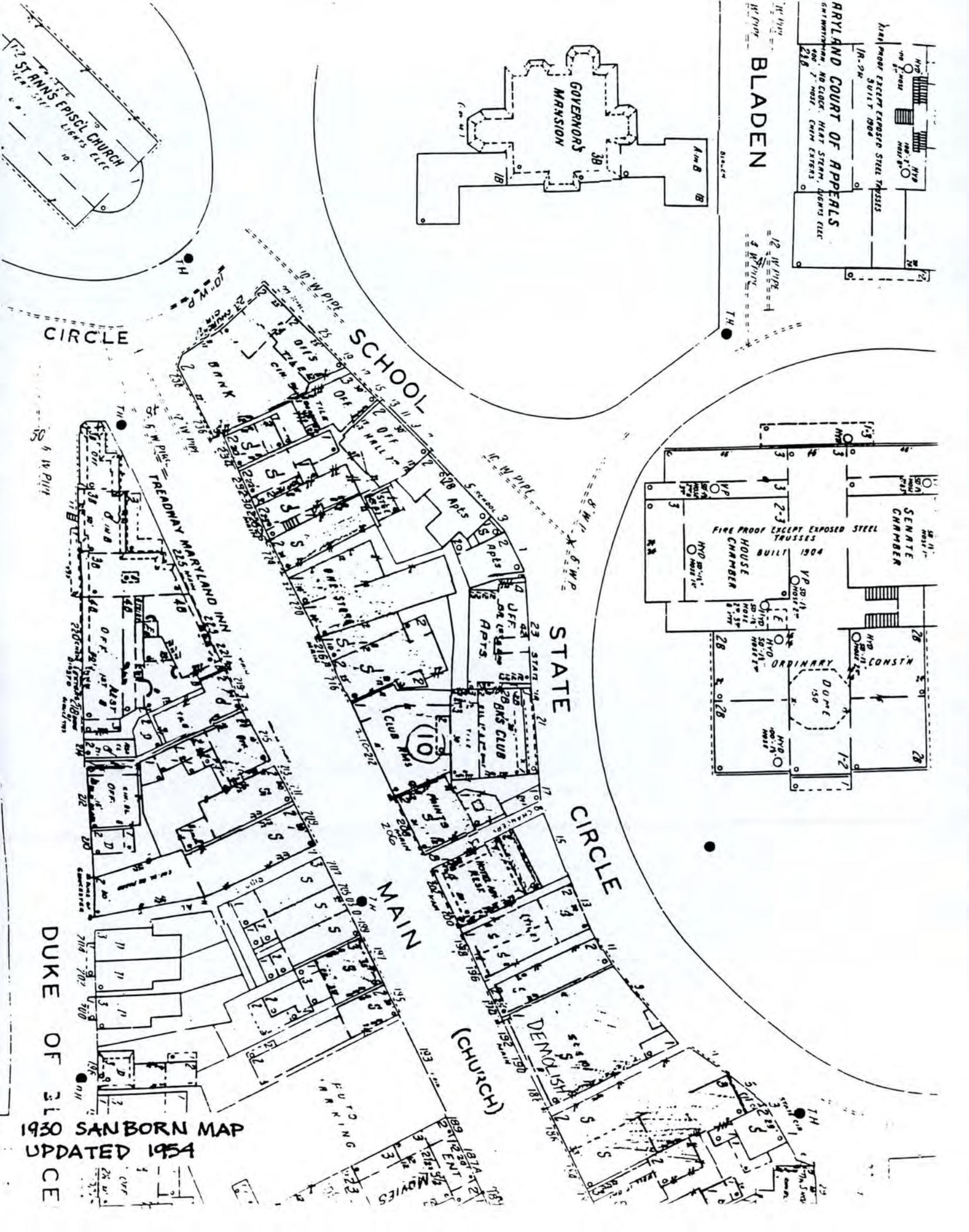
STATE

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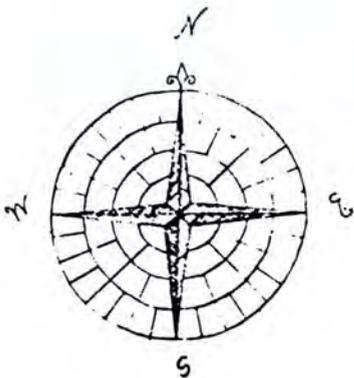
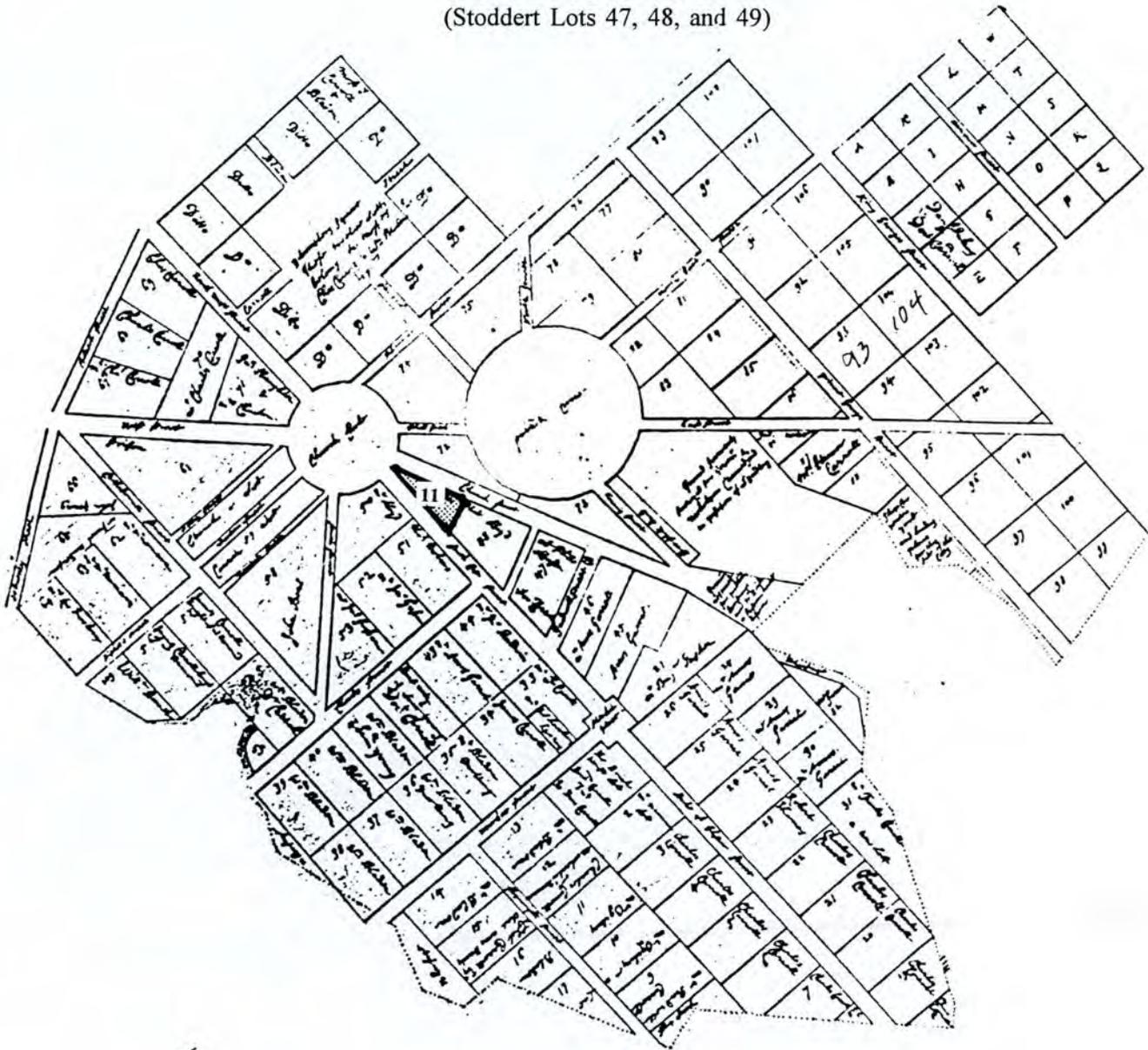
MAIN

1930 SANBORN MAP



ANNAPOLIS HISTORIC DISTRICT
BLOCK HISTORY

PARTIAL BLOCK #11
THE "DRUMMER'S LOT"
(Stoddert Lots 47, 48, and 49)



Prepared by

TRACERIES

Kimberly Prothro Williams
Laura Virginia Trieschmann
Andrea Bakewell Lowery

APRIL 1995

City of Annapolis Block History
Block 11
The "Drummer's Lot"
Bounded by
Main Street, Duke of Gloucester Street, Conduit Street
and Church Circle

INTRODUCTION

The block herein designated as the "Drummer's Lot" and bounded by Main Street, Duke of Gloucester Street, Conduit Street, and Church Circle is located in the commercial heart of the City of Annapolis between Church Circle and the market area (*Figure 1*). Though the block, shown on the Sanborn Maps as Block 11, includes the property fronting on Conduit and Duke of Gloucester Street, this block history is restricted to the commercial corridor along Main Street running from Church Circle to Conduit Street.¹ This strip of land, which is today primarily commercial, has a history of residential and commercial development that can be traced back to the earliest roots of the city's history.

In the early 18th century, the point of land at Church Circle and Main Street was the recognized gateway to Annapolis and was the officially designated location for "the beating of the drum and keeping the Gate." As early as the mid-18th century, the strip of land was being developed with commercial concerns, such as social clubs and inns, that attracted both residents and visitors alike. By the late 18th century, several dwellings and other commercial buildings were erected along the strip, making it one of the most densely developed sections of the city. The development trend continued into the 19th century; the 1858 Sachse *Bird's Eye View of Annapolis* shows a fully developed block with 18th and early 19th-century residential and commercial buildings standing side-by-side. By the late 19th century, and for the next one hundred years, existing 18th and early 19th-century buildings were enlarged, significantly altered, or demolished. In addition the changes in the physical make-up of the area, the social context evolved from a combination residential and commercial strip to a strictly commercial one by the early 20th century. This trend is most blatantly marked by the 1955 removal of the Carroll the Barrister House to its present site on St. John's College campus.

Today, the strip of Main Street between Church Circle and Conduit Street is a vibrant commercial corridor with stores, restaurants and offices housed in a combination of historic and modern buildings. The area is generally comprised of late 19th and early 20th century buildings with some greatly altered 18th-and early 19th-century structures interspersed between them.

¹ The block history is restricted to Main Street because only Main Street properties were the focus of the survey efforts in Survey of the Annapolis Historic District, Phase II.

PHYSICAL DEVELOPMENT OF BLOCK

Eighteenth Century (ca. 1718 - ca. 1800)

Prior to 1718, the Mayor's Court of Annapolis had set aside a parcel of ground extending 146 feet on Duke of Gloucester Street and 204 feet on Main Street from Church Circle for the use of the "Drummer of the Town." This section of ground was the officially designated location for "the beating of the drum and keeping the Gate."² In 1718, at a request before the Mayor's Court, Colonel Philemon Lloyd, the owner of the property at that time, asked that the parcel of land "heretofore set aside for the use of the Drummer of the Town" be surveyed by James Stoddert.³

The Stoddert Map of 1718 represents the area known as the "Drummer's Lot" as Lot 49 and part of Lot 48. (*Figure 2*).⁴ Lot 49 was the triangular lot of ground formed by the intersection of Main Street, Duke of Gloucester Street and Church Circle; it extended 146 feet south on Duke of Gloucester Street and 141 southeast on Main Street. Lot 48, just below Lot 49, extended 358 feet south on Duke of Gloucester Street and 334 feet southeast on Main Street.

Though not historically part of the land designated as the "Drummer's Lot", Lot 47 is included in this block history because of its site⁵ and its related history of development. Lot 47 was the section of land which ran between Lot 48 and Conduit Street, approximately 163 feet on Duke of Gloucester Street (*Figure 2*). In 1718, when the map was drawn, Lot 47 was owned by William Bladen and Lots 48 and 49 were owned by Philemon Lloyd.

Lots 48 and 49:

Colonel Philemon Lloyd owned the property until his death in 1732 at which time, Lots 48, 49 and 50⁶ were inherited by his daughter, Henrietta Maria (Lloyd) Chew Dulany and her second husband, Daniel Dulany. The Dulany's owned the property until 1748 when they gave it to Henrietta's daughter, Henrietta Maria Chew, as a wedding gift upon her marriage to Edward Dorsey. Henrietta Maria (Chew) Dorsey was the daughter of Henrietta Maria Dulany by her first husband, Samuel Chew.

Between 1757-1758, the Dorseys subdivided the large tract of land. In 1757, they leased, for 99 years, the lower part of Lot 48 to Thomas Hyde, a respected merchant and civic leader, and the

2 Annapolis City Records, Folio 33. 1757-1765.

3 Mayor's Court Proceedings, Liber B Folio 40, 1720.

4 This area is labeled as Block 11 in the 1930 (updated 1954) Sanborn Map.

5 The area from Church Circle to Conduit Street is a more well-defined section of the city than breaking the block in the middle of Main Street between the Circle and Conduit Street.

6 Lot 50 (not included in this block history) was located on the south side of Church Circle between Duke of Gloucester Street and South Street. It was adjacent to, but separated from Lot 49 by Duke of Gloucester Street.

upper part to Charles Wallace, also a prominent merchant. Hyde's leasehold was described as "beginning above Nicholas Maccubbin's storehouse" on Lot 47. Wallace's portion, which makes no mention of improvements, is described as "being above that of Hyde."⁷ In 1758, Dorsey leased part of Lot 49 to Nathan Waters, also for a 99-year period. This leasehold was described as being on the upper end of the lot and extending 107 feet on Duke of Gloucester Street through to Main Street. A schematic plan showing the ownership of these lots is shown in *Figure 3*.

As a result of the subdivision of this large tract of land, several improvements arose along this stretch of Main Street. The earliest and most notable improvements include the Coffee House and the Maryland Inn.

The Coffee House:

By 1767, Charles Wallace and his sister, Mary Howard opened the social gathering place known as the Coffee House on Wallace's leasehold on the upper portion of Lot 48.⁸ On April 9, 1767, *The Maryland Gazette* advertized the opening of the Coffee House "on Monday next." The building is later described as containing "24 rooms excluding the garrets."⁹ Based upon this description, along with the 1858 Sachse *Bird's Eye View of Annapolis*, it appears that the Coffee House included a row of three, 2-1/2-story buildings covered with gambrel roofs. The site of these three attached buildings corresponds with the present buildings at 195, 197 and 199 Main Street.¹⁰ As built, the three buildings together would have had 24 rooms on the first and second floors--four per floor--and also would have had loft levels or garrets under the gambrel roofs. A schematic plan showing the ownership of the lots and the location of the Coffee House can be seen in *Figure 4*.

The Maryland Inn:

In 1772, Thomas Hyde, who held the leasehold for the lower part of Lot 48, acquired a 99-year lease on part of Lot 49 that had been previously leased to Nathan Waters. That same year, Hyde proceeded to build the flatiron portion of the Maryland Inn, planned for the accommodation of visitors to Annapolis. The building was advertised in the *Maryland Gazette* in 1782 and 1789: "Elegant brick house adjoining Church Circle, 100 feet front, three-stories high, 22 rooms, 20 fireplaces, 2 kitchens. Rooms mostly large and well finished, and is one of the first houses in the State for a house of entertainment, for which purpose it was originally intended."¹¹

7 Historic Annapolis Foundation, "195 Main Street" Property file.

8 It is not known whether Wallace built the buildings on the site or if they stood prior to his opening the Coffee House in them.

9 *The Maryland Gazette*, May 12, 1780.

10 Today, two of the row of three dwellings (195 and 197) survive in severely altered form, while the third (199) was demolished and replaced with the present turn-of-the-century building on the site.

11 "To be Rented." *Maryland Gazette*. January 26, 1782 and September 1, 1789.

In 1767, the owner of Lots 48 and 49, Henrietta Maria Dorsey died. In 1772, a Provincial Court case divided Henrietta Maria Dorsey's property between the daughters of Henrietta Dulany, Mary Chew Paca and Margaret Chew Bordley.¹² William and Mary Paca received all of Lot 48.¹³ The following year, in 1773, the Pacas sold part of Lot 48 to Thomas Hyde. This parcel of land is described as being 50 feet on Main Street and 80 feet on Duke of Gloucester Street, "above Nicholas Maccubbin's storehouse." The section of Lot 49 which had been leased by Nathan Waters and then to Thomas Hyde, went to the Bordley family.¹⁴ Nine years later, in 1782, Thomas Hyde purchased Lot 49 from Matthias Bordley, heir of Margaret (Chew) Bordley. As a result, Lot 49 and the lower part of Lot 48 were in the hands of Thomas Hyde, while the upper part of Lot 48 was retained by the Pacas.

The Paca family sold the upper portion of Lot 48 in two separate transactions. In 1773, Charles Wallace purchased "22 feet on Church Street above Wallace's present land." The present land refers to the portion of Lot 48 which Wallace had leased from the Dorseys for his sister, Mary Howard, who ran the Coffee House on the site. Together, Wallace's property extended from the properties designated today as 195 Main Street to 211 Main Street.

That same year, the Pacas sold another parcel of Lot 48 to Stephen West, described as "all that piece of ground on Church Street between Nathan Waters and ground lately sold to Charles Wallace." The land owned by Nathan Waters refers to Lot 49, the site of the Maryland Inn. The parcel of land purchased by Stephen West, therefore, is that segment between present-day 211 Main Street and the lot line of Stoddert Lot 49 to the northwest. A schematic plan from ca. 1782 and shown in *Figure 5* indicates the owners of the property and the buildings that stood on the site at that time. In 1786 and 1787 Stephen West leased, in three separate transactions, his property to Nathan Waters for 99 years.

In 1794, Thomas Hyde died. His will devised Lot 49 in its entirety and that portion of Lot 48 that Hyde had purchased from the Pacas to his niece, Sarah Walls. Sarah Walls was the daughter of Hyde's sister, Elizabeth Walls.¹⁵ In 1795 Walls married Francis T. Clements. The 1798 Federal Direct Tax charged Francis T. Clements with a two-story brick house on Main Street. This assessment refers to the no longer extant dwelling at 193 Main Street, which was probably built by Thomas Hyde as his residence in the 1780s¹⁶.

12 The provincial court case was the result of complex wills that included deceased persons and deceased persons without heirs.

13 Provincial Court Judgement, Liber DD 18 Folio 527

14 Margaret Chew, who had married John Beale Bordley in 1751, died in November 1773. Following her death, her Main Street property was inherited by her oldest surviving son, Matthias Bordley, born about 1757.

15 Will Liber 36

16 This date is based upon the Federal appearance of the dwelling as seen on the 1858 Sachse *Bird's Eye View of Annapolis*.

In 1797, Mary Howard died and Wallace's property, which had been devised to Mary Howard, was inherited by her children, Alexander C. Hanson and Randolph B. Latimer. At the turn of the 19th century, then, Lot 49 and part of Lot 48 were owned by Sarah Walls and Francis T. Clements. The remainder of Lot 48 was divided into two parcels, owned separately by Wallace/Howard heirs, Alexander C. Hanson and Randolph B. Latimer; and Stephen West, who leased the land to Nathan Waters (*Figure 6*).

Lot 47:

Lot 47, owned by William Bladen in 1718, was sold in 1723 by Benjamin Tasker, attorney for William Bladen, to Dr. Charles Carroll. The lot, described in deeds as the "...Post House Lot, #47 on Southeast Street and Church Street adjoining Philemon Lloyd's lot."¹⁷, sold for 50 pounds sterling. Dr. Charles Carroll, born in Ireland about 1691, conveyed Lot 47 including buildings in 1746 to Benjamin Young for 600 pounds.¹⁸

At that time the lot was referred to as the "Post House Lot, #47 with edifices." Within three days, Young conveyed the property to Nicholas Maccubbin for a loss of 50 pounds in currency. Maccubbin was the son-in-law of Dr. Charles Carroll and owner of a vast amount of property on Church Street near the docks. Based upon the deed transactions for Lot 47, it is also known that by 1757, Nicholas Maccubbin had a storehouse somewhere on the site. Maccubbin held title to the property, probably operating his storehouse, until his death in 1784 (*Figure 3*). His will devised the lot to his son, James Maccubbin Carroll, formerly James Maccubbin¹⁹.

In May 1788, James Carroll contracted William Brown, surveyor, to draw a plat subdividing Lot 47 into smaller lots with frontage on Conduit Street. Shortly thereafter, in July, Carroll advertized lots for lease fronting on Conduit Street, "opposite new and elegant building of George Mann." This reference is to the City Hotel, founded by George Mann in the early 1780s and built on part of the former Lloyd Dulany estate on the south side of Conduit Street.

Because intensive-level survey has yet to be conducted on those properties facing Conduit Street, little is known about the evolution of this part of the property. It is known that in 1788, John Hyde leased one of the subdivided lots, designated Lot #2 on the William Brown plat map, from James Carroll for 99 years. The lot fronted 25 feet on Conduit Street and corresponds today with the property at 159 Conduit Street. In ca. 1790, John Hyde built a dwelling on this lot leased from James Carroll, and in 1792, he advertized his boot and shoemaking business on Conduit Street, "opposite George Mann's new building".

17 Provincial Court Deed, Liber B Folio 104.

18 Anne Arundel County Land Records, Liber RB 2 Folio 264.

19 In 1781, Charles Carroll, Barrister, bequeathed his land holdings to his nephews, Nicholas Maccubbin, Jr. and James Maccubbin, provided they change their name to Carroll. The *Maryland Gazette* documented the official name change from Maccubbin to Carroll on June 5, 1783.

According to the Federal Direct Tax of 1798, Carroll was charged with a "two-story frame and brick dwelling house in the form of a T on Church Street". This dwelling, built by Charles Carroll in the mid-18th century, stood on the site until 1955 when it was moved to the its present location on St. John's campus. The Federal Direct Tax listed Frederick Green as tenant. Green was believed to have been born "just as the guns were firing on account of the birth of his Royal Highness, the Prince of Wales" on January 20, 1750. In addition to his postmaster duties, Green published the *Gazette* in 1775 with his brother Samuel.²⁰

By 1800, Green moved the offices of the *Maryland Gazette* to the Carroll House at Conduit and Main streets, "opposite James West's Tavern." James West's Tavern was located on the site of Gottlieb's Department Store, built in 1899 at 184-186 Main Street, and now a store and restaurant.

It appears, then that by the turn of the 19th century, Lot 47 was subdivided by James Carroll into a series of smaller lots and either owned or leased to various individuals. At least two buildings, Carroll's House at the corner of Conduit and Mains Streets, rented by Green and serving as his residence and offices for *The Maryland Gazette*; and John Hyde's dwelling and shoemaking business at 159 Conduit Street, stood on the site at that time. A substantial, three-story brick dwelling at 187 Main Street (presently a modern structure) may have stood on the site as early as the turn of the century²¹ (*Figure 6*).

Early Nineteenth Century (ca. 1800 - ca. 1890)

Lots 48 and 49:

Sarah Walls Clements retained ownership of Lot 49 and the lower part of 48 until her death in 1826, when it was bequeathed to her niece, Elizabeth H. Bowie (*Figure 7*). According to the deed of conveyance, the property, referred to as the Tan Yard and including the Maryland Inn, was occupied by Mrs. Robinson, who operated the "house of entertainment."²² When Elizabeth Bowie died in Baltimore in 1846, T. Parkin Scott and H. Ray Bowie were appointed Trustees to sell the land.

While Lot 49 remained relatively intact throughout the early nineteenth century, Lot 48 saw a series of subdivisions. Between 1813 and 1816, Chancery Court proceedings were conducted involving the heir's of Mary Howard and the executors of the Charles Wallace estate over the rents of Wallace's Main Street property.²³ As a result, court-appointed trustees James, Robert and John

20 Robert Harry McIntire. *Annapolis Maryland Families*. (Baltimore: Gateway Press, Inc., 1979), p. 282.

21 Because this is presently a modern structure, no research was conducted on this site. However, the three-story brick building appears on the 1858 Sachse print and stood on the site until at least 1913. By 1921, the house was replaced by the Republic Theater building (now demolished).

22 Will Liber 39 Folio 278

23 Chancery Papers 3054A.

Shaw sold Wallace's property in increments. In 1817, Benjamin Sewell purchased the lot and building at 195 Main Street for \$740.00,²⁴ while Dr. Dennis Claude bought the property extending from 197 to 209 Main Street. Despite these transactions, no new development in the first decades of the 19th century is recorded along this section of Main Street, which was already well developed with 18th-century structures. By the second quarter of the 19th century, however, several new substantial buildings were erected on the street, including the City Hall and Firehouse at 211 Main Street (AA-581) and the two-story, Greek Revival-style store next door to it at 213-215 Main Street (AA-582) (*Figure 7*).

Though the property at 211 Main Street was originally included in Wallace's land on Main Street, it is not known who purchased it as a result of the 1813-1816 court proceedings. By 1821, however, the City of Annapolis owned the site and in 1821-1822, built the existing structure as a City Hall and Firehouse.²⁵ The building, which was the first structure erected by the city for municipal purposes, was the first major new development along this segment of Main Street (*Figure 7*).

In 1773, William and Mary Paca conveyed the portion of the property known today as 213-215 Main Street to Stephen West. Though it is not certain who owned the property between 1773 and 1830, it is known that attorney John Gambrill sold the property to an Edward Sparks in 1830 (*Figure 7*). The building, erected during the second quarter of the 19th century, was built by either Gambrill or Sparks as a two-story, three-bay brick dwelling. In 1859, the property, including "...a small two story brick building" was sold to Elizabeth J. Caulk.²⁶ It is most likely after this sale that a fourth bay was added to the Main Street elevation of the building, giving the building its present appearance. According to the census records for 1880, Daniel Caulk and his family resided in the dwelling at 213-215 Main Street. Caulk (1812-1891) worked as an undertaker and carpenter; beginning in 1876, his undertaker business was located in the small "coffin shop" at 53 Fleet Street (AA-41).

24 Liber WSG 5 Folio 194

25 Liber SH 3 Folio 66

26 Liber GEG 2 Folio 143

Lot 47:

During the early 19th century, little building activity occurred on this section of Main Street. By the turn of the century, Edward Williams had purchased several of the lots subdivided by Carroll in 1788 and facing Main Street. By the mid-19th century, the entire block of Main Street extending from Church Circle to Conduit Street was almost fully developed with buildings. A view of this section of Main Street on the 1858 Sacshe *Bird's Eye View of Annapolis* shows the large Maryland Inn anchoring the important triangular lot of land forming the intersection of Main Street, Duke of Gloucester Street and Church Circle, and a dense collection of two and three-story brick, interspersed with frame structures extending south to Conduit Street (*Figure 8*). During the latter half of the 19th century and the early decades of the 20th century, however, many of these 18th and early 19th century improvements were replaced with new buildings.

Late 19th-20th Century

Lots 48 and 49:

Between the mid-19th century and the late 19th century, few physical changes occurred on this section of Main Street. In fact, until the last decade of the 19th century, only one major improvement took place: the aggrandizement of the Maryland Inn. By 1869, the boarding house, known as the McCullough Hotel after its then owner, Hiram McCullough, was conveyed to a Robert Fowler. Upon his purchase of the hotel, Fowler renovated the early 18th-century building and significantly enlarged it by the addition of the mansard roof and a rear building. In a deed of mortgage between Robert Fowler and Patrick Gallagher, the property is referred to for the first time as the Maryland Hotel.²⁷

Though still operating as a boarding house and hotel, many of the rooms in the building were, by World War I, converted into offices and apartments. Ownership of the property also appears to have been a liability as several owners defaulted on mortgages in the first decades of the 20th century. In 1933, the building was purchased by the Maryland Hotel Corporation which operated the building until the company was dissolved in 1953. It was not until 1968, however, when Historic Inns of Annapolis revived the building and it was launched as a successful hotel. Aware of the building's historical significance, Historic Inns of Annapolis, Inc., began a restoration in the 1970s that was designed to retain the building's colonial features or style, while adapting its historic accommodations to modern requirements. The Maryland Inn continues to operate as a hotel, providing 39 sleeping rooms, hotel office space, a restaurant and two small meeting rooms.

While building activity in the third quarter of the 19th century was restricted to the enlargement of the Maryland Inn, several major changes took place in the late 19th and early 20th centuries that greatly altered the 18th-century appearance of the block. Between 1890 and 1930, seven new structures were built and one was significantly altered. While at least two of the buildings (199

27 Liber SH 7 Folio 426

Main Street and 201 Main Street) replaced substantial 18th-century brick buildings, others were built on the site of less permanent frame structures.

In this period, the row of three Georgian-era buildings at 195, 197, and 199 Main Street, the site of the Coffee House, was the most drastically altered. While 195 Main Street remained relatively intact despite Federal-era changes, the building at 199 Main Street was demolished between 1891 and 1893. In addition, between 1897 and 1903, 197 Main Street was enlarged and altered beyond recognition to reflect a more Colonial Revival style of architecture.

Upon the demolition of 199 Main Street and the adjacent brick structure to its north, owner Albert Gottschalk constructed the present building at 199-207 Main Street. This building, designed in a 20th-century Renaissance Revival-style of architecture is a single frame structure with a common roof and cornice line, but is divided into three individual properties and stores. Each has had separate owners throughout its history.

Simultaneous to the erection of the frame stores on part of the site of the 18th-century Coffee House, two Ridout brothers, Grafton and Weems, demolished a small, two-story frame printing office and erected the two-story brick Ridout Brothers Department Store at 209 Main Street. The building was subsequently altered in 1970 when it was purchased by a bank and altered for that use.

On the northern end of the street, between the site of the Coffee House and the Maryland Inn, another impermanent frame structure, a printing office from the mid-to late 19th century was demolished and replaced with the two-story hollow-tile building presently on the site. This Colonial Revival-style building at 217 Main Street, built between 1921 and 1930, originally contained a barber shop and a chinese laundry.

Lot 47:

Like the area north of it, the streetscape of Main Street between the site of the Coffee House and Conduit Street suffered dramatic changes beginning in the late 19th century, and culminating in the second half of this century. Until then, the area, though not as densely developed as the stretch north of it, was purely a product of the 18th century. Unlike the area north of it, however, the first new development of this period took place on previously undeveloped lots. Between 1891 and 1896, the imposing three-story Italianate-style building at 181-183 Main Street was erected by Jessie D. and Thompson P. Elliot as a single-family dwelling. In 1930, it was converted to provide commercial store space on the first floor, while retaining its domestic space on the upper floors. Between 1903 and 1908, the 1-1/2-story hollow-tile structure at 185 Main Street was erected on a vacant lot as a bowling alley and barber shop. In 1921 the building was converted into a moving picture theater and is presently a restaurant.

Between 1913 and 1921, the three-story brick dwelling at 187 Main Street was demolished and replaced by the Republic Theater (now demolished). Between 1930 and 1954, the impressive 2-1/2-story brick dwelling at 193 Main Street was razed to make way for a parking area (now occupied by a contemporary commercial structure), and in 1955, the Carroll House at the corner of Main Street and Conduit Street was moved and replaced by a one-story concrete block building (now the Burger King).

Conclusion:

As a result of these significant changes, what had been a purely 18th-century streetscape until the mid-19th century, was altered between then and the present to its current eclectic mix of 18th, 19th and 20th century structures. Of the at least seven 18th-century buildings on the street (177, 187, 193, 195, 197, 199, Main Street and the Maryland Inn), only three survive. Of these three surviving buildings (The Maryland Inn, 195 Main Street, and 197 Main Street), none survives in pure form.

Of the two mid-19th-century buildings (211 and 213-215 Main Street), the City Hall and Firehouse at 211 Main Street has lost its original cupola and fire doors. Though enlarged after its original period of construction, the building at 213-215 Main Street is a cleaner architectural representations of its period. Of the two late 19th-century buildings (181-183 and 209 Main Street), one has contemporary alterations which belie its historic walls (209 Main Street), while the other survives in a relatively unaltered state and is a good example of the retardataire Italianate-style of architecture in Annapolis.

Finally, the four early 20th-century buildings (199-207 and 185 Main Street) retain their original form and feel.

SOCIAL AND CULTURAL DEVELOPMENT OF BLOCK

Eighteenth Century (1718 - ca. 1820)

Although located at the upper end of Main Street at a distance from the city's thriving docks, this part of the street quickly emerged as an important commercial zone which helped to connect the port of Annapolis with its growing city. Prior to 1718, the tip of the street, at its intersection with Church Circle, was designated as the "Drummer's Lot," and the officially designated gateway to the city.

At the time of the Stoddert survey in 1718, the land forming this section of Main Street was owned by two prominent Annapolis landowners: Philemon Lloyd (1672-1732) and William Bladen. Not surprisingly however, by the mid-18th century, the land extending from Church Circle to Conduit Street was under the ownership or leasehold of two of the city's most respected and prominent merchants: Charles Wallace and Thomas Hyde.

In 1757, when Wallace leased a section of Main Street between the Circle and Conduit Street, he was just beginning to earn his reputation as one of the city's most prominent and well-respected members of the merchant community. Born in Annapolis in April 1727 to John and Anne Wallace, Wallace began his career in the 1740s as a staymaker²⁸, but by 1771 had entered into the retail trade. That year, Wallace joined forces with Joshua Johnson and John Davidson, creating the mercantile firm of Wallace, Davidson, and Johnson.

Thomas Hyde (-1794), a respected merchant and civic leader, began his career in Annapolis as a tanner, but by 1745 had entered the merchant community and became a leading merchant. Like Wallace, Hyde had a humble start. He worked as a tanner, but maneuvered his way into the retail trade, eventually accumulating sufficient capital to commission goods and open stores. Like Wallace, Hyde became one of the city's prime capitalists of the era.²⁹

In the mid-to late 19th century, these two men built this section of Main Street into the commercial hub that it remains today. In 1767, Wallace and his sister, Mary Howard, opened the social gathering place known as the Coffee House. Though the Coffee House was not a long-lasting venture, it was, within a short time of its opening, a focal point for many social and business activities which attracted individuals having both local and national reputations. The Coffee House, which opened at a time when the city was reaching its economic and social apogee, represents an important building type that emerged at this time and in other important East coast urban centers to fill a key goal of accommodating and assembling the men whose made great contributions to our nation's history.

²⁸From St. Anne's Parish Register, 1: 79, as quoted in Edward C. Papenfuse, *In Pursuit of Profit*, (Baltimore, MD: The Johns Hopkins University Press, 1975), p. 234-5, footnote, 35.

²⁹ Papenfuse, p. 42.

Shortly after the opening of the Coffee House, Thomas Hyde leased the top end of the street and, in 1772, proceeded to build the flatiron portion of the Maryland Inn. The building was advertised in *The Maryland Gazette* in 1782 and 1789: "Elegant brick house adjoining Church Circle, 100 feet front, three-stories high, 22 rooms, 20 fireplaces, 2 kitchens. Rooms mostly large and well finished, and is one of the first houses in the State for a house of entertainment, for which purpose it was originally intended."³⁰ Like the Coffee House and other hotels, the Maryland Inn fell "victim" to the changing Annapolis economy, which by the end of the 18th century was suffering a serious decline. During the 19th century, the "elegant brick house" became a boarding and rooming house.

At the lower end of the block, at the corner of Main Street and Conduit Street, Nicholas Maccubbin operated a storehouse on the site by 1757. Though little is known about this storehouse, it is known that his son, James Maccubbin (later James Maccubbin Carroll) inherited the land and built his house at the corner of Main and Conduit streets. By 1798, Maccubbin leased his house to Frederick Green, publisher with his brother Samuel, of *The Maryland Gazette*. In 1800, the house at the corner of Main and Conduit became the offices of *The Maryland Gazette*.

Like much of Annapolis, this section of Main Street was in the 18th century held in relatively large tracts by a few individuals. Unlike the owners of large residential tracts who aimed to keep their land intact, the landholders of this area, each prominent residents of Annapolis and members of the merchant community, intended at the outset to develop the area for commercial purposes. With the building of the Maryland Inn and the opening of the Coffee House, the area was already by the mid-18th century well established as a part of commercial Annapolis.

The Nineteenth Century (ca. 1800-ca. 1890)

As would be expected, the mid- to late 19th century saw a series of subdivisions and developments that increased the commercial density of this section of Main Street. Although the 18th-century buildings remained intact throughout the 19th century, and many into the 20th century, the subdivided lots were sold to many different individuals and the gaps between these early enterprises were filled with both residential and commercial structures. In 1820, the City of Annapolis built its first City Hall and Firehouse at 211 Main Street, and in the later 19th century, the Ridout Brothers erected a drugstore, later a department store, at 209 Main Street. The early to mid-19th century buildings at 187 and 213-215 Main Street were originally built as dwellings, as was the later building at 181-183 Main Street. They were eventually converted for commercial use in the later 19th century.

At the same time that new buildings were being erected, existing buildings were being adapted to accommodate new uses. In 1800, the former dwelling at the corner of Main and Conduit streets was converted, and later expanded, into offices for *The Maryland Gazette*. In 1869, The Maryland Inn was greatly enlarged and enhanced from "boarding house" to inn.³¹ The three buildings making up the social club known as The Coffee House (195-197 and 199 Main Street) became

30 "To be Rented." *Maryland Gazette*. January 26, 1782 and September 1, 1789.

31 It is during this period of transition, that the building is referred to for the first time as The Maryland Inn.

residences with commercial space on the first story. After the City of Annapolis moved to a new location on Duke of Gloucester Street in 1868, the City Hall and Firehouse building at 211 Main Street was converted into a drugstore.

By the mid-to late 19th century, this stretch of Main Street was divided into many individually owned lots and densely developed with a variety of building types. Several 18th-century buildings remained on the site, while mid-to late 19th century structures filled in the gap. The area was a combination residential/commercial strip with still important Georgian-era and Federal buildings defining the area architecturally.

Late 19th-Early 20th Century

In this period of time, the upper section of Main Street saw its most dramatic shift, both architecturally and culturally. Between 1890 and 1930, seven new structures were built and one was significantly altered. The growth of these new buildings which included stores, a theater, a bowling alley and other building types on the site of 18th-century residential/commercial buildings, altered the overall nature of the area from residential/commercial to decidedly commercial.

Between 1891 and 1893, three new, attached stores, from 199 to 207 Main Street were built, each offering a different retail specialty. The store at 199-201 Main Street was a confectionery store in 1897, a fruit store in 1903, and a barber shop beginning in 1913; 203-205 Main Street was, in 1897 a dry goods store, in ca. 1900 a hat cleaning and shoe shine repair store, from 1908 to 1913 a millinery, and after 1913 an optical shop; the store at 207 Main Street began as drug store and pharmacy, became a china and glassware store, and later a millinery shop.

Between 1903 and 1908, the building at 185 Main Street was built as a bowling alley and barber shop, and converted, by 1921, into a moving picture garden theater. Between 1913 and 1921, the Republic Theater was erected, giving Main Street two theaters, side-by-side, to choose from. Between 1921 and 1930 a barber shop and chinese laundry was erected at 217 Main Street, on the site of a 19th-century frame printing office.

This trend of replacing old buildings with new ones, which began in the late 19th and early 20th centuries, continued unabated into the mid-to late 20th century. In 1955, a modern brick structure (the Burger King) at the corner of Conduit and Main streets was built on the site of the 18th-century Carroll House, and *Maryland Gazette* offices, while a parking lot (now a two-story brick commercial building containing several stores) replaced a late 18th or early 19th-century dwelling at 193 Main Street.

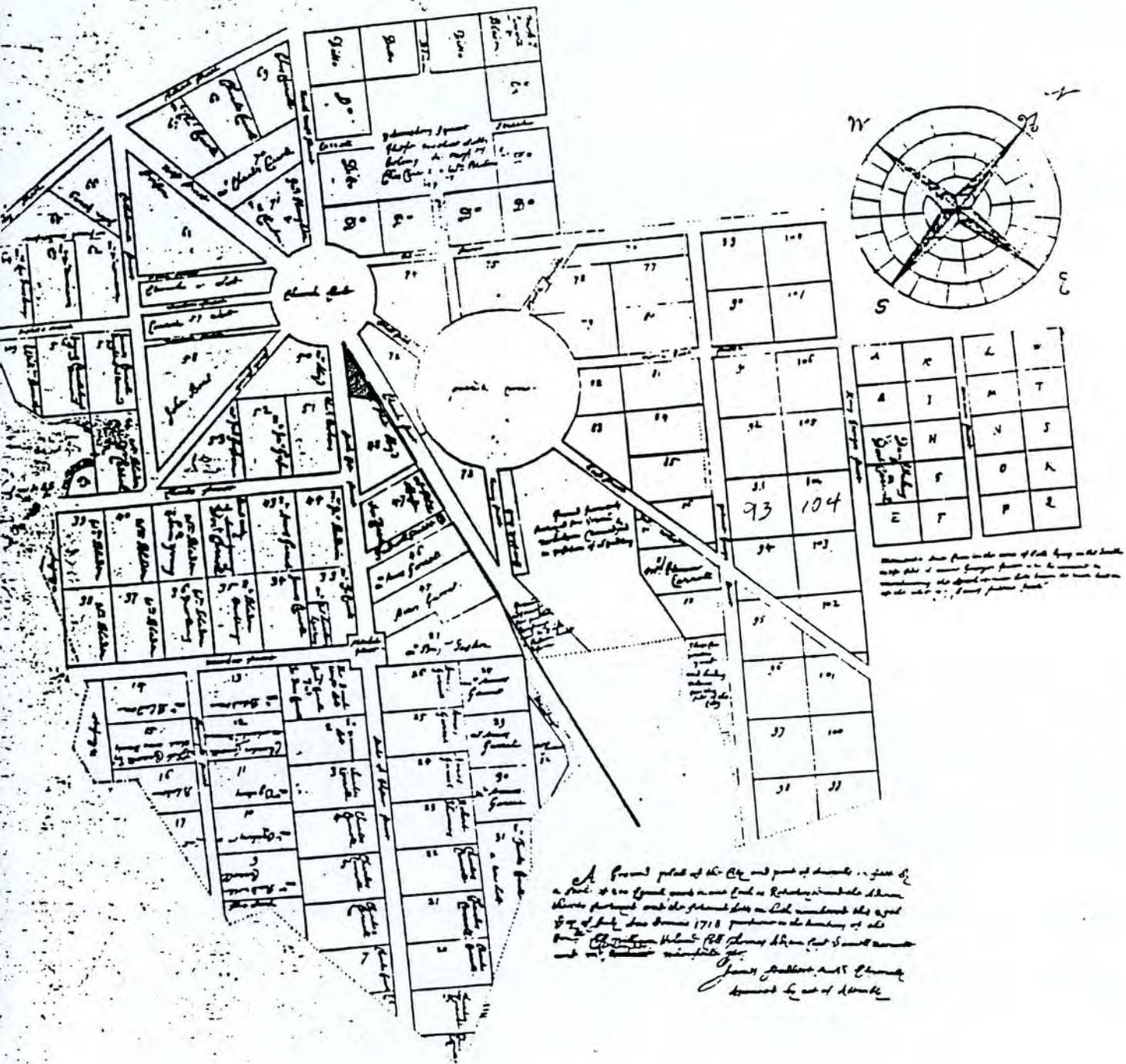
Conclusion

The area of Main Street from Church Circle to Conduit Street saw a social and cultural change from the 18th century until the present from a combined commercial/residential area to a strictly commercial one. Designated as the "Drummer's Lot" prior to 1718, the area was, from its inception, destined to support commercial activity. By the mid-18th century, two important

commercial buildings--the Coffee House and the Maryland Inn--stood on the strip, while freestanding residential buildings occupied the adjacent lots. By the mid-19th century, as seen on the 1858 Sachse *Bird's Eye View of Annapolis*, the vacant lots between the commercial and residential buildings were mostly built upon, and the area continued to harmoniously support both residential and commercial uses, as well as a government one, well into the 20th century.

A gradual shift from a combination commercial/residential area to a strictly commercial one can be seen after the first decade of this century. In 1913, the strip supported eight dwellings and seven businesses; in 1921 it supported six dwellings and nine businesses; and in 1931, it supported four dwellings and thirteen businesses.

During the early 20th century, the area boasted of a variety of stores and other building types, including a bowling alley and theaters. During the early to mid-20th century, the commercial uses of the stores changed regularly, seemingly offering little commercial stability. Today, the area comprises retail spaces, catering mostly to the tourist industry, and restaurants ranging from the fast-food Burger King to the more formal Cafe Normandy.



This Tracing was made from the original Stoddert Map, on the 7th and 8th of April, 1900 A.D.

FIGURE 2
STODDERT MAP

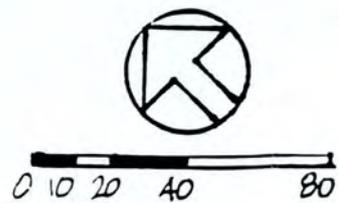
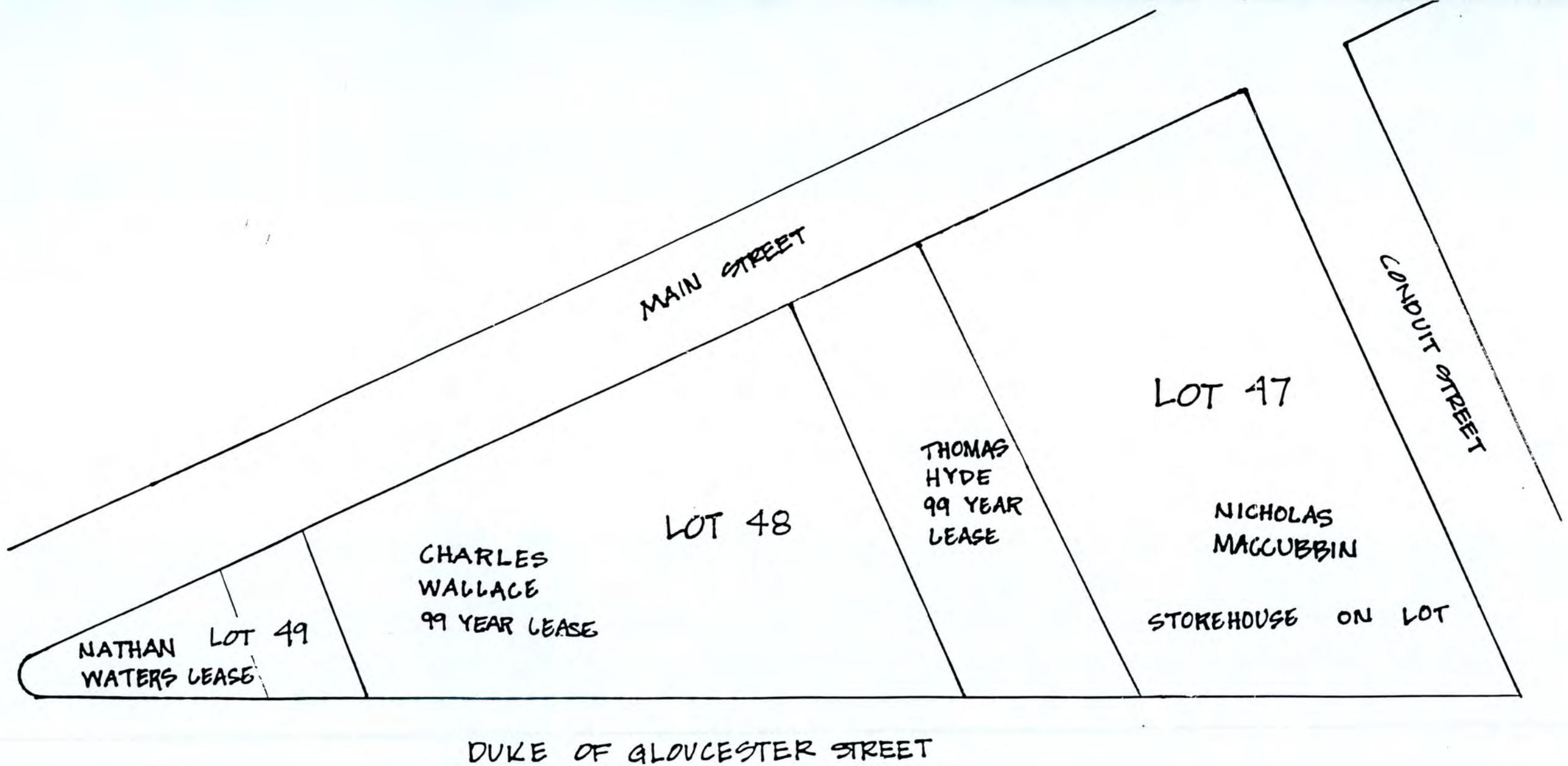


FIGURE 3 (1757-58)
 SCHEMATIC PLAN
 DRAWN BY TRACERIES

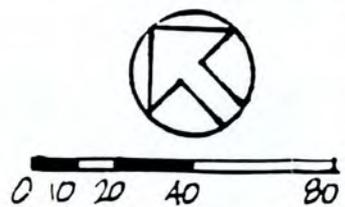
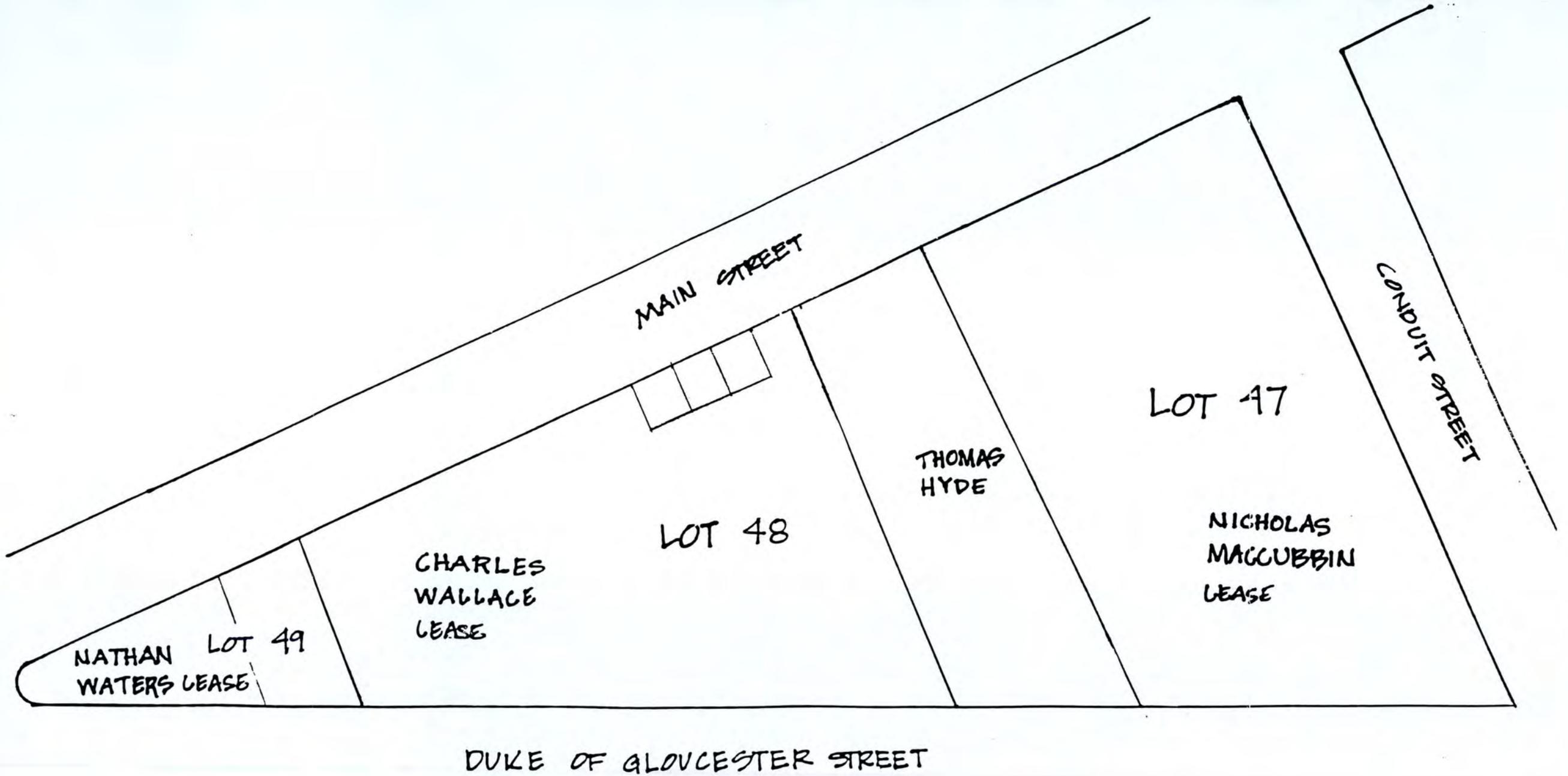


FIGURE 4 (CA 1767)
SCHEMATIC PLAN
DRAWN BY TRACERIES

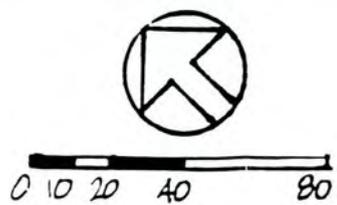
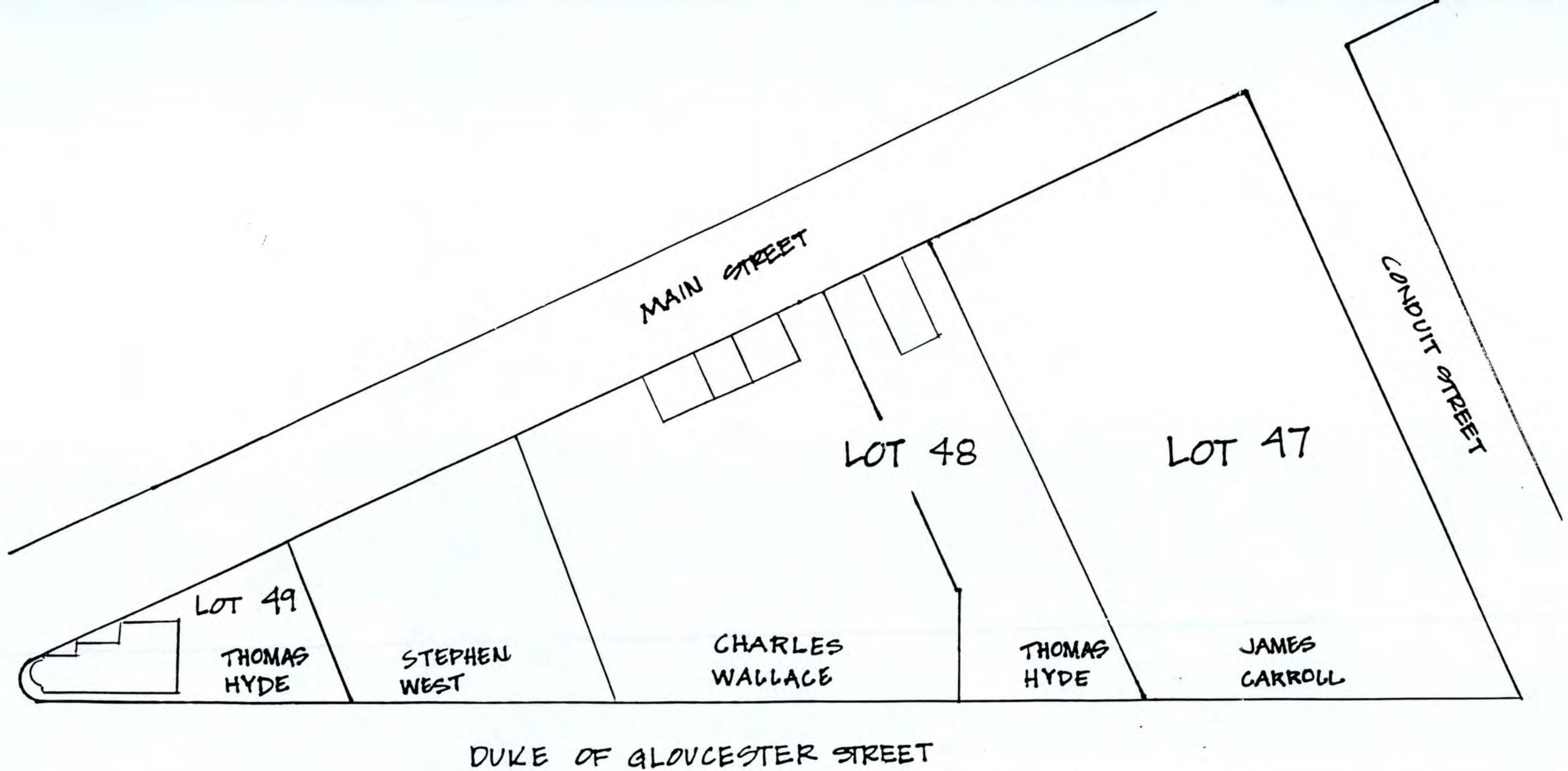


FIGURE 5 (ca 1782)
 SCHEMATIC PLAN
 DRAWN BY TRACERIES

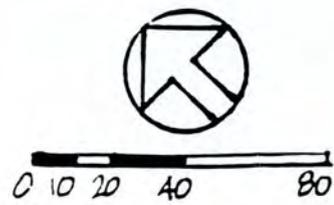
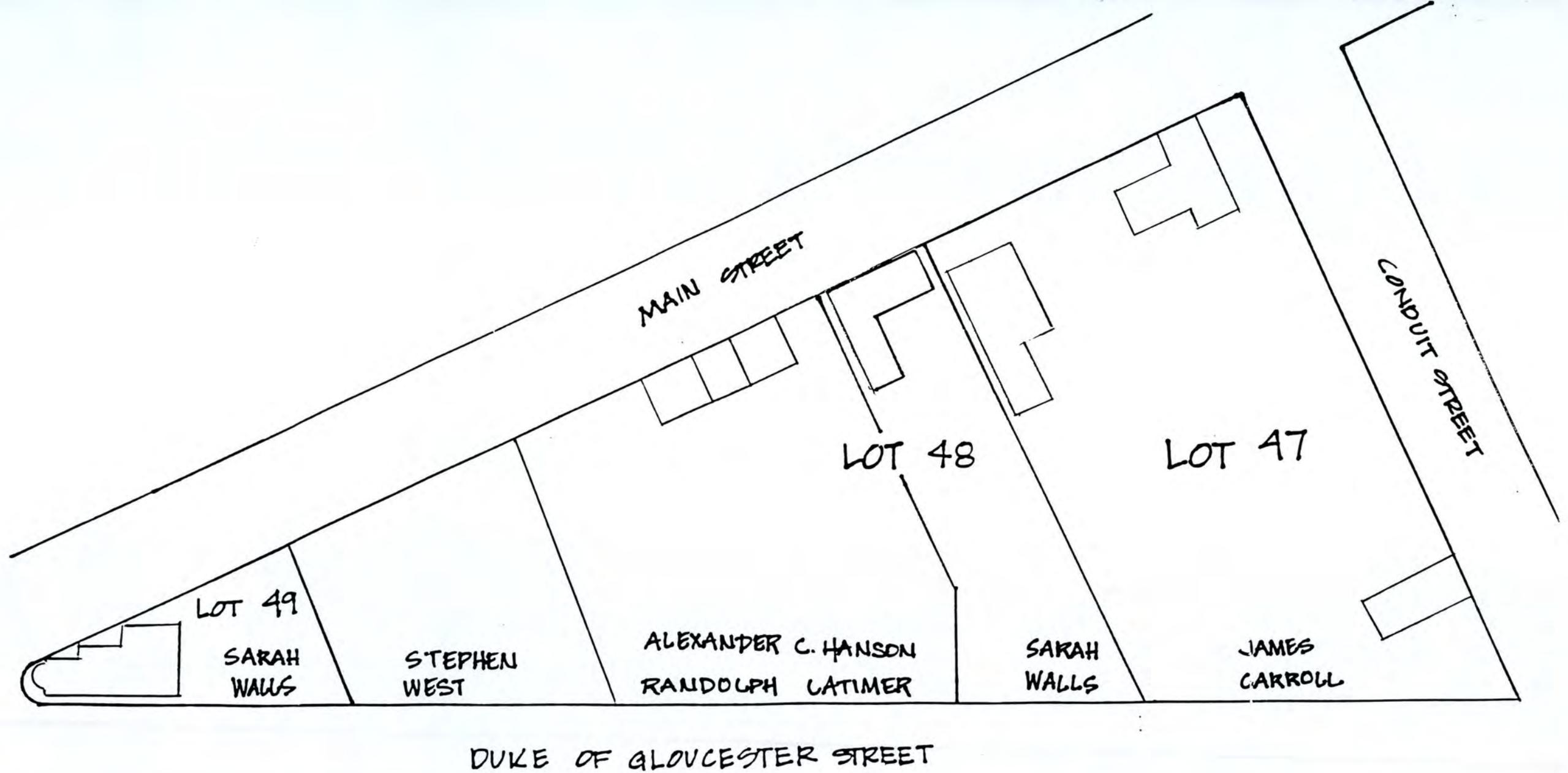


FIGURE 6 (CA 1798)
 SCHEMATIC PLAN
 DRAWN BY TRACERIES

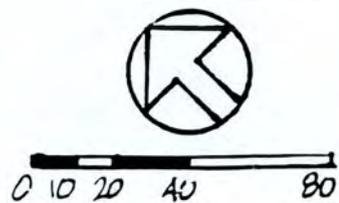
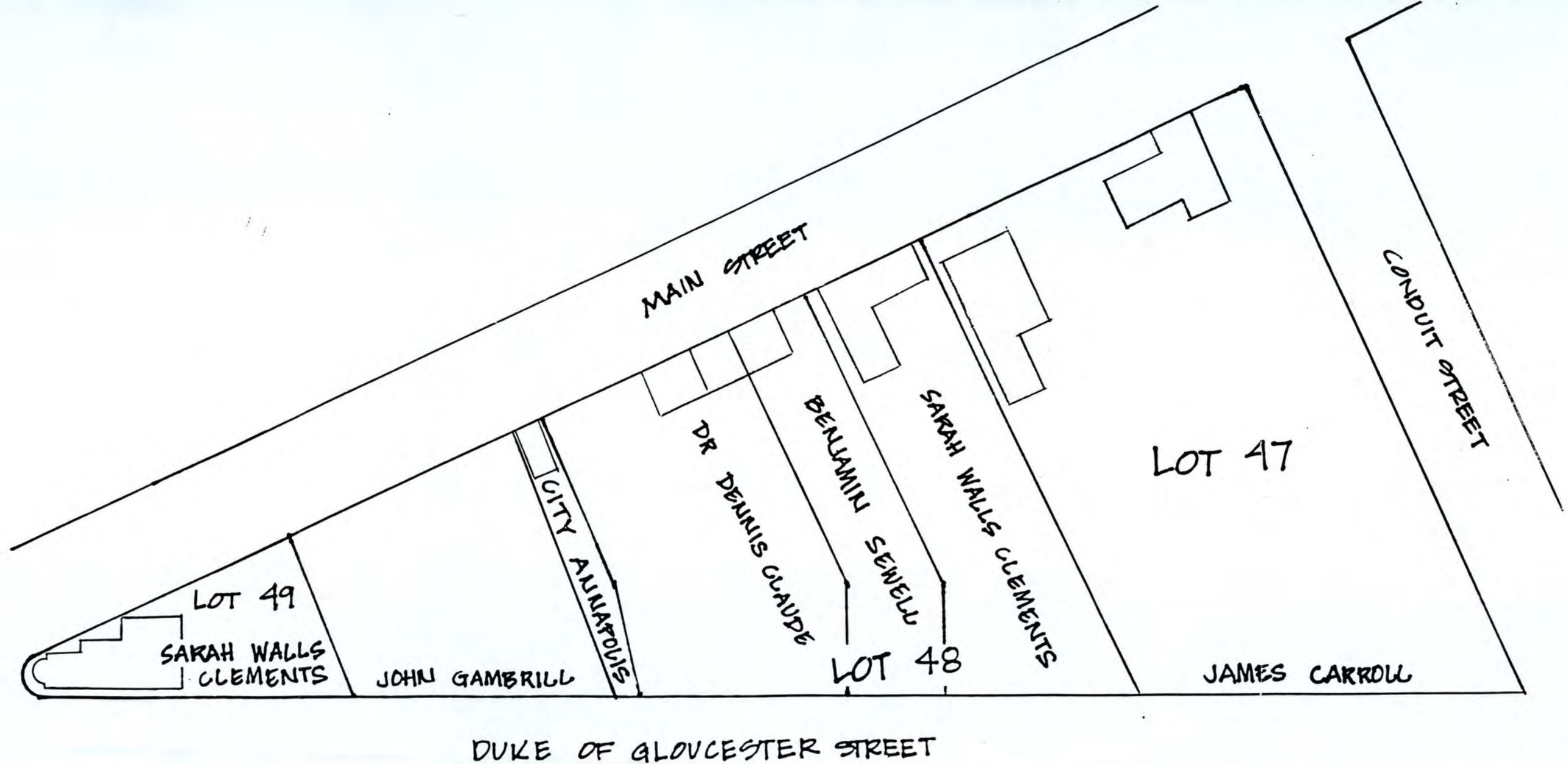
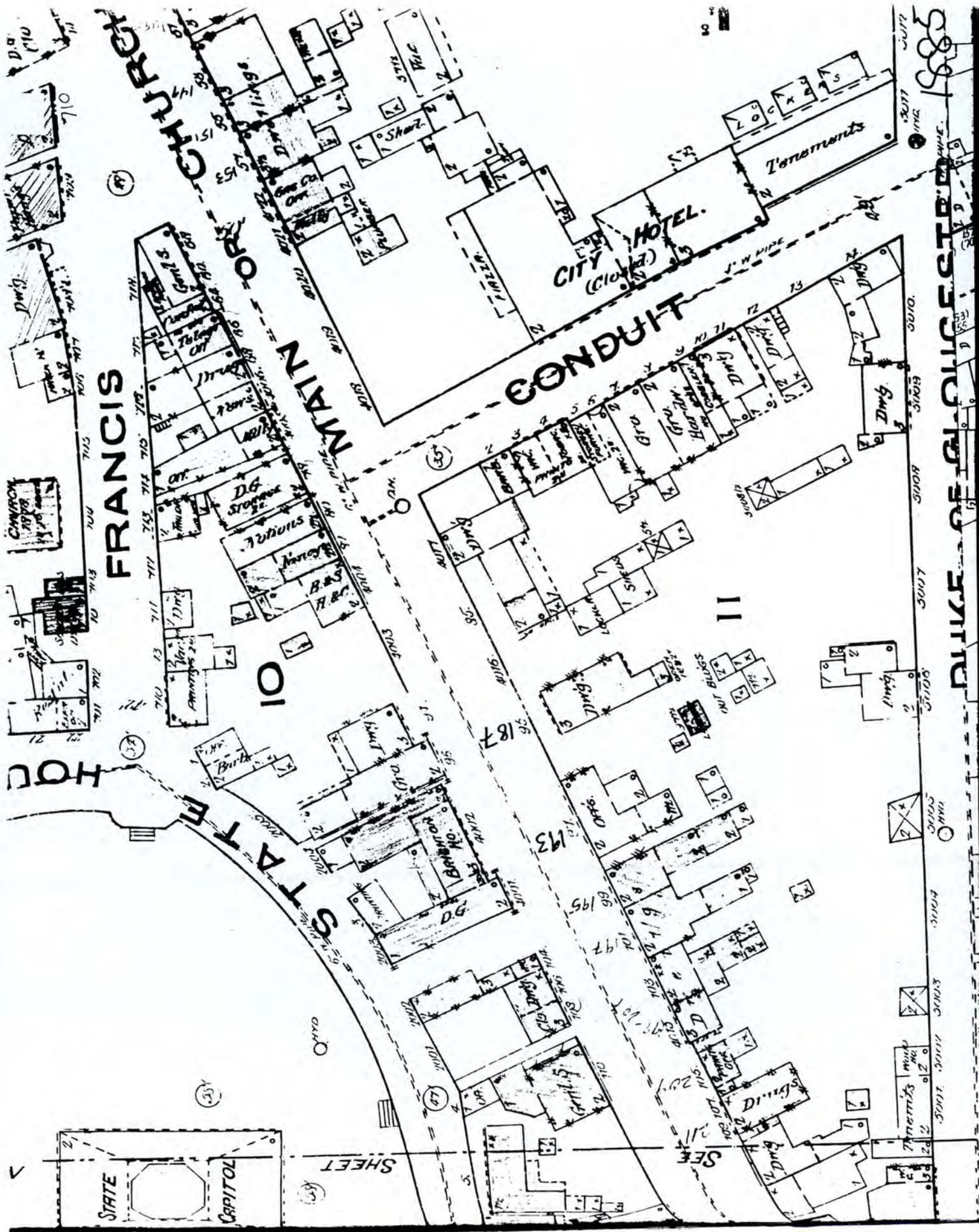


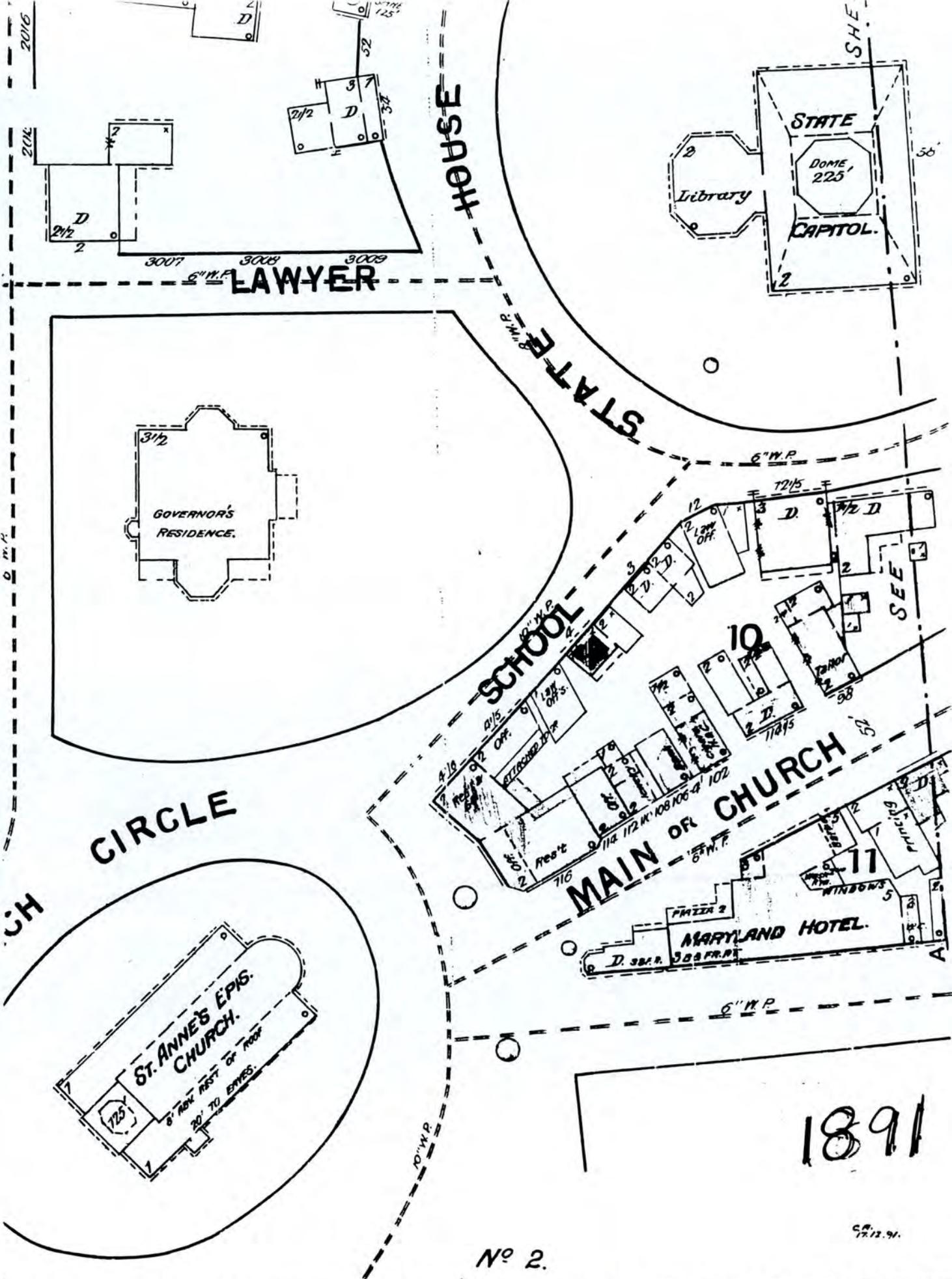
FIGURE 7 (ca 1822)
 SCHEMATIC PLAN
 DRAWN BY TRACERIES



FIGURE 8:

BIRD'S EYE VIEW OF THE CITY
OF ANNAPOLIS
EDWARD SACHSE, CA 1858

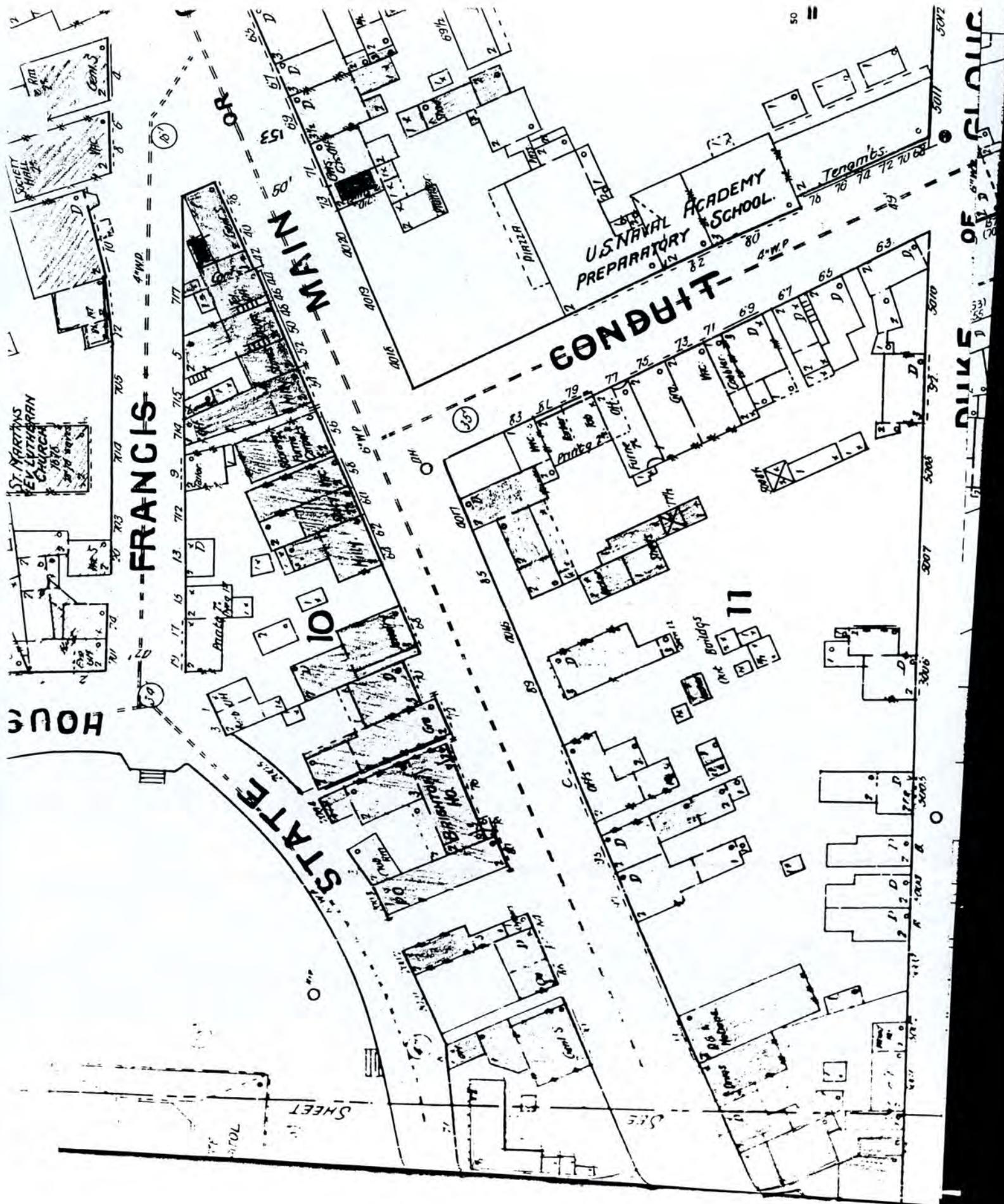




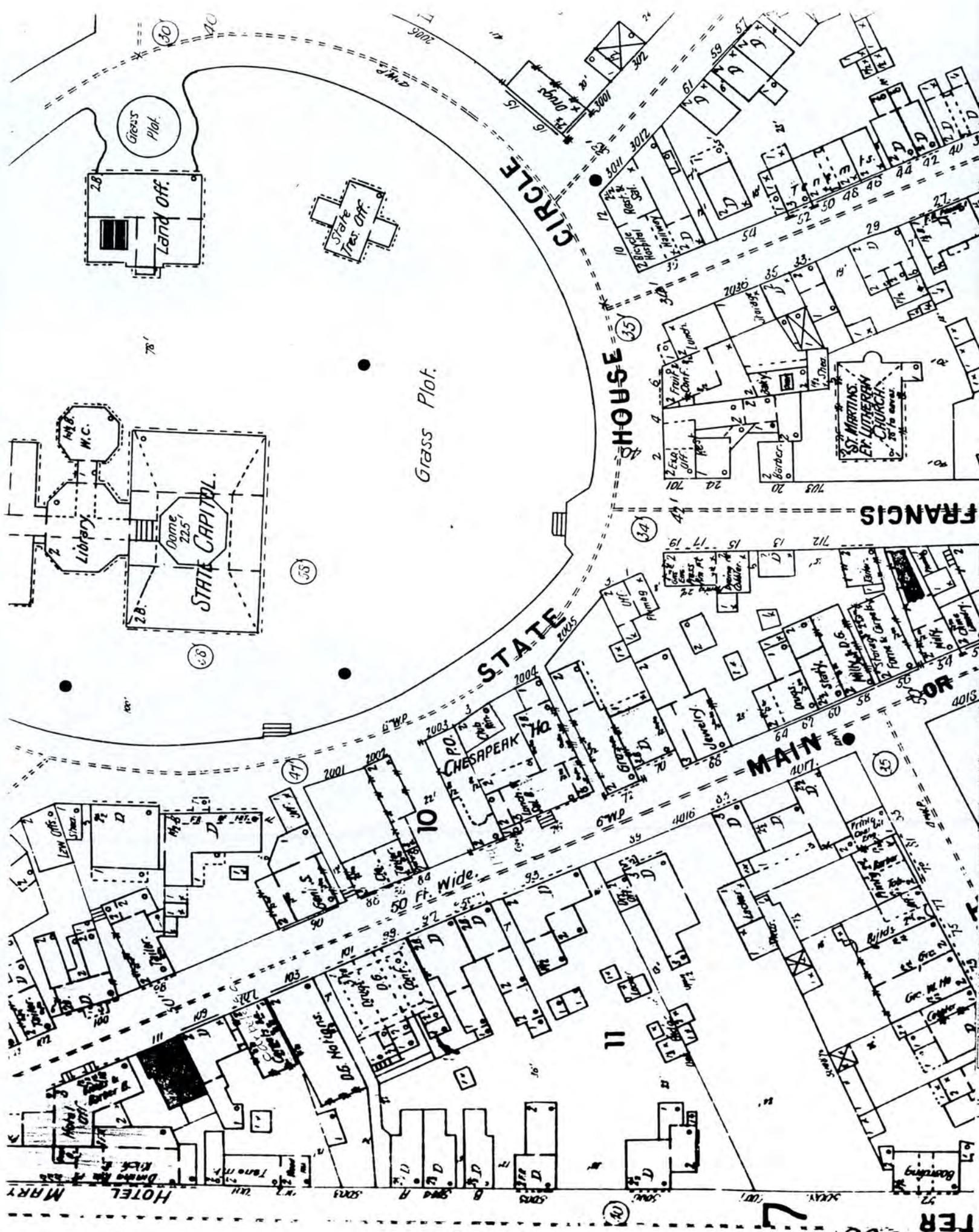
No 2.

1891

17.12.91.



1891



Guests Plot.

Land Off.

Store Tear Off.

Grass Plot.

STATE CAPITAL.
Dome 225'

Library.

ST. MARTINS
EP. LUTHERAN
CHURCH.

CHESAPEAKE
P.O.

Jewelry

MAIN

DE MORGANS

HOTEL MARY

HOTEL

TER 681

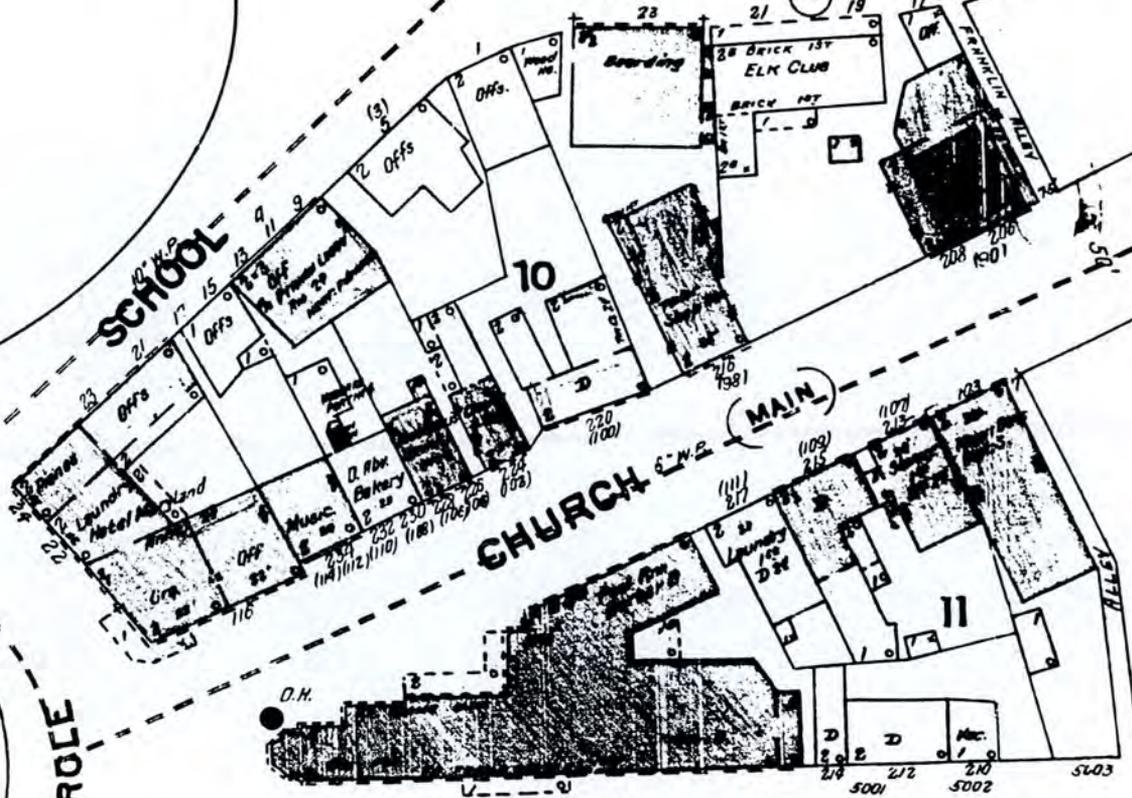
E. CHURCH.
Rm 1st
HEAT: FURNACE
LIGHTS: GAS.

LIBRARY
ROOF CONSTR
10
3009

BEING BUILT FOR STATE SENATE
AND HOUSE OF DELEGATES. TO BE
20 x 38 0 FINE PROOF CONSTM
HEAT: INDIRECT SYSTEM. LIGHTS:
ELEC.

CAPITOL
FRONT SIDE
HEAT: INDIRECT SYSTEM
LIGHTS: ELEC.
DOME
FRANKLIN ALLEY

STATE - 8 M.P.
HOUSE - 6 M.P.
CIRCLE - 43



HOTEL MARYLAND

HEAT: STEAM; LIGHTS: GAS. WINDOWS ALL OPEN

DUKE OF GLOUCESTER

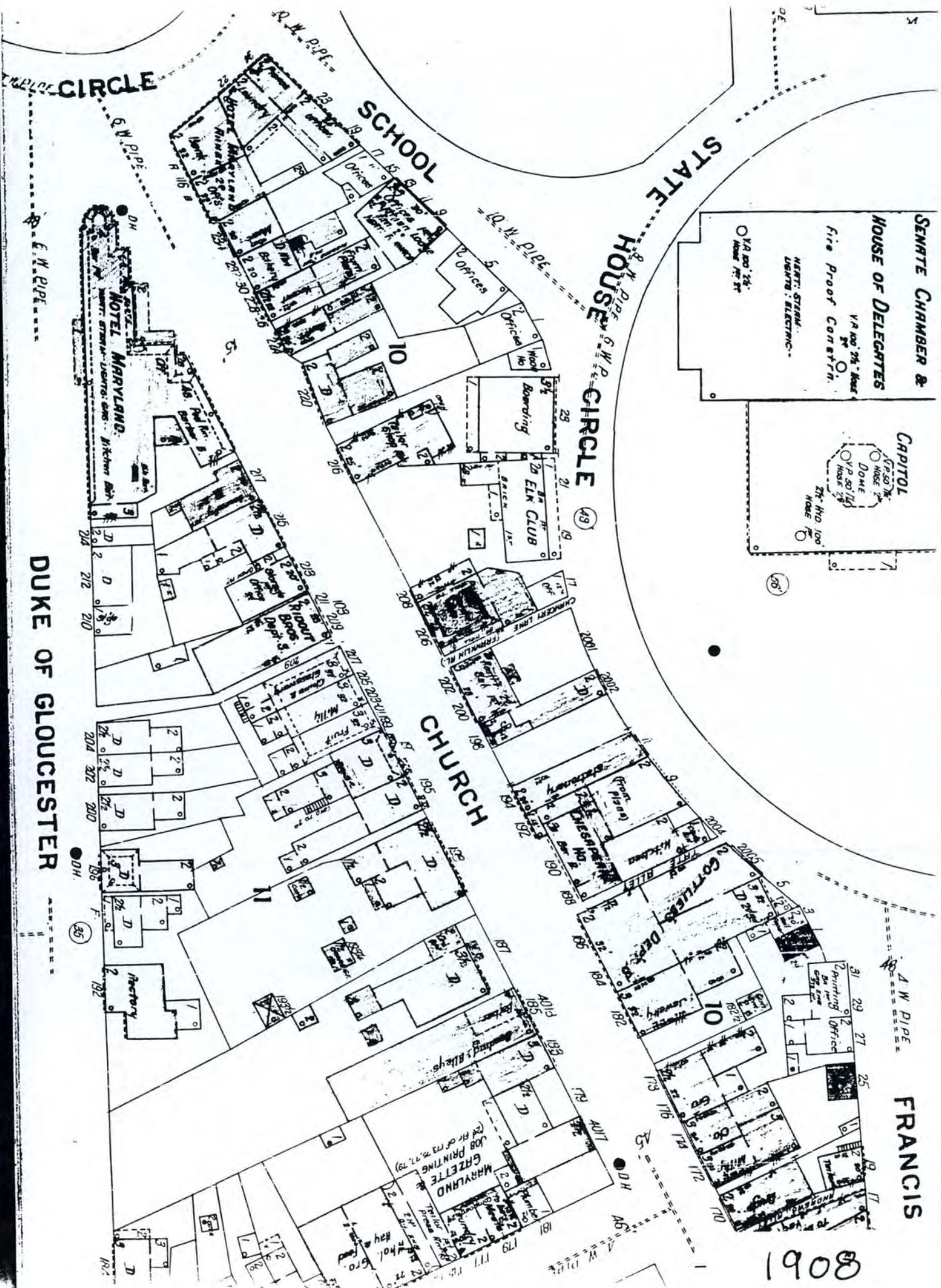


BCR 43

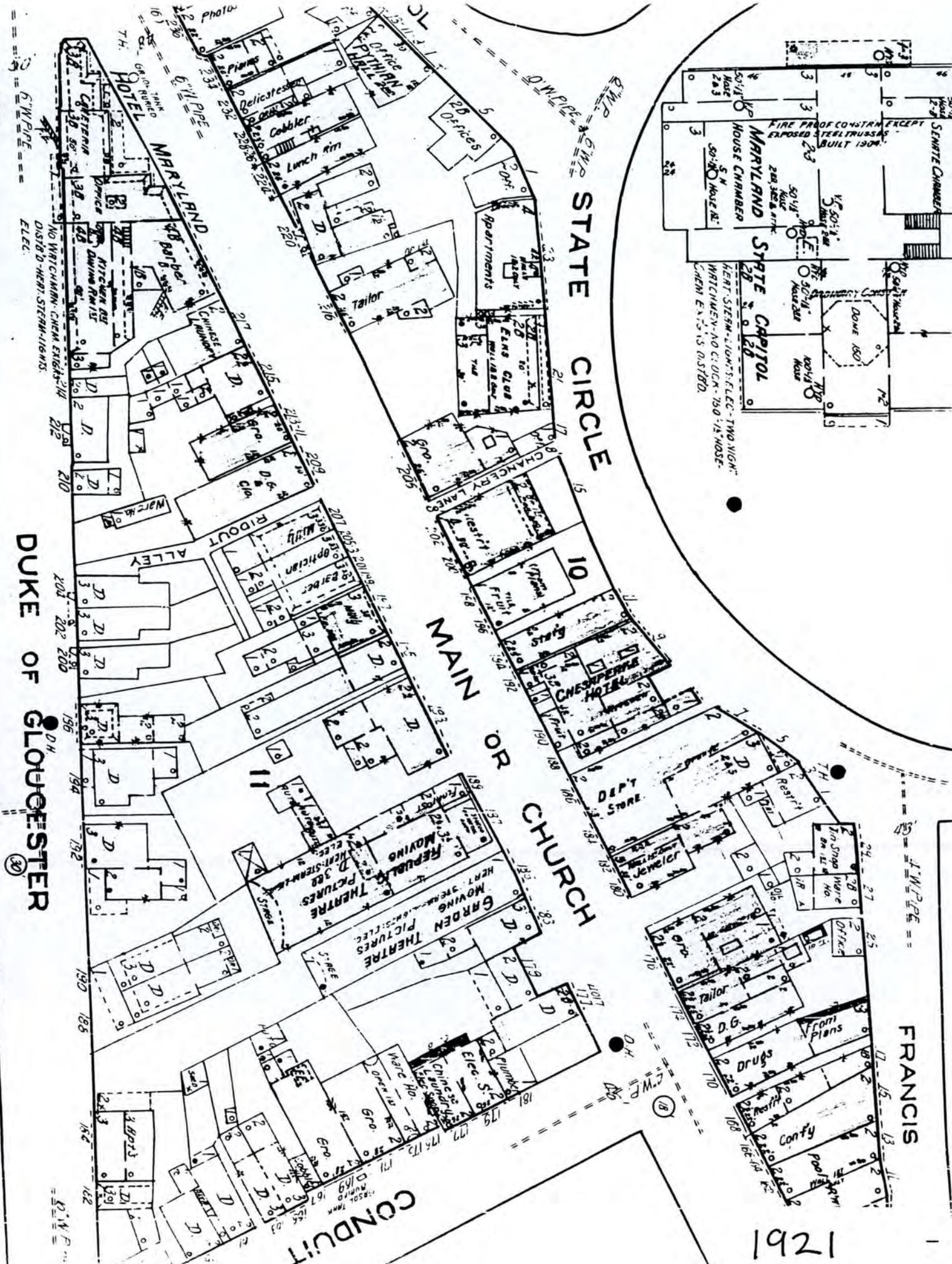
Scale of Feet.

1903

30	50	100	150
City Clerks Offs			



8091



1921

FRANCIS

DUKE OF GLOUCESTER

STATE CIRCLE

CHURCH

CONDUIT

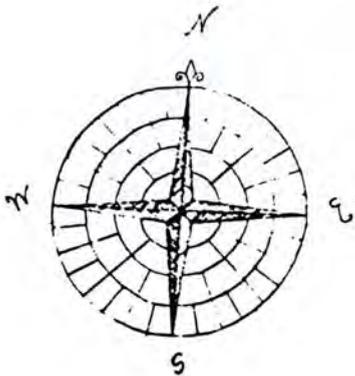
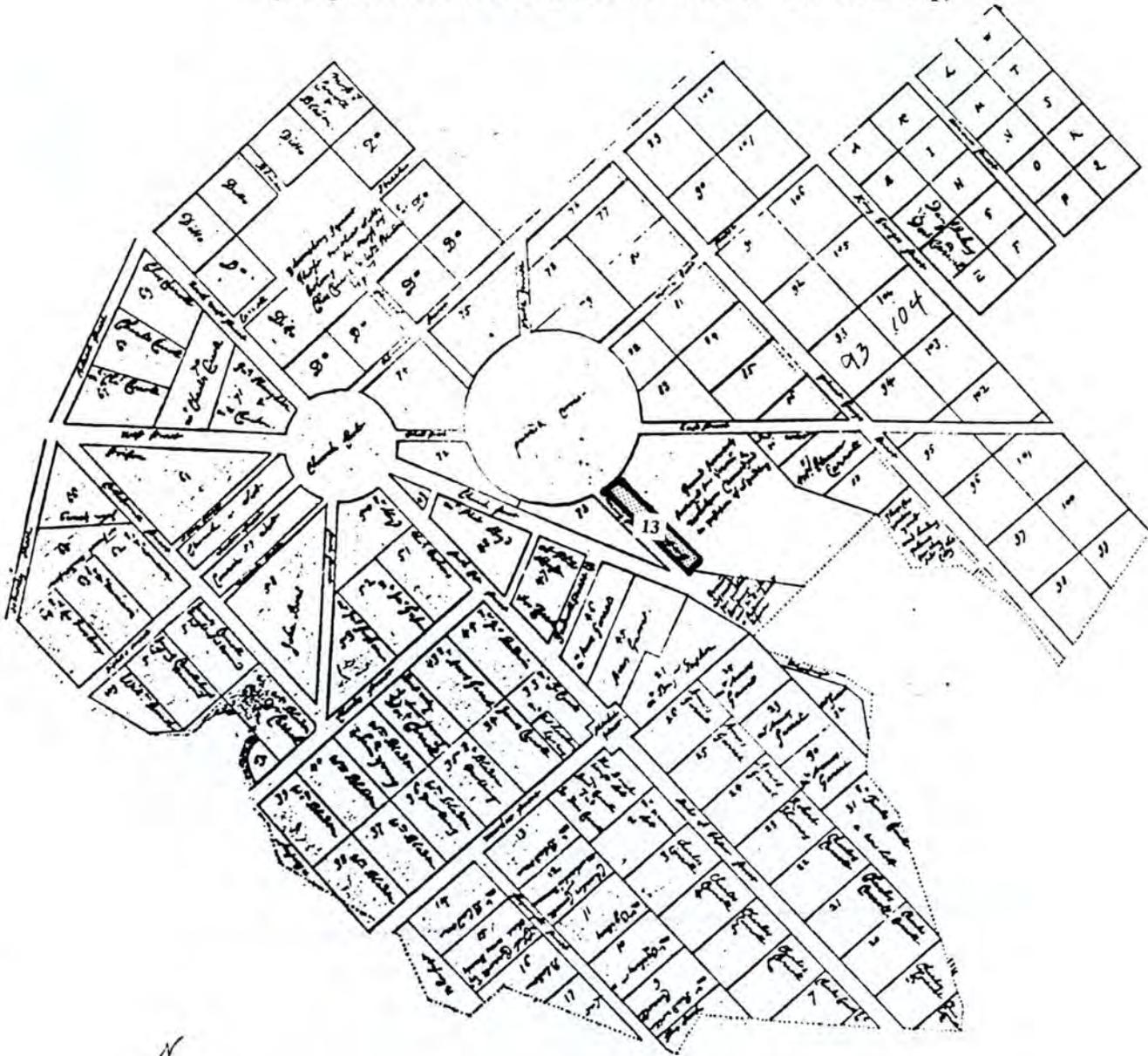


1930

FRA

ANNAPOLIS HISTORIC DISTRICT
BLOCK HISTORY

PART OF BLOCK 13
(Designated as the Free School Land on the Stoddert Map)



Prepared by

TRACERIES

Kimberly Prothro Williams
Laura Virginia Trieschmann
Andrea Bakewell Lowery

JUNE 1995

**Block History
for
the Free School Land**

Fronting on Francis Street between Main Street and State Circle

INTRODUCTION

The area referred to as the Free School Land is located immediately adjacent to the commercial heart of the City of Annapolis on Francis Street between Main Street¹ and State Circle (*Figure 1*). Though the entire block, shown on the Sanborn Maps as Block 13, includes the property fronting on Main, Cornhill, and Francis streets, and State Circle, this block history is restricted to the land set aside by Governor Francis Nicholson for the Free School, fronting on Francis Street running from Main Street to State Circle. This strip of land, which is today primarily commercial, has a history of residential and commercial development that can be traced back to the earliest roots of the city's history.

The land was originally a small portion of the parcel set aside for Governor Francis Nicholson, who in 1696 allocated the land for the erection of a Free School known as the King William School. The term Free School referred to the broad variety of curriculum to be offered by the institution, and not to the tuition costs. The construction of a small brick structure to be used as a school house commenced as early as 1696; however, the structure was never to function as a school. Although the designation of the land and the construction of the building are recorded in the Assembly Proceeding of 1696, the rightful ownership of the Free School Land was not documented until 1715 at the request of the Rector, Governors, and Visitors of the Free School. Having erected a new school house on School Street in 1701, the Rector, Governors, and Visitors of the Free School began to subdivide and lease the property fronting on Francis Street. During the 18th century, the strip of land was developed with several large residential structures that eventually integrated with commercial trade. St. John's College, which was merged with the Free School at its founding in 1784, reclaimed the lease, and, by the mid-19th century, sublet the property. The College formally subdivided the land into four separate parcels, selling each one individually.

By the late 19th century, the Free School Land was the focus of renewed development. This phase included the demolition of all extant buildings, save the dwelling at 10 Francis Street, and saw the construction of several commercial buildings, as well as St. Martin's Evangelical Lutheran Church. Throughout the early 20th century, the Free School Land retained its late 19th century integrity. In the 1960s, the church and its rectory building were demolished and replaced with a contemporary brick building occupied by the State of Maryland Department of Public Works. Presently, the land is predominately 20th-century commercial and governmental with a single residential structure surviving from the 18th century as a testament to the street's early history.

¹ Main Street was historically called Church Street; the name was changed by 1885.

PHYSICAL DEVELOPMENT OF BLOCK

Late Seventeenth and Early Eighteenth Century Development (1696-1718)

In the late 17th century, all of Block 13 was surveyed and set aside for Governor Francis Nicholson. Nicholson, influential in the town planning of Annapolis, directed that the newly established town of Annapolis be "surveyed and laid out in the most commodious and convenient parte of the said Towne six acres of Land intire for the erecting a Court House and other buildings as shall thought be necessary and convenient."² The land located to the south of the State House, encompassed by State Circle, Main, Francis, and East streets, was specifically set aside for Nicholson, who intended to use the property for a garden, vineyard, and site of a summer house.³ In 1696, Nicholson allocated a small portion of Block 13, fronting on Francis Street between Main Street and State Circle, for the construction of a Free School (*Figure 2*). Referring to the broad curriculum offered and not to the cost of tuition, the Free School was established for the "study of Latin, Greek, Writing, and the like...." It would consist of "one master, one usher, and one writing master or scribe,... and 100 scholars, more or less, according to the ability of the said Free School...." The school was to be named the King William School after the reigning monarch, King William, with the Archbishop of Canterbury as Chancellor.⁴

Located on the northeast side of Francis Street between State Circle and Main Street, the property was designated as the "Free School Land," containing 14,964 square feet. According to the Assembly Proceedings from 1696, Governor Francis Nicholson was:

...excited by a laudable zeal and pious inclination of promoting a Free-School within the Town and Port of Annapolis and being possessed of three lots of land in the said Town, lying to the foot of the State-House Hill, on the eastward thereof, did not only freely give and bestow one of the said lots lying to the southwest side of the said lots, but also the sum of ten pounds sterling for and towards an house to be built thereon, but did also prevail with a certain Anthony, alias William Workman, formerly of Kent-Island, but then of Annapolis, Inn-holder, to advance, give and bestow one hundred and fifty pounds sterling more, for and towards the building of the said house or tenement on the aforesaid lot.⁵

The act further provided that Anthony Workman, together with bricklayer William Freeman from Philadelphia, begin to construct the schoolhouse, that was "...to be held and enjoyed by the said Workman, during his natural life, and afterwards to remain over to the use of the Free-School." In addition to the funding provided by Nicholson, Workman contributed 150 pounds in sterling for the construction of the Free School, and was rewarded for his philanthropy, "by Ordinance of the General Assembly, had Liberty and License granted to him to keep an ordinary in the said house,

² "Act for Keeping Good Rules and Order." *Archives of Maryland*, XXXVIII, 1696.

³ Ibid. It is not certain how the land was actually used.

⁴ *Archives of Maryland*, Act of 1696, Chapter 17.

⁵ *Assembly Proceedings, 1714-1726*. 1715, Chapter IV. [Bacon's Laws] (Chapter I, VII-XIX, XXXII-XXXIV, and XXXVI-XLIX, of Acts this Session printed in Volume 30 of Archives beginning at page 225).

during his natural life, free and discharged from the payment of the fine [tax] then imposed by law therefore."⁶

General supervision of the building was undertaken by the State, which considered the house a public building as noted in the following excerpt from the Assembly Proceedings:

That whereas William Freeman the Brick Layer being runaway and left Mr Workmans house one of the publick buildings in this porte a greate parte thereof unfinished, the advice of the house is desired what is left to be done to effect the finishing thereof, there being left about 53 pounds sterling in hand to do it, two thirds of the charge being all ready paid to the said Freeman as per Receipt appears.⁷

The building, constructed on the site of present-day 16 Francis Street, was finished by the middle of 1697, and according to the records of the Assembly, was to be used as an ordinary by Workman and, upon his death, was to be used as the King William Free School. Based upon a ca. 1876 painting of Francis Street by Frank B. Mayer, the Georgian-style building was 1-1/2-stories in height, four bays wide by two bays deep. It had a gambrel roof sheathed in wood shingle and two exterior end brick chimneys.⁸ It is believed that the inn or ordinary was called the Kentish House, due to Workman's association with Kent Island. Workman died in 1708, leaving an estate valued at 1,461 pounds sterling. With no claim from the Rector, Governors, and Visitors of the Free School, the heirs of Workman retained ownership, using it as rental property. It was during this period, between 1708 and 1715, that the land was occupied, either partially or in whole, by Annapolis merchant Henry Donaldson.

At that same time, Donaldson erected a portion of the dwelling at 10 Francis Street⁹, while subleasing the Kentish House at 16 Francis Street. The Georgian-style brick structure at 10 Francis Street was, before later alterations, a 1-1/2-story brick structure, square in plan, and covered with a gambrel roof with an interior end brick chimney. The interior of the building consisted of a single room, finished with fully paneled yellow pine walls, typical of Early Georgian style.¹⁰

Although the 1696 Assembly ordered that the agreement with Workman and the Free School be recorded in the Journal of the Governor and Council and the House of Delegates of the General Assembly, and enacted into law, it apparently was not recorded in either journal. Because the Assembly agreed to permit Workman to operate a tavern in the building until his death, the Rector, Governors, and Visitors of the Free School were forced to erect a building on School Street in 1701

⁶ *Archives of Maryland*, XIX, p 504.

⁷ Morris L. Radoff. *Buildings of the State of Maryland at Annapolis*, Publication No. 9 (Annapolis, MD: The Hall of Records Commission, 1954), p 30.

⁸ There is no evidence indicating the original appearance of the building.

⁹ Based upon archival findings as well as existing architecture, it appears that Donaldson erected a one-room brick structure, currently encased in the larger, 1774 house on the site.

¹⁰ This panelling is still intact. See the MHT Form for 10 Francis Street (AA-498) for more detail and description.

to house the Free School. In 1715, the Rector, Governors, and Visitors of the Free School petitioned the courts, requesting that the property fronting on Francis Street be officially designated as the Free School Land and ownership rightfully obtained. King George I granted the petition and ownership of the land returned to the Free School:

...that the aforesaid lot and houses, or tenements thereon erected, shall, in all times to come, be deemed, reputed and taken, to be and remain, and be invested and remain in the aforesaid Rector, Governors and Visitors of the Free-Schools, and their successors, as in an indefeasible estate in fee-simple, for ever, to the use of the Free-School in the City of Annapolis, and to no other use, intent or purpose whatsoever.¹¹

At the end of the 17th century, the Free School Land is believed to have contained only the Georgian-style Kentish House. Following the death of Workman in 1708, when the Rector, Governors, and Visitors of the Free School did not claim the land, Workman's heirs leased all or part of the land to Henry Donaldson, who constructed a small brick building. Hence, there were only two buildings on the Free School Land when the Rector, Governors, and Visitors of the Free School officially obtained ownership of the land in 1715: the Kentish House at 16 Francis Street and the Donaldson House at 10 Francis Street (*Figure 3*).

EIGHTEENTH CENTURY (1718-1819)

In 1718, when the Stoddert Map was drawn, the property fronting on the northeast side of Francis Street, measuring 348 feet, had been officially designated as the Free School Land. The Rector, Governors, and Visitors of the Free School, while retaining ownership of the land, subdivided it into two parcels, leasing them individually. The upper, or northern, parcel extended 44 feet on State Circle and 165 feet on Francis Street. This parcel included the property corresponding today with 38-40 State Circle and 16-28 Francis Street. The lower, or southern, portion of the Free School Land extended to the south, terminating at Main Street. This portion included the parcels presently designated as 2-4, 6-8, 10, and 12 Francis Street.

NORTHERN PORTION:

The northern portion was leased throughout most of the 18th century by Reuben Merriweather.¹² By the 1770s, Merriweather subleased the land containing the Kentish House to Sarah Potts, who subleased it herself to James Tootell and Robert Couden in 1780. Consolidating it with property leased from Charles Wallace, Tootell and Couden began to erect dwelling houses and stores between 1780 and 1786. James and Ann Tootell converted the Kentish House from a tavern into a single-family dwelling, while Robert Couden erected a single dwelling on the northern-most portion of the land, possibly fronting on State Circle.

¹¹ *Assembly Proceedings, 1714-1726*. 1715, Chapter IV.

¹² Land Records of Anne Arundel County, Liber IB and JB 1 Folio 363.

During the last half of the 18th century, the Kentish House served as the residence for Ann Tootell, the widow of James Tootell, who had died in 1789. The Last Will and Testament of James Tootell empowered his wife Ann "to convey by lease to Robert Couden all my right and interest to that lot or parcel of ground pailed in by him and lying near to my dwelling house and on which he has built a house, the said parcel of ground being part of the lots or leases he and I purchased jointly betwixt us of Mrs. Sarah Potts in the year 1780 and still undivided...."¹³ James Williams, acting as the administrator for Tootell's Will advertised in May 1791 "...sundry lots on lease with the improvements thereon, the three lots whereon Dr. Shaaff, Mr. William Foxcroft, and Mrs. Ann Tootell live, with one other lot."¹⁴ Robert Couden's share of the leased property included what is now designated as 24 to 28 Francis Street as well as 6-8 State Circle and 61 Cornhill Street.

The Federal Direct Tax of 1798 charged Ann Tootell, the widow of James Tootell, with one brick dwelling house, measuring 32 feet by 16 feet (*Figure 4*). About 1794, George Duvall purchased the lease, conveying it to Lewis Duvall. Tootell remained in the Kentish House until her death in 1803, at which time Lewis Duvall moved into the dwelling.

In 1784, St. John's College was founded as a separate entity. However, while addressing the college's charter, the Maryland Assembly instigated the merger of the College with the King William Free School. As a result of the merger, St. John's College obtained the privileges and rights to the Free School Land. Hence, when Merriweather's lease to the Free School Land had expired, the Visitors and Governors of St. John's College officially leased the land to Lewis Duvall in 1818 for \$337.

...assigned in fee of a lot of ground fronting on Francis Street in the city of Annapolis heretofore known and called by the name of the Kentish House, and whereas the said Visitors and Governors on June 27, 1815 did agree to lease to the said Louis Duvall that part of the said lot which was in the possession and enclosure of the said Louis Duvall.¹⁵

Couden retained ownership of the portion of the leased land to the north of the Kentish House, designated today as 24-26 Francis Street, until circa 1800, when it was leased to Samuel Sands. Samuel Sands resided in the dwelling, that had been erected by either Tootell or Couden on the property until his death, in 1810. The Last Will and Testament of Sands indicated that he was in the possession of "one house and lot being subject to ground rent...."¹⁶ Apparently, Samuel Sands' heirs retained the leases, being assessed \$400 for one dwelling house on 0.25 acres of land in 1819.

¹³ Will Records of Anne Arundel County, Liber TG 1 Folio 319.

¹⁴ *The Maryland Gazette*, May 5, 1791.

¹⁵ Land Records of Anne Arundel County, Liber WSG 6 Folio 212.

¹⁶ Anne Arundel County Testimony Papers, Box 95 Folder 2.

On February 2, 1819, James Shaw gave his account of the ownership and division of all of Lot 13 in Chancery Court Case 11315. The Chancery Papers document the original ownership by the Trustees of the King William School, and thus, St. John's College. However, because not all of the conveyances and leases were recorded, there is no evidence documenting the subdivision of the upper portion of Lot 13, or when Samuel Sands obtained the lease-hold on the land.

SOUTHERN PORTION:

Having officially obtained ownership of the Free School Land, the Visitors and Governors of St. Johns College allowed Henry Donaldson to continue leasing the property. Account records, dating from 1738, indicate that merchant Henry Donaldson held a yearly lease on the land for eight pounds gold currency.¹⁷ The same accounts document that Dr. George Steuart leased the Donaldson House at 10 Francis Street for one pound sterling per year.¹⁸ Residing in the house until 1772, George Steuart devised it to his son Charles Steuart in 1773. The 21 year confirmatory lease held by Charles Steuart specifically included the Donaldson House at 10 Francis Street.¹⁹ The following year, in 1774, Steuart subleased the property to Isaac McHard and William Holder. The lease indicates that the lessees were to mend "... the glass of the windows bel. to the demised premises and the locks, bolts, and latches bel. to the doors, and window shutters thereof and small decays of the house."²⁰ *The Maryland Gazette* documents the dwelling's new use as a tavern and inn, "...the house is much enlarged and rendered very commodious, the lodging rooms are light and airy, and have most of them fireplaces...."²¹ The tavern and boarding house were known as "The Sign of the Indian King."

Based upon this description and the existing architecture, it appears that the one-room dwelling at 10 Francis Street was enlarged, between the early 18th century and 1774, into a central-passage, double-pile brick structure covered with a gambrel roof. The gambrel roof featured paired end chimneys and dormer windows. A frame wing addition was also erected against the southeast end elevation, possibly by 1774 and definitely by 1798. The Federal Direct Tax of 1798 describes the property as having a single-story brick building, measuring 50 feet by 38 feet, with a brick kitchen 32 feet by 16 feet and a frame stable 26 feet by 32 feet. Additionally the building had a "frame part adjoining the above house to the offices of Mr. Green"²² (*Figure 4*).

¹⁷ Ridout Papers, Maryland State Archives, MdHR Sc 910; There is no known documentation indicating whether the Donaldson-Steuart House had been altered between its date of construction in 1708-1715 and 1774.

¹⁸ Ibid.

¹⁹ Chancery Court Papers 11315, dated 1819.

²⁰ Provincial Court Records of Anne Arundel County, Liber B Folio 385.

²¹ *The Maryland Gazette*, March 17, 1774.

²² Federal Direct Tax of 1798, Folio 16.

The commercial use of the street was further developed by 1786 with the introduction of the post office and printing office in a south wing addition to Donaldson House. The southern-most end of Francis Street, where it meets Main Street, was subleased in 1788 to William Caton. It was during the ownership of William Caton that a modest dwelling house was erected at the base of the street, designated today as 2-4 Francis Street. Caton, a hair dresser, operated his business in the dwelling, situated just below the printing office wing.²³ In 1795, as documented in Chancery Court Papers 1270, William Caton agreed to buy the lower part of the Free School Land from Charles Steuart.

Beginning at the lower corner of the house William Caton now lives in, on the line of the street and running back with the line of the gable end of the said house and with the line of a lane laid out for Captain Maybury to said pales towards the printing office, the length of said Caton's house then to the line of the street at the upper corner of the said house, then with the said house front to the beginning.²⁴

The Federal Direct Tax of 1798 charged William Caton, "tenant of Charles Steuart of Dodon's Heirs" with "one brick dwelling house, two stories (34' x 36'), brick kitchen, single story (20' x 16').(Figure 4) By 1819, William Caton defaulted on the agreement to buy the land, which reverted back to the heirs of Charles Steuart, who had died in 1798. George C. Steuart, having obtained ownership of the leased land, sold the lease which included the Caton House, the printing office wing, and the Donaldson House, to Joseph Daley. The terms of the sale stated that Daley would pay \$2800 for the whole property, retaining \$1100 of the total for the purpose of paying off overdue ground rents to St. John's College.²⁵ The following year Daley died, devising his estate to his wife, Priscilla Daley.

By the end of the 18th century, the Free School Land had developed into a residential and commercial strip, imitating the adjacent Main Street. As documented by the Federal Direct Tax of 1798, the northern portion of the Free School Land contained only the Georgian-style Kentish House. The southern portion contained two dwellings and one store: the recently enlarged Donaldson House at 10 Francis Street, the Caton House at 2-4 Francis Street, and the printing shop/post office wing at 6-8 Francis Street.

²³ *The Maryland Gazette*, August 14, 1788.

²⁴ Chancery Court Papers 1270, dated November 15, 1795.

²⁵ Chancery Court Papers 11315, dated February 12, 1819.

Nineteenth Century (1820-1900)

Having officially obtained ownership of the Free School Land, the Visitors and Governors of St. John's College formally subdivided the land into four separate parcels, selling each one individually.

NORTHERN PORTION:

24-26 Francis Street:

In 1840, the Visitors and Governors of St. John's College sold the upper-most portion of the Free School Land, and the land fronting State Circle, designated today as 26-28 Francis Street and 40 State Circle, to William and Mary Ann McNeir. In 1849, William McNeir was assessed with an improved lot, valued at \$2300. Despite the high assessment, McNeir sold the property in 1852 for \$1650 to Thomas Parkinson.²⁶ Upon the death of Parkinson in circa 1859, his heirs petitioned the court for the rights to the land. Following several additional equity cases, the land was purchased by John Christian Dante in circa 1876. According to all the deeds of conveyance related to this property, it had been improved by a single dwelling house. There is no evidence to indicate that the dwelling erected by either Tootell or Couden, and later occupied by Samuel Sands in the latter part of the 18th century, was razed. Therefore, it has been concluded that the single frame structure at 24-26 Francis Street was in fact the same dwelling erected in the early 18th century. Through rear additions and alterations, the structure became affiliated with the billiard hall at 40 State Circle. It was eventually converted to commercial use, serving as a specialty store.

The Kentish House, 16-18 Francis Street:

Almost immediately upon purchasing the Kentish House, Lewis Duvall sold it to Elizabeth Robinson for \$1500. Elizabeth Robinson, having converted the building again into a single-family dwelling, was assessed in 1831 for one improved lot valued at \$1200. When Elizabeth Robinson died prior to 1849, the land descended to Thomas Robinson with all the rights, buildings, and appurtenances. Thomas Robinson retained ownership of the Kentish House until his death in circa 1860. The heirs of Robinson were assessed \$1200 in 1860 for one house on Francis Street. Following a court proceeding, the heirs of Robinson sold the land containing the Kentish House to The German Evangelical Lutheran Church of Saint Martin's Church. During the next four years, the Church razed the Kentish House, replacing it with a two-story brick church building at 18 Francis Street. Measuring 28 feet in height, the Gothic Revival-style church had an open nave plan and a steeple with spire (*Figure 5*).

²⁶ Land Records of Anne Arundel County, Liber NHG 1 Folio 167.

SOUTHERN PORTION:

The Donaldson House, 10-12 Francis Street:

The lower portion of the Free School Land was conveyed by Priscilla Daley to Jonathan Weedon and William Brewer. Brewer, who received 3/4 of the entire lot, was in possession of the property currently designated 10-12 Francis Street. According to deed NHG 2 Folio 126, William Brewer leased the dwelling at 10-12 Francis Street to Eliza Shaw. By 1853, however, the Visitors and Governors of St. John's College again petitioned the courts to obtain the right to their property. The question of ownership was never completely resolved as the College had not occupied or controlled the property since the latter part of the 18th century, therefore the courts ordered that the land be sold.²⁷

The property was divided and the portion containing the Donaldson House was sold to John Walton in 1854.²⁸ (*Figure 5*) John Walton, originally from England, was the owner and proprietor of the City Hotel. During the ownership of John Walton, between 1854 and 1875, the Donaldson House was enlarged a second time by the addition of a wing on the northwest elevation and the replacement of the gambrel roof with a gable roof with a flare at the eave on the facade. Located at 12 Francis Street, the wing addition was 1-1/2 stories, constructed of brick with paired end chimneys.²⁹ Upon the death of Walton in 1871, the property was bequeathed to his three surviving sons, Edward, Henry Roland, and John Randolph. When the land holdings were divided, Edward Walton and his wife Joanna Mary Brady obtained full ownership of the Francis Street property, although other members of the family continued to reside in the dwelling.³⁰

In 1875, the entire parcel was conveyed to Mary Welch, the wife of James Welch.³¹ Due to financial difficulties, Welch was forced in 1877 to separately sell the circa 1854-1875 wing addition, designated today as 12 Francis Street, to William Thompson. The deed indicates that the sale included the property on the "...northwest corner of the dwelling house now owned and occupied by her."³² Although she successfully sold the wing addition, Welch continued to have financial problems, and eventually defaulted on the mortgage. She was forced to convey the main dwelling

²⁷ Anne Arundel County, Equity Case 42, dated 1853.

²⁸ Land Records of Anne Arundel County, Liber NHG 3 Folio 633.

²⁹ See MHT Form AA-1321.

³⁰ Land Records of Anne Arundel County, Liber SH 6 Folio 490

³¹ Land Records of Anne Arundel County, Liber SH 9 Folio 263

³² Land Records of Anne Arundel County, Liber SH 11 Folio 391

at 10 Francis Street to Trustee Richard W. Templeman, who later sold it to Henry Bollman³³ (*Figure 6*).

Henry Bollman resided in the dwelling at 10 Francis Street until 1883, when it was sold to Julianna B. Walton. Julianna Walton, the daughter-in-law of one-time owner John Walton, immediately began renovating the dwelling to exhibit the fashionable Victorian style. The notable circa 1883 alterations include the construction of a raised entry porch and a three-sided canted bay window. The modifications significantly altered the appearance of the Georgian-style building by introducing Victorian influenced detailing such as modillions, scrolled brackets, and segmentally arched windows. After Walton's death in 1894, the dwelling was bequeathed to her son James A. Walton. (*Figure 7*)

The Caton House Site, 2-8 Francis Street:

Following the court order to sell the property, the lower portion of the Free School Land, designated today as 2-8 Francis Street, was purchased by The Chesapeake Tribe #38 of the Improved Order of Red Men.³⁴ Based on the information provided in Equity 1106, which assigned Revell with the power to sell the property in 1860, the present buildings at 2-4 and 6-8 Francis Street had not yet been constructed. It has not been determined when the Caton House was razed; however, because the building was not mentioned in deed of sale, it is assumed that the building had been demolished prior to 1860.

The Chesapeake Tribe #38 of the Improved Order of Red Men constructed the present building at 2-4 Francis Street in the period between 1860 and 1877.³⁵ Specifically constructed as a commercial structure with a meeting hall on the second floor, the vernacular building contributed to the "social" and commercial architecture erected in the mid-to late 19th century on the adjacent Main Street. Rectangular in plan, the building was constructed of brick laid in five-course American bond and was four bays wide (*Figure 6*). By 1885, the Red Men constructed a new, more "fashionable" building at 6-8 Francis Street.³⁶ Built to house commercial space on the first floor and the social hall on the second floor, 6-8 Francis Street was designed in the Italianate style, characterized by an impressive venetian window with hood moldings and a bracketed wood cornice. Both the buildings remained under the ownership of the Red Men for 100 years (*Figure 7*).

The Free School Land had further developed its commercial character by the end of the 19th century. All extant 17th and 18th century buildings had been demolished, with the exception of the Donaldson House at 10 Francis Street. Several commercial buildings, similar to those found on the

³³ Land Records of Anne Arundel County, Liber SH 13 Folio 566.

³⁴ Land Records of Anne Arundel County, Liber SH 38 Folio 124.

³⁵ See MHT Form AA-496.

³⁶ See MHT Form AA 497.

adjacent Main Street, had been constructed on the southern portion of the land in the Italianate and commercial vernacular modes. The former site of the Kentish House, on the northern portion of the land, was developed by the construction of a prominent Gothic Revival-style brick church, measuring 28 feet in height to the eaves.

The 20th Century

During the 20th century, the Free School Land saw the demolition of several historic buildings and the erection of new buildings in their place. By 1903, the St. Martin's Evangelical Lutheran Church constructed a rectory on the former site of the Kentish Inn at 16 Francis Street. The church building itself was altered slightly during the first part of the 20th century by the addition of a one-story frame kitchen at the eastern corner.

In 1972, the Development and Construction Company, Inc. sold the property extending from 16 Francis Street to 26 Francis Street to the State of Maryland for use by the Department of Public Works. Both the church and the single-family dwelling at 24-26 Francis Street were razed and replaced by the present five-story contemporary structure. Exhibiting conservative modernism, the assuming government office building was constructed of red brick, had a flat roof, and recessed metal windows.

Conclusion:

The stretch of land known as the Free School Land on Francis Street between State Circle and Main Street is primarily an outgrowth of the late 19th century with the exception of the early 18th century Donaldson House. The architecture ranges widely from the much-altered Georgian-era dwelling with its Victorian detailing to the assuming, five-story brick government office building exhibiting conservative modernism. The development of the adjacent commercial corridor of Main Street, and the State House, directly influenced the functions of the buildings on Francis Street. Although predominately commercial throughout its history, the Free School Land retains one of the oldest residential buildings in Annapolis. The development of Francis Street, from its inception as part of the Free School Land in 1696 to its present existence as a continuation of commercial Main Street provides important insight into the physical development of the city of Annapolis.

SOCIAL AND CULTURAL DEVELOPMENT OF BLOCK

Late Seventeenth and Early Eighteenth Century Development (1696-1718)

Set aside by Governor Francis Nicholson for use by the Free School in 1696, this block of land in the heart of the Annapolis Historic District, occupies one of the city's most important early sites. The Free School was established by the State of Maryland for the "study of Latin, Greek, Writing and the like..." An Act establishing the school provided that a building, to be erected by Anthony Workman be constructed on the Free School Land. The act further provided that the schoolhouse would be enjoyed "by the said Workman, during his natural life, and afterwards to remain over to the use of the Free-School."

Anthony Workman (alias William Workman), born May 20, 1646, was the second son of butcher William Workman from the town of Colford, County of Gloucester, England. He assumed the name William upon the death of his elder brother, making him the direct heir to his father's small estate. Having arrived in the Colonies about 1668 as an indentured servant, Workman gained title to fifty acres in 1674 on Kent Island. Following several financial ventures ranging from smuggling to innkeeping, Workman had sufficient funds to acquire additional land, ultimately possessing 13 various tracts with a total of 1,630 acres.³⁷

By the end of 1697, Workman had constructed a building on the site, known as the Kentish House, presumably due to Workman's association with Kent Island. Having been granted a License to operate an ordinary in the house without having to pay taxes, Workman opened an ordinary in the house; the building's close proximity to the State House easily placed it within the nucleus of Colonial activity and was undoubtedly the scene of many social events.

Following the death of Workman in 1708, the Rector, Governors, and Visitors of the Free School made no immediate claim to the property. Therefore, the heirs of Workman retained ownership, leasing it either partially or in whole to merchant Henry Donaldson between 1708 and 1715. The function of the Kentish House during Donaldson's rental of the property is not clear; the building either continued to operate as a tavern or was converted into a single-family dwelling house.

Eighteenth Century (1718-1819)

In the early 18th century, the Rector, Governors, and Visitors of the Free School divided the land for lease. The northern portion of the property, containing the Kentish House, was leased and subleased throughout most of the 18th century. Around 1780, lessor Robert Couden, a tanner and merchant who later assumed the post of Assistant to the Intendant of the Revenue, began to speculate in land development, as a silent partner, with Annapolis-born merchant James Tootell. Together with property fronting on Cornhill Street that was leased from Charles Wallace, Tootell and Couden proceeded to improve the Free School Land by constructing several dwellings and

³⁷ Katherine Scarborough. "King William School in Annapolis." *Maryland Gazette*. April 29, 1924, p 4-5.

stores. James and Ann Tootell occupied the Kentish House, while Robert Couden erected a dwelling on the northern-most portion of the land, possibly fronting on State Circle.

After the death of James Tootell in 1789, Ann Tootell turned over her husband's share of the undivided leases, save for the Kentish House where she resided. In September 1789, she advertized in *The Maryland Gazette*, offering lodging, boarding and washing for ten St. John's College students at 30 pounds per year.

The southern portion of the Free School Land, containing the Donaldson House, was leased to Dr. George Steuart who resided in the dwelling until 1772. By 1774, the building had been converted into an inn or boarding house, as advertized in *The Maryland Gazette*,

The subscriber begs leave to inform his friends and the general public that he has lately removed from the house he lived in at the Dock and has now opened a tavern in the house where Dr. Steuart formerly lived in Francis Street and opposite to Robert Couden's store, the house is much enlarged and rendered very commodious, the lodging rooms are light and airy, and have most of them fireplaces, there are good stables and yard for the reception of horses and as the house is situated about half way between the Stadt-House and the Dock, it is equally convenient to the gentlemen of the Eastern and Western shores. No expense has been spared to procure every necessary article of the best quality and as he is determined to do everything in his power to oblige, he hopes for the encouragement and approbation of the public...young men may be boarded as cheap as at any genteel private boarding house in town and may if they choose it be quite retired.³⁸

During this period, the Donaldson House was not only converted into an inn or boarding house, but was significantly enlarged and used for commercial purposes. By 1786, a post office and the printing office for *The Maryland Gazette* moved to the wing addition of the Donaldson House. Throughout the late 18th century, *The Maryland Gazette* advertized for the many commercial occupants located on the southern portion of Francis Street. By 1800, the printing office and post office moved to a new building on Church Street and the commercial building and the Donaldson House were subleased by numerous occupants.

In 1788, the section of the Free School Land now designated at 2-4 Francis Street was leased to William Caton. Caton, a hairdresser, erected a modest dwelling between 1788 and 1795 to the south of the printing office wing. The building served as the main dwelling for Caton as well as the site of his hair salon.

Nineteenth Century (1820-1900)

During the 19th century, the Free School Land was officially divided and sold by the Visitors and Governors of St. John's College. The northern portion, containing the Sands and Kentish Houses, retained its residential character throughout the first part of the century; however, by the 1860s, the land was transformed to commercial use. The Sands House at 24-26 Francis Street was converted into commercial space, with rear additions expanding to the restaurant and billiard hall at 40 State

³⁸ *The Maryland Gazette*, March 17, 1774.

Circle. In 1897, as indicated by the Sanborn maps, the former dwelling was occupied by a barber shop. The Kentish House was razed circa 1860 and replaced by the two-story brick St. Martin's Evangelical Lutheran Church.

In the same manner, the southern portion was largely utilized as commercial property during the 19th century, with the exception of the Donaldson House. Leased by Eliza Shaw in the 1830s, the Donaldson House reverted back to a single-family dwelling. It was purchased in 1854 by John Walton. Walton, originally from England, was the owner and proprietor of the City Hotel on the southeast corner of Main and Conduit streets. Upon the death of Walton in 1871, the property was bequeathed to his three surviving sons, Edward, Henry Roland, and John Randolph. When the land holdings were divided, Edward Walton and his wife Joanna Mary Brady obtained full ownership of the Francis Street property, although other members of the family continued to reside in the dwelling. The house remained in the Walton family until 1875, when it was purchased by Mary Welch, the wife of James Welch. Due to financial difficulties, Welch was forced by 1877 to separately sell the northern wing addition, erected in circa 1854-1875, to William Thompson. The deed indicates that the sale included the property on the "...northwest corner of the dwelling house now owned and occupied by her."³⁹ Although she successfully sold the wing addition, Welch continued to have financial problems, and eventually defaulted on the mortgage and was forced to sell the main dwelling at 10 Francis Street. In 1883, the dwelling was purchased by Julianna B. Walton, the daughter-in-law of one-time owner John Walton. After her death in 1894, the dwelling was bequeathed to her son James A. Walton. Walton was the president of the county commissioners and of the Annapolis Banking and Trust.

By the end of the 19th century, the printing office and post office wing, and the Caton House had all been demolished. The Chesapeake Tribe #38 of the Improved Order of Red Men, owners of the southern portion of the property by 1853, constructed the present building at 2-4 Francis Street in the period between 1860 and 1877. The building served as the social hall and headquarters for the American-Indian organization. By 1885, the Chesapeake Tribe #38 of the Improved Order of Red Men had constructed a second, more "fashionable" structure at 6-8 Francis Street. The new building contained the social hall and headquarters on the upper floors, while the first floor was occupied by a paper hanging shop. The original building, at 2-4 Francis Street, was leased and occupied by a dry goods store on the first floor with storage on the second floor in 1885. Signifying the turn over of commercial vendors typical to the adjacent Main Street, 2-4 Francis Street contained a gentlemen's clothing store with store rooms above by 1891. Continuing to serve as the social hall for the Improved Order of the Red Men, the first floor of the brick building at 6-8 Francis Street was used as a library.

The 20th Century

During the 20th century, the Free School Land continued its mixed-use development of residential and non-residential buildings. By 1903, St. Martin's Evangelical Lutheran Church constructed a

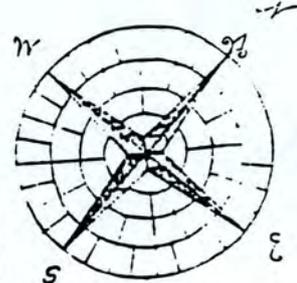
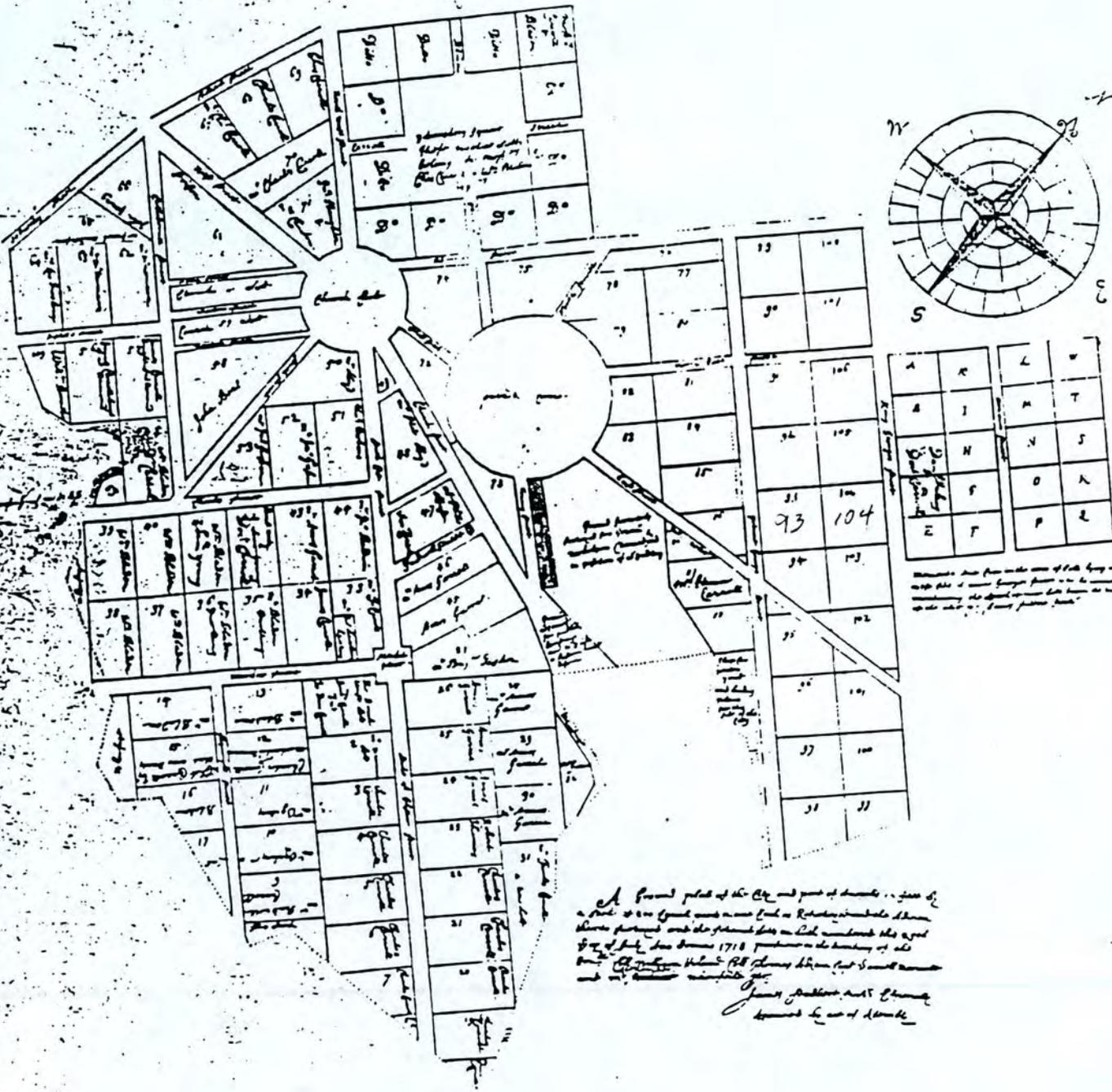
³⁹ Land Records of Anne Arundel County, Liber SH 11 Folio 391

rectory at 16 Francis Street, on the site of the Kentish Inn. The three-story frame building served as the parsonage for the pastors of the church. By the mid-20th century, the building was used by the church as classrooms for the church School. The Sands House at 24-26 Francis Street, occupied by a tailor's shop in 1903, was renovated back into a single-family dwelling by 1908. The building continued to function as a dwelling house until 1972 when, together with St. Martin's Evangelical Lutheran Church and the parsonage, it was demolished. The northern portion of the Free School Land currently is owned by the State of Maryland, which erected a five-story brick building to house the Department of Public Works.

In 1906, James Walton was able to purchase 12 Francis Street, reuniting the wing addition with the main dwelling. After his death in 1945, the reunited property known as 10-12 Francis Street was inherited by his wife, Gertrude M. Walton. Yielding to the commercial character of the area, as well as provide aid for rising maintenance costs, the basement of the Donaldson House was converted into commercial space. Yet, despite this additional income, Walton was forced to sell the main dwelling in 1948 to Andrew Kramer and George Woelfel, while retaining the wing addition at 12 Francis Street as her residence. The wing addition at 12 Francis Street was modified from a single-family dwelling in the 1980s and currently functions as office space. Despite its allotted commercial space in the basement, the Donaldson House remains the only residential building on the Free School Land, surviving from the early 18th century as a testament to the street's early history.

The two brick buildings owned by the Chesapeake Tribe #38 of the Improved Order of Red Men were retained by the organization until the mid-20th century. Interior renovations to 6-8 Francis Street by 1913 enabled the first floor to be leased by a 5 and 10 cent store in the 1910s, and Carl Stephan's barber shop in the 1920s. Although the building was still under the ownership of the Red Men, the first floor was leased as early as 1949 to Joseph and Esther Ziff, who operated Ziff's Women's Clothing Shop. Joseph Ziff was born in Philadelphia about 1885. He operated clothing and furniture stores on Francis and West streets. Ziff and his wife, Esther (1892-1954), were deceased within two years of purchasing the building at 6-8 Francis Street. The property was devised to Joseph's brother, Albert Ziff and his sons, who conveyed it in 1957 to Raymond and Fannie Valinsky and Rose Hoffman. Just two years later, in 1959, the building was owned by Richard and Opal Johnson, who currently lease it as commercial space.

At the turn of the century, the entire building at 2-4 Francis Street was used as a hardware and toy store, and then a clothing store. Just prior to 1919, the interior of the building was renovated to accommodate McCready's furniture store. The city directory for 1949 and 1954 indicates the building was used as Jess Radio and Electric. Herman I. and Mina Jess purchased the building from the Red Men in 1960. Herman Irving Jess, born about 1903, was in the United States Navy during world War II. He operated the radio repair shop on Francis Street throughout the mid-20th century. Upon his death in 1976, his wife Mina Elizabeth Earhardt received full ownership of the building, and subsequently bequeathed it to Judith Carol Jess Williams. As the current owner, Mrs. Williams leases the building at 2-4 Francis Street to Long and Foster Realtors.



A	K	L	V
B	J	M	T
C	H	N	S
D	G	O	R
E	F	P	Q

Remember that from the time of this map until the
 18th day of June 1878 there was no change in
 the boundaries of the town of Stoddert as shown on
 this map. From June 18th 1878 to the present time
 the boundaries of the town of Stoddert have been
 changed as shown on this map.

A general plat of the City and town of Stoddert...
 as shown on this map was made by the
 Surveyor General of the State of Missouri
 in the year 1878. The boundaries of the
 town of Stoddert as shown on this map
 are the same as the boundaries of the
 town of Stoddert as shown on the map
 of the year 1878. The boundaries of the
 town of Stoddert as shown on this map
 are the same as the boundaries of the
 town of Stoddert as shown on the map
 of the year 1878.

This Towning was made from the
 original Stoddert map... on the
 7th and 8th of April, 1900 A.D.

FIGURE 2
 STODDERT MAP

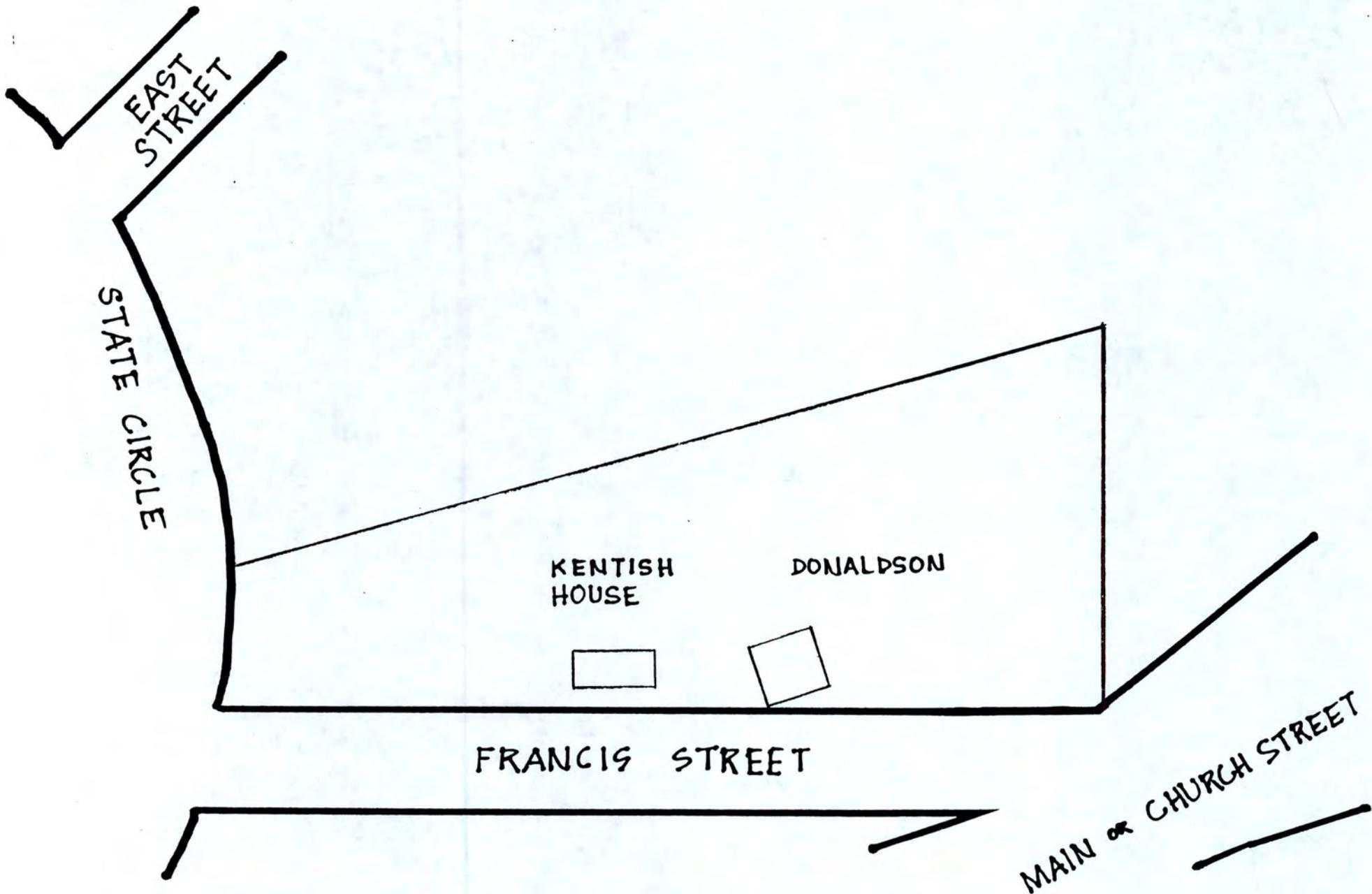
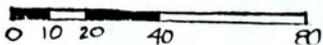
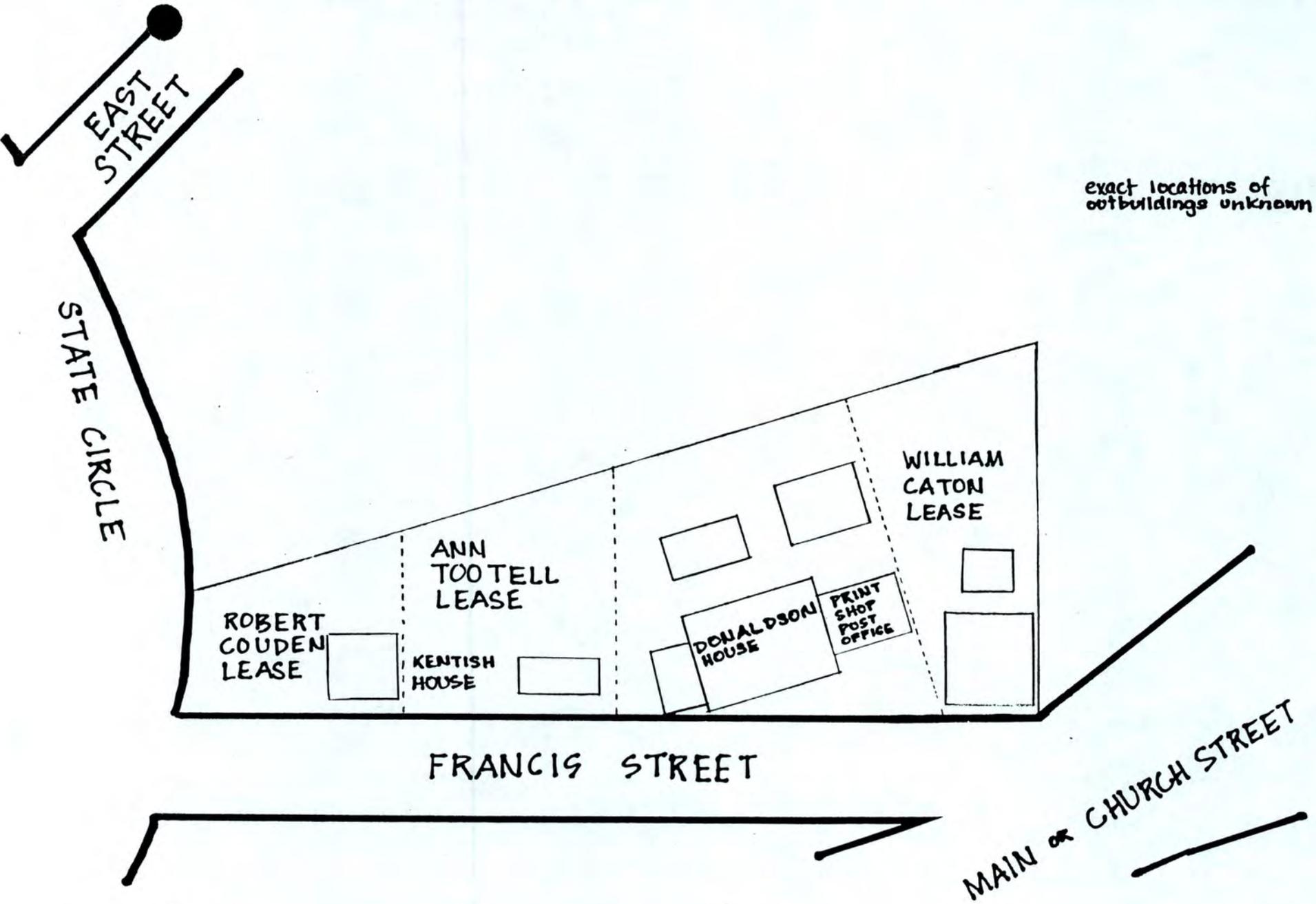


FIGURE 3: CIRCA 1715
BASED ON 1790 STODDERT MAP
DRAWN BY TRACERIES

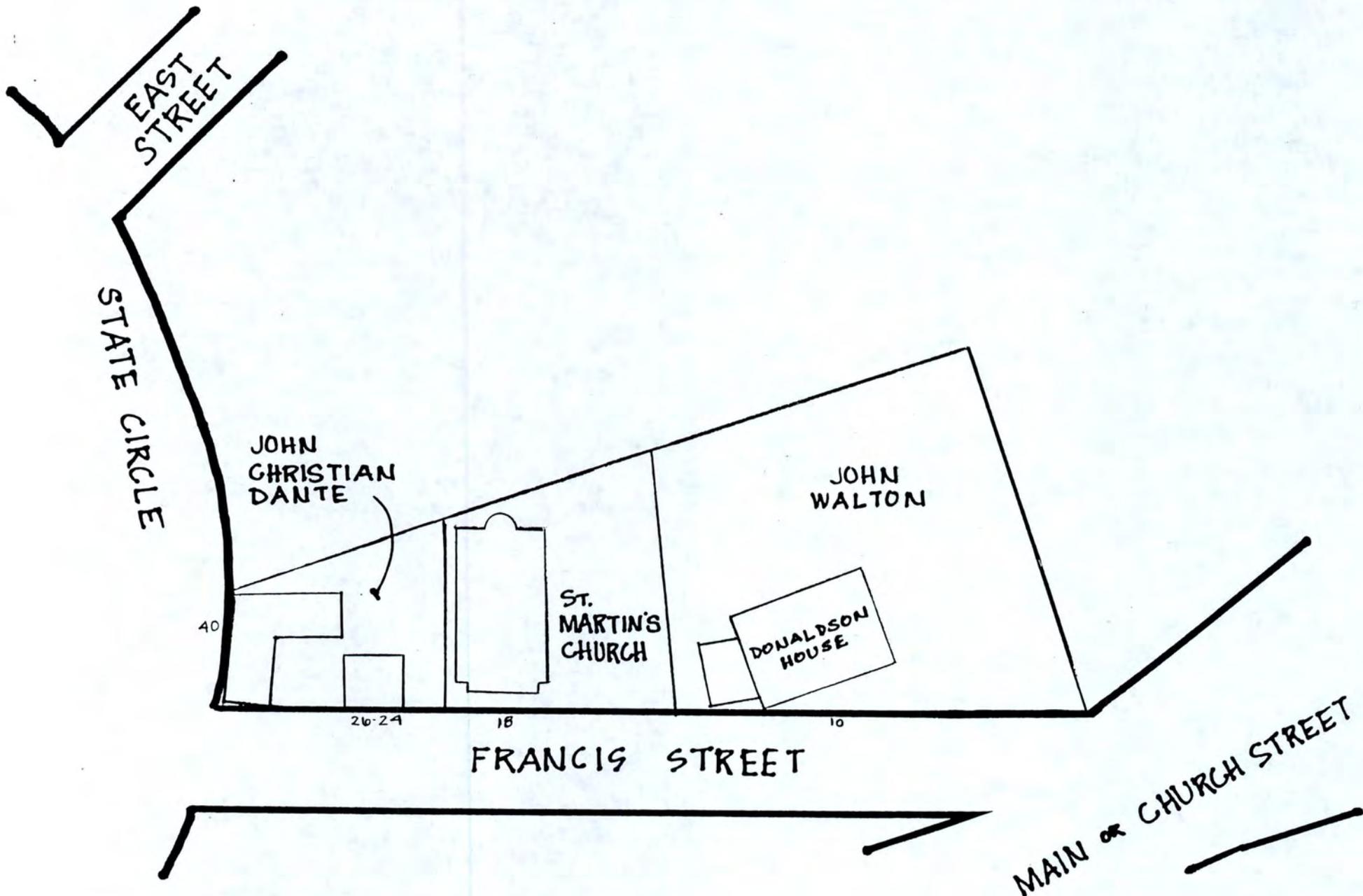




exact locations of outbuildings unknown

FIGURE 4: CIRCA 1798
 BASED ON FEDERAL DIRECT TAX OF 1798 FOR CHARLES STEUART PROPERTY
 DRAWN BY TRACERIES





FRANCIS STREET

FIGURE 5: CIRCA 1871
 BASED ON 1790 STODDERT MAP
 DRAWN BY TRACERIES



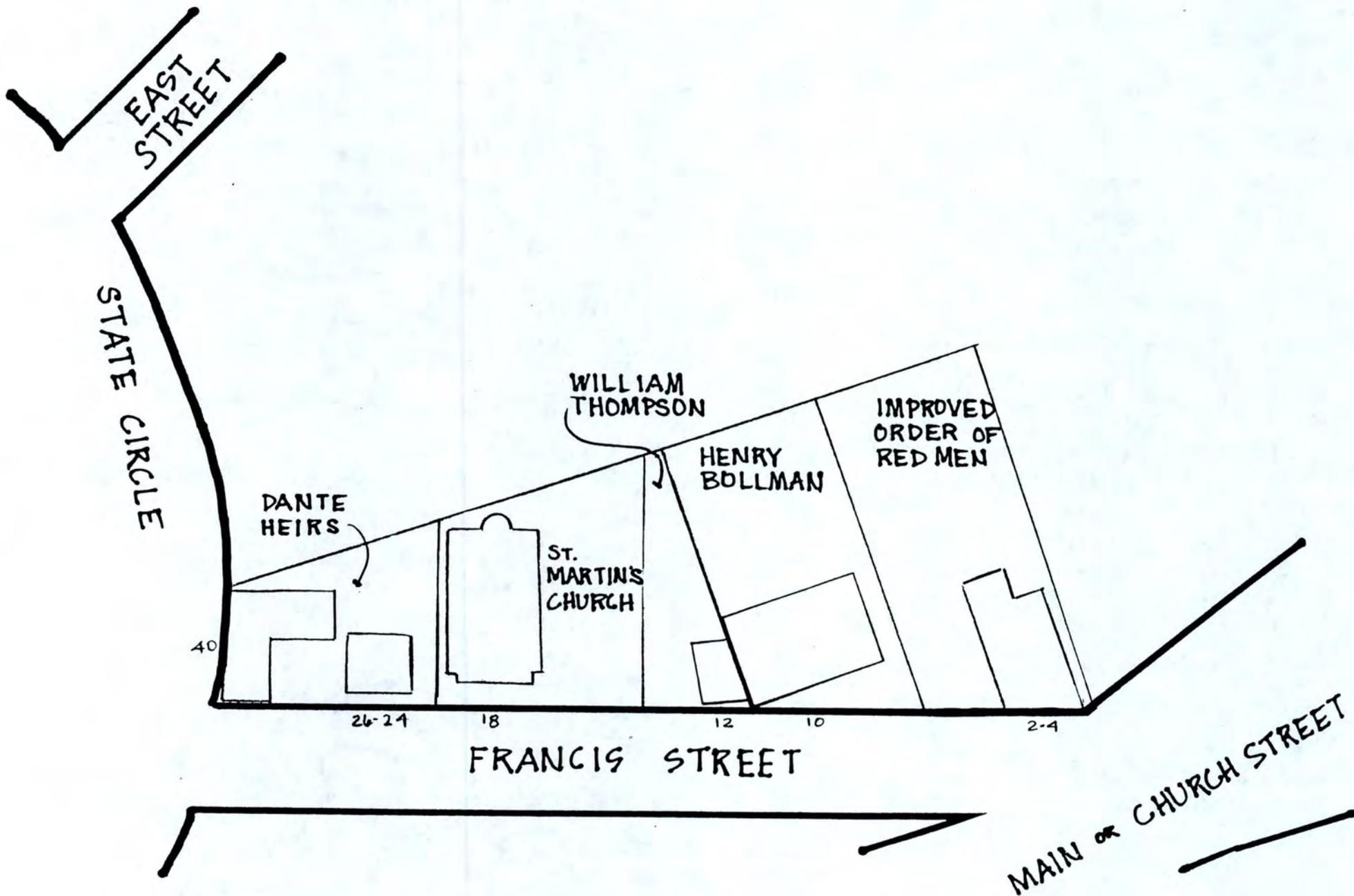


FIGURE 6: CIRCA 1880
 BASED ON 1790 STODDERT MAP
 DRAWN BY TRACERIES



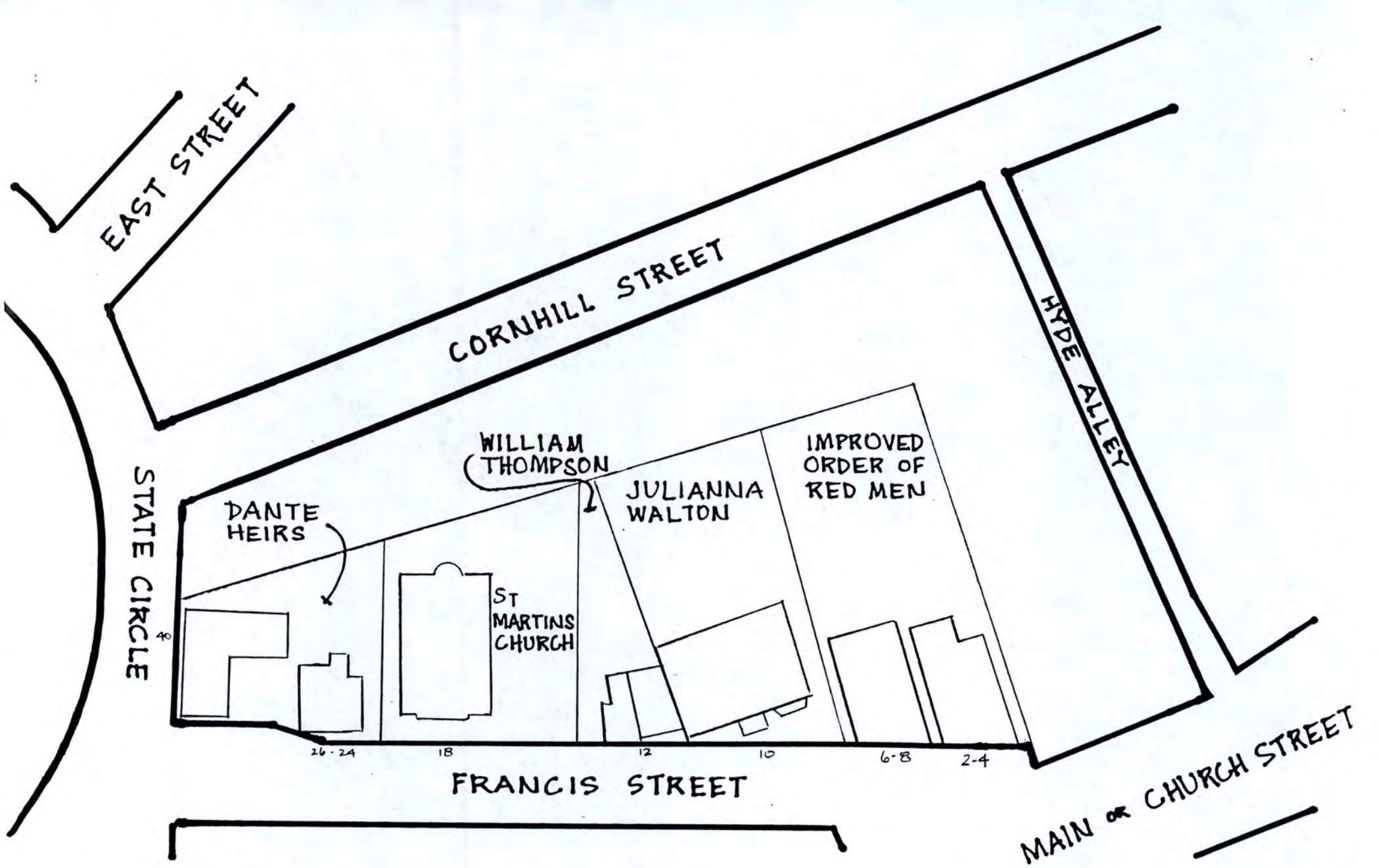
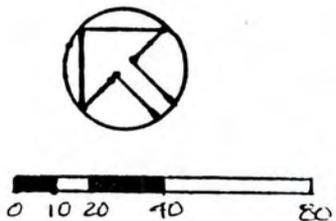
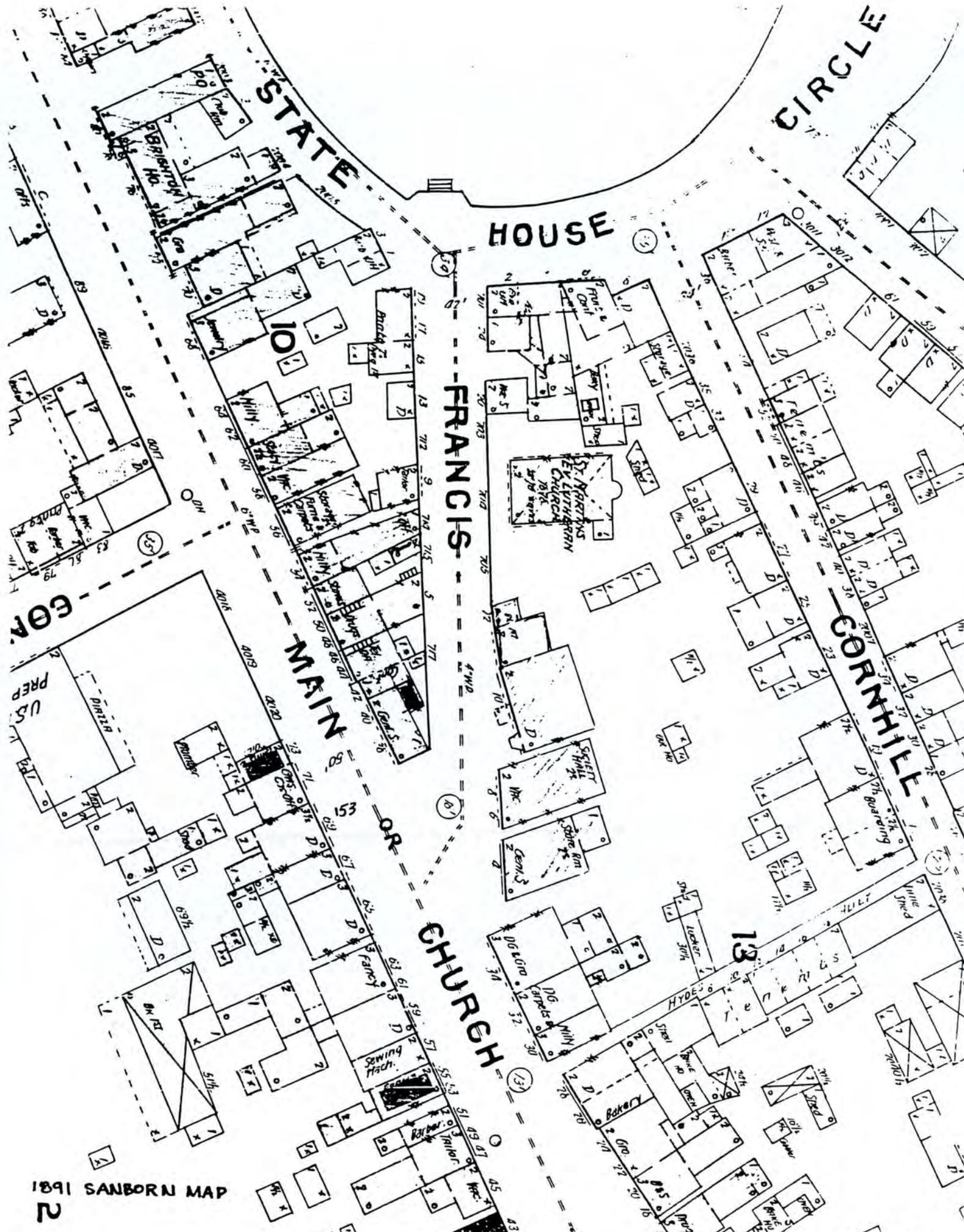


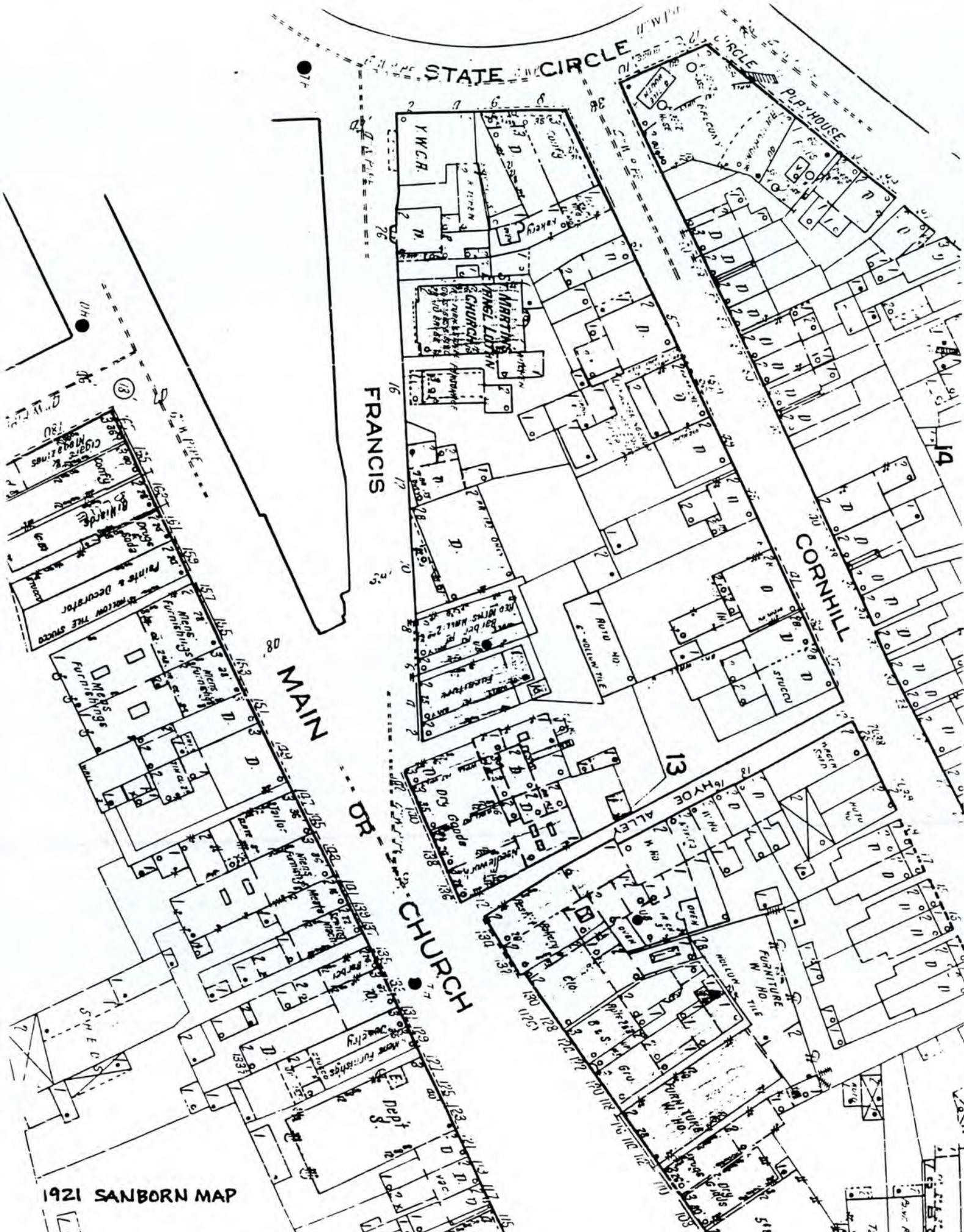
FIGURE 7: 1885
 BASED ON 1885 SANBORN MAP
 DRAWN BY TRACERIES







1913 SANBORN MAP



1921 SANBORN MAP



STATE CIRCLE

FRANCIS

CORNHILL

MAIN OR CHURCH

Y.M.C.A.

ST. MARTIN'S
EVANGEL. LUTHERAN
CHURCH

13

14

HYDE

RYHOUSE

VALE

FURNITURE
W/HO

1930 SANBORN MAP

HARRIS
M.M.



STATE CIRCLE

FRANCIS

MAIN

CHURCH

CORNHILL

HYDE

13

14

FLEET ST

PLAYHOUSE

ST MARTIN'S EVANS
LUTHERAN CHURCH

Y.M.C.A.

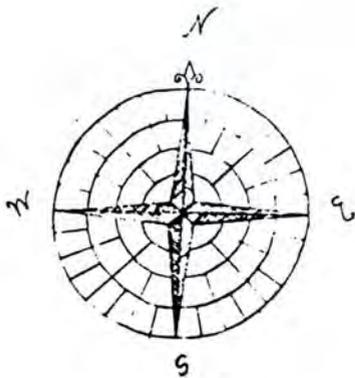
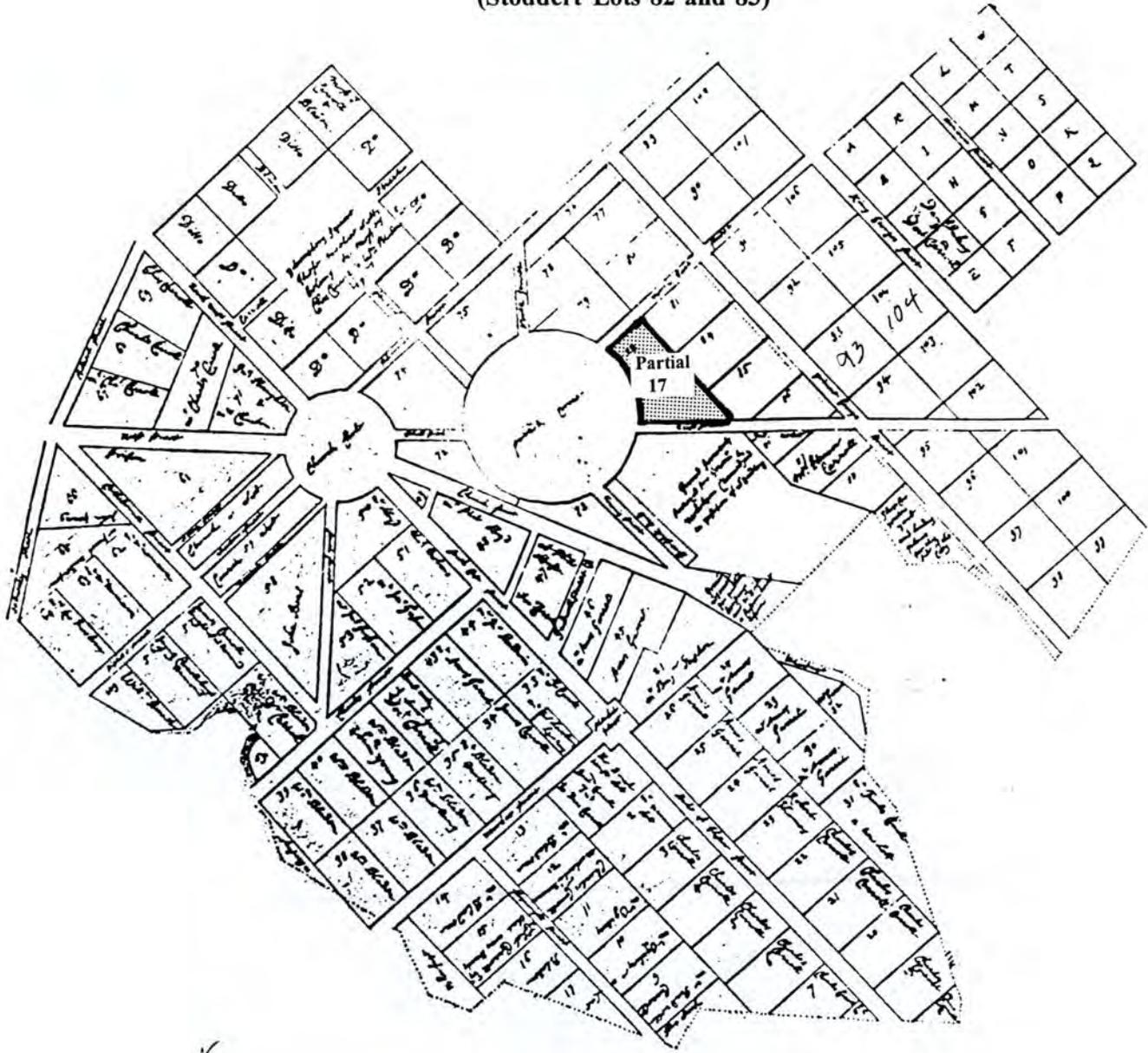
(MOVIES)

PLAYHOUSE

1930 SANBORN MAP
1954 UPDATE

ANNAPOLIS HISTORIC DISTRICT
BLOCK HISTORY
GOVERNOR CALVERT BLOCK

PARTIAL BLOCK 17
(Stoddert Lots 82 and 83)



Prepared by

TRACERIES

Kimberly Prothro Williams
Laura Virginia Trieschmann
Andrea Bakewell Lowery

JUNE 1995

**Block History
for
Governor Charles Calvert House Property**

Bounded by State Circle, Maryland Avenue, and East Street

INTRODUCTION

The area referred to as the Governor Charles Calvert House property is located in the heart of Annapolis, within the block bounded by State Circle, East Street, and Maryland Avenue (*Figure 1*).¹ The property includes, as its centerpiece, the 18th-century Governor Charles Calvert House at 56-58 State Circle as well as other buildings fronting State Circle, Maryland Avenue and East Street. The tract of land is located within the block designated as Block 17 on the Sanborn Maps and corresponds to part of Lot 82 and all of Lot 83 on the 1718 Stoddert Map of Annapolis (*Figure 2*).

This tract of land was originally a 1/2-acre tract of land purchased by Governor Charles Calvert of Maryland in 1727 and improved, at that time, with a modest frame dwelling. During their ownership of the property, the Calvert family, initially including Governor Charles Calvert and later his brother, Governor Benedict Calvert demolished the frame dwelling and replaced it with a more permanent one, and then two-story brick dwelling. Though significantly enlarged and altered, the two-story dwelling still survives on the site and is known as the Governor Calvert Inn.

Save for the Governor Calvert House and its associated buildings, the property remained undeveloped throughout the 18th and early 19th century. By mid-19th century, however, the property began to be subdivided and built upon with both residential and commercial structures. By the end of the 19th century, the general character of the former house lot was well-defined and, except for the infill of several 20th century buildings, retains its mid-to late 19th century appearance today.

PHYSICAL DEVELOPMENT OF BLOCK

Eighteenth and Early Nineteenth Century Development (1718-1843)

The Governor Calvert Property includes part of Lot 82 and all of Lot 83 on the 1718 Stoddert Map. This tract of land corresponds today with the properties fronting State Circle, Maryland Avenue and East Street and currently designated as 50, 54, 56, 64 State Circle; 86, 88, 90, 92, 94, 96, 98, and 108 East Street; and the Johnson Building at the corner of State Circle and Maryland Avenue. In 1718, when the Stoddert map was drawn, Philemon Hemsley owned the entire parcel of land. Philemon Hemsley, a merchant and member of the General Assembly, sold the property to William and Mary Hemsley Rogers in 1723. Between the years 1718 and 1723, a wood-frame structure that

¹ Maryland Avenue was formerly named North East Street; State Circle was formerly known as State House Circle and Public Circle.

fronted on State House Circle was built on the undeveloped tract of land by either Philemon Hemsley or William Rogers.²

After his term as governor was finished in 1727, Governor Charles Calvert purchased the property from William Rogers for 220 pounds; however, Rogers and his family remained in the wood frame house until 1728, when Calvert's mortgage was paid in-full.³ At that time, Calvert demolished the wood frame structure and built a one-story brick dwelling on the existing foundation. About 1734, Charles Calvert died, bequeathing the property to his wife Rebecca and their daughters. Upon the death of Rebecca Calvert, Elizabeth Calvert, the only surviving Calvert child, obtained full ownership.

The one-story brick house was occupied by Elizabeth Calvert and her uncle/husband, the Honorable Benedict Calvert. Benedict Calvert, the brother of Charles Calvert, served as Governor for the State of Maryland from 1727 to 1731. In 1752, the one-story Calvert dwelling was struck by lightning and, in 1764, suffered severe damage by fire.⁴ Following the fire, the remains of the one-story brick building were incorporated into a two-story Georgian-style brick dwelling that still stands at 56-58 State Circle. By 1765, the Calverts leased the building, probably for commercial use. In 1772, the mercantile firm of Wallace, Davidson, and Johnson advertised in the *Maryland Gazette* that they were selling imported goods at 56-58 State Circle. The journals for the Auditor General indicate that the building was used as barracks by the State of Maryland until 1784.⁵

The 1789 tax assessments for the city of Annapolis indicate that Edward Henry Calvert was charged with a two-story brick dwelling on State House Circle. The 1798 Federal Direct Tax indicates that the property contained "a two-story brick dwelling house 40 x 20 with a one-story shed 40 x 15, one frame outhouse 15 x 12, one brick smokehouse 12 x 12". The 1/2-acre property was assessed at \$1000.00 with a Robert Denney as tenant (*Figure 3*).⁶

The Calvert family owned the property until 1810, when Governor Charles Calvert's grandson, Edward Henry Calvert, sold it to Robert Denney, the tenant since at least 1798. When Robert Denney purchased the property in 1810, the deed of sale listed the conveyance of "part of lot 82, all of lot 83, other buildings, and houses."⁷ Following Robert Denney's death in 1812, all of his property was sold by his heirs at public auction. Denney's father-in-law, Jonas Green (grandson to

² The building, which did not appear on the Stoddert Map of 1718, was first mentioned in a deed of sale dated 1723 (Land Records of Anne Arundel County, Liber RCW 2 Folio 197).

³ Land Records of Anne Arundel County, Liber RD 1 Folio 84.

⁴ Papenfuss, Edward and Jane McWilliams. "Southern Urban Society after the Revolution: Annapolis, Maryland, 1782-1786." Final Report for NEH Grant #H69-0-178, Historic Annapolis Foundation, 1969, Parcel 17, Section I, Lot 83 and part of 82.

⁵ Auditor General Journals, Liber B Folio 416, March 6, 1784.

⁶ Federal Direct Tax of 1798.

⁷ Anne Arundel County Land Records, Liber NH 11 Folio 508, dated 1810.

the celebrated Jonas Green, who revived the *Maryland Gazette* and printer to the colony of Maryland), purchased the property for \$2,110.00 in 1818. At that time, the property included a house, stable, smokehouse and other outbuildings (*Figure 4*).

Following his purchase of the property in 1818, Jonas Green began to develop and subdivide the 1/2-acre tract of land, selling off parcels in increments. In 1826, he sold the parcel of land on which the present buildings designated 86, 88, 90, 92, 94 and 96 East Street stand, to Samuel Parrott. Between 1818 and 1831, a portion of this tract of land, corresponding today with 90 and 92 East Street, was improved with the pair of Federal dwellings currently on the site. This pair of dwellings was either built by Jonas Green prior to his sale of the land, or by Samuel Parrott, after his purchase of the property (*Figure 5*).⁸

In 1833, Green constructed a two-story printing office at the corner of East Street and State Circle (50 State Circle, AA-691) and between 1820 and 1840 built the two-and-a-half-story brick building on the corner of Maryland Avenue and State Circle (the Johnson Building, AA-642). This imposing brick building was erected as a market and meeting hall and was the first commercial building known to be constructed on Lot 82 (*Figure 5*).

The construction of the printing office, erected in 1833, was financed by Aaron Duvall at a total cost of \$700.00. Jonas Green, having borrowed from the banks in 1812, offered to sell Duvall a portion of the property fronting on East Street as payment. Green, unable to raise funds, mortgaged the lots to his brother as security for promissory notes taken out at the Farmers Bank. By the end of 1835, the Bank sued to recover the debt and Duvall, having never received his portion of the land, sued for title of the property.

In an 1843 Chancery Court case, Aaron Duvall obtained title to most of the land he had claimed facing East Street, while the printing office was sold to satisfy creditors. The printing office was described as "new of brick two stories high and well known as having contained for many years, the printing office of the *Maryland Gazette* for eight years and the city Post Office and for sometime past the printing office of the Messers. Johnston."⁹

In 1842, Green sold the remainder of the 1/2-acre tract of land fronting State Circle, including the two-story dwelling and printing office, to Robert Welsh of Ben.¹⁰

⁸ The end date of construction is based upon tax assessments. In 1831, Samuel Parrott was assessed for two improved lots in Annapolis, valued at \$750.

⁹ "The Printing Office." 50 State Circle, p. 1. Unpublished report, Historic Annapolis Foundation, Inc., n.d., p. 1.

¹⁰ The exact location of the property claimed by Duvall is not clear.

Nineteenth Century (1843-1901)

During the mid-19th century, the further subdivision and development of this tract of land continued unabated.

State Circle Frontage:

Between 1842 and 1849, Robert Welch of Ben sold the parcel of land at the corner of State Circle and Maryland Avenue, containing the imposing market hall building to Philip Clayton and George Jones. Clayton and Jones, who owned several parcels of property along Maryland Avenue, conveyed the entire parcel to the Annapolis Division #10 of the Order of the Sons of Temperance in 1849 (*Figure 6*). Between 1880 and 1891, a square one-story frame building was constructed on the northeastern portion of the property at 77 Maryland Avenue. According to the Sanborn Maps of 1891, this building was used by a marble/stone cutter, while the larger brick building at the corner of Maryland Street and State Circle was used as a grocery, market and meeting hall. In 1895, the Trustees for the Sons of Temperance conveyed the property to the Young Men's Christian Association.¹¹ The YMCA retained ownership of the property until 1917.

Welch leased the dwelling at 56-58 State Circle (Governor Calvert House) until 1854, when Dr. Abram Claude purchased it, along with the printing office at the corner of East Street and State Circle.¹² Between 1843 and 1854, several improvements, including the renovation and enlargement of the Governor Calvert House and the erection of a small one-story frame office building, were made to the property, by either Welsh or Claude (*Figure 6*). Located on the eastern side of State Circle, the one-story frame building at 64 State Circle was constructed between the years 1844 and 1854 as Dr. Abram Claude's office.

The 1854 mortgage agreement between Welch and Claude states the existence of "a frame office, a large three-story and attic brick house, now in process of erection, a two-story and attic brick building at corner of East Street, now used as a school house, frame stable and two other frame buildings, used as carpenters shops."¹³ The large three-story and attic brick house refers to the Governor Calvert House which was renovated and enlarged ca. 1854.

Between his purchase of the land in 1854 and the late 19th century, Abram Claude sold off sections of the former Governor Calvert property. The first parcel of land to be sold by Claude was located to the northwest of the Governor Calvert House, between the frame office and the brick Annapolis Division #10 of the Order of the Sons of Temperance building at the corner of State Circle and Maryland Avenue. Designated as parcel 961, the land was sold by Claude in 1879 for \$1,000 to George Jacobi, who constructed a metal structure that was used as a tin shop by 1903.

¹¹ Land Records of Anne Arundel County, Liber JCB 1 Folio 219.

¹² Land Records of Anne Arundel County, Liber NHG 4 Folio 197.

¹³ Land Records of Anne Arundel County, Liber SH 25 Folio 606.

In 1889, Claude sold another parcel, designated 960 and containing the one-story frame office at 64 State Circle to Dr. Gordon Handy Claude, Abram's third eldest child.¹⁴ Dr. Gordon used the building as his dental office until his death in 1940.

East Street Frontage:

Immediately following his purchase of the East Street property in 1826, Samuel Parrott began to subdivide. In 1827, he sold an undeveloped tract of land corresponding today with 86, 88 and 90 East Street to John Basil (1788-1869), a merchant and employee of the *Maryland Republican*. In 1842, he sold a portion of the land corresponding with 92, 94 and 96 East Street to Peter Saussar (*Figure 5*).

The tract of land sold to Peter Saussar fronted approximately 57 feet on East Street and extended 80 feet to "Green's garden fence." In 1856, following her father's death, Elizabeth A. (Saussar) Clayton inherited Peter Saussar's estate which consisted of improved lots on West Street, as well as property on East Street. Sometime between 1845 and ca. 1860, either Peter Saussar or his daughter erected the two-story, two-bay brick dwelling at 94 East Street (*Figure 6*).

While retaining the dwelling and lot at 92 East Street until 1879, Peter Saussar's heirs sold, in 1866, the parcel of land on which 94 and 96 East Street currently stand. The property was purchased by John H. Caulk, an oysterer and crabber. Between 1866 and 1877, Caulk constructed a two-story gable-roof dwelling with an end chimney at 96 East Street that stood on the site until ca. 1920 when it was replaced to make way for the present dwelling on the property.

During the mid-to late 19th century, while this section of East Street saw the development of several new residential buildings, the State Circle segment of land retained its mid-19th century appearance with little new development.

The 20th Century

State Circle Frontage:

By the second decade of the 20th century, the remaining verdant sections of land fronting on State Circle between East Street and Maryland Avenue began to be filled in. Upon Abram Claude's death in 1901, his State Circle property was bequeathed equally to his children and, in 1911, the Claude heirs began to subdivide and convey portions of the property. Between 1908 and 1913, the large, single-family Governor Calvert house was converted into approximately six private apartments, occupied by members of the Claude family. During this same period, the projecting brick bay was applied in place of the portico and the straight-sided mansard roof was constructed.

¹⁴ Land Records of Anne Arundel County, Liber SH 35 Folio 356.

Descendants of the Claude family resided in the building until 1977, when a default in the mortgage prompted the sale of the neglected apartment building.¹⁵

In 1909, the Claude family heirs sold the parcel of land located at the intersection of State Circle and East Street (50 State Circle) to J. Newton Gilbert. Mr. Gilbert, born in 1869, was a druggist who occupied the building, as a renter, as early as 1897.¹⁶ During Gilbert's ownership, the building was enlarged by the addition of a mansard roof and rear wings. Upon the death of Gilbert in 1940, the building was willed to several druggists who worked in the building.

In 1911, the Claude heirs conveyed a portion of the property, located to the southeast of the Governor Calvert House, to Sewell S. Hepburn, Jr., MD.¹⁷ The deed specified that any building to be constructed on the site must be set back 26 feet from State Circle and be constructed of brick, stone, or concrete. Between 1912 and 1913, Hepburn constructed the 2-1/2-story American Four-Square-type cottage on the site that provided space for his medical practice. Later the Hepburn family constructed a two-story apartment/garage on the lot fronting East Street to the rear of 50 State Circle.

East Street Property

By the turn of the 20th century, the East Street property that had been purchased by Samuel Parrott and subsequently subdivided and developed was owned by several individuals and included several improved properties. The improved East Street properties included the pair of dwellings at 90 and 92 East Street and the freestanding dwellings at 94 and 96 East Street, as well as two undeveloped lots (86 and 88 East Street). The undeveloped tract of land had been purchased, in 1827, by John Basil and remained undeveloped until the second decade of this century. Between 1908 and 1913, the pair of dwellings at 86 and 88 East Street were erected on the site, filling in one of the few remaining lots of land on this section of East Street.

Though this section of East Street was fully developed by 1913, 20th century improvements to the 19th century buildings continued. The mid-19th century dwelling at 96 East Street, known to have stood on the site at least until 1913, was demolished by 1920 to make way for the construction of the current single-family dwelling now on the site. After 1930, a brick theater building and frame warehouse next to it were replaced by the present theater building on the site.

¹⁵ Equity 21,801, Liber 2935 Folio 166.

¹⁶ The 1897 Sanborn Map indicates the building was used as a drug store and the 1900 Census documents that J. Newton Gilbert leased and occupied the building prior to his purchase of 50 State Circle in 1909.

¹⁷ Land Records of Anne Arundel County, Liber GW 88 Folio 197.

SOCIAL AND CULTURAL DEVELOPMENT OF BLOCK

Eighteenth Century (1718 - ca 1840)

During the 18th and early 19th centuries, this block of land was associated with some of the city's most prominent and illustrious citizens. In 1727, after his term as governor was finished, Governor Charles Calvert purchased the 1/2-acre tract of land which included a wood frame house and proceeded to build his own brick dwelling on the same site. Following Calvert's death ca. 1734, the property was inherited by his daughter, who was married to her uncle, the Honorable Benedict Calvert. Benedict Calvert, the brother of Charles Calvert, served as Governor for the State of Maryland from 1727 to 1731. Elizabeth and Benedict Calvert lived at the house until 1764 when it suffered severe damage by fire. After rebuilding the dwelling, and by 1765, the Calverts no longer lived at the site, but, according to recorded documents, leased the building. In 1772, the mercantile firm of Wallace, Davidson, and Johnson advertised in *The Maryland Gazette* that they were selling imported goods at 56-58 State Circle. Though just one year old, the mercantile firm of Wallace, Davidson, and Johnson became the city's leading merchant company. The property remained in Calvert family hands until 1810.

In 1818, the property including the house and its associated outbuildings, was purchased by Jonas Green, who was grandson to the celebrated Jonas Green, who revived the *Maryland Gazette* and was printer to the colony of Maryland. Jonas Green initiated the development of the house tract by subdividing it and selling off the parcels in increments.

Nineteenth Century (1840-1900)

The early to mid-19th century saw the development of the Governor Calvert property from a relatively large house lot in the city to a still bucolic, but developing section of land. Jonas Green began the subdivision of the house lot by selling off the portion of land which fronted East Street and by constructing the large two-story building at the corner of East Street and State Circle (50 State Circle), and the two-and-a-half-story brick building on the corner of Maryland Avenue and State Circle (Johnsons AA-642). The two imposing brick buildings with State Circle frontage were erected for commercial purposes, while the East Street buildings served residential purposes. The building at 50 State Circle was erected as a printing office and the imposing brick building at Maryland Avenue and State Circle was erected as a market and meeting hall, and later occupied by the YMCA.

The East Street dwellings, erected between the mid-19th century and the early 20th century are all modest-sized, frame buildings grouped together in pairs (86-88 East Street and 90-92 East Street) or standing alone (94 and 96 East Street). These modest houses were generally owner-occupied by working class residents, or were leased out to working class tenants by landlords who owned other Annapolis real estate.

In 1854, the State Circle property was purchased by Dr. Abram Claude, another prominent member of the Annapolis community. Dr. Abram Claude was the grandson of a watchmaker and dry goods

merchant from Switzerland who settled in Annapolis in the 18th century, and the son of Dr. Dennis Claude, who served as the Mayor of Annapolis (1828-1836 and 1853) and State Treasurer (1854-1860?). Abram Claude was born in Anne Arundel County on December 4, 1818. He attended St. John's College in 1838. A physician by profession, he served as Mayor in 1847-1850, 1854, 1867-1868, and 1883-1889. During the years 1871 and 1883, he was a professor of natural sciences at St. John's College. Between 1895 and 1899, Abram Claude served as the city's postmaster. Abram and Rachel Ann Tuck Claude were the parents of seven children.¹⁸

Although heirs of Abram Claude further subdivided the former house into smaller parcels for sale, the social and cultural nature of the Governor Calvert tract of land remained virtually intact. The large dwelling which was the centerpiece of the property remained a single family dwelling into the 20th century, while the small frame doctor's office next to it continued as such until 1940. The large commercial/institutional buildings at either intersection continued to serve commercial purposes, while the modest residential structures along East Street remained as such.

The 20th Century

The greatest change to affect the social/cultural character of this block was the conversion of the Governor Calvert House from a single-family dwelling to apartments and, in recent years, to the Governor Calvert Inn. The inn, named, after the Honorable Charles Calvert contains 128 rooms and a two-story parking garage.

Conclusion

The Governor Calvert House Block was originally a 1/2-acre tract of land purchased by Governor Charles Calvert of Maryland in 1727 and improved, at that time, with a modest frame dwelling. During the Calvert family ownership of the property, the house was enlarged and rebuilt and several domestic outbuildings were added. In 1818, the house property was purchased by Jonas Green, publisher of *The Maryland Gazette*, who began the subdivision and development of the property.

The first development to occur on the block included both commercial/public and residential buildings. The commercial/public buildings were erected to front on State Circle and to bolster the edges of the block at its intersection with East Street and Maryland Avenue. The residential buildings were located along the secondary East Street. These dwellings, modest in size, appealed to the city's working-class residents throughout their history.

The area, which was well-defined by the mid-19th century, remained sparsely developed until the mid-20th century when some of the remaining lots were filled in with 20th-century buildings. The pair of residential buildings at 86 and 88 East Street, erected between 1908 and 1913, followed a building form typical of the mid-to late 19th century domestic architecture found elsewhere along East Street.

¹⁸ Robert Harry McIntire. *Annapolis Maryland Families*. (Baltimore: Gateway Press, Inc., 1980), p 139.

Located in the heart of the Annapolis Historic District, today, the buildings developed as commercial buildings and those built as residential ones retain their original uses, though the commercial concerns cater directly to the tourist industry and not necessarily the local residents. The Johnson Building, at the corner of Maryland Avenue and State Circle, which was originally erected as a meeting hall and market currently has a store in it and the Governor Calvert House, formerly a single-family residence, then apartments, is now an inn.

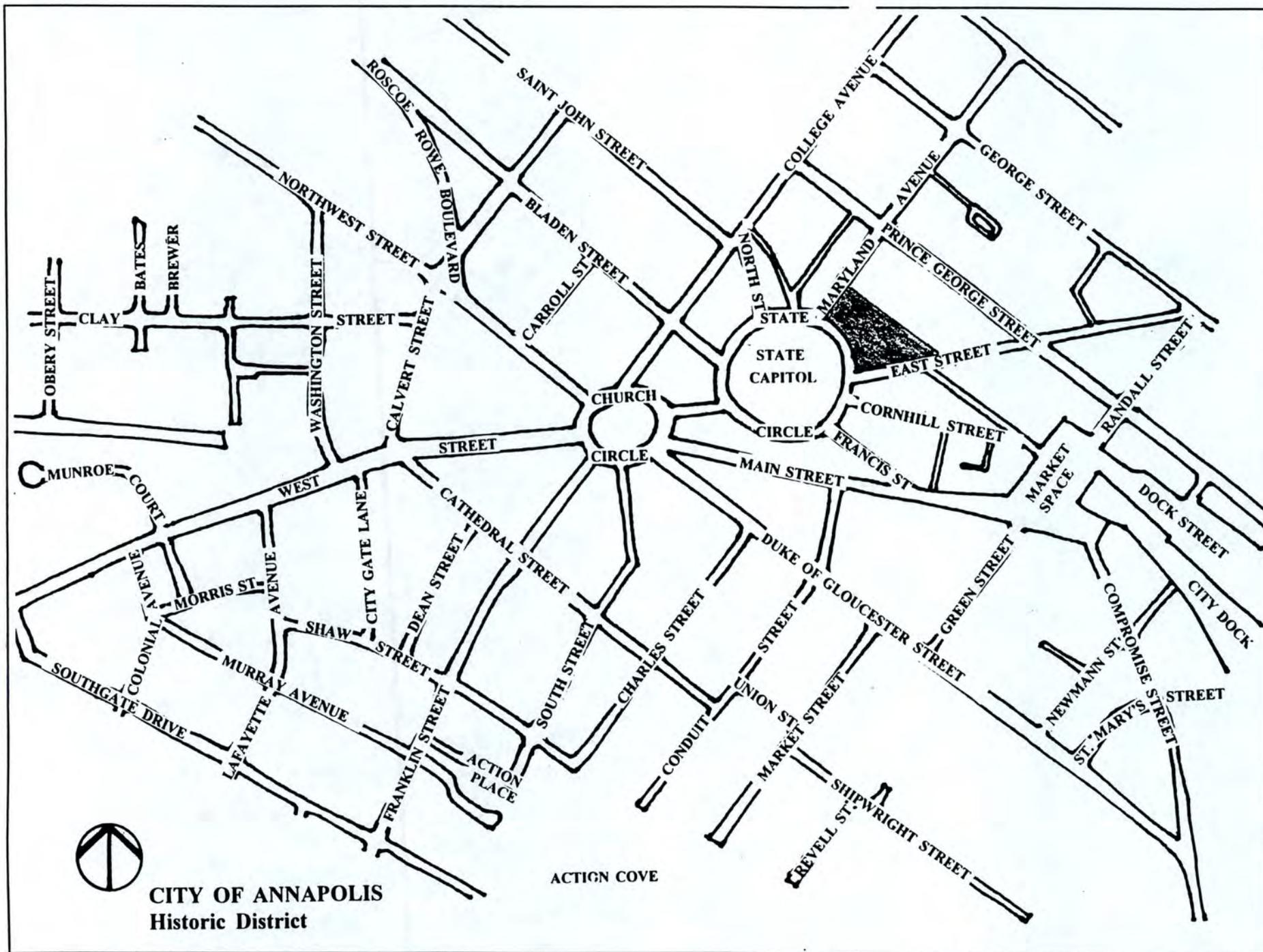


FIGURE 1

PRINCE GEORGE STREET

MARYLAND AVENUE

EDWARD
HENRY
GALVERT

exact locations of
outbuildings unknown

EAST STREET

STATE CIRCLE

FIGURE 3: CIRCA 1798
DRAWN BY TRAGERIES



PRINCE GEORGE STREET

MARYLAND AVENUE

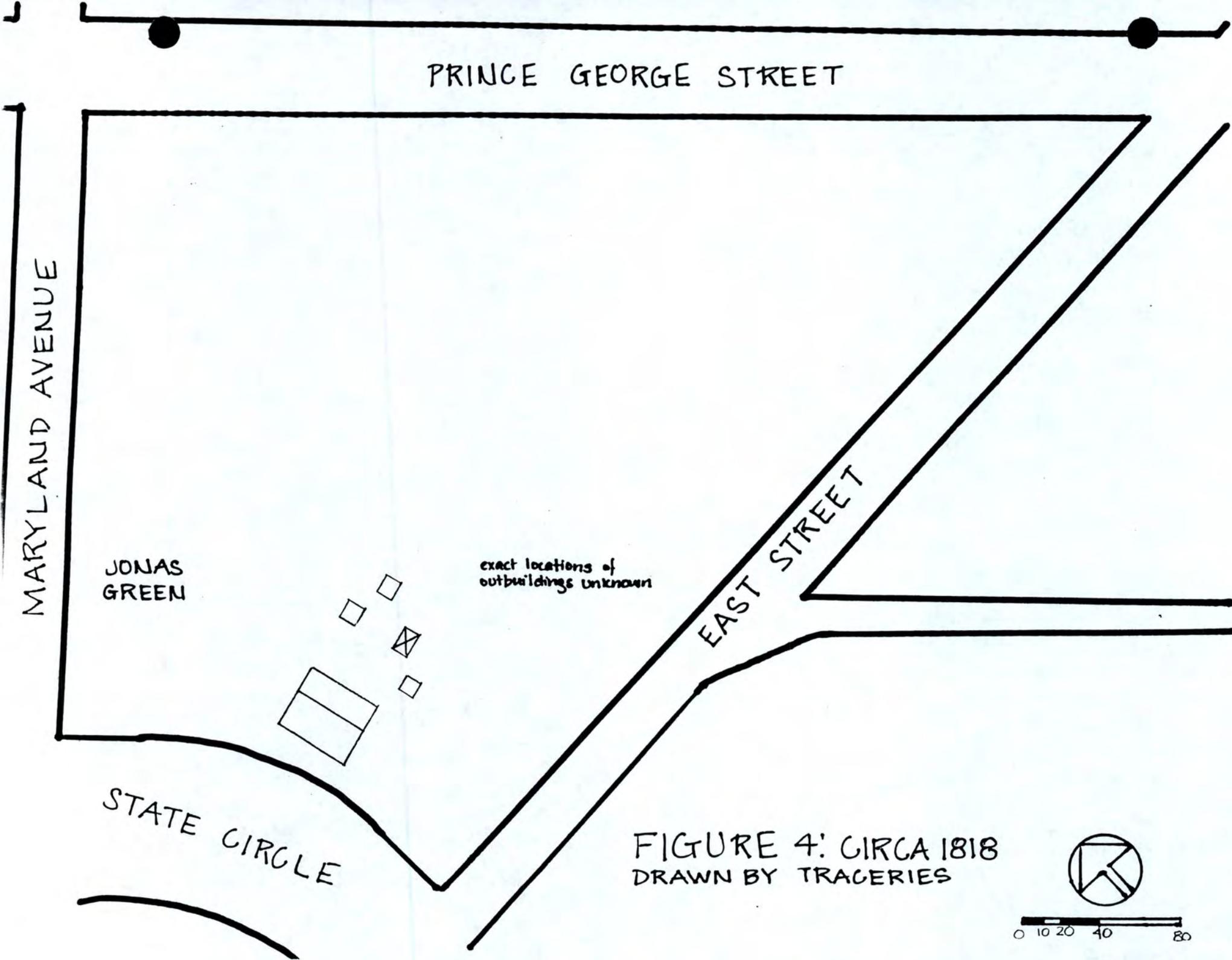
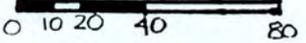
JONAS GREEN

exact locations of
outbuildings unknown

EAST STREET

STATE CIRCLE

FIGURE 4: CIRCA 1818
DRAWN BY TRACERIES



PRINCE GEORGE STREET

MARYLAND AVENUE

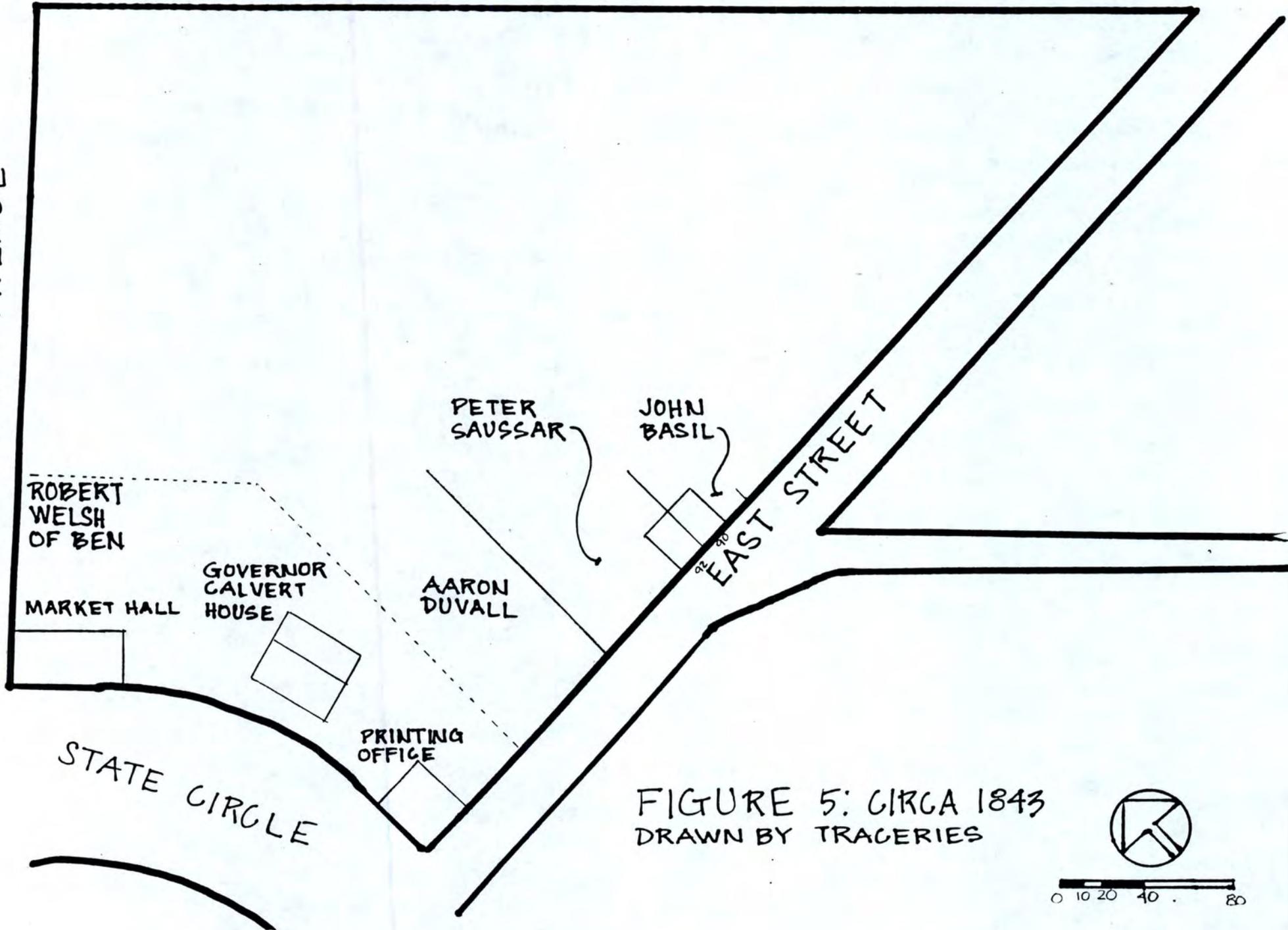


FIGURE 5: CIRCA 1843
DRAWN BY TRAGERIES



0 10 20 40 80

PRINCE GEORGE STREET

MARYLAND AVENUE

DR. ABRAM CLAUDE

ANNAPOLIS
DIVISION
#10

DR. ABRAM
CLAUDE'S
OFFICE

EAST STREET

STATE CIRCLE

FIGURE 6: CIRCA 1860
DRAWN BY TRACERIES

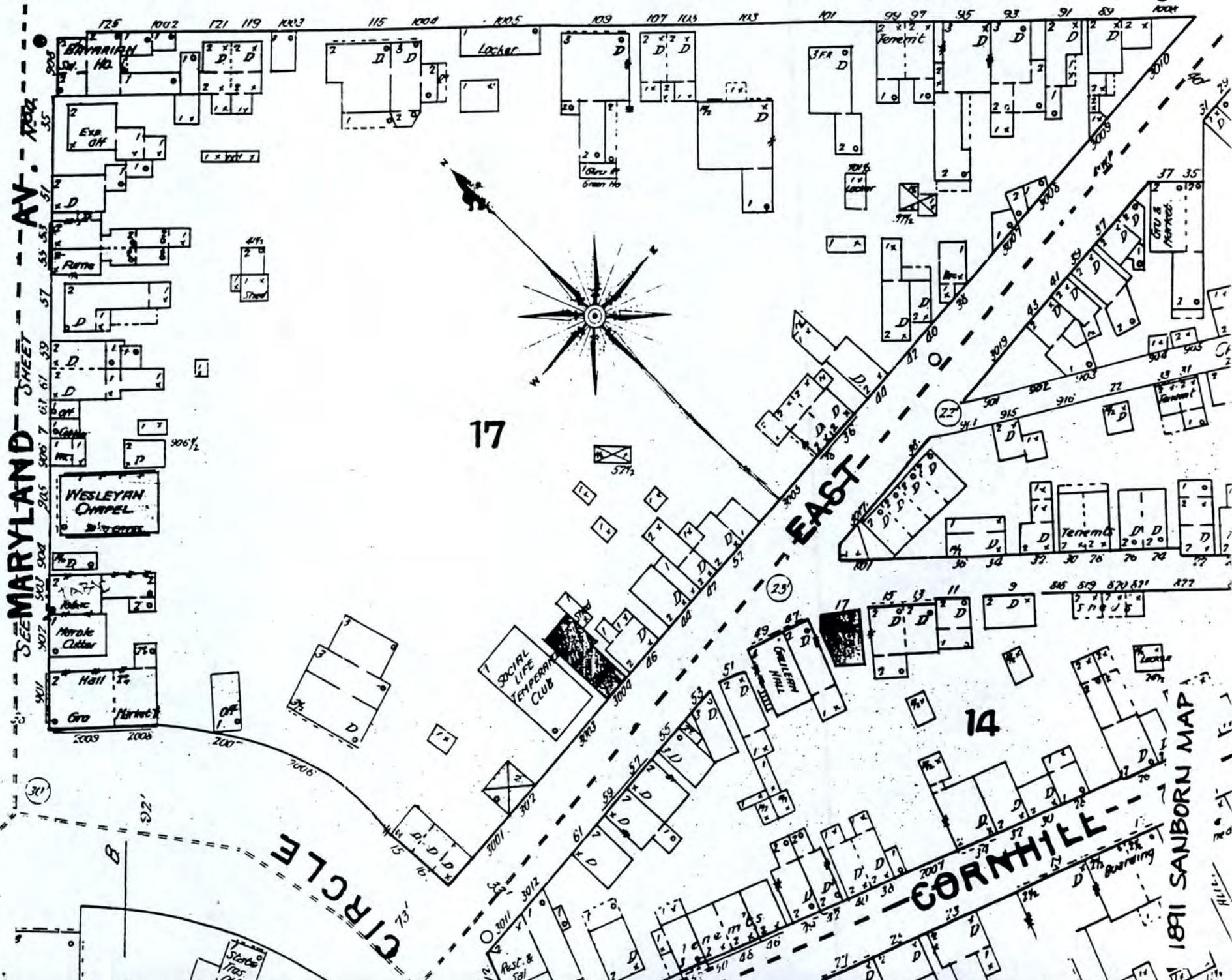


PRINCE-GEORGE

6" W.P.

1011

SEE MARYLAND SHEET AV. 1892



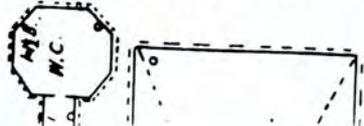
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14

CORNHILL

1891 SANBORN MAP

1897 SANBORN MAP

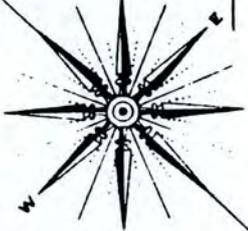


Trass Plot.

MARYLAND AV

PRINCE GEORGE

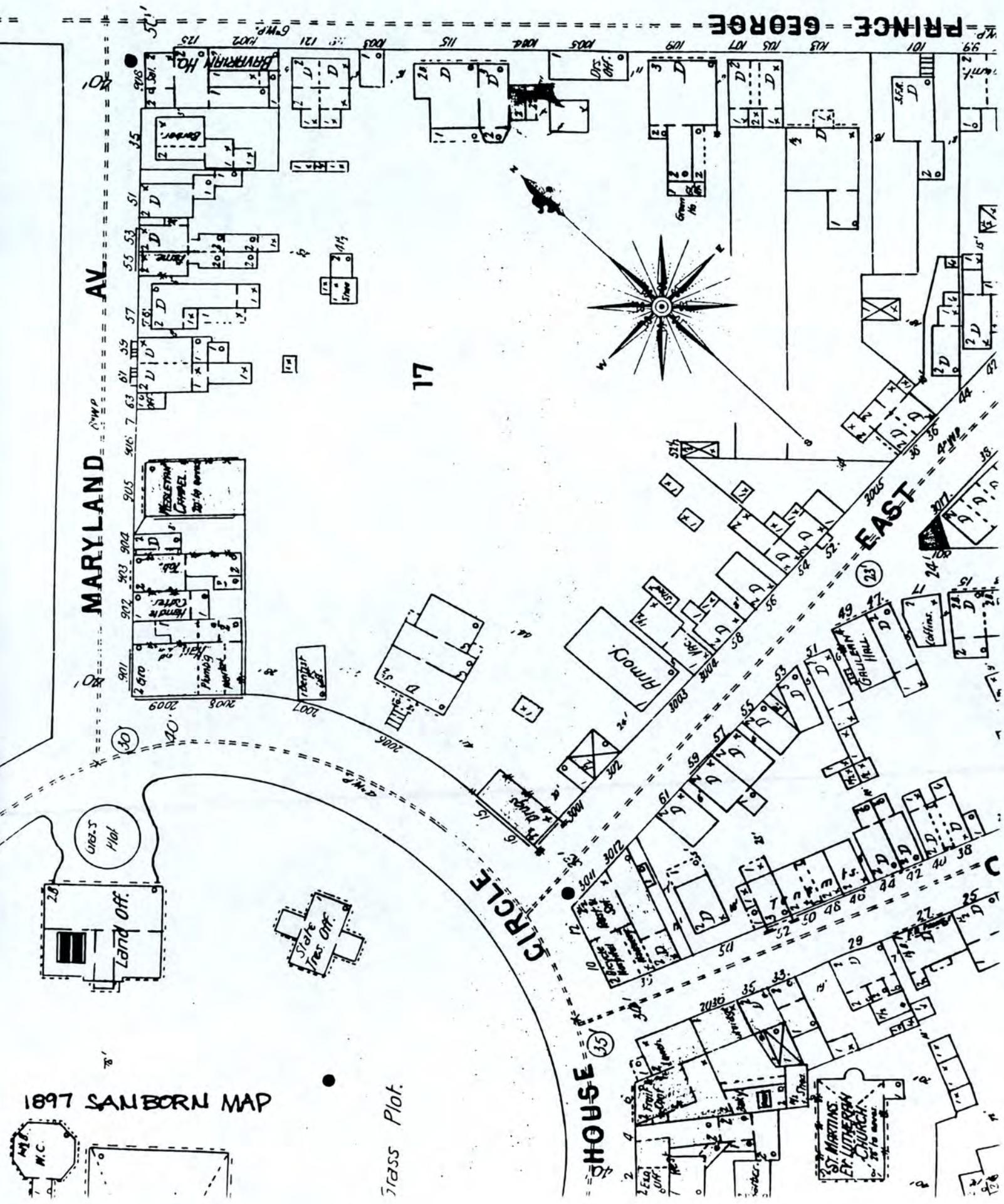
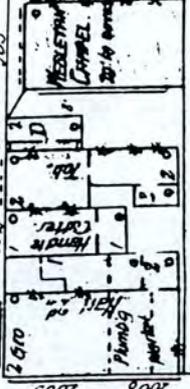
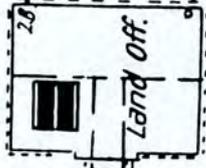
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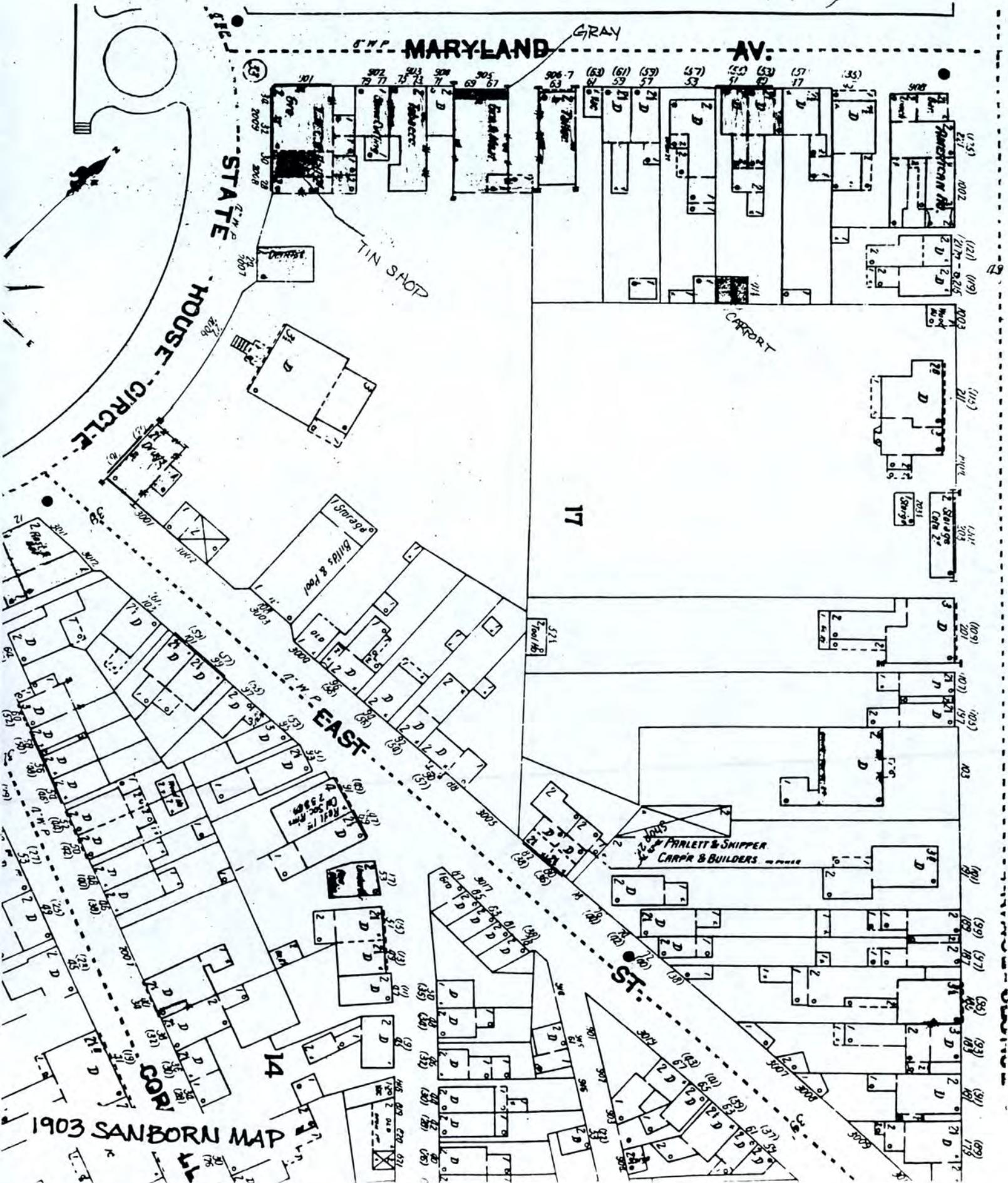
EAST

CIRCLE

HOUSE 35



1903



MARYLAND AV.

STATE ST.

HOUSE CIRCLE

EAST ST.

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1903 SANBORN MAP

PARLETT & SNIPPER
CARPR & BUILDERS

Builds & Pool

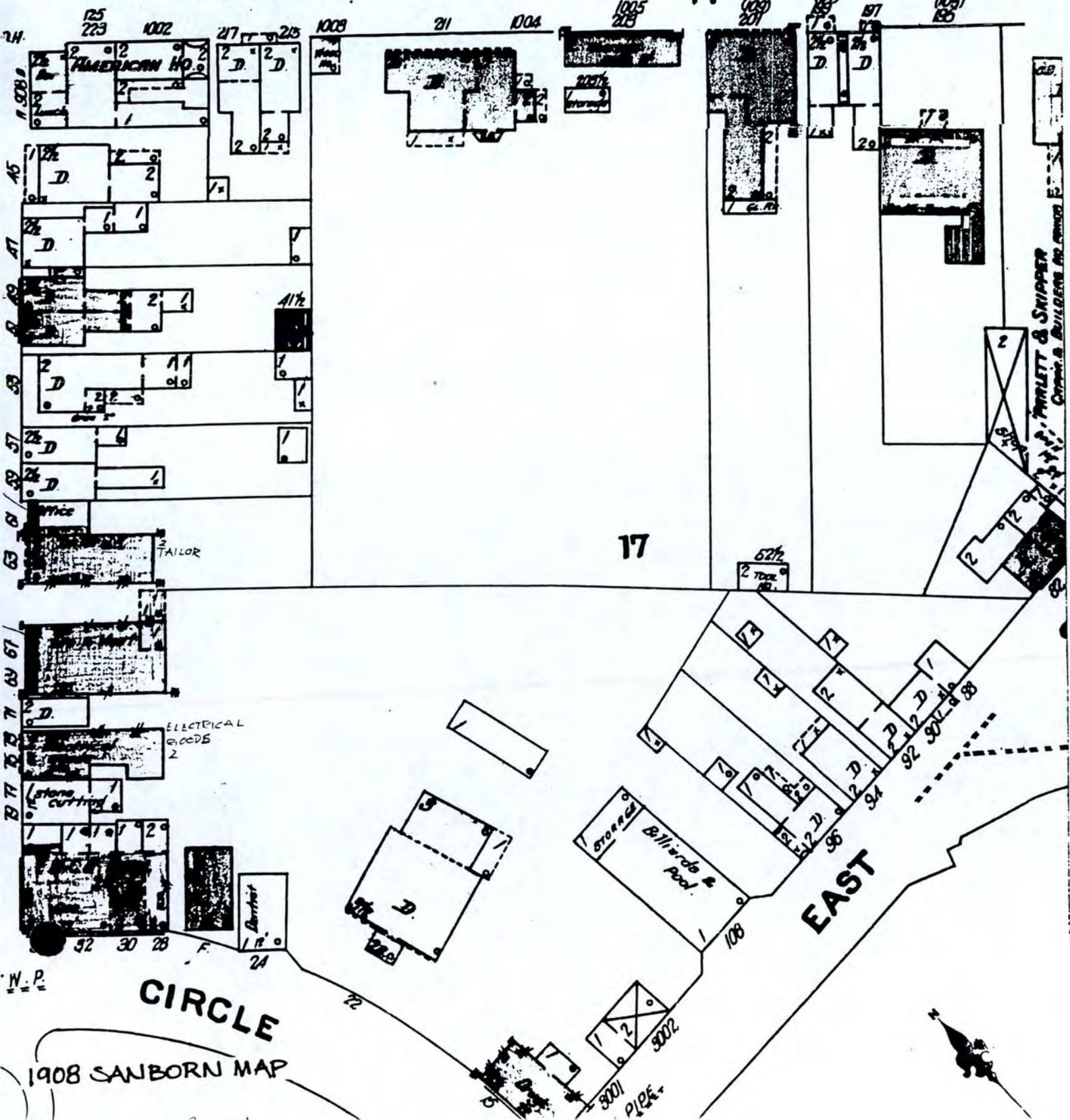
TIN SHOP

CARRIAGE

W.P.

PRINCE GEORGE

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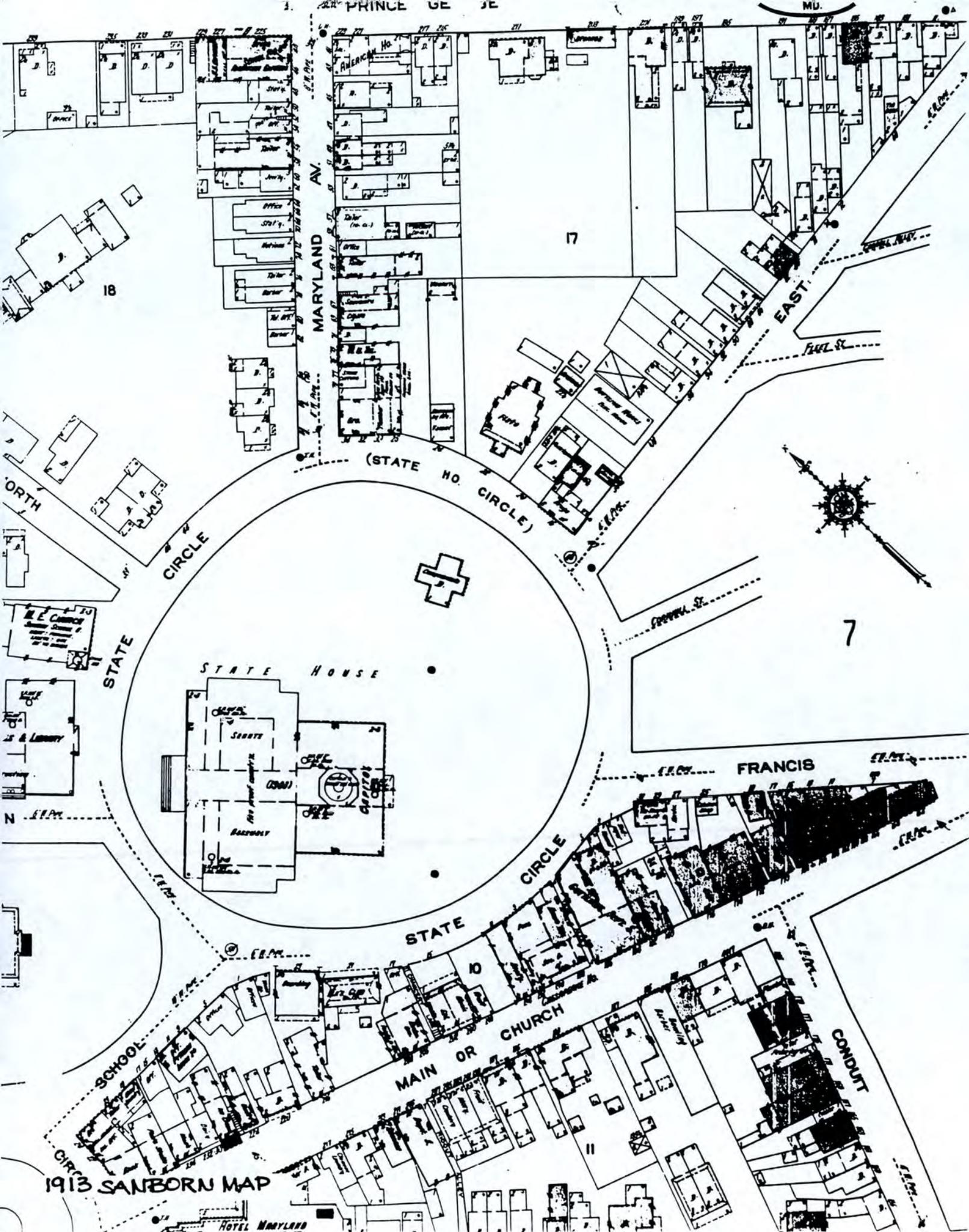


1908 SANBORN MAP

CIRCLE

EAST

PARLETT & SKIPPER
CITY & BUILDERS



PRINCE GE

MU

18

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MARYLAND AV.

EAST

FUEL ST.

CIRCLE

(STATE NO. CIRCLE)

STATE

STATE HOUSE

FRANCIS

STATE CIRCLE

STATE CIRCLE

MAIN OR CHURCH

CONDUIT

1913 SANBORN MAP

HOTEL MARYLAND

PRINCE GEORGE

2

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MARYLAND AV.

OCT. 1921
ANNAPOLIS
MD.

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CARROLL ALL.
FLEET ST.

STATE CIRCLE

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FRANCIS
CORNUILL ST.

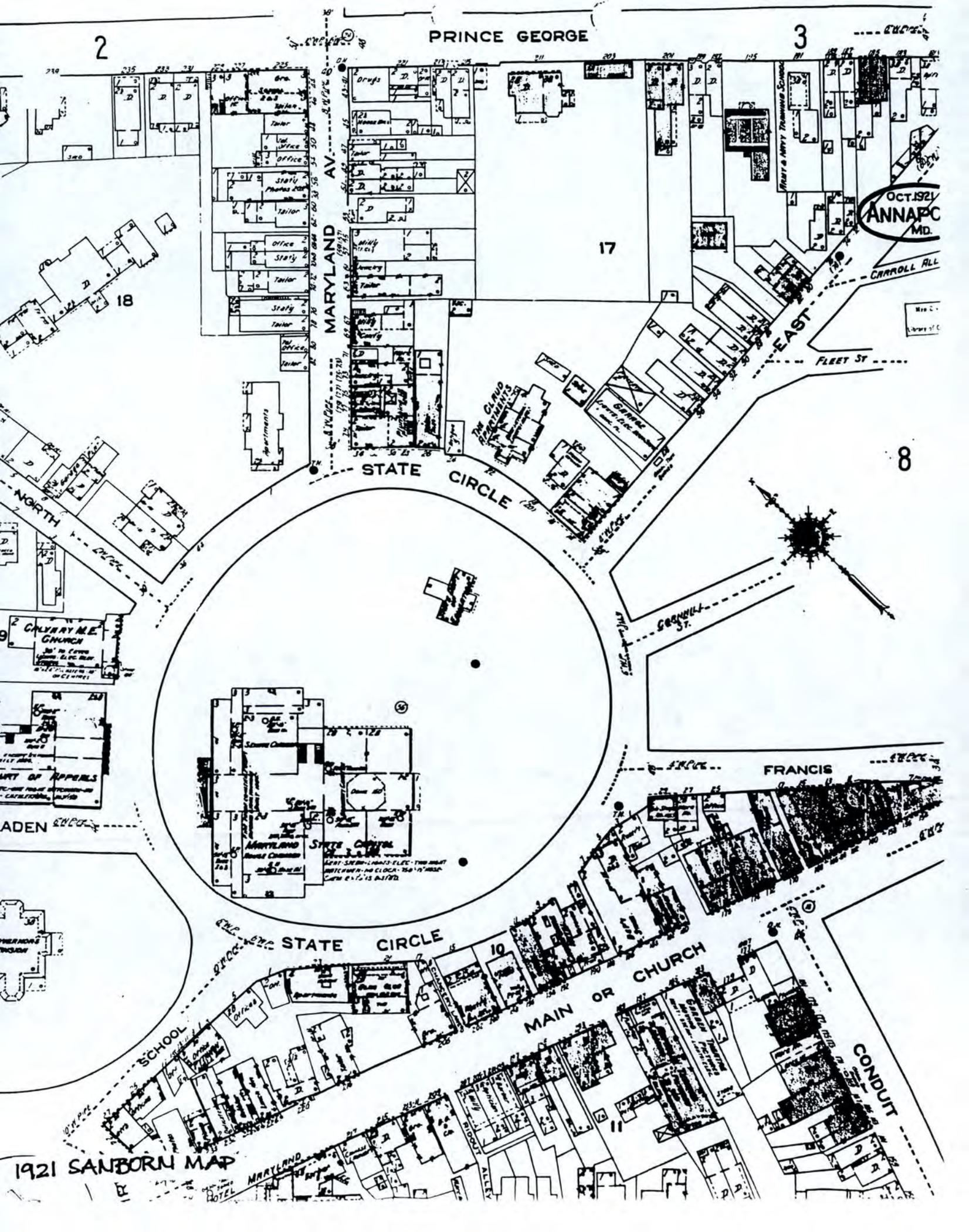
MARYLAND STATE CAPITOL
 HOUSE CHAMBER
 SENATE CHAMBER
 GREAT SHELBY-LIGHTS ELEC. TRIM HALL
 WHITE HOUSE - NO. CLOCK - 750' N. W. CORN. 2-1/2' IS. 2-1/2' W. 1/2' S.

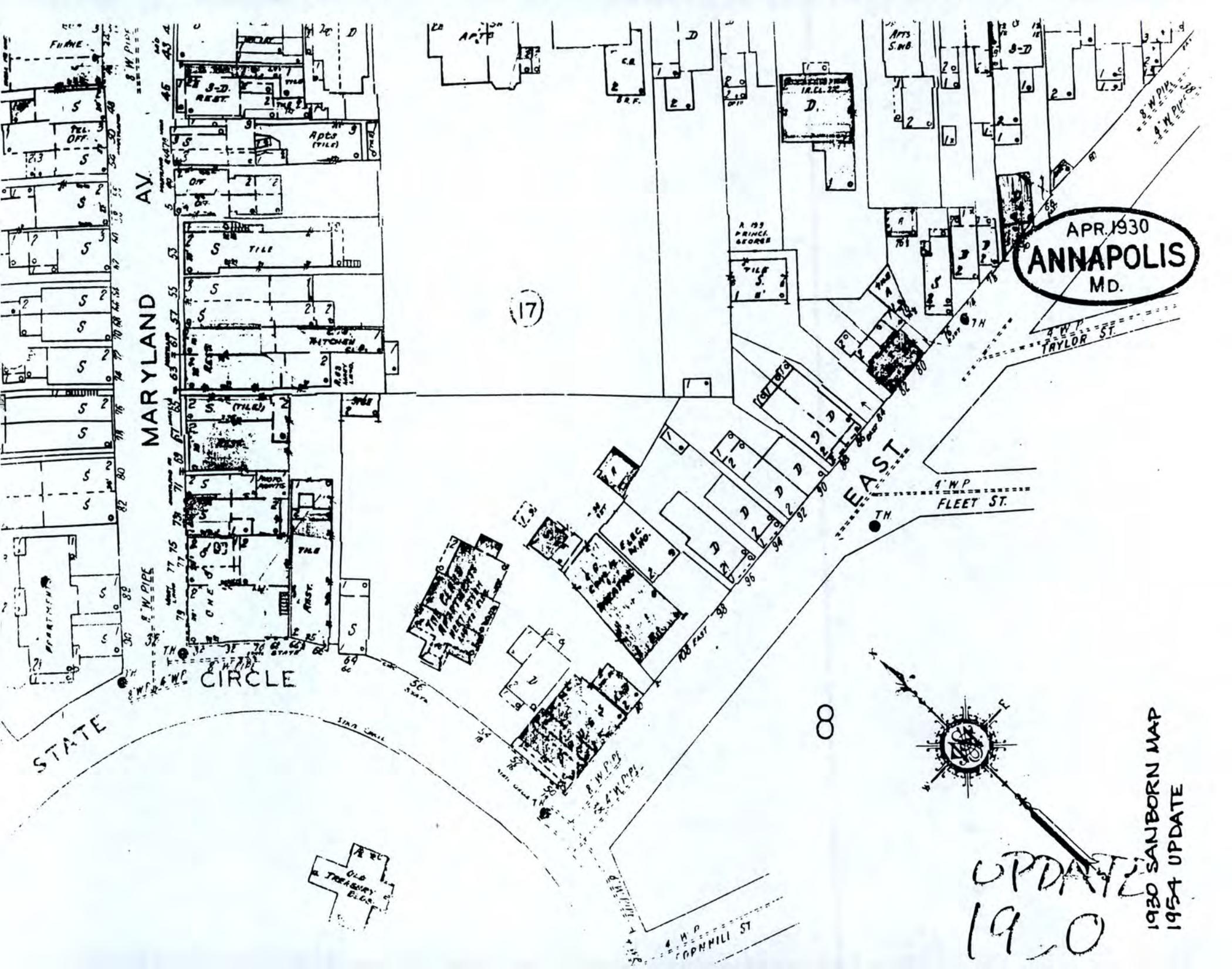
STATE CIRCLE

MAIN OR CHURCH

CONDUIT

1921 SANBORN MAP





APR. 1930
ANNAPOLIS
MD.

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8

UPDATE
1920

1930 SANBORN MAP
1954 UPDATE

MARYLAND AV.

STATE

CIRCLE

EAST

FLEET ST.

TAYLOR ST.

CORNHILL ST.

OLD TREASURY B.L.S.

THE CLUB

C.B.C. M.H.

D.

Apts S.W.B.

FRANE

8" W.P. PIPE

4" W.P. PIPE

8" W.P. PIPE

4" W.P. PIPE

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4" W.P. PIPE

8" W.P. PIPE

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4" W.P.

5" W.P. PIPE

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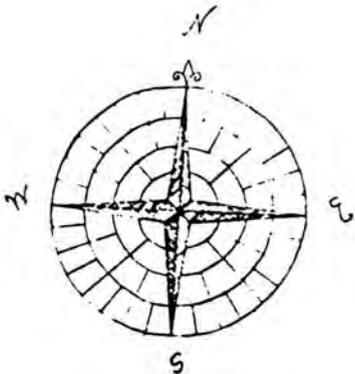
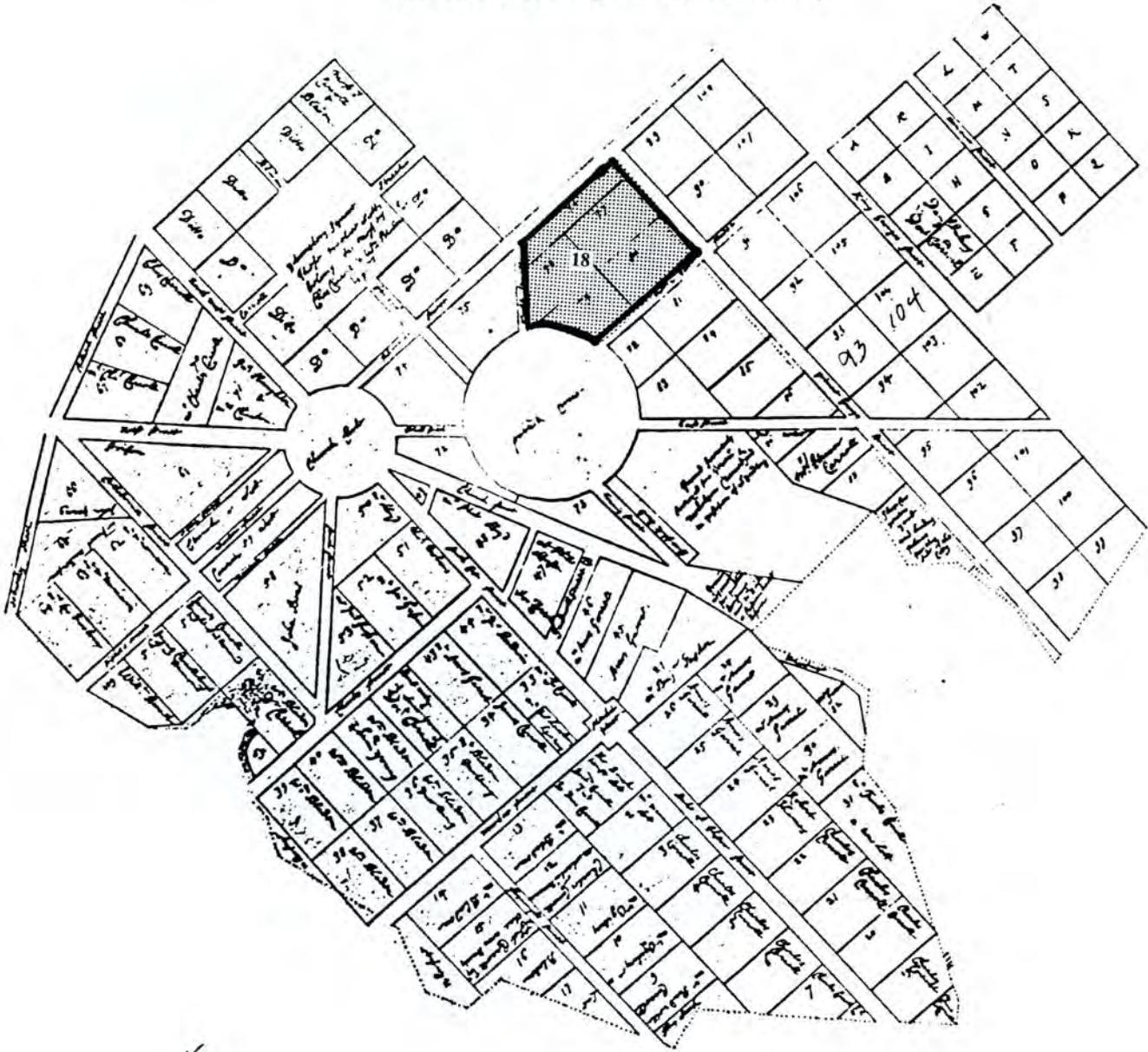
583

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587

ANNAPOLIS HISTORIC DISTRICT
BLOCK HISTORY

BLOCK 18
(Stoddert Lots 76, 77, 78, 79, and 80)



Prepared by

TRACERIES

Kimberly Prothro Williams
Laura Virginia Trieschmann
Lisa Marie Tucker
Emily Hotaling Eig

MARCH 1995

**Block History
for
Bordley-Randall House Property**

**Bounded by North Street, College Avenue, Maryland Avenue
and Prince George Street**

INTRODUCTION

The area referred to as the Bordley-Randall House property is located in the center of downtown Annapolis, immediately adjacent to and bounded by State Circle and St. John's College. The block is currently bounded by North Street, College Avenue¹, Maryland Avenue² and Prince George Street and includes, as its centerpiece, the 18th-century Bordley-Randall House (*Figure 1*). Randall Court, a Y-shaped pedestrian path, provides access to the Bordley-Randall House from State Circle and leads to the rear lots of the properties fronting Maryland Avenue and North Street. Shown on the Sanborn Fire Insurance Maps as Block 18, the tract of land corresponds to Lots 76, 77, 78, 79 and 80 on the 1718 Stoddert Map of Annapolis (*Figure 2*).

Originally a four-acre estate built by Thomas Bordley with extensive gardens and outbuildings, the area was subdivided and developed in the mid- to late 19th century by then-owner Alexander Randall. While the original house survived the development of the area, its bucolic setting and extensive gardens were replaced with both residential and commercial architecture lining the streets and edges of the former undeveloped property.

PHYSICAL DEVELOPMENT OF BLOCK

Eighteenth and Early Nineteenth Century Development (1718-c.1847)

The 1718 Stoddert Map represents this block as Lots 76, 77, 78, 79 and 80. In 1718, when the map was drawn, Thomas Bordley, a prominent Annapolis lawyer, owned the entire parcel of land. At that time, Bordley may already have built a section of the present house on the site, as Bordley's daughter Elizabeth Bordley, who was born in 1717, wrote that she was born in her father's house.³ However, the date of construction has not been substantiated by architectural or archaeological evidence.

Following Thomas Bordley's death in 1727, the property was inherited by Bordley's son, Stephen and remained in family hands until 1810. Stephen Bordley, a local lawyer and gentleman who was a connoisseur of books, wine and fine furnishings, lived at the house with his sister, Elizabeth until his death in 1764. At that point, all of Stephen's real estate holdings, including this property, passed to Stephen's younger half-brother, John Beale Bordley, also a lawyer. Stephen Bordley's will,

¹ College Avenue was historically called Tabernacle Street; the name was changed between 1891 and 1897.

² Maryland Avenue was historically known as Northeast Street; the name was changed to Maryland Avenue by 1878, according to its designation on the 1878 Hopkins Map.

³ Elizabeth B. Anderson, Annapolis: A Walk Through History, p. 84.

however, specifically stated that his sister Elizabeth was permitted to occupy "my dwelling house and offices thereto and the lots whereon they stand...in Annapolis" for life.⁴

While Elizabeth occupied the house, her brother John Beale Bordley preferred his estates on the Eastern Shore and his wife's home in Philadelphia.⁵ In 1770, Charles Wilson Peale painted a portrait of Elizabeth Bordley posing on the lawn with the house in the background. When Elizabeth Bordley died in 1789, Beale Bordley rented the house and property to John Johnson, Chancellor of Maryland. In 1798, John Beale Bordley was charged with one brick dwelling house in Annapolis with two wings, 38 feet x 18 feet each, a meat house 10 x 10 and a 50 x 12 cow house.⁶ The Federal Direct Tax that recorded these holdings assessed John Beale Bordley \$2,000.00 and noted that a Philip B. Key, was a tenant on the property.

Sometime prior to 1801 and recorded in his will (written in 1801), John Beale Bordley agreed to sell to John Johnson for L1,000.00 the lots bounded by Northeast Street, Prince George Street, Tabernacle Street, North Street and Public Circle (i.e. Stoddert Lots 76, 77, 78, 79, and 80). In 1810 John Beale Bordley died. In 1811, John Johnson gained title of the above land. That same year, John Johnson sold the property to William S. Green for \$3,300. Green immediately began to subdivide the large parcel of land. In 1847, the house and its original property were sold their entirety to Alexander Randall, Annapolis resident, lawyer and gentleman (Figure 3).

Nineteenth Century (ca. 1847-1900)

Immediately upon purchasing the house, Randall began to make changes to it by adding a section to the rear of the dwelling and a room over the porch. In the latter half of the 19th century, Randall began to subdivide the former estate and develop the large tract of land with commercial and residential buildings.

The first improvements to be made on the subdivided Bordley property were constructed between 1864 and 1877.⁷ The building located at 80-82 Maryland Avenue, which is currently encased within a predominantly 20th-century structure, was originally constructed in this period by Alexander Randall as a small, one-story wood frame office. According to the G.M. Hopkins Atlas of Anne Arundel County Map, 1878, which shows the City of Annapolis, the building was used as a law office by Alexander Randall and his oldest son, John Wirt Randall.

⁴ Edward Papenfuse, Jane McWilliams. Lot Histories, Parcel 18, Section I.

⁵ John Beale Bordley's wife was a member of the prominent Chew family of Philadelphia.

⁶ 1798 Federal Direct Tax.

⁷ These dates are based upon the Sachse View of Annapolis from the State House, ca. 1864, which shows the property to be undeveloped, save for the house and its associated outbuildings, and Gray's Map of Annapolis, 1877, which shows the existence of several buildings on the property fronting Maryland Avenue.

Around the same time that he constructed his own office, Alexander Randall sold off several individual lots on the property, possibly to finance further development of the land for himself. The first lot known to be sold was located towards the middle of the block of Maryland Avenue stretching from the State House to Prince George Street and was purchased in 1868 by Peter Schoff.⁸ The three-story store and dwelling on the site (now 60-62 Maryland Avenue) was built between 1864 and 1877⁹, by either Alexander Randall, before the sale of the lot, or by Peter Schoff, after the sale in 1868. Peter Schoff, a U.S. Naval Academy bandsman born in Bavaria, and his wife, a drygoods dealer, lived at and operated the drygoods store at the site.

In 1870, two years after the sale of the first lot, Randall sold the prominent corner lot at the intersection of Maryland Avenue and Prince George Street to George M. Taylor and others. Mr. Taylor and the other owners were members of the Masonic Lodge, Number 89 and planned to construct a Masonic Hall on the site. Built by the Masons, the building originally housed Masonic meeting rooms on the third floor, an opera house on the second floor and commercial space on the first floor. Joseph M. Marshall¹⁰, the builder for the Hall, was instrumental in ensuring the lodge building's completion in 1872. The cornerstone, inscribed with the names of the building's founders, was laid in May of 1872.¹¹ Newspaper articles appeared in The Maryland Republican announcing the construction events of the building, such as the completion of the brick work in August of 1872 and the tinning of the roof by Richard Tydings in November. The Masonic Lodge occupied the third floor for the first time on January 31, 1873.¹² The grand opening for the Opera House, able to accommodate 600 people, occurred on February 15, 1873 with a production starring "Miss Laura Keene and her New York Company of Performing Artists."¹³

In 1873, Randall sold another undeveloped lot of land at 56-58 Maryland Avenue to a German retail grocer who built, by 1877, a two-story brick commercial/residential building on the site.¹⁴ By

⁸ It may be that lots on Prince George Street or College Street (Tabernacle Street) were sold before this one. No individual surveys were conducted on these streets, leaving a gap in our complete understanding of the evolution of the block.

⁹ The building does not appear on the Charles Magnus Lithograph of the Birds Eye View of Annapolis, 1864, but does appear on Gray's New Map of Annapolis, 1877.

¹⁰ Joseph M. Marshall may also have been responsible for the construction of the two dwellings at 42 and 44 Fleet Street in 1877-1878.

¹¹ Jean Russo. "Information Sheet Regarding 44-46 Maryland Avenue, May 25, 1872." Collected from The Maryland Republican, September, 1985.

¹² Jean Russo, "Information Sheet Regarding 44-46 Maryland Avenue," September 1985.

¹³ Jean Russo, "Information Sheet Regarding 44-46 Maryland Avenue," September 1985.

¹⁴ In 1990, this building collapsed and was demolished. In 1991, a new infill building was erected in its place.

1877, Randall constructed a one-story frame building on the lot at 50-54¹⁵ Maryland Avenue and leased it, in 1879, to Margaret M. and Charles Dexter for 99 years. The Dexter's operated a bowling alley and rifle range on the premises.

On historic maps, Randall's development of the property appears progressive and somewhat systematic. According to Gray's Map of Annapolis, 1877, the Bordley-Randall estate remained relatively intact, with almost all of the new development clustered at the northeast corner of the block along Maryland Avenue. The exception to this is Randall's own office, fronting Maryland Avenue, but separated from the commercial development still undeveloped land. The only other improvement on the property as shown on the 1877 map is a 1-1/2-story stable, sited opposite to the intersection of North Street and College Avenue (Figure 4). Though a distance from the main house, this building is clearly part of the domestic complex.

Commercial Development:

As the 19th century progressed, development of the property accelerated rapidly, primarily with commercial buildings. Between 1877 and 1883, Randall or his trustees (Randall died in 1881) had almost fully developed the strip of land on Maryland Avenue between State Circle and Prince George Street and had begun the development of land facing Prince George Street. During this time, several store/dwellings along Maryland Avenue were erected, including the two-and three-story frame buildings at 64-66, 68-70, 72-74, 76 and 78 Maryland Avenue. These buildings were leased to the merchants who lived on the second floor and worked in the store below. Before his death in 1881, Randall sold the property on which 72-74 Maryland Avenue stands, while the remaining Maryland Avenue properties were inherited by his second wife, Elizabeth B. Randall. The entire estate was under the direction of Alexander Randall's sons, John Wirt Randall, Blanchard Randall, and B. Alexander Randall.¹⁶ Upon Elizabeth Randall's death in 1895, her inherited property was conveyed to the Randall Trustees for distribution. All of the Maryland Avenue properties were deeded to Randall family members and generally remained in Randall family hands well into the 20th century.

Residential Improvements:

Perhaps investing the financial return of his commercial developments along Maryland Avenue, Alexander Randall later devoted himself to the erection of two similarly designed and attached Queen Anne-style residences facing State Circle at 86 and 88 State Circle. Constructed 1878-1879, 86 State Circle was built for Randall's son, John Wirt Randall, and deeded to him in 1880, while 88 State Circle was erected for Randall's wife, Elizabeth B. Randall. Following Randall's death, the two properties went into equity, with his sons acting as trustees for his will. Both properties remained in Randall family hands until the second decade of the 20th century (Figure 5).

¹⁵ Though originally built in this time period, the building was replaced between 1891 and 1897 with the larger, three-story frame building currently on the site.

¹⁶Will Liber BRD 42 Folio 452

In the two decades following Alexander Randall's death in 1881, several vacant parcels of the Bordley-Randall tract were sold and construction ensued. In 1896, the parcel of land at the intersection of State Circle and North Street, immediately northwest of the Randall family houses at 86 and 88 State Circle, was sold by Randall Trustees. Within a year of the purchase, owner Joseph R. Wilmer, a professor, built the imposing and asymmetric shingle-style residence at 4 Randall Court. In addition to the erection of the house, the cobblestone way known as Randall Place was laid to provide access to new house lot(s). That same year, Wyatt Wirt Randall acquired the undeveloped parcel adjacent to this one and retained it until 1903 when he sold it to Joseph R. Wilmer. Wilmer, who had built 4 Randall Court, constructed the similarly styled and massed houses at 5 and 6 Randall Court on the site.

In 1897 Randall family heir, Ellen Randall Cheston acquired a parcel of land at the intersection of State Circle and Maryland Avenue and in 1901, deeded the property to relative D. Murray Cheston. Between 1900 and 1903, D. Murray Cheston built the three attached houses at 1, 2 and 3 Randall Court.¹⁷

Like the area around State Circle, the block of Prince George Street from Maryland Avenue to College Avenue originated as single-family residential development.¹⁸ Between 1877 and 1885, three, large, two-story houses were built at the corner of College Avenue and Prince George and between 1891 and 1897, another house, facing College Avenue was erected. By 1903, three additional frame houses were built, leaving only one lot in the middle of the block undeveloped.

The 20th Century

By 1903, the block of land which had once been the undeveloped Bordley House lot, had grown into a densely developed residential and commercial area. With its combination store/dwellings, Maryland Avenue served as the principal commercial corridor. The other three streets hosted a collection of individually designed single-family dwellings. These dwellings, either freestanding or grouped in pairs are architecturally notable.

The major 20th-century changes which took place occurred along Maryland Avenue after 1920. In 1920, D. Murray Cheston, owner of the lot on which the three dwellings at 1, 2 and 3 Randall Court were erected, divided the property into three separate parcels and deeded them to individual family members. During the mid-20th century, storefront additions were built on each of the three Maryland Avenue elevations, altering the appearance of these dwellings, but not deviating from the general commercial character of the street.

¹⁷ D. Murray Cheston applied for a building permit on October 8, 1900 for three frame houses on Maryland Avenue. The permit listed Lewis J. Gardiner as carpenter of the proposed buildings.

¹⁸ The following information is based strictly upon map research, as neither College Avenue nor this section of Prince George Street has been the focus of survey work.

One undeveloped lot, located in the middle of the block on College Avenue, was filled in with a single family dwelling between 1930 and 1954.

SOCIAL AND CULTURAL DEVELOPMENT OF BLOCK

Eighteenth Century (1718 - ca. 1820)

In the mid-18th century, the Bordley tract of land was one of several handsome properties in this section of the city that was clearly considered a "choice" section of Annapolis. Just adjacent to the Bordley tract on Maryland Avenue in ca. 1774, Mathias Hammond began the construction of his house, known as the Hammond-Harwood house, while across the street, Samuel Chase began construction on his house, the Chase-Lloyd House, in ca. 1769.

The Bordley tract itself was, throughout the 18th and 19th centuries, associated with two of Annapolis' most prominent and established gentleman of their day: Thomas Bordley and Alexander Randall. The original owner of the property and possible builder of the Bordley House, Thomas Bordley was a renowned Annapolis lawyer. He was born in Yorkshire, England about 1682 and came to Kent County, Maryland in 1694. From 1715 until his death in 1727, Thomas Bordley served as Attorney General of Maryland.¹⁹ Thomas Bordley is probably most well-known in the history of Annapolis for having claimed, along with his colleague Thomas Larkin, title to the whole town of Annapolis when the courthouse fire of 1704 caused uncertainty over ownership of town lots. Although their claim was eventually rejected in 1733 (six years after Bordley's death), many landowners were quick to pay Bordley and Larkin what they demanded to secure their rightful titles.²⁰

Like his father before him, Stephen Bordley (1710-1764) was educated in England, eventually becoming a lawyer and holding public office as Commissary General of the Province. His half-brother, John Beale Bordley (1727-1804) who inherited the property after Stephen's death, was also a lawyer and married to Margaret Chew--a member of the prominent Philadelphia family. According to one source, John Beale Bordley was also a noted Maryland agronomist.²¹

Prior to Alexander Randall's purchase of the property in 1847, the land passed briefly through the hands of two other Annapolis gentlemen, John Johnson and William S. Green. John Johnson (1798-1856) was Chancellor of Maryland, and William S. Green (1778-1847) was a Court Clerk.

Nineteenth Century (1820-1900)

¹⁹ Robert Harry McIntire, *Annapolis Maryland Families*, p. 68.

²⁰ Edward Papenfuse, *In Pursuit of Profit* (The Johns Hopkins University Press: Baltimore and London), 1975, p. 10.

²¹ Edward Papenfuse, *In Pursuit of Profit*, p. 160.

In 1847, Alexander Randall, Annapolis resident, lawyer and gentleman, purchased the property. Born in Annapolis on January 1803, Randall graduated from St. John's College in 1822. He studied law and was admitted to the bar in 1824. Randall was elected as a Whig to the Twenty-seventh Congress (1841-1843) as a Representative from Maryland, but declined to be a candidate for renomination in 1842. He then resumed the practice of law and also engaged in banking in Annapolis. He served as auditor of the High Court of Chancery of Maryland (1844-1848), a delegate to the State Constitutional Convention in 1850 and Attorney General of Maryland from 1864 to 1868. He died in November 1881 and was interred at St. Anne's Cemetery.²²

Between 1864 and 1877, Randall began the subdivision of the former Bordley estate, altering the physical, social and economic character of the block. Randall built combination stores and dwellings along Maryland Avenue, attracting merchants from Annapolis and beyond, to open stores along the newly established commercial strip. At the same time, Randall encouraged the development of residential development along the other streets forming the outer edge of the Bordley estate by building two of the most imposing dwellings for members of his own family. By the late 19th century, the area was populated with an equal share of owners and renters of commercial and residential architecture.

During the 19th century, the commercial buildings along Maryland Avenue provided a range of services from a billiards hall/bowling alley and rifle range to a drygoods store, a tailor, a music store, a millinery, a barber and jewelry store. Between 1885 and 1930, the commercial uses on the block remained relatively stable.

The 20th Century

This section of Annapolis has changed little in its overall appearance and socio-economic character since the late 19th century. The majority of the houses on the block are owner-occupied single-family dwellings, while the stores are generally leased by the owners to the merchants and the upper levels of the stores are rented out as apartments. The major character change to affect this block was the limited variety in terms of commercial use of the buildings from the late 19th century to the present. From the 1880s until the early 20th century, the Maryland Avenue business offered a range of services as listed above. While many of the businesses survived into the mid-20th century and remained surprisingly stable, others gave way to new demands. For instance, by 1913, there was no longer a drugstore, a millinery store, or drygoods store, but there remained several tailors, a barber, a stationary store and a "notions" store. Particularly notable was the addition of a photo shop on the strip. By 1921, the variety of businesses had further declined such that the street offered five tailors, three stationary stores, and several offices, but no longer had a drugstore, a barber, or a "notions" store.

The other notable 20th century change to affect this block was the conversion of the large dwellings at 1, 2 and 3 Maryland Avenue into apartments and the construction of storefronts on their facades.

²² *Biographical Directory of the United States Congress, 1774-1989.* (United States Government Printing Office, 1989), p. 101.

Today, the area is defined primarily by its antique shops, furniture, clothing and bookstores that cater primarily to the tourist community.

Conclusion:

As seen above, this section of the city saw a gradual evolution from a four-acre, 18th-century property built with a house and extensive gardens and outbuildings, to a fully developed residential block with an important and vital commercial strip servicing it, as well as the entire Annapolis community. During the mid-to late 19th century, the area was subdivided and developed by then-owner Alexander Randall. While the original house survived the development of the area, its bucolic setting and extensive gardens were replaced with both residential and commercial architecture lining the streets and edges of the former undeveloped property.

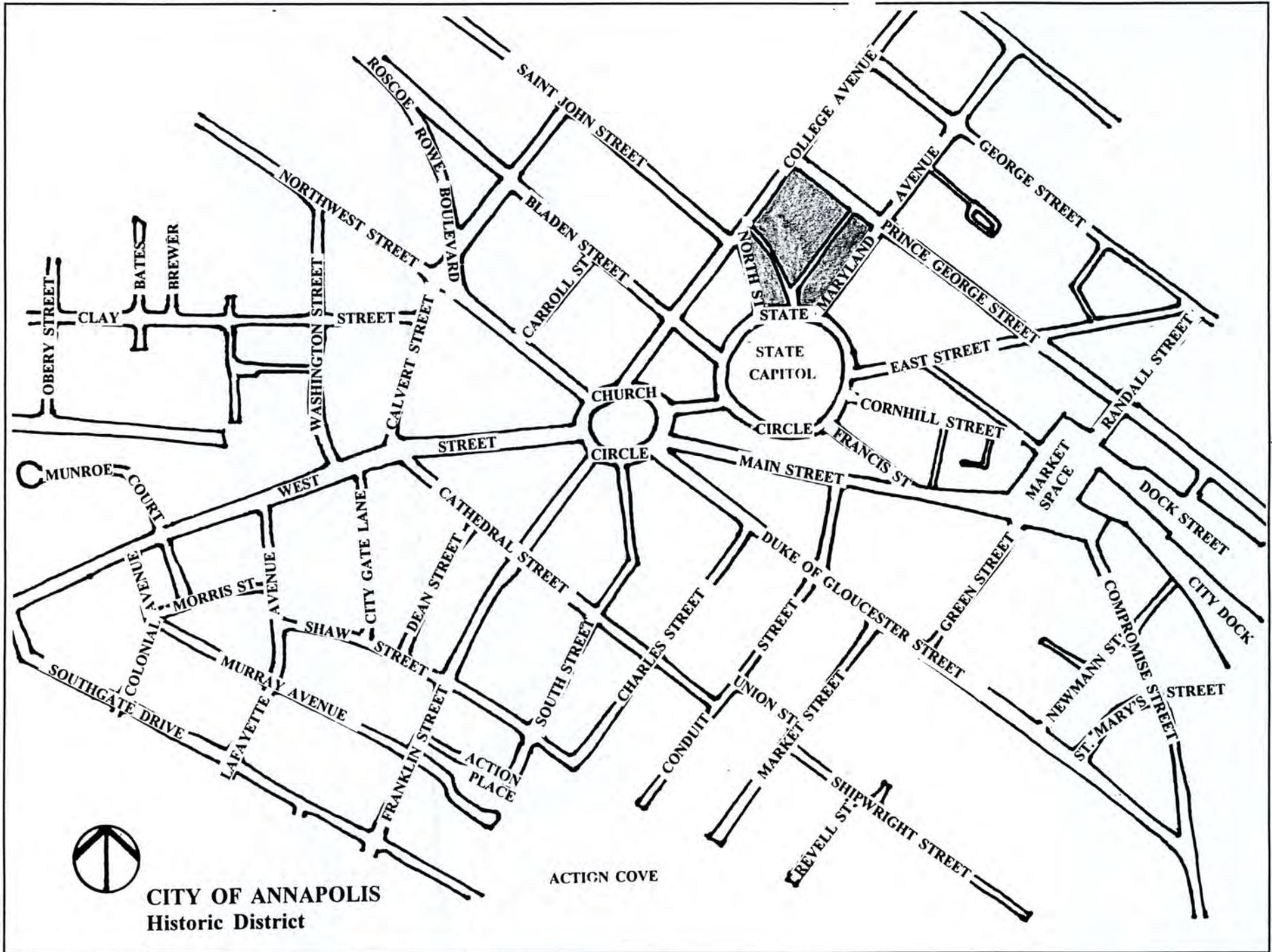
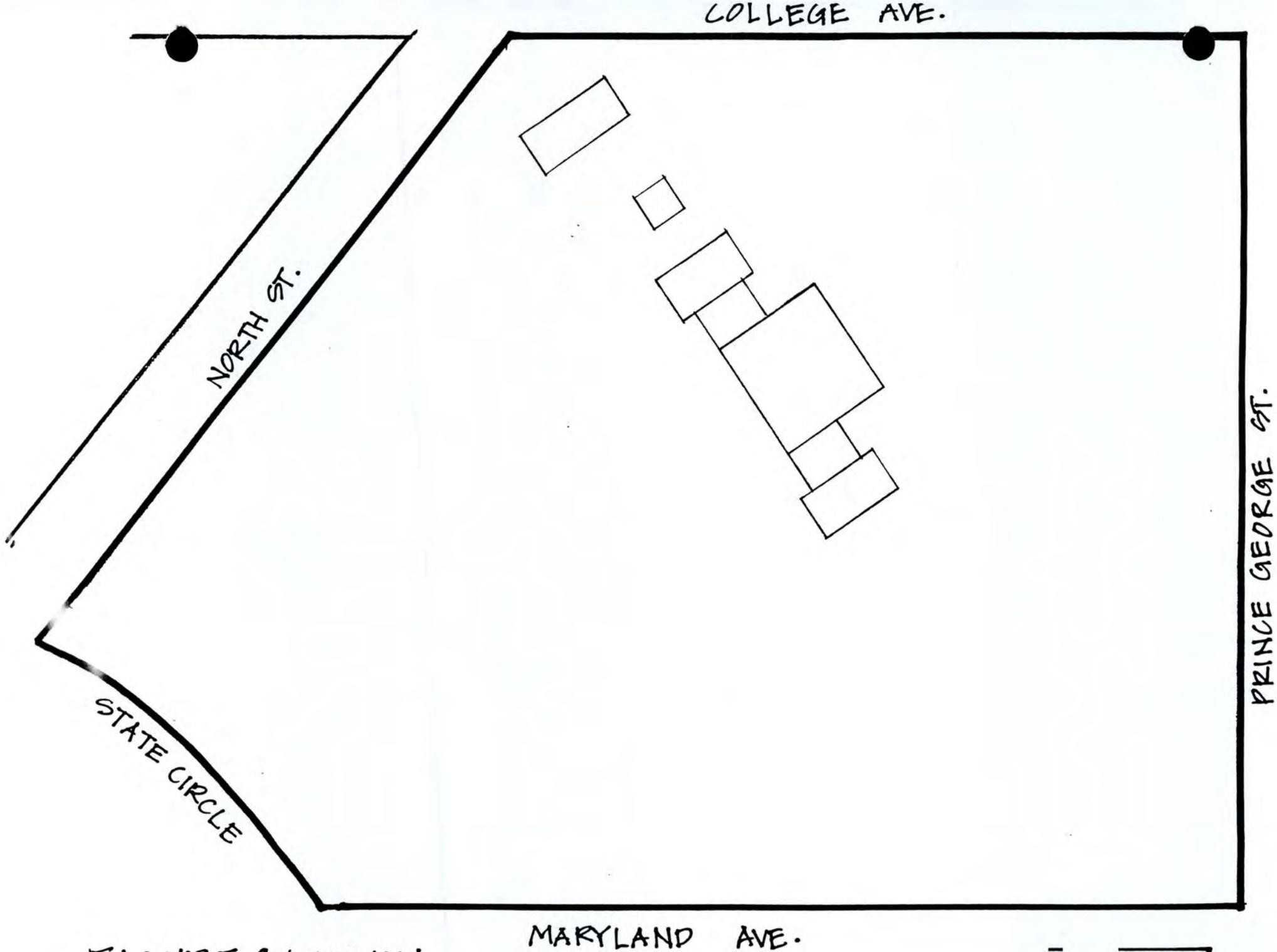


FIGURE 1 (N.T.S.)



COLLEGE AVE.

NORTH ST.

STATE CIRCLE

PRINCE GEORGE ST.

MARYLAND AVE.

FIGURE 3: PRE-1864
DRAWN BY TRACERIES

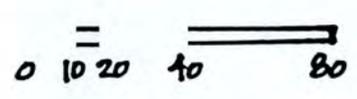
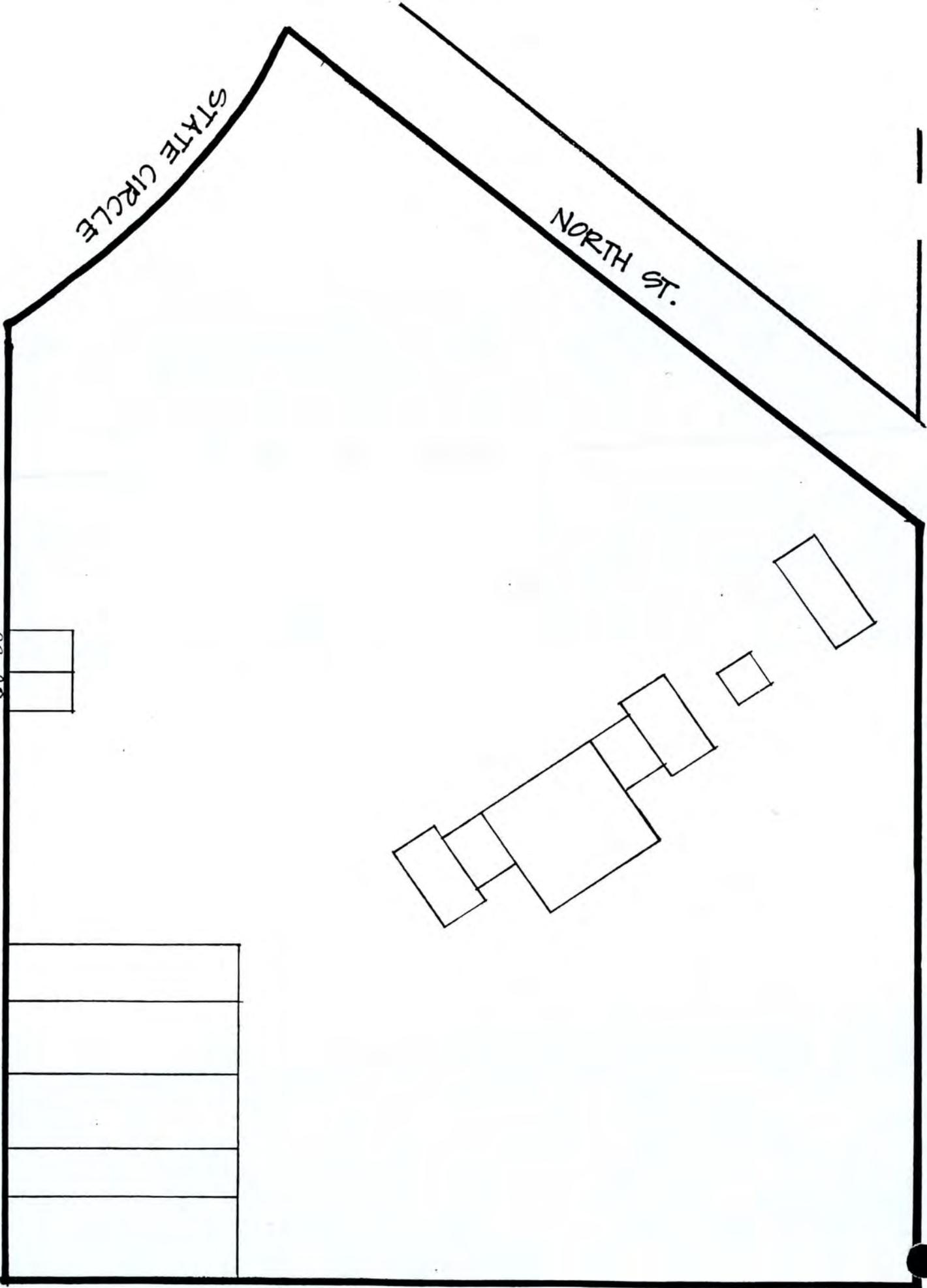


FIGURE 4: 1878
DRAWN BY TRACERIES

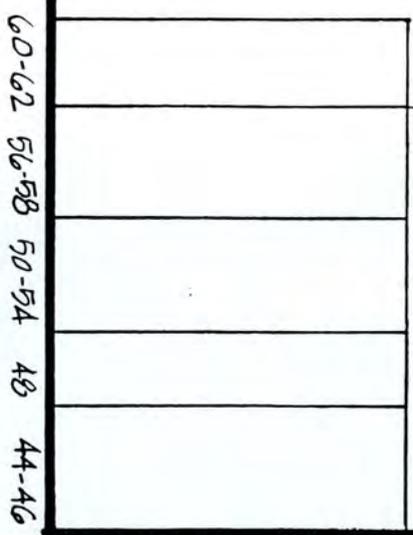
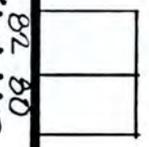


STATE CIRCLE

NORTH ST.

COLLEGE AVE

MARYLAND AVE.



PRINCE GEORGE ST.

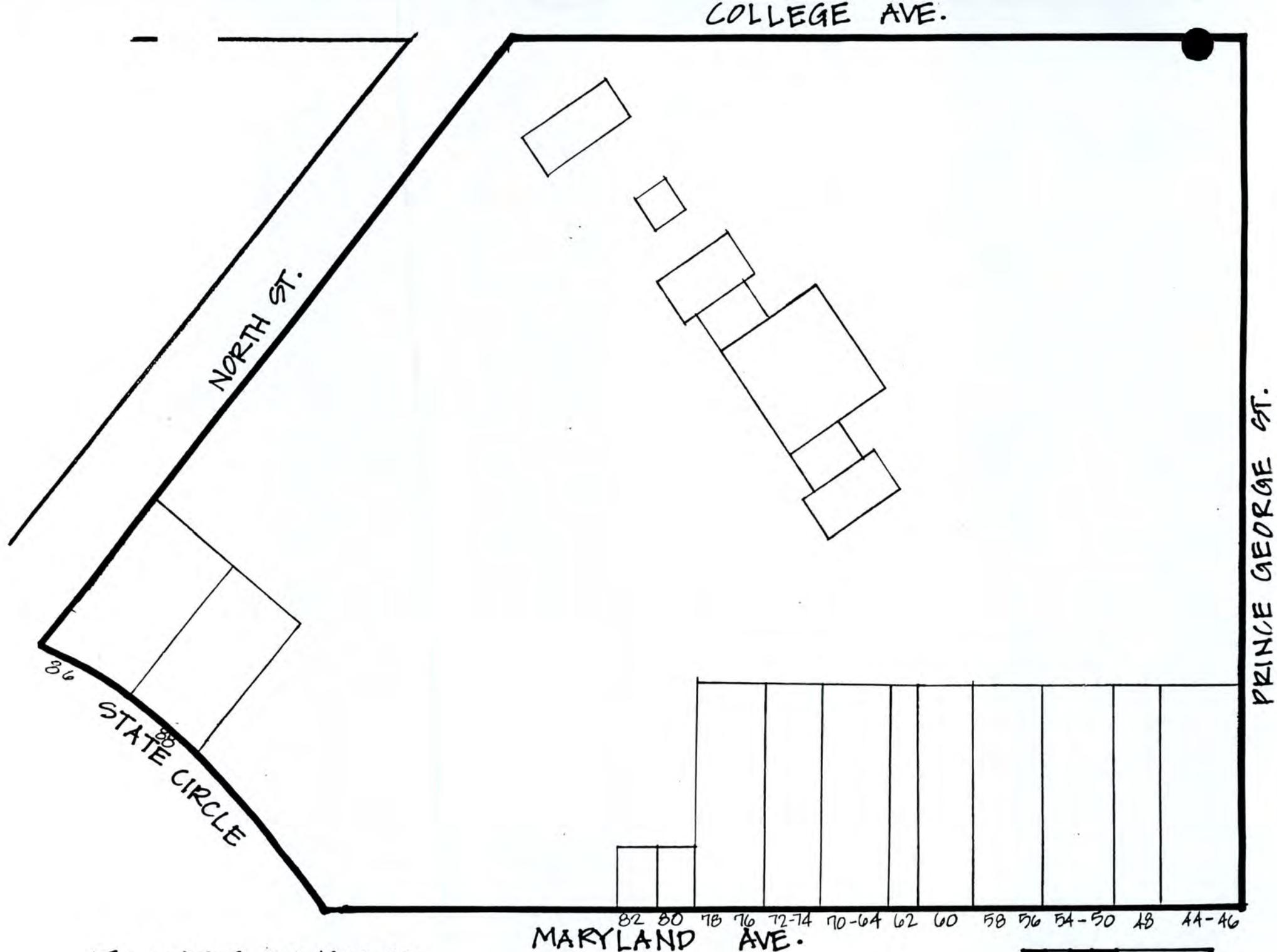
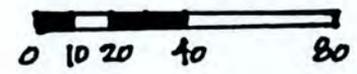
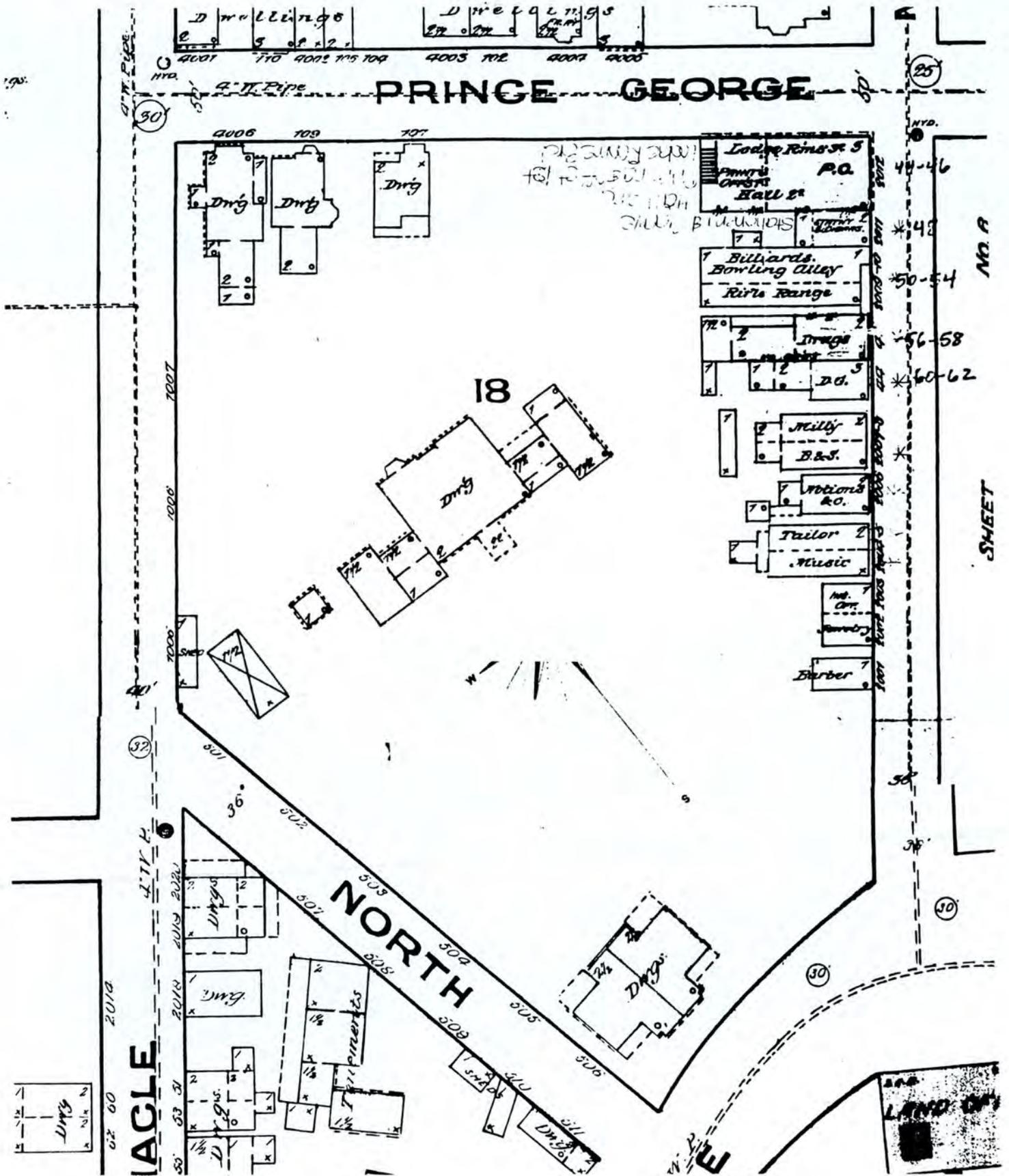


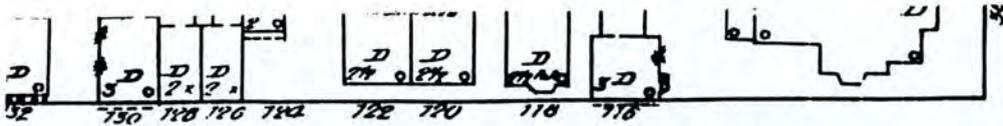
FIGURE 5: 1878-83
DRAWN BY TRACERIES

MARYLAND AVE.

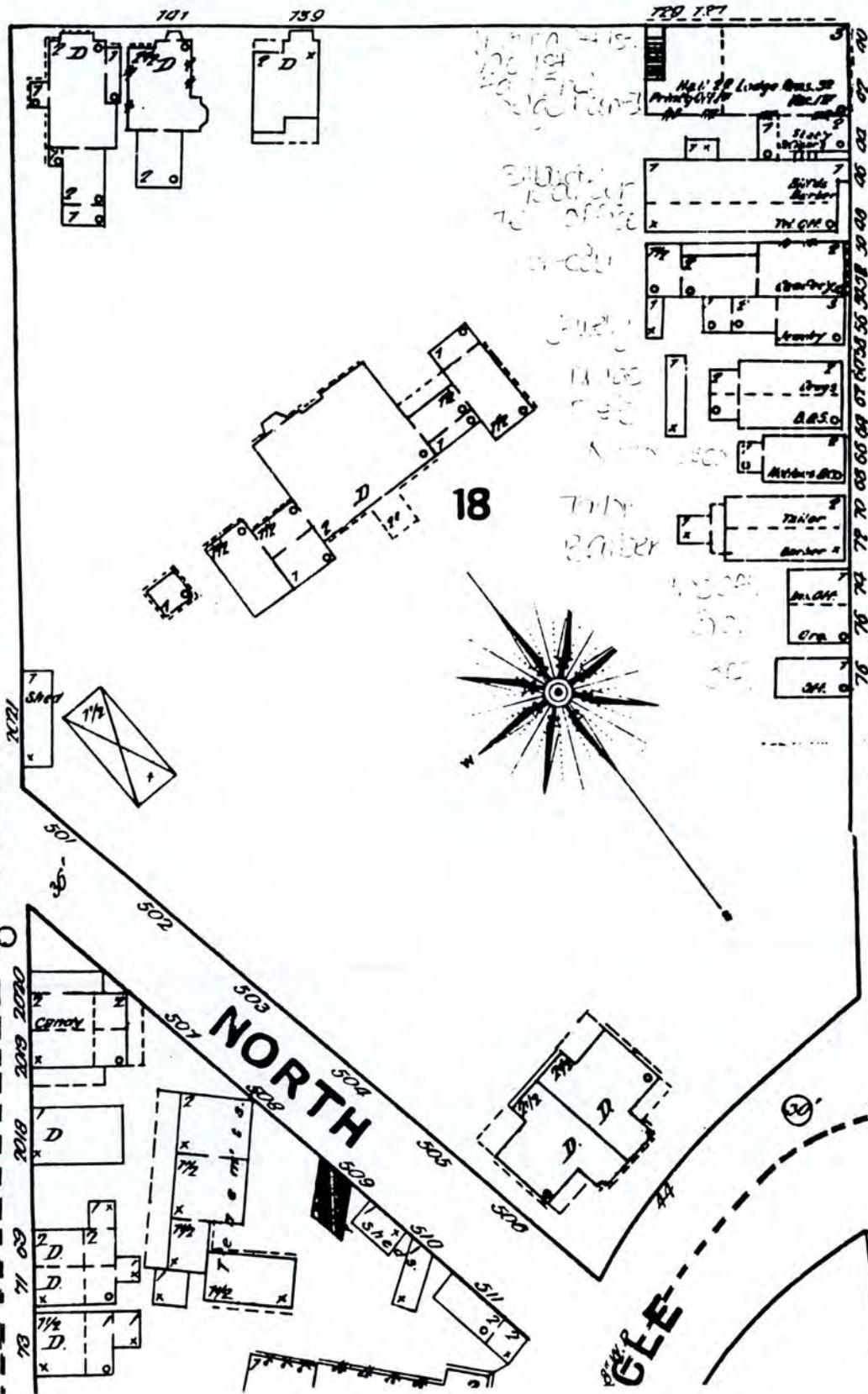




1885 SANBORN



PRINCE GEORGE



NO 6

SHEET

RNACLE



6

PRINCE GEORGE

JULY 1897
ANNAPOLIS
MD.

MARYLAND AV.

NORTH

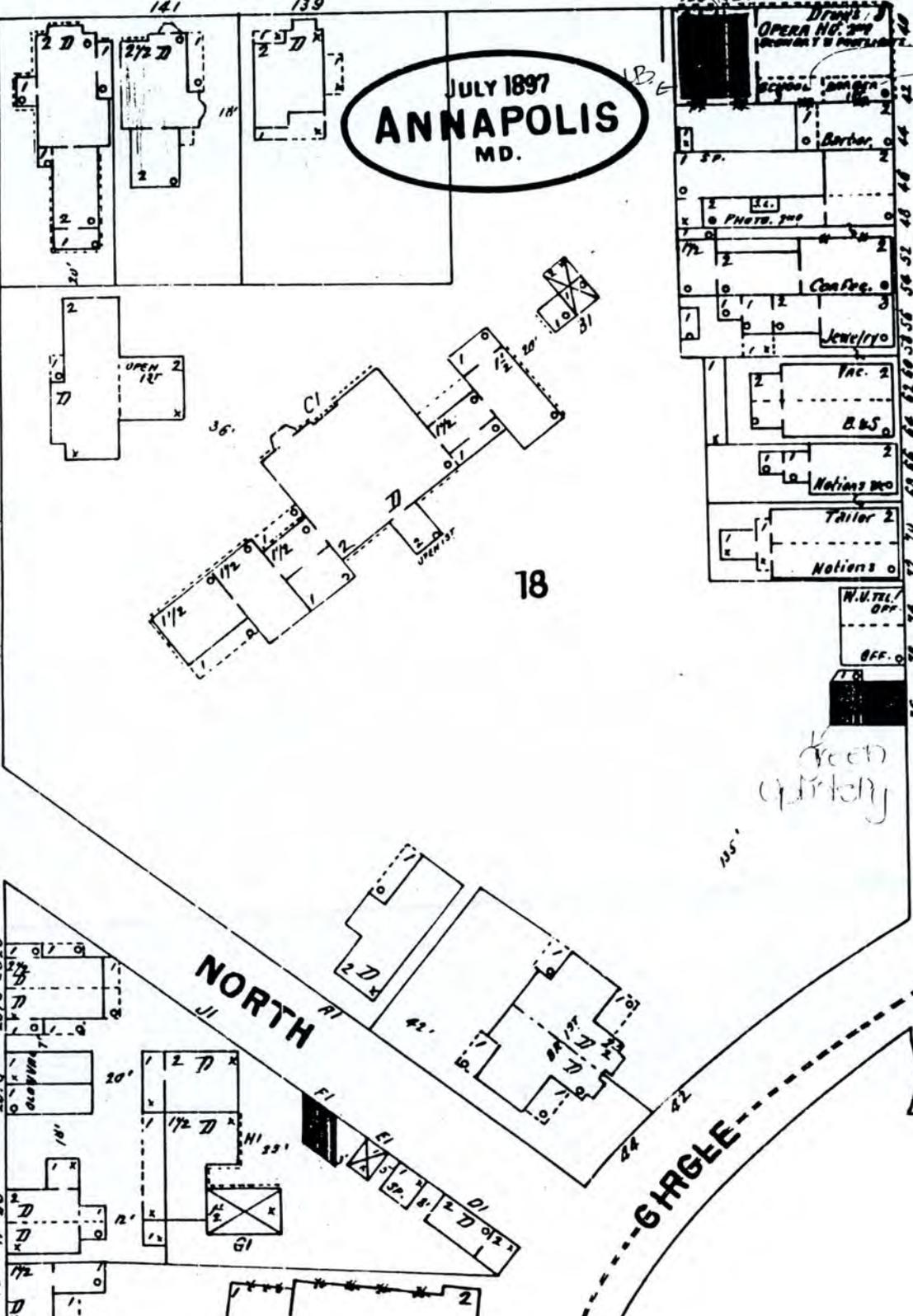
PRINCE GEORGE

COLLEGE AV 40' W.P.

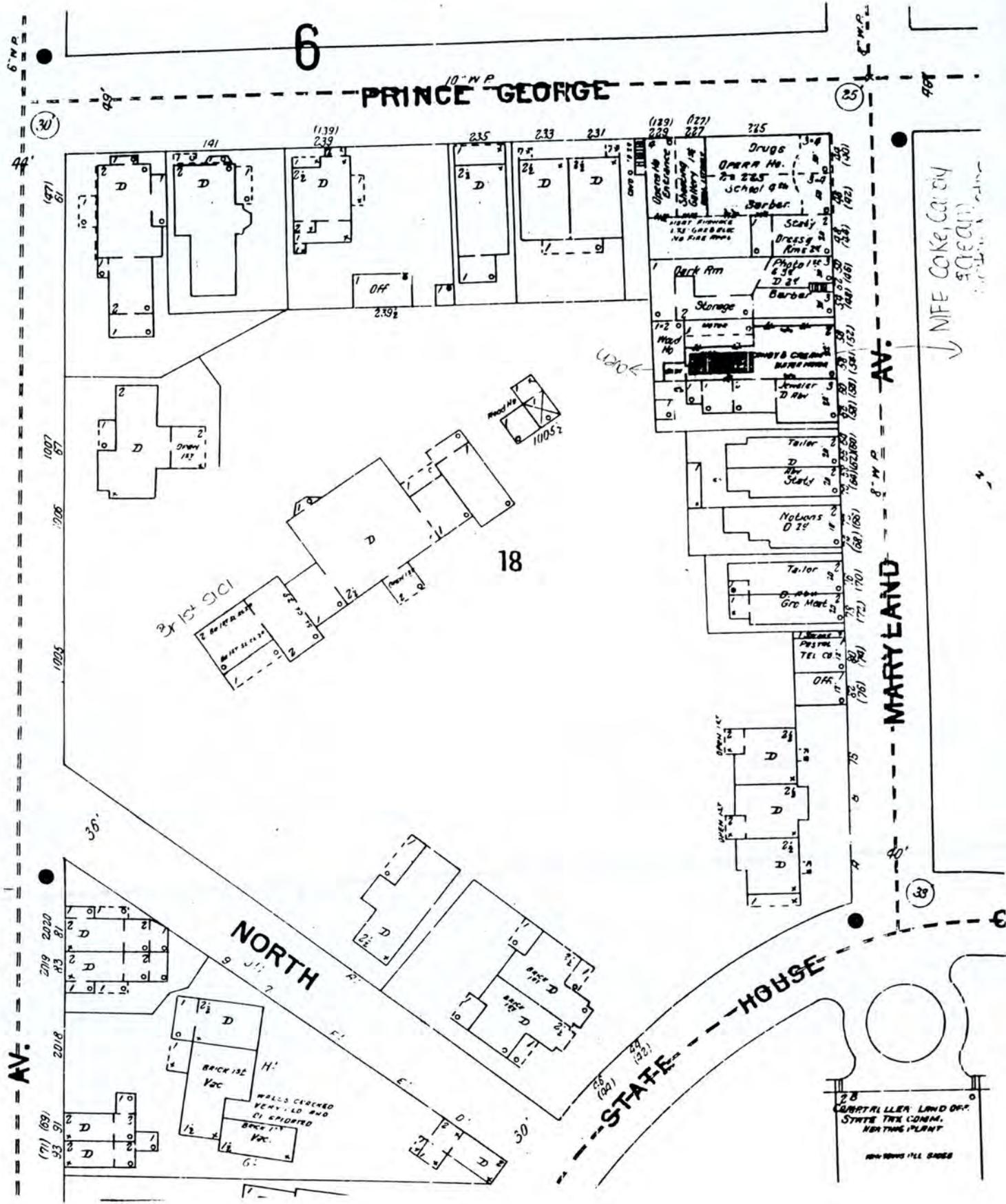
30' 50'

1007
1006
1005
40'

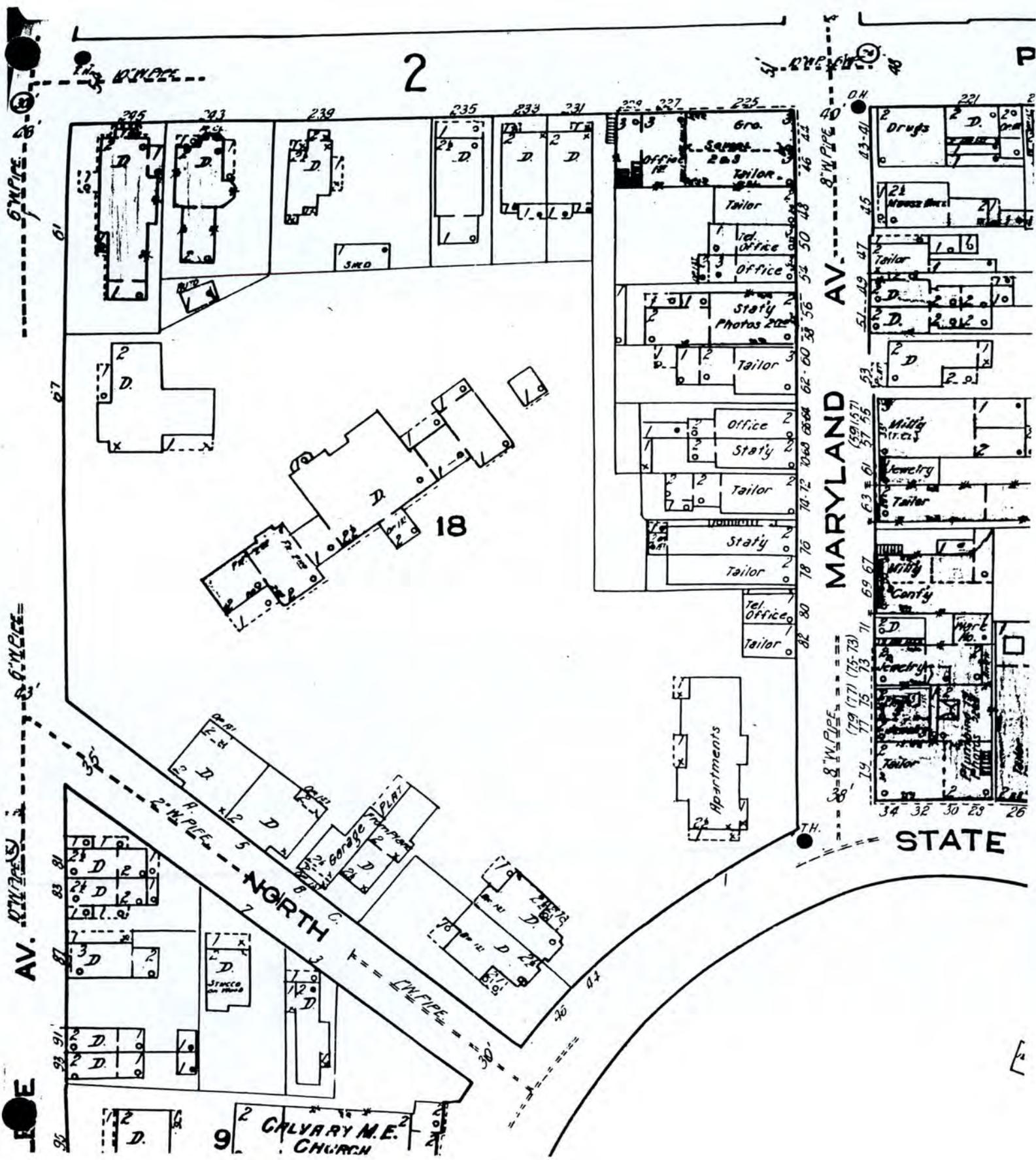
2014
2019
2020
71 58
73



1897 SANBORN



1903 SANBORN



2

18

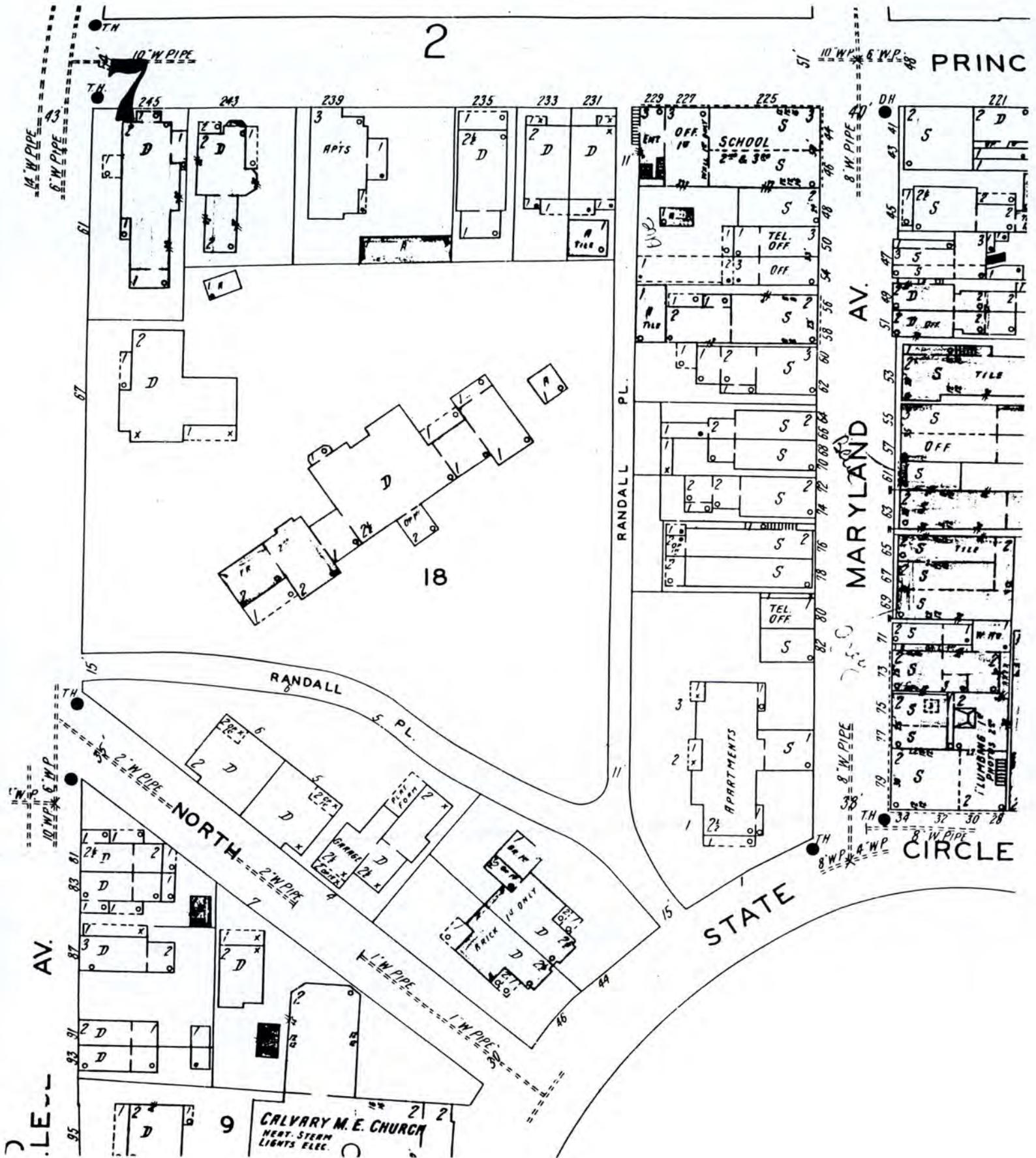
NORTH

9 CALVARY M.E. CHURCH

MARYLAND AV.

STATE

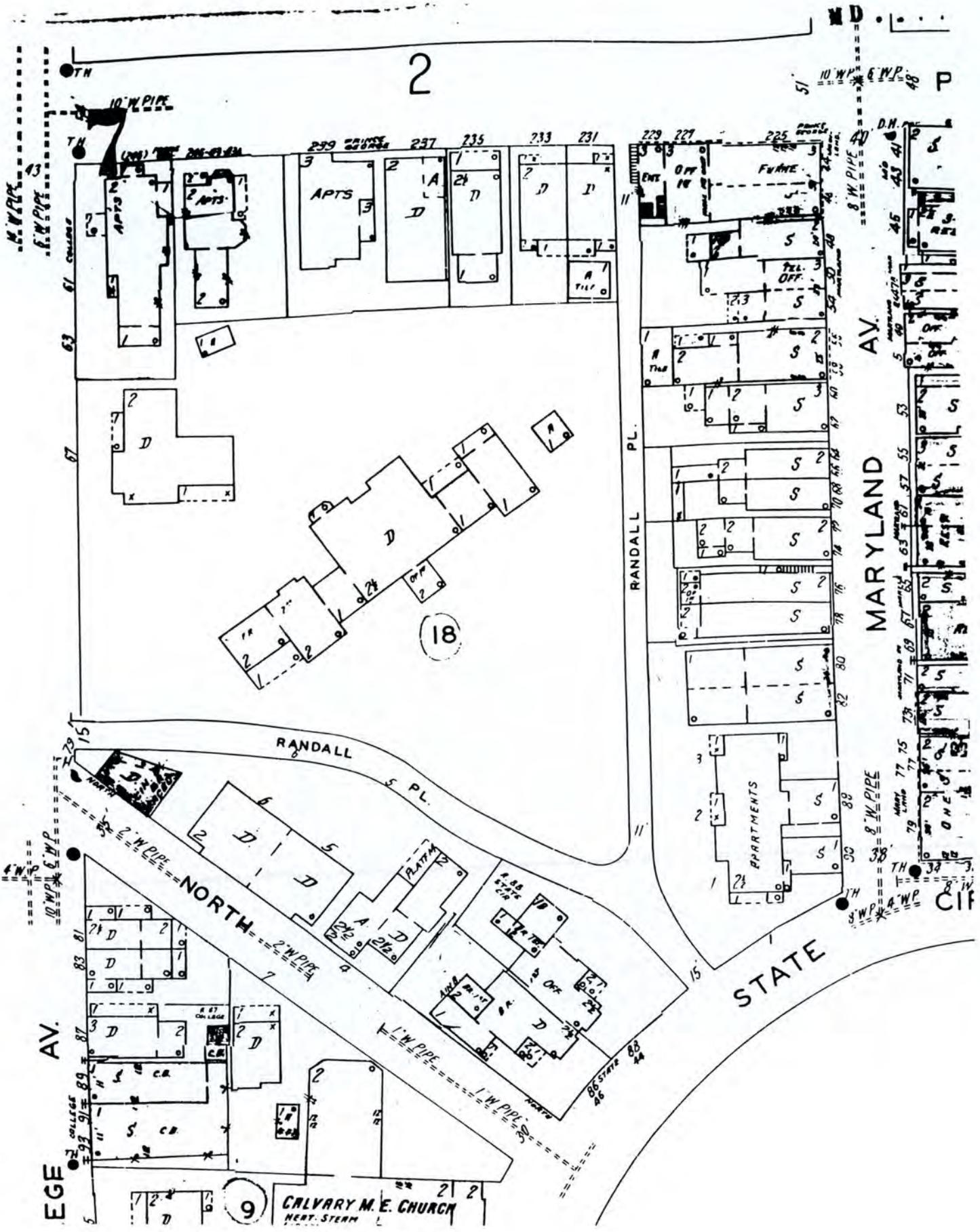
1921 SANBORN



1930 SANBORN

N

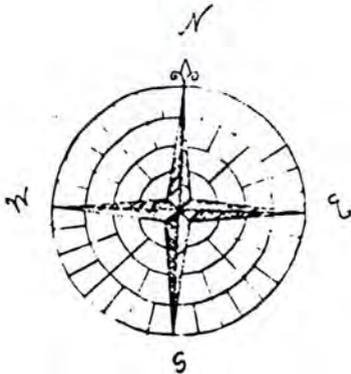
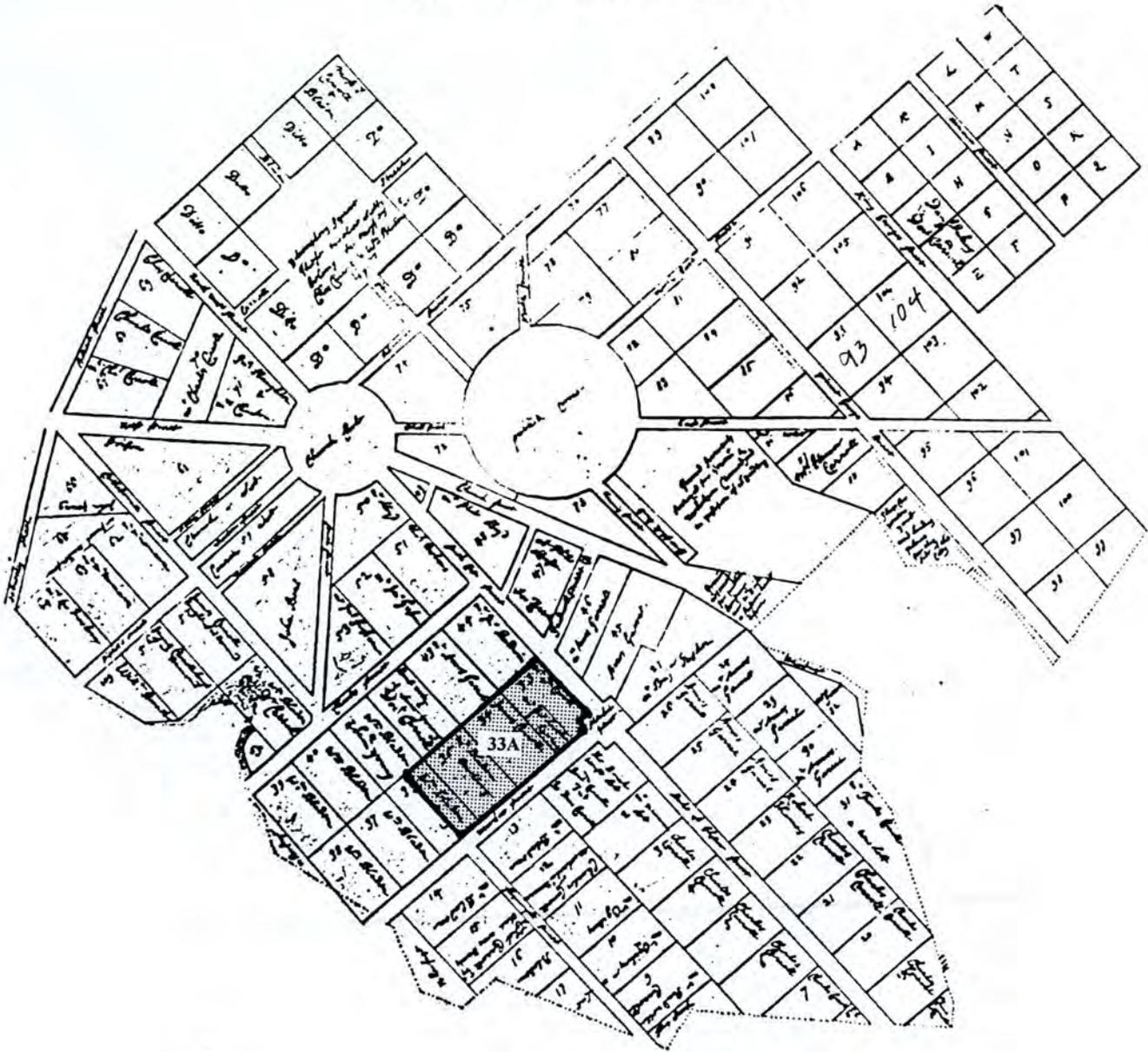
2



1954 UPDATE 1930 SANBORN

ANNAPOLIS HISTORIC DISTRICT
BLOCK HISTORY

BLOCK 33A
(Stoddert Lots 33, 34, 35, and 36)



Prepared by

TRACERIES

Kimberly Prothro Williams
Laura Virginia Trieschmann
Lisa Marie Tucker
Emily Hotaling Eig

FEBRUARY 1995

City of Annapolis Block History
Block 33A
Bounded by
Duke of Gloucester, Union Street, Market Street, and Conduit Street

INTRODUCTION

The block bounded by Duke of Gloucester Street¹, Union Street, Market Street and Conduit Street in the City of Annapolis has a history of subdivision and development extending from the early 18th century into the 20th century (*Figure 1*). The block, known on the Sanborn Map as Block 33A,² is located in the south central quadrant of the original city, south of Main Street, between the State House and Spa Creek, and well within the boundaries established as the National Register Historic District. Like much of the city, this block grew from a relatively large estate in the 18th century to a densely developed residential enclave in downtown Annapolis. Today, the surviving 18th-century dwelling is surrounded by rows and groups of late 19th-century residences lining Market, Conduit and Union Streets. Duke of Gloucester Street was historically, and is today, a significant transportation artery which encouraged the development of a variety of building types to its either side. In the 18th century, the street was an important social center with City Hall on one side and the City Theater on the other. In the mid-19th century, the theater was replaced with a church, which was situated between single-family residences and a boarding house. The diverse character of the strip survived into the 20th century with the erection of the firehouse at the corner of Duke of Gloucester and Market, and continues today as the First Presbyterian Church moves a number of its social services into the one-time residences.

PHYSICAL DEVELOPMENT OF BLOCK

Eighteenth Century (1718 - ca. 1820)

The 1718 Stoddert Map represents this block as Lots 33, 34, 35, and 36 (*Figures 2 and 3*).³ When James Stoddert prepared his map delineating blocks for the City, this land was part of a larger block bounded by Charles Street to the west, Southeast Street (Duke of Gloucester Street) to the north, Market Street to the east and Spa Creek to the south.⁴ Over the years, this larger block and its original twelve Stoddert lots were divided not only into numerous lots, but into four individual blocks with Conduit Street cutting through from

1 Duke of Gloucester Street was originally called Southeast Street. The name was changed sometime between 1820 and 1860 to commemorate the young Duke of Gloucester, the oldest son of Queen Anne and her consort, Prince George of Denmark.

2 The Stoddert Map indicates that Charles Carroll and James Carroll owned Lot 33, James Carroll owned Lot 34, and William Bladen and Benjamin Tasker owned Lots 35 and 36; however, these names are not those of the owners in 1718. For example, land records indicate that William Bladen alone was the owner of Lot 35 and 36.

3 This area is labeled as Block 33A in the 1930 (updated 1954) Sanborn Map.

4 The Stoddert Map shows a small notch cut from the eastern corner of the block (actually from Lot 33). This notch represents one corner of the 33-foot square of Annapolis' old market space. Although not legally part of Lot 33, the small square of land that completes the lot's rectangular form was privately owned and conveyed with Lot 33 as early as 1762 (AA County Land Records, Liber BB 2 Folio 680).

Duke of Gloucester Street through to Spa Creek, and Union and Cathedral Streets bisecting the blocks between Charles and Market Streets.⁵

In 1718, when the map was drawn, Charles Carroll, the Settler owned Lot 33, his brother James owned Lot 34, and William Bladen owned Lots 35 and 36 (as well as adjacent Lots 37 and 38). By the end of the 18th century, after the property changed ownership several times, these Stoddert lots (with Lots 37 and 38) were assembled into two large tracts of land and owned by two individual landowners, John Hall and Charles Wallace.

Charles Carroll (1660-1720), the Settler, was born in King's County, Ireland and came to Maryland about 1688 as an agent to Charles Calvert, third Lord Baltimore. Carroll, who became a prominent landowner with a number of holdings in Annapolis was appointed Attorney General of the province. Carroll owned the land on which St. Mary's Church on Church Circle now stands. In 1719, he exchanged a portion of Lot 33 for another lot of land (location unknown) owned by Thomas Larkin. Larkin held this Part of Lot 33 until 1725 when he sold it to George Plater (1695-1755) and Edmund Jennings (-1756). Four years later, in 1729, Jennings released his interest in the property to Plater, making him sole owner. Plater retained ownership of the Part of Lot 33 until 1762 when he sold the property to John Hall, a local attorney from a noted Anne Arundel County family who was active in both civic and social affairs in Annapolis. Charles Carroll died in 1720; by 1723, the remaining portion of Lot 33 was acquired by his relative James Carroll. James Carroll owned Lot 34 in 1718. He died in 1729 at which time this portion of his landholdings was inherited by his cousin and godson, Charles Carroll, Jr. At the time of Stoddert's survey, Lot 35 was owned by William Bladen (1673-1718); following his death in August of that year, this lot was inherited by his son and heir Thomas Bladen. In 1724, the young Bladen sold the lot, half of which was acquired the following year by James Carroll. Following James Carroll's death in 1729, this half of Lot 35 was inherited by Charles Carroll, Jr. In 1762, Charles Carroll, Jr. sold Lot 33 (except that portion which had already been conveyed to John Hall by Plater heirs), Lot 34 and half of Lot 35 to John Hall. The reassembled tract remained in Hall's hands until his death in 1797, when his descendants gained ownership. They retained the tract until 1809.

In 1718, the land making up the rest of the block, the rest of Lot 35 and Lot 36, was owned by William Bladen. He also owned the adjacent Lots 37 and 38, which ran down to Spa Creek, giving him a continuous ownership of the southern portion of the block until 1721 when Lots 36 and 37 were sold out of Bladen family hands. During the 18th century, these lots were divided and sold off either individually or in groups. However, by 1793, the whole of Lots 36, 37, 38, and half of Lot 35 were purchased by Charles Wallace and again assembled as a single tract of land. Wallace retained his holdings until 1810.

It is not clear whether any buildings stood on this block of land at the time of the Stoddert survey.⁶ In 1721, when Lots 36 and 37 were sold out of Bladen family hands, a deed recording the sale described "lott 36 being the lott whereon the said William Bladen, esq. dec'd dwelt," indicating that the land was improved by at least

5 The twelve lots in the original block as depicted on Stoddert's Map include 33 through 44.

6 According to research conducted by Jane McWilliams and included in the Lot Histories of Annapolis, the re-survey of Market Place, located at the intersection of Southeast Street and Market Street, began at the "Northeast corner of the shade of a brick house belonging to Charles Carroll, esq." No further evidence elucidating the location of a house belonging to Charles Carroll on this site has been found.

this dwelling. Based upon deed descriptions (and further analysis of the individual lot history), this dwelling, which is no longer extant, stood in the middle of what is today Union Street.⁷

The next major improvement to take place on this block occurred between 1719 and 1725, when the original section of 139 Market Street was erected during Thomas Larkin's ownership of this Part of Lot 33.⁸ This house was originally constructed as a one-story frame dwelling with one brick end wall and a steeply pitched gable roof. Enlarged in the third quarter of the 18th century and again in the mid-19th century, it appears today as a 1-1/2-story, central-passage-plan brick dwelling (*Figure 4*).

Nineteenth Century (1820-1900)

By 1810, both John Hall's holdings (Lot 33, 34 and half of Lot 35) and Charles Wallace's holdings (half of Lot 35 and Lot 36 [also Lot 37 and Lot 38]) were transferred into new hands. Hall's holdings were sold in 1809 to James Weems. Within a year, Weems sold the property, again in its entirety, to Henry Maynadier, who then sold it to George Medkiff sometime between 1810 and 1820. Wallace sold his holdings to Edward Williams in 1810. Williams retained the land until 1824 (*Figure 5*).

Lot 33, 34 and Half of Lot 35:

In 1820, without recording his purchase and never completing payment on the land, Medkiff was declared by the Anne Arundel County Court as an insolvent debtor. The court appointed Nicholas Brewer, Jr.⁹ as trustee to sell Medkiff's real and personal property for the benefit of his creditors. In preparation for the sale, Medkiff's property was subdivided. The court sold Medkiff's holdings to Brewer, and Brewer then sold the land to pay Medkiff's debts.

The court-ordered subdivision is partially illustrated in an 1820 plat prepared by surveyor John Duvall (*Figure 6*). Duvall's plat shows that Lot 33 was divided into ten lots, numbered 1 through 10. Lot 1 was 25 feet wide, fronted on Southeast Street, and ran a depth of 145 feet; the remaining nine lots were 81 feet deep with a frontage of either 25 feet or 31.5 feet on Southeast Street. The lots were advertised for sale in the Maryland Gazette on June 1, 1820,¹⁰ and were sold by Nicholas Brewer, Jr. during the period 1820 and 1838.

7 Union Street, a short block which bisected the long and narrow tract of land which extended to the edge of the water at Spa Creek, was laid in 1890. The laying of Union Street required the demolition of the 18th-century residence of William Bladen, while creating corner lots for the newly erected buildings at 109 Market Street and 114 Conduit Street.

8 Other improvements, including a ca. 1780 dwelling, were built in the area between Union Street and Spa Creek. However, because this area southwest of Union Street has not yet been surveyed, a complete analysis of its historical and physical development has not been undertaken.

9 Nicholas Brewer, Jr. (1795-1864), graduated from St. John's College in 1811 and served as a Sergeant in the War of 1812. Having practiced as an attorney, Brewer was named and served as Judge of the 2nd Judicial Circuit Court from 1851 until his death in 1864.

10 The Maryland Gazette advertisement on June 1, 1820, describes the ten lots in detail; however, this information does not match with John Duvall's survey of July 15, 1820.

Lots 1 - 8 were all sold on June 24, 1820. Lot 1 (the deepest of the ten) was sold to Brice J. Worthington. Lots 2 and 3 were sold together to George Plains, who then conveyed them in 1827 to George Barber. Lots 4 and 5 were sold to Jehu Chandler, who conveyed them to Joseph J. Speed in 1828. In 1828, the City Theater was erected on a portion of the northern parcel, designated Lots 1-5.¹¹ Following the theater's destruction by fire in 1846, the building was replaced by the original First Presbyterian Church building. Two dwellings at 177 and 177-1/2 Duke of Gloucester Street, just north of the extant church building and located on the parcel of land formed by Lots 1-5, were erected prior to 1885. In 1948, these dwellings were demolished, along with two others on Conduit Street, when the present First Presbyterian Church building was rebuilt and enlarged. At least one of the northern-most lots was given over to Conduit Street, when it was cut through from Duke of Gloucester Street in 1877-1878. In 1820, Lots 6 and 7 were sold together to Joseph Williams. On this consolidated lot, the house at 169 Duke of Gloucester Street was erected around 1850 and the dwelling at 167 Duke of Gloucester Street was built 1900-1903.

In June of 1820, Lot 8 was sold to John Tydings "with small tenement"¹² for \$350.00. Between 1905 and 1908 the lot was developed with the present dwelling on the site at 165 Duke of Gloucester Street. Lots 9 and 10, the two largest lots, were sold together in 1821 to Alexander Magruder. By 1840, the extant house at 163 Duke of Gloucester Street (the Maynard-Burgess House) was moved to the site and, then in 1847, the double lot with its improvement was sold to John Maynard. Following Maynard's death in 1875, this parcel of land was divided and portions sold off over the years by the Maynard heirs. Two small lots were subdivided from Lot 10 along Market Street. The small lot at 143 Market Street was created between 1893 and 1897, it was then sold and the present house on the site was erected. The second small lot, at the corner of Duke of Gloucester and Market Street, was divided from the larger tract and sold in 1908. In 1916, the Independent Fire Company No. 2 building was erected on this corner site.

It is not known if Medkiff's remaining property was subdivided, but it is known that in 1820, Brewer sold the remainder of Lots 33, 34 and half of 35 to Richard Ireland Jones. This purchase predates Jones' 1824 purchase of the rest of the block from Williams. In 1824, Jones owned the entire block, except for the small northeast portion that was subdivided by the court in 1820. In 1826, Jones sold Lots 35 (in its entirety), 36, 37 and 38 to Brice Beale Brewer.¹³ In 1839, Jones sold Lot 34 and the remaining part of Lot 33 to John Miller. Miller, who was mayor of Annapolis from 1837-1839 and one of the first trustees of the First Methodist Episcopal Church of Annapolis, owned the property for two years.

Remainder of Lot 33 and Lot 34:

Miller sold his land in 1841 to William Seeders. At Seeders' death, the property was left to his wife, Margaret. When Margaret Seeders remarried, she and her new husband Henry Calloway entered into an

¹¹ A full understanding of the northern lots numbered 1-4 has not been determined, as deed research was not conducted on the presently vacant site (currently owned by the First Presbyterian Church and serving as a planted church yard).

¹² The Anne Arundel County Court Papers, 1815-1839 (Medkiff insolvency case), state that Lot 8 of Medkiff's land extended 25 feet on Southeast Street and contained a "small tenement," (Jane McWilliams, "Historical Title Search and Documentation, 163 Duke of Gloucester Street, Annapolis, Maryland," February 1991. No research on this early 19th-century improvement has been conducted.

¹³ Little is yet known about Brewer, who was born around 1792 and died in 1855.

equity case against her husband's estate.¹⁴ As a result, the land was conveyed in 1852 by Alexander B. Hagner, designated trustee for William Seeder, to Alexander B. Randall, designated trustee (and brother) for Henrietta Randall Magruder. Mrs. Magruder's property was described at the time as "fronting on Market Street whereon is erected a two-story brick dwelling with various buildings attached...."¹⁵ It is believed that shortly after she acquired the property, Mrs. Magruder added to the rear of the house and clad the original frame section with brick. She was also responsible for erecting the house at 125 Market Street, as well as a number of outbuildings to support her residence.

Mrs. Magruder owned the land until her death in 1890. At that time, a Deed of Partition between her three sons, John R. Magruder, Richard R. Magruder and Daniel R. Magruder, resulted in the division of her holdings.¹⁶ A survey conducted on May 26, 1890 by John Duvall reveals that the land was subdivided into nine lots: seven similar size lots fronting on the newly cut extension of Conduit Street filled the northwest half; two large lots fronting on Market Street were delineated for the southeast portion (*Figure 7*).¹⁷ The Magruder brothers used their inheritance to settle a long-standing business equity case, selling subdivided land to clear previous debts incurred by their company, Magruder and Brother.¹⁸ In 1900, Richard Magruder personally purchased Lot 1 and his family house (139 Market Street) for \$2,000.00. Richard Magruder was the only family member to retain any land on the block. In 1906, he sold a portion of the lot to Richard N. Welch.¹⁹ This part of Lot 1 contained several Magruder family outbuildings. By 1908, Welch had demolished two of these outbuildings to erect the house now standing at 133 Market Street.²⁰

The subdivision and sale of the remaining Magruder lots resulted in new houses soon after their 1890 sale. The unimproved lots numbered 2 through 8 include the properties currently designated as 128, 130, 132, 134, and 138 Conduit Street, as well as the now demolished 140 and 142 Conduit Street (now the 1958 First Presbyterian Church Office). The pair of houses at 128 and 130 Conduit Street were built 1899-1900; 132 and 134 Conduit Street between 1892 and 1897; and the impressive Queen Anne-style house at 138 Conduit Street, known as the Zimmerman House, between 1893 and 1897.

14 Henry and Margaret Calloway vs. William Seeders, Equity Case OS 19 Docket 1 Folio 6, 1852. William Seeders was Mrs. Calloway's "infant" son who, according to her husband's will was to receive the land bequest to his mother should she remarry. The Calloways requested that the land be sold to provide income for William's care, rather than maintained until he was of age and could determine its disposition.

15 Liber NHG 2 Folio 376 (1853).

16 John Magruder became a Mayor of Annapolis; Daniel Magruder was appointed a Judge of the Anne Arundel Circuit Court.

17 The survey accompanies the Deed of Partition, July 29, 1891. Liber SH 39 Folio 275.

18 Equity Case No. 535. John and Richard Magruder were both merchants and operated a partnership called Magruder and Brother. The partnership was dissolved in 1871, at which time the brothers were in debt. After inheriting land from their mothers, the brothers agreed, in Equity Case No. 535, to sell part of their inherited lands.

19 Liber GW 46 Folio 448.

20 For a more detailed discussion of the history of each of these individual houses, see the appropriate Maryland Historical Trust Inventory form.

Lot 9, unlike its counterpart Lot 1 with its 18th century house, held only a small house at 125 Market Street built between 1864 and 1877. It was soon further subdivided into four lots. The properties at 127, 129 and 131 Market Street were unimproved at the time of their sale; a house was built at 127 in 1891-95, and another at 129 and 131 circa 1903 (*Figure 8*).

Half of Lot 35 and Lot 36:

In 1793, Stoddert Lot 36 and half of Lot 35 (as well as the adjacent Lots 37 and 38, which extend towards Spa Creek) were owned by Charles Wallace. Wallace held onto this large tract of land until 1803 when he sold his portion of Lot 35 and Lot 37 to Arthur Shaaf.²¹ Shaaf conveyed these lands back to Wallace in 1810. When Wallace died two years later, the payment of bequests in his will resulted in a Chancery Court litigation. Nicholas Brewer, Jr., named as trustee in the Chancery Case, sold half of Lot 35, Lots 36, 37 and 38 to Edward Williams (*see Figure 5*).

In 1824, Edward Williams sold half of Lot 35, and Lots 36, 37, and 38 to Richard Ireland Jones. Jones had just purchased the remainder of Lot 33, Lot 34 and half of Lot 35 from Nicholas Brewer, Jr. as part of the Medkiff bankruptcy proceedings. Jones' purchase of these two tracts consolidated the block under his sole ownership, excluding the lots fronting Southeast Street. In 1826, Jones sold Lot 35 (both halves), and Lots 36, 37 and 38 to Brice Beale Brewer. In 1843, Brewer gave the land to his six children; the land was surveyed in 1846 by John Duvall and divided into six equal parcels, designated Lot 1 through 6 and each child given one lot (*Figure 9*). Lot 2, which corresponds with parts of Lots 35 and 36, was conveyed to Brice Brewer, Jr. In 1860, Brice Brewer, Jr. acquired Lot 1 from his nieces and nephews who had inherited the land from their mother (his sister) Ellen Brewer Sewell. In 1863, Brewer, Jr. sold both his lots to George Wells.²²

George Wells was a prominent Annapolis land owner, with holdings in adjacent and non-adjacent tracts. He maintained ownership of this land until his death in 1877. Like Wallace, Wells' landholdings extended beyond what is now Union Street to Spa Creek, as well as northwest of this block to Charles Street. At the time of his death, Wells was in severe debt and his estate went into equity.²³ In order to settle Wells' obligations, Alexander Randall was designated trustee of the estate and, by order of the court, sold Wells' land at public auction. Wells' estate was subdivided into smaller parcels and lots and sold off individually (*Figure 10*).

The breakup of Wells' large tract of land and its subdivision corresponded with, or perhaps engendered, the extension of Conduit Street from Duke of Gloucester Street to Spa Creek in 1878. Prior to 1878, Conduit Street ran for a single block between Main Street and Duke of Gloucester Street. Named for the fact that in the 18th century it provided a passage, or conduit, from Main Street to Duke of Gloucester Street, the extension of Conduit Street to Spa Creek provided access to new lots located to the north of Market Street. Cut at an angle to the already existing block of Conduit Street, the new stretch of Conduit Street began on the southwest side of Duke of Gloucester Street and ran at an angle perpendicular to it and parallel to Market Street. (At this time, no cross street existed between Duke of Gloucester Street and Spa Creek.)

21 Wallace did not sell Lot 36 to Shaaf.

22 George Wells' landholdings in this area extended northwest to at least Charles Street and southwest to Spa Creek.

23 See Anne Arundel County Equity Papers, Case Number 593.

Development of the former estate ensued immediately upon Wells' death and the sale of his property. Between 1878 and 1879, the land fronting Conduit Street was purchased by three individuals and by 1883, the seven buildings now designated 109-123 Market Street and the six buildings now designated 114-126 Conduit Street were built. John Clark purchased two lots and erected the dwellings at 114 and 116 Conduit Street; William Thompson purchased two lots and built the houses at 118 and 122 Conduit Street; and William H. Carr bought two parcels and built the pair of dwellings at 124 and 126 Conduit Street.

In 1880, William H. Butler, an African American listed as a school builder in the 1900 U.S. Census, purchased the lots subdivided from the southeast portion of Wells' land, fronting on Market Street. During his ownership, Butler subdivided the land further into seven parcels and sold two parcels, unimproved, while holding onto and improving the other five parcels. The lot upon which 109 Market Street now stands was sold, unimproved, by Butler in 1884 to William Williams, who built the present house on the site in 1890-1891. In 1885, Butler sold the lot known as 121-123 Market Street to the Maryland Colored Baptist Congregation, which subsequently built a church on the site (now demolished and replaced by the duplex at 121-123 Market Street). From 1885-91, while Butler sold these two lots, he held onto and improved the remaining five lots with the existing row of five attached dwellings, designated 111-119 Market Street.²⁴ Butler died intestate in 1892 and this land was divided among his heirs into five parts: his widow received 117; his son, William H. received 111; his daughter Sarah received 113; his son John T. received 115; and his son Frank received 119 Market Street (*Figure 11*).

Butler's work coincided with the laying of Union Street in 1890. This short block bisected the long and narrow tract of land which extended to the edge of the water at Spa Creek. The siting of Union Street was selected to abut the sides of the newly erected houses on Conduit and Market Streets and the still open land extending towards Spa Creek. Its construction required the demolition of the 18th-century residence of William Bladen, sited in the middle of the proposed street. As a further result, the properties at 109 Market Street and 114 Conduit Street became corner lots. The first house on Union Street was 6 Union Street, built between 1891 and 1897, just after the laying of the street. The two houses at 8 and 10 Union Street were built together between 1897 and 1901.

The 20th Century

By the 20th century, the block was developed in a manner close to what exists today. The 20th century development generally continued the 19th-century character of the block. In 1916, the Independent Volunteer Fire Department constructed a building for Company No. 2 along the important Duke and Gloucester Street artery at the corner of Market Street. In 1948, the First Presbyterian Church congregation erected a new, larger sanctuary designed in the Colonial Revival style on the Duke of Gloucester Street site of its first church building.²⁵ The two dwellings at the intersection of Duke of Gloucester Street and Conduit Streets were demolished between 1930 and 1954, leaving an open green space for the church's use. Some residential infill building also took place during this century. As mentioned above, the Maryland Colored Baptist Congregation building at 121-123 Market Street was replaced between 1916 and 1921 with the present duplex on the site. In addition, the empty lot at 12 Union Street was recently infilled with a contemporary dwelling.

²⁴ According to the 1900 U.S. Census records, William H. Butler leased out the five properties for income, while he and his family lived in a house across the street designated at that time as 66 Market Street.

²⁵ The southwestern side wall and the roof structure of the 1846 church building were incorporated into the 1948 building.

SOCIAL AND CULTURAL DEVELOPMENT OF BLOCK

Eighteenth Century (1718 - ca. 1820)

During the 18th and early 19th centuries, this block of land was associated with some of the city's most prominent and wealthy landowners. William Bladen (1673-1718), who apparently owned a significant tract of land in this part of Annapolis, built his house on this block. Located on what would become the middle of Union Street, his daughter Anne and her planter husband, Benjamin Tasker (1690-1768) lived in the house. A house, presumably Bladen's appears on the 1885 Sanborn Map, but was demolished by 1891, following the laying of Union Street. The surviving 18th-century house probably built by Thomas Larkin that stands at 139 Market Street was occupied in 1725 by John Ross, Examiner General of the Province in 1725 and later Clerk of the Council, and Mayor and Alderman of Annapolis. The house would later become the residence of numerous Annapolitans of high social and economic status. George Wells, one of the City's major landholders, owned more than half of the block during the 19th century while residing in an extant three-story brick house on nearby Charles Street.

Nineteenth Century (1820-1900)

In 1820, however, when landowner George Medkiff's bankruptcy forced the block's first subdivision, a more varied socio-economic makeup began to emerge. One of the first buildings to be located on the subdivided property was the wood frame house at 163 Duke of Gloucester Street, and known as the Maynard-Burgess House. Built 1780-1790 and moved to the site during the second quarter of the 19th century, and later enlarged, this house was purchased by John Maynard, a free African American in 1847. John Maynard and his family (John purchased his wife out of slavery) lived in the house, while a David Maynard, also an African American, lived in the house adjoining the Maynard-Burgess House. Although part of the property was sold off following John Maynard's death, the house remained in Maynard family hands until 1914 and was used as a boarding house, run by Maynard's daughter Maria Louise Maynard.

With the exception of Duke of Gloucester Street that was subdivided and built upon in the mid-19th century, the block remained largely undeveloped. The two large tracts of land that formed the whole each held a single dwelling and associated outbuildings, as seen on the 1858 Sachse Bird's Eye View of Annapolis; Bladen's house (demolished) served as a residence for members of his family, and that of several of the subsequent land owners, while the Larkin House was purchased in the 1850s by Henrietta Magruder and occupied by her or her family until after her death in 1890. Despite some earlier subdivisions, it was not until the deaths of George Wells in 1877 and Henrietta Magruder in 1890 that the block began to be more intensively developed.

In general, the development of Conduit and Market Streets occurred as rows of dwellings (111-119 Market Street), as pairs of dwellings (124-126 Conduit Street, and 128-130 Conduit Street), or as similarly designed and built freestanding residential buildings (132 and 134 Conduit Street). One imposing and exuberant Queen Anne Style house, located at 138 Conduit Street, was individually designed and built in the neighborhood.

The 20th Century

Historically, all of the properties on Conduit Street were occupied by white working-class and middle-class owners or renters, while the properties on Market Street and Duke of Gloucester Street were more racially and socially mixed. In 1900, this stretch of Conduit Street was home to at least two merchants, two

storekeepers, one store clerk, one musician, two blacksmiths, and several members of the building trade, including two painters, a plasterer, and one day laborer. In 1910, the street seems to have suffered somewhat of a social decline, as most all of the occupants, still white, were more involved in labor trades. An iceman, plasterer, carpenter and seamstress, shared the block with a merchant and musician. But by 1920, Conduit Street residents appear more solidly middle-class than before. Several clerks, a civil engineer with the U.S. Government, a dressmaker, a singer, a teacher at the U.S. Naval Academy and a U.S. Naval Academy foreman all shared this 100-block of Conduit Street.

In contrast to the all white and primarily middle-class make-up of Conduit Street, the persons living on Market and Duke of Gloucester streets ranged from African-American and white working-class residents to some middle-class inhabitants. In 1900, Market Street was well mixed with the Maryland Colored Baptist Congregation sited right in the center of the block. The 18th-century dwelling at 139 Market Street was still lived in by a white professional, while a black gardener and a black steward and their families lived in adjacent houses at 125 and 129 Market Street. Originally part of the large tract owned by Mrs. Magruder, 125 Market Street was probably built by her as a tenant/servant house. In 1880, Thomas Queen, an African-American gardener, his wife Cinderella, and their four children lived in the house. In 1890, at the time when Mrs. Magruder's estate was dissolved, the house and its immediate environs were split from that of the main house and sold at auction. Thomas Queen and his wife purchased the improved lot and continued to live there well into the 20th century. A similar situation occurred at the house next door at 127 Market Street. In 1895, following the erection of the house by the Annapolis Land and Improvement Company, the building and lot were sold to Henry Valentine, an African American employed as a steward, and his wife.

From 1900 until 1920, Market Street still retained its mixed race appearance. Ironically for the early 20th century, the group of five houses at 111-119 Market Street which were built by African-American William H. Butler were leased out by him and his family to white families. The residents of these five houses are listed in the 1910 U.S. Census as having a variety of professions, including one watchman, one musician, one bookkeeper, one manager at a tea store, and one listed with no profession. The two African Americans or their families at 125 and 127 Market Street still lived in their houses in 1910 and 1920, while an African-American oysterer had moved into the ca. 1903 house at 143 Market Street by 1910. Two white, working-class residents lived in the dwellings between them in 1910 and 1920. A Lieutenant in the U.S. Navy lived in the 18th-century Larkin House.

Though the Maynard-Burgess House was still being used as a boarding house that primarily served black residents, Duke of Gloucester Street had become, by 1920, primarily white and somewhat more middle-class. Next to the boarding house lived a white superintendent of Public Buildings, a [tax?] collector at the waterworks, a Justice of the Peace, a Post Office clerk, and a carpenter.

In general, by the time the block had been developed into a dense residential neighborhood, it was occupied by combination working-class and middle-class whites. Though one African American lived in the area as early as 1840 and several others by 1880, their presence did not necessarily encourage greater black settlement on the street. Throughout the history of the area, it is the same four houses that are occupied by the same African American individuals or the families, while all the other properties continue to attract white residents.

Conclusion

As is typical of the development of Annapolis, this large tract of land was historically associated with a large, early 18th century estate which was, during the mid-to-late 19th century, subdivided and developed into the dense residential neighborhood that it is today. Throughout the 18th century, parcels of land on this block

were bought, sold and traded in groups. By the end of the 18th century, the various lots making up the large tract of land were consolidated into two distinct parcels, one of which was owned by John Hall, the other by Charles Wallace--both of whom were prominent members of the local community and had substantial land holdings in Annapolis.

In 1820, a portion of the large tract of land along Duke of Gloucester Street was split off from the larger whole and progressively developed with both commercial, residential and institutional buildings, beginning in the mid-19th century and continuing until the mid-20th century.

The systematic residential development, however, did not occur until the late 19th century, following the deaths of two of the block's largest landowners, Henrietta Magruder and George Wells. Following George Wells' death in 1877, the area currently designated 109 to 123 Market Street and 116 to 126 Conduit Street was subdivided into narrow lots and developed with modest, single-family residences grouped in rows or pairs. Following Henrietta Magruder's death in 1890, her land was similarly subdivided and the properties now designated 125-143 Market Street were improved with single-family dwellings, as were the properties corresponding with 128-138 Conduit Street. Though its associated land was divided and developed, the 18th-century house at 139 Market Street survived this 19th-century growth. By the turn of the century, this block consisted of single-family dwellings which were occupied, in general, by primarily working-class and middle-class residents who either owned or rented the houses. A few African-American families lived in single-family residences or the boarding house (Maynard-Burgess House) on Duke of Gloucester Street and in single-family dwellings on Market Street near the intersection of Duke and Gloucester. Presently the area architecturally preserves its 19th-century character. As it was historically, the single-family dwellings are both owner- and renter-occupied; however, they are occupied by a more uniform, white, middle-class group. The combination residential, commercial and institutional strip along Duke of Gloucester Street survives, though is not as eclectic as it was historically. The Maynard-Burgess House stands vacant, while the single-family dwellings now house social services provided by the First Presbyterian Church, and the corner firehouse functions as the City Planning Department.

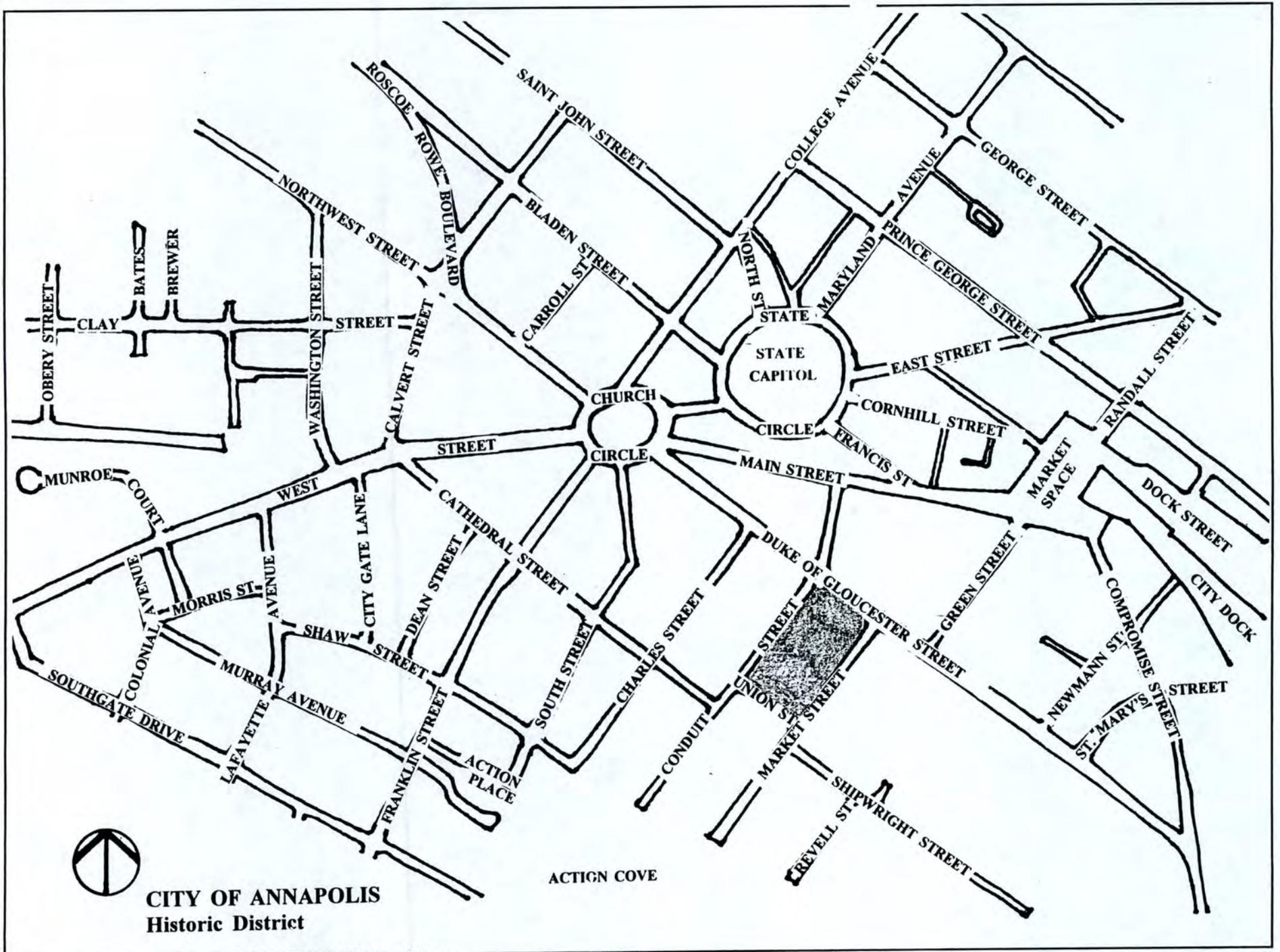
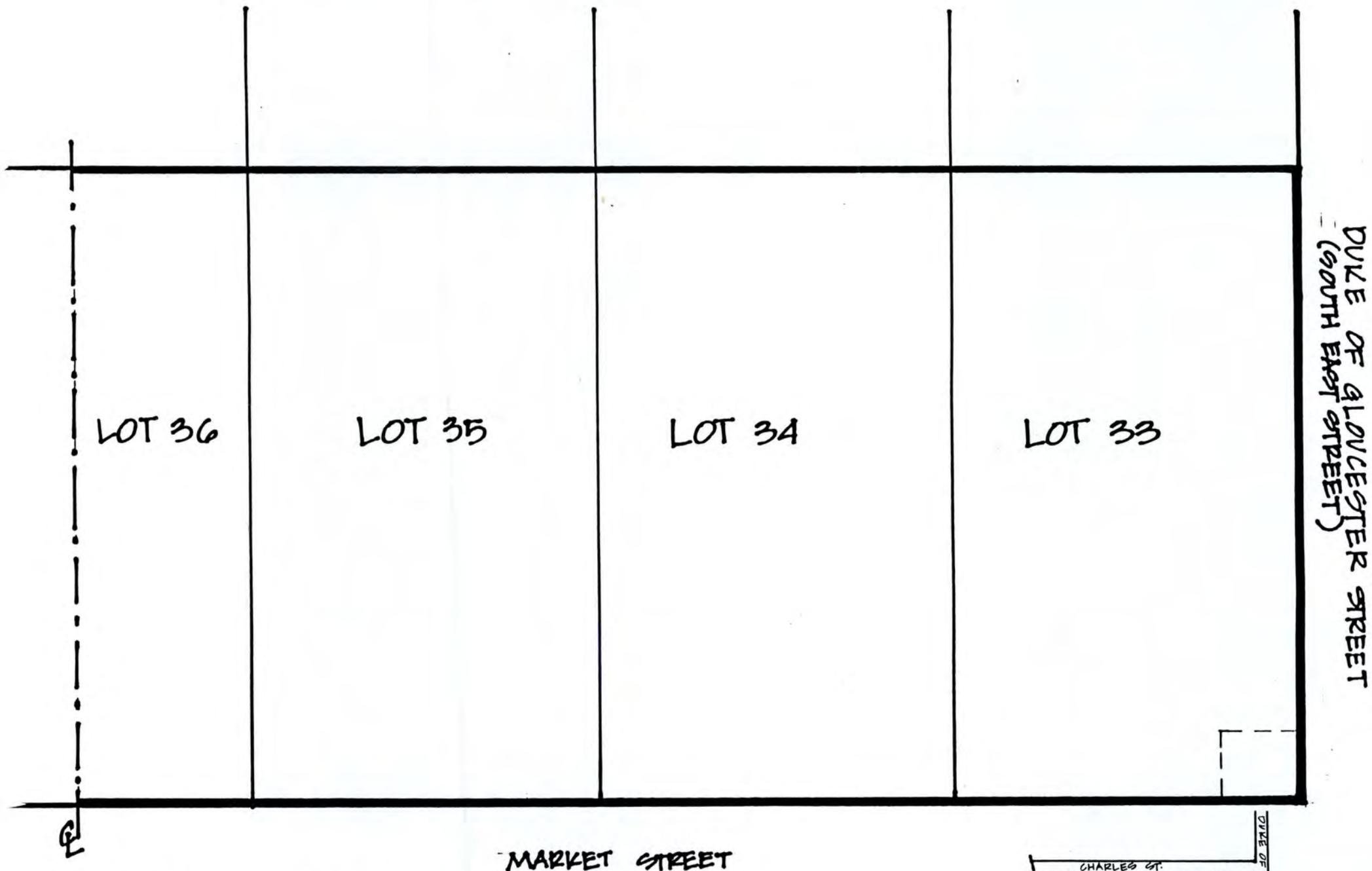


FIGURE 1 (N.T.S)



LOT 36

LOT 35

LOT 34

LOT 33

MARKET STREET

DUKE OF GLOUCESTER STREET
(SOUTH EAST STREET)

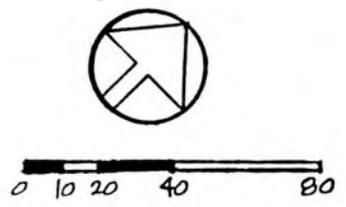
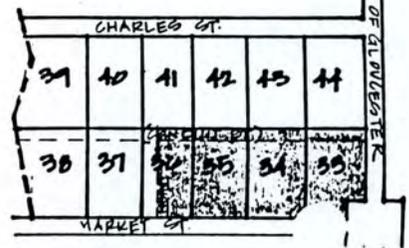


FIGURE 3
 BASED ON 1718, STODDERT MAP
 DRAWN BY TRACERIES



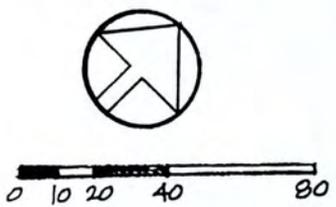
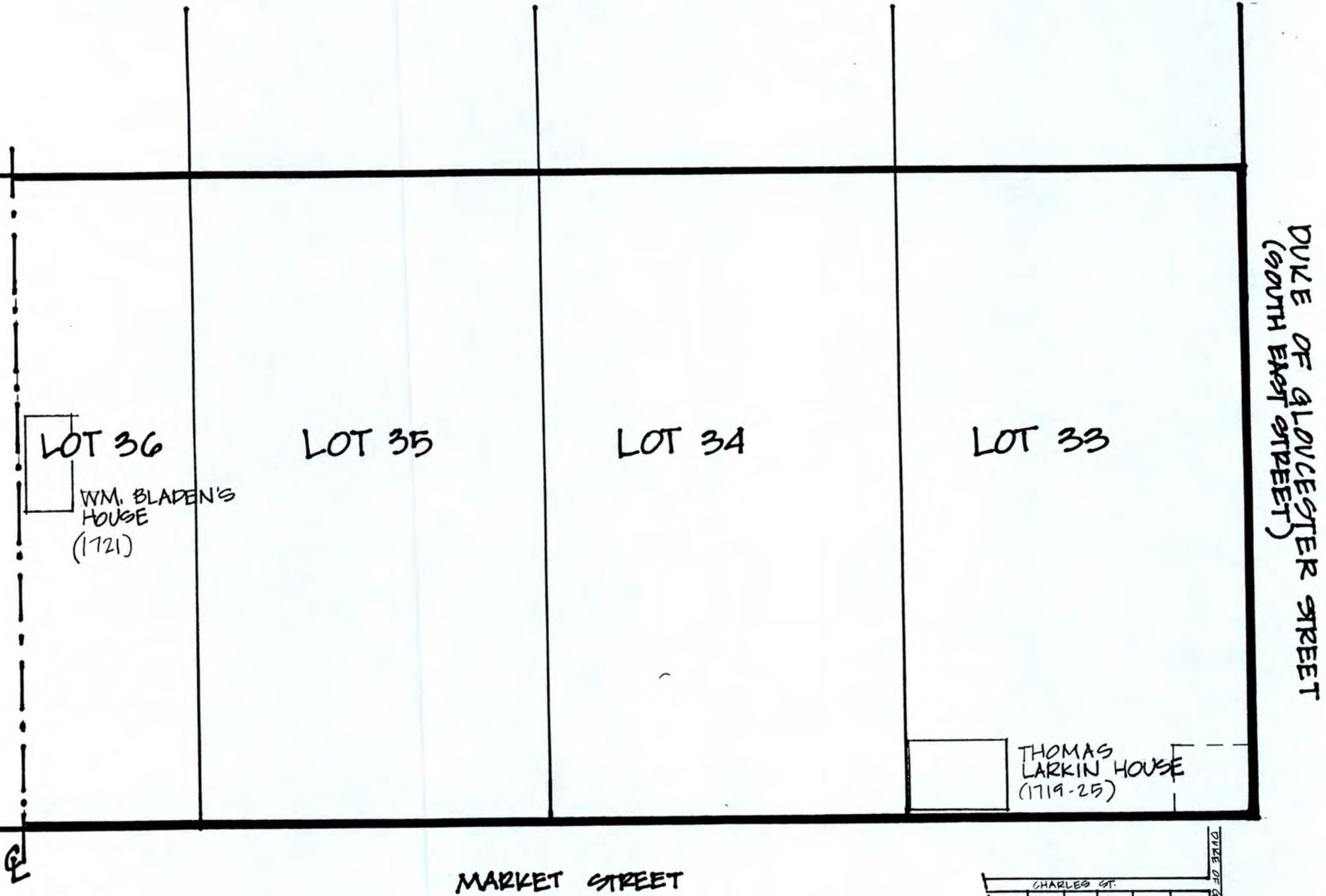
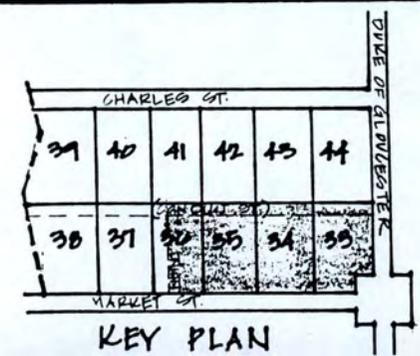


FIGURE 4
ca. 1725
DRAWN BY TRACERIES



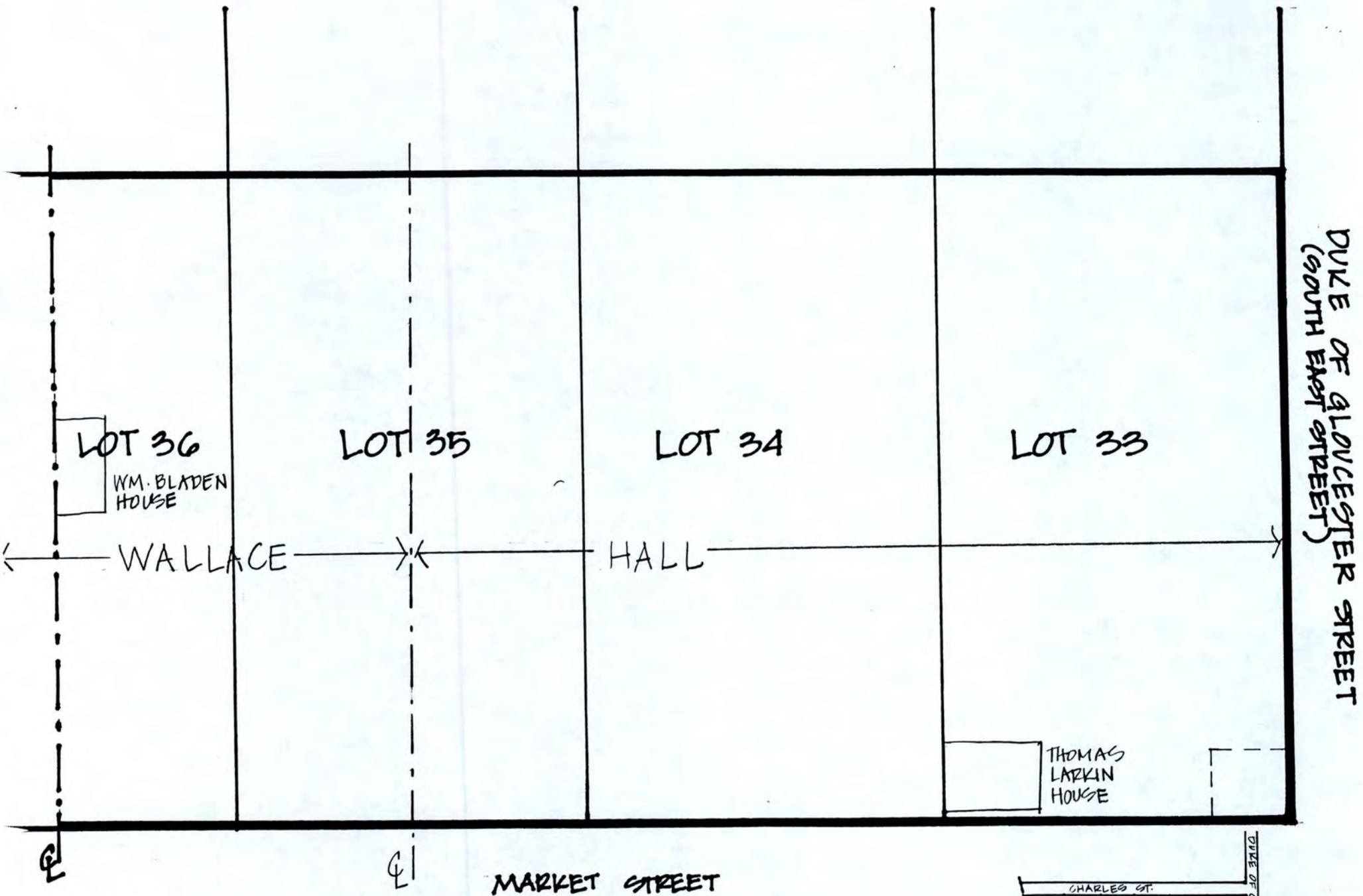
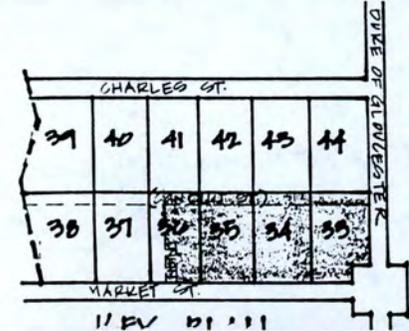


FIGURE 5
 BASED ON 1718 STODDERT MAP (PRE-1810)
 DRAWN BY TRACERIES



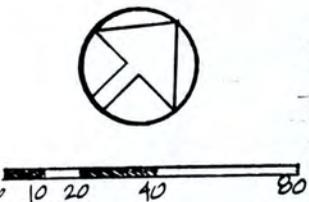
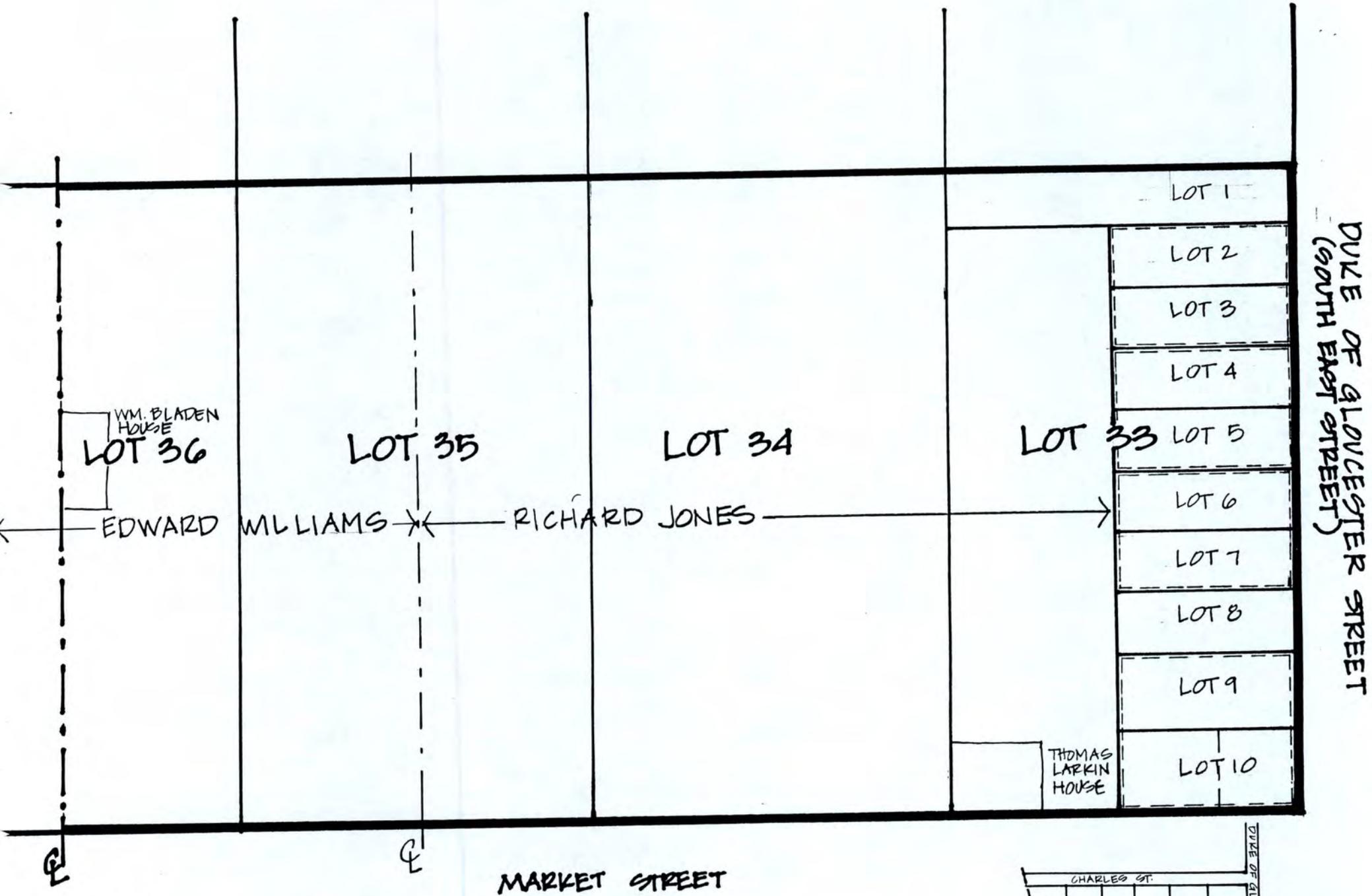
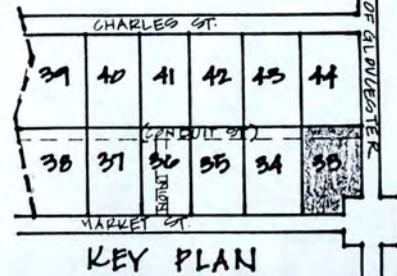
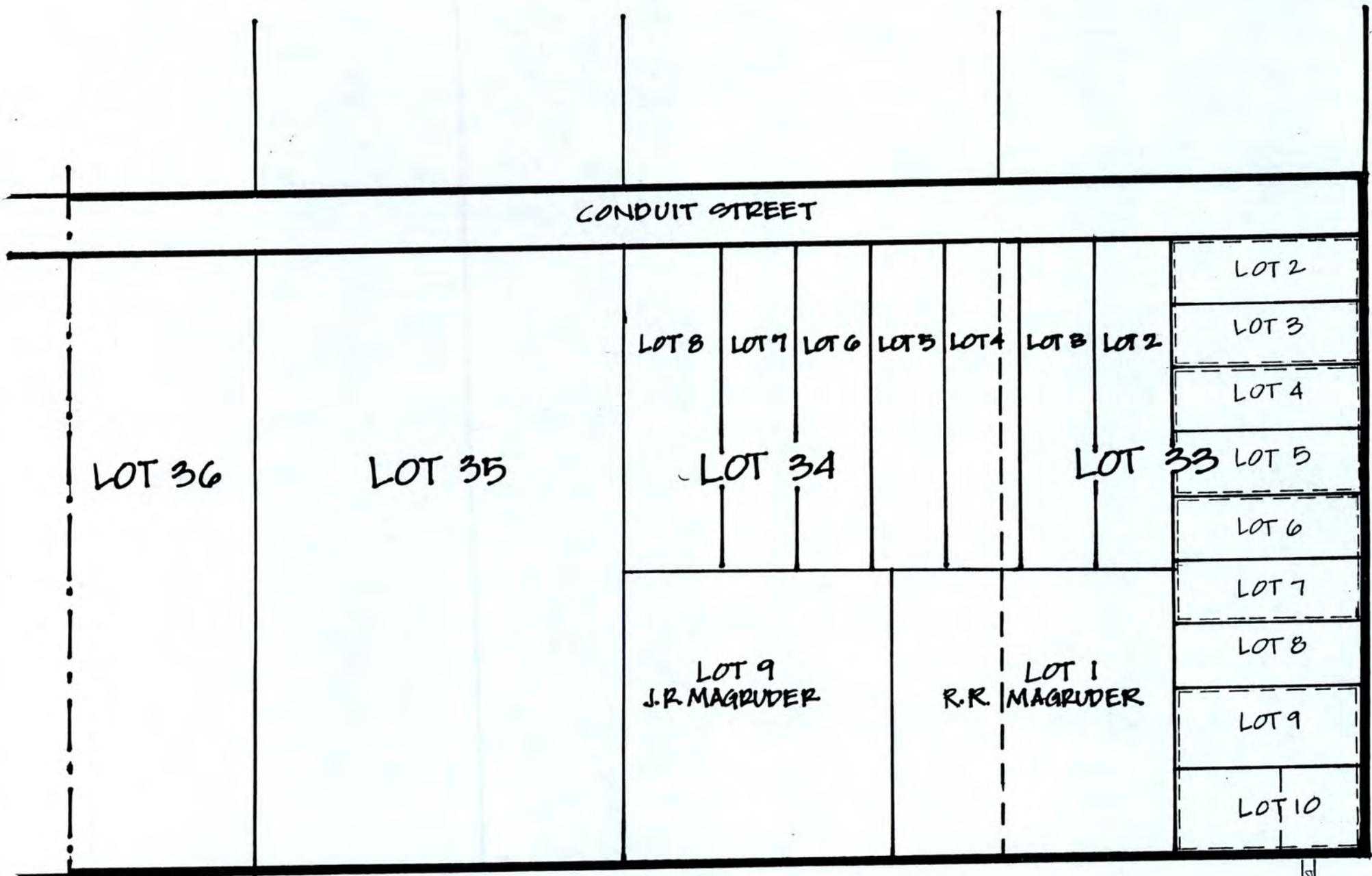


FIGURE 6
 BASED ON SURVEY BY JOHN DUVALL, 1820
 DRAWN BY TRACERIES





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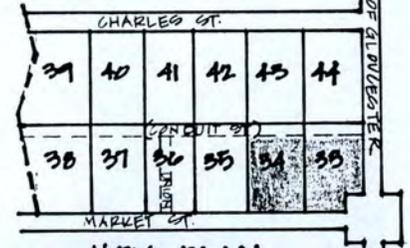
MARKET STREET



0 10 20 40 80

FIGURE 7
 BASED ON SURVEY BY JOHN DUVALL, 1890
 DRAWN BY TRACERIES

SEE SANBORN
 MAPS FOR
 BLDG LOCATIONS



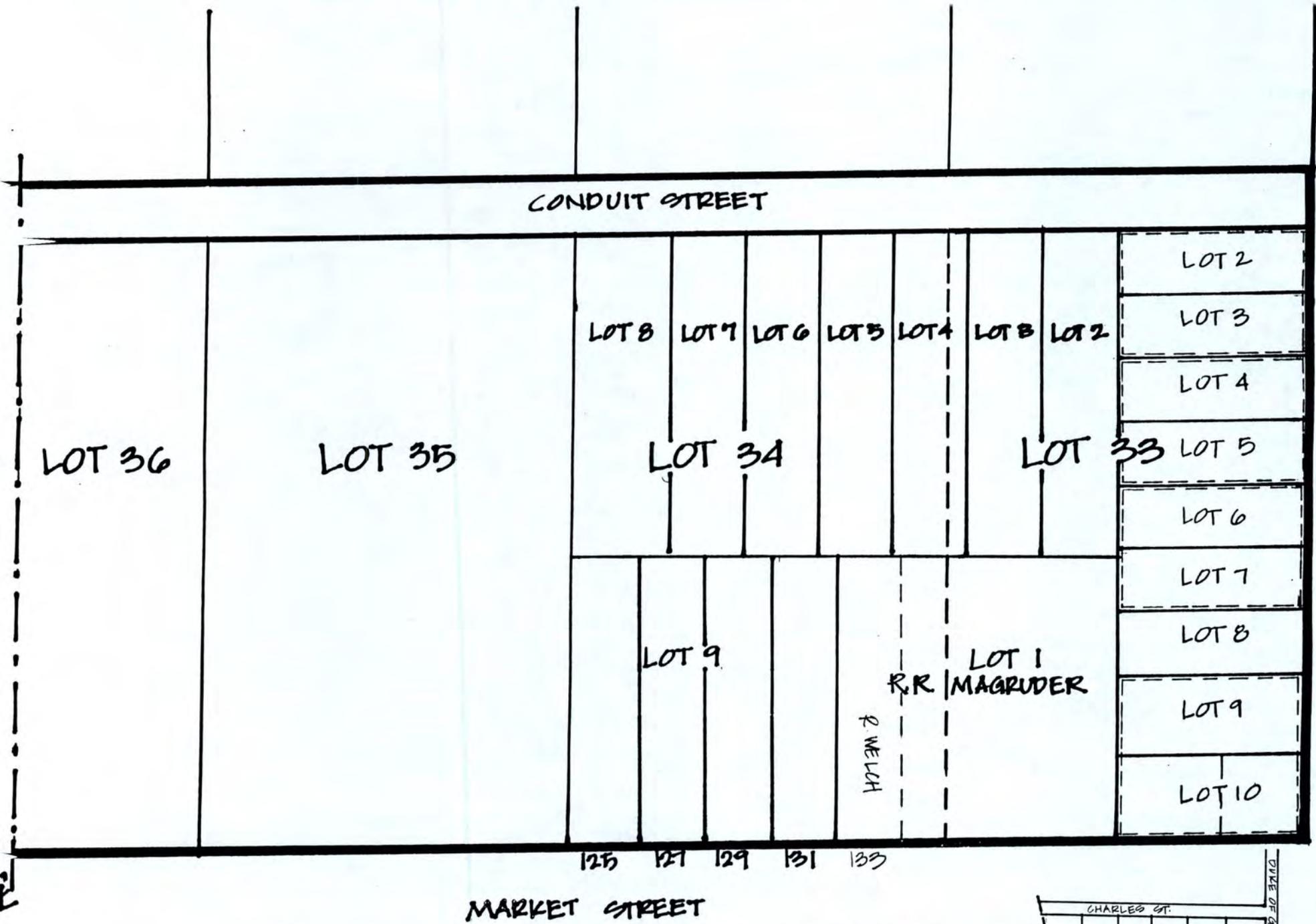
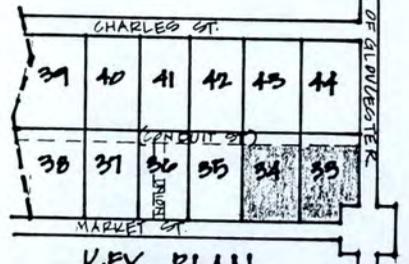


FIGURE 8

1906

DRAWN BY TRACERIES

SEE SANBORN
MAPS FOR
BLDG. LOCATIONS



0 10 20 40 80

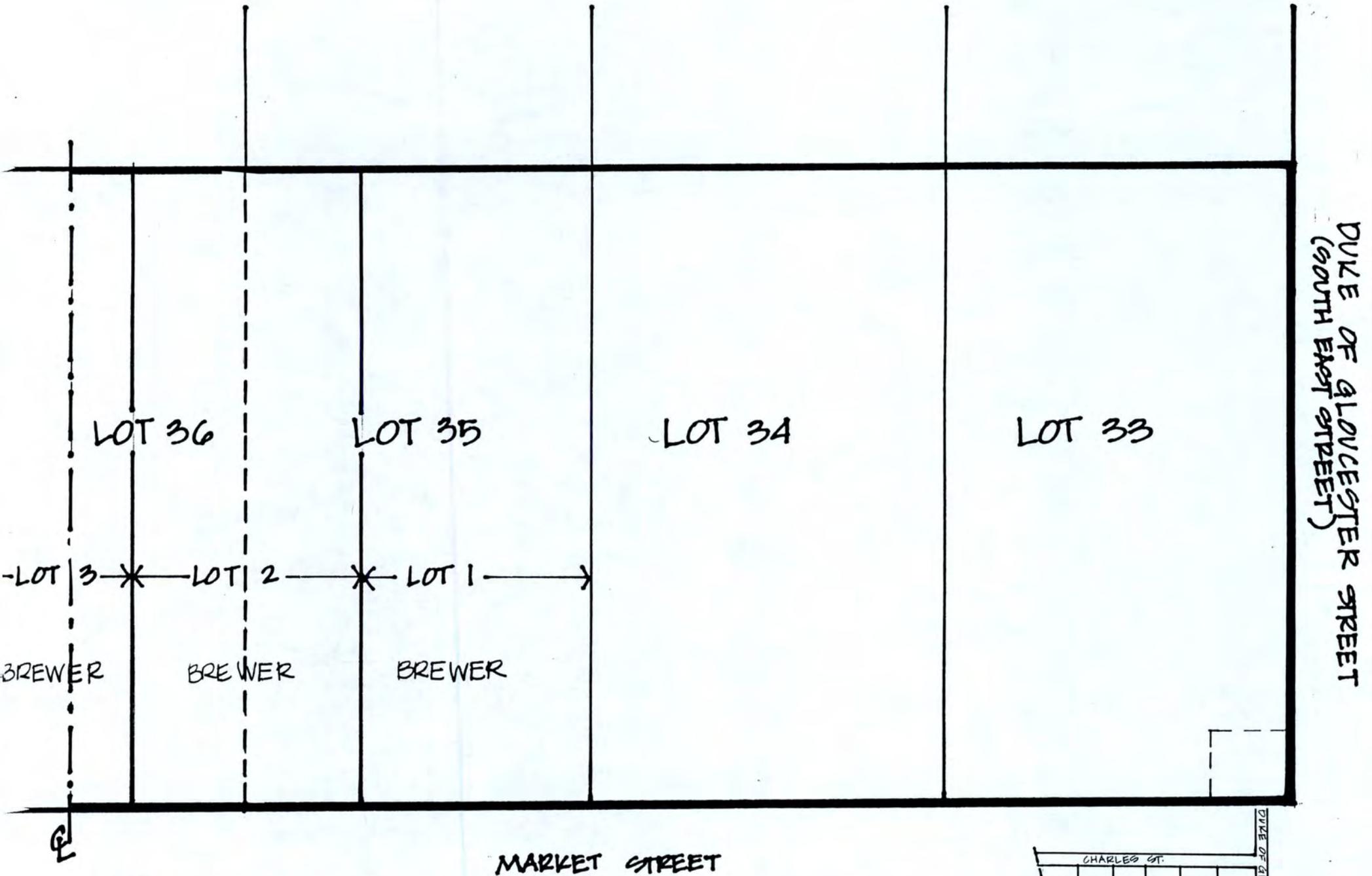
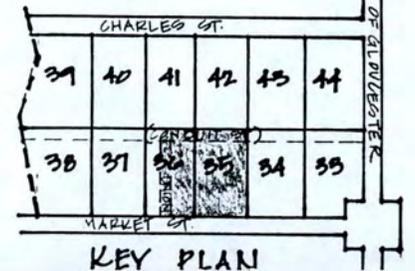
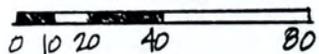
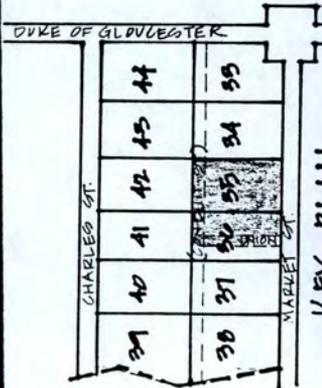
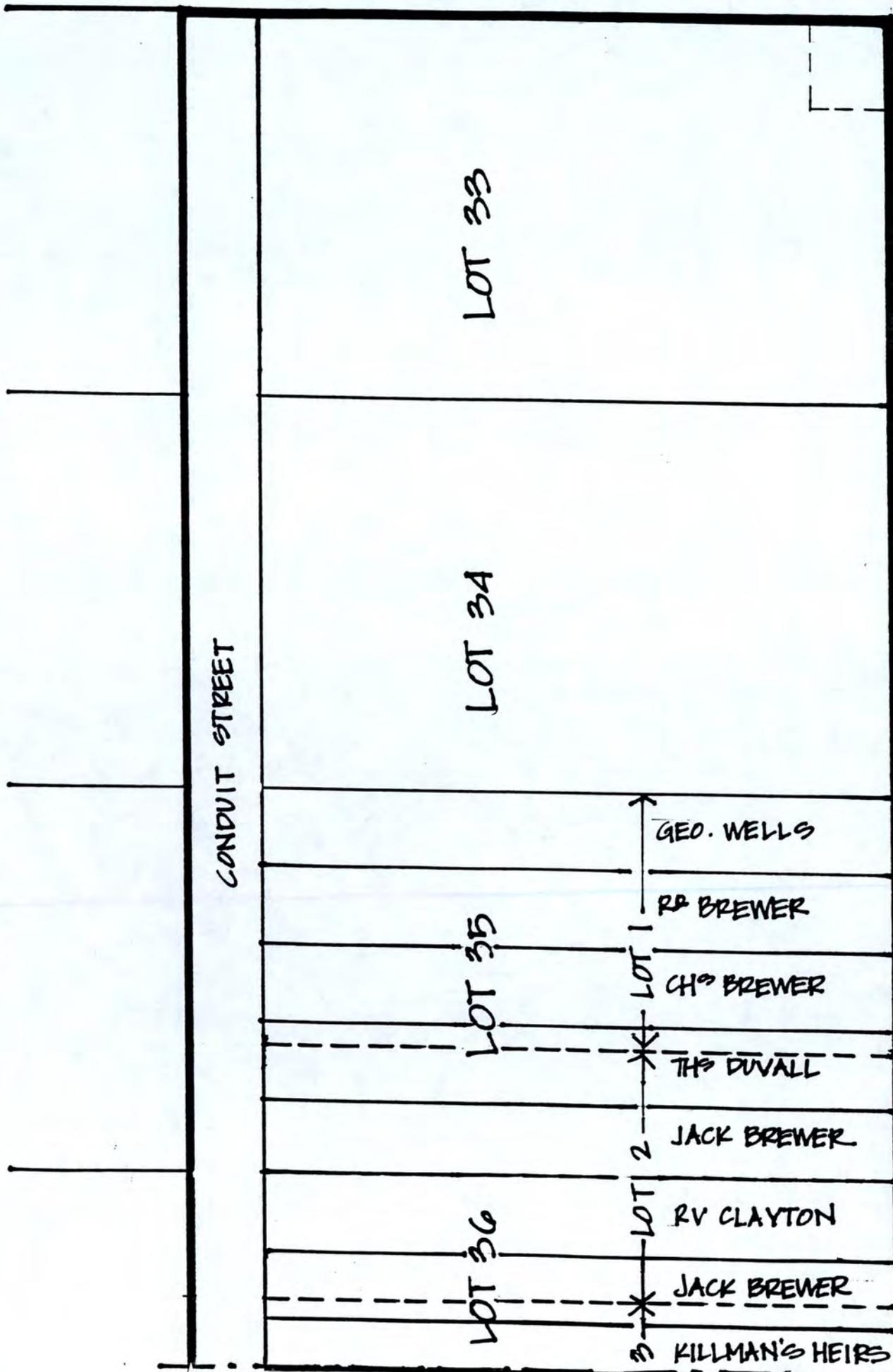


FIGURE 9 (1843)

DRAWN BY TRACERIES



DUKE OF GLOUCESTER STREET
(SOUTH EAST STREET)

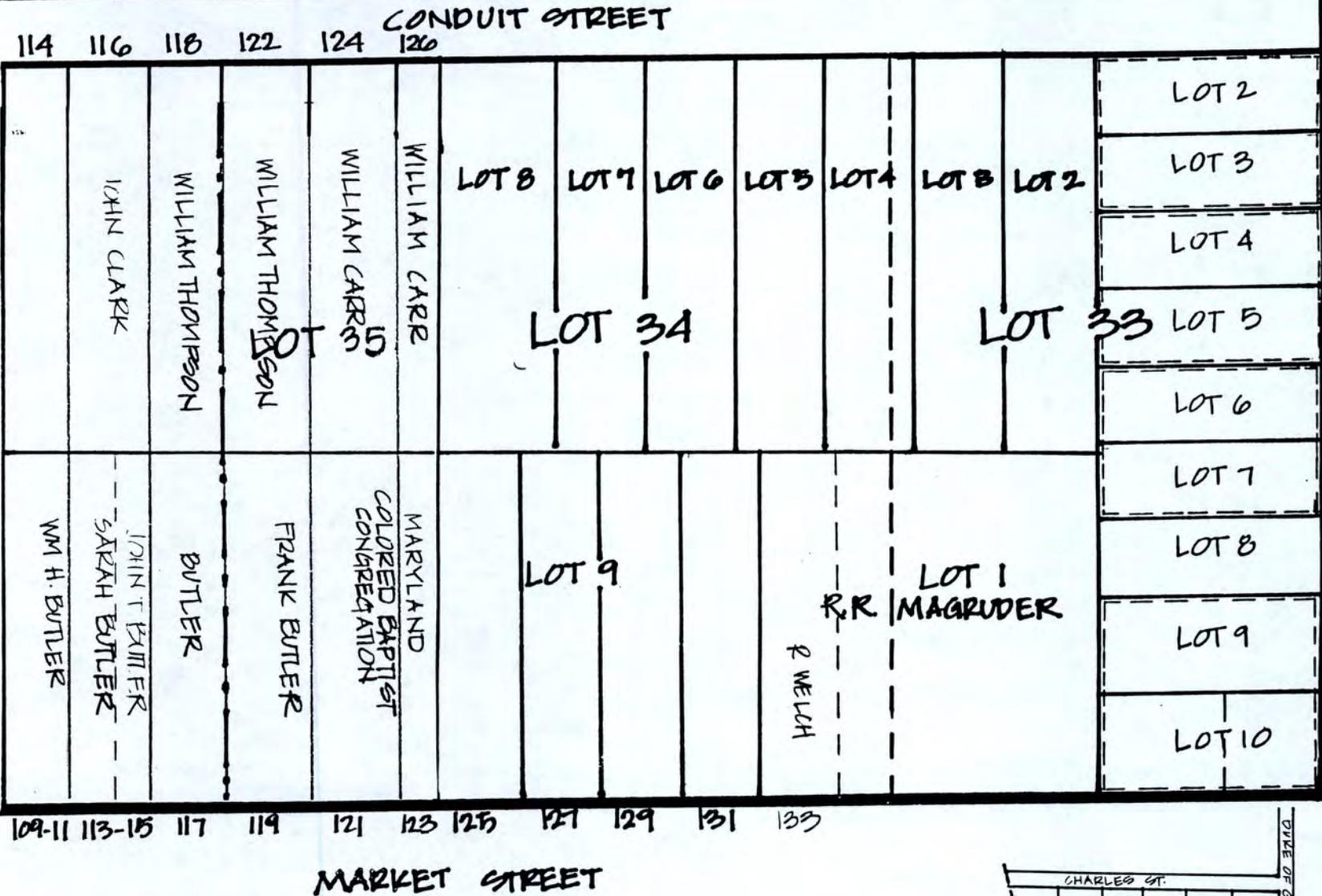


MARKET STREET

FIGURE 10 (1877-83)
DRAWN BY TRACERIES

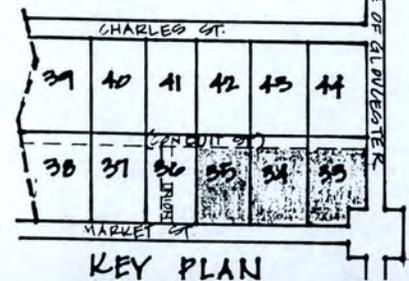
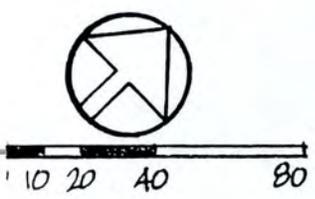


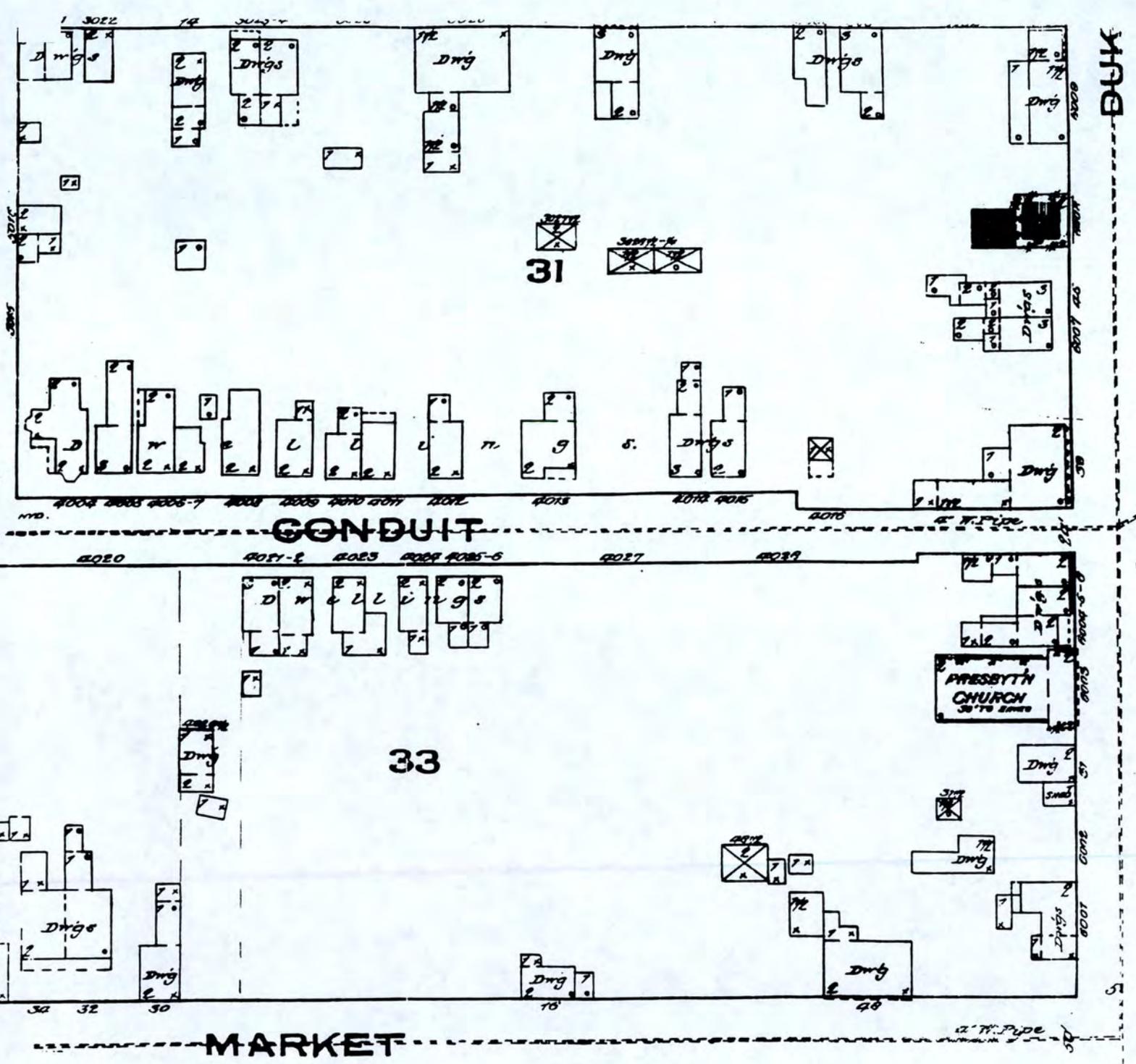
UNION STREET



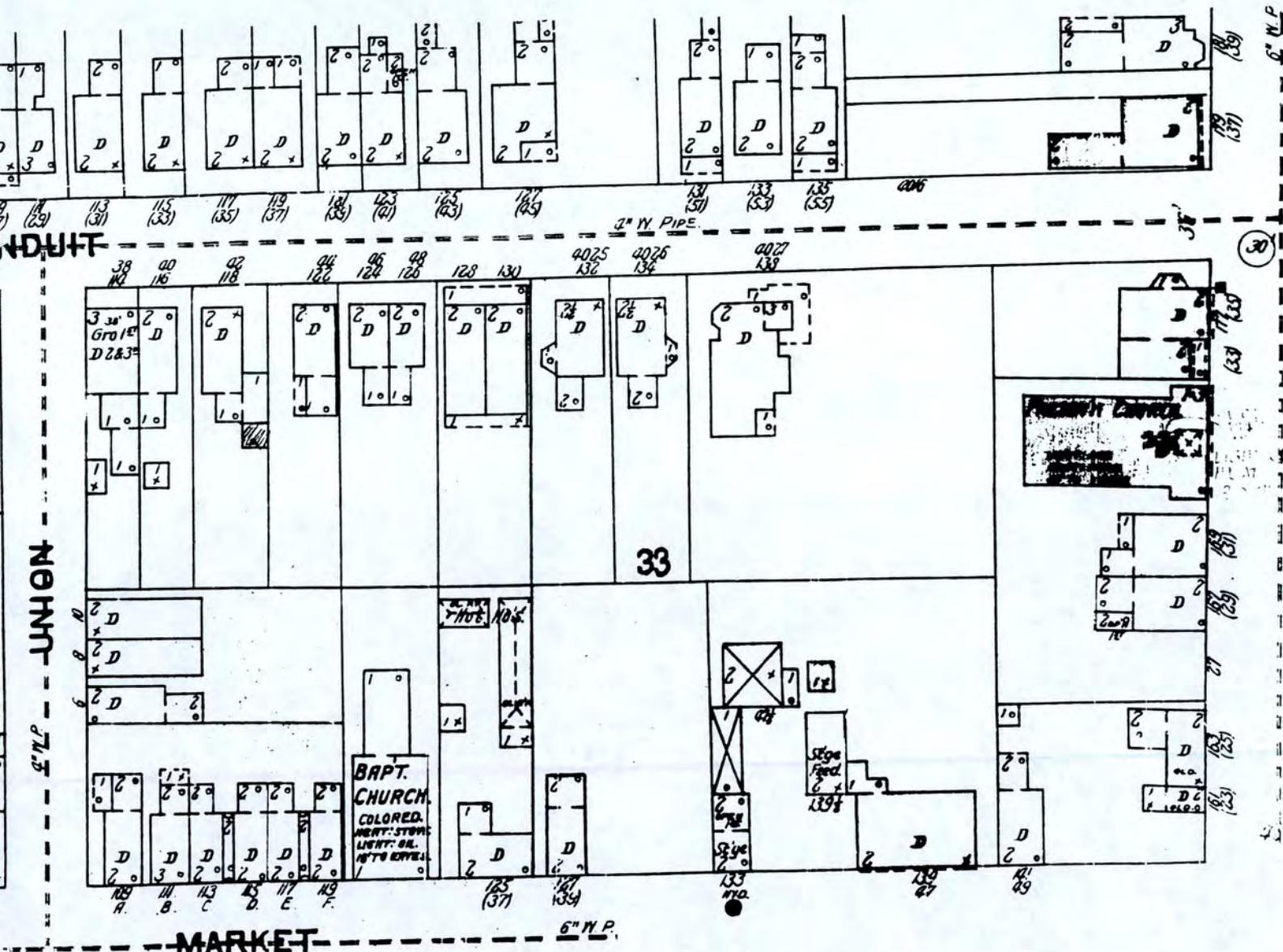
DUKE OF GLOUCESTER STREET
(SOUTH EAST STREET)

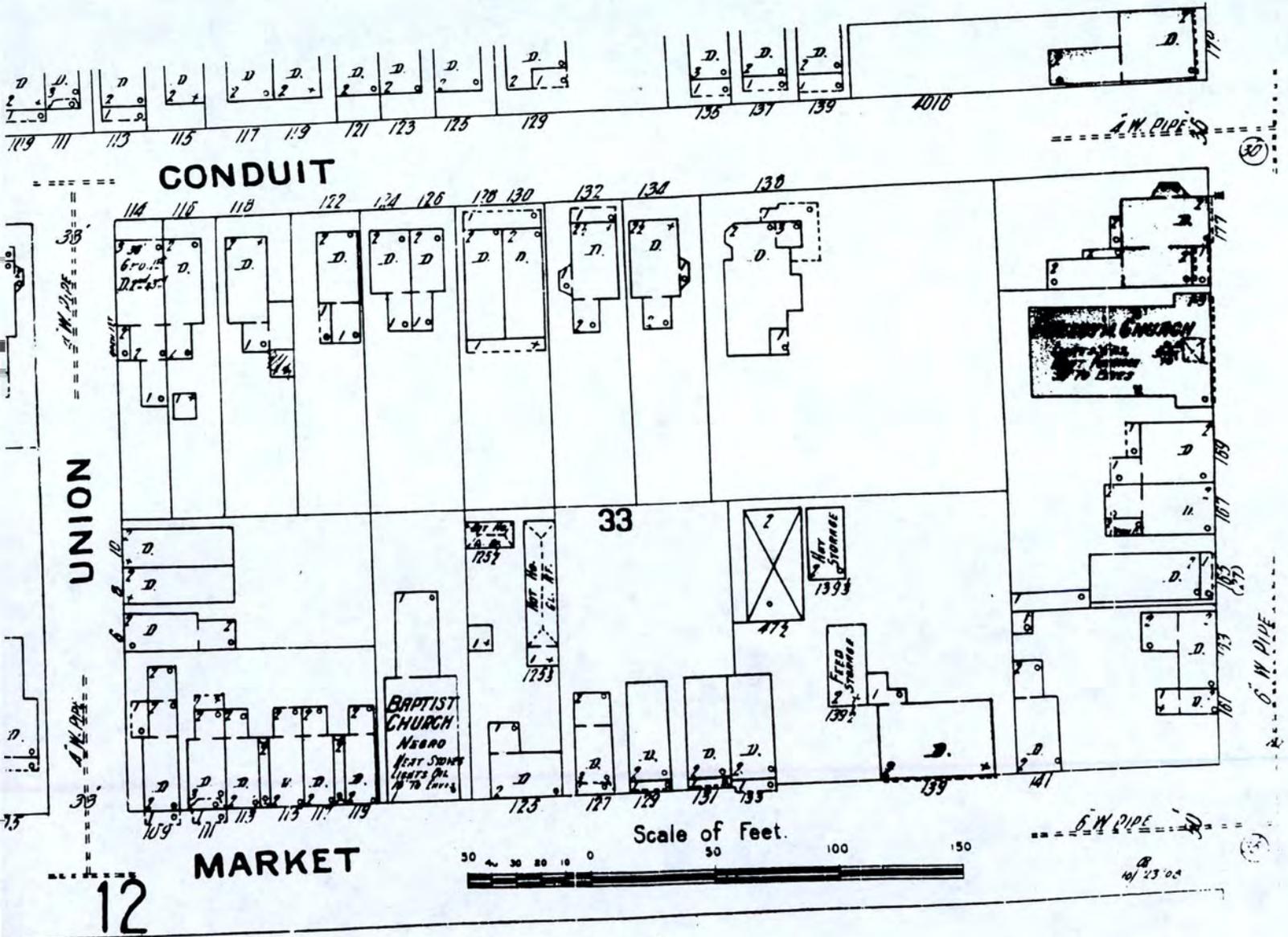
FIGURE 11
1892
DRAWN BY TRACERIES

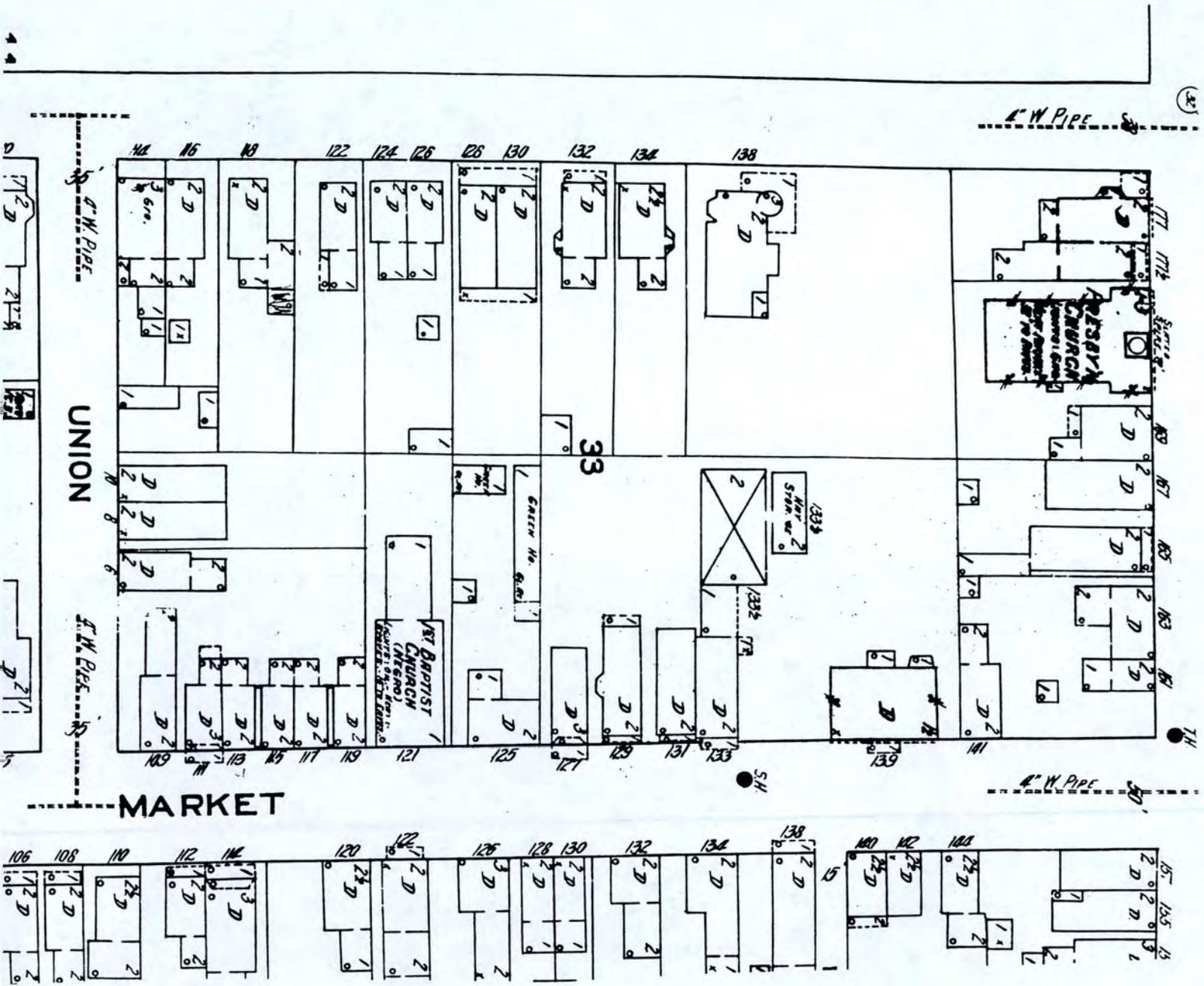




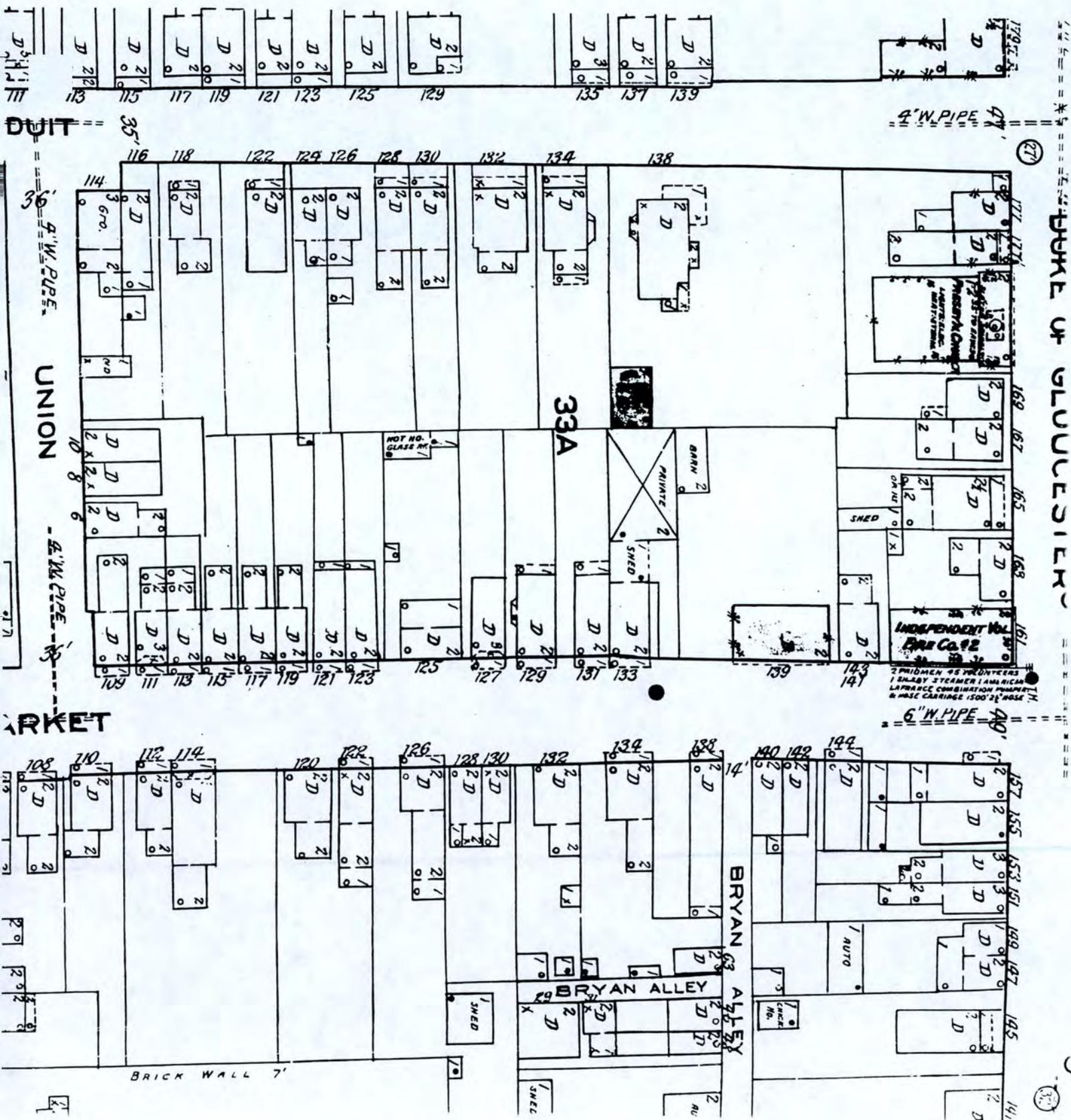
1885 SANBORN MAP





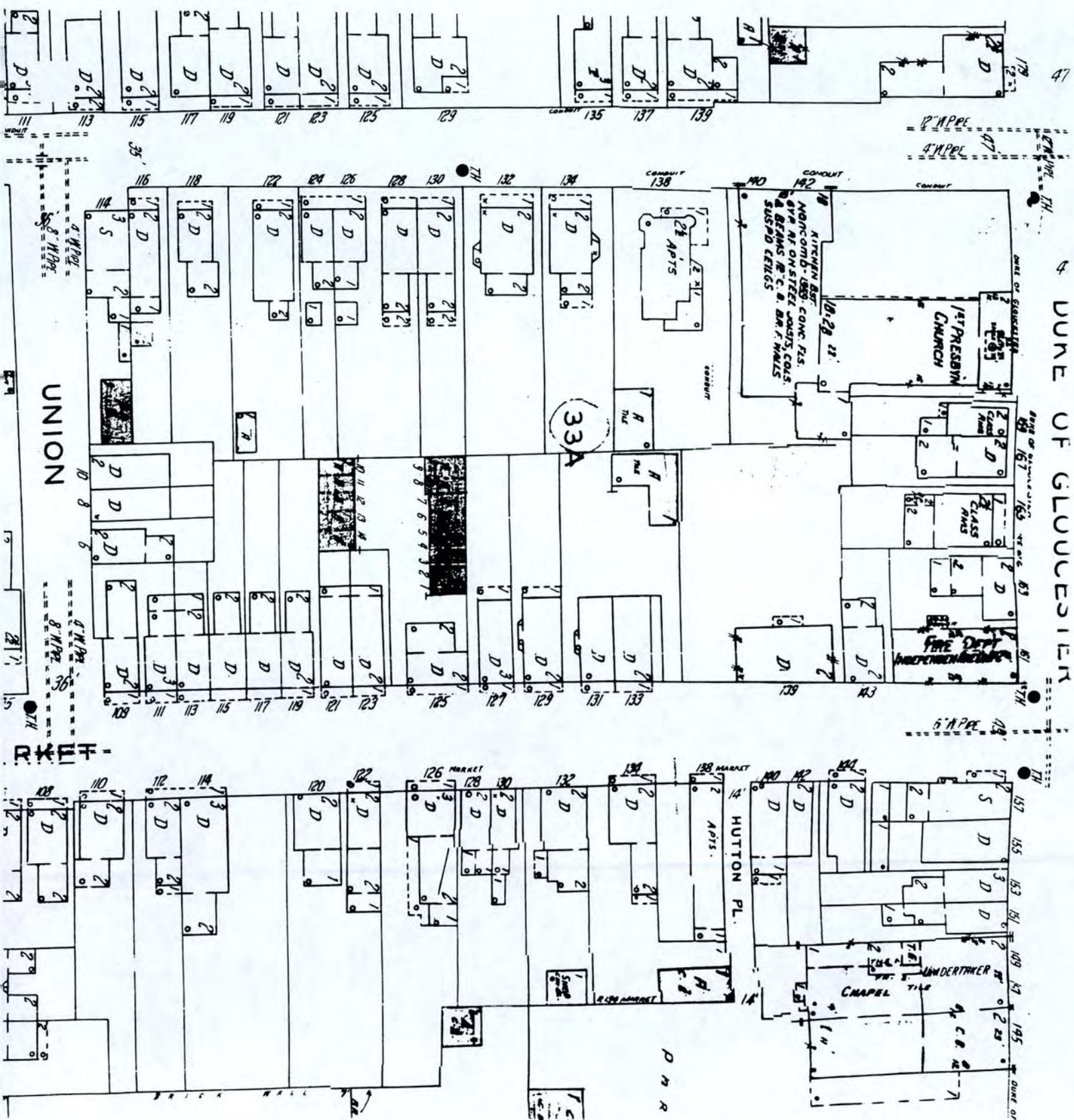


1913 SANBORN MAP



1921 SANBORN MAP

DUNE OF GLOUCESTER



1930 SANBORN MAP
(updated 1954)