

CAPSULE SUMMARY
97 East Street
AA-1801

The 2-1/2-story building located at 97 East Street is a contemporary building constructed in 1989 on the site of a ca. 1882 frame dwelling which was destroyed following a substantial fire. Designed by the architectural firm Fourth Street Design Studio, the contemporary building, built within the footprint of the original building, was approved by the Annapolis Planning and Zoning staff and the Annapolis Historic District Commission as sympathetic to the 19th and early 20th-century buildings on the block.

The contemporary replacement building at 97 East Street is designed in sympathy to the 19th-century vernacular buildings of East Street. Constructed of steel frame, the building is clad in German siding. The building is a 2-1/2-story, four-bay wide structure with a side entry and vertical emphasis, typical of the late-19th-century rowhouses and attached dwellings on the street. It is set upon a raised brick foundation and is covered with a gable roof. The roof, with a centrally-placed gable dormer, is sheathed with asphalt shingles. A recessed porch in the easternmost bay provides protection to the side entry, also set back from the plane of the wall surface.

The building presently serves as a single-family rental property.

MARYLAND HISTORICAL TRUST
MD INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY

Inventory No. AA-1801

=====

1. Name of Property

=====

historic name _____

common/other name 97 East Street

=====

2. Location

=====

street & number 97 East Street not for publication _____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>	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

Current Functions (Enter categories from instructions)

Cat: Domestic Sub: Single Dwelling

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

Architectural Classification (Enter categories from instructions)

Vernacular

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.

Maryland Inventory of Historic Properties
Annapolis Survey
97 East Street
Anne Arundel County, Maryland

Inventory No. AA-1801
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=====
Areas of Significance (Enter categories from instructions)

Architecture

Period of Significance 1989

Significant Dates 1989

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation undefined

Architect/Builder Fourth Street Design Studio

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

See Continuation Sheet No. 8-1

Maryland Inventory of Historic Properties
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 Assessment Records. 1876-1896; 1896-1905.
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. Maryland State Archives, 1696.

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.

Maps

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

=====
10. Geographical Data
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Acreage of Property less than one acre

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

The property designated as 97 East Street is located on Parcel 891 as indicated on Tax Map 4-6.

Boundary Justification (Explain why the boundaries were selected.)

The building located at 97 East Street has been associated with Parcel 891, measuring 27' x 60' x 11' x 56', since its construction in 1989.

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

name/title L. Trieschmann & K. Williams, Architectural Historians
organization Traceries date March 20, 1995
street & number 5420 Western Avenue telephone 301/656-5283
city or town Chevy Chase state MD zip code 20815

=====
12. Property Owner
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name Mark Houston-Ludlam Revocable Trust
street & number 1401 Circle Drive telephone _____
city or town Edgewater state MD zip code 21037
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MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
CONTINUATION SHEET

Inventory No. AA-1801

Section 7 Page 1

97 East Street
name of property
Annapolis, Maryland
county and state

=====
The building at 97 East Street was constructed in 1989 as an infill structure on the site of a ca. 1882 dwelling. In 1988, a fire substantially damaged the historic building. After a year of neglect, the building was demolished and replaced by the present 2-1/2-story structure. Designed by Fourth Street Design Studio in Annapolis, the new dwelling was constructed within the footprint of the historic building.

EXTERIOR

The contemporary replacement building at 97 East Street is designed in sympathy to the 19th-century vernacular buildings of East Street. Constructed of steel frame, the building is clad in German siding. The building is a 2-1/2-story, four-bay wide structure with a side entry and vertical emphasis, typical of the late-19th-century rowhouses and attached dwellings on the street. It is set upon a raised brick foundation and is covered with a gable roof. The roof, with a centrally-placed gable dormer, is sheathed with asphalt shingles. A recessed porch in the easternmost bay provides protection to the side entry, also set back from the plane of the wall surface.

The first story, features three metal 1/1 windows with transoms. Similarly, the second story has three metal 1/1 windows. The recessed porch, supported by square posts, has a side entry with a four panel door and one-light transom. All window and door openings have square-edged casing. The gable dormer has a 1/1 window. The raised basement has three equally spaced one-light metal windows.

The southwest and northeast elevations have no openings. The rear and interior of the building were not surveyed.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
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Section 8 Page 1

97 East Street
name of property
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=====
Constructed in 1989, the 2-1/2-story building located at 97 East Street is located on property that originally contained a two-story frame dwelling constructed in circa 1882. Designed by the architectural firm Fourth Street Design Studio, the contemporary building, built within the footprint of the original building, was approved by the Annapolis Planning and Zoning staff and the Annapolis Historic District Commission as sympathetic to the 19th and early 20th-century buildings on the block. The building presently serves as a single-family rental property.

SITE HISTORY

The property at 97 East Street was originally a portion of the land 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."¹ 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.² 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 1727 to John and Anne Wallace.³ He began his career in the 1740s

¹ *Archives of Maryland*, XXXVIII. (1696), pp 23-25.

² "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.

³ *Maryland Gazette* (August 30, 1749).

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as a staymaker⁴ 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 procured 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 1779.⁵ Wallace died in 1812, leaving personal property appraised at \$23,774.20 and extensive real estate in Annapolis and Anne Arundel County.⁶

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. Lot 3, measuring 64 feet along Cornhill Street and extending through to East Street, was leased for 99 years to William Currie and corresponds with the properties designated today as 97, 99, and 101 East Street. Currie retained the undeveloped land until 1780, when he subleased to Joshua Frazier. Frazier purchased the property outright from Wallace in 1784.

Following the death of Joshua Frazier by 1799, the estate was inherited by his nephew Richard Frazier. In 1819, Frazier family heirs⁷ were assessed for two lots in Annapolis, containing a total of 0.88 acres and improved by two houses with a total value of \$1,000.00. One of the two houses noted in the assessments probably

⁴From 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.

⁵ 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.

⁶ Papenfuse, pp 234-235.

⁷ No further indication of who the heirs were is provided in the assessment records.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
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97 East Street
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refers to the Federal-era dwelling at 99 East Street, clearly built in the first quarter of the 19th century. Based upon the architecture, it is not likely that the dwelling at 101 East Street stood on the site as early as 1819, and therefore would not have been included in the assessment.⁸ The second dwelling listed in the assessment, therefore, is probably a demolished building which may have stood on the present site of 97 East Street.

In the early 19th century, East Street existed only in part. The street ran from State Circle to its intersection with Fleet Street (approximately) and resumed after Prince George Street, running to King George Street. By 1820, the City of Annapolis decreed an "Act to Open and Extend East Street...and to close up that part of said street leading to Prince George Street." The property owners, Charles Carroll and Delilah Holland, were awarded damages for the confiscation of their unimproved property by the street extension. The plat map for the extension of the street shows that the heirs of Joshua Frazier owned two houses on the southwestern end of East Street.⁹

By 1820, Richard Frazier had died and his estate was sold by trustee Gilbert Middleton. Walter Cross purchased all of Lot 3. According to the land records, the property purchased by Walter Cross included the "house now occupied by Marmaduke Conner..."¹⁰ This may again be referring to the house at 99 East Street.

In January 1825, Cross sold 97 and 99 East Street to Harriet Selby, who also claimed a small strip of land between 99 and 101 East Street, as well as the kitchen building that was deeded to 101 East Street. Land records indicate that in March 1826, the strip of land and the kitchen were conveyed by Harriet Selby to Eliza Gassaway, who had purchased 101 East Street in February of that

⁸ Though Federal in style, the details of the house at 101 East Street, including the seven-course brick bond place the date of construction to the mid-19th century.

⁹ Annapolis Plats. "Report to the Committee on the Return of the Commissioners to Open East Street." (Maryland State Archives, March 27, 1820).

¹⁰ Land Records of Anne Arundel County, Liber WSG 8 Folio 450; Chancery Court Case, Liber B Folio 107. Also, see Liber WSG 10 Folio 560.

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ANNAPOLIS SURVEY
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same year.¹¹

In 1832, Harriet Selby was assessed for one improved lot in Annapolis at \$400.00, and in 1845, she was assessed for one lot with a value of \$700.00. By 1847, Frank H. Stockett was appointed to sell the property. It was purchased by James Iglehard, who sold it in 1850 to African-American James Holliday. James Holliday, born about 1807, also purchased the building at 101 East Street in 1854. In 1860, Holliday was assessed for one house and one lot on East Street (no assessment value listed), in addition to \$100.00 worth of furniture. These assessments undoubtedly refer to the house at 99 East Street.

When Holliday died in 1882, his estate was divided among his wife and children: 97 East Street was bequeathed to his wife, Matilda Holliday, who constructed a two-story frame building on the site¹²; 99 East Street was bequeathed to Matilda and transferred to Lizzie Holliday; and 101 East Street went to Mary Holliday Miles.

Matilda Holliday deeded the property, including the newly constructed two-story dwelling, to her daughter Eleanora Briscoe, who had inherited 99 East Street from her sister Lizzie Holliday. In 1926, Eleanora Briscoe Portilla conveyed 99 East Street to her sister, Lucy Briscoe Brown and in 1927, 97 East Street was conveyed to Albert and Daisy Brown. In 1928, Cora E. Brown inherited the property at 97 East Street. According to the city directory for 1928-1929, the building was occupied by A. A. Norwood at that time. Continuing to serve as rental property, the building was occupied in 1949 by A. L. Wiley.

In 1959, Cora E. Brown sold the building to Elouise G. Duvall, who had been renting the house since at least 1954. After purchasing the property, Duvall continued to occupy the dwelling until her death in the mid-1980s. In 1989, a fire engulfed the building at 97 East Street.

¹¹ Land Records of Anne Arundel County, Liber WSG 11 Folio 537.

¹² The dwelling constructed by Matilda Holliday was razed in 1989.

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BUILDING HISTORY

Following the fire, the damaged building was purchased by The Redemptorists, Inc, a holy order associated with St. Mary's Catholic Church. The Redemptorists, Inc. were prominent landholders in Annapolis, owning such buildings as the Charles Carroll House on Duke of Gloucester Street. The building remained vacant until March 1989, when the structure was razed and replaced it with the current 2-1/2-story dwelling on the site. The new building was designed by Fourth Street Design Studio in Annapolis.¹³ The Redemptorists, Inc. retained the property for one year, selling the newly constructed dwelling in 1989 to 97 East Joint Venture.

In November 22, 1989, 97 East Joint Venture sold the property to Mark D. and Genevieve A. Houston-Ludlam, who in 1993 transferred the property to the Mark Houston-Ludlam Revocable Trust. The building currently serves as a single-family rental property.

¹³ The building permit, #017815, for the demolition of the fire damaged dwelling and the erection of the present building indicated that Kevin Schaeffer was the owner of the property. Schaeffer did not own the building at the time of the fire.

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HISTORIC CONTEXT:

Geographic Organization: Western Shore

Chronological/Development Period (s):

Modern Period, 1930-present

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: Fourth Street Design Studio

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Chain of Title for 97 East Street:

1704: Thomas Bordley claimed property of Francis Nicholson

March 1770: Charles Wallace purchased property from State House to Market Space from J.B. Bordley
Provincial Court Judgement,
Liber DD 5 Folio 35

October 5, 1770: Charles Wallace leased to William Currie Lot 3
Provincial Court Judgement,
Liber B Folio 314

August 5, 1780: William Currie subleased to Joshua Frazier
All of Lot 3
Land Records of Anne Arundel County,
Liber NH 1 Folio 168

February 18, 1784: Joshua Frazier purchased from Charles Wallace
Lot 3
Land Records of Anne Arundel County,
Liber IBH 1 Folio 183

1799: Joshua Frazier bequeathed to nephew Richard Frazier
Chancery Court Case,
Liber B 116 Folio 107

March 18, 1820: Gilbert Middleton, trustee for the estate of Richard Frazier, to Walter Cross
Lot 3
Land Records of Anne Arundel County,
Liber WSG 8 Folio 450

January 15, 1825: Walter Cross to Harriet Selby
Land Records of Anne Arundel County,
Liber WSG 8 Folio 445

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97 East Street
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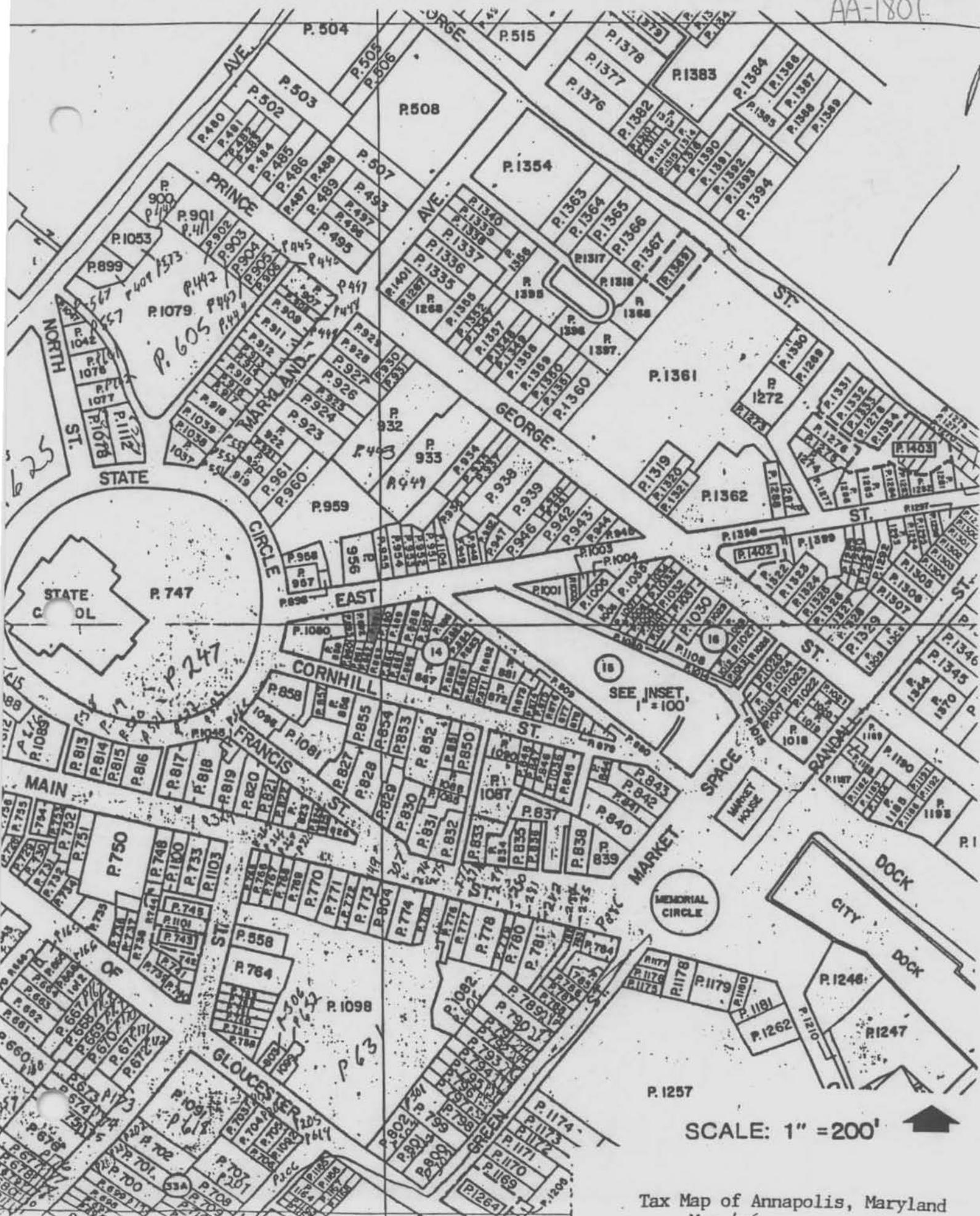
- =====
- October 5, 1847: Frank H. Stockett, Trustee for Harriet Selby,
to James Iglehart
Chancery Court Case,
Liber JHN 2 Folio 586
- August 14, 1850: James Iglehart to James Holliday
Land Records of Anne Arundel County,
Liber JHN 5 Folio 171
- July 11, 1882: James Holliday bequeathed to wife, Matilda
Holliday for life, then property transfers to
daughter, Eleanora Briscoe
Will Records of Anne Arundel County,
Liber RID 1 Folio 474
Liber SH 27 Folio 551
- February 5, 1927: Eleanora Briscoe Portilla and Cosme Portilla,
and Benjamin Briscoe to Albert and Daisy Brown
Land Records of Anne Arundel County,
Liber FSR 12 Folio 169
- December 23, 1928: Cora E. Brown inherited property
Orphan Court Case 3937
- December 3, 1959: Cora E. Brown to Elouise Gloria Duvall
Land Records of Anne Arundel County,
Liber GTC 1359 Folio 407
- August 23, 1988: Theodore J. Johnson, personal representative
of the estate of Elouise Gloria Duvall, to The
Redemptorists, Inc., a Maryland Corporation
Land Records of Anne Arundel County,
Liber 4675 Folio 126
- August 8, 1989: The Redemptorists, Inc., a Maryland
Corporation, to 97 East Joint Venture, a
Maryland Joint Venture
Land Records of Anne Arundel County,
Liber 4940 Folio 24
- November 22, 1989: 97 East Joint Venture, a Maryland Joint
Venture, to Mark D. and Genevieve A. Houston-
Ludlam
Land Records of Anne Arundel County,
Liber 4985 Folio 401

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June 27, 1993: Mark D. and Genevieve A. Houston-Ludlam to
 Mark Houston-Ludlam Revocable Trust
 Land Records of Anne Arundel County,
 Liber 6258 Folio 149



SCALE: 1" = 200'



AA-1801
97 EAST ST
ANNAPOLIS, MD
TRAGERIES
APRIL 1995
MARYLAND SHPO
FACADE, VIEW LOOKING SE
1 OF 1

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

HISTORIC SITES SURVEY FIELD SHEET
 Individual Structure Survey Form

SURVEY NUMBER: <u>AA 1801</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 () Good (X) Fair () Poor: ()
THEME:
STYLE: Victorian
DATE BUILT: c.1880

COUNTY: Anne Arundel
TOWN: Annapolis
LOCATION: 97 East Street
COMMON NAME:
FUNCTIONAL TYPE: Res Map 32 Par 401
OWNER: Eloise G. Duvall ADDRESS: 97 East Street Annapolis, MD 21401
ACCESSIBILITY TO PUBLIC: Yes (X) No () Restricted ()
LEVEL OF SIGNIFICANCE: Local (X) State () National ()

GENERAL DESCRIPTION:

Structural System

- Foundation: Stone () Brick (X) Concrete () Concrete Block ()
- Wall Structure
 - Wood Frame: Post and Beam () Balloon (X)
 - Wood Bearing Masonry: Brick () Stone () Concrete () Concrete Block ()
 - Iron () D. Steel () E. Other:
- Wall Covering: Clapboard () Board and Batten () Wood Shingle () Shiplap ()
 Novelty () Stucco () Sheet Metal () Aluminum () Asphalt Shingle ()
 Brick Veneer () Stone Veneer () Asbestos Shingle (X)
 Bonding Pattern: Other:
- Roof Structure
 - Truss: Wood (X) Iron () Steel () Concrete ()
 - Other:
- Roof Covering: Slate () Wood Shingle () Asphalt Shingle () Sheet Metal (X)
 Built Up () Rolled () Tile () Other:
- Engineering Structure:
- Other:

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

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: 3
 Approximate Dimensions: 20 x 40

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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AA-1801

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Bracketed cornice with consoles; molded window and transom lit door; later stoop and rail; asbestos shingles.

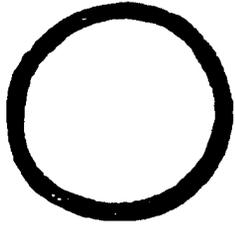
RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

Minor example of Vernacular, marred by siding yet in scale and contributing to streetscape.

REFERENCES:

MAP: (Indicate North In Circle)



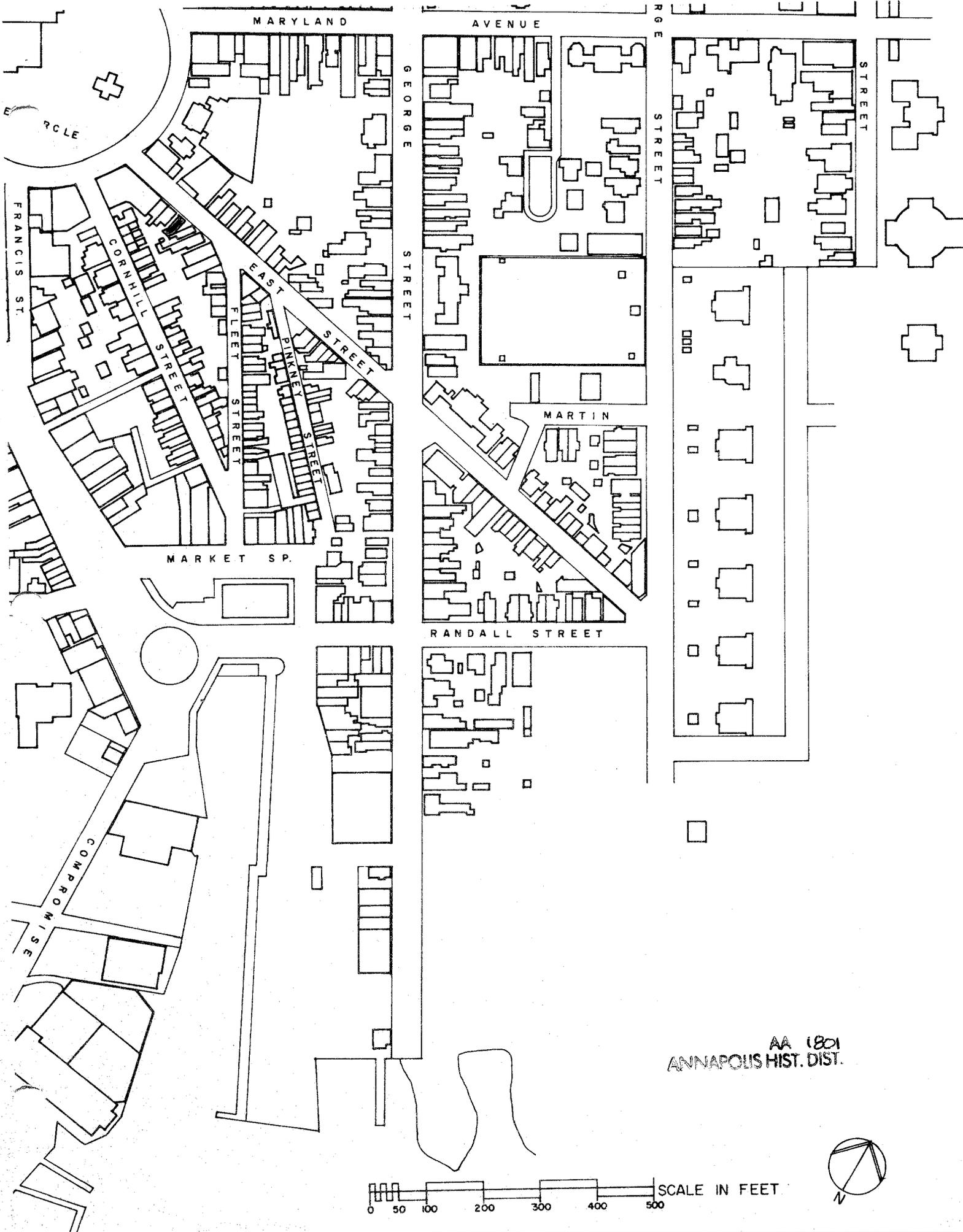
SURROUNDING ENVIRONMENT:

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

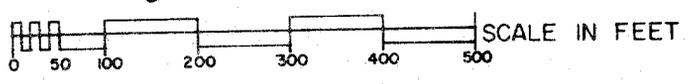
RECORDED BY: Russell Wright

ORGANIZATION: Historic Annapolis, Inc

DATE RECORDED: Aug. 1983



AA 1801
ANNAPOLIS HIST. DIST.





97 East

AA 1801

Annapolis, Anne Arundel County

Russell Wright July, 1982

Maryland Historical Trust,

Annapolis, Maryland

NW Elevation/camera facing SE