

CAPSULE SUMMARY
AA-1678
123 Conduit Street
Annapolis, Anne Arundel County
Circa 1880
Private

The single-family dwelling at 123 Conduit Street in Annapolis, Maryland was constructed circa 1879 for W. Henry Westphal. The Jonas Green family owned the property, which was a part of Stoddert Lot 41, in the late 18th and early 19th centuries. In 1845, George Wells purchased Lot 41, but was forced to subdivide and sell it in 1878 to pay his creditors. Charles Zimmerman, bandleader for the United States Naval Academy who arranged the march "Anchors Aweigh," used the property as rental housing at the turn of the 20th century. Robert McNasby, part owner of McNasby's Seafood and Oyster Company, leased the house in the 1930s. The modest dwelling represents the development of Conduit and Cathedral streets following the extension of the roads in the late 1870s and the subdivision of George Wells' property in Parcel 31 in response to the rapid late-19th-century growth of Annapolis, and has historical association with several of Annapolis' most prominent citizens.

Designed in the Colonial Revival style, the dwelling rises two stories in height. The main block of the structure is set on a low brick foundation. The wood-frame structure clad with German siding and corner boards on the façade and rear elevation. The northeast elevation is clad with asbestos shingles. The side-gabled roof is clad with asphalt shingles. The narrow entablature on the three-bay-wide façade is composed of ogee-molded architrave, narrow bed molding, plain frieze, reeded modillions and brackets, and a boxed ogee-molded cornice. A full-width, two-bay porch shelters the first story.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. AA-1678

1. Name of Property (indicate preferred name)

historic William Henry Westphal, Sr. House

other _____

2. Location

street and number 123 Conduit Street _____ not for publication

city, town Annapolis _____ vicinity

county Anne Arundel

3. Owner of Property (give names and mailing addresses of all owners)

name Gregory N. and Karen M. Heil

street and number 123 Conduit Street telephone Unknown

city, town Annapolis state MD zip code 21401

4. Location of Legal Description

courthouse, registry of deeds, etc. Anne Arundel County Courthouse tax map and parcel: 4ZJ678

city, town Annapolis liber 8259 folio 691

5. Primary Location of Additional Data

- Contributing Resource in National Register District
- Contributing Resource in Local Historic District
- Determined Eligible for the National Register/Maryland Register
- Determined Ineligible for the National Register/Maryland Register
- Recorded by HABS/HAER
- Historic Structure Report or Research Report
- Other _____

6. Classification

Category	Ownership	Current Function	Resource Count	
			Contributing	Noncontributing
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture		
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	<u>1</u>	<input type="checkbox"/> buildings
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense		<input type="checkbox"/> sites
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic		<input type="checkbox"/> structures
<input type="checkbox"/> object		<input type="checkbox"/> education		<input type="checkbox"/> objects
		<input type="checkbox"/> funerary	<u>1</u>	<u>0</u> Total
		<input type="checkbox"/> government		
		<input type="checkbox"/> health care		
		<input type="checkbox"/> industry		
		<input type="checkbox"/> landscape		
		<input type="checkbox"/> recreation/culture		
		<input type="checkbox"/> religion		
		<input type="checkbox"/> social		
		<input type="checkbox"/> transportation		
		<input type="checkbox"/> work in progress		
		<input type="checkbox"/> unknown		
		<input type="checkbox"/> vacant/not in use		
		<input type="checkbox"/> other:		
			Number of Contributing Resources previously listed in the Inventory	
			<u>1</u>	

7. Description

Inventory No. AA-1678

Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

The single-family dwelling at 123 Conduit Street in Annapolis, Maryland was constructed circa 1879. Designed in the Colonial Revival style, the dwelling rises two stories in height. The main block of the structure is set on a low brick foundation. The wood-frame structure clad with German siding and corner boards on the façade and rear elevation. The northeast elevation is clad with asbestos shingles. The side-gabled roof is clad with asphalt shingles. The narrow entablature on the three-bay-wide façade is composed of ogee-molded architrave, narrow bed molding, plain frieze, reeded modillions and brackets, and a boxed ogee-molded cornice. A full-width, two-bay porch shelters the first story.

The wood-frame structure was freestanding when originally constructed. Physical evidence of the German siding and fenestration is visible in the basement at the abutting dwelling at 121 Conduit Street (AA-426).

The two-story main block was originally enlarged by a one-story ell at the western end of the northwest elevation. By 1903, the ell was raised to two stories and an inset porch was created on the first story of the northeast elevation. A one-story addition was placed on the rear of the ell. The inset porch was enclosed by enclosed by 1913. The full-width porch was added between 1913 and 1921. In 1999, the interior of the kitchen was remodeled. A sun porch was constructed on the rear of the building, replacing the one-story addition added by 1903. The sun porch, measuring thirteen feet by eighteen feet, was constructed by Benchmark Services.

The property consists of 2,898 square feet with a small rectangular rear yard. A metal gate secures the walkway between 123 and 125 Conduit Street. A one-story shed at the rear of the property was noted as "old" on the Sanborn Fire Insurance Maps. The shed stood on the site from circa 1903 until the latter part of the 20th century.

EXTERIOR

The façade of the building, facing southeast along Conduit Street, is three bays wide and symmetrically fenestrated. A two-bay-wide porch supported by Tuscan posts and a metal balustrade shelters the first story. The porch has a concrete pad with brick and rough cut stone edging. The wide entablature has a plain frieze, ogee bed molding, and an overhanging ogee cornice with reeded. The shallow-pitched half-hipped roof of the porch is clad with standing seam metal. The single-leaf entry into the dwelling is located in the eastern bay of the façade. A double-leaf louvered door secures the entry, which is topped by a two-light transom. It has square-edged casing, wood sills, and plain head casing with projecting ogee lintel cap. The elongated window openings to the west have elongated 2/2 sash. The second story is symmetrically pierced by three equally spaced window openings, each holding a standard-size 2/2 wood sash. Square-edged casing, wood sills, plain head casing with projecting ogee lintel caps, and operable louvered shutters surrounds all of the window openings.

The northeast elevation is clad in asbestos shingles. The first story of the main block has two 2/2 windows with square-edged casing, wood sills and plain head casing with projecting ogee lintel caps. Symmetrically piercing the second story are two 6/6 windows with wood sills, narrow surrounds, and flat lintels. A small louvered vent provides ventilation at the gable end. The first story of the two-story ell has a six-light casement window with square-edged casing, wood sill, and a boxed lintel. A large window opening, holding three sets of eight-light casements, pierced the northern end of the ell. The opening has square-edged casing, wood sill, and a boxed lintel. The second story of the ell is asymmetrically fenestrated by a 6/6 window opening with wood sills and a flat lintel.

The northwest elevation is composed of the enlarged, two-story rear ell and the 2000 sun porch. The sun porch is set on a poured concrete foundation with lattice. Constructed of wood frame, the addition stands one story in height with a shallow-pitched, half-hipped roof clad in standing seam metal. It is fenestrated with raised panels, paired screened openings, and multi-light continuous transoms. A single-leaf screened door with wooden steps marks the center of the northwest elevation. The northwest elevation of

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. AA-1678

Name William Henry Westphal, Sr. House

Continuation Sheet

Number 7 Page 1

the ell has a basement entry in the western end. Set partially below grade, the basement entry has hollow tile sides, concrete steps and a vertical board door of wood. The first story of the ell, which is original, has a new 6/6 window with a narrow sill, square-edged casings, and flat lintel. The second story has two 6/6 windows flanking an exterior end brick chimney. The openings have narrow sills, square-edged casings with beading, and flat lintels. Operable, louvered shutters frame the northern opening.

The interior of the building was not accessible at the time of the survey.

8. Significance

Inventory No. AA-1678

Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime industry	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other:

Specific dates ca. 1879

Architect/Builder Unknown

Construction dates ca. 1879

Evaluation for:

National Register

Maryland Register

not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance reports, complete evaluation on a DOE Form - see manual.)

SUMMARY STATEMENT

The single-family dwelling at 123 Conduit Street in Annapolis, Maryland was constructed circa 1879 for W. Henry Westphal. The Jonas Green family owned the property, which was a part of Stoddert Lot 41, in the late 18th and early 19th centuries. In 1845, George Wells purchased Lot 41, but was forced to subdivide and sell it in 1878 to pay his creditors. Charles Zimmerman, bandleader for the United States Naval Academy who arranged the march "Anchors Aweigh," used the property as rental housing at the turn of the 20th century. Robert McNasby, part owner of McNasby's Seafood and Oyster Company, leased the house in the 1930s. The modest dwelling represents the development of Conduit and Cathedral streets following the extension of the roads in the late 1870s and the subdivision of George Wells' property in Parcel 31 in response to the rapid late-19th-century growth of Annapolis, and has historical association with several of Annapolis' most prominent citizens.

HISTORY

PARCEL 31

The property on which the building at 123 Conduit Street stands was historically a portion of the much larger Lot 42 in what later became Parcel 31. Lot 42 fronted Charles Street between Duke of Gloucester Street and Spa Creek. Conduit Street, which was extended in 1877, would eventually serve as the southeastern boundary. Documented in James Stoddert's survey notebook, Lot 42 was resurveyed in 1718 for publisher William Bladen. Bladen died that same year, in possession of twenty-one lots in Annapolis. Title was devised to his son, Thomas Bladen. By 1722, having mortgaged sixteen of the lots, Bladen was forced to sell Lot 42 for the benefit of the mortgagee, a London merchant named Thomas Colmore. Daniel Dulany served as the trustee for the sale, personally conveying all of Lot 42 to his business partner, Dr. Charles Carroll, in 1725 for 16 pounds sterling. The deed of conveyance stated that the sale included "all houses, outhouses, gardens and all other buildings."

While residing in a dwelling at the corner of Church (later Main) Street and Conduit Street, Carroll appears to have leased the dwelling at 124 Charles Street (AA-392) to Jonas and Anne Catherine Green. The exact date of construction of the building remains unresolved, but appears to have been erected in the 1740s. Jonas Green (1712-1767) was a printer, having learned his trade from his father in Boston and Benjamin Franklin in Philadelphia. Green began his printing career in Annapolis in 1738, serving as printer of the province and publishing the "Maryland Gazette." Production of the newspaper was done at 124 Charles Street until 1786. The city's post office also operated until 1764 from the site, which included a single-family dwelling, freestanding kitchen, and print shop.

In 1749, Carroll conveyed title of Lot 42 to Samuel Ogle, then Governor of Maryland, for 160 pounds sterling. The conveyance,

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No AA-1678

Name William Henry Westphal, Sr. House

Continuation Sheet

Number 8 Page 1

witnessed by Jonas Green, included all houses, edifices, buildings, and gardens existing on the lot. Despite the sale, Green continued to reside in the dwelling and operate the printing office on the property. In 1770, after the deaths of both Samuel Ogle and Jonas Green, Benjamin Ogle (Samuel's son) transferred the lot and appurtenances to occupant Anne Catharine Green for 160 pounds sterling. Anne Green was the wife of Jonas Green and she continued to operate the printing business and production of the "Maryland Gazette" until her own death in March 1775. By 1783, her eldest surviving son, Frederick Green had gained full title to the property, the printing presses, and all the associated equipment. Three years later, in 1786, the printing business was relocated to Francis Street. In February of 1786, Green advertised the property on Charles Street, "with or without the three acre lots adjoining," for sale in the "Maryland Gazette."

Despite the advertisement, the dwelling house at 124 Charles Street and the surrounding acres continued to be owned by Frederick Green until 1810. Previously, in 1805, Green had obtained a mortgage on the property for 250 pounds currency from William and John Sanders. The Sanders appear to have been Green's brothers-in-law, as Green had married Anne Sanders in 1775. By January 1806, the mortgage was released. In 1810, Frederick Green conveyed Lots 40, 41, 42 and 54 with buildings, houses, edifices, and gardens to Richard H. Harwood for \$1,000. Despite the sale, the property continued to remain in the Green family as William Sanders Green, son of Frederick and Anne Green, had married Mary Harwood in 1808.

Title of Lot 42 was conveyed to William S. Green in 1815 by his father-in-law. Dr. William Green, who was also a court clerk, married his second wife, Matilda Bowie, in 1832. The couple obtained a mortgage in 1839 from the Farmers Bank of Maryland. By February 1845, with the mortgage in default, the property was presented for sale at public auction. It was purchased by George Wells, Jr. on July 23, 1845, ending seventy-five years of Green family ownership. The Greens continued to reside in the dwelling, however, leasing it from Wells.

Born in 1800, George Wells, Jr. was a prominent citizen of Annapolis, serving as president of the Farmers National Bank and in the Maryland Senate, as well as manager of the Annapolis & Elk Ridge Railroad. Wells had begun purchasing property, both improved and undeveloped, throughout Annapolis in the 1820s. By the 1840s, Wells had accumulated all of the parcels fronting Charles Street, which included the Adams-Kilty House at 131-133 Charles Street (AA-393) where Wells resided.

By the third quarter of the 19th century, Wells had overextended himself financially. Consequently, he mortgaged his landholdings to the Farmers Bank of Maryland in 1877. Wells immediately defaulted on the loans and was forced to sell his property on Charles Street, Duke of Gloucester Street, Market Street, South Street, Cathedral Street, Carroll Street, North West Street, and Bladens Street. Alexander Randall was appointed trustee of the estate, and charged with overseeing the subdivision and sale of the land. The property along Charles Street, which included Parcels 28, 30, 31, and 32, was subdivided to create 25 individual lots to be sold at public auction. The sale, completed by 1881, yielded \$16,563 for Wells to pay his creditors.

In the latter part of the 19th century, the City of Annapolis was undergoing a notable population increase that was directly related to the expansion of the United States Naval Academy and the state and local governments. Improved mass transportation services and local amenities such as paved streets, electricity, and water systems, also brought new residents to the city. The need for housing prompted the subdivision of several 18th-century estates such as the William Paca House on Prince George's Street and the Chase-Lloyd House on Maryland Avenue. The twelve original lots surveyed in 1716 by James Stoddert between Duke of Gloucester Street, Charles Street, and Market Street were not historically joined as a single property under the ownership of any one resident. Rather, the land, which was largely unimproved, was owned by a number of citizens, who recognized the development potential during this period of growth in Annapolis. Consequently, the residents petitioned the City of Annapolis to have new streets created that divided the large parcel into four smaller, individual blocks. On July 1st and August 1st of 1877, the residents with property extending northward from Market Street deeded a portion of their property to the City of Annapolis for the extension of Conduit Street. The property was conveyed by George Wells, the Brewer family, the Duvalls, the Magraders, Mary Stinchcomb, Thomas Tydings, John and Mary Marshall, and the Kilman heirs (also seen as Killman). The new street was referred to as Conduit Street

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No AA-1678

Name William Henry Westphal, Sr. House

Continuation Sheet

Number 8 Page 2

Extended in the deed and traveled southwest from Duke of Gloucester Street to Spa Creek. Soon thereafter, property owners deeded land between Charles Street and Conduit Street to the City for the extension of Cathedral Street. To generate development of the area and enable easier vehicular movement, Union Street was laid in 1890 on property conveyed to the City of Annapolis by Brice Beale Brewer, Jr. and Richard H. Brewer, among others.

123 CONDUIT STREET

In June 1879, Alexander Randall, acting as trustee, conveyed a portion of Lot 42 fronting Conduit Street to W. Henry Westphal. Soon after purchasing the property, Westphal undertook the construction of a freestanding, single-family dwelling. One year later, the wood-frame house at 121 Conduit Street (AA-426) was erected on the southwest elevation, giving the false impression the two buildings were in fact one structure.

William Henry Westphal was born in Hamburg, German in 1841 and immigrated to the United States in 1867. He was married to Elizabeth Musterman, who was born in Maryland in 1857. Westphal was noted in the census as a painter at the United States Naval Academy and his wife worked as a storekeeper. The couple owned in the dwelling on Conduit Street until 1881, when the property was sold to Charles Boldt. Westphal then purchased the unimproved lot at 137 Conduit Street (AA-432) and had a single-family dwelling constructed in 1881.

Born in Hamburg, Germany in 1850, Charles Boldt was a sailor and then proprietor of the Chesapeake House Hotel that stood at 188 Main Street until 1923. He continued to own the property at 123 Conduit Street until 1888, when Charles A. Zimmerman purchased it.

Charles A. Zimmerman lived at 138 Conduit Street (AA-433), a high-style Queen Anne style dwelling he had had constructed between 1893 and 1897. Zimmerman was one of Annapolis' most prominent residents. He was born in Newport, Rhode Island in July 1861 to Charles Z. Zimmerman, a member of the United States Naval Academy band. Charles A. Zimmerman, educated at the Peabody Conservatory in Baltimore, was a skilled pianist and played the cello, violin, trombone, oboe, guitar, and various horns. He joined the Naval Academy band by 1882, and in 1887, was appointed Bandmaster and Choir Director. In 1898, he was made organist of the Naval Academy Chapel. Professor Zimmerman dedicated a musical composition to each graduating class at the Naval Academy. During 1906, he put two verses written by Midshipman Alfred Hart Miles to music. The resulting composition, "Anchors Aweigh," was arranged into a march and soon became the official song of the United States Navy. Zimmerman copyrighted the song in 1907. By an Act of Congress, the Navy Academy Band was made an enlisted organization and its leader was given the rank, pay and allowances of a second lieutenant in the Marine Corps. Lieutenant Zimmerman served in this position until his death in 1916 (1).

During the ownership of both Boldt and Zimmerman, dwelling at 123 Conduit Street was used as rental property. In March 1905, Zimmerman sold the rental property to Charles Albert Dillingham and Mary E. Dillingham for \$2,500. Dillingham, born in 1939, was an engineer at the United States Naval Academy. The Dillinghams were noted as residing in the dwelling in 1920.

In 1926, George M. Sullivan and Marion Gray Sullivan purchased the house on Conduit Street. The census for 1930 census records that the Sullivans leased the house to Robert E. McNasby and his family for \$35.00 a month. Robert Emmett McNasby, together with his brother William "Mac" Joseph McNasby, Jr., was part owner of McNasby Seafood and Oyster Company, which was located at 723 Second Street (AA-2292) in Eastport. The oyster packing company had moved to Annapolis about 1906 and relocated later to Eastport in 1919. The McNasby Seafood and Oyster Company was the last and longest operating oyster packing plant to be established in Eastport. Robert McNasby was married to Cecilia Sullivan, who had been married to George Sullivan, the brother-in-law to Charles Zimmerman.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No AA-1678

Name William Henry Westphal, Sr. House

Continuation Sheet

Number 8 Page 3

The Sullivans sold the property in 1942 to W. Clayton Carr. Anthony A. and Mildred S. Abato bought the house in 1945. Anthony Albert Abato was born in Wilmerding, Pennsylvania about 1905. He was a member of the United States Naval Academy band from 1927 to 1959. Abato and his family owned the building until August 1951, when John H. Hopkins, IV and Doris K. Hopkins purchased it. John Henry Hopkins IV was born in 1914 in Baltimore and attended Randolph-Macon College in Virginia and the University of Maryland Law School. During World War II, Hopkins served in the United States Navy. He was married in Baltimore on July 5, 1940 to Doris Kettlewell. Hopkins and his family lived in the dwelling at 123 Conduit Street until 1958, when he moved 110 Conduit Street (AA-421).

On January 31, 1959, Anna S. Reynolds and her son, Robert Reynolds, bought the property at 123 Conduit Street. The city directory documents that Anna S. Reynolds lived in the modest dwelling well into the 1970s. Following his mother's death, Robert Reynolds, who was living in Adams City, Pennsylvania, sold the property to Basil C. Green and Joanne B.D. Green.

Basil C. Green, who had obtained full title to the property in 1990, lived at 123 Conduit Street until 1998. Gregory and Karen Heil, the current owners and occupants, purchased it in January of that year.

CHAIN OF TITLE

Lot 42

July 25, 1718:

Resurveyed for William Bladen
Stoddert Notebook, Folio 45

August 7, 1718:

William Bladen devised to son Thomas Bladen

September 11, 1722:

Thomas Bladen to Thomas Colmore
Mortgage for Sixteen Lots
Provincial Court Records
Liber RCW 2, Folio 1724

August 4, 1724:

Thomas Bladen and Thomas Colmore to Daniel Dulany, in trust for future sale
Provincial Court Records
Liber SY 1, Folio 103

July 12, 1725:

Daniel Dulany, Trustee, to Dr. Charles Carroll
Provincial Court Records
Liber SY 1, Folio 135

February 27, 1749:

Dr. Charles Carroll to Governor Samuel Ogle
Provincial Court Records
Liber RB 3, Folio 227

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No AA-1678

Name William Henry Westphal, Sr. House

Continuation Sheet

Number 8 Page 4

April 3, 1770:

Benjamin Ogle, heir to Samuel Ogle, to Anne Catherine Green
Provincial Court Records
Liber DD 5, Folio 7

September 25, 1783:

Frederick Green, heir to Anne Catherine Green, to John Davidson
Land Records of Anne Arundel County
Liber NH 1, Folio 364

September 25, 1783:

John Davidson to John Callahan
Land Records of Anne Arundel County
Liber NH 1, Folio 365

September 26, 1783:

John Callahan to Frederick Green
Land Records of Anne Arundel County
Liber NH 1, Folio 366

Lots 41 and 42

December 10, 1810:

Frederick Green to Richard H. Harwood
Land Records of Anne Arundel County
Liber NH 16, Folio 565

August 19, 1815:

Richard H. Harwood to William S. Green
Land Records of Anne Arundel County
Liber WSG 3, Folio 628

August 3, 1839:

William S. and Matilda Green mortgage to Farmers Bank of Maryland
Land Records of Anne Arundel County
Liber WSG 24, Folio 26

February 8, 1845:

Decree by Theodorick Bland, Chancellor, in Josiah Bayley, Attorney General of Maryland versus Nicholas I. Watkins, James Iglehart, William S. and Matilda Green, Farmers Bank of Maryland, Thomas Franklin and William S. Green's estate. James Boyle and Alexander Randall appointed to sell property
Chancery Court Papers 6685

July 23, 1845:

James Boyle to George Wells

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No AA-1678

Name William Henry Westphal, Sr. House

Continuation Sheet

Number 8 Page 5

Land Records of Anne Arundel County
Liber JHN 1, Folio 314

Lots 41, 42, 43 and 44

January 10, 1877:
George Wells to Farmers Bank of Maryland
Mortgage
Land Records of Anne Arundel County
Liber SH 10, Folio 488

February 9, 1877:
George Wells to Alexander Randall, land in trust to sell for creditors
Land Records of Anne Arundel County
Liber SH 10, Folio 544

123 Conduit Street

April 7, 1879:
Alexander Randall, Trustee, to Henry Westphal
Land Records of Anne Arundel County
Liber SH 14, Folio 100

March 1, 1881:
Henry Westphal to Charles Boldt
Land Records of Anne Arundel County
Liber SH 14, Folio 149

May 3, 1888:
Charles Boldt to Charles Zimmerman
Land Records of Anne Arundel County
Liber SH 32, Folio 556

March 31, 1905:
Charles Zimmerman to Charles A. and Mary E. Dillingham
Land Records of Anne Arundel County
Liber GW 42, Folio 102

February 23, 1926:
Charles A. and Mary E. Dillingham to George M. Sullivan and Marion Gray Sullivan
Land Records of Anne Arundel County
Liber WMB 23, Folio 183

February 27, 1942:
George M. Sullivan and Marion Gray Sullivan to W. Clayton Carr
Land Records of Anne Arundel County

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No AA-1678

Name William Henry Westphal, Sr. House

Continuation Sheet

Number 8 Page 6

Liber JHH 256, Folio 154

November 6, 1945:

W. Clayton Carr to Anthony A. and Mildred S. Abato

Land Records of Anne Arundel County

Liber JHH 343, Folio 329

August 13, 1951:

Anthony A. and Mildred S. Abato to John H. Hopkins, IV and Doris K. Hopkins

Land Records of Anne Arundel County

Liber JHH 637, Folio 220

January 31, 1959:

John H. Hopkins, IV and Doris K. Hopkins to Robert Harold Reynolds

Land Records of Anne Arundel County

Liber GTC 1270, Folio 564

October 5, 1977:

Robert Harold Reynolds to Joanne B.D. Green and Basil C. Green

Land Records of Anne Arundel County

Liber WGL 3009, Folio 574

May 24, 1990:

Joanne B.D. Green to Basil C. Green

Land Records of Anne Arundel County

Liber 5120, Folio 782

January 1, 1998:

Basil C. Green to Gregory and Karen Heil

Land Records of Anne Arundel County

Liber 8259, Folio 691

ENDNOTES

1. Memorandum from Librarian to Public Information Officer of the United States Naval Academy, Annapolis, Maryland. February 11, 1952. Archived at the Naval Academy Library.

9. Major Bibliographical References

Inventory No. AA-1678

See continuation sheet.

10. Geographical Data

Acreage of surveyed property 0.06 acreAcreage of historical setting 0.06 acreQuadrangle name AnnapolisQuadrangle scale 1:24,000

Verbal boundary description and justification

The dwelling at 123 Conduit Street has historically been associated with Parcel 678 as noted on Tax Map 4Z since its construction circa 1879.

11. Form Prepared By

name/title Laura V. Trieschmann, Architectural Historianorganization EHT Traceries

dat

8/1/03street and number 1121 Fifth Street, N.W.

telephone

202/393-1199city or town Washingtonstat DCzip code 20001

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville MD 21032
410-514-7600

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. AA-1678

Name William Henry Westphal, Sr. House

Continuation Sheet

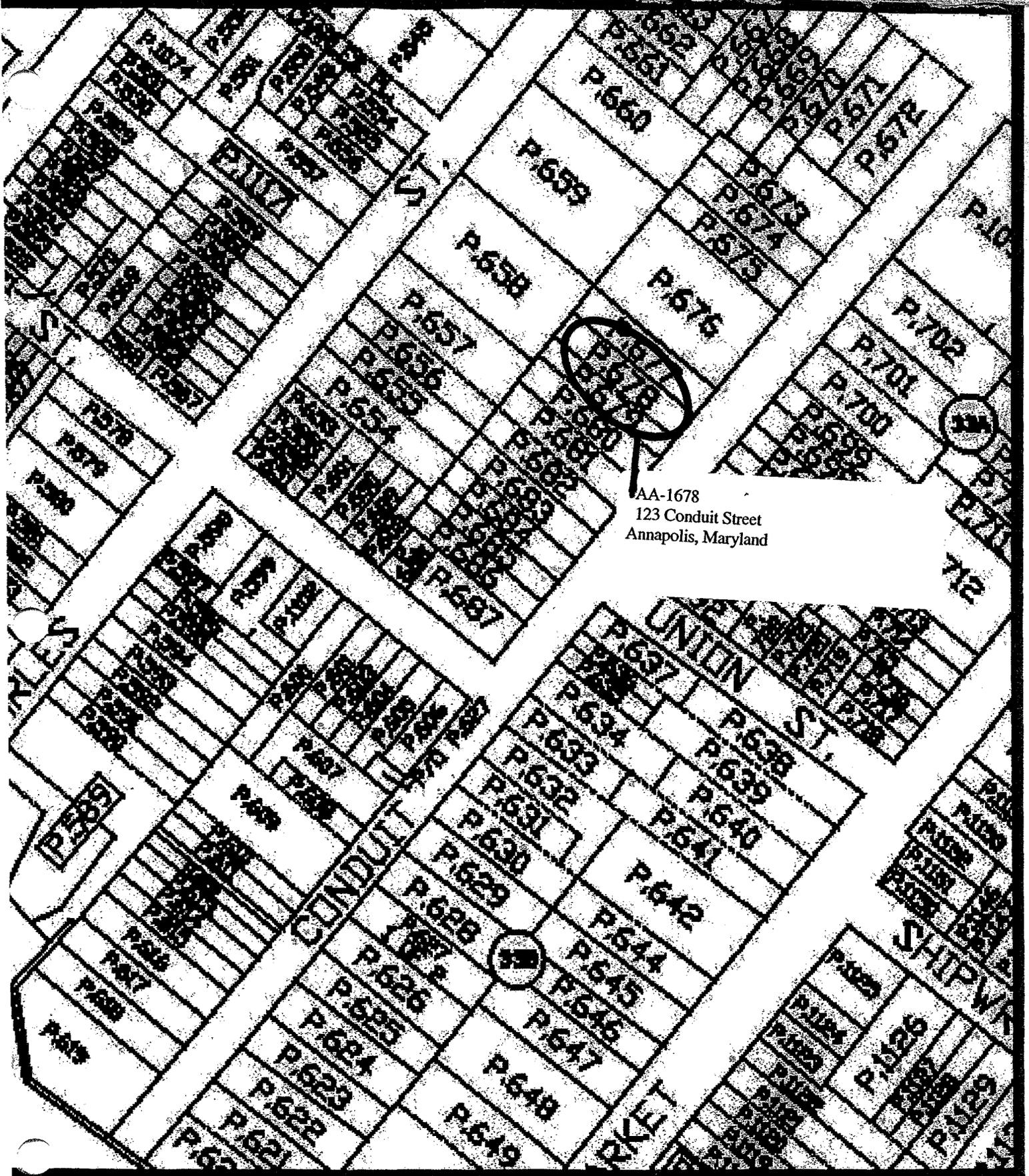
Number 9 Page 1

Federal Direct Tax of 1798, Folder 20. Archived at the Maryland State Archives, Annapolis, Maryland.

Maryland Gazette, July 12, 1781.

McIntire, Robert Harry. "Annapolis Maryland Families." Baltimore, MD: Gateway Press, Inc., 1980.

Warren, Mame. "Then Again...Annapolis, 1900-1965." Annapolis, MD: Time Exposures Limited, 1990.



AA-1678
123 Conduit Street
Annapolis, Maryland

ANNAPOLIS SURVEY, PHASE 9
ANNE ARUNDEL COUNTY
TAX MAP 4Z



5662 11 SE
(ROUND BAY)

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

AA-1678

76°30' 39°00' 1.1 MI TO U.S. 50 & MD. 2 (450) (648) 1.3 MI TO U.S. 50 373000m E 27'30" 374



ANNAPOLIS SURVEY, PHASE 9
ANNE ARUNDEL COUNTY
ANNAPOLIS USGS MAP

NORTH ↑

57°30'

1.2 MI TO U.S. 50 (436) (70)
1.2 MI TO U.S. 50
U.S. 301 (12 MI) PAROLE 2.4 MI
1.1 MI TO U.S. 50 & MD. 2 (450) (648) 1.3 MI TO U.S. 50
373000m E 27'30" 374



AA-1678

123 CONDUIT STREET
ANNAPOLIS, MARYLAND

TRACERIES

6/2003

MARYLAND SHPO

SOUTHEAST ELEVATION LOOKING NORTH

Photo 1 of 4



AA-1678

123 CONDUIT STREET
ANNAPOLIS, MARYLAND
TRACERIES

6/2003

MARYLAND SHPO

EAST CORNER LOOKING NORTHWEST

Photo 2 of 4



AA-1678

123 CONDUIT STREET
ANNAPOLIS, MARYLAND
TRACERIES

6/2003

MARYLAND SHPO

SOUTHEAST ELEVATION LOOKING WEST

Photo 3 of 4



AA-1678

123 CONDUIT STREET
ANNAPOLIS, MARYLAND

TRACERIES

6/2003

MD SHPO

WEST CORNER OF ADDITION, LOOKING EAST

Photo 4 of 4

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

HISTORIC SITES SURVEY FIELD SHEET
 Individual Structure Survey Form

COUNTY: Anne Arundel
TOWN: Annapolis
LOCATION: 123 Conduit Street
COMMON NAME:
FUNCTIONAL TYPE: Res Map 32 Par 178
OWNER: Basil C. Green
ADDRESS: 123 Conduit Street Annapolis, MD 21401
ACCESSIBILITY TO PUBLIC: Yes (X) No () Restricted ()
LEVEL OF SIGNIFICANCE: Local (✓) State () National () <input type="radio"/>

SURVEY NUMBER: AA 426, 1678
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 (X) Fair () Poor: ()
THEME:
STYLE: Vernacular - Annapolis Federal
DATE BUILT: 1885-1891

GENERAL DESCRIPTION:

Structural System

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

Appendages: Porches (X) 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 42

Entrance Location: Right

THREAT TO STRUCTURE:
 No Threat (X) Zoning () Roads ()
 Development () Deterioration ()
 Alteration () Other:

LOCAL ATTITUDES:
 Positive () Negative ()
 Mixed () Other:

AA-1678

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Good bracketed cornice and molded caps at windows and transom lit door, full width porch with turned columns.

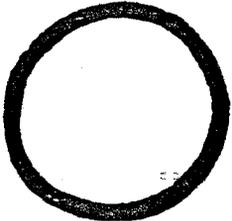
RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

Good example of Vernacular Annapolis Federal townhouse, one of a pair, contributes to streetscape; porch may have existed.

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

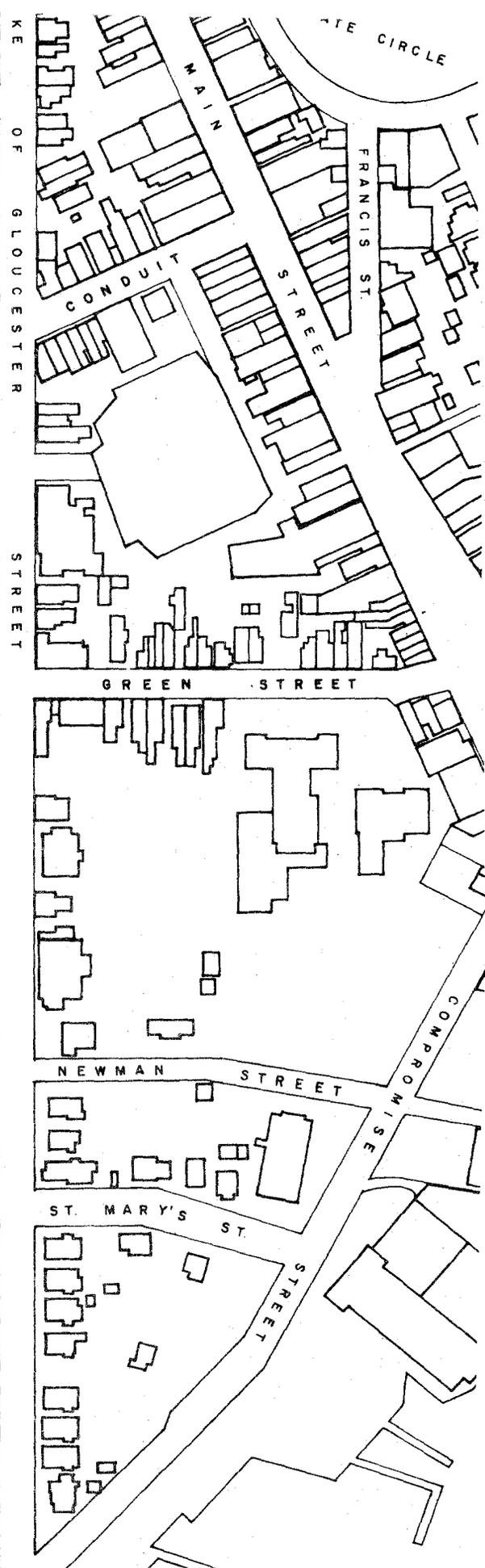
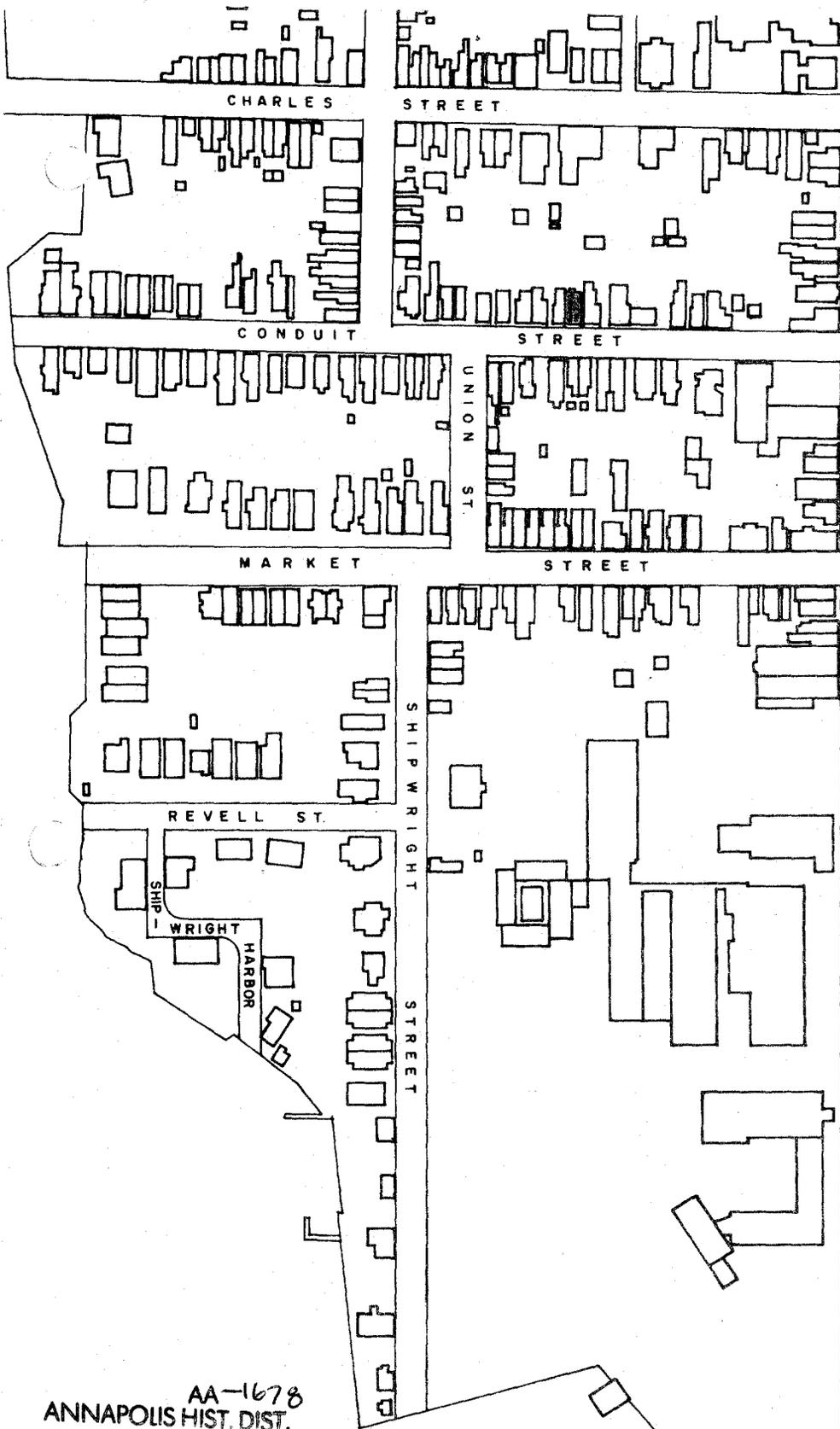
DATE RECORDED: Aug. 1983

0204262604

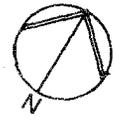
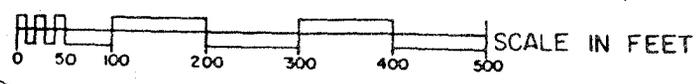
Form 10-445
(5/62)

1. STATE Annapolis, Maryland COUNTY TOWN VICINITY STREET NO. 121, 123 Conduit Street ORIGINAL OWNER ORIGINAL USE residences PRESENT OWNER Geo. Meisel/John Hopkins IV PRESENT USE residences WALL CONSTRUCTION stucco/asphalt NO. OF STORIES two plus dormer attic	HISTORIC AMERICAN BUILDINGS SURVEY INVENTORY
4. NOTABLE FEATURES, HISTORICAL SIGNIFICANCE AND DESCRIPTION	2. NAME DATE OR PERIOD Late 19th C. STYLE 19th C. Annapolis Residential ARCHITECT BUILDER 3. FOR LIBRARY OF CONGRESS USE
OPEN TO PUBLIC no 121, 123 Conduit Street are almost identical houses (they adjoin), all windows are 2/2 with louvred shutters and molded cap lintels and bracketed cornices with modillions are identical. 123 has a front porch with three square columns; 121 has a steeper roof with a triangular gable and a central chimney, giving the house a rather Federal look. Good, attractive variations on the Annapolis 19th C. theme.	
<div style="display: flex; align-items: center;">  <div style="margin-left: 20px;"> <p>Exterior good</p> </div> </div>	
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 July 26, 1967

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



AA-1678
ANNAPOLIS HIST. DIST.





123 Conduit

AA 1678

Annapolis, Anne Arundel County

Russell Wright July, 1982

Maryland Historical Trust,

Annapolis, Maryland

SE Elevation/camera facing NW

123 CONDUIT