

CAPSULE SUMMARY
46 Fleet Street
AA-1282

The modest frame residence at 46 Fleet Street was built 1875-1876 as a freestanding single-family dwelling. Sited on a portion of the land set aside for Governor Francis Nicholson in 1696, the dwelling contributes to the Annapolis Historic district as a representative example of the modest dwelling type. This type of dwelling was constructed in this area of Annapolis principally as worker-class rental property in the late 19th century.

Located on the northeast side of the street, 46 Fleet Street is a two-story, two-bay-wide frame dwelling with a side entry and covered with a gable roof. The frame building, retaining none of its exterior material or detailing, is currently clad with stucco on the first story and wood shingles on the second story.

The dwelling was erected 1875-1876 by James Revell, who rented the house to working-class African Americans until selling it in 1908. Following 1908, the house passed through various owners who continued to rent the house out to working-class African Americans. Purchased by Paschal and Mary Lapadula in 1988, the building is owner-occupied for the first time since its construction.

MARYLAND HISTORICAL TRUST
MD INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY

Inventory No. AA-1282

=====

1. Name of Property

=====

historic name _____
common/other name 46 Fleet Street

=====

2. Location

=====

street & number 46 Fleet Street not for publication _____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

=====

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 Brick
roof Gable: Standing Seam Metal
walls Stucco
other Wood: Shingles

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

=====
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.

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

Inventory No. AA-1282
Page 4

=====
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 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 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.

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

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.

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10. Geographical Data
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Acreage of Property 767.00 Square Feet

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

The property known as 46 Fleet Street, Annapolis, occupies Parcel 967 as noted on Tax Map 4-6.

Boundary Justification (Explain why the boundaries were selected.)

The resource located at 46 Fleet Street has been associated with Parcel 967 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 27, 1995
street & number 5420 Western Avenue telephone 301/656-5283
city or town Chevy Chase state MD zip code 20815
=====

12. Property Owner
=====

name Paschal R. and Mary C. Lapadula
street & number 10219 Haterleigh Drive telephone _____
city or town Bethesda state MD zip code 21814
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MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
CONTINUATION SHEET

Inventory No. AA-1282

Section 7 Page 1

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

=====
The house at 46 Fleet Street¹ was built ca. 1875-1876² on the northeast side of the street. Though a freestanding dwelling, the building is similar in size, scale, form and detail to the 19th-century, modest rowhouse dwellings that characterize the narrow Fleet Street. Similarly, it is a two-story, two-bay frame dwelling with a side entry. Although the building suffers from cosmetic alterations and deterioration, it retains its original massing.

EXTERIOR

Set on a narrow lot and fronting directly on Fleet Street, the dwelling is separated on the southeastern end from 44 Fleet Street by a narrow passage, approximately five feet wide and closed to the street by a wooden gate. To the northwest, the building is separated from 48 Fleet Street by a side yard, also closed to the street by a wooden gate.

Set upon a parged brick foundation, the frame building is clad entirely with stucco on the first story and wood shingles on the second story. It is covered with a gable roof, sheathed with standing seam metal and features a boxed wood cornice. A two-story rear ell, originally one-story, spans the northeast elevation. The ell is clad with stucco on the first story and wood shingles on the second story. A one-story addition extends across the rear of the two-story ell. The wood frame addition is covered with stucco. A concrete block chimney projects from the shed roof of the addition.

The three-bay facade (southwest elevation) features on the first story a side entry door in the northwestern bay and two single window openings in the southeastern bays. Reached by a single concrete step, the entry is filled with a six-panelled wood replacement door. The door is trimmed with square-edged wood surrounds. The southeastern bays are filled with 6/6 windows trimmed by narrow single-beaded surrounds. The first and second stories are separated by a narrow wood stringboard. The second

¹ The building was historically designated 804 on the 1885 Sanborn Map and 32 on the 1891 and 1897 Sanborn Maps.

² James Revell purchased the property for \$60.00 in 1875. He was assessed in 1876 for a 22' x 47' lot and a frame house on Fleet Street, valued at \$504.00. The discrepancy in the purchase price and the assessed value indicate that the dwelling was erected in 1875-1876.

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46 Fleet Street
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county and state

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story has two single 6/6 windows, asymmetrically juxtaposed to the openings on the first story.

The northwest elevation has a single 4/4 window on the second story. The side elevation of the two-story ell, set back approximately five feet from the corner of the main building, has two 6/6 windows on the first story and one 6/6 window on the second story. The openings have a single-beaded surrounds and projecting wood sills. The northwest elevation of the one-story addition has a 6/6 window and single entry. The southeast elevation has a small, square single-light casement window in the gable end.

The rear elevation of the building and the interior were not surveyed.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
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Section 8 Page 1

46 Fleet Street
name of property
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county and state

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The freestanding dwelling at 46 Fleet Street, constructed ca. 1875-1876, stands among a group of 19th-century rowhouses that line this side of Fleet Street. The building provides important information on the physical and cultural development of the street and contributes to the Annapolis Historic District.

SITE HISTORY

The land on which 46 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. In 1770, Charles Wallace purchased from the Bordley family, 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 Anne Wallace.⁵ He began his career in the 1740s as a staymaker⁶ 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

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 *Maryland Gazette* (August 30, 1749).

⁶ From *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.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
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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 1779.⁷ Wallace died in 1812, leaving personal property appraised at \$23,774.20 and extensive real estate in Annapolis and Anne Arundel County.⁸

PROPERTY HISTORY

Immediately following his 1770 purchase of the large tract of land between the State House and Church Street, Wallace established two streets, Fleet and Cornhill streets and laid out the remainder as individual building lots which he then sold or leased. The land currently improved with the dwellings designated as 42-50 Fleet Street today, was leased in January 1771 for 99 years to William Hewitt. By 1773, Hewitt actually owned the property, mortgaging it for over L100. John Hammond and Eleanor Hewitt conveyed the property in 1824 to Walter Cross. However, the sale only included land that is now designated as 42-44 and 48-50 Fleet Street.⁹ Although the deed of conveyance specifically mentioned a dwelling at 46 Fleet Street, it was excluded from the transaction. According to previously compiled Lot Histories¹⁰, 46 Fleet Street was listed in the 1824 deed "as belonging to Vachel Sevier," who had purchased 48-50 Fleet Street that same year.¹¹ In 1841, Sevier sold 46-48-50 Fleet Street to Nicholas Killman. Killman (ca. 1808-

⁷ 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.

⁸ Papenfuse, pp 234-235.

⁹ Liber WSG 10 Folio 279

¹⁰ Papenfuse, Edward. "Southern Urban Society after the Revolution: Annapolis, Maryland, 1782-1786." Final Report for NEH Grant #H69-0-178, Historic Annapolis Foundation, 1969.

¹¹ No deed of sale or lease has been located to date to indicate when and from whom Vachel Sevier purchased the property.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
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Inventory No. AA-1282

Section 8 Page 3

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

=====
1870), a merchant who lived on Main Street, retained the property at 46 Fleet Street until 1859 when he sold it to Sarah E. Hutchinson for \$800.00. At that time, according to the deed, the lot extended 22 feet to the "lot of heirs of John Sands" and contained a house.¹²

BUILDING HISTORY

In 1874, Sarah Hutchinson Crown defaulted on her mortgage; John Hammond, the tax collector, sold 46 Fleet Street to James Howison for \$100.00. Following the death of Howison in 1875, Alexander Randall, Trustee was appointed to sell the property. James Revell purchased the property for \$60.00 in 1875; in 1876, he was assessed \$504 for a 22' x 47' lot and frame house on Fleet Street.¹³ The discrepancy in the purchase price and assessed value of the house, along with architectural findings, indicate that the single-family detached dwelling at 46 Fleet Street was erected by James Revell in 1875-1876.

It appears that during his ownership of 46 Fleet Street, Revell rented the house to working-class African Americans.¹⁴ In 1908, Revell trustees sold 46 Fleet Street to Elmer Parkinson (1861-1944), a contractor and alderman. One year later, Parkinson sold the house to Anna S. Brady who leased out the dwelling. In 1910, Adaline Lavalley, an African-American washwoman, lived in the house with her children and grandchildren.

In 1920, Joseph Wright, whose family owned 48 Fleet Street next

¹² Liber NHG 8 Folio 51. Based upon the architectural survey, this house is not the present house on the site.

¹³ The tax assessment shows that James Revell owned extensive properties in Annapolis, including buildings on Washington, Clay, Cathedral, Green, Conduit, King George, West and Calvert streets. The total final assessment for his Annapolis property in 1875 was \$18,796.00.

¹⁴ No numerical addresses for Fleet Street are listed on the 1880 and 1900 U.S. Census and therefore it is not clear which of the listings refers to 46 Fleet Street. However, the majority of buildings on the street were occupied by African-American renters, with few exceptions. By 1910, the address is clearly marked indicating that at that time, the house was being rented to African-American occupants.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
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door, lived at 46 Fleet Street, renting it from William Martin Brady, who had gained title to the property in 1917. William M. Brady (1866-1936), a clerk in the Circuit Courts, leased it to George Green in the late 1920s. Purchased by Howard Dennis in 1935, the building at 46 Fleet Street continued to serve as rental property. According to the city directory for 1948, it was occupied by Mary Atwood. By 1969, Rebecca Dennis Shaw inherited ownership of the dwelling, maintaining it as rental property throughout her ownership. In 1988, Shaw sold it to Paschal and Mary Lapadula, who currently own and occupy the single-family dwelling.

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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
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=====
Chain of Title for 46 Fleet Street:

1704: Thomas Bordley claimed property of Francis Nicholson

March 1770: Charles Wallace purchased property from State House to Market Space from J.B. Bordley
Provincial Court Deed, Liber DD 5 Folio 35

January 22, 1771: Charles Wallace leased for 99 years to William Hewitt
Provincial Court Deed, Liber B Folio 325

May 8, 1824: Vachel Sevier is listed as owner of 46 Fleet in deed for 42-44 and 48-50 Fleet.
Land Records of Anne Arundel County,
Liber WSG 10 Folio 279

1841: Vachel Sevier to Nicholas Killman
Land Records of Anne Arundel County,
Liber WSG 25 Folio 578

1859: Nicholas Killman et al to Sarah E. Hutchinson
Land Records of Anne Arundel County,
Liber NHG 8 Folio 51

March 30, 1874: John Hammond, Tax Collector for the account of Sarah Hutchinson Crown, to James Howison
Land Records of Anne Arundel County,
Liber SH 8 Folio 299

November 20, 1875: Alexander Randall, Trustee for the estate of James Howison, to James Revell
Land Records of Anne Arundel County,
Liber SH 10 Folio 70

September 30, 1908: Brady and Moss, Trustee for Revell, to Elmer Parkinson
Land Records of Anne Arundel County,
Liber GW 61 Folio 454

MARYLAND INVENTORY OF HISTORIC PROPERTIES
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January 5, 1909: Elmer Parkinson to Anna S. Brady
Land Records of Anne Arundel County,
Liber GW 67 Folio 114

July 13, 1917: Anna Brady Wilson to William Martin Brady
Land Records of Anne Arundel County,
Liber GW 138 Folio 241

March 18, 1935: William M. Brady to Howard Dennis
Land Records of Anne Arundel County,
Liber FAM 137 Folio 139

June 9, 1969: Rebecca Dennis Shaw to George B. Woelfel,
Trustee
Land Records of Anne Arundel County,
Liber MSH 2273 Folio 337

June 9, 1969: George B. Woelfel reconveyed to Rebecca
Dennis Shaw
Land Records of Anne Arundel County,
Liber MSH 2273 Folio 339

June 24, 1988: Rebecca Dennis Shaw to Paschal and Mary
Lapadula
Land Records of Anne Arundel County,
Liber 4630 Folio 576



AA-1282

46 FLEET ST

ANNAPOLIS, MD

TRACERIES

MAY 1995

MARYLAND SAPO

STREETSCAPE, VIEW LOOKING NE

1 OF 6



AA-1282

46 FLEET ST
ANNAPOLIS, MD

TRACERIES

APRIL 1995

MARYLAND SHPO

FACADE, LOOKING NE

ZOF6



AA-1282

46 FLEET ST

ANNAPOLIS, MD

TRACERIES

DECEMBER 1994

MARYLAND SHPO

WEST CORNER, VIEW LOOKING EAST

3 OF 6



AA-1282

46 FLEET ST
ANNAPOLIS, MD

TRACERIES

APRIL 1995

MARYLAND SHPO

NW ELEVATION, FIRST STORY, LOOKING SE

4 OF 6



AA-1282
46 FLEET ST
ANNAPOLIS, MD
TRACERIES
APRIL 1995
MARYLAND SHPO
SE ELEVATION, LOOKING NE
5 OF 6



AA-1282

46 FLEET ST
ANNAPOLIS, MD

TRALERIES

DECEMBER 1994

MARYLAND SHPO

SOUTHEAST ELEVATION, SECOND STORY, VIEW LOOKING
NORTH

6 OF 6

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

HISTORIC SITES SURVEY FIELD SHEET
 Individual Structure Survey Form

SURVEY NUMBER: <u>AA 1282</u>
NEGATIVE FILE NUMBER:
UTM REFERENCES: Zone/Easting/Northing
U.S.G.S. QUAD. MAP:
PRESENT FORMAL NAME:
ORIGINAL FORMAL NAME:
PRESENT USE: <u>SF Res</u>
ORIGINAL USE: <u>SF Res</u>
ARCHITECT/ENGINEER:
BUILDER/CONTRACTOR:
PHYSICAL CONDITION OF STRUCTURE: Excellent () Good () Fair () Poor: ()
THEME:
STYLE: <u>Vernacular (Annapolis Federal)</u>
DATE BUILT: <u>c.1860</u>

COUNTY: <u>Anne Arundel</u>
TOWN: <u>Annapolis</u>
LOCATION: <u>46 Fleet Street</u>
COMMON NAME:
FUNCTIONAL TYPE: <u>Res Map 32 Par 478</u>
OWNER: <u>Rebecca D. Shaw</u> ADDRESS: <u>46 Fleet Street</u> <u>Annapolis, MD 21401</u>
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 (X) 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 (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: 3
 Approximate Dimensions: 18 x 40

Entrance Location: Left

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:

No architectural features of note.

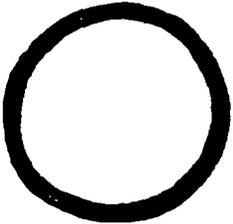
RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

Vernacular Annapolis Federal compatible with 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:

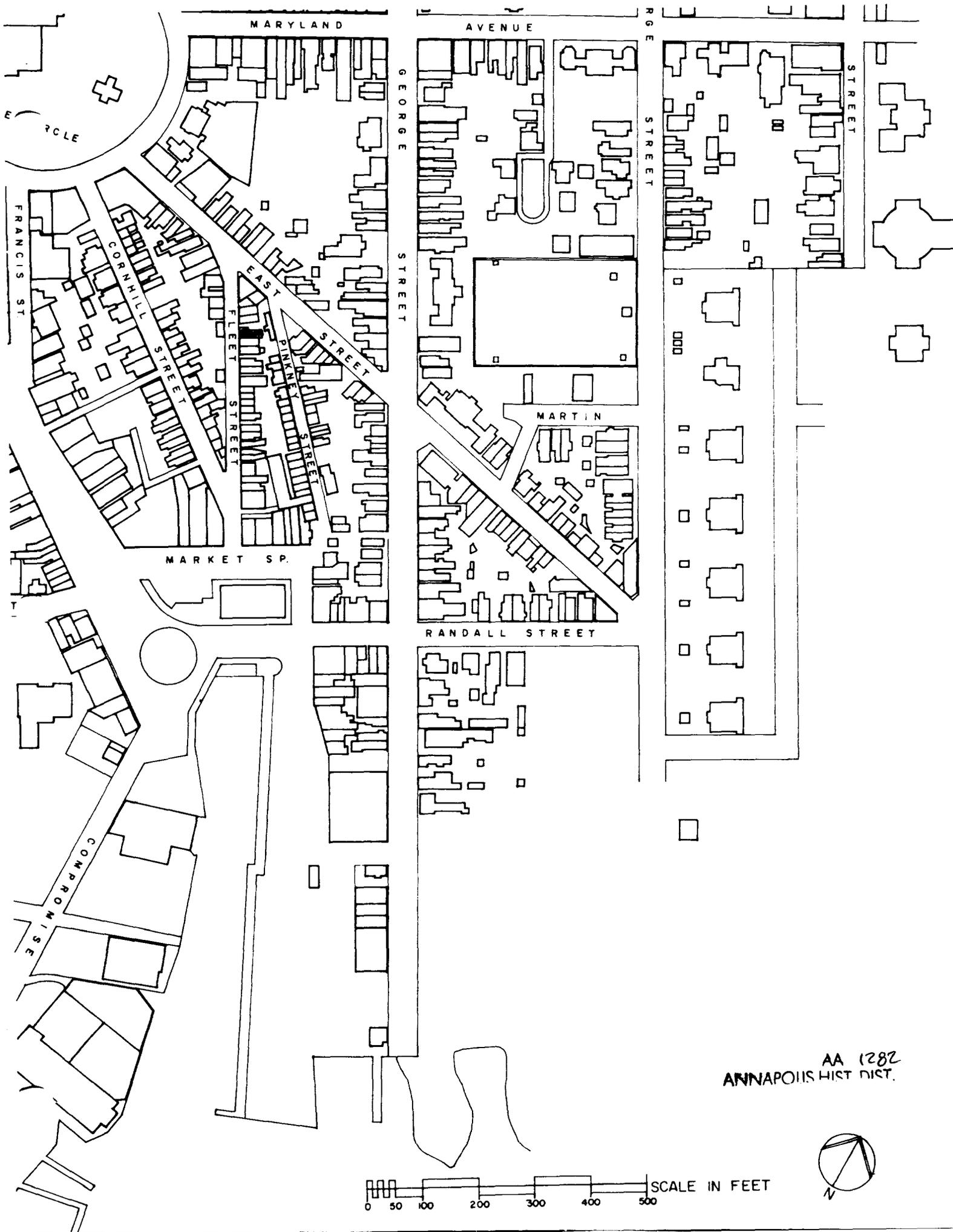
Russell Wright

ORGANIZATION:

Historic Annapolis, Inc

DATE RECORDED:

Aug. 1983



MARYLAND

AVENUE

GEORGE STREET

GEORGE STREET

STREET

70' CLE

FRANCIS ST.

CORNHILL STREET

EAST FLEET STREET

PINNEY STREET

EAST STREET

MARKET SP.

MARTIN

RANDALL STREET

COMPRO MISE

AA 1282
ANNAPOLIS HIST DIST.

SCALE IN FEET
0 50 100 200 300 400 500





46 Fleet

AA 1282

Annapolis, Anne Arundel County

Russell Wright July, 1982

Maryland Historical Trust,

Annapolis, Maryland

SW Elevation/camera facing NE