

Capsule Summary of 114 Conduit Street (AA-1697)

Located within a residential neighborhood, the building at Conduit Street and Union Streets served as a small corner grocery store and dwelling. As the immediate area's sole commercial concern, the building occupies an important corner site and stands a half-story above the average height of the surrounding residential buildings. The property was originally part of a larger tract of land which was subdivided and cut through, first by Conduit Street, shortly after August 1877, and then by Union Street in 1890. It is one of six houses, now designated 114-128 Conduit Street, which were erected on Conduit Street immediately following the street's dedication. The one-time commercial/residential building was erected in a residential area after the extension of Conduit Street, but prior to 1879 when then-owner, John Clark was assessed for a frame dwelling on Conduit Street.¹

Although the building's primary elevation faces Conduit Street, the building opens itself up, by virtue of a corner entry, to passersby on both Conduit and Union Streets. The three-story building features a narrow, three-bay front elevation facing Conduit Street and a wide two-bay side elevation extending along Union Street. It is covered with a wide gable roof that is supported by a bracketed wood cornice. The original weatherboard walls are now clad with asbestos siding. The building has been enlarged by a series of shed roof additions at the rear and, since its conversion to apartments in recent years, altered slightly on the front elevation and interior floorplan.

¹ Tax Assessment Records, 1876-1896. Maryland State Archives.

MARYLAND HISTORICAL TRUST
MD INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY

Inventory No. AA-1697

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1. Name of Property

=====

historic name _____

other names 114 Conduit Street

=====

2. Location

=====

street & number 114 Conduit Street not for publication _____

city or town Annapolis vicinity _____

state Maryland code _____ county _____ code _____

zip code 21401

=====

3. State/Federal Agency Certification N/A

=====

4. National Park Service Certification N/A

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5. Classification

=====

Ownership of Property (Check all that apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

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

Is this property listed in the National Register?

Yes Name of Listing Annapolis Historic District

No _____

Maryland Inventory of Historic Properties
Annapolis Survey
114 Conduit Street
Anne Arundel County, Maryland

Inventory No. AA-1697
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6. Function or Use

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Historic Functions (Enter categories from instructions)

Cat: Domestic Sub: Single-dwelling
Commerce/Trade Store

Current Functions (Enter categories from instructions)

Cat: Domestic Sub: Multiple dwelling

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7. Description

=====

Architectural Classification (Enter categories from instructions)

Italianate

Materials (Enter categories from instructions)

foundation Parged brick

roof Not Visible

walls Asbestos Shingles

other _____

Narrative Description (Describe the historic and current condition of the property.) See Continuation Sheet No. 7-1

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8. Statement of Significance

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Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Maryland Inventory of Historic Properties
Annapolis Survey
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Areas of Significance (Enter categories from instructions)

Architecture

Period of Significance 1877-1879

Significant Dates 1877-1879

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation _____

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.)

Articles, Books, Published and Unpublished Sources

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Maps and Drawings

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MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
CONTINUATION SHEET

Inventory No. AA-1697

Section 7 Page 1

114 Conduit Street
name of property
Anne Arundel County, MD
county and state

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Built between 1877 and 1879, the former store and dwelling at 114 Conduit Street is located at the corner of Conduit and Union Streets. The three-story frame building is attached on its east side to 116 Conduit Street, a two-and-one-half-story residential building, and is freestanding on all other sides. The primary front elevation of the corner building faces Conduit Street, while the exposed side elevation stretches along Union Street.

Located within a residential neighborhood, the building at Conduit Street and Union Streets, served as a small corner grocery store and dwelling. As the immediate area's sole commercial concern, the building occupies an important corner site and stands a half-story above the average height of the surrounding residential buildings.

Although the building's primary elevation faces Conduit Street, the building open itself up, by virtue of a corner entry, to passersby on both Conduit and Union Streets. The three-story building features a narrow, three-bay front elevation facing Conduit Street and a wide two-bay side elevation extending along Union Street. It is covered with a wide gable roof that is supported by a bracketed wood cornice. The original weatherboard walls are now clad with asbestos siding. The building has been enlarged by a series of shed roof additions at the rear and, since its conversion to apartments in recent years, altered slightly on the front elevation and interior floorplan.

The primary entry is approached by a set of wooden steps and is cut into the corner of the building, thereby providing somewhat of a porch-like entry. The door itself is a wood and glass replacement door. A second door, located at the east end of the front elevation, is similarly approached by a set of stairs. The wood and glass replacement door is set within its original surround with a single-light transom above. This door, now marked as 114 Conduit Street, was most likely the entrance to the grocer's dwelling, while the corner door was specifically for the clients of the store. Between these two doors projects a 24-pane oriel window. This oriel is not original and was most likely added after the building was converted into apartments during the mid-20th century.

The set of three openings on the second and third floors are equally spaced 2/2 windows. Simple architraves with slightly projecting cornices surround the window openings. The wide and low-pitched gable roof is visually supported at the cornice of the front elevation by a series of wooden brackets.

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114 Conduit Street

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The Union Street side elevation features two symmetrically placed window openings on each of the three floor floors of the main block of the building. The two-story, shed-roof extension is also pierced with windows. The windows along this side elevation alternate between 6/6 and 2/2 sash. The surrounds are identical to those on the front elevation.

The rear of 114 Conduit Street has been altered since the building was constructed. Originally, a single-story shed projected from the rear of the main section of the building. Between 1897 and 1903, another, narrower single-story shed addition extended from the rear of the first shed room. At the same time, a freestanding shed was located in the rear yard of the property. Between 1903 and 1908, the original single-story shed addition was raised to two stories, as it appears today. Following the extension of this shed, the smaller rear shed was extended and added onto over the years. What remains is probably at least part of the first enlargement as it is pierced with 2/2-light double-hung sash. However, the exact chronology of events relating to these shed extensions and additions is not totally clear.

The interior of 114 Conduit has been completely altered. Only the public entrance to the apartments was inspected; none of the three individual apartment spaces was surveyed due to inaccessibility.

The main entrance to the apartments is located at the eastern end of the Conduit Street elevation. This single entry door leads into a narrow corridor with a straight-flight stair located against the eastern wall. A modern, hollow, plywood replacement door, leading into the first floor apartment, that occupies the original store space, opens off of the western wall of the hall. The hall floor is covered with linoleum flooring material. No original baseboards remain.

At the top of the steps on the second floor is a landing that leads directly in front, to a door leading into a second floor apartment. The hall on the second floor turns back towards the front of the building and offers another door which may lead into a second apartment on the second floor. The door to the third floor stairs was locked and not accessible.

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Section 8 Page 1

114 Conduit Street

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county and state

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Built between 1877 and 1879, the building at 114 Conduit Street occupies an important corner site at the intersection of Conduit Street and Union Street and provides insight into the development of this intersection. The property was originally part of a larger tract of land which was subdivided and cut through, first by Conduit Street, shortly after August 1877, and then by Union Street in 1890. The one-time commercial/residential building was erected in a residential area after the extension of Conduit Street, but prior to 1879 when then-owner, John Clark was assessed for a frame dwelling on Conduit Street.¹

The large tract of land on which 114 Conduit Street is now located was originally part of a Lot 35 on the Stoddert Map of 1718. The land has been traced back to William Bladen who owned the land in the early to mid-18th century and then passed it on to his son Thomas. In 1768, the land was sold to Benjamin Tasker. Upon Benjamin's death, the land went to his wife Anna, and in 1775, it was passed to their grandson Daniel Dulaney. In 1781, Daniel Dulaney's estate was sold. Part of Lot 35, on which 114 Conduit Street now stands, was sold to Col. John Stewart as a nominal purchaser for Nathaniel Ramsey. In 1793, Charles Wallace purchased the property from Nathaniel Ramsey. After Wallace's death, the property was sold by Nicholas Brewer, trustee in the Chancery Case involving Wallace's will to Edward Williams.

The land on which 114 Conduit Street now stands was subdivided ca. 1870 and became, in the late 1870s and 1890, the site of two important urban improvements: the cutting through of Conduit Street and the laying of Union Street. Prior to 1877 Conduit Street ran for a single block between Main Street and Duke of Gloucester Street. Named for the fact that in the 18th century it provided a passage, or conduit, from Main Street to Duke of Gloucester Street, Conduit Street was extended 1877-1878² to Spa Creek in order to provide access to new lots located behind Market Street. Cut at an angle to the already existing block of Conduit Street, the new stretch of Conduit Street began on the southwest side of Duke of Gloucester Street and ran at an angle perpendicular to it and parallel to Market Street. At this time, no cross street existed between Duke of Gloucester Street and Spa Creek. In 1890, Union

¹ Tax Assessment Records, 1876-1896. Maryland State Archives.

² Deed of Dedication of the laying of Conduit Street, dated June 1877 and recorded July 1878; Liber SH 13 Folio 138-140.

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Street, a one-block street, was cut between Conduit and Market Streets, bisecting the large and narrow block that had been created by the extension of Conduit Street to Spa Creek.

Prior to the extension of Conduit Street, only scattered development existed between Duke of Gloucester Street and Spa Creek. According to Gray's Map of Annapolis, 1877, a row of buildings aligned the southwest side of Duke of Gloucester Street and a few individual buildings were located on the northwest side of Market Street. After Conduit Street was extended, 1877-1878, however, and by 1885, according to the Sanborn Map, a group of six buildings, identified as dwellings on the Sanborn Map, were erected on a portion of the new stretch of Conduit Street. The building located at the western end of this row was one of an attached pair and is the now designated 114 Conduit Street. In 1890, Union Street was cut through immediately adjacent to 114 Conduit Street, giving the building its corner prominence.

Prior to the development of the block and prior to the laying of Conduit Street, the land on which the buildings from 114 through 126 Conduit Street now stand was owned by George Wells. George Wells, a prominent local resident who was state senator in 1854 and 1856, President of Farmers Bank of Annapolis, chief head of the Annapolis and Elkridge Railroad and Warden of St. Anne's Church, owned land on the north side of Conduit Street as well as other land in Annapolis. Towards the end of his life, George Wells fell into bankruptcy and his lands were sold by the bank to recover his debt.

In 1878, Alexander Randall, Trustee to George Wells' estate sold the lot of land now designated 114 Conduit Street to John Clark. That same year, Mrs. John Clark was assessed \$1,000.00 for one frame dwelling on Conduit Street; in 1880, John Clark and his family were living at the house. John Clark also purchased the lot of land now occupied by the attached residence at 116 Conduit Street, which he then immediately sold to his son-in-law.³ John Clark retained ownership of the property at 114 Conduit Street until his death in 1887 at which time ownership converted to his wife, B. Clark. By her will, dated February 17, 1893, B. Clark

³ The U.S. Census Records, 1880. Clark's occupation is listed as "works at a gasline."

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left the property at 114 Conduit Street to her two daughters, Annie Gesner and Kate Purdy.

In 1896, Annie Gesner purchased the share of her sisters land and then, in 1903, sold a portion of the lot back to her. In 1904, Annie Gesner sold the remaining portion of the lot to Frederick C. Smith. In 1908 Kate Purdy and her husband sold their portion of the property to John L. Phillips. By 1912, Frederick G. Smith defaulted on the payment of his taxes and the his portion of the lot was offered for sale at a public auction on December 19, 1912. The lot of land was sold to Martin Smith at auction for \$25.00⁴ and one year later, William Luce bought the land.

During these complicated transactions, the building at 114 Conduit Street served as a rental property. According to maps, the building was exclusively a dwelling until around 1897 when it housed a grocery store on the first floor and a dwelling above. In 1900, according to U.S. Census records, the building was rented to Henry Westphall and his family; while Henry worked outside the home as a painter, his wife ran the store. In 1910, William Werntz, a real estate dealer and his family occupied the residence and George Garner, a brother-in-law, was the grocer.

In 1917, John L. Phillips, owner of a portion of the original lot of land owned by John Clark since Phillips' purchase of it in 1908 from Kate Purdy, bought the remaining portion of the land from William L. Luce. In 1917, therefore, the property was defined as the same land bought by John Clark in 1879. After 1920, the store was run by John Phillips and was known locally as "Mr. Jonnies store."⁵

John Phillips retained ownership of the land until his death in 1937, at which time the land was inherited by his wife. At her death in 1946, the property was sold at a private sale for \$10,000

⁴ The fact that the land was sold for \$25.00 indicates that it was a portion of the lot of land on which there were no improvements. The building on 114 Conduit Street was, therefore, on the lot of land that was sold by Kate J. Purdy and her husband to John Phillips in 1908.

⁵ Mrs. Borsodi, who lives at 118 Conduit Street in the house where she was born and raised, recalls that as children they referred to the store as "Mr. Jonnies Store."

MARYLAND INVENTORY OF HISTORIC PROPERTIES
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county and state

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to Clarence Herbert Grant, Jr. and his wife, Kathryn Grant. The land was then sold in 1952 to Peter Palaigos and Helen Palaigos. In 1980, Peter Palaigos became sole proprietor of the property and is the current owner today.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
CONTINUATION SHEET

Inventory No. AA-1697

114 Conduit Street

name of property

Anne Arundel, Maryland

county and state

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Historic Period Theme: Architecture
Landscape Architecture
Community Planning

Geographic Organization: Western Shore

Chronological/Developmental Period: Industrial/Urban Dominance

Resource Type(s): Standing Structures

MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
CONTINUATION SHEET

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Anne Arundel, Maryland

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Chain of Title for 114 Conduit Street:

1879: Alexander Randall, Trustee for George Wells, to John Clark. Liber SH 14 Folio 415.

At John Clark's death in 1887, the land was devised to his wife B. Clark. At her death in 1893, the property was divided, in equal portions, between her two daughters, Annie Gesner and Kate Purdy. These two parcels of land, making up current Lot 692, were combined again as one lot in 1917, when John Phillips, owner of half the lot, purchased the second half of the lot. The following chain of title is for the half of the lot inherited by Kate J. Purdy.

1896: Kate J. Purdy and Richard J. Purdy to Annie Gesner, wife of Frank Gesner. Liber GW 3 Folio 430.

1903: Annie Gesner (widow) to Kate J. Purdy. Liber GW 34 Folio 95.

1908: Kate J. Purdy and Richard E. Purdy to John L. Phillips. Liber GW 61 Folio 415.

The following chain of title is for the half of the lot inherited by Annie Gesner.

1904: Annie Gesner (widow) to Frederick C. Smith. Liber GW 35 Folio 367.

1913: Winson G. Gott, Tax Collector and Treasurer, to Martin Smith. Frederick G. Smith defaulted on his payment of taxes on the property. Winson Gott enforced the payment of taxes in default through a sale of the property at public auction on Dec. 12, 1912. Liber GW 104 Folio 464.

1914: Martin Smith and Catherine Smith to William Luce. Liber GW 105 Folio 410.

1917: William L. Luce and Marian E. Luce to John L. Phillips. Liber GW 136 Folio 33.

Having purchased one half of the lot of land in 1908 and the other half in 1917, John L. Phillips owned the same lot of land that was sold to John Clark in 1879. The following is a chain of title for the current Lot 692 from this point on.

- 1947: George B. Woelful, Administrator c.t.a. to Clarence Herbert Grant, Jr. and Kathryn Grant. John L. Phillips died in 1937 and left the property to his wife. Upon her death in 1946, George B. Woelful was appointed administrator c.t.a. of the Estate of John L. Phillips. Liber JHH 406 Folio 481.
- 1952: Clarence Herbert Grant, Jr. and Kathryn Grant to Peter Palaigos and Helen G. Palaigos. Liber 680 Folio 480.
- 1983: Peter Palaigos and Helen G. Palaigos to Peter Palaigos. Liber 3347 Folio 53.



AA-1697
114 Conduit Street
Annapolis, MD
Groceries

December 1992
Maryland SHPO

View of northwest & southwest elevation

1/4



AA-1697

114 conduit street

Annapolis

Tracevies

May 1993

Maryland SHPO

Northwest elevation

2/4



AA-1697

114 Conduit Street

Annapolis

Traceries

May 1993

Maryland SHPD

Southwest elevation

3/4



AA-187

114 Conduit Street

Annapolis, MD

Tracevies

May 1993

Maryland's HPD

Southeast and Southwest elevations

4/4

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

HISTORIC SITES SURVEY FIELD SHEET
 Individual Structure Survey Form

SURVEY NUMBER: AA 1697
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: 2F Res
ARCHITECT/ENGINEER:
BUILDER/CONTRACTOR:
PHYSICAL CONDITION OF STRUCTURE: Excellent () Good () Fair (X) Poor: ()
THEME:
STYLE: Victorian
DATE BUILT: 1885-1891

COUNTY: Anne Arundel
TOWN: Annapolis
LOCATION: 114 Conduit Street
COMMON NAME:
FUNCTIONAL TYPE: Res Map 32 Par 192
OWNER: Peter & M. G. 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

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 () 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 () Towers () Cupolas () Dormers () Chimneys () Sheds () Ells ()
 Wings () Other: Stoop; Bay at center of front elevation

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: 3
 Number of Bays: 3 x 3
 Approximate Dimensions: 22 x 40

Entrance Location: Left & at corner

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

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

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

AA-1697

Good bracketed cornice with modillions; molded window and transom lit door at left, right corner clipped later for entrance; projecting bay at first floor center later; asbestos shingles.

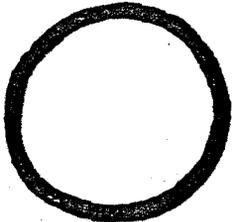
RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

Good example of larger scale Italianate despite alterations. Important corner location. Contributes to streetscape.

REFERENCES:

MAP: (Indicate North In Circle)



SURROUNDING ENVIRONMENT:

Open Lane() Woodland() Scattered Buildings()
Moderately Built Up(/) Densely-Built Up()
Residential() Commercial()
Agricultural() Industrial()
Roadside Strip Development()
Other:

RECORDED BY:

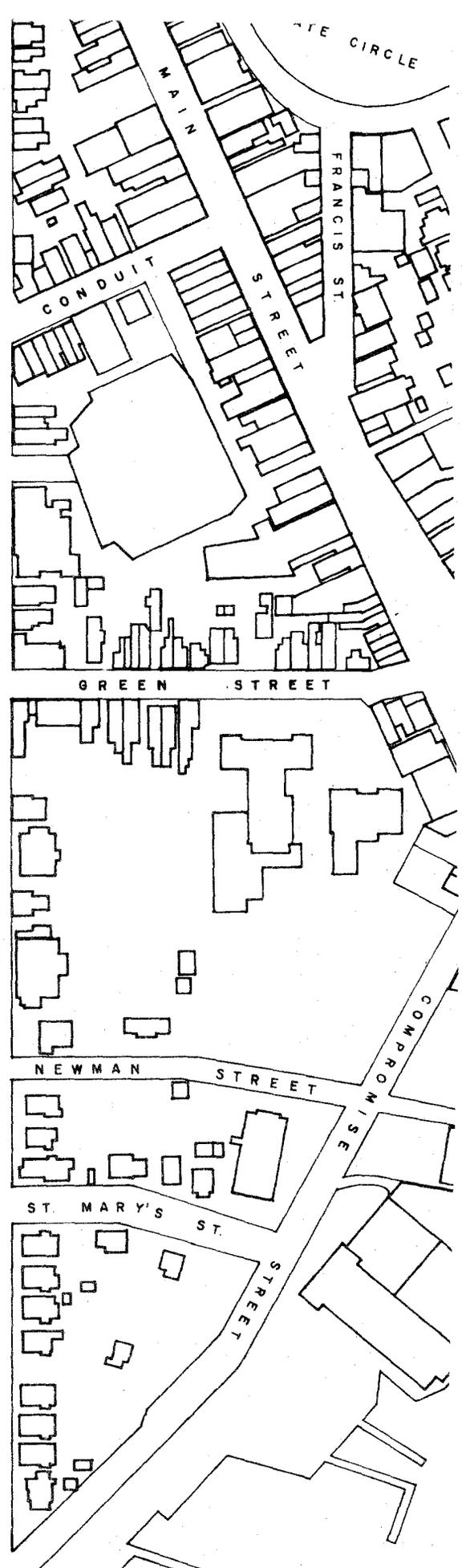
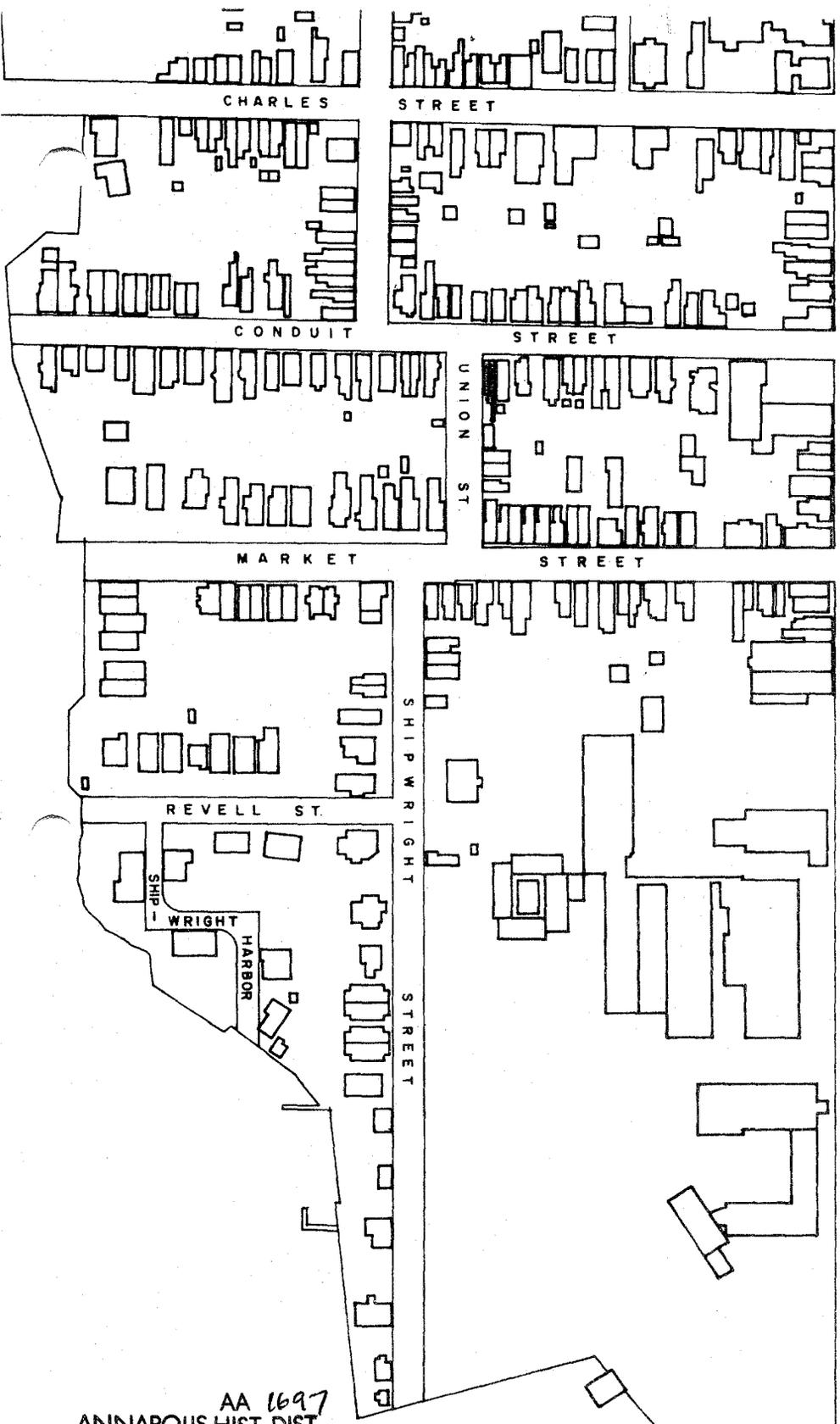
Russell Wright

ORGANIZATION:

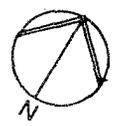
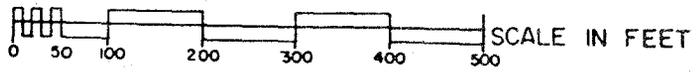
Historic Annapolis, Inc

DATE RECORDED:

Aug. 1983



AA 1697
ANNAPOLIS HIST. DIST.





114 Conduit

AA1697

Annapolis, Anne Arundel County

Russell Wright July, 1982

Maryland Historical Trust,

Annapolis, Maryland

NE Elevation/camera facing SW

114 CONDUIT