

CAPSULE SUMMARY
81 East Street
AA-1797

The single-family dwelling at 81 East Street was constructed in 1890-1891 as one of a row of four frame Italianate-style dwellings. Located at the triangular lot of land formed by the intersection of Fleet and East streets, the group of four dwellings and a small store which bolstered the row at the apex of the intersection, have undergone extensive architectural changes. In 1920, the westernmost two rowhouses and the corner store were significantly altered or rebuilt and merged into a single structure, presently occupying the site (83-87 East Street). Restored in the 1980s, the easternmost rowhouses (79-81), which have throughout their history been bought and sold as a pair, survive intact. The pair provides a reminder of the historic character of the row.

Fronting directly on East Street, the pair of dwellings is attached on the western end to the building at 83-85 East Street, while facing the side yard of 51 Cornhill Street to the east. The dwellings, identical in form, massing and detail to one another, extend through to Fleet Street. Set upon a brick foundation parged on the facade, each building is two bays wide with a side entry. They are clad with German siding, are covered with flat roofs, and feature Italianate detailing, including a bracketed wood cornice.

The rowhouses were built by Daniel Randall and have been used for rental purposes throughout their history.

MARYLAND HISTORICAL TRUST
MD INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY

Inventory No. AA-1797

=====

1. Name of Property

=====

historic name _____

common/other name 81 East Street

=====

2. Location

=====

street & number 81 East Street not for publication

city or town Annapolis vicinity

state Maryland code MD county Anne Arundel code 003

zip code 21041

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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>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u> </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
81 East Street
Anne Arundel County, Maryland

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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
=====

Architectural Classification (Enter categories from instructions)

Italianate

Materials (Enter categories from instructions)

foundation Brick

roof Asphalt Shingles

walls Wood: German Siding

other _____

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

See Continuation Sheet No. 7-1

=====
8. Statement of Significance
=====

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

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

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

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

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

Architecture

Period of Significance 1890-1891

Significant Dates 1890-1891

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation undefined

Architect/Builder unknown

Narrative Statement of Significance (Explain the significance of the property.)

See Continuation Sheet No. 8-1

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Annapolis Survey
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9. Major Bibliographical References
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(Cite the books, articles, legal records, and other sources used in preparing this form.)

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

Archives of Maryland, XIX-XXXVIII. Maryland State Archives, 1696.

McIntire, Robert Harry. *Annapolis Maryland Families*. Baltimore, MD: Gateway Press, Inc., 1979.

Papenfuse, Edward. *In Pursuit of Profit, The Annapolis Merchants in the Era of the American Revolution, 1763-1805*. Baltimore, MD: The Johns Hopkins University Press, 1975.

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

Record Group 29 "Records of the Bureau of the Census." 1880, 1900, 1910 and 1920 Census; Anne Arundel County, Maryland.

Warfield, J.D. *The Founders of Anne Arundel and Howard Counties, Maryland*. Westminster, MD: Family Line Publications, 1990.

Maps and Drawings

Sanborn Fire Insurance Maps, 1885, 1891, 1896, 1897, 1903, 1908, 1913, 1921, 1930, 1954.

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10. Geographical Data
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Acreage of Property 540 Square Feet

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

The property designated as 81 East Street is located on Parcel 963 as noted on Tax Map 4-6.

Boundary Justification (Explain why the boundaries were selected.)

The property at 81 East Street has been associated with Parcel 963 since the construction of the building in 1890-1891.

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11. Form Prepared By
=====

name/title Laura Trieschmann & Kim Williams/Architectural Historians
organization Traceries date March 1, 1995
street & number 5420 Western Avenue telephone 301/656-5283
city or town Chevy Chase state MD zip code 20815
=====

12. Property Owner
=====

name Bernard L. Hagberg, Trustee, and Jill H. Schneider, et al
street & number 418 Park Creek Road telephone _____
city or town Pasadena state MD zip code 21122
=====

MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
CONTINUATION SHEET

Inventory No. AA-1797

Section 7 Page 1

81 East Street
name of property
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county and state

=====
The two story building at 81 East Street was built between 1890 and 1889 on the south side of East Street.¹ It was constructed as one of four modest-sized two-story, frame dwellings; however, only two of the four row houses remain intact. These two attached dwellings, located at 79-81 East Street, are similar in size, scale, form and detail to the other pairs or groups of attached frame dwellings that make up the neighborhood of Fleet and East streets. Presented in a vernacular form of the Italianate style, the pair underwent restoration in the 1980s.

EXTERIOR

Fronting directly on East Street, the pair of dwellings is attached on the western end to the renovated or replaced row houses at 83-85 East Street, while facing the side yard of 51 Cornhill Street to the east. The dwellings, identical in form, massing and detail, extend through to Fleet Street. Set upon a brick foundation that is parged on the facades, the buildings are each two bays wide with side entries. The dwellings are clad in German siding, and feature Italianate detailing, including a bracketed wood cornice. The continuous flat roof is covered with asphalt shingles.

The two-bay front elevation (north elevation) of 81 East Street consists, on the first story, of a side entry door on the western bay and a single window opening. The entry, with a brick sill, has a wood panelled replacement door and is surmounted by a narrow two-light transom. The window opening contains a 6/6 wood replacement sash flanked by operable louvered shutters. The second story consists of two 6/6 replacement windows with operable louvered shutters. The door and windows of the front elevation are trimmed with single beaded surrounds.

Above the second story rises the bracketed wood cornice which extends across 79 and 81 East Street. This cornice is supported by three, equally spaced, fluted wood brackets and features a flat wood friezeboard set at an angle to the front elevation. The friezeboard has been carved with a decorative H-shaped motif with a trident crossing. The detailing of the friezeboard is also found at 6-8 and 10-12 Fleet Street, as well as in other parts of

¹ The property appears to have been sold unimproved in 1890 and buildings first appear on the 1891 Sanborn Map. Additionally, an 1891 deed of conveyance, Liber SH 38 Folio 595, indicates that the property contained "...four frame houses recently erected..."

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Section 7 Page 2

81 East Street
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Annapolis.²

The rear elevation and the interior of the building were not accessible for survey.

² This cornice detail is also identical to that found on the row of dwellings located at 111-119 Market Street, also built between 1885-1891.

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Section 8 Page 1

81 East Street
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county and state

=====
The single dwelling at 81 East Street was constructed in 1890-1891 by the heirs of Nicholas Killman who owned the property as early as 1850. The building was originally constructed as one of a row of four frame Italianate-style dwellings that was erected for rental purposes. Located at the triangular lot of land formed by the intersection of Fleet and East streets, the group of four dwellings and a small store which bolstered the row at the point of the intersection, have undergone extensive architectural changes. In 1920, the westernmost two rowhouses and the corner store were significantly altered or rebuilt and merged into a single structure, presently occupying the site (83-87 East Street). Restored in the 1980s the easternmost rowhouses (79 and 81), which have throughout their history been bought and sold as a pair, survive intact. The pair provides a reminder of the historic character of the row, and continues to function, today, as single dwelling rental properties.

SITE HISTORY

The dwelling at 81 East Street is located on a section of land that was surveyed and set aside for Governor Francis Nicholson in 1696. Nicholson, influential in the town planning of Annapolis, directed that the newly established town of Annapolis be "surveyed and laid out in the most commodious and convenient parte of the said Towne six acres of Land intire for the erecting a Court House and other buildings as shall thought be necessary and convenient."³ The land located to the south of the State House, encompassed by State Circle, Main, Francis, and East streets, was specifically set aside for Nicholson, who intended to use the property for a garden, vineyard, and site of a summer house.⁴ In 1699, Francis Nicholson left Maryland to serve as the Governor of Virginia, but retained part of his Annapolis properties until his death in 1728.

In 1704 following the destruction of all Annapolis land records, a portion of the Nicholson land was claimed by Thomas Bordley. In 1770, Charles Wallace purchased from John Beale Bordley a large tract of this land which stretched from the foot of Church Street up to State House Circle. Charles Wallace, by then a prominent member of the merchant community, was born in Annapolis in April

³ *Archives of Maryland*, XXXVIII. (1696), pp 23-25.

⁴ "Act or Keeping Good Rules and Orders in the Porte of Annapolis." *Archives of Maryland*, XIX. (1696), pp 498-504. Though intended to be used as a vineyard, it is not certain how the land was actually used.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
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Section 8 Page 2

81 East Street
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1727 to John and Anne Wallace.⁵ He began his career in the 1740s as a staymaker⁶ and in 1771, joined forces with Joshua Johnson and John Davidson, creating the mercantile firm of Wallace, Davidson, and Johnson. In addition to his business, Wallace involved himself in real estate and building ventures in the city. In 1771, Wallace began the construction of the third State House and provided the supplies necessary in the building's construction. Unwilling to continue to work on the building for lack of what he considered to be adequate financial compensation, Wallace resigned as principal contractor in December 1779.⁷ Wallace died in 1812, leaving personal property appraised at \$23,774.20 and extensive real estate in Annapolis and Anne Arundel County.⁸

PROPERTY HISTORY

Immediately following his 1770 purchase of the large tract of land between the State House and Church Street, Wallace established Fleet and Cornhill streets and laid out building lots which he then sold or leased. The land currently improved by the buildings at 79-87 East Street was leased for 99 years to William Currie. Currie retained the undeveloped land until 1780, when he subleased it to Joshua Frazier. Frazier purchased the property outright from Wallace in 1784.

Following the death of Frazier by 1799, the estate was inherited by his nephew Richard Frazier. In 1819, the heirs of Joshua Frazier were assessed for two lots in Annapolis, containing a total of 0.88 acres, improved by two houses with a total value of \$1,000.00. By 1820, Richard Frazier had died and his estate was divided and sold by trustee Gilbert Middleton.

In 1820, Christopher Hohne purchased the estate of Richard Frazier.

⁵ *Maryland Gazette* (August 30, 1749).

⁶From St. Anne's Parish Register, 1: 79, as quoted in Edward C. Papenfuse, *In Pursuit of Profit*, (Baltimore, MD: The Johns Hopkins University Press, 1975), p. 234-5, footnote, 35.

⁷ A letter written by Charles Wallace explaining his reasons for not finishing the state house is reprinted in Morris L. Radoff, *The State House at Annapolis* (Hall of Records Commission, Department of General Services: Annapolis, MD., 1972), p.87.

⁸ Papenfuse, pp 234-235.

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The land, which extended from Fleet Street through to East Street, was used as rental property by Hohne. Christopher Hohne, born in Frederick, Maryland in 1758, married Mary Holland (1763-1865), the daughter of Francis Holland. Hohne had served in the Revolutionary War as well as the War of 1812, eventually returning to Annapolis to become the messenger to the Annapolis Mayor and Alderman. Hohne was noted locally for risking his life to save the wooden dome of the present State House from destruction by fire, for which he was awarded fifty dollars by the Maryland Legislature. Hohne lived with his family at 45 Fleet Street.

In 1826, all of Hohne's property, including the frame dwelling at 45 Fleet Street, was confiscated by Sheriff William O'Hara as a result of Christopher Hohne's bankruptcy. The house was sold to Robert Bryan, though records document that Hohne continued to live at 45 Fleet Street until his death in 1833.

The property currently known as 79-87 East Street was purchased by Nicholas Killman, a merchant who resided on Main Street. Nicholas Killman was assessed for one lot in Annapolis at a value of \$600.00 in 1845 and 1849. By 1860, Killman possessed six dwellings on Main Street, two dwellings on Hanover Street, a dwelling and store on Market Space, and a dwelling on Fleet Street. The East Street property (unimproved based upon the above assessments) was inherited by William P. and Richard G. Killman upon the death of their father in 1870. According to the Sanborn maps, a small, one-story frame store was constructed by 1885 at the apex of the triangular lot at 87 East Street. When the Killman brothers were unable to agree on the subdivision of the property, James Revell and John Ireland were appointed to sell it in 1890.

BUILDING HISTORY

In October 1890, the property was purchased by Daniel R. Randall. In 1891, Randall transferred two of the rowhouses, known currently as 79 and 81 East Street, to his mother, Elizabeth B. Randall, and retained ownership of the buildings at 83-87 East Street. Based upon the 1876-1896 assessment records which have no listing for Richard G. Killman and no East Street property assessed to any other Killman listed in the assessments, it seems probable that the row of four houses was built by Daniel Randall between his purchase of the property in 1890 and 1891, when he sold two of them to his mother, Elizabeth. This is supported by the deed between the

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Randalls which describes the land as "the same being improved by the most easterly of four frame houses recently erected..." In 1891, Daniel Randall was assessed for four frame houses on East Street. Daniel Richard Randall (1864-1936) graduated from St. John's College in 1883 and received his PhD from Johns Hopkins in 1887. He was Maryland State Attorney from 1900 to 1904 and Annapolis City Postmaster from 1909 to 1914.

Elizabeth Blanchard Randall, the second wife of Alexander Randall, was born in September 1827. When she died in 1895, Elizabeth Randall's estate was divided equally among her ten children. The heirs conveyed the two rowhouses at 79-81 East Street to Catherine Wirt Randall, the oldest surviving child of Elizabeth and Alexander Randall. After only one year, Catherine Randall transferred the property to her brother Daniel R. Randall.

Having reclaimed ownership of the two row houses, Daniel Randall used them as rental property until 1923. At that time, the dwellings were purchased by J. Clayton Brewer, who eight days later sold them to George L. Sams. George Leonard Sams, born 1891, had purchased 83 East Street and 85-87 East Street in 1915 and 1920, respectively. Sams renovated the property in 1920, creating one large building with commercial space on the first floor and residential space on the second floor. Together with his brother, Louis Z. Sams (1883-1962), George L. Sams operated the Sams Brothers Grocery at 83-87 East Street until 1970. The single-family dwellings were used by Sams as rental property until his death in the 1980s. According to the city directories from 1949 through 1961, 81 East Street was leased to Ambrose Price.

The heirs of George L. Sams divided the property, selling the large commercial/residential building at 83-87 East Street to Daniel R. and Jane F. Carr, and the two single dwellings at 79-81 East Street to the Weems Creek Baptist Church, Inc.

Bernard L. Hagberg obtained ownership of the land in 1990 and by 1993 transferred the two dwellings to his children, Jill Hagberg Schneider, Susan K. Hagberg, Maren P. Hagberg, Bernard L. Hagberg, III, Christopher M. Hagberg, and Tobin P. Hagberg. As current owners of the property, the Hagberg family continues to lease the buildings at 79-81 East Street as single dwellings.

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=====

HISTORIC CONTEXT:

Geographic Organization: Western Shore

Chronological/Development Period (s):

Industrial/Urban Dominance, 1870-1930

Prehistoric/Historic Period Theme (s):

Architecture, Landscape Architecture and
Community Planning

Resource Type(s)

Category: Building

Historic Environment: Urban

Historic Function (s): Domestic/Single Dwelling

Known Design Source: Unknown

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Chain of Title for 79-81 East Street:

- 1704: Thomas Bordley claimed property of Francis Nicholson
- March 1770: Charles Wallace purchased property from State House to Market Space from John Beale Bordley Provincial Court Judgement, Liber DD 5 Folio 35
- October 5, 1770: Charles Wallace leased for 99 years to William Currie Provincial Court Judgement, Liber B Folio 286 and 314
- August 5, 1780: William Currie sold lease to Joshua Frazier Land Records of Anne Arundel County, Liber NH 1 Folio 168
- February 18, 1784: Charles Wallace sold to Joshua Frazier Land Records of Anne Arundel County, Liber IBH 1 Folio 183
- 1799: Joshua Frazier bequeathed to nephew Richard Frazier Chancery Court, Deed B 116 Folio 107
- 1820: Gilbert Middleton, Trustee for estate of Richard Frazier, to Christopher Hohne Land Records of Anne Arundel County, Liber WSG 8 Folio 450
- 1850: Nicholas Killman
- July 21, 1890: Equity Case 1355: Richard G. Killman versus William P. Killman James Revell and John Ireland appointed Trustees

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October 31, 1890: James Revell and John Ireland, Trustees,
to Daniel R. Randall
Liber SH 37 Folio 652

April 29, 1891: Daniel R. Randall to Elizabeth B. Randall
Land Records of Anne Arundel County,
Liber SH 38 Folio 595
Deed description states, "the same being
improved by the most easterly of four
frame houses recently erected..."

April 13, 1897: J. Wirt Randall, Hannah Randall, et al,
heirs of Elizabeth B. Randall, to
Catherine W. Randall
Land Records of Anne Arundel County,
Liber GW 5 Folio 434

August 6, 1898: Catherine W. Randall devised to Daniel R.
Randall
Land Records of Anne Arundel County,
Liber GW 11 Folio 48

May 1, 1923: Daniel R. and Elizabeth Randall to J.
Clayton Brewer
Land Records of Anne Arundel County,
Liber WNW 72 Folio 193

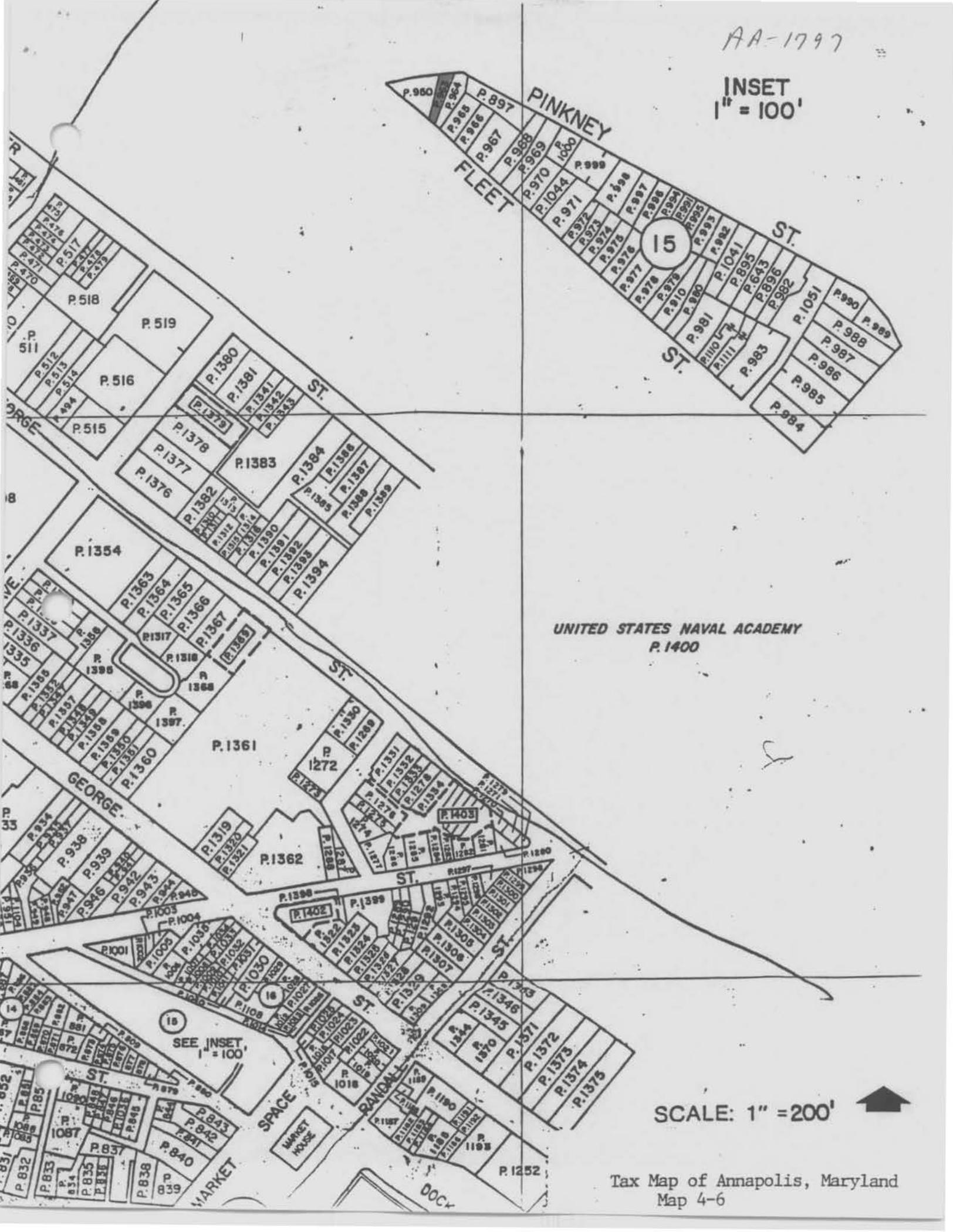
May 9, 1923: J. Clayton Brewer to George Leonard Sams
Land Records of Anne Arundel County,
Liber WNW 72 Folio 194

July 3, 1978: George Leonard Sams to The Weems Creek
Baptist Church, Inc.
Land Records of Anne Arundel County,
Liber 3107 Folio 347

January 4, 1993: Bernard L. Hagberg, Jr., Trustee, to
Bernard L. Hagberg, III, Jill H.
Schneider, et al
Liber 5883 Folio 865

AA-1797

INSET
1" = 100'



UNITED STATES NAVAL ACADEMY
P. 1400

SEE INSET
1" = 100'

SCALE: 1" = 200' 

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

HISTORIC SITES SURVEY FIELD SHEET
Individual Structure Survey Form

SURVEY NUMBER: <u>AA 1796, 1797</u>
NEGATIVE FILE NUMBER:
UTM REFERENCES: Zone/Easting/Northing
U.S.G.S. QUAD. MAP:
PRESENT FORMAL NAME:
ORIGINAL FORMAL NAME:
PRESENT USE: 2F Res
ORIGINAL USE: 2F Res
ARCHITECT/ENGINEER:
BUILDER/CONTRACTOR:
PHYSICAL CONDITION OF STRUCTURE: Excellent (X) Good () Fair () Poor: ()
THEME:
STYLE: Vernacular (Annapolis Federal)
DATE BUILT: 1908-1913/1983

COUNTY: Anne Arundel
TOWN: Annapolis
LOCATION: 79-81 East Street
COMMON NAME:
FUNCTIONAL TYPE: Res Map 32 Par 475
OWNER: Bernard L. Hagberg ADDRESS: 418 Park Creek Road Pasadena, MD 21122
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 (X) 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 () Sheet Metal ()
Built Up (X) Rolled () Tile () Other:
- Engineering Structure:
- Other:

Appendages: Porches () Towers () Cupolas () Dormers () Chimneys () Sheds () Ells ()
Wings () Other:

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

Number of Stories: 2
Number of Bays: 4
Approximate Dimensions: 20 x 20

Entrance Location: Right & Left

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

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

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Good sawn frieze at cornice which is defined by corner consoles; simple molded trim at windows and transom lit door.

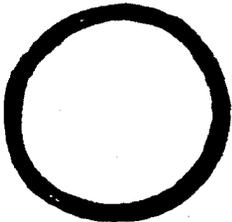
RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

Good example of Vernacular pair, recently restored to original condition; contributes to streetscape at important corner site.

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:

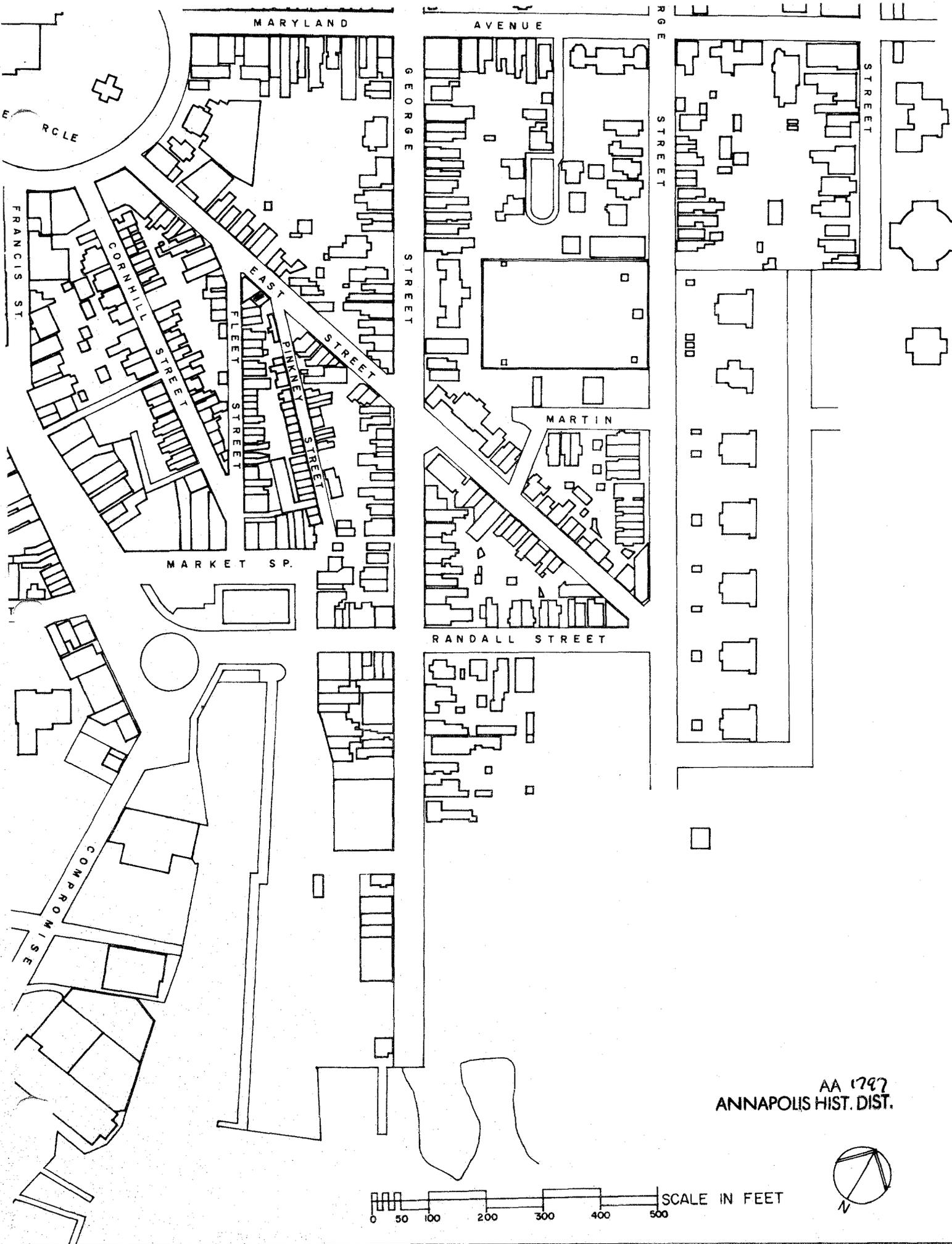
Russell Wright

ORGANIZATION:

Historic Annapolis, Inc

DATE RECORDED:

Aug. 1963



MARYLAND

AVENUE

GEORGE

STREET

GEORGE STREET

STREET

RCLE

FRANCIS ST

CORNHILL STREET

FLEET STREET

PINKNEY STREET

EAST STREET

MARKET SP.

MARTIN

RANDALL STREET

COMPROSE

AA 1797
ANNAPOLIS HIST. DIST.

SCALE IN FEET
0 50 100 200 300 400 500





AA-1797
81 EAST STREET
ANNAPOLIS, MD
TRACERIES
APRIL 1995
MARYLAND SHPO
FACADE, VIEW LOOKING SE
1 OF 4



AA-1797

81 EAST STREET

ANNAPOLIS, MD

TRACERIES

MAY 1995

MARYLAND SHPO

FACADE, VIEW LOOKING SOUTH

2 OF 4



AA-1797
81 EAST STREET
ANNAPOLIS, MD
TRACERIES
MAY 1995
MARYLAND SHPO
CORNICE, VIEW LOOKING SW
3 OF 4



AA-1797

81 EAST STREET
ANNAPOLIS, MD

TRACERIES

MAY 1995

MARYLAND SHPO

SOUTH ELEVATION, VIEW LOOKING NORTH

4 OF 4