

## **CAPSULE SUMMARY**

**AA-1690**

**90 Conduit Street**

**Annapolis, Anne Arundel County**

**Circa 1902**

**Private**

The single-family dwelling at 90 Conduit Street in Annapolis, Maryland was constructed circa 1902 for George W. and Martha A. Evans, presumably as rental housing. The property, designated as part of Lot 5, was originally part of a larger tract of land purchased by Brice Beale Brewer in 1826. The house, which appears to have been constructed by the same builder as its neighbor at 88 Conduit Street (AA-1689), was home to the family of Naval Academy clerk Herbert Hall from 1918 to 1944 and Peter and Helen (Pappas) Palaiologos from 1944 until 1957. The large Queen Anne-style house represents the rapid late-19<sup>th</sup>-century growth of Annapolis, which prompted the extension of Conduit Street and Cathedral Street in 1870s, the laying of Union Street in 1890, and the subsequent subdivision and development of numerous building lots along these new roads.

Designed in the Queen Anne style with Colonial Revival embellishments, the freestanding wood-frame dwelling rises two-and-a-half stories in height. It is set on a slightly raised all stretcher bond brick foundation. Weatherboard siding with cornerboards covers the building, which is capped by a cross-gabled roof with projecting gables. The roof is clad with asphalt shingles and finished with an overhanging cornice. The cornice is composed of a narrow bed molding, plain soffit, ogee-molded boxed cornice, scroll-sawn brackets, and returns. Two-story canted bays, rear additions, and front porch augment the rectangular form. The dwelling at 88 Conduit Street (AA-1689), constructed circa 1904, is very similar in form and detailing.



## 7. Description

Inventory No. AA-1690

### 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 90 Conduit Street in Annapolis, Maryland, was constructed circa 1902. Designed in the Queen Anne style with Colonial Revival embellishments, the freestanding wood-frame dwelling rises two-and-a-half stories in height. It is set on a slightly raised all stretcher bond brick foundation. Weatherboard siding with cornerboards covers the building, which is capped by a cross-gabled roof with projecting gables. The roof is clad with asphalt shingles and finished with an overhanging cornice. The cornice is composed of a narrow bed molding, plain soffit, ogee-molded boxed cornice, scroll-sawn brackets, and returns. Two-story canted bays, rear additions, and front porch augment the rectangular form. The dwelling at 88 Conduit Street (AA-1689), constructed circa 1904, is very similar in form and detailing.

As originally constructed, the building at 90 Conduit Street presented a rectangular form with a full-width front porch and three-sided canted bay on the southwest elevation. A two-story ell projected from the rear of the structure. By October 1921, a two-story porch with a shingled roof had been constructed on the rear elevation. The Sanborn Fire Insurance Maps show that 90 Conduit Street had been converted into apartments by 1959. In the latter part of the 20th century, a one-story porch was constructed along the western corner of the ell. Additionally, the first story of the rear two-story porch was enclosed and extended to provide additional living space. The building was renovated in 2002-2003 and currently serves as a single-family dwelling.

The property consists of 3,906 square feet with a rear yard. A brick retaining wall along the sidewalk edges the steeply sloping site, with brick steps and a metal tube rail leading to the front porch. The landscaped site (2003) has mature trees and shrubs with a paved wall along the southwestern side of the property that leads to the rear yard, which is enclosed by a metal fence.

### EXTERIOR

The façade of the building, facing northwestward onto Conduit Street, is three bays wide. The wood-frame porch is set on brick piers with lattice and wire. The half-hipped roof of the porch is clad with asphalt shingles and supported by the tapered Tuscan columns. The porch has a reconstructed balustrade composed by vertical posts and cross posts set within a square rail. The posts measure 1-1/2 inches by 3-1/2 inches and are not connected to the Tuscan columns or the building. The porch entablature is composed of a wide plain frieze, ogee bed molding, and a boxed ogee-molded cornice. Wooden steps, reconstructed in 2001, mark the entry to the porch at the north corner. The wide single-leaf entry has two panels under a single light. It is framed by square-edged casing that measures 4-1/2 inches wide and is ornamented by a plain head casing and ogee-molded lintel cap. The molded lintel abuts the frieze that encircles the underside of the porch roof. The western bay of the first story has a canted bay window. This projecting bay has 1/1 windows on each of the three sides. The second story is fenestrated with three equally spaced 1/1 windows. Square-edged casings, wood sills, and flat lintels that abut the molded frieze of the gable end frame the windows. The gable has paired 1/1 windows with a shared wood sill, narrow molded casings, a wide mullions, plain head casing, and ogee-molded lintel cap. The gable has a plain frieze, returns, and raked ogee-molded cornice. The gable end is finished with square-butt and octagonal-shaped wood shingles.

The southwest elevation is marked at the basement level by a single two-light awning window. Two symmetrically placed 1/1 windows pierce the western bay on each of the two stories. The canted bay has narrow 1/1 windows on each of the three sides. The enclosed gable end of the canted bay has a paired 1/1 window. The westernmost bay of the ell is sheltered by a shed-roof addition that has been screened. Supported by square posts, the shed roof is clad with asphalt shingles. Within this added porch, the main block of the structure is pierced by a single-leaf entry opening holding a two-panel and one-light door with single-light transom. This entry is symmetrically balanced on the second story by a single 1/1 window. Two elongated 1/1 window pierces the first story of the southwestern side of the ell, one of which is located within the porch. These openings are balanced on the second story by a one-light casement window and 1/1 window. Each of the openings has square-edged casings, wood sills, and flat square lintels. The lintels of the second-story openings abut the frieze of the molded entablature that encircles the structure. A single-leaf entry opening with a flush hollow door is located in the southwest side of the rear porch addition.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. AA-1690

Name George W. Evans House  
Continuation Sheet

Number 7 Page 1

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The southeast elevation of the building consists of the ell and two-story porch addition. The first story of the ell is composed of the now-enclosed porch addition that was extended in the latter part of the 20th century. The addition has a concrete block foundation and is finished with weatherboard siding and cornerboards. It is marked on the first story by two 1/1 modern vinyl windows. The openings have square-edged surrounds and narrow sills. The lintels about the bed molding of the sloping roof, which has a slight overhang. A porch shelters the second story of the ell. The half-hipped roof of the porch is clad with asphalt shingles and edged by an overhanging boxed cornice. Two chamfered square posts trimmed with square balusters support the roof. The ell is pierced by a single-leaf entry holding a three-paneled and four-light door. The southern bay has a 2/2 window with square-edged casings, wood sills, and flat square lintel that abuts the frieze under the porch.

The northeast elevation has four openings on the first story. The northern bay has a multi-light Queen Anne-style double-hung sash with stained glass. The center bay is fenestrated with two elongated 2/2 windows. A smaller 4/4 window is located to the east of the elongated openings. The second story is illuminated by a fixed oval window with multiple lights. The gable end, finished with ogee-molded returns, has a single 1/1 window. Each of the openings has square-edged casings, wood sills, and flat square lintels.

### INTERIOR

The interior of the dwelling at 90 Conduit Street presents a four-room plan augmented by a one-room rear ell (the result of alterations). The interior, under renovation at the time of the survey, has four-inch floorboards edged by an eight-inch base. The baseboard consists of a quadrant bed shoe molding and torus cap. The window and entry openings are ornately framed by five-inch wide casing with a recessed center and molded edges. Paneled head casings and projecting ogee-molded lintel caps top them. The entry openings have reeded baseblocks. Sliding pocket doors with molded panels and brass hardware divide the hall, west, and south parlors. The remaining entry openings have five-paneled wood doors with glass knobs. The single-leaf entry from the stair hall to the east parlor is slightly cut, especially at the lintel. This imperfection suggests the entry was created at a later date, although no proof of this thesis was discovered during the survey. No chimney stacks were visible on the roof and the location of mantels or fireplace openings on the first floor of the interior was not discernible in the main block of the house.

The plaster ceilings in the hall, west, and south parlors are adorned with plaster medallions. The medallion in the hall has a floral and leaf motif edged by beading. The medallion in the west parlor has a floral pattern and a cavetto crown molding edges the ceiling. The plaster medallion in the south parlor, used as the dining room, is embossed with fruits and a leaf motif.

The main entry hall is square in plan and houses the quarter-turn stair along the northeast wall. The stair is ornately detailed with a double circle-end-starting step and square newels. The two main newels and landing newels have square bases, cavetto molding, tapered shafts with fluting, ogee molding, square caps with applied bull-nosed panels, torus and ogee molding, and acanthus-leaf headpieces. The open stair has a paneled and reeded carriage stringer, torus-capped wall stringer, fancy-turned balusters, and a squat-oval rail.

The original rear ell had one square room that has since been enlarged to present a rectangular plan by the construction of the rear addition in the latter part of the 20th century. The exterior wall of the ell is largely not extant, although its location is clearly evident. The floor of the ell/addition is tiled and the walls are finished with drywall. A ceiling fan and canister lights have been added to the ceiling. The northeast wall of the ell is marked by a projecting chimney breast. The exceptionally tall fireplace opening has a flat-arched opening with jack-arched bricks. The shelf is composed of two courses of slightly projecting brick. A half-bath is located between the ell and main block of the house. Entry to the basement is located in the north corner of the ell (the basement was not accessed because of the renovations taking place at the time of the survey).

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. AA-1690

Name George W. Evans House  
Continuation Sheet

Number   7   Page 2

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The second floor of the house provides three bedrooms (two in the main block and one in the ell) and two full baths. The openings have five-inch wide square-edged casing with paneled head casing, and ogee-molding lintel caps. One-light awning transoms top the five-paneled doors. Tuscan pilasters span a segmentally arched opening that ornately frames the hall leading to the ell. The arch is trimmed with narrow molding including dentils and egg-and-dart, and wooden keystones. The rear bath, renovated in 2000, is finished with paneled wainscoting, an ogee-molded chair rail, and pressed tin ceiling. An enclosed, narrow winder stair, hidden behind a five-paneled door, leads to the bedroom and full bath in the finished attic (the space was undergoing renovation at the time of the survey). The exposed brick chimney breast rose from the center of the attic.

## 8. Significance

Inventory No. AA-1690

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 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** c. 1902

**Architect/Builder** Unknown

**Construction dates** c. 1902

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 90 Conduit Street in Annapolis, Maryland was constructed circa 1902 for George W. and Martha A. Evans, presumably as rental housing. The property, designated as part of Lot 5, was originally part of a larger tract of land purchased by Brice Beale Brewer in 1826. The house, which appears to have been constructed by the same builder as its neighbor at 88 Conduit Street (AA-1689), was home to the family of Naval Academy clerk Herbert Hall from 1918 to 1944 and Peter and Helen (Pappas) Palaiologos from 1944 until 1957. The large Queen Anne-style house represents the rapid late-19th-century growth of Annapolis, which prompted the extension of Conduit Street and Cathedral Street in 1870s, the laying of Union Street in 1890, and the subsequent subdivision and development of numerous building lots along these new roads.

### HISTORY

#### PARCEL 33

The property on which 90 Conduit Street stands was historically part of Parcel 33, which extended from Duke of Gloucester Street to Spa Creek, southeast of what would eventually become Conduit Street. James Stoddert resurveyed parcel 33 for William Bladen in 1718. Thomas Bladen, the son and heir of William Bladen, conveyed the property to Benjamin Tasker in 1721. The Provincial Court Deed records that the property had been improved by a dwelling that appears to have been located at the rear of what is now 110 Conduit Street. In 1724, Thomas Bladen, who had retained lot 38, was forced to convey William Bladen's sixteen Annapolis lots along with property elsewhere in Anne Arundel County to pay off a mortgage held by Thomas Colmore. The property was purchased by Daniel Dulany, who sold lots 13, 25, part of 35, 38, and 79 to Benjamin Tasker for 72 pounds sterling on June 22, 1725. As a result, Benjamin Tasker has gained title to the four lots along Market Street in Parcel 33 that had been surveyed for his father-in-law, William Bladen, in 1718. On February 15, 1725, Tasker conveyed part of lot 35 (which is located to the east of Union Street) to James Carroll. Tasker retained lots 36, 37, and 38 until his death in 1768.

In 1768, Tasker's "dwelling house and the lotts thereto adjoining" was devised to his wife Anne Tasker. Upon the death of Anne Tasker in 1775, the real and personal estate was bequeathed to Daniel Dulany, Jr., her grandson. In July 1781, all of Dulany's land holdings were offered for sale, including lots 13, 14, 27, 36, 37, 38, 39, 40, 64, and 88. The advertisement in the Maryland Gazette on July 12, 1781 indicated one of the lots had been improved by "that commodious and finely situated dwelling house in which Mr. Tasker formerly lived" (1). This dwelling was located on lot 36, at the approximate location of what is today Union Street near the foundations of Bladen's house.

On July 19, 1781, Colonel John Stewart purchased half of lot 35 with a small house, lot 36 with dwelling, and lot 37 with two

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No AA-1690

Name George W. Evans House

Continuation Sheet

Number 8 Page 1

stables. The purchase price was 1,080 pounds. Stewart assigned ownership of the property to Nathaniel Ramsey. Lot 38 was sold that same day from Stewart to Samuel Chase for 150 pounds. Charles Wallace purchased the property in 1793. The 1798 Federal Direct Tax charged Wallace with a two-story brick dwelling (50 feet by 32 feet), a one-story brick kitchen (24 feet by 20 feet), and a frame stable (24 feet by 16 feet) on two acres (2). Following the death of Wallace about 1803, the property was devised to Leonard Sellman and Charles Wallace Hanson in trust for future subdivision between the children of his three nieces. However, litigation over payment for the bequests made in Wallace's will prompted the Chancery Court to order the property be sold in 1817. Nicholas Brewer, acting as trustee for the court, oversaw the sale of the property in August 1817 to Edward Williams for \$1,001 currency. The sale included lots 36, 37, 38, and part of lot 35.

Richard Ireland Jones purchased the lots and improvements in 1824, conveying them two years later to Brice Beale Brewer. Brewer was born about 1792 and married Frances Williams (1793-1842) on April 14, 1814. Together the couple had seven children (Ellen A., Anne Maria, Brice Beale, Jr., Richard H., Jackson, Augustus, and Edward Williams). One year after the death of Frances Williams in 1842, Brewer married Kitty Burgess (b. 1817). This union produced Susan A. Brewer in August 1849. Prior to purchasing the property along Market Street, Brewer owned two lots, one of which was improved, elsewhere in Annapolis. The one-acre lots of land were valued at \$100 with the improvement noted at \$600. The 1831 Real Property Assessment charged Brewer with three improved lots valued at \$3,500. The assessments for the following year noted Brewer had two improved lots with a total value of \$1,500.

Brice Beale Brewer died on April 6, 1855. Several years prior to his death, on February 23, 1843, Brewer had divided Parcel 33B among six of his seven living children. The property along Market Street was surveyed in 1846 and subdivided into six lots for distribution: Ellen A. Brewer Sewall (lot one), Brice Beale Brewer, Jr. (lot two), Richard Henry Brewer (lot three), Jackson Brewer (lot four), Anna Maria Brewer (lot five), and Augustus Brewer (lot six). John Duvall surveyed the property on September 24, 1846.

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 Magruder, 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 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.

In June 1863, the Brewer heirs jointly conveyed Lot 5 to William F. Williams, who was noted in the deed of sale as from "Massachusetts but now sojourning in the City of Annapolis." Born in 1842 to Anna Maria Brewer (Brice Brewer's second child), Williams served as an alderman and president of the Annapolis Water Company. Less than two years after buying the property, Williams sold the property to John R. Magruder for \$700. The deed of sale included all of the Brewer heirs as the June 1863 conveyance had incorrectly noted the boundaries of the lot. Nicholas Kilman (about 1808-1870) purchased all of Lot 5 from John and Emily Magruder in 1869. Kilman, noted on the 1878 Hopkin's Map of the City of Annapolis as the owner of the property, was

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No AA-1690

Name George W. Evans House

Continuation Sheet

Number 8 Page 2

---

a prominent merchant with a residence on Main Street. He was the father of eight children, including Richard G. Kilman, a carpenter, and William P. Kilman, a shoe merchant.

### 90 CONDUIT STREET

In July 1890, James Revell and John Ireland were appointed trustees of Lot 5 by the Circuit Court in Equity Case 1335 (Richard Killman versus William P. Killman). The trustees conveyed the property in March 1891 to James S. Armiger. Armiger and his wife, Sarah, then subdivided lot 4 into smaller building lots and offered them for sale. Charles Dubois, an oysterman and Mayor of Annapolis from 1901-1903, purchased lots 2 through 6 for \$1,000 in November 1891. In 1902, George W. Evans purchased Dubois' smaller Lot 6 for \$400. Construction of a high-style structure began immediately on the lot at 90 Conduit Street. The property and its new improvement were assessed at \$1,900.

George Washington Evans was born about 1870 and married Mary Elizabeth Figgs, who was born about 1869. The census records show that the Evan family did not reside in the dwelling at 90 Conduit Street, but appear to have lived in Baltimore. The couple had a mortgage on the property in 1903 and another in 1907. Defaulting on both mortgages, the property was sold by Nicholas H. Green in August 1910 for \$3,950 to Martin M. Smith.

Born in 1843 in Liebenspin, Germany, Martin M. Smith moved to the Washington, D.C. area in 1860. Smith, following his relocation to Annapolis in 1863, owned a bakery and confectionery at 130-132-134 Main Street (AA-545/AA-547). In July 1867, Smith married his brother's widow, Catharina (Peters) Smith, who was born about 1839. Smith lived in 103-132 Main Street, while operating a successful bakery at 134 Main Street. The census records indicate Smith lived on Main Street with his family and several German boarders who worked in the bakery. The Conduit Street property appears to have served as rental property. The 1910 census reports that Thomas C. Bird and his wife, Gertrude D. Bird (b. 1855) lived in the dwelling at 90 Conduit Street. Bird, born 1865 in Wales, was a carpenter at the Baptist church.

Herbert Henry Hall purchased the property at 90 Conduit Street in June 1918 from Martin Smith, a widower. Born in November 1878 in Virginia, Hall was a supervising clerk at the United States Naval Academy. The 1920 census records that Hall lived in the dwelling with his wife, Lydia Golden (1885-1958) and two of his four children. Additionally, forty-eight-year-old Murray Hooper, a clerk at an executive office, was noted in the census as a lodger. The Halls retained ownership until 1944, fourteen years after the death of Herbert Hall. George A. Pappas and his wife, Effie G. Pappas, purchased the property.

George Anthony Pappas was born in Greece in 1893 and married Effie G. Lewnes in 1922. His family name was actually Athanasopoulos (3). Pappas was proprietor of a billiard hall on Main Street for thirty-five years. The city directory reports that Pappas did not reside in the dwelling on Conduit Street, rather it was noted in the 1949 directory as the home of Peter Palaiologos, who was married to Helen George Pappas. Born about 1922 in New York City, Palaiologos was a sergeant in the United States Army during World War II and assisted his father-in-law at the billiard hall. Like his wife's family, Palaiologos changed his family name to Palaigos. The widowed Effie G. Pappas transferred official title to the property to Peter and Helen Palaiologos in 1957. The Sanborn Fire Insurance Maps for 1959 document the building was used as apartments, although the Palaiologos family were the only occupants noted in the city directory.

In October 2002, Barbara Mehr acting as Mehr LLC purchased the dwelling, which is currently undergoing renovation.

### CHAIN OF TITLE

1718:

Lots 35, 36, 37, and 38 in Parcel 33 resurveyed for William Bladen

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No AA-1690

Name George W. Evans House

Continuation Sheet

Number 8 Page 3

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Stoddert Notebook, pp. 38-41

1721:

Thomas Bladen, son and heir of William Bladen, to Benjamin Tasker  
Lots 36 and 37  
Provincial Court Deed  
Liber CW 1, Folio 525

June 1, 1722:

Benjamin Tasker to Patrick Creagh  
Lease Lot 37  
Provincial Court Deed  
Liber B, Folio 95

December 17, 1722:

Patrick Creagh to Samuel Peele  
Mortgage of lease from Tasker  
Provincial Court Deed  
Liber RCW 2, Folio 99

January 28, 1724:

Patrick Creagh to Samuel Peele  
Default on Mortgage for lease  
Provincial Court Deed  
Liber SY 1, Folio 90

Circa 1733:

Property apparently reverted back to Benjamin Tasker

1724:

Thomas Bladen and Thomas Colmore to Daniel Dulany  
Lots 36, 37, 38, and part of 35  
Provincial Court Deed  
Liber SY 1, Folio 103

June 22, 1725:

Daniel Dulany to Benjamin Tasker  
Lots 38 and part of 35  
Provincial Court Deed  
Liber SY 1, Folio 131

February 15, 1725:

Benjamin Tasker to James Carroll  
Half of Lot 35  
Provincial Court Deed  
Liber B, Folio 139

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No AA-1690

Name George W. Evans House

Continuation Sheet

Number 8 Page 4

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1768:

Benjamin Tasker devised to wife, Anne Tasker  
Lots 36, 37, and 38  
Will Records  
Box T, Folder 7

1775:

Anne Tasker devised to Daniel Dulany, grandson  
Lots 36, 37, and 38  
Will Records  
Box T, Folder 5

July 19, 1781:

Daniel Dulany to Colonel John Stewart  
Lots 36 and 37  
General Court Records  
Liber JG 5, Folio 480

July 19, 1781:

Daniel Dulany to Samuel Chase  
Lot 38  
General Court Records

1793:

Nathaniel Ramsey to Charles Wallace, assignment of lots purchased by Colonel John Stewart  
General Court Records  
Liber JG 5, Folio 480

1812:

Charles Wallace devised to children of three nieces, with Leonard Sellman and Charles Wallace Hanson acting as Trustees  
Will Records of Anne Arundel County  
Liber JG 2, Folio 555

1817:

Property of Charles Wallace ordered to be sold  
Chancery Papers, 4707

August 1817:

Nicholas Brewer, Trustee in Chancery Case, to Edward Williams  
Lots 36, 37, 38, and part of 35  
Land Records of Anne Arundel County  
Liber WSG 5, Folio 193

1824:

Edward Williams to Richard Ireland Jones

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No AA-1690

Name George W. Evans House

Continuation Sheet

Number 8 Page 5

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Lots 36, 37, 38, and part of 35

January 7, 1826:

Richard Ireland Jones to Brice Beale Brewer

Lots 36, 37, 38, and part of 35

Land Records of Anne Arundel County

Liber WSG 11, Folio 472

February 23, 1843:

Brice Beale Brewer subdivided property among children

Lot One: Ellen A. Brewer Sewall

Lot Two: Brice Beale Brewer, Jr.

Lot Three: Richard Henry Brewer

Lot Four: Jackson Brewer

Lot Five: Anna Maria Brewer (Williams)

Lot Six: Augustus Brewer

Land Records of Anne Arundel County

Liber WSG 26, Folio 482

June 9, 1863:

Brice Beale Brewer's heirs subdivided and jointly sold property

Lot Five conveyed to William F. Williams

Land Records of Anne Arundel County

Liber NHG 11, Folio 442

January 10, 1865:

William F. Williams, as well as Brice Beale Brewer's heirs to clarify lot description, to John R. Magruder

Land Records of Anne Arundel County

Liber NHG 13, Folio 59

February 10, 1869:

John R. Magruder and Emily Magruder to Nicholas Kilman

Land Records of Anne Arundel County

Liber SH 3, Folio 207

March 21, 1891:

James Revell and John Ireland, Trustees for Equity Case 1335 (Richard G. Killman versus William P. Killman) to James S. Armiger

Land Records of Anne Arundel County

Liber SH 38, Folio 479

November 11, 1891:

James S. and Sarah Armiger to Charles Dubois

Land Records of Anne Arundel County

Liber SH 40, Folio 67

January 9, 1902:

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No AA-1690

Name George W. Evans House

Continuation Sheet

Number 8 Page 6

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Charles Dubois to George W. Evans and Martha A. Evans  
Land Records of Anne Arundel County  
Liber GW 23, Folio 421

August 24, 1910:  
Nicholas H. Green, attorney for the defaulted mortgages of George W. and Martha A. Evans, to Martin M. Smith  
Land Records of Anne Arundel County  
Liber GW 79, Folio 457

June 12, 1918:  
Martin M. Smith to Herbert H. Hall  
Land Records of Anne Arundel County  
Liber GW 142, Folio 54

November 8, 1944:  
Lydia Golden Hall, to George A. and Effie G. Pappas  
Land Records of Anne Arundel County  
Liber JHH 318, Folio 303

September 16, 1957:  
Effie G. Pappas to Peter Palaiologos and Helen Palaiologos (also seen as Palaigos)  
Land Records of Anne Arundel County  
Liber 1154, Folio 85

September 19, 2002:  
Peter Palaiologos and Helen Palaiologos to Mehr LLC  
Land Records of Anne Arundel County  
Liber 11949, Folio 685

### ENDNOTES

1. Maryland Gazette, July 12, 1781.
2. Federal Direct Tax of 1798, Folder 20. Archived at the Maryland State Archives, Annapolis, Maryland.
3. Robert Harry McIntire. "Annapolis Maryland Families," (Baltimore, Maryland: Gateway Press, Inc., 1980), p. 536.

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## 9. Major Bibliographical References

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Inventory No. AA-1690

See continuation sheet.

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## 10. Geographical Data

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Acreage of surveyed property 0.08 acreAcreage of historical setting 0.08 acreQuadrangle name AnnapolisQuadrangle scale 1:24,000

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### Verbal boundary description and justification

The dwelling at 90 Conduit Street has been historically associated with Parcel 628 as noted on Tax Map 4Z since its construction circa 1902.

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## 11. Form Prepared By

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name/title Laura Trieschmann, Architectural Historianorganization E.H.T. Tracerics, Inc.

date

7/3/03street and number 1121 Fifth Street, N.W.

telephone

202/393-1199city or town Washington

state

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-1690

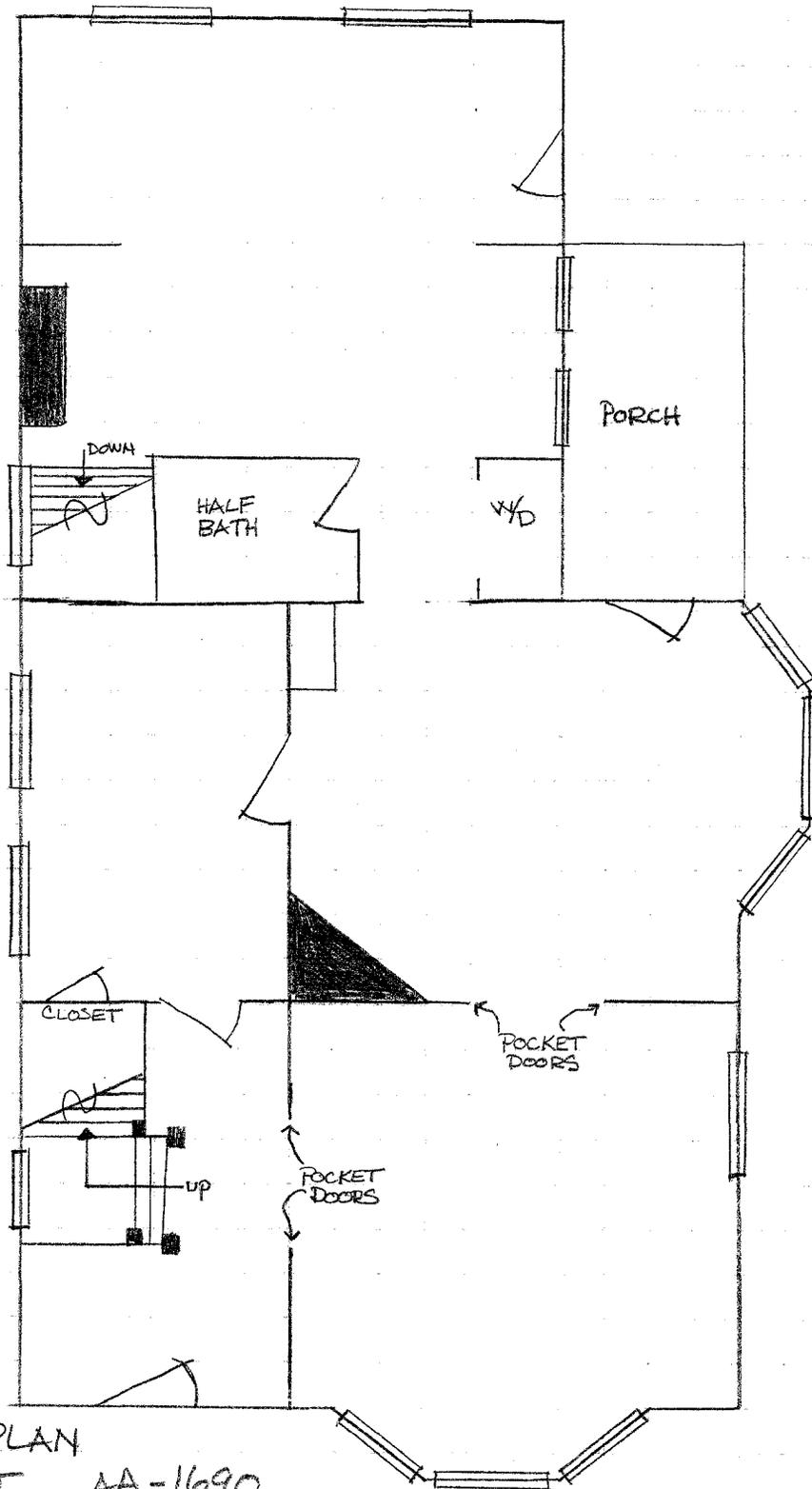
Name George W. Evans House

Continuation Sheet

Number 9 Page 1

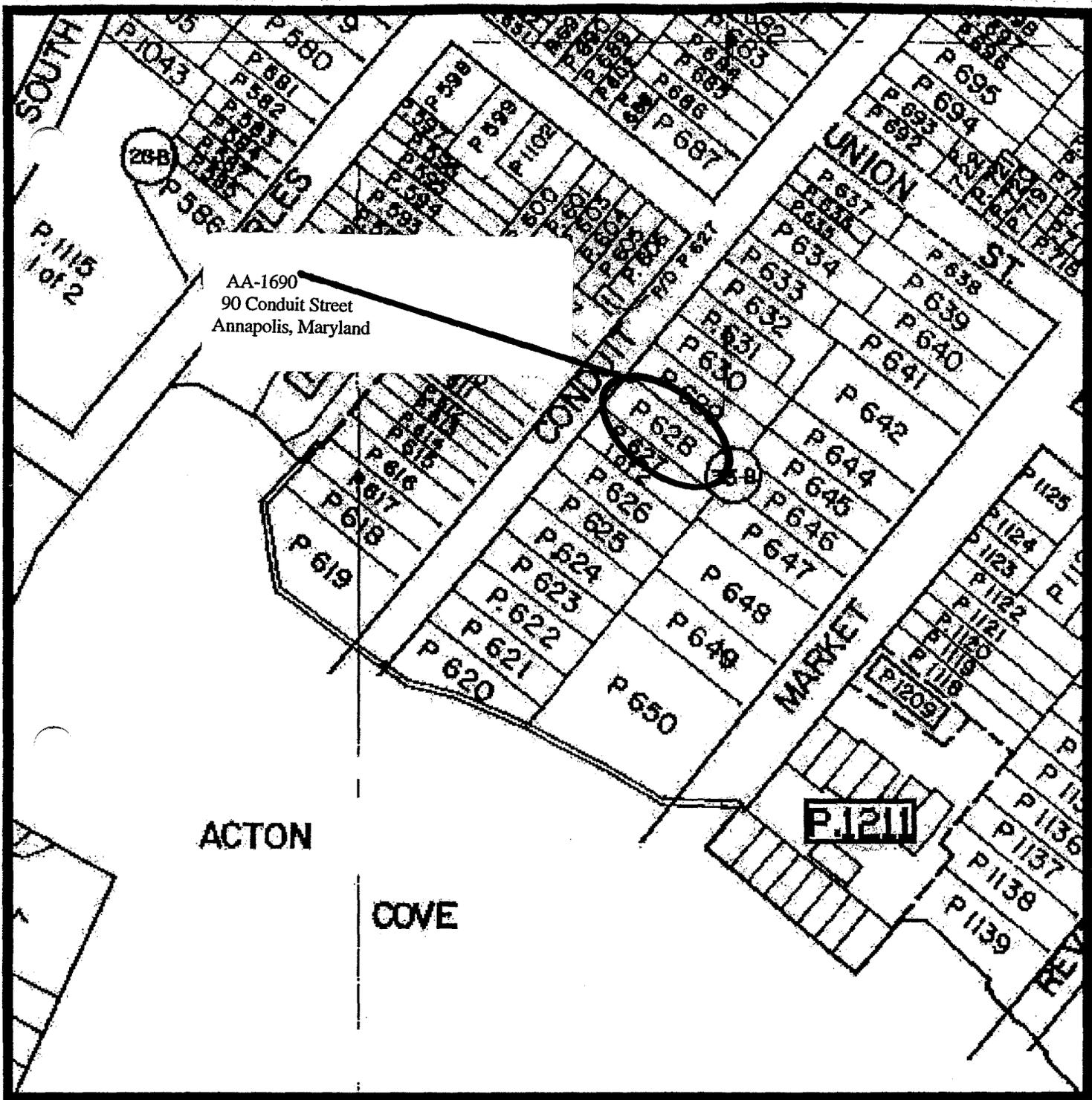
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Federal Direct Tax of 1798, Folder 20. Archived at the Maryland State Archives, Annapolis, Maryland.  
Maryland Gazette, July 12, 1781.  
McIntire, Robert Harry. "Annapolis Maryland Families." Baltimore, MD: Gateway Press, Inc., 1980.



RESOURCE FLOOR PLAN  
 90 CONDUIT STREET AA-1690  
 ANNAPOLIS, MARYLAND  
 ANNE ARUNDEL COUNTY  
 FIRST FLOOR PLAN

✓ NORTH  
 NOT TO SCALE



AA-1690  
90 Conduit Street  
Annapolis, Maryland

ACTON

COVE

P.1211

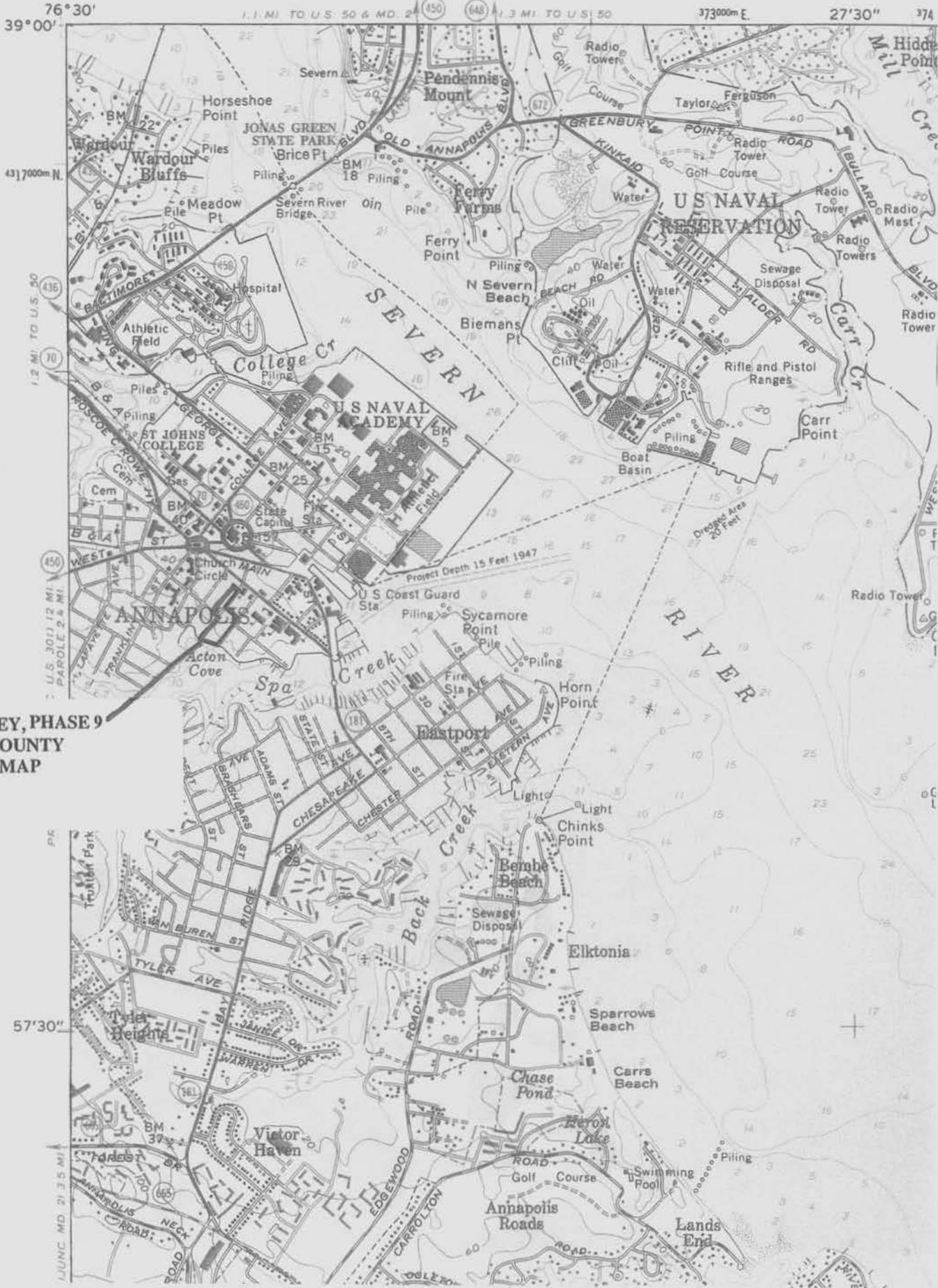
ANNAPOLIS SURVEY, PHASE 9  
ANNE ARUNDEL COUNTY  
TAX MAP 4Z

NORTH ↑

5662 11 SE  
(ROUND BAY)

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY

AA-1690



ANNAPOLIS SURVEY, PHASE 9  
ANNE ARUNDEL COUNTY  
ANNAPOLIS USGS MAP

NORTH ↑



AA-1690

90 CONDUIT STREET  
ANNAPOLIS, MARYLAND  
TRACERIES

3/2003

MD SHPO

NORTH CORNER, LOOKING SOUTH

1 OF 12



AA-1690

90 CONDUIT STREET

ANNAPOLIS, MARYLAND

TRACERIES

3/2003

MD SHPO

SOUTHWEST ELEVATION, LOOKING, SOUTHEAST

2 OF 12



AA-1690

90 CONDUIT STREET  
ANNAPOLIS, MARYLAND

TRACERIES

3/2003

MD SHPO

SOUTHEAST ELEVATION. LOOKING NORTH

3 OF 12



AA-1690

90 CONDUIT STREET  
ANNAPOLIS, MARYLAND

TRACERIES

3/2003

MD SHPO

NORTHEAST ELEVATION, LOOKING SOUTH

4 OF 12



AA-1690

90 CONDUIT STREET  
ANNAPOLIS, MARYLAND

TRACERIES

3/2003

MD SHPO

STAIR HALL, FIRST FLOOR, LOOKING SOUTHEAST

5 OF 12



AA-1690

90 CONDUIT STREET  
ANNAPOLIS, MARYLAND

TRACERIES

3/2003

MD SHPO

WEST PARLOR, FIRST FLOOR, LOOKING ~~NORTHEAST~~

6 OF 12



AA-1690

90 CONDUIT STREET  
ANNAPOLIS, MARYLAND

TRACERIES

3/2003

MD SHPO

WEST PARLOR, FIRST FLOOR, LOOKING SOUTH

7 OF 12



AA-1690

90 CONDUIT STREET  
ANNAPOLIS, MARYLAND  
TRACERIES

3/2003

MD SHPO

SOUTH PARLOR, FIRST FLOOR, LOOKING EAST

8 OF 12



AA-1690

90 CONDUIT STREET

ANNAPOLIS, MARYLAND

TRACERIES

3/2003

MD SHPO

ELL, FIRST FLOOR, LOOKING NORTH

9 OF 12



AD-1690  
90 CONDUIT STREET  
ANNAPOLIS, MARYLAND  
TRACERIES

3/2003

MD SHPO

HALL, SECOND FLOOR, LOOKING SOUTHEAST

10 OF 12



AA-1690

90 CONDUIT STREET  
ANNAPOLIS, MARYLAND  
TRACERIES .

3/2003

MD SHPO

BATHROOM, SECOND FLOOR, LOOKING SOUTHWEST

11 OF 12



AA-1690

90 CONDUIT STREET  
ANNAPOLIS, MARYLAND  
TRACERIES

3/2003

MD SHPO

ATTIC, LOOKING SOUTHWEST

12 OF 12

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

HISTORIC SITES SURVEY FIELD SHEET  
 Individual Structure Survey Form

SURVEY NUMBER: <b>AA 1690</b>
NEGATIVE FILE NUMBER:
UTM REFERENCES: Zone/Easting/Northing
U.S.G.S. QUAD. MAP:
PRESENT FORMAL NAME:
ORIGINAL FORMAL NAME:
PRESENT USE: Apartments
ORIGINAL USE: Apartments
ARCHITECT/ENGINEER:
BUILDER/CONTRACTOR:
PHYSICAL CONDITION OF STRUCTURE: Excellent ( ) Good (X) Fair ( ) Poor ( )
THEME:
STYLE: 20thC Vernacular
DATE BUILT: 1897-1903

COUNTY: Anne Arundel
TOWN: Annapolis
LOCATION: 90 Conduit Street
COMMON NAME:
FUNCTIONAL TYPE: Res Map 32 Par 128
OWNER: Peter & Helen Palaigos ADDRESS: 90 Conduit Street Annapolis, MD 21401
ACCESSIBILITY TO PUBLIC: Yes (X) 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 ( ) Stucco ( ) Sheet Metal ( ) Aluminum ( ) Asphalt Shingle ( )  
 Brick Veneer ( ) Stone Veneer ( ) Asbestos Shingle (X)  
 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 (X) Towers ( ) Cupolas ( ) Dormers ( ) Chimneys (X) Sheds ( ) Ells (X)  
 Wings ( ) Other: Bay unit at rear of west elevation

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

Number of Stories: 2 1/2  
 Number of Bays: 3 Entrance Location: Left  
 Approximate Dimensions: 20 x 60

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

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

AA-1690

Cross gable to street with raking cornice and returns, cornice band completes pediment, which has paired windows; full width porch with extended two bay section at right, turned columns, later rail.

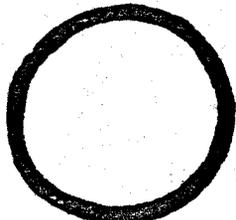
RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

One or a pair with 88 Conduit, good example of Homestead style, important 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:

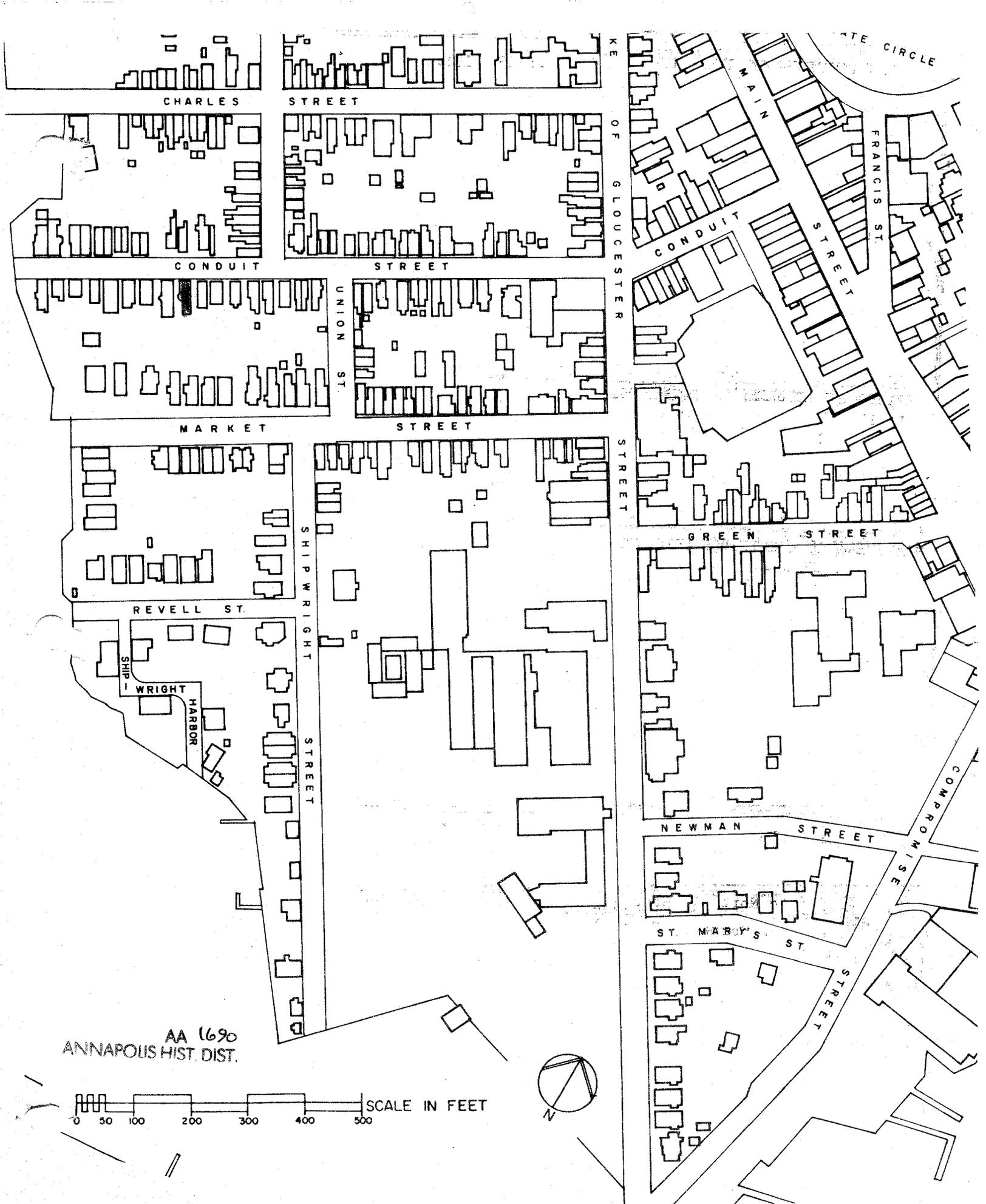
Russell Wright

ORGANIZATION:

Historic Annapolis, Inc

DATE RECORDED:

Aug. 1983



CHARLES

STREET

CONDUIT

STREET

MARKET

STREET

REVELL ST.

WRIGHT

HARBOR

SHIPWRIGHT STREET

KEY OF GLOUCESTER STREET

CONDUIT

MAIN STREET

FRANCIS ST

STREET

ATE CIRCLE

GREEN STREET

NEWMAN STREET

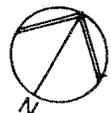
ST. MARY'S ST.

STREET

COMPROMISE

AA 1690  
ANNAPOLIS HIST. DIST.

SCALE IN FEET  
0 50 100 200 300 400 500





90 Conduit

AA 1690

Annapolis, Anne Arundel County

Russell Wright July, 1982

Maryland Historical Trust,

Annapolis, Maryland

N/E Elevation/camera facing SW