

### **Capsule Summary of 122 Conduit Street (AA-1698)**

The house at 122 Conduit Street occupies a site on the south side of the residential street midway between Duke of Gloucester Street and Union Street. The property was originally part of a larger tract of land that was subdivided and cut through, first by Conduit Street between 1877 and 1878 and later, by Union Street in 1890. The house at 122 Conduit Street was built after the extension of Conduit Street, but before 1883, when then-owner Charles Zimmermann was assessed for one frame house on Conduit Street.

Typical of the late 19th century vernacular architecture of the area, the house is a two-story, three-bay, side-passage frame building. It is set upon a brick foundation, is clad with German siding and is covered with a gable roof. A single-story porch, added to the house between 1913 and 1922, extends across the front elevation, while a two-story rear wing addition, also from the mid-20th century, stretches towards the back yard. Although built in a vernacular mode, the house features details, such as the bracketed wood cornice, the 2/2 windows and the window moldings that are characteristic of the Italianate style of architecture. In addition, the house is one of the few dwellings in the area to retain its original ornamental wrought iron fence and gate.

The house at 122 Conduit Street was built during the late 19th century as a result of the new-cut Conduit Street. Its construction, along with adjacent building activity, provides important insight into the residential development patterns and growth of this part of the City of Annapolis during the mid- to late 19th century.

MARYLAND HISTORICAL TRUST  
MD INVENTORY OF HISTORIC PROPERTIES  
ANNAPOLIS SURVEY

Inventory No. AA-1698

1. Name of Property

historic name \_\_\_\_\_  
other names 122 Conduit Street

2. Location

street & number 122 Conduit Street not for publication \_\_\_\_\_  
city or town Annapolis vicinity \_\_\_\_\_  
state Maryland code \_\_\_\_\_ county Anne Arundel code \_\_\_\_\_  
zip code 21401

3. State/Federal Agency Certification N/A

4. National Park Service Certification N/A

5. Classification

Ownership of Property (Check all that apply)

private  
 public-local  
 public-State  
 public-Federal

Category of Property (Check only one box)

building(s)  
 district  
 site  
 structure  
 object

Number of Resources within Property

Contributing Noncontributing

<u>1</u>	_____	buildings
_____	_____	sites
_____	<u>1</u>	structures
_____	_____	objects
<u>1</u>	<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  
122 Conduit Street  
Anne Arundel County, Maryland

Inventory No. AA-1698  
(Page 2)

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6. Function or Use

=====

Historic Functions (Enter categories from instructions)

Cat: Domestic Sub: Single Dwelling

\_\_\_\_\_

\_\_\_\_\_

Current Functions (Enter categories from instructions)

Cat: Domestic Sub: Single Dwelling

\_\_\_\_\_

\_\_\_\_\_

=====

7. Description

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Architectural Classification (Enter categories from instructions)

Italianate

\_\_\_\_\_

\_\_\_\_\_

Materials (Enter categories from instructions)

foundation Brick

roof Asphalt Shingles

walls German Siding

\_\_\_\_\_

\_\_\_\_\_

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  
122 Conduit Street  
Anne Arundel County, Maryland

Inventory No. AA-1698  
(Page 4)

=====  
Areas of Significance (Enter categories from instructions)

Architecture  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance 1877-1883  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates 1877-1883  
\_\_\_\_\_  
\_\_\_\_\_

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

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

Inventory No. AA-1698  
(Page 5)

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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**

Anderson, Elizabeth B. Annapolis: A Walk Through History. Centreville, MD: Tidewater Publishers, 1984.

Annapolis Historic District. National Register of Historic Places Inventory-Nomination Form. 1984.

Anne Arundel County Assessment Records. 1876-1896. Maryland State Archives. Record Group C35.

Anne Arundel County Land Records. Anne Arundel County Courthouse and Maryland State Archives, Annapolis, Maryland.

Anne Arundel County Records of Incorporation [Deed of Dedication for the extension of Conduit Street]. Liber SH 13, Folio 138-140. Anne Arundel County Courthouse, Annapolis, Maryland

The Maryland Comprehensive Historic Preservation Plan. Maryland Historical Trust. Department of Economic and Community Development, June 1986.

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

Record Group 29 "Records of the Bureau of the Census." 1900, 1910 and 1920 Census; Anne Arundel County, Maryland.

Wright, Russell. "Historic Sites Survey Field Sheets, Individual Structure Survey Forms," Historic Annapolis Foundation, 1983.

**Maps and Drawings**

Hopkins, G.M. Map of Annapolis, 1877.  
Sanborn Fire Insurance Maps, 1885, 1891, 1896, 1897, 1903, 1908, 1913, 1921, 1930, 1954.

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

Inventory No. AA-1698  
(Page 6)

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10. Geographical Data  
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Acreage of Property 4,838 square feet

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

The property designated as 122 Conduit Street occupies Parcel 695 on Map 32 of Annapolis.

Boundary Justification (Explain why the boundaries were selected.)

Parcel 695 has been associated with the property since the erection of the house on the property in the period 1877-1883.

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11. Form Prepared By  
=====

name/title Kim Williams/Architectural Historian  
organization Traceries date February 18, 1993  
street & number 1606 20th St., N.W. telephone (202) 232-6870  
city or town Washington, D.C. state     zip code 20009

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12. Property Owner  
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name Ms. Leslie Billman  
street & number 122 Conduit Street telephone (410) 263-0555  
city or town Annapolis state MD zip code 21401  
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MARYLAND INVENTORY OF HISTORIC PROPERTIES  
ANNAPOLIS SURVEY  
CONTINUATION SHEET

Inventory No. AA-1698

Section 7 Page 1

122 Conduit Street  
name of property  
Anne Arundel Co., MD  
county and state

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The house at 122 Conduit Street was built in the period between 1877 and 1883. It is located on a residential block of primarily free-standing and attached dwellings of similar size and scale that were also built during the late 19th century. The house itself is a free-standing structure separated from its neighbor on the north by an approximately three-foot passageway and on the south, by a brick driveway.

The house is a two-story, three-bay-wide, side-passage-plan frame structure that has no frontyard setback. It is set upon a brick foundation, is clad with German siding and is covered with a gable roof. A single-story porch, added to the house between 1913 and 1922, extends across the front elevation, while a two-story rear wing addition, also from the mid-20th century, stretches towards the back yard. Although built in a vernacular mode, the house features details, such as the bracketed wood cornice, the 2/2 windows and the window moldings that are characteristic of the Italianate style of architecture.

The three-bay wide front (north) elevation is pierced on the first floor by a side-passage entry and two windows and, on the second floor, by three window openings. Each of the windows on this elevation are defined by long openings with 2/2 sash and architrave surrounds that are ornamented with applied jig-saw detailing and painted, today, in bright, contrasting colors. The wood panelled replacement entry door, surmounted by a single-light transom, is similarly surrounded by an architrave with jig-saw detailing. The front porch addition is raised upon a brick pier foundation and features Tuscan columns set upon a weatherboard balustrade. The columns support the hipped roof of the porch which is covered with standing seam metal. Four large wood brackets with pendants interspersed by a set of four smaller wood brackets support the cornice of this front elevation.

A rather austere west side elevation of the original part of the house is punctuated by two windows on the first floor, towards the rear of the house, a single window on the second floor also towards the rear of the house, and an attic-level window in the gable end. These windows are undecorated and feature 1/1 sash. The two-story wing (kitchen) abuts the back wall of the original portion of the house and extends approximately 25 feet towards the rear of the lot. This wing is set upon a concrete foundation and is clad with painted shingles and covered with a low, gable roof. Aluminum casement windows pierce the south side elevation of this rear wing.

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
ANNAPOLIS SURVEY  
CONTINUATION SHEET

Inventory No. AA-1698

Section 7 Page 2

122 Conduit Street  
name of property  
Anne Arundel Co., MD  
county and state

=====

On the east elevation, single window openings are located on the first floor, towards the front of the house, on the second floor towards the rear of the house and, at the attic level, in the gable end. All of these windows have 1/1 sash and lack the ornamental surrounds found on the principal front elevation.

The rear (south) elevation of the original part of the house is obscured by the rear wing addition projecting off of it. This rear wing elevation has two large double doors which open onto a modern wooden deck.

The lot on which the house sits measures approximately 31 feet x 119 feet. A wooden fence surrounds the property on three sides, while a modern wrought iron gate encloses the driveway on the south side. The back lot of the house is covered with brick with a large holly tree located against the rear fence line. A small, non-descript and modern tool shed sits towards the rear of the lot.

The interior of the house was not inspected as part of this survey due to inaccessibility.

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
ANNAPOLIS SURVEY  
CONTINUATION SHEET

Inventory No. AA-1698

Section 8 Page 1

122 Conduit Street  
name of property  
Anne Arundel Co., MD  
county and state

=====

The house at 122 Conduit Street occupies a site on the south side of the residential street midway between Duke of Gloucester Street and Union Street. The property was originally part of a larger tract of land that was subdivided and cut through, first by Conduit Street between 1877 and 1878<sup>1</sup> and later, by Union Street in 1890. The house at 122 Conduit Street was built after the extension of Conduit Street, but before 1883, when owner Charles Zimmermann is assessed for one frame house on Conduit Street.

In the early 18th century, the property was part of a large tract of land, designated Lot 35 on the Stoddert Map of 1718, and owned at that time by William Bladen, and later his son Thomas. In 1725 the entire Lot 35 was sold to Benjamin Tasker. Tasker then sold half of this Lot 35 to James Carroll, while retaining the other half. The current lot of land occupied by 122 Conduit Street is located on what appears to have been the division of this land.

Upon Benjamin's death, in 1768, his half of Stoddert Lot 35 went to his wife Anna, and in 1775, it was passed to their grandson Daniel Dulaney, Jr. who held onto the property until 1781. During the late 18th and early 19th centuries, the land passed through various hands until, by mid-19th century, it was acquired 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 both halves of Stoddert Lot 35, as well as adjoining property. Towards the end of his life, George Wells fell into bankruptcy and his lands were sold by the bank to recover some of his debt. In 1878, William H. Thompson purchased a portion of Wells' estate from Alexander Randall, who was acting as Trustee for George Wells and the Farmer's National Bank. Thompson purchased the land that is currently designated 118-124 Conduit 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

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<sup>1</sup> A deed of dedication was made between the City of Annapolis and the grantors of land for the extension of Conduit Street between June 1, 1877 and August 1, 1877. This deed of dedication was recorded July 29, 1878 in Liber SH 13 Folio 138-140. Assessment Records from the period 1876-1896 indicate that several frame houses were located on Conduit Street as early as 1878. Therefore, it appears that Conduit Street was extended between August 1, 1877 and 1878.

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
ANNAPOLIS SURVEY  
CONTINUATION SHEET

Inventory No. AA-1698

Section 8 Page 2

122 Conduit Street  
name of property  
Anne Arundel Co., MD  
county and state

=====

the 18th century it provided a passage, or conduit, from Main Street to Duke of Gloucester Street, Conduit Street was extended in 1877-1878 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 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. No buildings within the interior of the square are indicated on the map. After Conduit Street was extended in 1877-1878, and by 1885, according to the Sanborn Map of 1885, a group of six buildings, identified as dwellings on the map, were erected on the new stretch of Conduit Street. The house at 122 Conduit Street is one of the two freestanding buildings located in the middle of this row.

William H. Thompson bought the land in September 1878, and by October 1 of the same year, leased it to Charles A. Zimmermann for 99 years. In 1883, Charles A. Zimmermann surrendered his lease of the land and purchased the property from Thompson. In 1883, Charles Zimmermann was assessed for a single frame house on Conduit Street, indicating that the house was constructed on the site between 1877 and 1883 by either Thompson or Zimmermann.<sup>2</sup> Charles Zimmermann, Bandmaster and Choir Director of the Naval Academy Band, later purchased land at the eastern end of Conduit Street and

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<sup>2</sup> According to the Anne Arundel County Assessment Records for 1876-1896, William H. Thompson was not assessed for any properties on Conduit Street, although he was assessed for other properties in Annapolis valued at \$11,015.00.

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
ANNAPOLIS SURVEY  
CONTINUATION SHEET

Inventory No. AA-1698

Section 8 Page 3

122 Conduit Street  
name of property  
Anne Arundel Co., MD  
county and state

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built the exuberant Queen Anne style house at 138 Conduit Street.<sup>3</sup>

Although Zimmermann owned 122 Conduit Street from 1883 until 1911, he did not live in the house on the site.<sup>4</sup> Zimmermann held onto the property until 1911 when he sold the land to Henry and Louisa Steffan. Three years later, the land changed hands again. William O. and Myrtle C. Young, who bought the land at that time, were both listed as merchants in 1920 and are recorded as living at the house.<sup>5</sup> The Myrtles owned the property until 1964. Between 1964 and 1990, the property changed hands three more times. The property is currently owned and occupied by Leslie G. Billman.

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<sup>3</sup> For more information regarding Zimmermann and 138 Conduit Street, see the Maryland Inventory of Historic Properties Form for the Zimmermann House at 138 Conduit Street (Inventory #AA-433).

<sup>4</sup> According to the U.S. Census Records for 1900, L. Sullivan, a clerk in a store, rented the house with his wife Connie.

<sup>5</sup> U.S. Census Records, 1920.

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
ANNAPOLIS SURVEY  
CONTINUATION SHEET

Inventory No. AA-1698

122 Conduit Street  
name of property  
Anne Arundel Co., MD  
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

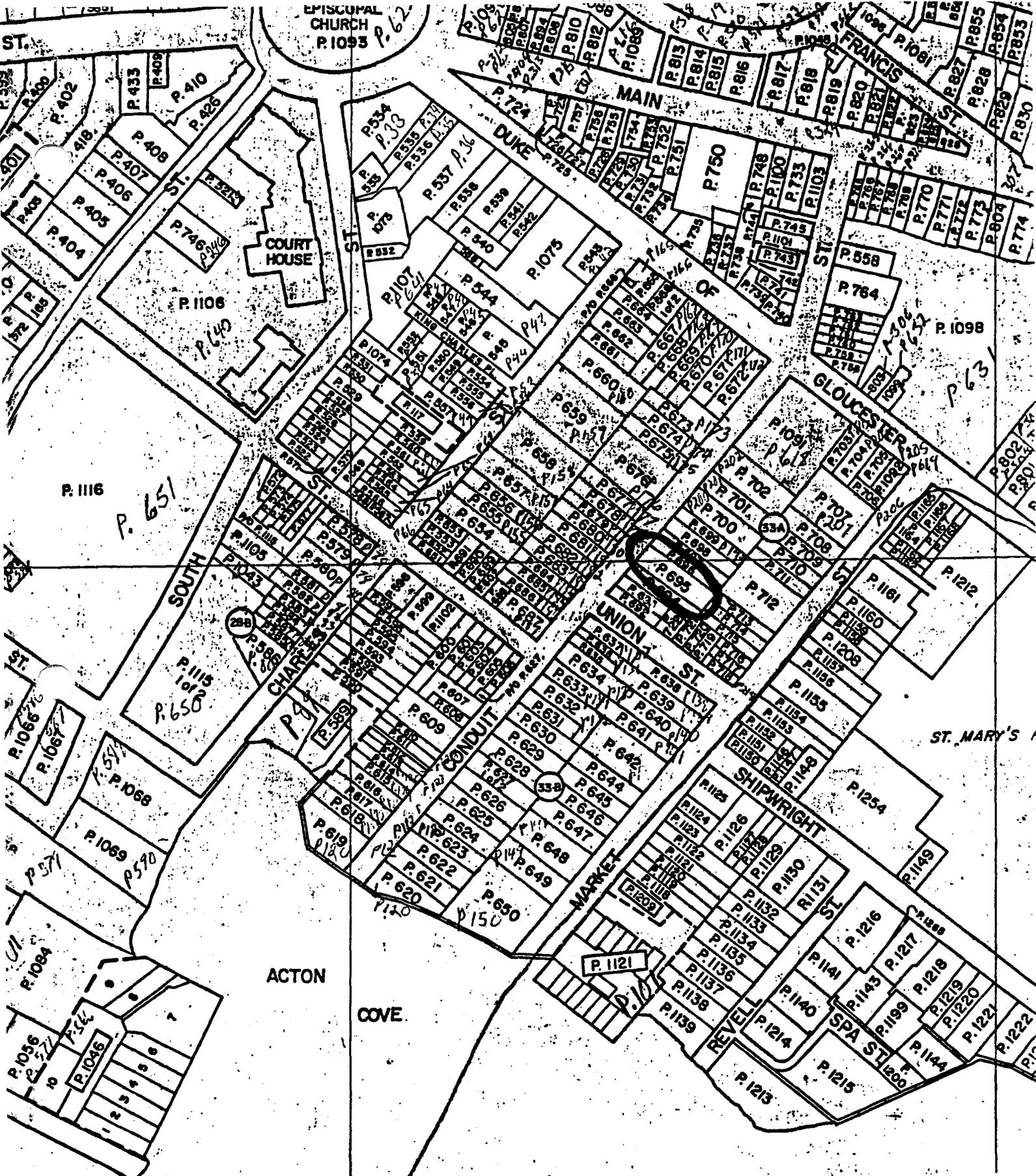
Inventory No. AA-1698

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

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**Chain of Title for 122 Conduit Street:**

- 1878: Alexander Randall, Trustee, to William H. Thompson  
Liber SH 13 Folio 221
- 1883: William H. and Jane A. Thompson to Charles A. Zimmermann  
Liber SH 20 Folio 617  
Charles A. Zimmermann had leased the land from Thompson  
for 99 years in October 1878. In 1883, he relinquished  
the lease and purchased the property.
- 1911: Charles A. and Ida M. Zimmermann to Henry and Louisa  
Steffen  
Liber GW 82 Folio 349
- 1914: Henry and Louisa Steffen to William O. and Myrtle C.  
Young  
Liber GW 110 Folio 283
- 1964: Myrtle C. Young to Hubbard D. III, and Marianna H.  
Nitchie  
Liber LNP 1810 Folio 423
- 1970: Hubbard D. III and Marianna H. Nitchie to John C. and  
Judith C. Gebhardt  
Liber 2348 Folio 766
- 1986: John C. and Judith C. Gebhardt to Oliver F. and Dorothy  
M. Hubbard  
Liber 4227 Folio 459
- 1990: Oliver F. and Dorothy M. Hubbard to Leslie G. Billman  
Liber 5130 Folio 5967



City of Annapolis *AA-1698*  
 Property Tax Map Number 32  
 Maryland Department of Assessments and Taxation  
 Revised 1991  
 Scale: 1"=200'



AA-1098

122 Conduit Street  
Anne Arundel, MD  
Faceries

December 1992

Maryland SHPO  
Northwest elevation

1/4



AA-1698

122 Conduit street  
Anne Arundel, MD  
groceries

December 1992

Maryland SHPO

Detail of cornice and 2nd floor windows on  
northwest elevation

2/4



AA-1098

122 Conduit Street

Anne Arundel, MD

Yaceries

December 1992

Maryland S&PO

northwest & southwest elevation

3/4



AA-1098

122 Conduit Street

Anne Arundel, MD

Traceries

January 1993

Maryland SHPO

Southeast elevation

A/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: 122 Conduit Street
COMMON NAME:
FUNCTIONAL TYPE: Res Map 32Par 195
OWNER: John C. & Judith J. Gebhardt
ADDRESS: 122 Conduit Street Annapolis, MD 21401
ACCESSIBILITY TO PUBLIC: Yes (X) No ( ) Restricted ( )
LEVEL OF SIGNIFICANCE: Local (✓) State ( ) National ( )

SURVEY NUMBER: AA 1698
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
DATE BUILT: 1885-1891

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 (X) Board and Batten ( ) Wood Shingle ( ) Shiplap ( )  
 Novelty ( ) Stucco ( ) Sheet Metal ( ) Aluminum ( ) Asphalt Shingle ( )  
 Brick Veneer ( ) Stone Veneer ( ) Asbestos Shingle ( )  
 Bonding Pattern: Other:
- Roof Structure
  - Truss: Wood (X) Iron ( ) Steel ( ) Concrete ( )
  - Other:
- Roof Covering: Slate ( ) Wood Shingle ( ) Asphalt Shingle (X) Sheet Metal ( )  
 Built Up ( ) Rolled ( ) Tile ( ) Other:
- Engineering Structure:
- Other:

Appendages: Porches (X) Towers ( ) Cupolas ( ) Dormers ( ) Chimneys ( ) 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: 20 x 50

Entrance Location: Right

THREAT TO STRUCTURE: No Threat (X) Zoning ( ) Roads ( ) Development ( ) Deterioration ( ) Alteration ( ) Other:	LOCAL ATTITUDES: Positive ( ) Negative ( ) Mixed ( ) Other:
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ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

AA-1698

Bracketed cornice, molded window and door caps, transom lit door; full width porch with turned columns, area below rail infilled.

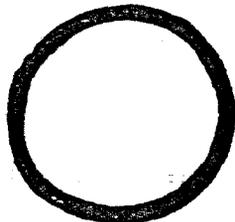
RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

Moderate example of Vernacular Annapolis Federal, 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:

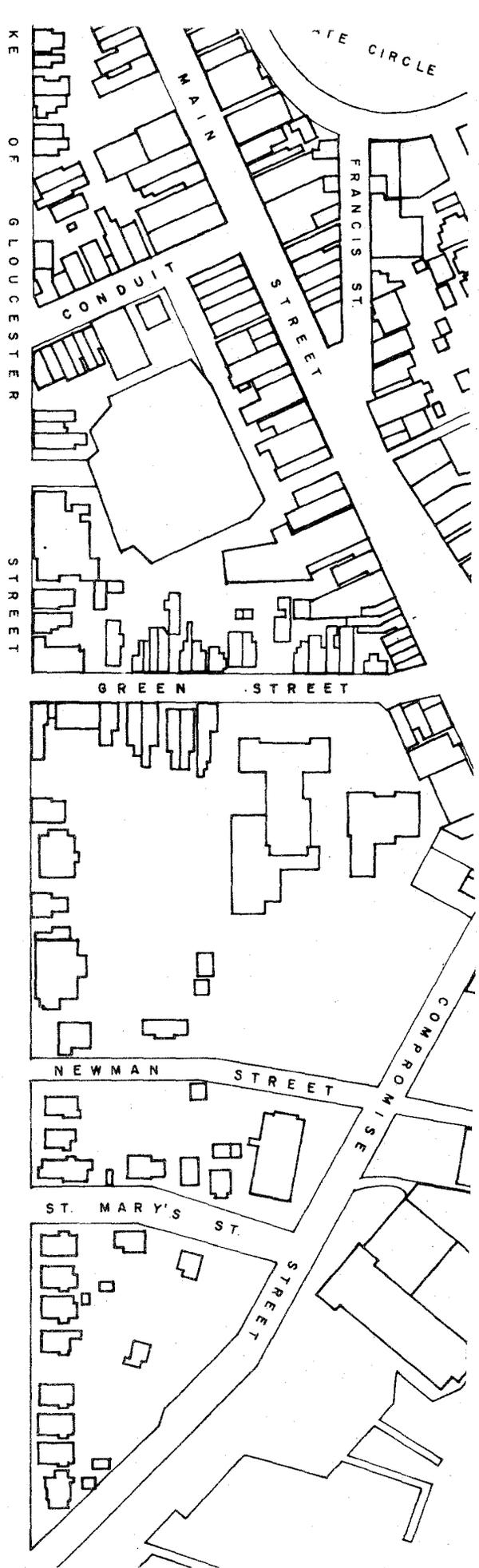
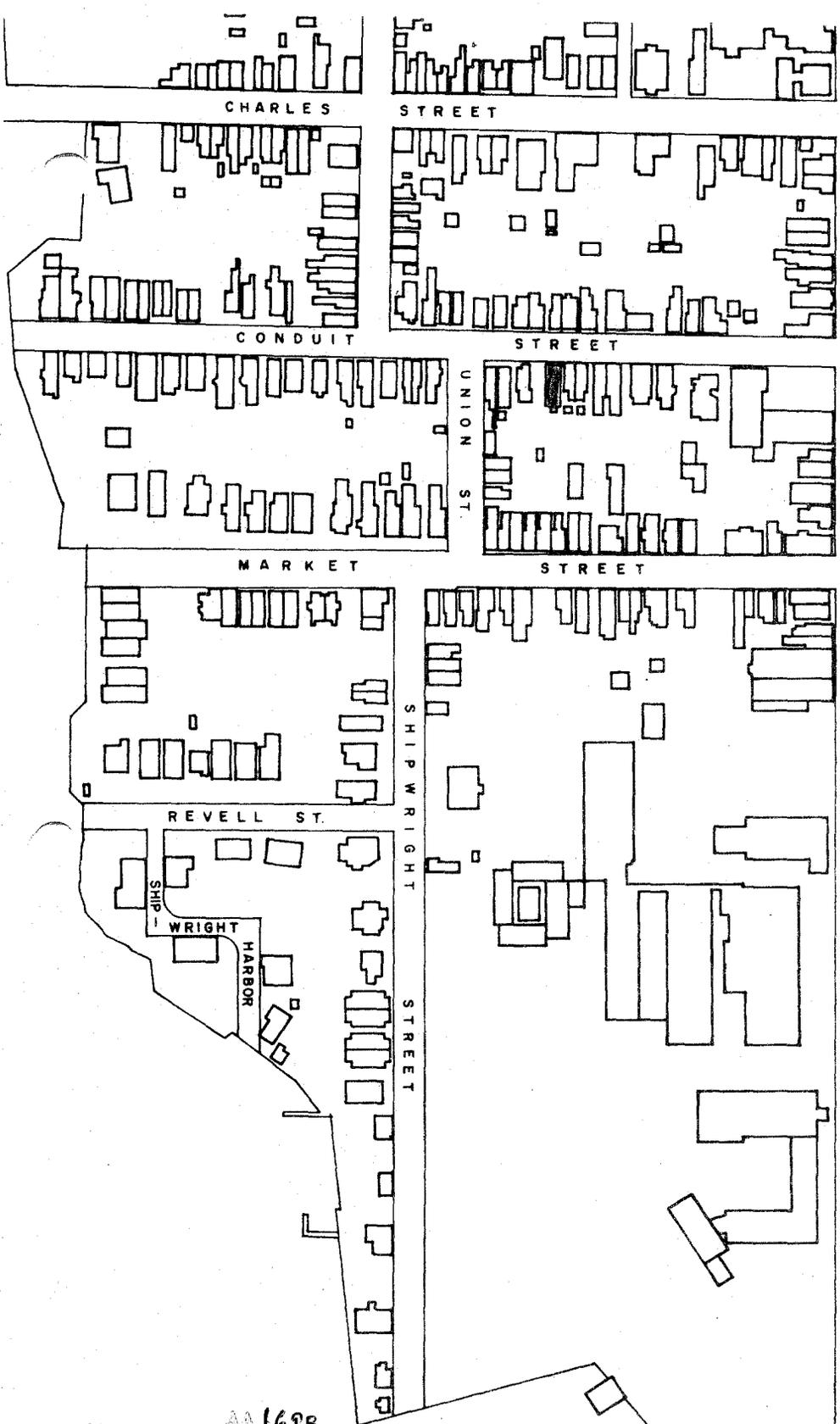
Russell Wright

ORGANIZATION:

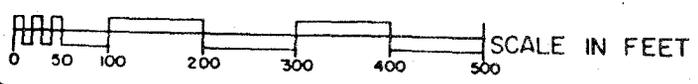
Historic Annapolis, Inc

DATE RECORDED:

Aug. 1983



AA 1698  
ANNAPOLIS HIST. DIST.





122 Conduit

AA 1698

Annapolis, Anne Arundel County

Russell Wright July, 1982

Maryland Historical Trust,

Annapolis, Maryland

NE Elevation/camera facing SW