

**CAPSULE SUMMARY
42 Fleet Street
AA-1280**

The modest single-family dwelling at 42 Fleet Street was built between 1875 and 1876 as one of a pair of attached dwellings. Sited on a portion of the land set aside for Governor Francis Nicholson in 1696, the pair of dwellings at 42 and 44 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 the street, the two buildings are attached, two-story, flat-fronted, side-entry, frame dwellings. Set upon a parged brick foundation, 42 Fleet Street is clad with a stonetex veneer and is covered with a gable roof, featuring a parged brick chimney on the front of the gable, which is shared by the pair.

It appears that the two dwellings were built by owner Mary A. Marshall between 1875 and 1876 who built them for investment purposes. It is highly likely that the two dwellings were constructed by Mrs. Marshall's husband, Joseph M. Marshall, a carpenter/builder in Annapolis. From the late 19th century until at least 1920, the two dwellings were rented out to working-class African Americans.

MARYLAND HISTORICAL TRUST
MD INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY

Inventory No. AA-1280

=====

1. Name of Property

=====

historic name _____
common/other name 42 Fleet Street

=====

2. Location

=====

street & number 42 Fleet Street not for publication _____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

=====

4. National Park Service Certification N/A

=====

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>	_____	_____	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
42 Fleet Street
Anne Arundel County, Maryland

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6. Function or Use

=====

Historic Functions (Enter categories from instructions)

Cat: Domestic Sub: Single Dwelling

Current Functions (Enter categories from instructions)

Cat: Domestic Sub: Single Dwelling

=====

7. Description

=====

Architectural Classification (Enter categories from instructions)

Vernacular

Materials (Enter categories from instructions)

foundation Parged Concrete Over Brick
roof Gable: Standing Seam Metal
walls Stonetex Veneer
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
=====

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 1875-1876

Significant Dates 1875-1876

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation undefined

Architect/Builder Joseph Marshall

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.

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.

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.

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10. Geographical Data
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Acreage of Property less than one acre

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

The property designated as 42 Fleet Street is located on Parcel 969 as noted on Tax Map 4-6.

Boundary Justification (Explain why the boundaries were selected.)

The property at 42 Fleet Street has been associated with Parcel 969 since the construction of the building in 1875-1876.

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11. Form Prepared By
=====

name/title Laura Trieschmann & Kim Williams/Architectural Historians
organization Traceries date January 10, 1995
street & number 5420 Western Avenue telephone 301/656-5283
city or town Chevy Chase state MD zip code 20815
=====

12. Property Owner
=====

name Herbert and P. Johnson c/o Mary Johnson
street & number 50 Belle Court telephone _____
city or town Annapolis state MD zip code 21401
=====

MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
CONTINUATION SHEET

Inventory No. AA-1280

Section 7 Page 1

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

=====
The building at 42 Fleet Street¹ was built between 1875 and 1876² on the northeast side of the street. It was constructed, along with 44 Fleet Street, as one of a pair of modest, attached, two-story, flat-fronted frame dwellings. The dwellings at 42 and 44 Fleet Street are similar in size, scale, form and detail to other pairs or groups of attached frame dwellings that make up the narrow Fleet Street. Though originally identical to one another, 42 Fleet Street suffers from insensitive cosmetic alterations and deterioration, while 44 Fleet Street has been renovated and currently stands in good condition. Alterations to 42 Fleet Street principally include a modified fenestration pattern, a stonetex veneer, and the replacement of doors and windows.

EXTERIOR

Fronting directly on Fleet Street, the pair of dwellings is separated on the southeastern end from 40 Fleet Street by a small side yard closed to the street by a wooden fence, and on the northwest, from 46 Fleet Street by an approximately five-foot passage, closed to the street by a wooden gate.

Set upon a parged brick foundation, the frame building is clad with a stonetex veneer and is covered with a gable roof. Sheathed with standing seam metal, the roof features a boxed wood cornice and a central, parged brick chimney on the front of the gable, which is shared with its twin at 44 Fleet Street. A two-story ell, erected atop a one-story shed roof wing after 1954, projects from the rear of the dwelling and extends almost to the rear lot line.

The two-bay facade (southwest elevation) consists of a side entry door in the southeastern bay and a single window opening in the northwestern bay on the first story. Reached by two concrete steps, the entry is filled with a six-panelled, wood replacement door with a metal screen door in front. The door is surmounted by a narrow, single-light transom; any door surround has been obscured

¹ The building was historically designated 805 on the 1885 Sanborn Map and 28 on the 1891 and 1897 Sanborn Maps.

² The date of construction is based upon archival findings: in 1875 Mary Marshall is sold the entire property for \$200.00, and in 1876 she is assessed \$1,100.00 for two frame dwellings on the site and \$231.00 for the lot. Based upon this information, Mary Marshall built the houses between her purchase of the property in 1875 and the assessment in 1876.

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by the stonetex siding. In the northwestern bay is a pair of 4/4 windows surrounded by single-bead, molded trim. The paired window configuration is not original and is an enlargement to what would originally have been a single window opening.

The second story consists of two, single, 4/4 windows. All of the windows have metal awnings above. The exposed southeast side elevation, also clad with the stonetex veneer, includes the side elevation of the main block of the building as well as the side elevation of the rear ell. The main block has several window openings, including two single 1/1 openings on the first story towards the rear, one 1/1 window on the second story also toward the rear, and a single 1/1 window at the attic level in the gable end. The rear ell extends back an additional bay and is covered with a sloped roof. This ell includes a single 1/1 window on the first story and a slightly projecting bay on the second story, also with a single window opening.

The southeast side elevation, also clad with the stonetex veneer, has a parged brick foundation. The first story has one small and two normal-sized 6/6 windows. The second story and the gable end each contain a single 6/6 window. The southeast side elevation of the rear ell has two double-hung windows.

Neither the rear nor the interior of 42 Fleet Street was accessible for survey.

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Section 8 Page 1

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The pair of dwellings at 42-44 Fleet Street, constructed between 1875 and 1876, 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 Mary Marshall, the two-story dwelling at 42 Fleet Street served as rental property throughout most of its history. Currently, the building contributes to the historical and cultural understanding of the development of the city's working-class environment in the late 19th and early 20th centuries.

SITE HISTORY

The land on which 42 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."³ 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.⁴ 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.

In 1704 following the destruction of all Annapolis land records, a portion of the Nicholson land was claimed by Thomas Bordley.⁵ In 1769, Charles Wallace purchased a large tract of this land, which stretched from the foot of Church Street up to State House Circle. Charles Wallace, by then a prominent member of the merchant community, was born in Annapolis in April 1727 to John and

³ *Archives of Maryland*, XXXVIII. (1696), pp. 23-25.

⁴ "Act of Keeping Good Rules and Orders in the Porte of Annapolis." *Archives of Maryland*, XIX. (1696), pp. 498-504.

⁵ At this time, the ownership of this property between Bordley's claim of it and Charles Wallace's purchase of it in 1769 has yet to be determined.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
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Anne Wallace.⁶ He began his career in the 1740s as a staymaker⁷, and in 1771, joined forces with Joshua Johnson and John Davidson, creating the mercantile firm of Wallace, Davidson, and Johnson. In addition to his business, Wallace involved himself in real estate and building ventures in the city. In 1771, Wallace began the construction of the third State House and provided the supplies necessary in the building's construction. Unwilling to continue to work on the building for lack of what he considered to be adequate financial compensation, Wallace resigned as principal contractor in December 1779.⁸ Wallace died in 1812, leaving personal property appraised at \$23,774.20 and extensive real estate in Annapolis and Anne Arundel County.⁹

PROPERTY HISTORY

Immediately following his 1769 purchase of the large tract of land between the State House and Church Street, Wallace established two streets, Fleet and Cornhill, and laid the remainder out into building lots. Upon the completion of his subdivision of Fleet and Cornhill streets, Wallace began to sell and lease lots on his property.

The property known today as 42-44 Fleet Street was leased for 99 years to William Hewitt in January 1771. By 1773, Hewitt owned the property, mortgaging it for over L100. John Hammond and Eleanor Hewitt conveyed the property in 1824 to Walter Cross. The sale included what is now the group of dwellings designated 42-44 and

⁶ *Maryland Gazette* (August 30, 1749).

⁷From 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.

⁸ A letter written by Charles Wallace explaining his reasons for not finishing the state house is reprinted in Morris L. Radoff, *The State House at Annapolis* (Hall of Records Commission, Department of General Services: Annapolis, MD., 1972), p.87.

⁹ Edward C. Papenfuse. *In Pursuit of Profit*. (Baltimore, MD: The Johns Hopkins University Press, 1975), pp 234-235.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
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42 Fleet Street
name of property
Annapolis, Maryland
county and state

=====
48-50 Fleet Street.¹⁰ The deed specifically mentions a dwelling at 46 Fleet Street, which was excluded from this transaction.

One June 15, 1825, Walter Cross sold the land, containing a "house", to Denton Mallone for \$400.00. Three days later, Mallone sold the property for a loss of \$50.00 to Robert Frost and Susan Wilkes. By the 1870s, Susan Wilkes had purchased Frost's one-half interest in the property, bequeathing it to her sister Charlotte Carroll.¹¹ Decreasing in value, the land was sold to Mary A. Marshall for \$200.00 in 1875. Mary A. Marshall, born about 1847, was married to carpenter builder Joseph M. Marshall, who was the builder of the Masonic Hall at 44-46 Maryland Avenue (AA-635) and instrumental in ensuring the buildings completion by 1872. Marshall was killed in 1885 by falling hoisting apparatus.¹² Mary Marshall appears to have demolished the existing building[s] on the property, and constructed the present two-story tenements by 1876.¹³ The 1876 Tax Records assessed Marshall with one 33' x 40' lot on Fleet Street for \$231.00 and two frame houses \$1,100.00.

Following the death of Marshall in 1908, her estate was sold by the Safe Deposit and Trust Company for \$900.00 to Walter H. Lambie.¹⁴ Lambie reconveyed the two tenements to Mary Cole Dugan two months later. Dugan maintained the tenements, leasing 42 Fleet Street to Prascilla Clayston, a laundress, and 44 Fleet Street to Cecilia Sarah, an African-American washwoman.

In 1916, Ephraim Shawn purchased both tenements for \$1,000. Ephraim Roy Shawn worked as an insurance agent and grocer while leasing out the tenements.¹⁵ The single dwelling at 42 Fleet

¹⁰Liber WSG 10 Folio 279

¹¹Will Liber TTS 1 Folio 417

¹²Robert Harry McIntire. *Annapolis Maryland Families*. (Baltimore, MD: Gateway Press, Inc., 1980), p 449.

¹³ It is highly likely that the actual building was undertaken by her carpenter builder husband, Joseph Marshall.

¹⁴Will Liber BES 102 Folio 494; GW 101 Folio 54

¹⁵McIntire, p 635.

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Street was occupied in 1920 by African American Luce Green, who worked at the coal company. The dwelling at 44 Fleet Street was leased in 1920 to Kate Corner, an African-American cook.

Both tenements were sold in 1921 to Anthony Colbert. In 1928, 42 Fleet Street was conveyed independently to William Johnson.¹⁶ By 1933, Colbert defaulted on his mortgage and was forced to transfer 44 Fleet Street to the Capital City Building and Loan Association.¹⁷ In 1944, Herbert Johnson obtained ownership of the property at 42 Fleet Street. As current owner, Johnson leases the single dwelling.

¹⁶Liber FSR 27 Folio 294

¹⁷Equity Case 6372; Liber FSR 107 Folio 245

MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
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42 Fleet Street
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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

MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
CONTINUATION SHEET

Inventory No. AA-1280

42 Fleet Street
name of property
Annapolis, Maryland
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Chain of Title for 42 Fleet Street:

- 1769: Charles Wallace purchases tract of land from State House Circle to foot of Church Street.
- January 22, 1771: Charles Wallace leased for 99 years to William Hewitt
Land Records of Anne Arundel County
Liber B Folio 325
- May 8, 1824: John Hammond and Eleanor Hewitt to Walter Cross
Land Records of Anne Arundel County
Liber WSG 10 Folio 279
- June 15, 1825: Walter Cross to Denton Mallone
Land Records of Anne Arundel County
Liber WSG 11 Folio 158
- June 20, 1825: Denton Mallone to Robert Frost and Susan Wilkes
Land Records of Anne Arundel County
Liber WSG 11 Folio 160
- October 22, 1875: Charlotte Carroll and Anne Price, heirs of Susan Wilkes, to Mary A. Marshall
Land Records of Anne Arundel County
Liber SH 10 Folio 62
- May 10, 1913: Safe Deposit and Trust Company, executors of the will of Mary Marshall, to Walter H. Lambie
Land Records of Anne Arundel County
Liber GW 101 Folio 54
- July 28, 1913: Walter H. Lambie to Mary Cole Dugan
Land Records of Anne Arundel County
Liber GW 101 Folio 60
- January 15, 1916: Mary Cole Dugan to Ephraim Shawn
Land Records of Anne Arundel County
Liber GW 123 Folio 348

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August 22, 1921: Ephraim Shawn to Anthony Colbert
Land Records of Anne Arundel County
Liber 34 Folio 452

April 30, 1928: Anthony Colbert to William Johnson
Land Records of Anne Arundel County
Liber FSR 27 Folio 294

February 1, 1944: William Johnson to Herbert Johnson
Land Records of Anne Arundel County
Liber JHH 298 Folio 311



AA-1280

42 FLEET ST

ANNAPOLIS, MD

TRACERIES

MAY 1995

MARYLAND SHPO

STREETSCAPE, VIEW LOOKING EAST

1 OF 3



AA-1280

42 FLEET ST

ANNAPOLIS, MD

TRACERIES

APRIL 1995

MARYLAND SHPO

FACADE, LOOKING NE

2 OF 3



AA-1280

42 FLEET ST

ANNAPOLIS, MD

TRACERIES

APRIL 1995

MARYLAND SHPO

SE ELEVATION, LOOKING NE

3 OF 3

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

HISTORIC SITES SURVEY FIELD SHEET
 Individual Structure Survey Form

SURVEY NUMBER: <u>AA 1280</u>
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 () Good () Fair (X) Poor: ()
THEME:
STYLE: Vernacular
DATE BUILT: c.1860 Altered

COUNTY: Anne Arundel
TOWN: Annapolis
LOCATION: 42 Fleet Street
COMMON NAME:
FUNCTIONAL TYPE: Res Map 32 Par 480
OWNER: Herbert & P. Johnson ADDRESS: 42 Fleet Street Annapolis, MD 21401
ACCESSIBILITY TO PUBLIC: Yes (X) No () Restricted ()
LEVEL OF SIGNIFICANCE: Local () State () National () <input checked="" type="radio"/>

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 () Stucco () Sheet Metal () Aluminum () Asphalt Shingle (X)
 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 (X) 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 Entrance Location: Right

Approximate Dimensions: 15 x 38

THREAT TO STRUCTURE: No Threat (X) Zoning () Roads () Development () Deterioration () Alteration () Other:	LOCAL ATTITUDES: Positive () Negative () Mixed () Other:
--	---

1256

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Boxed cornice with frieze; altered windows at first floor, transom lit door, asphalt shingles.

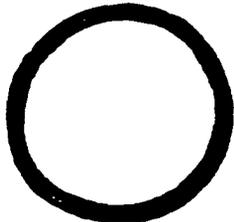
RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

Altered Vernacular Annapolis Federal, one of pair that could contribute to streetscape if restored.

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:

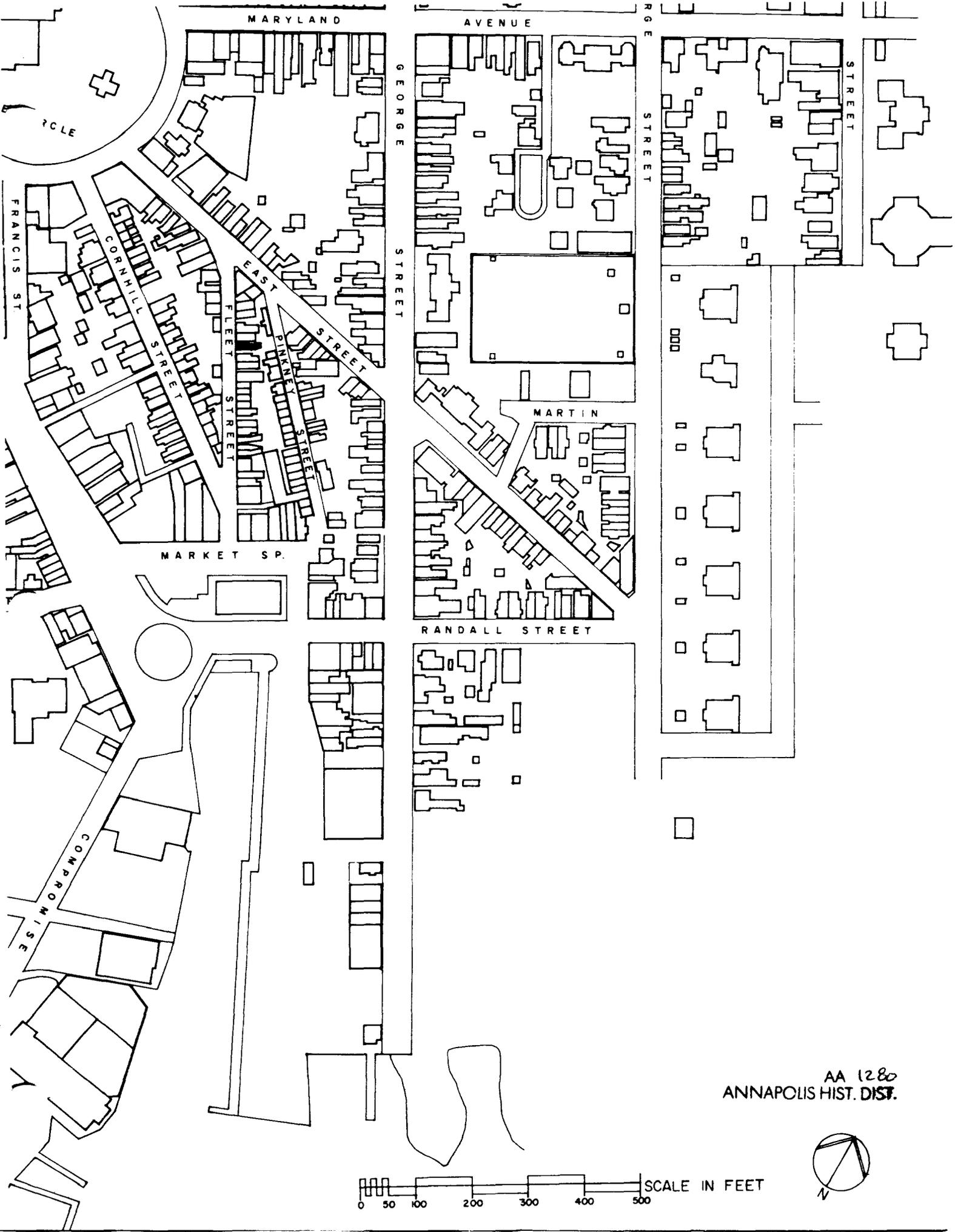
Russell Wright

ORGANIZATION:

Historic Annapolis, Inc

DATE RECORDED:

Aug. 1983



MARYLAND

AVENUE

GEORGE STREET

GEORGE STREET

STREET

70 LE

FRANCIS ST

CORNHILL STREET

FLEET STREET

PINE STREET

EAST STREET

MARKET SP.

MARTIN

RANDALL STREET

CONROY ST

AA 1280
ANNAPOLIS HIST. DIST.

0 50 100 200 300 400 500 SCALE IN FEET





42. Fleet

AA 1280

Annapolis, Anne Arundel County
Russell Wright July, 1982
Maryland Historical Trust,
Annapolis, Maryland

SW Elevation/camera facing NE