

**CAPSULE SUMMARY**  
**12 Fleet Street**  
**AA-1267**

The modest frame residence at 12 Fleet Street, with its twin at 10 Fleet Street, was built as one of two pairs of dwellings on Fleet Street between 1885 and 1889. Sited on a portion of the land originally set aside for Governor Francis Nicholson in 1696, the two pairs of attached dwellings (including 6-8 Fleet Street) are a typical example of the domestic rowhouse building form constructed principally as worker-class rental property in the late 19th century in Annapolis.

Located on the northeast side of Fleet Street, the building is one of a pair of attached and identical, two-story, side-entry, frame dwellings. The pair is separated on the first floor by a covered passageway that leads to the rear yards of the dwellings. Presented in a vernacular rendition of the Italianate style, the pair was renovated in 1971-1975 and retains no original interior configuration or detailing.

Joseph S. M. Basil, a local merchant who operated a lumber and hardware store on Main Street and a grocery store at Market Place, built 10 and 12 Fleet Street, along with 6-8 Fleet Street, as rental property. While 6-8 was purchased in the early 20th century by Jacob Blum who ran a grocery business out of the building, 10 and 12 Fleet Street were purchased by Charles Weiss who operated a boarding and livery stable behind the buildings and rented the dwellings to both African-American and white working-class persons.

MARYLAND HISTORICAL TRUST  
MD INVENTORY OF HISTORIC PROPERTIES  
ANNAPOLIS SURVEY

Inventory No. AA-1267

=====

1. Name of Property

=====

historic name \_\_\_\_\_  
common/other name 12 Fleet Street

=====

2. Location

=====

street & number 12 Fleet Street not for publication       
city or town Annapolis vicinity       
state Maryland code MD county Anne Arundel code 003  
zip code 21041

=====

3. State/Federal Agency Certification N/A

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4. National Park Service Certification N/A

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5. Classification

=====

Ownership of Property (Check all that apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing	
<u>1</u>	<u>    </u>	buildings
<u>    </u>	<u>    </u>	sites
<u>    </u>	<u>    </u>	structures
<u>    </u>	<u>    </u>	objects
<u>1</u>	<u>    </u>	Total

Is this property listed in the National Register?

Yes  Name of Listing Annapolis Historic District  
No

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=====  
6. Function or Use  
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Historic Functions (Enter categories from instructions)

Cat: Domestic Sub: Single Dwelling  
\_\_\_\_\_  
\_\_\_\_\_

Current Functions (Enter categories from instructions)

Cat: Domestic Sub: Single Dwelling  
\_\_\_\_\_  
\_\_\_\_\_

=====  
7. Description  
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Architectural Classification (Enter categories from instructions)

Vernacular Italianate  
\_\_\_\_\_  
\_\_\_\_\_

Materials (Enter categories from instructions)

foundation Brick  
roof Gable: Tar Paper  
walls Wood: German Weatherboard  
other Aluminum Siding  
\_\_\_\_\_

Narrative Description (Describe the historic and current condition of the property.)

See Continuation Sheet No. 7-1

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8. Statement of Significance  
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Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

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=====  
Areas of Significance (Enter categories from instructions)

Architecture  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance 1885-1889  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates 1885-1889  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person (Complete if Criterion B is marked above)  
\_\_\_\_\_

Cultural Affiliation undefined  
\_\_\_\_\_  
\_\_\_\_\_

Architect/Builder unknown  
\_\_\_\_\_

Narrative Statement of Significance (Explain the significance of the property.)

See Continuation Sheet No. 8-1

Maryland Inventory of Historic Properties  
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9. Major Bibliographical References  
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(Cite the books, articles, legal records, and other sources used in preparing this form.)

Anne Arundel County Assessment Records. 1876-1896. Maryland State Archives. Record Group C35.

Anne Arundel County Land Records. Anne Arundel County Courthouse and Maryland State Archives, Annapolis, Maryland.

*Archives of Maryland*, 1696.

Baltz, Shirley. *The Quays of the City, An Account of the Bustling Eighteenth Century Port of Annapolis*. Annapolis, MD: The Liberty Tree, Ltd., 1975.

McIntire, Robert Harry. *Annapolis Maryland Families*. Baltimore, MD: Gateway Press, Inc., 1979.

McWilliams, Jane. Unpublished paper "#10 Fleet Street, Annapolis, Maryland," Historic Annapolis Foundation, Inc., 1980.

Papenfuse, Edward. "Southern Urban Society after the Revolution: Annapolis, Maryland, 1782-1786." Final Report for NEH Grant #H69-0-178, Historic Annapolis Foundation, 1969.

Record Group 29 "Records of the Bureau of the Census." 1880, 1900, 1910, and 1920 Census; Anne Arundel County, Maryland.

Warfield, J.D. *The Founders of Anne Arundel and Howard Counties, Maryland*. Westminster, MD: Family Line Publications, 1990.

Maps and Drawings

Sanborn Fire Insurance Maps, 1885, 1891, 1896, 1897, 1903, 1908, 1913, 1921, 1930, 1954.

Photographs

Historic Photograph of Fleet Street (ca. 1895), in Mame Warren, *Then Again... Annapolis, 1900-1965*, front endleaf.

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10. Geographical Data  
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Acreege of Property 847 Square Feet

**Verbal Boundary Description (Describe the boundaries of the property.)**

The property known as 12 Fleet Street, Annapolis, occupies Parcel 1110 as noted on Tax Map 4-6.

**Boundary Justification (Explain why the boundaries were selected.)**

The resource located at 12 Fleet Street has been associated with Parcel 1110 since the construction of the building in the period between 1885 and 1889.

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11. Form Prepared By  
=====

name/title Laura Trieschmann & Kim Williams/Architectural Historians  
organization Traceries date December 2, 1994  
street & number 5420 Western Avenue telephone 301/656-5283  
city or town Chevy Chase state MD zip code 20815  
=====

12. Property Owner  
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name Catherine A. Dax  
street & number 12 Fleet Street telephone \_\_\_\_\_  
city or town Annapolis state MD zip code 21401  
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MARYLAND INVENTORY OF HISTORIC PROPERTIES  
ANNAPOLIS SURVEY  
CONTINUATION SHEET

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Section 7 Page 1

12 Fleet Street  
name of property  
Annapolis, Maryland  
county and state

=====  
The property designated as 12 Fleet Street<sup>1</sup> was constructed between 1885 and 1889<sup>2</sup> on the northeast side of Fleet Street. It was constructed as one of a pair of modest, attached, two-story, flat-fronted frame dwellings with side-passage entries. The pair is separated on the first floor by a covered passageway that leads to the rear yards of the dwellings. The dwellings at 10 and 12 Fleet Street are similar in size, scale, form and detail to the other pairs or groups of attached frame dwellings that make up the narrow Fleet Street. Presented in a vernacular expression of the Italianate style, the pair underwent an interior renovation in 1971-1975 and retains none of its original interior configuration or detailing.

**EXTERIOR**

Fronting directly on Fleet Street, the pair of dwellings is attached on the southeastern end to 6-8 Fleet Street, while abutting the 1921-1930 frame dwelling at 14 Fleet Street on the northwestern elevation. The dwellings are almost identical in form, massing and detail. Set upon brick foundations, they are each two bays wide with side door entries. The dwellings are clad in German weatherboard, and feature Italianate detailing, including a bracketed wood cornice. The continuous low gable roof is covered with tar paper.

The two-bay front elevation (southwest) of 12 Fleet Street consists, on the first story, of a side entry door on the northwestern bay and a single window opening. The entry features a wood panelled and six-light replacement door, reached by three wood steps, and is surmounted by a single-light transom with the number 12 stencilled on center of the light. The window opening contains a 6/6 wood replacement sash. The second story consists of two, 6/6 replacement windows. The door and windows of the facade are all edged by a narrow wood surround, apparently dating to the original period of construction.

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<sup>1</sup> The building, along with 10 Fleet Street, was historically designated 815 on the 1891 and 1897 Sanborn Maps.

<sup>2</sup> The date of construction is based upon the Sanborn Maps and Tax Assessment Records: in 1885 no buildings stand on the site according to the Sanborn Map; in 1889, according to tax assessments, then-owner, Joseph S. M. Basil was assessed for four frame houses on Fleet Street (6-8 and 10-12 Fleet Street).

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Above the second story rises the bracketed wood cornice which extends across 10 and 12 Fleet Street. This cornice is supported by five, equally spaced, fluted wood brackets and features a flat wood friezeboard set diagonally to the front elevation.<sup>3</sup> The friezeboard has been carved with a decorative H-shaped motif with a trident crossing. The detailing of the friezeboard is also found at 10 Fleet Street and 6-8 Fleet Street as well as in other parts of Annapolis.<sup>4</sup>

The southeast elevation is visible only on the first story from the covered passageway, reached through a batten door from the street. This wall is clad with wood tongue and groove siding. The ceiling of the passage is covered with a German siding; the floor is a concrete slab.

Until the 1920s, the northwest elevation, clad in German siding, was exposed and separated from the adjacent two-story building that stood at 14 Fleet Street. Between 1921 and 1930, a larger, three-story frame structure replaced the 19th-century building on the site, and was framed without siding to abut the existing dwelling at 12 Fleet Street. A narrow, flat cornerboard covers the junction of these two buildings.

The rear northeast elevation has a one-story kitchen wing extending from the main block of the house. This rear ell sits upon a concrete block foundation, and is clad with aluminum siding. The sloped roof is covered with asphalt shingles. One 6/6 window is located on center of this rear wall. A wood deck sits atop this rear ell and is accessible through a French door leading from the second floor master bedroom. The second story of the main and original section of the house is clad with aluminum siding and features another French door and 6/6 replacement window.

#### INTERIOR

The interior 12 Fleet Street was probably a room-behind-room plan originally, but was completely remodelled between 1971 and 1975.

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<sup>3</sup> This cornice treatment is identical to that found next door at 6-8 Fleet Street.

<sup>4</sup> This cornice detail is also identical to that found on the row of dwellings located at 111-119 Market Street, also built between 1885-1891.

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The first floor consists of one room that opens directly into the kitchen addition. The original plaster finish on the walls and ceiling have been replaced with gypsum wallboard. The baseboards and window trim have been replaced with contemporary casing. Only the original 3"-4" wide wood floorboards survive intact; however, a section of the original wood floor, located towards the rear of the original section of the house, has been replaced with the same vinyl flooring as found in the kitchen ell. This was recently replaced after water damage, caused by a leak in the derelict house next door at 14 Fleet Street, occurred. A helical stair located against the northwest wall replaced the original stair. The second floor has been similarly remodelled and retains neither its original configuration or detailing.

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The pair of dwellings at 10-12 Fleet Street, constructed in the years between 1885 and 1889, is a typical example of the domestic rowhouse building form constructed principally as worker-class rental property in Annapolis. One of two pairs of dwellings constructed on Fleet Street by Joseph S.M. Basil, the two-story dwellings at 10-12 Fleet Street served as rental properties throughout their history and until recent years. In the early 1970s, the pair of dwellings, along with numerous other dwellings in the vicinity, were renovated. Currently well-maintained and owner-occupied, the buildings contribute to the historical and cultural understanding of the city's working-class environment in the late 19th and early 20th centuries.

**SITE HISTORY**

The land on which the pair of dwellings at 10 and 12 Fleet Street stands was originally a portion of the land surveyed and set aside for Governor Francis Nicholson in 1696. 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."<sup>5</sup> 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.<sup>6</sup> In 1699, Francis Nicholson left Maryland to serve as the Governor of Virginia, but retained part of his Annapolis properties until his death in 1728.

While part of Nicholson's Annapolis land was subdivided as early as 1718, the southeastern tracts fronting Fleet Street were not sold until 1732. Kingsmill Eyre acted as executor for the estate of Francis Nicholson, conveying approximately 182 feet on Fleet Street to Captain Robert Gordon (ca. 1676-1753).<sup>7</sup> This dimension of 182 feet corresponds with the properties toady designated 6-24 Fleet

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<sup>5</sup> *Archives of Maryland*, XXXVIII. (1696), pp. 23-25.

<sup>6</sup> "Act of Keeping Good Rules and Orders in the Porte of Annapolis." *Archives of Maryland*, XIX. (1696), pp. 498-504.

<sup>7</sup>Liber B Folio 199

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Street. Gordon was a merchant who owned valuable land along Market Space, as well as land in Anne Arundel County and Baltimore. He was a founder of the famed Tuesday Club, a prestigious social organization; a justice of the Provincial Court; and a delegate from Annapolis to the General Assembly between 1725 and 1752. Gordon's daughter, Agnes, conveyed the land in 1758 to Nathaniel Adams, a block-maker who lived and worked at his Fleet Street property.<sup>8</sup> In the early part of 1770, Adams leased an additional 40 feet of land to the north of his current holdings from Charles Wallace.

Upon the death of Adams in 1770, the Fleet Street property was bequeathed to his wife Grace and daughter Elizabeth.<sup>9</sup> According to the 1772 Tax Assessment of the property, Adams' property included five tenant houses and a stable in addition to his house and the block-maker's shop. Specifically, the tax listed the property as containing:

The house that Nathaniel Adams formerly lived in with the kitchen and back sheds; being very much out of repair and having 104 panes of window broke and gone with one-half of the garden now under fence, at L30 common currency;

It further described the property:

The house and tenement of the said Adams wherein Thomas Hinks lives, being in good repair; the house wherein Nicholas Brewer lives having the plastering a good deal broke and out of repair; the house wherein John Brewer lives, having two panes glass broke and plastering a good deal broke and out of repair; the house wherein William Hutchings now lives having 14 panes of glass broke and the paper, walls, and plastering a good deal broke and out of repair with one-half of the garden adjoining; an old block-master's shop; and an old stable.

Since Adams' property ran from Fleet Street back to Carroll's Alley (Pinkney Street) and extended 182 feet along Fleet Street, the specific locations of the various buildings have not been determined.

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<sup>8</sup>Liber BB 2 Folio 193

<sup>9</sup>Anne Arundel County Judgements, 1772. Folio 138.

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In 1772, Grace Adams married school-master William Hutchings. According to her dower rights, Hutchings was allotted the house which he presently leased, the block-master's shop, and the stable. These buildings were immediately leased by Hutchings to Henry Gassaway.<sup>10</sup>

The remaining portion of Adams' property, including his dwelling, was retained by his daughter, Elizabeth Adams. Elizabeth Adams also continued to maintain the 99-year lease from Charles Wallace for the additional 40 feet of property that had originally been rented to her father in the early 1770s.<sup>11</sup> Documentation for ground leases and damage payments indicate that the part of the land held by Elizabeth Adams was occupied by troops during the Revolutionary War.<sup>12</sup> In 1782, the State paid Adams L402.18.2 for her house and rent damages to the barracks by troops quartered on her property during the Revolution.<sup>13</sup>

In 1786, Elizabeth Adams married storekeeper Lewis Neth. The young couple most probably lived at this 18th-century Fleet Street house until 1791 when they moved to the still extant and imposing warehouse building located at the southwestern corner of Main and Green streets.<sup>14</sup> At that time, the Neths rented out the Fleet Street house, as confirmed by the Federal Direct Tax of 1798 which shows that Neth was charged with a one-story frame house, occupied by Thomas Edgar.<sup>15</sup>

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<sup>10</sup>Liber IB 3 Folio 481

<sup>11</sup>Liber IB 5 Folio 51

<sup>12</sup>Liber TWS Folio 109

<sup>13</sup> Papers of the Treasurer of the Western Shore, p. 109, as footnoted in the unpublished paper "#10 Fleet Street, Annapolis, Maryland," prepared by Jane McWilliams, Heritage Research Associates, 1980.

<sup>14</sup> In 1791, Louis Neth advertised that he had moved "to the house lately built by Frederick Grammar, opposite the southwest end of the "market" and had available a large assortment of goods and groceries" (Shirley Baltz. *The Quays of the City, An Account of the Bustling Eighteenth Century Port of Annapolis*. Annapolis, MD: The Liberty Tree, Ltd., 1975, p. 35.). This refers to the extant warehouse building at 99 Main Street (AA-535).

<sup>15</sup>Federal Direct Tax of 1798, Folio 13.

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Together, the Neths leased the upper end of their property, approximately 31 feet, to Patrick Dunn for 99 years.<sup>16</sup> When Neth died in 1825, all of the property was bequeathed to his son, Lewis Neth, Jr., who upon his own death in 1832 requested that the property be subdivided and sold.<sup>17</sup> The Last Will and Testament of Lewis Neth, Jr. stated that Letitia Jarboe was to receive the "house and lot where she lived;" William Curran received the property leased by Dunn; and Dennis Claude obtained 88 feet below Jarboe's property.<sup>18</sup>

**PROPERTY HISTORY**

The property currently known as 10-12 Fleet Street survives as one segment of the 88 feet conveyed to Dr. Dennis Claude. Dr. Dennis Claude (ca. 1782-1863) was a physician, mayor of Annapolis and State Treasurer. Claude's property, approximately 12,000-square feet, is described as extending "from the back corner of the brick house facing Market Space up Fleet Street 88 feet to Jarboe's Alley, down Carroll's Alley 98 feet 6 inches, and back to the beginning..." The lot, assessed for \$900.00 was noted as "improved" at the time of its sale. Based upon the 1885 Sanborn Map, it is possible that this improvement was the two-story frame dwelling and associated smokehouse which was replaced between 1921 and 1930 by the present building at 14 Fleet Street.

Dennis Claude retained the land until 1839 when it was conveyed to Marmaduke W. Connor for \$600.00.<sup>19</sup> Connor, born in 1799, lived at the frame house with his family for the next 41 years.<sup>20</sup> During the early years, Marmaduke kept a small store in the house and sold groceries; later he became a coal merchant. Between 1860 and 1866 the value of the house and lot almost doubled, though by the latter

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<sup>16</sup>Liber WSG 9 Folio 467

<sup>17</sup>Chancery Papers, 9856.

<sup>18</sup>Liber WSG 17 Folio 619; WSG 18 Folio 33 and 115.

<sup>19</sup>Liber WSG 23 Folio 566

<sup>20</sup>Robert Harry McIntire. *Annapolis Maryland Families*. (Baltimore, MD: Gateway Press, Inc., 1980), p 157.

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year, the value of Connor's personal property had dropped considerably.<sup>21</sup> Following Connor's death in 1870, the estate was placed in equity and James Revell was appointed Trustee empowered to sell.<sup>22</sup>

**BUILDING HISTORY**

On May 14, 1880 Joseph S.M. Basil purchased the property for \$1,100.00.<sup>23</sup> Between 1885 and 1889, Basil built the four, two-story frame houses which now stand together as 6-8 and 10-12 Fleet Street as well as a large, two-story stable and attached corncrib to the rear of the property. Joseph S.M. Basil (1833-1899), a lumber and hardware merchant with a store on Main Street, and a grocer with a store at the Market Space, constructed the dwelling as rental property.<sup>24</sup>

The erection of these modest, flat-fronted, frame dwellings followed a model established in late 19th century Annapolis, that can also be found in sections of other southern towns and cities, such as Alexandria, and Foggy Bottom in Washington, D.C. In general, these small and almost identical dwelling forms with limited architectural detailing were clustered together in pairs, groups of threes, or even rows. They were most often erected together by a single builder and were specifically constructed as rental properties. This simple, easily built and relatively inexpensive dwelling form began to arise following the Civil War, when a substantial increase in the area's population demanded an immediate need for housing, especially for the worker classes. Speculative builders seized the opportunity to erect modest housing, and by repeating building forms, sharing walls, and limiting the architectural detailing, kept the cost of construction to a minimum. The erection of these houses in multiples helped to define the physical and socio-economic character of the area, and

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<sup>21</sup> Annapolis Assessment Book #6 (ca. 1845) as footnoted in the unpublished paper by Jane McWilliams, "#10 Fleet Street, Annapolis, Maryland."

<sup>22</sup>Equity: Sarah Connor versus William Connor, et al. March 21, 1879.

<sup>23</sup>Liber SH 16 Folio 1

<sup>24</sup>McIntire, 35; Liber GW 6 Folio 258 and Equity 2011.

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encouraged similar development of its kind. In the case of Fleet Street, for instance, the entire northwestern side of the street is lined with these types of dwellings built by various individuals as pairs or groups of threes and within the mid-to late 19th-century time frame. From the time of their erection until the late 20th century when many of the residences were renovated, they were generally occupied by extended, working-class African-American families who rented the houses from the white owners.

Following Basil's death in 1899, Charles Weiss (1869-1928) acquired the property. Charles Weiss was born in Austria, eventually becoming a liquor merchant and glass manufacturer in Annapolis. By 1903, Weiss had enlarged the rear stable to include two attached stable wings and a carriage shed, fronting on Carroll's Alley.<sup>25</sup> The 1903 Sanborn Map shows the complex as Charles Weiss Boarding and Livery, indicating that Weiss had improved the carriage facilities into a significant commercial enterprise. Although Weiss eventually sold 6-8 Fleet Street in 1911, he held onto the remainder of the property, using it for rental income.

According to the 1920 U.S. Census Records, Weiss rented out the pair of dwellings: Machinist John Callahan and his family occupied 10 Fleet Street, while James Daswell, an African American and his wife lived in 12 Fleet Street. Daswell is listed as a building superintendent:

In 1928, at Charles Weiss' death, his landholdings on Fleet and Pinkney Streets, which included 10 and 12 Fleet Street, was bequeathed to his four children equally. In November 1938, Manuel C. Weiss conveyed his one-fourth interest to his sisters, Flora Weiss Israel, Lilley Weiss Vandewart, and Janet Weiss Goodman. In 1965, Flora Weiss Israel conveyed her share of the property to Annabelle Kositchek. In 1971, the three-some sold the lots and the pair of dwellings, as well as other Weiss property on Pinkney Street, to Annapolis Restorations. Annapolis Restorations remodelled the 19th-century dwellings between 1971 and 1975, at which time they sold the lots separately. The building at 12 Fleet Street is currently owned and occupied by Catherine A. Dax.

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<sup>25</sup> Liber GW 12 Folio 350; GW 78 Folio 435.

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**HISTORIC CONTEXT:**

**Geographic Organization:** Western Shore

**Chronological/Development Period (s):**

Industrial/Urban Dominance, 1870-1930

**Prehistoric/Historic Period Theme (s):**

Architecture, Landscape Architecture and  
Community Planning

**Resource Type(s)**

**Category:** Building

**Historic Environment:** Urban

**Historic Function (s):** Domestic/Single Dwelling

**Known Design Source:** unknown

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**Chain of Title for 12 Fleet Street:**

- 1732: Kingsmill Eyre, Executor for Sir Francis Nicholson, conveyed to Robert Gordon  
Provincial Court Deeds  
Liber B Folio 199
- 1758: Agnes Gordon, daughter of Robert Gordon, sold to Nathaniel Adams  
182 Feet on Fleet Street  
Provincial Court Deeds  
Liber BB 2 Folio 193
- 1770: Nathaniel Adams bequeathed to wife Grace and daughter Elizabeth  
Anne Arundel County Judgements 1772 Folio 138
- 1772: Grace Adams Hutchings conveyed dower rights to Henry Gassaway  
Land Records of Anne Arundel County,  
Liber IB 3 Folio 481
- 1823: Lewis Neth, Sr. and his wife, Elizabeth Adams, leased to Patrick Dunn for 99 years  
31 Feet at the upper end of property owned  
Land Records of Anne Arundel County,  
Liber WSG 9 Folio 467
- June 24, 1833: Samuel Maynard, Executor for Lewis Neth, Jr., leased to Dennis Claude as per the will of Lewis Neth, Jr.  
88 Feet on Fleet Street  
Land Records of Anne Arundel County,  
Liber WSG 18 Folio 115
- March 11, 1839: Dennis Claude conveyed leased property to Marmaduke Connor  
88 Feet on Fleet Street  
Land Records of Anne Arundel County,  
Liber WSG 23 Folio 566
- March 21, 1879: Equity Case: Sarah Connor versus William Connor, et al.  
James Revell appointed Trustee to sell property

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May 14, 1880: James Revell, Trustee, conveyed to Joseph S.  
M. Basil  
Land Records of Anne Arundel County,  
Liber SH 16 Folio 1

March 9, 1899: James Munroe, Trustee for Joseph Basil (GW 6  
Folio 258), conveyed to Charles Weiss  
Land Records of Anne Arundel County,  
Liber GW 12 Folio 350

1928: Charles Weiss bequeathed to children: Manuel  
C., Flora, Lilley, and Janet  
Each received one-fourth interest

November 5, 1938: Manuel C. Weiss conveyed one-fourth interest  
to Flora Weiss Israel, Lilley Weiss Vandewart,  
and Janet Weiss Goodman  
Land Records of Anne Arundel County,  
Liber FAM 191 Folio 455

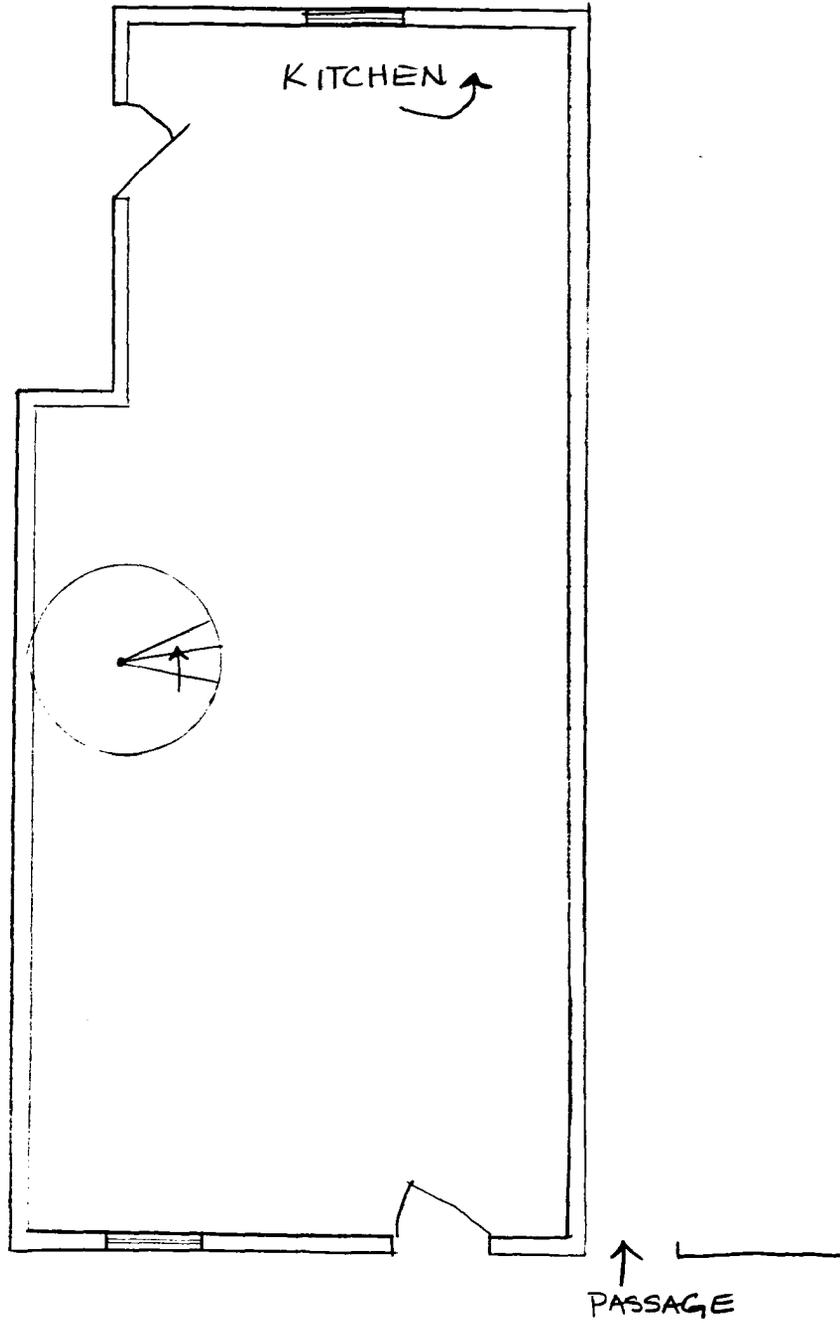
1965: Flora Weiss Israel conveyed her share of the  
property to Annabelle Kositchek  
Land Records of Anne Arundel County,  
Liber GW 78 Folio 435

1971: Annabelle Kositchek, Lilley Weiss Vandewart,  
and Janet Weiss Goodman to Annapolis  
Restorations  
Land Records of Anne Arundel County,  
Liber 2430 Folio 482

1975: Annapolis Restorations to Ellen Luff  
Land Records of Anne Arundel County,  
Liber 2745 Folio 678

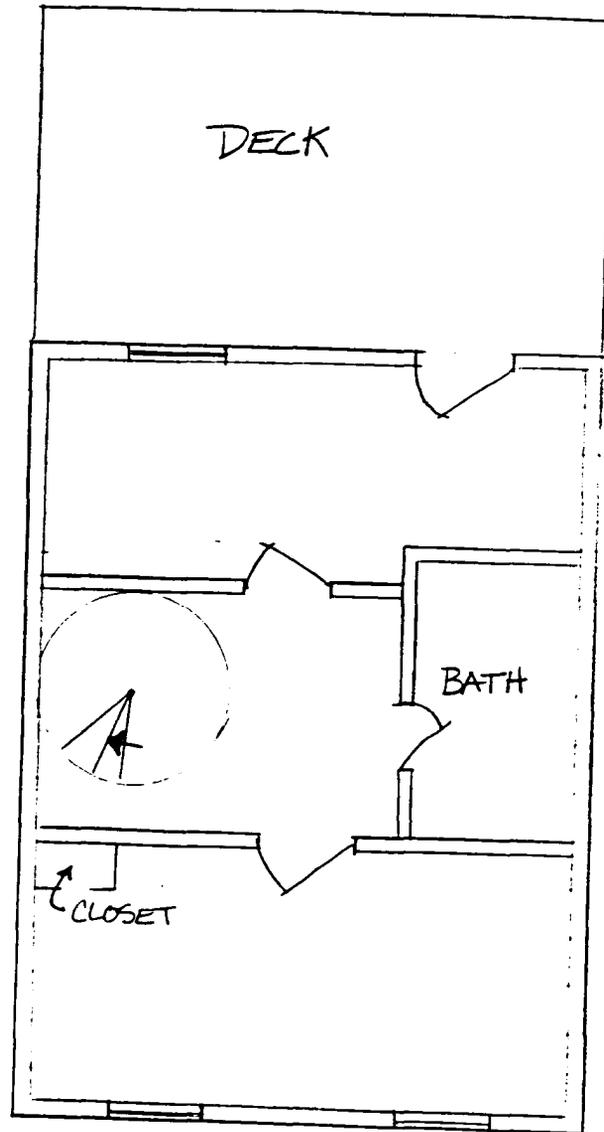
c. 1980s: Ellen Luff, by Roger A. Perkins, attorney, to  
Catherine A. Dax  
Land Records of Anne Arundel County,  
Liber 3535 Folio 396

44-1267

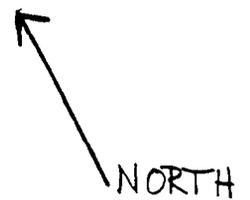


12 FLEET ST  
FIRST FLOOR

NORTH

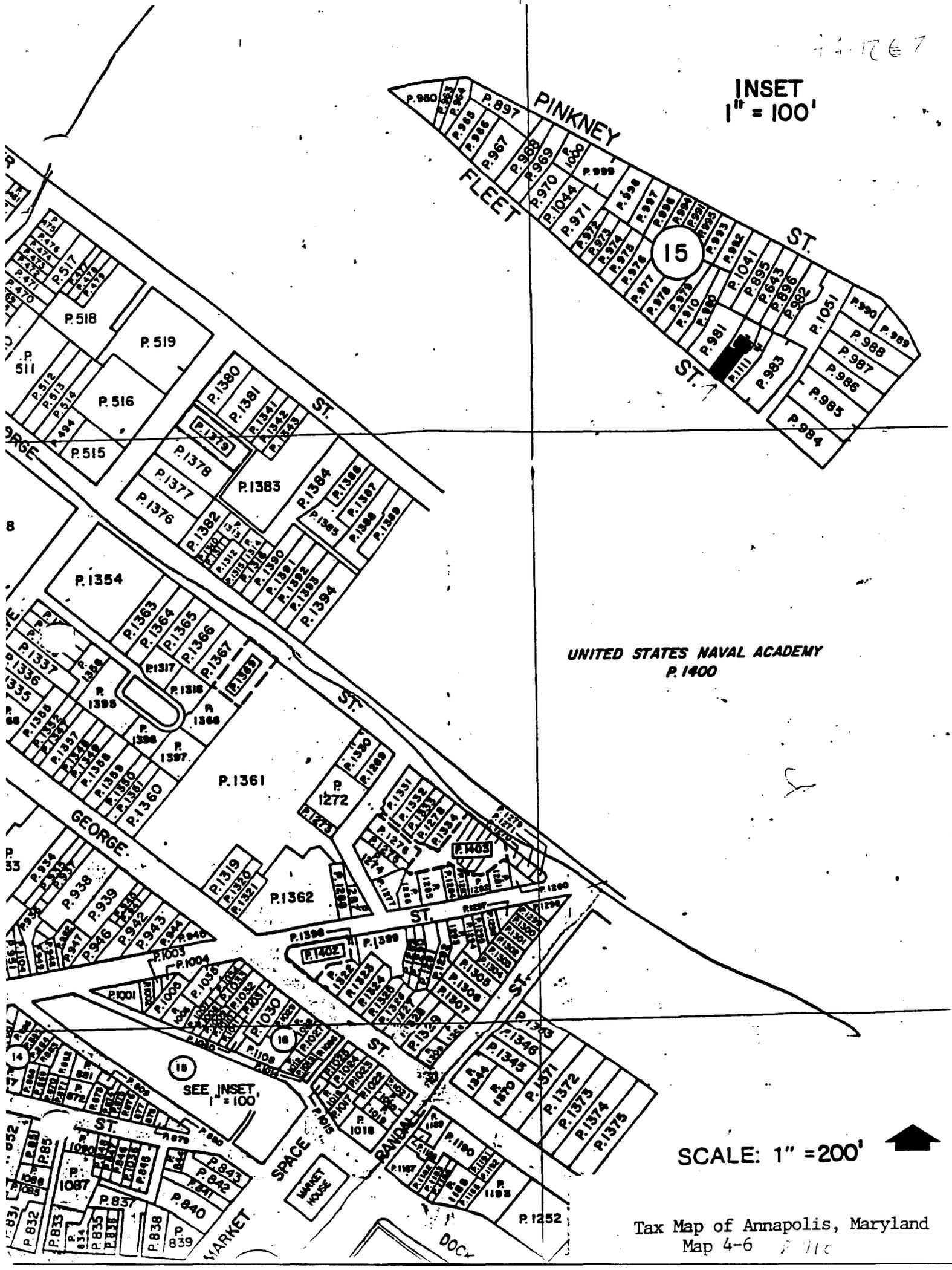


12 FLEET STREET  
SECOND FLOOR



44767

INSET  
1" = 100'



UNITED STATES NAVAL ACADEMY  
P. 1400

SEE INSET  
1" = 100'

SCALE: 1" = 200' 



AA-1267

12 FLEET ST

ANNAPOLIS, MD

TRALERIES

MAY 1995

MARYLAND SHPO

STREETSCAPE, VIEW LOOKING NE

1 OF 5



AA-1267

12 FLEET ST.

ANINAPOLIS, MD

TRACERIES

MAY 1995

MARYLAND SHPO

FACADE, VIEW LOOKING EAST

2 OF 5



AA-1267  
12 FLEET ST  
ANNAPOLIS, MD  
TRACERIES  
DECEMBER 1994  
MARYLAND SHPO  
FACADE DETAIL, VIEW LOOKING EAST  
3 OF 5



AA-1267

12 FLEET ST  
ANNAPOLIS, MD

TRACERIES

DECEMBER 1994

MARYLAND SHPO

NORTHEAST ELEVATION, VIEW  
LOOKING SOUTHWEST

4 OF 5



AA-1207

12 FLEET ST

ANNAPOLIS, MD

TRACERIES

DECEMBER 1994

MARYLAND SHPO

FIRST FLOOR, VIEW LOOKING EAST

5 OF 5

MARYLAND HISTORICAL TRUST  
 21 STATE CIRCLE  
 SHAW HOUSE  
 ANNAPOLIS, MARYLAND 21401

HISTORIC SITES SURVEY FIELD SHEET  
 Individual Structure Survey Form

SURVEY NUMBER: <b>AA 1267</b>
NEGATIVE FILE NUMBER:
UTM REFERENCES: Zone/Easting/Northing
U.S.G.S. QUAD. MAP:
PRESENT FORMAL NAME:
ORIGINAL FORMAL NAME:
PRESENT USE: SF Res
ORIGINAL USE: SF Res
ARCHITECT/ENGINEER:
BUILDER/CONTRACTOR:
PHYSICAL CONDITION OF STRUCTURE: Excellent (X) Good ( ) Fair ( ) Poor: ( )
THEME:
STYLE: Victorian
DATE BUILT: 1885-1891

COUNTY: Anne Arundel
TOWN: Annapolis
LOCATION: 12 Fleet Street
COMMON NAME:
FUNCTIONAL TYPE: Res Map 32 Par 645
OWNER: Ellen Luff ADDRESS: c/o Roger A. Perkins P.O. Box 665, Annapolis, MD 21404
ACCESSIBILITY TO PUBLIC: Yes ( ) No ( ) Restricted ( )
LEVEL OF SIGNIFICANCE: Local (✓) State ( ) National ( )

GENERAL DESCRIPTION:

Structural System

- Foundation: Stone ( ) Brick (X) Concrete ( ) Concrete Block ( )
- Wall Structure
  - Wood Frame: Post and Beam ( ) Balloon (X)
  - Wood Bearing Masonry: Brick ( ) Stone ( ) Concrete ( ) Concrete Block ( )
  - Iron ( ) D. Steel ( ) E. Other:
- Wall Covering: Clapboard ( ) Board and Batten ( ) Wood Shingle ( ) Shiplap ( ) Novelty (X) Stucco ( ) Sheet Metal ( ) Aluminum ( ) Asphalt Shingle ( ) Brick Veneer ( ) Stone Veneer ( ) Asbestos Shingle ( ) Bonding Pattern: Other:
- Roof Structure
  - Truss: Wood (X) Iron ( ) Steel ( ) Concrete ( )
  - Other:
- Roof Covering: Slate ( ) Wood Shingle ( ) Asphalt Shingle ( ) Sheet Metal (X) Built Up ( ) Rolled ( ) Tile ( ) Other:
- Engineering Structure:
- Other:

Appendages: Porches ( ) Towers ( ) Cupolas ( ) Dormers ( ) Chimneys ( ) Sheds ( ) Ells (X) Wings ( ) Other:

Roof Style: Gable ( ) Hip ( ) Shed ( ) Flat ( ) Mansard ( ) Gambrel ( ) Jerkinhead ( ) Saw Tooth ( ) With Monitor ( ) With Bellcast ( ) With Parapet ( ) With False Front ( ) Other:

Number of Stories: 2

Number of Bays: 2 x 3

Approximate Dimensions: 12 x 40

Entrance Location: Right

THREAT TO STRUCTURE: No Threat (X) Zoning ( ) Roads ( ) Development ( ) Deterioration ( ) Alteration ( ) Other:	LOCAL ATTITUDES: Positive ( ) Negative ( ) Mixed ( ) Other:
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ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Bracketed cornice with jig-sawn frieze panel; transom lit door, later stoop, novelty siding, recently restored.

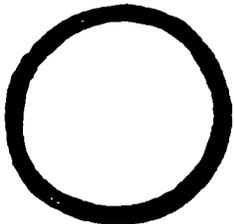
RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

One of a pair of Vernacular Annapolis Federal, important as a pair and important to the streetscape.

REFERENCES:

MAP: (Indicate North In Circle)



SURROUNDING ENVIRONMENT:

Open Lane( ) Woodland( ) Scattered Buildings( )  
Moderately Built Up( ) Densely-Built Up(✓)  
Residential( ) Commercial( )  
Agricultural( ) Industrial( )  
Roadside Strip Development( )  
Other:

RECORDED BY:

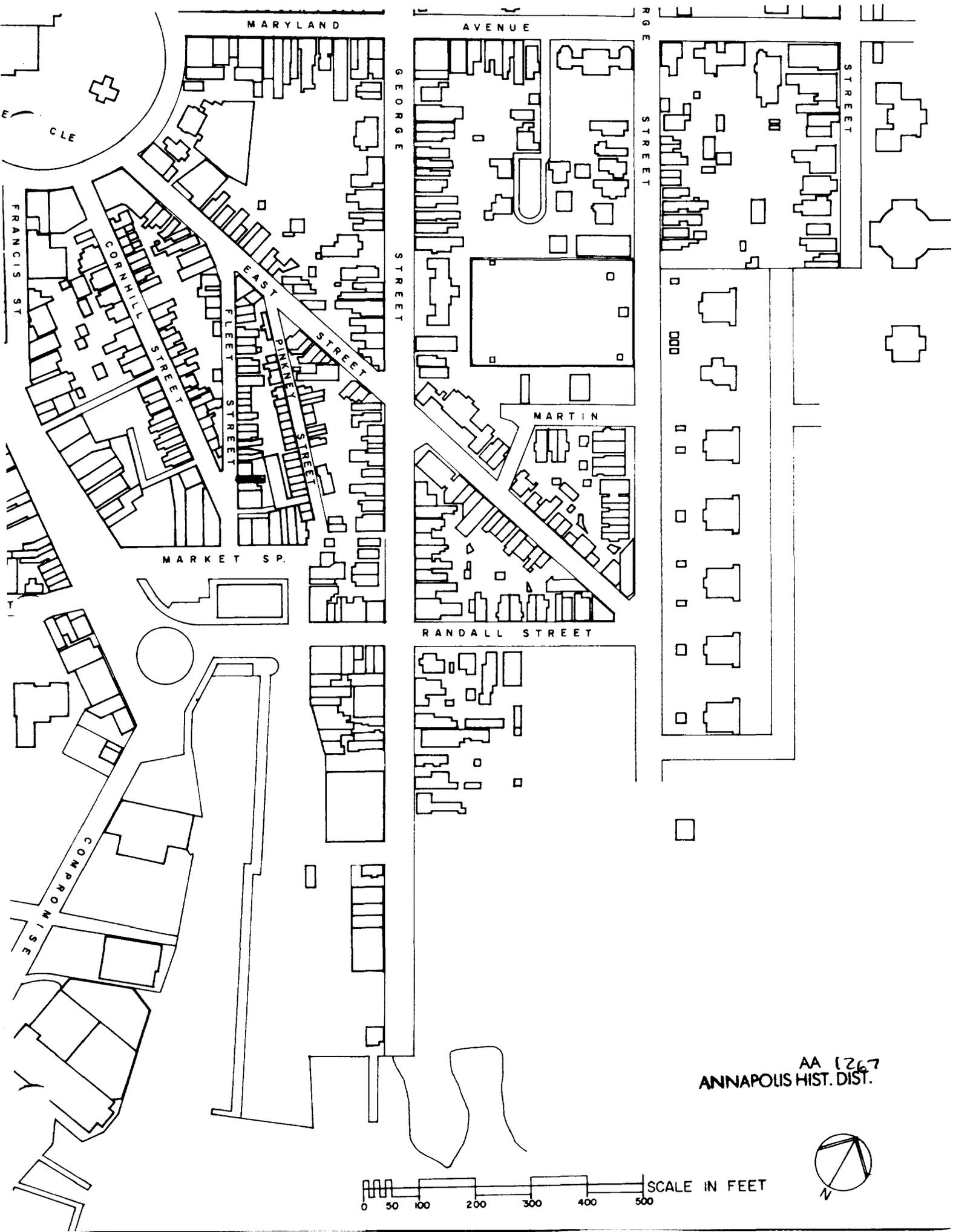
Russell Wright

ORGANIZATION:

Historic Annapolis, Inc

DATE RECORDED:

Aug. 1983



MARYLAND

AVENUE

GEORGE STREET

ROBERT STREET

STREET

CORNHILL STREET

FRANCIS ST

EAST FLEET STREET

EAST PINE STREET

EAST MARKET STREET

MARKET SP.

MARTIN

RANDALL STREET

COMPROMISE

AA 1267  
ANNAPOLIS HIST. DIST.

SCALE IN FEET  
0 50 100 200 300 400 500





12 Fleet

AA1267

Annapolis, Anne Arundel County

Russell Wright July, 1982

Maryland Historical Trust,

Annapolis, Maryland

aw Elevation/camera facing NE