

CAPSULE SUMMARY
20 Fleet Street
AA-1270

The modest frame residence at 20 Fleet Street is one of a row of three attached, single-family dwellings, built between 1902 and 1903. Sited on a portion of the land set aside for Governor Francis Nicholson in 1696, the group of three dwellings, 16-20 Fleet Street, provides a representative 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, 20 Fleet Street is a two-story, two-bay frame structure covered with a gable roof. Built in a vernacular manner, the dwelling features a flat-fronted facade, clad with its original German siding.

The row of three buildings were built during the ownership of Mary Josephine Parkinson Moss, wife of George Washington Moss, who operated a ship chandlery and merchandise market on Market Space. Mrs. Moss used the property for rental income, until selling it in 1915, to Jacob Blum and Louis Kotzin. Blum, a grocer who lived and worked out of 6-8 Fleet Street, eventually owned several properties on this side of Fleet Street in Annapolis.

MARYLAND HISTORICAL TRUST
MD INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY

Inventory No. AA-1270

=====

1. Name of Property

=====

historic name _____
common/other name 20 Fleet Street

=====

2. Location

=====

street & number 20 Fleet Street not for publication _____
city or town Annapolis vicinity _____
state Maryland code MD county Anne Arundel code 003
zip code 21041

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3. State/Federal Agency Certification N/A

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4. National Park Service Certification N/A

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5. Classification

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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>	_____	_____	buildings
_____	_____	_____	sites
_____	_____	_____	structures
_____	_____	_____	objects
<u>1</u>	_____	_____	Total

Is this property listed in the National Register?

Yes Name of Listing Annapolis Historic District
No _____

Maryland Inventory of Historic Properties
Annapolis Survey
20 Fleet Street
Anne Arundel County, Maryland

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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

Materials (Enter categories from instructions)

foundation Brick

roof Gable: Asphalt Shingles

walls Wood: German Siding

other _____

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 1902-1903

Significant Dates 1902-1903

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

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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 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.

Frens, Dale H., AIA, and J. Christopher Lang. *Building Towards the Fourth Century, Annapolis Historic District Design Manual*. Annapolis, MD: Annapolis Historic District Commission, 1994

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

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." 1900, 1910, 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

"16-20 Fleet Street." Historic Annapolis Foundation, August 1967.

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10. Geographical Data
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Acreage of Property 888 square feet (.0215 acres)

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

The building located at 20 Fleet Street is located on Parcel 979 in Annapolis, Maryland on Tax Map 4-6.

Boundary Justification (Explain why the boundaries were selected.)

The building located at 20 Fleet Street has been associated with Parcel 979 since its construction between 1902 and 1903.

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11. Form Prepared By
=====

name/title L. Trieschmann & K. Williams/Architectural Historians
organization Traceries date _____
street & number 5420 Western Avenue telephone 301/656-5283
city or town Chevy Chase state MD zip code 20815
=====

12. Property Owner
=====

name Ann B. Seiler
street & number 294 Forest Beach Road telephone _____
city or town Annapolis state MD zip code 21401
=====

MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
CONTINUATION SHEET

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Section 7 Page 1

20 Fleet Street
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The row of three, modest-sized, single-family dwellings at 16-18-20 Fleet Street were built together between 1902 and 1903¹ on the sole-surviving vacant lot on the north side of Fleet Street. The group of three attached buildings are almost identical in form, massing and detail. The buildings are typical examples of the rowhouse form that developed as rental housing for the working class of Annapolis.

EXTERIOR

Raised upon brick pier foundations (solid on the front elevation), the three attached dwellings are each two-bay, side-entry frame structures. A low-pitched gable roof extends across all three buildings, as does a boxed wood cornice. The walls are clad with German siding, which replaced the original siding in 1991. Narrow wood corner boards, still intact, historically delineated the three individual buildings, while contrasting paint colors clearly define the houses today.

The single dwelling at 20 Fleet Street is located at the northwestern end of the row and is separated from its neighbors at 22 Fleet Street by an approximately three-foot alley. The front elevation consists of a side entry and a 2/2 window on the first story and two windows on the second story. The entry, reached by a monolithic, granite step, contains a 5-panelled wood replacement door, a well-worn wood sill, and an altered, single-light transom. The second story retains the original 2/2 windows. All of the window and door openings of the front elevation contain the original, narrow, single-beaded surround. The original wooden louvered shutters, visible on an historic photograph, are no longer intact. A low-pitched gable roof extends across the three dwellings, as does a boxed wood cornice.

The covered passageway between 18 and 20 Fleet Street is approximately 2-1/2-feet wide and closed to the street by a locked iron gate with vertical bars. The passage has a brick floor and a replaced dropped tile ceiling with recessed lighting. From the passage, the side walls of both 18 and 20 are visible: 18 Fleet

¹ The date of construction is based upon archival and map research: tax assessment records do not indicate that the property was improved with the row of three dwellings which appear on the 1903 Sanborn Map.

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ANNAPOLIS SURVEY
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Street has plain weatherboard walls, while 20 has German siding, as found on the front elevation. The original pier foundation, now infilled, is also visible from this passage.

The northwestern side wall, visible from the alley between 20 Fleet and 22 Fleet Street is clad with plain weatherboard and has no openings. A flat molding, extending from the flat corner board, continues along the raking cornice to the ridgeline.

In the early 1980s, the rear ell was gutted by fire, along with the interior and the roof of the dwelling. In 1981, the building was enlarged and renovated by according to designs by architect Charles Goodman. Only the exterior walls of the main block of the house remain intact from the original period of construction.

INTERIOR

The interior of the building was renovated in 1981 following its destruction by fire. The rooms are finished with carpeting and linoleum tiles, plasterboard walls, and dropped ceilings with recessed lighting. No original architectural detailing remains.

As reconfigured in 1981, the side entry opens onto the contemporary kitchen that extends the full length of the building. Beyond the kitchen is the living space that extends back into the rear addition. A metal helical stair, leading to the upper floors, is located in the eastern corner of the original block of the building. The addition contains a large two-story skylight and a double entry, sliding glass door that opens onto the backyard. Further, a single entry, with a panelled wood door, is located on the southeast wall of the addition, fronting the alley. The second floor contains a full bath and two bedrooms, while the third floor of the addition consists of one rectilinear room with a large open deck.

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Section 8 Page 1

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The row of three houses at 16-18-20 Fleet Street, constructed between 1902 and 1903, is a typical example of the domestic rowhouse building form constructed principally as worker-class rental property in Annapolis. The three, two-story dwellings served as rental properties throughout most of their history. In the early 1970s, the dwellings, along with numerous other dwellings on Fleet Street, were renovated. Though 20 Fleet Street is currently vacant, the building contributes, along with its attached neighbors, 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 16-18-20 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."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 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).⁴ This dimension of 182 feet corresponds with the properties designated today as 6 through 24 Fleet Street. Gordon was a merchant who owned valuable land

² Archives of Maryland, XXXVIII. (1696), pp. 23-25.

³ "Act of Keeping Good Rules and Orders in the Porte of Annapolis." Archives of Maryland, XIX. (1696), pp. 498-504.

⁴Liber B Folio 199

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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 and reading 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.⁵ 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.⁶ 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.

⁵Liber BB 2 Folio 193

⁶Anne 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.⁷

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.⁸ 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.⁹ 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.¹⁰

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.¹¹ 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.¹²

⁷Liber IB 3 Folio 481

⁸Liber IB 5 Folio 51

⁹Liber TWS Folio 109

¹⁰ 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.

¹¹ 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).

¹²Federal 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.¹³ 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.¹⁴ 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.¹⁵

PROPERTY HISTORY

The property currently occupied by 16-18-20 Fleet Street (approximately 42 feet in width) survives as a segment of the approximately 63-foot-long tract conveyed to Letitia Jarboe. Jarboe's property was leased to her for fifty years, at one dollar per year free and clear of all taxes. In 1864, F. Morris Jarboe sold the lease to John Brady for \$300.00.¹⁶ John Brady, born in 1828, worked as a baker prior to his employment at "the house of corrections."¹⁷ In 1889, Joseph S.M. Basil took possession of the property.¹⁸

Joseph S.M. Basil (1833-1899) was a lumber and hardware merchant with a store on Main Street, and a grocer with a store at the Market Space.¹⁹ Though Basil died before this property was developed, he was responsible for the construction of several residences on Fleet Street, including 6-8 and 10-12 Fleet Street, which he built as rental property between 1885 and 1891. This

¹³Liber WSG 9 Folio 467

¹⁴Chancery Papers, 9856.

¹⁵Liber WSG 17 Folio 619; WSG 18 Folio 33 and 115.

¹⁶Liber NHG 12 Folio 435

¹⁷Robert Harry McIntire. *Annapolis Maryland Families*. (Baltimore, MD: Gateway Press, Inc, 1980), p 76.

¹⁸Liber SH 34 Folio 474

¹⁹ McIntire, 35.

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undeveloped tract was sold by James Munroe, who was appointed Trustee of Basil's estate in 1899, to Mary J. Moss for \$199.00.²⁰

Mary Josephine Parkinson Moss, born in 1851, was married to George Washington Moss, who operated a ship chandlery and general merchandise market on Market Space.²¹ When the property was conveyed by Mary and George Moss to their son Robert Moss in 1905, it was described in the deed as containing "...certain small dwelling houses."²² Based upon the 1903 Sanborn Map which shows 16-18-20 Fleet Street on the site and this deed information, it is clear that Mary and George Moss built the row of three dwellings on the property, probably for rental income.²³

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 working classes. Speculative builders seized the opportunity to erect modest housing, and by repeating building forms, sharing walls, and

²⁰Liber GW 12 Folio 487

²¹McIntire, 499.

²²Liber GW 42 Folio 66

²³ According to the Tax Assessment Records, Mary J. Moss was assessed in 1902 for one lot on Fleet Street, measuring 38 x 73 feet. The assessment records show that one L#### [illegible] House, assessed at \$300.00, stood on the lot at that time. It seems highly unlikely, however, that this assessment refers to the row of three frame dwellings that appear on the 1903 Sanborn Map, especially given that the supposedly "unimproved" lot was purchased for \$199.00 in 1899 by Moss. Based upon this tax assessment, it seems that the row of three houses were built by Moss between 1902 and 1903 and that the building assessed in 1902 was some sort of outbuilding that was demolished for the erection of the row of dwellings.

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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 encouraged similar development of its kind. In the case of Fleet Street, the entire northwestern side of the street is lined with these types of dwellings built by various individuals as pairs or groups of threes 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 the transfer of property to Robert Moss, Equity case 2705 ensued in which the "three two-story frame dwelling[s]" are mentioned.²⁴ By 1914, the buildings were devised to Arthur Moss, who served as the superintendent of mail for the post office. Within a year, Arthur Moss conveyed the entire tract of land to Jacob Blum and Louis Kotzin.²⁵

Louis Kotzin and Jacob Blum leased out the three individual dwellings. In 1918, Kotzin sold his portion of the property to Jacob Blum, who at that time owned 6-8 Fleet Street (purchased in 1911), and who in 1919 and 1920, also purchased 14 Fleet Street and 22 Fleet Street, respectively. Blum, born in Latvia in 1886, came to Annapolis where he established himself as a grocer, living and working out of 6-8 Fleet Street.²⁶ According to the census records for 1920, 20 Fleet Street was leased to Mary Henson, an African American who worked as a laundress.

Upon the death of Blum in 1948, and his wife Fannie Blum, by 1957, Noah Hillman was appointed as Trustee to devise the estate. Hillman immediately conveyed 18 and 20 Fleet Street to Philip Richman, who immediately reconveyed the buildings to the Nicholson Corporation. One year after purchasing the property, the Nicholson Corporation sold 20 Fleet Street independently to Thornton Carl Seilor. It was during the ownership of Seilor that the rental property was renovated under the direction of Maryland architect

²⁴Liber GW 106 Folio 332

²⁵Liber GW 119 Folio 323

²⁶McIntire, p 63.

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Charles Goodman. In June 1989, the building was transferred to the current owner, Ann B. Seilor, who uses it as rental property.

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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 20 Fleet Street

- 1732: Kingsmill Eyre, Executor for Sir Francis Nicholson,
conveyed to Robert Gordon
Provincial Court Deed
Liber B Folio 199
- 1758: Agnes Gordon, daughter of Robert Gordon, sold to
Nathaniel Adams
182 Feet on Fleet Street
Provincial Court Deed
Liber BB 2 Folio 193
- 1770: Nathaniel Adams bequeathed to wife Grace and daughter
Elizabeth
Anne Arundel County Judgments 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
- February 18, 1833: Samuel Maynard, Executor for Lewis Neth,
Jr., leased to Letitia Jarboe as per the
will of Lewis Neth, Jr.
"house and lot on which she now resides,
for 50 years...."
Land Records of Anne Arundel County,
Liber WSG 17 Folio 619
- August 3, 1864: F. Morris Jarboe to John Brady
Land Records of Anne Arundel County,
Liber NHG 12 Folio 435

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March 9, 1889: George Well, serving as the County
Treasurer, confiscated the property for
non-payment of school taxes. It was
purchased by Anne Brady.
Land Records of Anne Arundel County,
Liber SH 34 Folio 400

March 9, 1889: John and Anne Brady to Joseph S.M. Basil
Land Records of Anne Arundel County,
Liber SH 34 Folio 474

March 28, 1899: James Munroe, Trustee for the estate of
Joseph S.M. Basil, to Mary J. Moss
Equity Case 2011
Land Records of Anne Arundel County,
Liber GW 12 Folio 487

March 29, 1905: Mary and George Moss to Robert Moss
Land Records of Anne Arundel County,
Liber GW 42 Folio 66

October 5, 1914: Robert Moss to Arthur Moss
Land Records of Anne Arundel County,
Liber GW 106 Folio 332

October 6, 1915: Arthur Moss to Jacob Blum and Louis
Kotzin
Land Records of Anne Arundel County,
Liber GW 119 Folio 323

April 8, 1918: Louis Kotzin to Jacob Blum
One-half interest
Land Records of Anne Arundel County,
Liber GW 141 Folio 359

April 30, 1964: Noah Hillman, Trustee to Philip Richman
Land Records of Anne Arundel County,
Liber LNP 1752 Folio 322

April 30, 1964: Philip Richman to Nicholson Corporation
Land Records of Anne Arundel County,
Liber LNP 1752 Folio 327

MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
CONTINUATION SHEET

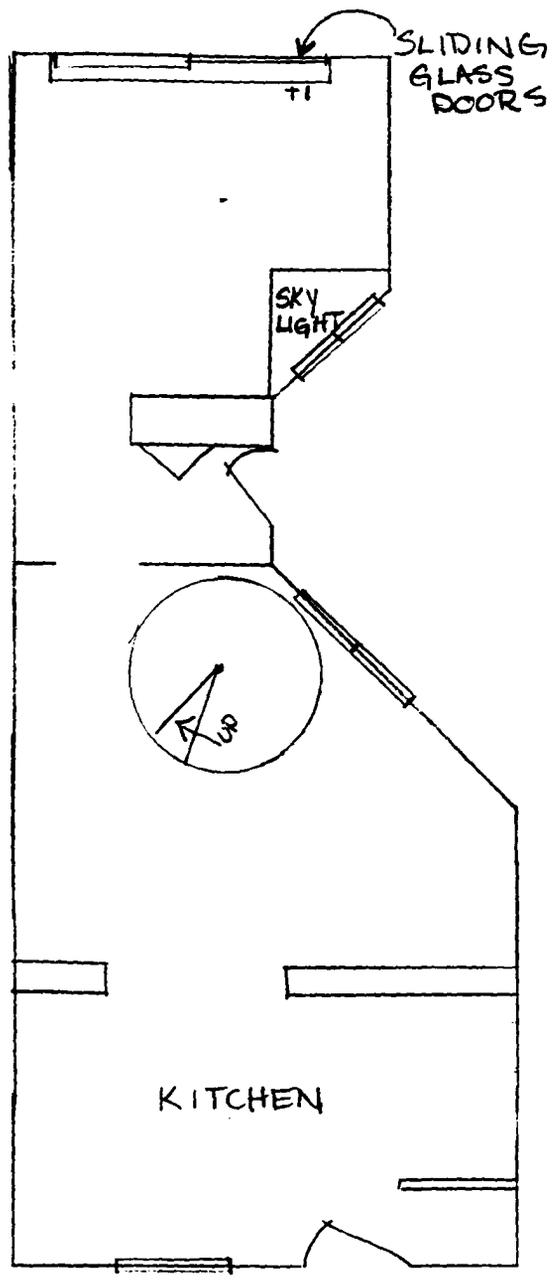
Inventory No. AA-1270

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August 25, 1965:	Nicholson Corporation to Thorton Carl Seiler Land Records of Anne Arundel County, Liber 1896 Folio 333
June 1989:	Thorton Carl Seiler to Ann B. Seiler Land Records of Anne Arundel County, Liber 4873 Folio 331

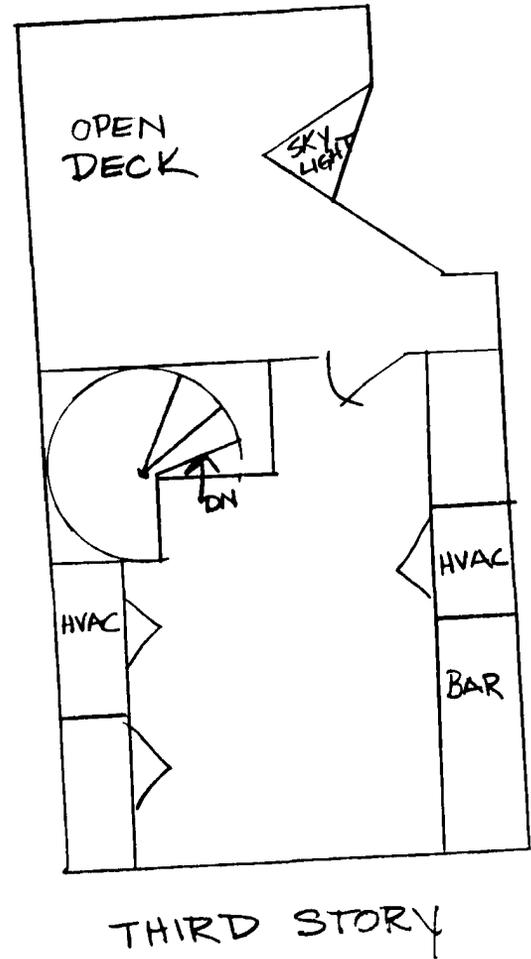
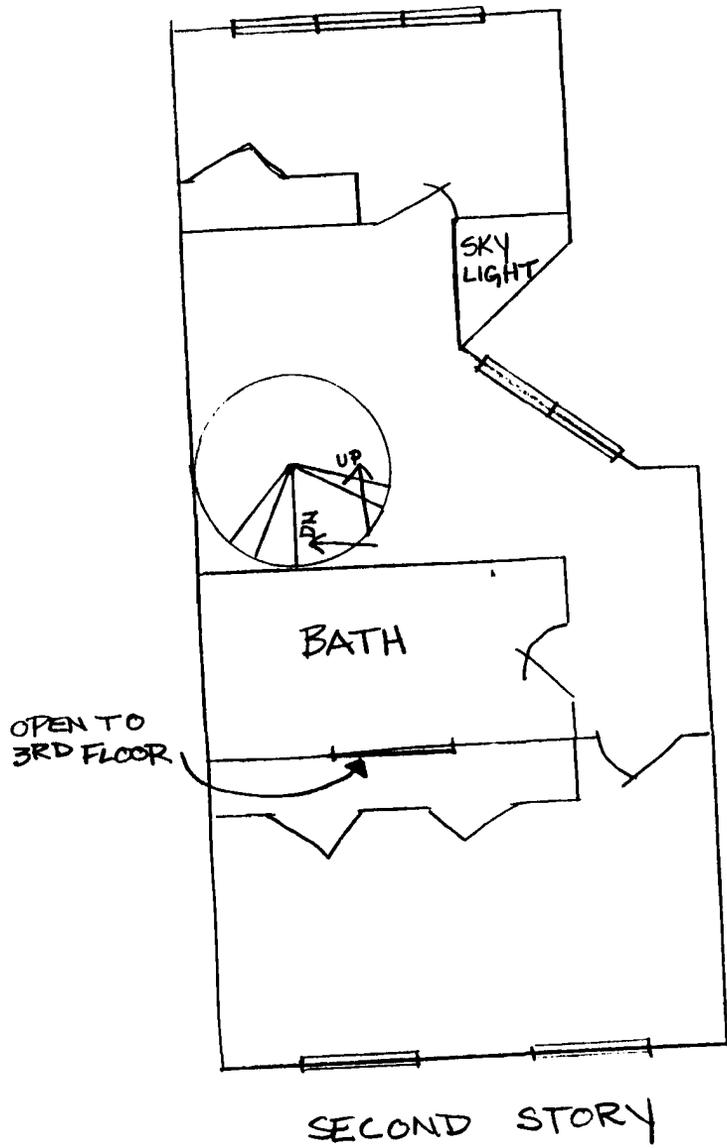
111270



FIRST FLOOR
20 FLEET STREET

← NORTH
NOT TO SCALE

14 12 75



← NORTH

(20 FLEET STREET

← NOT TO SCALE

(NOT TO SCALE



AA-1270
20 FLEET ST
ANNAPOLIS, MD
TRACERIES
APRIL 1995
MARYLAND SHPO
FACADES OF ROWHOUSES, LOOKING SE
1 OF 5



AA-1270

20 FLEET ST

ANNAPOLIS, MD

TRACERIES

DECEMBER 1994

MARYLAND SHPO

WEST CORNER, VIEW LOOKING EAST

2 OF 5



AA-1270
20 FLEET ST
ANNAPOLIS, MD
TRACERIES
DECEMBER 1994
MARYLAND SHPO
WEST CORNER, VIEW LOOKING EAST
3 OF 5



AA-1270
20 FLEET ST
ANNAPOLIS, MD
TRALERIES
DECEMBER 1994
MARYLAND SHPO
EAST CORNER, VIEW LOOKING WEST
4 OF 5



AA-1270

20 FLEET ST
ANNAPOLIS, MD

TRACERIES

APRIL 1995

MARYLAND SHPO

NE ELEVATION, LOOKING SW

5 OF 5

UNITED STATES DEPARTMENT OF THE INTERIOR

Office of Archeology and Historic Preservation
Washington, D.C. 20240



AA - 1270

HISTORIC PRESERVATION CERTIFICATION
APPLICATION — PART 1
(Pursuant to the Tax Reform Act of 1976)

Instructions: Applicant should read the instructions carefully before completing application. No Certification may be made unless a completed application form has been received (P.L. 94-455). Use typewriter or print clearly in dark ink to complete the application form. If additional space is needed to complete Part 1, use the reverse side or a separate plain sheet of paper clearly indicating the owner's name and mailing address. Part 1 of this application may be completed and sent to the appropriate State Historic Preservation Officer at any time during the year, and may be sent separately or with Part 2.

PART 1 EVALUATION OF SIGNIFICANCE

1. NAME OF PROPERTY:

Address of property: Street: 20 Fleet Street
City Annapolis County Anne Arundel State Maryland Zip Code 21401
Name of historic district in which property is located Annapolis

2. DESCRIPTION OF PHYSICAL APPEARANCE:

(see instructions for map and photograph requirements—use reverse side if necessary)
20 Fleet Street is the northern of three attached small, plain, two story, five room rowhouses (Photo 1). The exterior is horizontal wood siding with double hung windows. A single door with transom light enters directly onto the (over)

3. STATEMENT OF SIGNIFICANCE:

(use reverse side if necessary)
This property and its attached neighbor, 18, were important enough to Historic Annapolis, Inc. that they used their "revolving fund" to purchase them (Appendix A). Their purpose was to place covenants on the properties and then resell them. (over)

Date of construction (if known): 1885 Original site Moved Date of alterations (if known):

4. NAME AND MAILING ADDRESS OF OWNER:

Name Thornton Seiler
Street 378 Forest Beech Road
City Annapolis State Maryland Zip Code 21401
Telephone Number (during day): Area Code 263-6071

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I am owner of the property described above.
Signature [Signature] Date 11/18/81

For office use only

The structure described above is included within the boundaries of the National Register historic district and contributes does not contribute to the character of the district.

The structure appears does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and will likely will not be nominated to the National Register in accord with the Department of the Interior procedures (36 CFR 60).

The structure is located in a district which appears does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6). will likely will not be nominated to the National Register in accord with Department of the Interior procedures (36 CFR 60), and appears does not appear to contribute to the character of said district.

Signature [Signature] Date 12-1-81
State Historic Preservation Officer

This property has been evaluated according to the criteria and procedures set forth by the Department of the Interior (36 CFR 67) and, if subject to depreciation under section 167 of the Internal Revenue Code of 1954,

is hereby certified a historic structure.
 does not contribute to the character of the historic district and does not merit certification as a historic structure. Reasons given on the attached sheet

Signature _____ Date _____
Keeper of the National Register

2. (continued)

public sidewalk. A one story covered alleyway provides common access rearward. The house when purchased was in very poor condition and uninhabitable (Photo 2). A subsequent fire gutted what was left of the interior, roof, rear shed and wall (Photo 3), leaving intact and restorable the front, north wall, and alley way exterior walls.

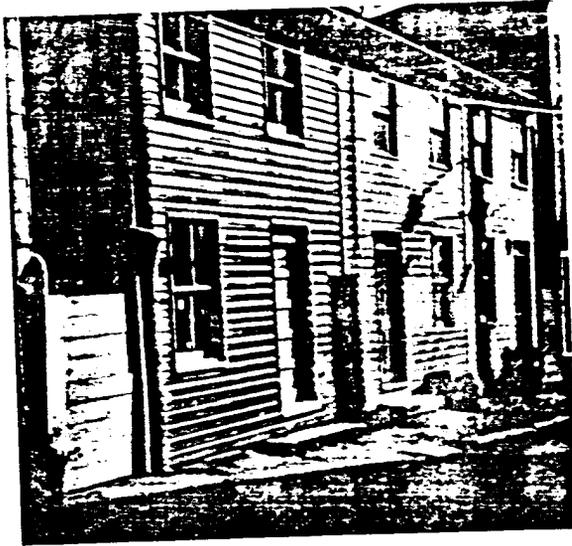
3. (continued)

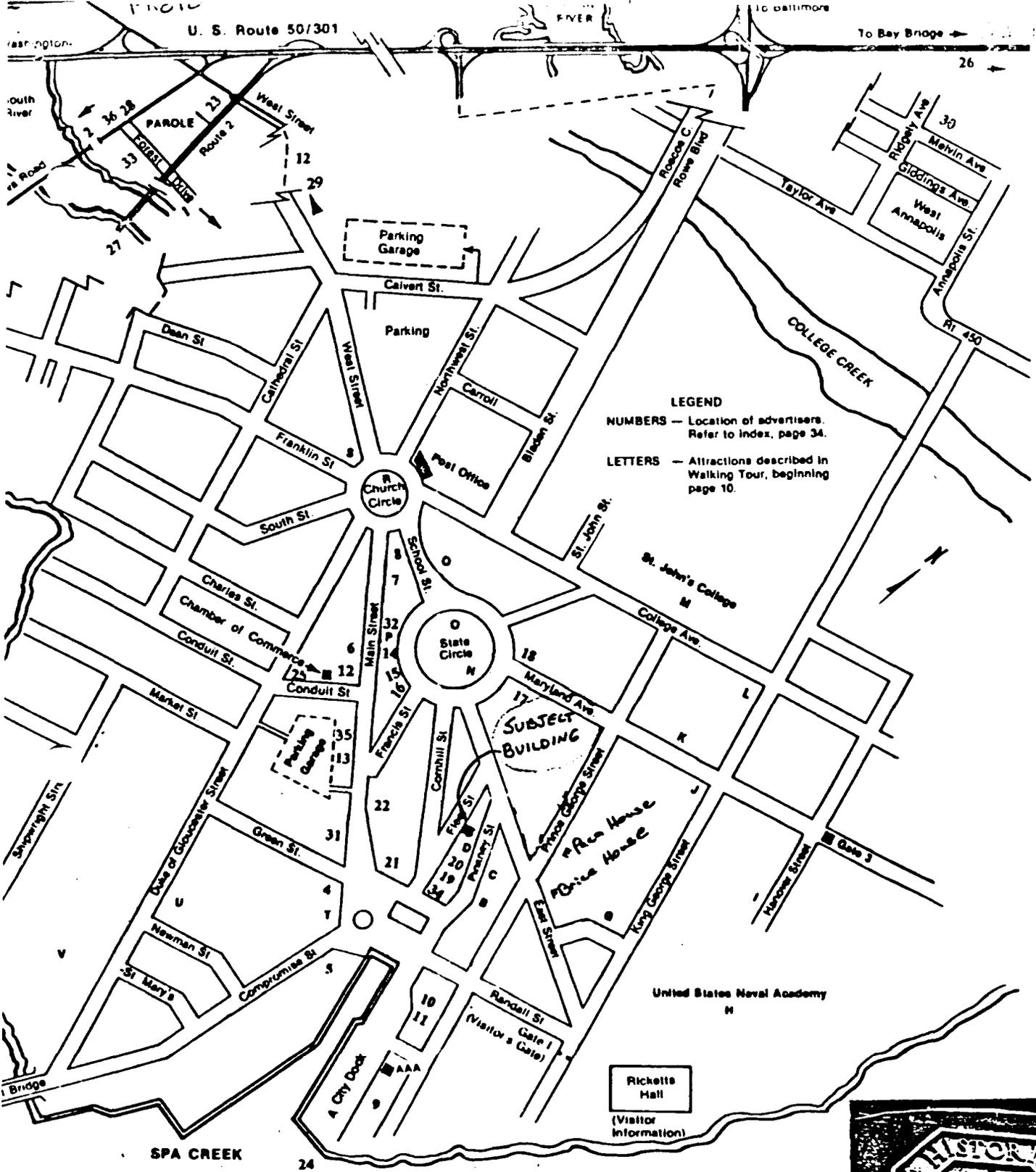
Thus, they would be giving permanent legal protection to the architecture and environment of the property. The property was then purchased by the present owner with those covenants written into the deed, assuring, in short, the owner would "... repair or remodel the facade of his building as nearly as possible to maintain the characteristic of a small plain frame house, similar in appearance to its appearance when built," and "...with respect to the exterior ... no change... shall be made... without the written approval of Historic Annapolis, Inc." These covenants have been adhered to strictly.

The property is located on a narrow one block street about half a block from the Annapolis City Dock and Market House. The street is typified by other plain 1880s houses, but also has, in addition, six houses of colonial or federal vintage.

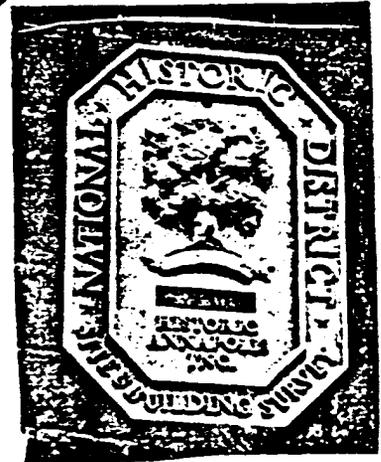
Within a block radius of the property^t are located the Pace House, Brice House, Pinkney Revolutionary Barracks, Tobacco Prize House, Shiplap House, Maryland State House and many other historically significant buildings.

The rehabilitation of 20 Fleet Street will provide one more step to the many that have preceded it (and hopefully will follow it) toward restoring the Annapolis Historic District to its original character.





20 FLEET STREET
LOCATION MAP



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

HISTORIC SITES SURVEY FIELD SHEET
 Individual Structure Survey Form

SURVEY NUMBER: AA 1270
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: Vernacular (Annapolis Federal)
DATE BUILT: c.1860

COUNTY: Anne Arundel
TOWN: Annapolis
LOCATION: 20 Fleet Street
COMMON NAME:
FUNCTIONAL TYPE: Res Map 32 Par 490
OWNER: Thornton C. Seiler ADDRESS: 378 Forest Beach Road Annapolis, MD 21401
ACCESSIBILITY TO PUBLIC: Yes (y) 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 (X) Sheet Metal ()
 Built Up () Rolled () Tile () Other:
- Engineering Structure:
- Other:

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

Roof Style: Gable (X) 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
 Approximate Dimensions: 15 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:

Boxed cornice continues along all three units of row; transom lit door, novelty siding.

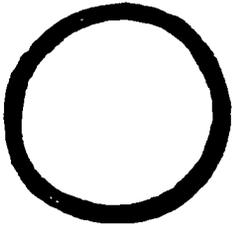
RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

Important row of three Vernacular Annapolis Federal structures of great importance to 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

AA-1270 AA-443
0204972564

Form 10-445
(5/62)

<p>1. STATE Annapolis, Maryland COUNTY TOWN VICINITY STREET NO. 16-30 Fleet Street</p> <p>ORIGINAL OWNER ORIGINAL USE residences PRESENT OWNER PRESENT USE residences WALL CONSTRUCTION clapboard/asbestos NO. OF STORIES two</p>	<p>HISTORIC AMERICAN BUILDINGS SURVEY INVENTORY</p> <p>2. NAME</p> <p>DATE OR PERIOD Mid-Late 19th C. STYLE 19th C. Annapolis ARCHITECT BUILDER</p> <p>3. FOR LIBRARY OF CONGRESS USE</p>
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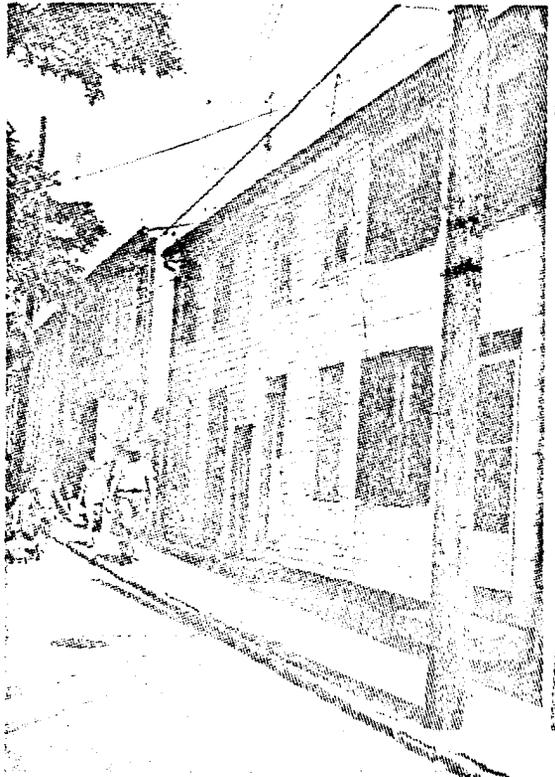
4. NOTABLE FEATURES, HISTORICAL SIGNIFICANCE AND DESCRIPTION OPEN TO PUBLIC no

These 3 structures are all practically identical, standard two bay 19th C. Annapolis residential houses. Individually they are not outstanding, however, they are important as a group and make up Fleet Street's character. Though mostly in poor shape the houses are potentially attractive (most have 6/6 and shuttered windows) and restored would make a nice 19th C. row; scale of Fleet Street should be maintained. (38 through 46 also fit this classification and add to the street as a group.)

SUPPLEMENTAL INFORMATION AND PHOTOGRAPHS MAY BE ADDED ON SHEET OF SAME SIZE

5. PHYSICAL CONDITION OF STRUCTURE

poor-fair



6. LOCATION MAP (Plan Optional)

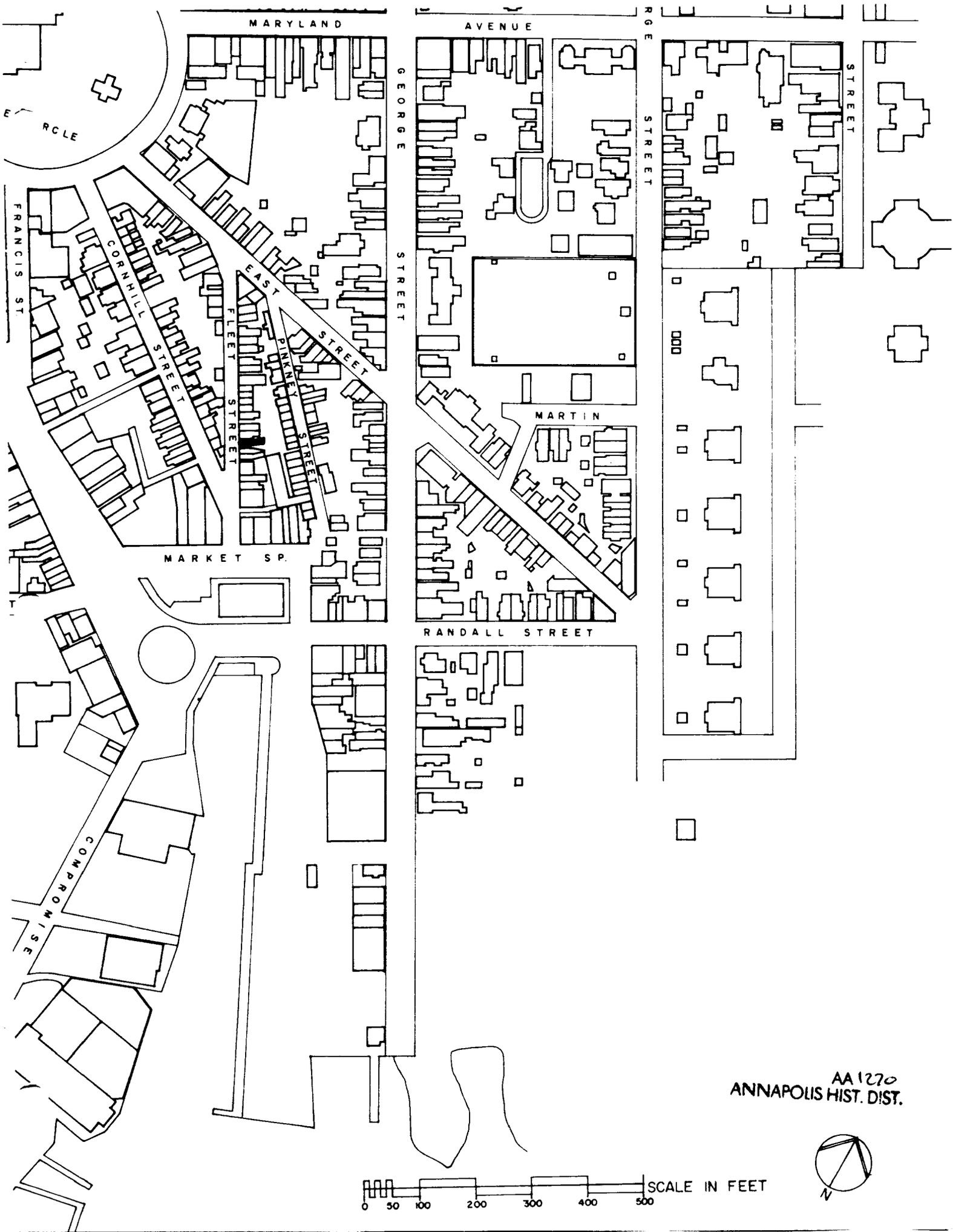
7. PHOTOGRAPH

8. PUBLISHED SOURCES (Author, Title, Pages)
 INTERVIEWS, RECORDS, PHOTOS, ETC.

9. NAME, ADDRESS AND TITLE OF RECORDER

William D. Morgan
 Columbia University
 New York City

DATE OF RECORD August 15, 1967



MARYLAND

AVENUE

GEORGE

STREET

GEORGE STREET

STREET

RCLE

FRANCIS ST

CORNHILL STREET

FLEET STREET

PINNEY STREET

EAST STREET

MARKET SP.

MARTIN

RANDALL STREET

COMPRISE

AA 1270
ANNAPOLIS HIST. DIST.

SCALE IN FEET
0 50 100 200 300 400 500





20 Fleet

AA 1270

Annapolis, Anne Arundel County

Russell Wright July, 1982

Maryland Historical Trust,

Annapolis, Maryland

SW Elevation/camera facing NE