

**CAPSULE SUMMARY**  
**George L. Sams Store and Dwelling**  
**83-87 East Street**  
**AA-1798**

The George L. Sams Store and Dwelling, located at the intersection of Fleet and East streets was originally erected in 1890-1891 and 1903 as three independent structures and merged, in 1920 into a single building. The corner building, erected in 1903, was a single-story frame store. The two other buildings, erected 1890-1891, were two of four, attached, single-family dwellings forming a row. In 1920, the three buildings were dramatically altered and merged together. In the early 1990s, the building was renovated. Despite the alterations and renovations which have greatly affected the physical appearance of the original structures, the existing building provides important information on the physical and historical development of East Street.

The building appears today as a horizontally massed, two-story frame structure set upon a brick foundation and covered with a slightly sloping flat roof. Its walls are finished with a smooth stucco and painted surface, and the roof features an overhanging cornice. Though relatively cohesive in its appearance, the irregular spacing of windows, the unequal roofline, and the stucco finish masking the original walls, provide a clue that this building was not built during a single building campaign. The original buildings were significantly altered in 1920 by George L. Sams who lived at and operated the Sams Brothers Groceries on the premises until 1970. In the early 1990s, the building was renovated and currently is a bed and breakfast operated by the resident owners.

MARYLAND HISTORICAL TRUST  
MD INVENTORY OF HISTORIC PROPERTIES  
ANNAPOLIS SURVEY

Inventory No. AA-1798

=====

1. Name of Property

=====

historic name George L. Sams Store and Dwelling

common/other name \_\_\_\_\_

=====

2. Location

=====

street & number 83-87 East Street not for publication \_\_\_\_\_

city or town Annapolis vicinity \_\_\_\_\_

state Maryland code MD county Anne Arundel code 003

zip code 21041

=====

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
_____	_____	structures
_____	_____	objects
<u>1</u>	_____	Total

Is this property listed in the National Register?

Yes  Name of Listing Annapolis Historic District  
No \_\_\_\_\_

=====  
6. Function or Use  
=====

Historic Functions (Enter categories from instructions)

Cat: Domestic Sub: Single Dwelling  
Commerce/Trade Specialty Store

Current Functions (Enter categories from instructions)

Cat: Domestic Sub: Hotel

=====  
7. Description  
=====

Architectural Classification (Enter categories from instructions)

Vernacular

Materials (Enter categories from instructions)

foundation Brick

roof Sheet Metal

walls Stucco over Frame

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.

Maryland Inventory of Historic Properties  
Annapolis Survey  
George L. Sams Store and Dwelling  
Anne Arundel County, Maryland

Inventory No. AA-1798  
Page 4

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

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

Period of Significance 1890-1891  
1920  
\_\_\_\_\_

Significant Dates 1890-1891  
1920  
\_\_\_\_\_

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

=====  
9. Major Bibliographical References  
=====

(Cite the books, articles, legal records, and other sources used in preparing this form.)

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.

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

"Bay Living: Homes." *Annapolitan*. June, 1990.

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**

Annapolis Plats. "Report to the Committee on the Return of the Commissioners to Open East Street." Maryland State Archives, March 27, 1820.

Gray's Map of Annapolis, 1877.

Hopkins, G.M. *Atlas of Anne-Arundel County, Maryland*. Philadelphia, PA: 1878.

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

=====  
10. Geographical Data  
=====

Acreage of Property 1100 Square Feet

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

The property designated as the George L. Sams Store and Dwelling at 83-87 East Street is located on Parcel 950 as noted on Tax Map 4-6.

**Boundary Justification (Explain why the boundaries were selected.)**

The property at 83-87 East Street has been associated with Parcel 950 since the construction of the building in 1890-1891.

=====  
11. Form Prepared By  
=====

name/title Laura Trieschmann & Kim Williams/Architectural Historians  
organization Traceries date March 9, 1995  
street & number 5420 Western Avenue telephone 301/656-5283  
city or town Chevy Chase state MD zip code 20815  
=====

12. Property Owner  
=====

name Donald A. and Louise M. Deline  
street & number 85-87 East Street telephone \_\_\_\_\_  
city or town Annapolis state MD zip code 21401  
=====

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
ANNAPOLIS SURVEY  
CONTINUATION SHEET

Inventory No. AA-1798

Section 7 Page 1

George L. Sams Store and Dwelling  
name of property  
Annapolis, Maryland  
county and state

=====  
The present building at 83-87 East Street, The George L. Sams Store and Dwelling, consists of three independent buildings, two of which were erected in 1890-1891 and one in 1903. In 1920, the three attached buildings were significantly altered or rebuilt and merged into a single building occupying the top of the triangular lot of land formed by the intersection of Fleet and East streets. The building was again renovated in the early 1990s. Today, the building designated 83-87 East Street appears as a single, two-story, but low-lying building having a triangular-shaped footprint and a flat roof. The walls are of frame construction and are clad with a smooth stucco finish.

**EXTERIOR**

Historic Appearance:

Prior to their major rebuilding in 1920, the two buildings formerly designated 83 and 85 East Street were two of a group of four Italianate-style rowhouses; the other two dwellings forming the group, 79 and 81 East Street, survive intact. Based upon the Sanborn maps and the present appearance of 79 and 81 East Street, these four dwellings were each two-story, two-bay, frame dwellings covered with sloped roofs and sharing a continuous cornice with incised detailing typical of the period.<sup>1</sup>

The building formerly designated 87 East Street was built ca. 1903 as a one-story frame store, replacing an older frame store constructed on the site between 1878 and 1885.

In 1920, the three buildings on the site were either significantly altered or entirely rebuilt to form a single structure that had a store on the first floor and residential space on the second floor. A storefront with show windows projected from the end of the building, facing the point of the corner lot and serving residents of the Fleet and East street neighborhood.

Present Appearance:

Located on the triangular lot of land formed by the intersection of East and Fleet streets, the building at 83-87 East Street appears

---

<sup>1</sup> For a more elaborate description of the row, see the MHT Forms for 79 and 81 East Street (AA-1796 and AA-1797).

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
ANNAPOLIS SURVEY  
CONTINUATION SHEET

Inventory No. AA-1798

Section 7 Page 2

George L. Sams Store and Dwelling  
name of property  
Annapolis, Maryland  
county and state

=====  
today as a horizontally massed, two-story frame structure set upon a brick foundation and covered with a slightly sloping flat roof. Its walls are finished with a smooth stucco and painted surface, and the roof features an overhanging boxed cornice. A single interior brick chimney projects from the Fleet Street elevation. Though relatively cohesive in its appearance, the irregular spacing of windows, the irregular roofline, and the stucco finish masking the original walls, provide a clue that this building was not constructed during a single building campaign.

The apex of the building, which featured a storefront at ground level from 1920 until its recent renovation, is at the intersection of East and Fleet streets. The primary elevation (northwest) fronts 42.95 feet on East Street, while the secondary elevation extends 45.54 feet on Fleet Street. The building is attached on the eastern elevation to the rowhouse at 81 East Street, but stands approximately eight inches in front of it, suggesting that the original facade of 83 and 85 East Street, which would have been flush with 79 and 81 East Street was completely rebuilt. A brick firewall separates the new building from the rowhouses.

The facade (northwest elevation) is four bays wide and has an irregular roofline finished with a box cornice. The first story has two single entry doors at the northern end, and two large fixed windows in the southern half of the elevation. The entry at the northernmost end occupies the original location of the side-passage door for the single dwelling at 83 East Street. The opening contains a three-panel wood and glass replacement door with a single-light transom. The second entry opening next to it dates to the 1920s renovation and is filled with a two panel wood and glass door with brass hardware and a kickplate. The window openings, also a result of the 1920 renovation, contain fixed plate glass. The windows have stucco sills, and like the entries, have single beaded surrounds.

The second story, separated from the first story by a half-hipped pent roof, has four window openings. The openings, containing 2/2 replacement windows, are not equally spaced across the elevation. The windows are finished with square-edged trim, louvered shutters and wood window boxes positioned on the pent roof. The roof at 83 East Street extends approximately ten inches above the roof of the 87 East Street. The deviation in the roof line is odd in that neither section of the roof corresponds with a previous roofline formed by either the rowhouses or the one-story store.

Section 7 Page 3

George L. Sams Store and Dwelling  
name of property  
Annapolis, Maryland  
county and state

=====

The apex of the building, facing west, has a single entry door on the first story and a window opening on the second story. The entry contains a three panel wood and glass door. Accessed by two concrete steps, the entry door is trimmed with a square-edged surround and finished with brass hardware and a kickplate. The second story, delineated by the half-hipped pent roof, has a single 2/2 replacement window. The window is finished with square-edged trim, louvered shutters and wood window boxes positioned on the pent roof.

The southwest elevation, fronting on Fleet Street, has a single entry at the southern end. The entry contains a three-light wood door with a two-light transom. The first story has a single window opening with a 2/2 replacement window trimmed by a single beaded surround. The second story has three 2/2 replacement windows with square-edged surrounds, louvered shutters, and wood window boxes. The foundation is pierced by two, two-light windows. The roof line is adorned with a plain, boxed wood cornice.

The east elevation, visible beyond the two-story frame rowhouse at 81 East Street, has a single window opening on the second story. Located at the southernmost end of the elevation, the opening has a six-light casement window trimmed with a single beaded surround and one louvered shutter.

#### INTERIOR

The interior of the George L. Sams Store and Dwelling generally reflects the 1920 period of construction, though some of the materials and architectural details from the 1885-1891 period of construction survive intact. During the 1920s alteration and subsequent work on the interior, the walls separating the three buildings were removed and interior partitions were added.

As noted above, the building originally consisted of two rowhouses and a corner store. The rowhouses were two rooms deep with side entries and side stairs. The store was presumably one open space. Today, the first floor consists of four principal spaces: the kitchen, the reception area and living room separated from one another by wooden cabinets and a bedroom. The reception area is entered from the second entry door on East Street. This area is separated from the living area by the original wooden "Sterer"

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
ANNAPOLIS SURVEY  
CONTINUATION SHEET

Inventory No. AA-1798

Section 7 Page 4

George L. Sams Store and Dwelling  
name of property  
Annapolis, Maryland  
county and state

=====

store cabinets (not in the original location) from the 1920s store. A straight-flight stair is located directly in front of the first entry door (not accessible). This door opening, stair placement, and stair itself survive from the original 1885-1891 period of construction. The open stair is ornamented with a panelled newel, square balusters, a molded rail, and a wall stringer.

On the other side of the reception area is the living room. This room is an open area lit by the large windows on East Street. The reception and living area retain the original wood floors, edged with replacement baseboards with a beaded cap. The ceiling is covered by pressed tin in a geometric-floral design with egg-and-dart cornice molding.

A bedroom, located against the south side wall is separated from the reception area and living room by drywall partitions. Finished with the same baseboard and surrounds, the room has built-in cabinets, a full bath, and a walk-in closet. A projecting chimney breast is located on the southwest wall.

The apex of the building, originally the store at 87 East Street, houses the contemporary kitchen. A banquet was installed by the present owners in the 1990s to provide an eating area next to the kitchen.

The second floor consists of a two full baths, a laundry room, and three bedrooms along a narrow central hall, which runs east to west. The northern interior wall of the hall is constructed of plaster, while the southern interior wall is drywall. The rooms all contain original wood floor boards, measuring 2-1/2 to 3 feet in width. The floor is edged with replacement baseboards with a beaded cap. The door and window openings have square-edged surrounds. Typically, the wood doors are five panel with lock boxes.

The full bath located at the top of the stair has replacement wood floors, edged with original beaded wainscoting. The porcelain claw and ball bath tub is located against the southwest wall on a wooden platform. The tub has shower attachment with china knobs. The pedestal lavatory is rectangular in plan with rounded corners. The watercloset is similar to the integrated and styled tank, bowl, and base produced by Sears, Roebuck and Company in 1937. The laundry room, located across from the bath, provides access to the sloping roof. Accessible by a straight wood ladder, the roof is partially

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
ANNAPOLIS SURVEY  
CONTINUATION SHEET

Inventory No. AA-1798

Section 7 Page 5

George L. Sams Store and Dwelling  
name of property  
Annapolis, Maryland  
county and state

=====

covered by a wooden deck.

The full basement of the building, located under what was 83 East Street, was renovated and fully finished in the 1990s to provide a small living space, bedroom, and full bath. The floor of the basement, believed to have been a potato cellar originally, was excavated and lowered. The basement contains no original materials.

Section 8 Page 1 George L. Sams Store and Dwelling  
name of property  
Annapolis, Maryland  
county and state

=====

The George L. Sams Store and Dwelling, located at the intersection of Fleet and East streets was originally erected in 1890-1891 and 1903 as three independent structures and merged, in 1920 into a single building. The apex building, erected in 1903, was a single-story frame store built on the site of an older 19th-century commercial structure.<sup>2</sup> The two other buildings, erected 1885-1891 were two of four attached single-family dwellings forming a row. In 1920, the buildings were dramatically altered by George L. Sams who operated a store on the first floor and lived in the residential area above. The building was renovated in the early 1990s and currently is operated as a bed and breakfast guest house. Despite the alterations and renovations which have greatly affected the physical appearance of the original structures, the building provides important information on the physical and historical development of East Street in the Annapolis Historic District.

#### SITE HISTORY

The George L. Sams Store and Dwelling is located on a triangular 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."<sup>3</sup> 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.<sup>4</sup> 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 Annapolis land records, a portion of the Nicholson land was claimed by Thomas Bordley. In

---

<sup>2</sup> According to the Sanborn maps, a one-story frame building was located on the site in 1885.

<sup>3</sup> *Archives of Maryland*, XXXVIII. (1696), pp 23-25.

<sup>4</sup> "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  
CONTINUATION SHEET

Inventory No. AA-1798

Section 8 Page 2

George L. Sams Store and Dwelling  
name of property  
Annapolis, Maryland  
county and state

=====

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 1727 to John and Anne Wallace.<sup>5</sup> He began his career in the 1740s as a staymaker<sup>6</sup> 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.<sup>7</sup> Wallace died in 1812, leaving personal property appraised at \$23,774.20 and extensive real estate in Annapolis and Anne Arundel County.<sup>8</sup>

#### 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 building 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, Richard Frazier was 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,

---

<sup>5</sup> *Maryland Gazette* (August 30, 1749).

<sup>6</sup>From 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.

<sup>7</sup> 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.

<sup>8</sup> Papenfuse, pp 234-235.

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
ANNAPOLIS SURVEY  
CONTINUATION SHEET

Inventory No. AA-1798

Section 8 Page 3

George L. Sams Store and Dwelling  
name of property  
Annapolis, Maryland  
county and state

Richard Frazier had died and his estate was divided and sold by trustee Gilbert Middleton.

In 1820 the estate of Richard Frazier sold the property to Christopher Hohne. The land, which extended from Fleet 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. Although the house was sold to Robert Bryan, 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 unimproved land on East Street was inherited by William P. and Richard G. Killman upon the death of their father in 1870. A small frame store was constructed between 1878 and 1885 on the point of the triangular lot. When the Killman brothers were unable to divide 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

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
ANNAPOLIS SURVEY  
CONTINUATION SHEET

Inventory No. AA-1798

Section 8 Page 4

George L. Sams Store and Dwelling  
name of property  
Annapolis, Maryland  
county and state

=====

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 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.

83 East Street

Daniel Randall sold 83 East Street separately in 1903 to F. Rogers Ridout for \$150.00. Eventually transferred to Grafton Ridout, the property was sold in 1913 to Walter N. and Beatrice Hart for \$341. The Harts sold the two-story frame dwelling in 1920 to George L. Sams.

85-87 East Street

In 1902, Daniel Randall sold 85-87 East Street to Christopher and Donna Carpenter for \$675.00. Christopher Carpenter defaulted on the mortgage held by Randall in 1903 and the property was sold at public auction to Edward Powers for \$655.00. Edward Powers, born in Ireland in 1824, was a guard at the United States Naval Academy. During this ownership, Powers built a larger one-story frame store on the site of the older store. Following the death of Powers in 1904, the property was transferred to his wife, Ann Ellen Powers. Although appointed to sell the property in 1906, Nicholas Green did not complete the sale until 1915 when it was purchased by George L. Sams for \$1,035.00.

83-85-87 East Street

In 1915, two of the row houses and the recently erected store were again owned by one person, George L. Sams. George Leonard Sams, born 1891, significantly altered the buildings 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.

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
ANNAPOLIS SURVEY  
CONTINUATION SHEET

Inventory No. AA-1798

Section 8 Page 5

George L. Sams Store and Dwelling  
name of property  
Annapolis, Maryland  
county and state

=====

Sams Brothers Grocery operated in the building until 1970, serving the East and Fleet streets neighborhood for fifty years. Leonard Sams is listed in the 1970 city directory as residing in the dwelling at 83 East Street, while 85 East Street is vacant. George L. Sams died by 1986 and his heirs sold the large commercial/residential building to Daniel R. and Jane F. Carr. Daniel R. Carr, a distributor for Poegenpohl, a German company that produces appliances and cabinets, renovated the building in the late 1990s. It was during the ownership of the Carrs that the building ceased to function as a grocery store and became a bed and breakfast. In 1990, Charles Thomas Smith, Jr., and his wife, Valerie Jean Halliwell Smith, purchased the building and continued to operate the bed and breakfast. The Smiths renovated the basement, removing the potato cellar, and created a private apartment for themselves. Donald A. and Louise M. Deline purchased the commercial/residential property in 1994. Currently owned and operated by the Delines, the building at 83-87 East Street operates as the Chez Amis Bed And Breakfast Guesthouse. The Delines reside in the basement apartment.

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
ANNAPOLIS SURVEY  
CONTINUATION SHEET

Inventory No. AA-1798

George L. Sams Store and Dwelling  
name of property  
Annapolis, Maryland  
county and state

=====

**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  
Commerce-Trade/Specialty Store

**Known Design Source:** Unknown

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
ANNAPOLIS SURVEY  
CONTINUATION SHEET

Inventory No. AA-1798

George L. Sams Store and Dwelling  
name of property  
Annapolis, Maryland  
county and state

=====  
**Chain of Title for 83-87 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 owned property
- July 21, 1890: Equity Case 1355: Richard G. Killman versus William P. Killman James Revell and John Ireland appointed Trustees

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
ANNAPOLIS SURVEY  
CONTINUATION SHEET

Inventory No. AA-1798

George L. Sams Store and Dwelling  
name of property  
Annapolis, Maryland  
county and state

=====

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

Chain of Title for 83 East Street:

November 2, 1903: Daniel R. and Elizabeth W. Randall to F.  
Rogers Ridout  
Land Records of Anne Arundel County,  
Liber GW 34 Folio 256

February 20, 1913: Equity Case 3697: Fred Bauernschmidt versus  
Grafton Ridout  
James W. Owens appointed Trustee

May 1, 1913: James W. Owens, Trustee for Grafton Ridout, to  
Walter N. and Beatrice Hart  
Land Records of Anne Arundel County,  
Liber GW 96 Folio 439

August 25, 1920: Walter N. and Beatrice Hart to George L. Sams  
Land Records of Anne Arundel County,  
Liber WNW 13 Folio 321

Chain of Title for 85-87 East Street:

December 8, 1902: Daniel R. Randall to Christopher and Donna  
Carpenter  
Land Records of Anne Arundel County,  
Liber GW 28 Folio 170-174

July 20, 1903: Daniel R. Randall, mortgagee due to default by  
Carpenter, to Edward Powers  
Land Records of Anne Arundel County,  
Liber GW 33 Folio 24

June 14, 1906: Equity Case 2811: Ann Ellen Powers, et al  
versus John Dunn  
Nicholas Green appointed Trustee

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
ANNAPOLIS SURVEY  
CONTINUATION SHEET

Inventory No. AA-1798

George L. Sams Store and Dwelling  
name of property  
Annapolis, Maryland  
county and state

=====  
October 26, 1915: Nicholas Green, Trustee for Ann Ellen Powers,  
to George L. Sams  
Land Records of Anne Arundel County,  
Liber GW 122 Folio 42

Chain of Title for 83-85-87 East Street:

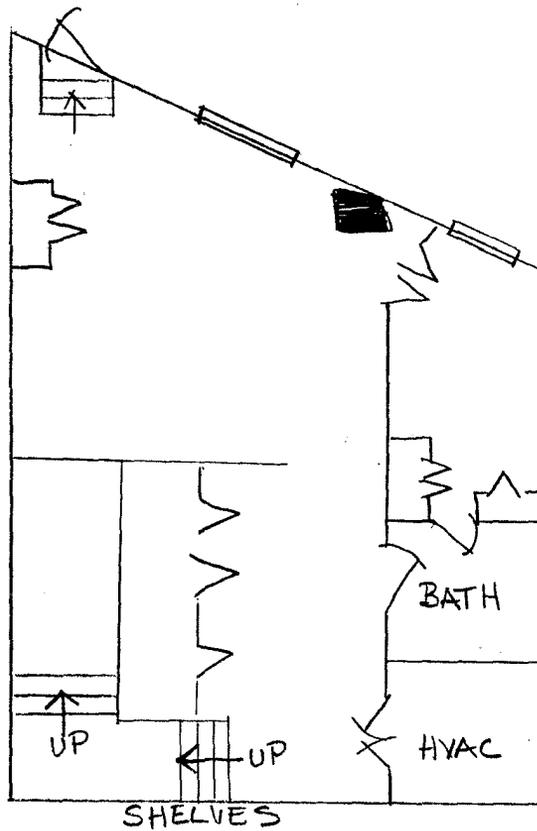
September 17, 1986: George L. Sams bequeathed to A. Katherine  
Trott, Edwin L. Talbot, Allen Talbot, and  
Frances Martines  
Land Records of Anne Arundel County,  
Liber 4265 Folio 363

May 6, 1987: A. Katherine Trott, Edwin L. Talbot, Allen  
Talbot, and Frances Martines to Daniel and  
Jane Carr  
Land Records of Anne Arundel County,  
Liber 4349 Folio 50

January 5, 1990: Daniel R. and Jane F. Carr to Charles Thomas  
Smith, Jr. and Valerie Jean Halliwell Smith  
Land Records of Anne Arundel County,  
Liber 5006 Folio 261

May 6, 1994: Charles Thomas Smith, Jr. and Valerie Jean  
Halliwell Smith to Donald A. and Louise M.  
Deline  
Land Records of Anne Arundel County,  
Liber 6614 Folio 463

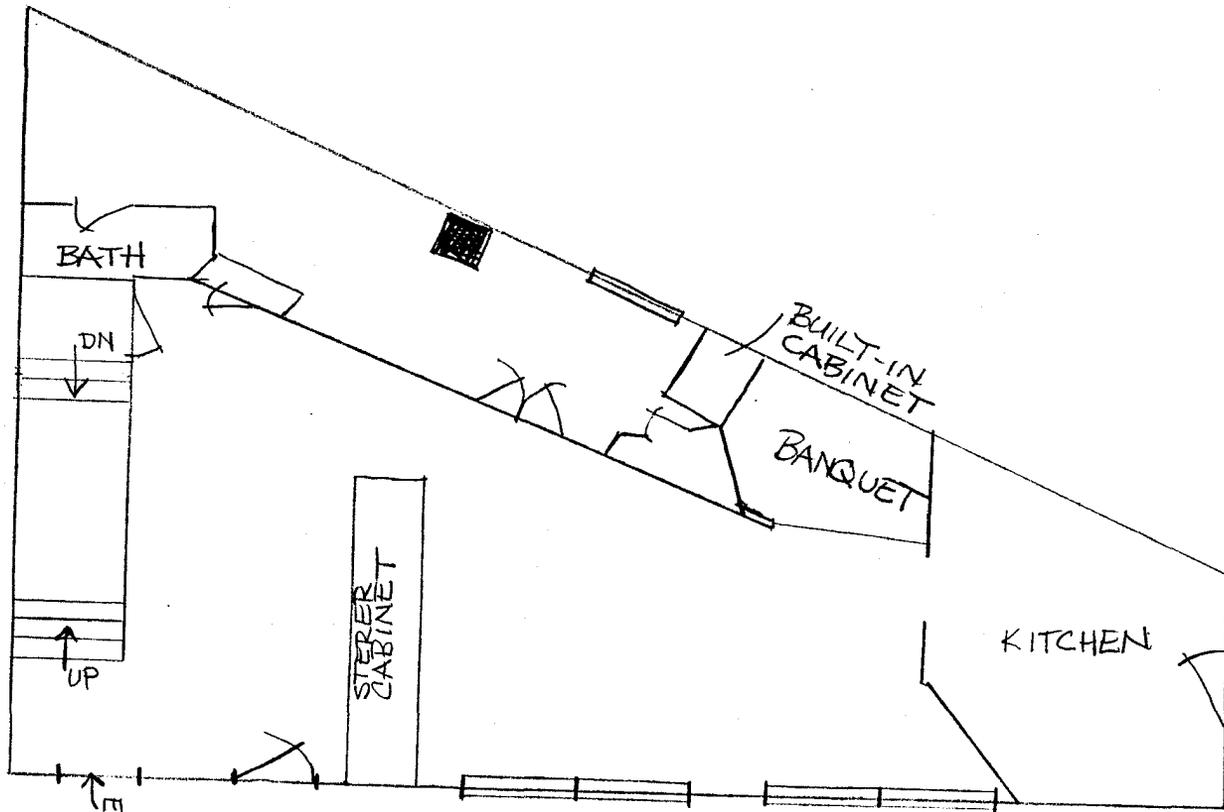
AA-1798



83-85-87 EAST STREET  
BASMENT

↙ NORTH  
NOT TO SCALE

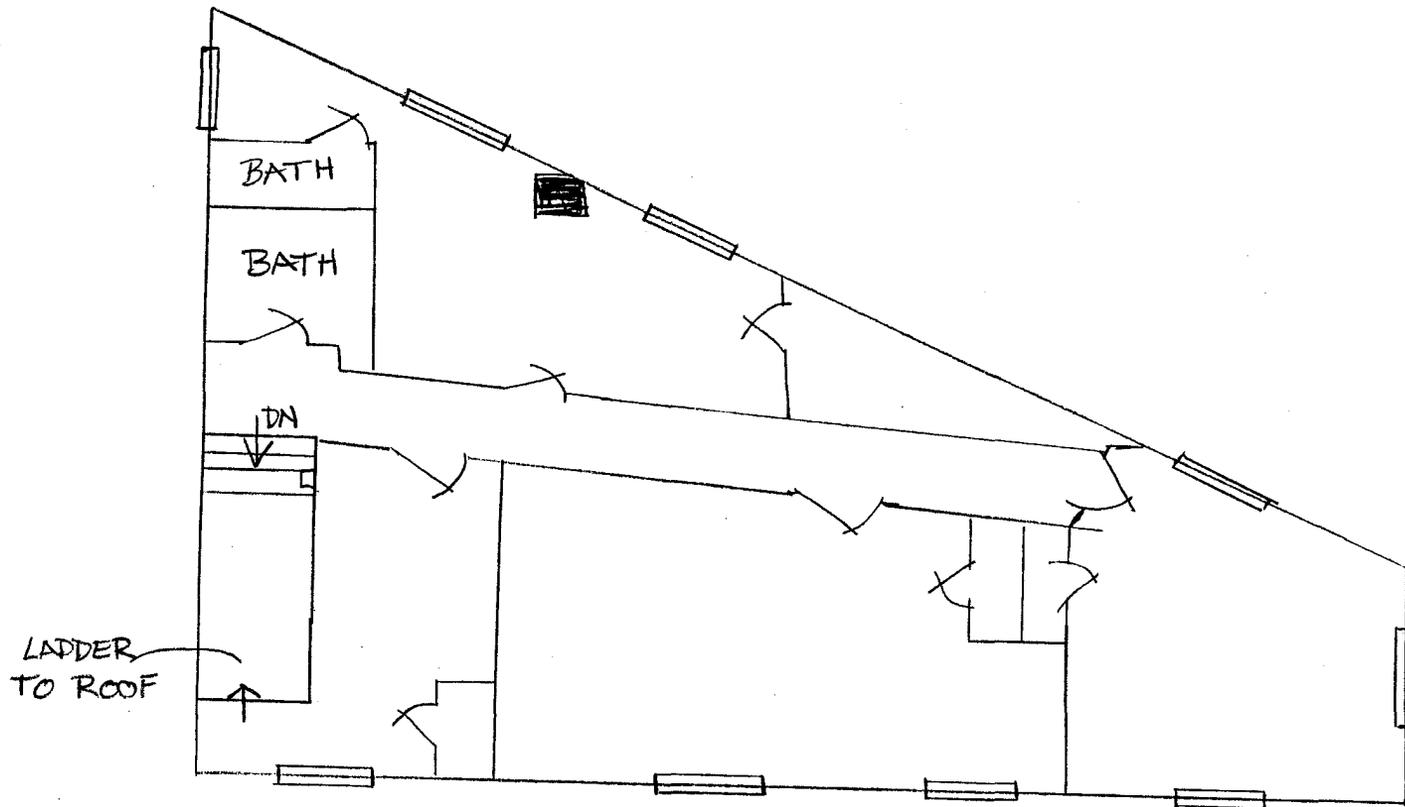
AA-1798-



83-85-87 EAST STREET  
FIRST FLOOR

↙ NORTH  
NOT TO SCALE

AA-1798



83-85-87 EAST STREET  
SECOND FLOOR

↙ NORTH  
NOT TO SCALE





AA-1798  
85-87 EAST ST  
ANNAPOLIS, MD  
TRACERIES  
APRIL 1995  
MARYLAND SHPO  
NW ELEVATION, LOOKING EAST  
1 OF 11



AA-1798  
85-87 EAST ST  
ANNAPOLIS, MD  
TRACERIES  
APRIL 1995  
MARYLAND SHPO  
NW ELEVATION, LOOKING SOUTH  
2 OF 11



AA-1798  
85-87 EAST ST  
ANNAPOLIS, MD  
TRACERIES  
APRIL 1995  
MARYLAND SHPO  
ROOF OF BUILDING, LOOKING NE  
3 OF 11



AA-1798

85-87 EAST ST

ANNAPOLIS, MD

TRACERIES

APRIL 1995

MARYLAND SHPO

NE ROOM, FIRST FLOOR, LOOKING SOUTH

4 OF 11



AA-1798

85-87 EAST ST  
ANNAPOLIS, MD

TRACERIES

APRIL 1995

MARYLAND SHPO

GROCERY CABINET, FIRST FLOOR, LOOKING SOUTH  
5 OF 11



AA-1798

85-87 EAST ST  
ANNAPOLIS, MD

TRACERIES

APRIL 1995

MARYLAND SHPO

DRESSED METAL CEILING, FIRST FLOOR, LOOKING  
6 OF 11 NORTH



AA-1798  
85-87 EAST ST  
ANNAPOLIS, MD  
TRACERIES  
APRIL 1995  
MARYLAND SHPO  
STAIR ON NE WALL, LOOKING  
7 OF 11 NORTH



AA-1798  
85-87 EAST ST  
ANNAPOLIS, MD  
TRACERIES  
APRIL 1995  
MARYLAND SHPO  
HALL, SECOND FLOOR, LOOKING NW  
8 OF 11



AA-1798

85-87 EAST ST  
ANNAPOLIS, MD

TRACERIES

APRIL 1995

MARYLAND SHPO

NE ROOM, SECOND FLOOR, LOOKING SOUTH

9 OF 11



AA-1798  
85-87 EAST ST  
ANNAPOLIS, MD  
TRACERIES  
APRIL 1995  
MARYLAND SHPO  
BATHROOM, SECOND FLOOR,  
LOOKING SE  
10 OF 11



AA-1798  
85-87 EAST ST  
ANNAPOLIS, MD  
TRALERIES  
APRIL 1995  
MARYLAND SHPO  
BASEMENT, LOOKING SOUTH  
11 OF 11

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

HISTORIC SITES SURVEY FIELD SHEET  
 Individual Structure Survey Form

SURVEY NUMBER: <u>AA 1798</u>
NEGATIVE FILE NUMBER:
UTM REFERENCES: Zone/Easting/Northing
U.S.G.S. QUAD. MAP:
PRESENT FORMAL NAME:
ORIGINAL FORMAL NAME:
PRESENT USE: <u>SF Res/Comm (vacant)</u>
ORIGINAL USE: <u>SF Res/Comm</u>
ARCHITECT/ENGINEER:
BUILDER/CONTRACTOR:
PHYSICAL CONDITION OF STRUCTURE: Excellent ( ) Good ( ) Fair (X) Poor: ( )
THEME:
STYLE: <u>Vernacular</u>
DATE BUILT:

COUNTY: <u>Anne Arundel</u>
TOWN: <u>Annapolis</u>
LOCATION: <u>83-87 East Street</u>
COMMON NAME:
FUNCTIONAL TYPE: <u>Comm Map32 Par 461</u>
OWNER: <u>George L. Sams</u>
ADDRESS: <u>85 East Street</u> <u>Annapolis, MD 21401</u>
ACCESSIBILITY TO PUBLIC: Yes (X) No ( ) Restricted ( )
LEVEL OF SIGNIFICANCE: Local ( ) State ( ) National ( ) <input checked="" type="radio"/>

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 (X) 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 (X)  
 Built Up ( ) 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 35

Entrance Location: at corner and front center

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

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

(83)

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

(85-87)

No architectural features of note, all altered.

RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

(83)

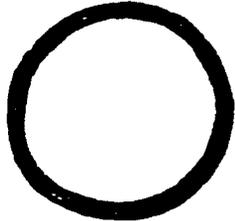
Good example of Vernacular pair recently restored to original condition; contributes to streetscape at important corner site.

(85-87)

Should be restored to compliment important 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:

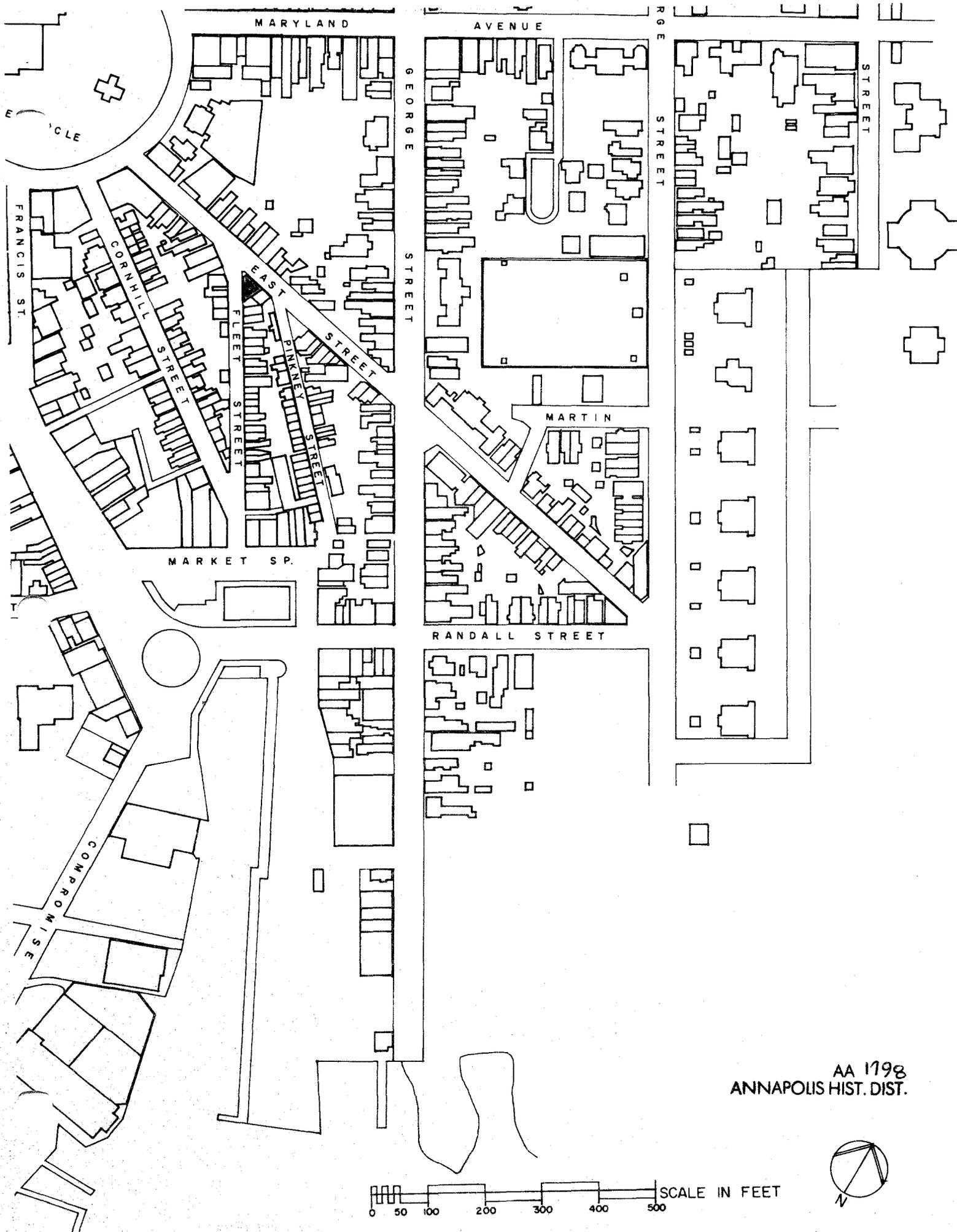
Russell Wright

ORGANIZATION:

Historic Annapolis, Inc

DATE RECORDED:

Aug 1983



MARYLAND

AVENUE

GEORGE STREET

GEORGE STREET

STREET

GLE

FRANCIS ST.

CORNHILL STREET

EAST FLEET STREET

PINNEY STREET

MARKET ST.

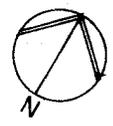
MARTIN

RANDALL STREET

COMPROMISE

AA 1798  
ANNAPOLIS HIST. DIST.

SCALE IN FEET  
0 50 100 200 300 400 500





83-87 East

AA 1798

Annapolis, Anne Arundel County

Russell Wright July, 1982

Maryland Historical Trust,

Annapolis, Maryland

NW Elevation/camera facing SE



R83-87 East

AA 1798

Annapolis, Anne Arundel County

Russell Wright July, 1982

Maryland Historical Trust,

Annapolis, Maryland

NW Elevation/camera facing SE



83-87 East

AA 1798

Annapolis, Anne Arundel County  
Russell Wright July, 1982  
Maryland Historical Trust,  
Annapolis, Maryland

NWElevation/camera facing SE