

Capsule Summary for 96 East Street (AA-1816)

Located on the north side of East Street, one block east of the Maryland State Capitol, the house at 96 East Street was constructed in 1920 on the site of a mid-19th century dwelling. The tract of land currently occupied by this 20th century house was originally part of a larger tract of land that, during the 18th century, belonged to 58 State Circle. This tract was eventually subdivided into smaller lots that by the mid-19th century, were built upon with several working-class houses. Like 96 East Street, other of these 19th century East Street buildings were replaced in the early to mid-20th century.

The house at 96 East Street is a tall, two-and-one-half-story frame building set upon a raised concrete foundation and covered with a side gable roof with a centrally located hipped-roof dormer. The house, designed in a vernacular manner, is representative of urban domestic architecture from the early 20th century and contributes to the understanding of the architectural evolution of Annapolis from its Colonial foundations to its residential growth in the 19th and 20th century.

MARYLAND HISTORICAL TRUST
MD INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY

Inventory No. AA-1816

=====

1. Name of Property

=====

historic name _____

common name 96 East Street

=====

2. Location

=====

street & number 96 East Street not for publication _____

city or town Annapolis vicinity _____

state Maryland code _____ county Anne Arundel code _____

zip code 21401

=====

3. State/Federal Agency Certification N/A

=====

4. National Park Service Certification N/A

=====

5. Classification

=====

Ownership of Property (Check all that apply)

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

Category of Property (Check only one box)

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

Number of Resources within Property

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

Is this property listed in the National Register?

Yes Name of Listing Annapolis Historic District

No _____

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

Inventory No. AA-1816
(Page 2)

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6. Function or Use

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Historic Functions (Enter categories from instructions)

Cat: Domestic Sub: Single Dwelling

Current Functions (Enter categories from instructions)

Cat: Domestic Sub: Single Dwelling

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7. Description

=====

Architectural Classification (Enter categories from instructions)

Vernacular

Materials (Enter categories from instructions)

foundation Concrete block

roof Asphalt Shingles

walls Wood weatherboard

other _____

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

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

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

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

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

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Areas of Significance (Enter categories from instructions)

Architecture

Period of Significance 1920

Significant Dates 1920

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation _____

Architect/Builder unknown

Narrative Statement of Significance (Explain the significance of the property.) See Continuation Sheet No. 8-1

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Annapolis Survey
96 East Street
Anne Arundel County, Maryland

Inventory No. AA-1816
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9. Major Bibliographical References

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See Continuation Sheet No. _____

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

Articles, Books, Published and Unpublished Sources

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

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

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and Maryland State Archives, Annapolis, Maryland.

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

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

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

Warren, Mame. Then Again...Annapolis, 1900-1965. Time Exposures
Limited, Annapolis, MD., 1990.

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

Maps and Drawings

Bird's Eye View of the City of Annapolis, Chas, Magnus, 1864,
Reproduced, 1967.

Gray's New Map of Annapolis, Anne Arundel County, MD., 1877.

Hopkins, G.M. Map of Annapolis, 1877.

Map of Annapolis, Southern Map Company, Baltimore, MD., 1905.

Plan of Annapolis, Geo. H. Shafer, 25 July 1718.

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

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Annapolis Survey
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10. Geographical Data

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Acreage of Property 2,120 square feet

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

The property comprising 96 East Street occupies the entire Parcel P954 on Tax Map 4-6.

Boundary Justification (Explain why the boundaries were selected.)

Parcel 954 has been associated with 96 East Street since before the building's construction in 1920.

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11. Form Prepared By

=====

name/title Kim Williams/Architectural Historian
organization Traceries date 11/23/92
street & number 1606 20th St., N.W. telephone (202) 232-6870
city or town Washington, D.C. state zip code 20009

=====

12. Property Owner

=====

name Joan Abel and Jim Vance
street & number 96 East Street telephone 268-1016
city or town Annapolis state MD zip code

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MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
CONTINUATION SHEET

Inventory No. AA-1816

Section 7 Page 1

96 East Street
name of property
Anne Arundel, MD
county and state

=====
Constructed in 1920, the house at 96 East Street is located on the north side of East Street, one block east of the Maryland State Capitol building. The two-and-one-half story frame dwelling is one of a group of 19th and 20th century detached residential buildings aligning this block of East Street and fronting directly onto the street itself. The house is built to the edge of the lot line with no front yard set back and faces south.

The tall and narrow side-passage, double-pile-plan residence is set upon a raised, rock-faced concrete block foundation and features a three-bay front elevation with a single-story porch extending the width of the house. The house is covered with a gable roof which supports a hipped-roof dormer. A two-bay original rear ell stretches towards the rear of the lot and is covered with a shed roof extension of the side gable roof. The front and rear walls are clad with weatherboard siding, while the side elevations are sheathed with asbestos shingles.

The south elevation is the primary elevation. It features, on the first floor, the side-passage entry door to the east with two, single, 1/1 windows on the door's west side. The second floor consists of three regular bays of 1/1 windows, while the hipped roof dormer holds a pair of 1/1 windows. All of the windows on the front elevation are surrounded by simple architrave moldings with slightly projecting cornices. The 1992 replacement entry door is a wood-and glass-panelled door that replicates the original door, based upon historic photographs.¹

The front porch, set upon a rock-faced concrete pier foundation with trellis work between the piers, consists of a set of three Doric wood columns supporting a hipped roof. Simple balusters, narrowly spaced, fill in the void between the columns to form a balustrade. The front porch is reached from the street by a flight of stairs at the west end of the porch.

Not highly visible from the street, the east and west elevations are relatively unadorned. The west elevation is more heavily fenestrated with 2 1/1 on the first floor and 3 1/1 on the second floor and 2 diamond pane awning types in the gable of the attic level. five of the seven windows are rectangular openings with 1/1 sash windows, while the remaining two are multi-light, diamond-paned wood awning windows.

The east elevation is pierced with two windows; one at the first

¹ The current owner, Ms. Joan Abel, designed the front doors on historic photographs of the house given to her by the previous owners.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
CONTINUATION SHEET

Inventory No. AA-1816

Section 7 Page 2

96 East Street
name of property
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county and state

=====

floor elevation and one at the second floor. These windows are similarly multi-light, diamond-paned awning windows.

The north (rear) elevation is a two-bay elevation with a screened-in porch on the first floor supporting the enclosed second floor level above. The rear wall elevation inside the screen porch has two entry doors flanking two window openings. The wood and glass door and multi-paned windows are recent replacements. In 1992-1993 the owners removed a pantry and smaller porch to create the full width porch and added the glass door and replacement windows.

The interior of the house generally retains its side-passage, double-pile plan, although some alterations have occurred. The side-passage entry leads into a hall which originally extended through to the rear ell of the house. The hall currently dead-ends to accommodate a bathroom on one side and a closet on the other. The narrow hall contains a straight flight stair located along its east wall. An enlarged door opening along the west wall of the hall (altered from a single-door opening) leads into the front room. This front room leads into another room, recently modified to accommodate the kitchen, and then into the large, back room and living area with a porch opening off of it.

The straight flight stair is original and features three square balusters per tread and a square newel post set upon a solid plinth with recessed panels above. The floorboards are original, run the length of the hall, and measure approximately 2-1/2 to 3 inches in width. The baseboards, similarly original, have a single beaded edge.

The front room of the house features windows on the south and west walls. These windows are surrounded by the original plain, flat moldings. The floor boards and baseboards are original and identical to those in the hall.

The original rear room of the double-pile house, which once served as the dining room, has been converted into a kitchen. Most of the original materials including the plaster walls, wood floor, baseboards, and window trim survive.

The ell wing, which extends off of the original dining room of the house, and was originally the kitchen, has been converted into a living area. This room features windows on three elevations and opens onto the porch at the back of the house. These windows are similarly surrounded by plain, flat moldings.

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ANNAPOLIS SURVEY
CONTINUATION SHEET

Inventory No. AA-1816

Section 7 Page 3

96 East Street
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Anne Arundel, MD
county and state

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The three-room second floor plan is original with the exception of a closet built into the center room. The stairs arrive at the second floor level in the middle of the hall. Directly in front of the stairs is a small hallway and the rear bedroom and bathroom. Just off to the side of the stairs is the center bedroom and behind the stairs, off of the front hall, is the front bedroom overlooking the roof of the front porch.

A third flight of stairs leads up to the attic level. The attic level is one large, finished open space with the large dormer and west gable window providing natural lighting.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
CONTINUATION SHEET

Inventory No. AA-1816

Section 8 Page 1

96 East Street
name of property
Anne Arundel, MD
county and state

=====
Constructed in 1920 on the site of a 19th century building, the vernacular house at 96 East Street contributes to the understanding of the architectural evolution of Annapolis from its Colonial foundations to its residential growth in the 19th and 20th centuries.

The tract of land currently occupied by 96 East Street was originally part of a larger tract of land that belonged to 58 State Circle. This tract of land, bounded by State Circle, East Street, Maryland Avenue and Prince George Street, was owned by the Calvert family from 1727 to 1810.² In 1810, Robert Denney, who had been a tenant on the property since 1798³, purchased the property which was improved with buildings and houses.⁴ In 1818, several years after Robert Denney's death in 1812, Denney's heirs sold the property, which consisted of a house "situated immediately upon the Public Circle" as well as a stable, smokehouse and other outbuildings, to Jonas Green.⁵ Jonas Green was founder, printer and editor of the Maryland Gazette which was published at 124 Charles Street.⁶

Like much of Colonial Annapolis, this large 18th century tract of land was eventually subdivided into several smaller lots. By the mid-19th century, East Street was lined with several working-class houses extending from State Circle to the entrance of the Naval Academy. According to map and photo research, a two-story gable-roof dwelling with an end chimney was built on the site by 1877.⁷ At that time, the property was owned by John H. Caulk, an oysterer and crabber in Annapolis.⁸ In 1899, Anna Virginia Taylor purchased the property⁹ and in the period between 1903 and 1908 built a long, one-story rear wing addition. This building is known to have stood

² Liber SY 1 Folio 286.

³ Federal Direct Tax f. 3 from "Final Report of Southern Urban Society, Lot Histories and Maps," Historic Annapolis Foundation.

⁴ Liber NH 11 Folio 508.

⁵ Liber WSG 6 Folio 421.

⁶ Elizabeth Anderson, Annapolis: A Walk Through History. Tidewater Publishers, Centreville, MD., 1984, p. 63.

⁷ Gray's New Map of Annapolis, Anne Arundel County, MD., 1877.

⁸ U.S. Census, 1880.

⁹ Liber GW13 Folio 9.

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ANNAPOLIS SURVEY
CONTINUATION SHEET

Inventory No. AA-1816

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96 East Street
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on the site at least until 1913, until it was demolished to make way for the current construction in 1920.¹⁰ In 1914, Annie Taylor's son, Daniel C., an undertaker, and his wife Eugie purchased the property and, in 1920, erected the current dwelling on the site.¹¹

Daniel and Eugie Taylor lived at 96 East Street with their daughters Miriam and Ellen and their son Daniel Jr. until 1933 when Daniel defaulted on the mortgage.¹² That same year, Daniel's brother, John M. Taylor also an undertaker, purchased the mortgage and moved into the house from his previous residence at 188 Duke of Gloucester Street. In 1951 John Taylor and his wife conveyed the property to their daughter, Marion J. Zindorf and her husband.¹³ The Zindorfs held onto the house until 1991, when it was sold to the current owners, Joan Abel and James Vance, who are currently restoring the house.

¹⁰ Sanborn Fire Insurance Maps indicate that the 19th century building was on the site in 1913; by 1921 the maps indicate that a new building was located on the same site.

¹¹ The current owner of the property, Ms. Joan Abel, bought the house from the grandchildren of the original builders; they indicated to her that the house was built in 1920. This date of construction conforms to the research conducted on the house's history and to the building form, style and construction techniques.

¹² Liber FSR 112, Folio 303.

¹³ Liber 645 Folio 564.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
CONTINUATION SHEET

Inventory No. AA-1816

Section Attachment

96 East Street
name of property
Anne Arundel, MD
county and state

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Historic Period Theme: Architecture, Landscape Architecture &
Community Planning

Geographic Organization: Western Shore

Chronological/Developmental Period: Industrial/Urban Dominance;

Resource Type(s): Archaeological Site
Standing Structures

MARYLAND INVENTORY OF HISTORIC PROPERTIES
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CONTINUATION SHEET

Inventory No. AA-1816

Section 9 Page 1

96 East Street
name of property
Anne Arundel, MD
county and state

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Chain of Title for 96 East Street:

1826 Jonas Green to Samuel Parroll
Liber WSG 13 Folio 303

1842 Samuel Parroll to Peter Saussas
Liber WSG 26 Folio 604

1866 Elizabeth Saussas, George Saussas, & R. Vinton
Clayton to John H. Caulk
Liber GEG 2 Folio 143

1899 Elizabeth Prater and Fannie Basil by Trustee Claude
to Annie Taylor
Liber GW 13 Folio 9

1914 Annie Virginia Taylor to Daniel and Eugie Taylor
Liber GW 109 Folio 215

1933 Daniel Taylor defaults on mortgage
Liber FSR 30 Folio 283

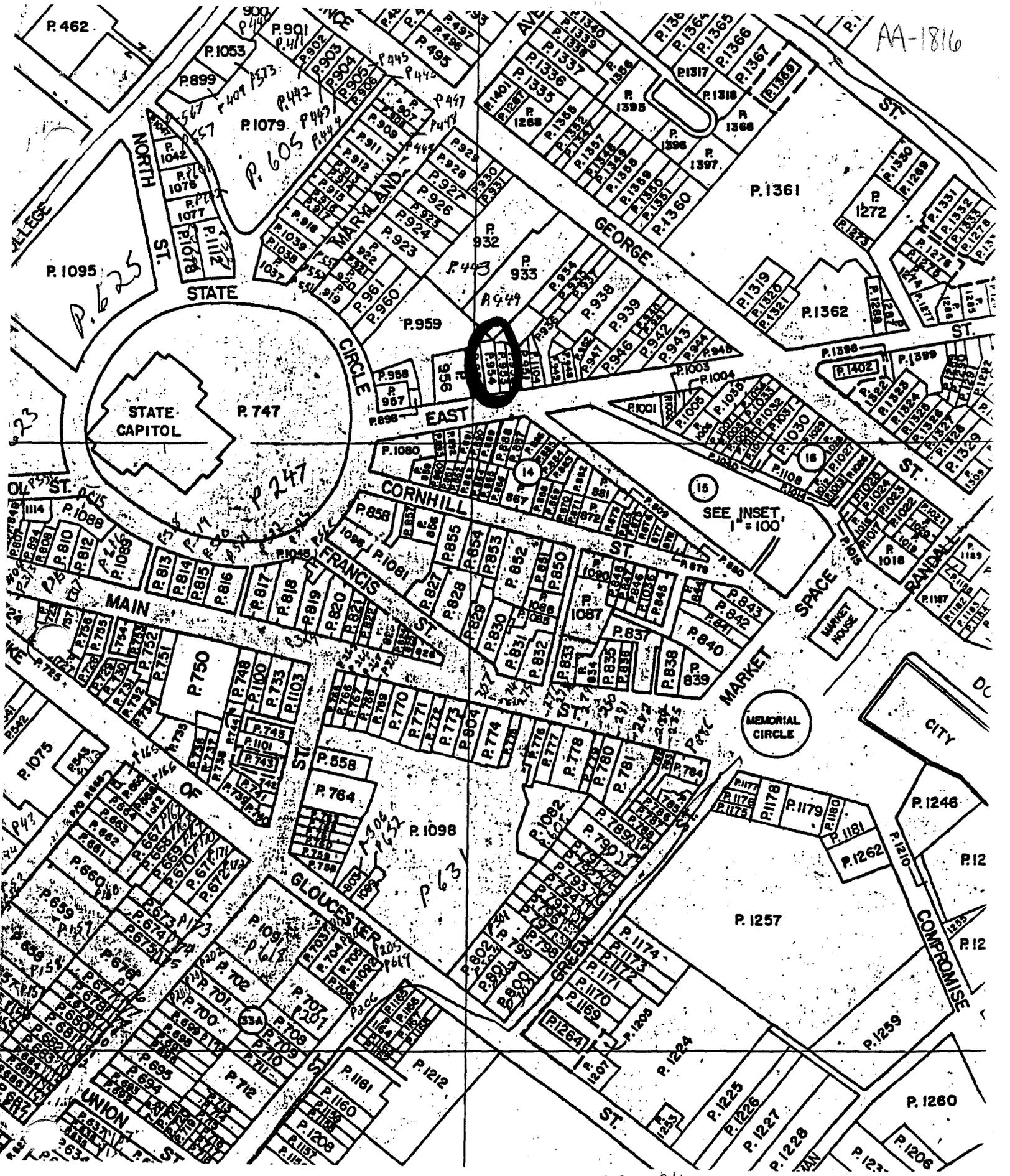
1933 John M. Taylor buys mortgage
Liber FSR 112 Folio 303

1937 John M. Taylor and A.S. Taylor to George E.
Rullman, Trustee.
Liber FAM 162 Folio 466

1951 John M. Taylor and A.S. Taylor to Oscar A. Zindorf
and Marion T. Zindorf
Liber 645 Folio 564

1991 Zindorf estate to James D. Vance and Joan Abel
Liber 5272 Folio 592

AA-1816



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

AA-1816



Ax-1816
96 East Street
Anne Arundel, MD
Traceries
November 16, 1992
Maryland SHPO
South elevation

1/3



AA-1816
96 East Street
Anne Arundel, MD
Traceries
November 16, 1992
Maryland SHPO

View looking west on East Street from Fleet Street

2/13



AA-1816

96 East Street

Anne Arundel, MD

Traceries

November 16, 1992

Maryland SHPO

View of south elevation porch

3/13



AA-1816

96 East Street

Anne Arundel, MD

Traceries

November 16, 1992

Walt and SHPO

View of porch foundation

4/13



AA-1816
96 East Street
Anne Arundel, MD

Traceries

November 16, 1992

Maryland SHPO

Dormer on South elevation

S/13



AA-1016
96 East Street
Anne Arundel, MD
Tracerres

November 16, 1992

Maryland SHPO

View looking south to north

6/13



AA-1816
96 East Street
Anne Arundel, MD
Traceries

November 16, 1992
Maryland SHPO

View looking north to south
7/13



AA-1816
96 East Street
Anne Arundel, MD
Traceries
November 16, 1992
Maryland SHPO
View looking northeast
8/13



AA-1816
96 East Street
Anne Arundel, MD
Traceries
November 16, 1992
Maryland SHPO
North elevation

9/13



AA-1816
96 East Street
Anne Arundel, MD
Traceres
November 16, 1992
Maryland SHPO
Staircase, 1st floor

10/13



AA-1810
910 East Street
Anne Arundel, MD
Traceries

November 16, 1992

Maryland SHPO

View of staircase from front entrance

11/13



AA-1816

96 East Street

Anne Arundel, MD

Traceries

November 16, 1992

Maryland SHPO

View looking north; east elevation

12/13



AA-1010
96 East Street
Anne Arundel, MD
Traceries
November 16, 1992
Maryland SHPO
View of West Elevation

13/13

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

HISTORIC SITES SURVEY FIELD SHEET
 Individual Structure Survey Form

SURVEY NUMBER: AA 1816	
NEGATIVE FILE NUMBER:	
UTM REFERENCES: Zone/Easting/Northing	
U.S.G.S. QUAD. MAP:	
PRESENT FORMAL NAME:	
ORIGINAL FORMAL NAME:	
PRESENT USE: SF Res	ORIGINAL USE: SF Res
ARCHITECT/ENGINEER:	
BUILDER/CONTRACTOR:	
PHYSICAL CONDITION OF STRUCTURE: Excellent () Good (X) Fair () Poor: ()	
THEME:	
STYLE: Vernacular (Annapolis Federal)	
DATE BUILT: 1885-1891	

COUNTY: Anne Arundel
TOWN: Annapolis
LOCATION: 96 East Street
COMMON NAME:
FUNCTIONAL TYPE: Res Map32 Par 465
OWNER: Oscar A. & M. T. Zindord
ADDRESS: 96 East Street Annapolis, MD 21401
ACCESSIBILITY TO PUBLIC: Yes (X) No () Restricted ()
LEVEL OF SIGNIFICANCE: Local (✓) State () National ()

GENERAL DESCRIPTION:

Structural System

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

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

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

Number of Stories: 2 1/2
 Number of Bays: 3
 Approximate Dimensions: 20 x 60

Entrance Location: Right

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

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

AA-1816

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Oversized, later hipped dormer with paired 1/1 sash, molded window and transom
lit door caps; full width porch with Tuscan columns, lower section infilled.

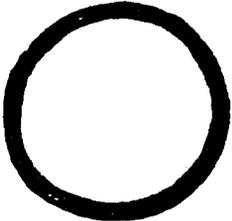
RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

Vernacular Annapolis Federal in need of restoration. Contributes to streetscape.

REFERENCES:

MAP: (Indicate North In Circle)



SURROUNDING ENVIRONMENT:

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

RECORDED BY:

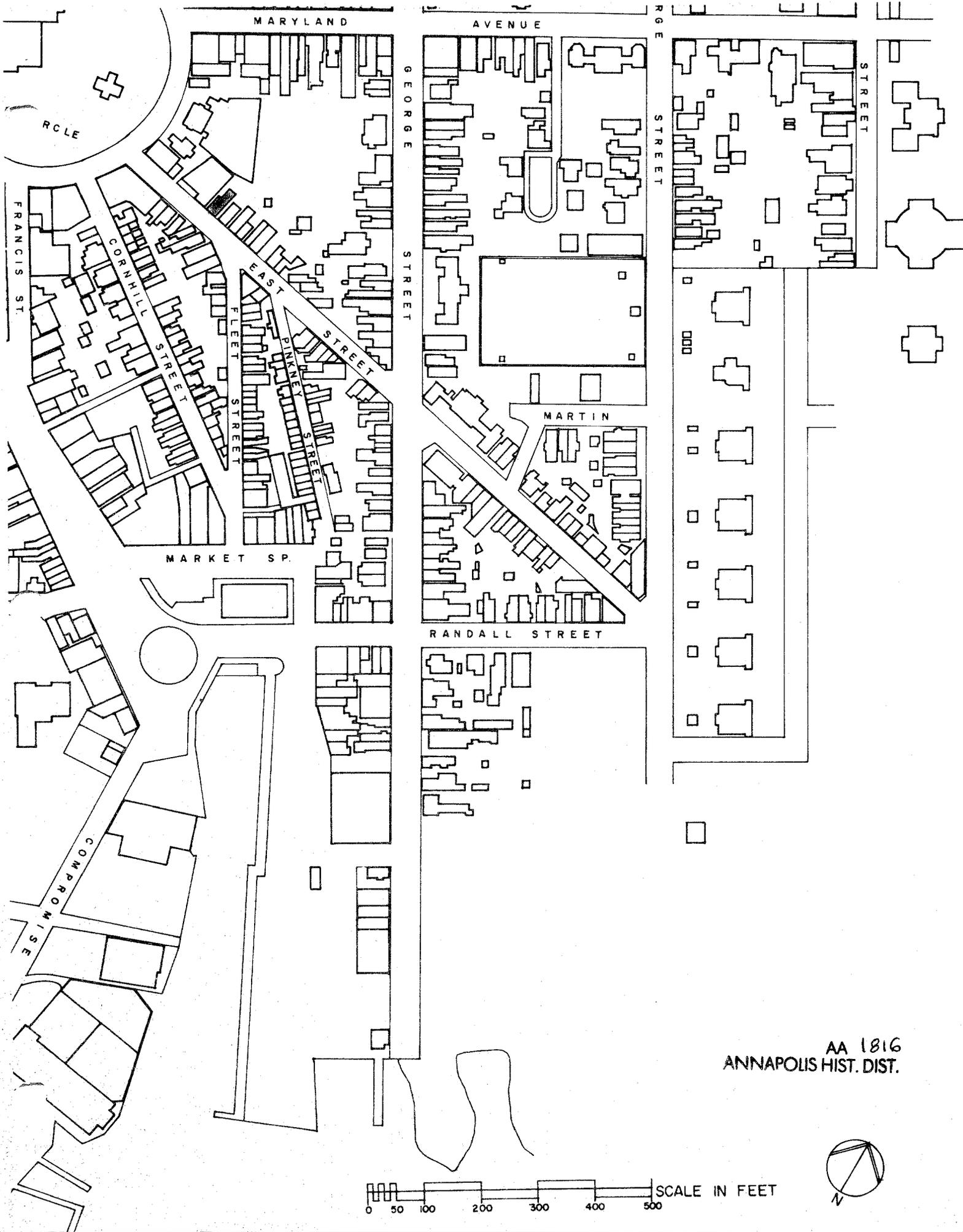
Russell Wright

ORGANIZATION:

Historic Annapolis, Inc

DATE RECORDED:

Aug. 1983



AA 1816
ANNAPOLIS HIST. DIST.

0 50 100 200 300 400 500 SCALE IN FEET





96 East

AA 1816

Annapolis, Anne Arundel County

Russell Wright July, 1982

Maryland Historical Trust,

Annapolis, Maryland

SW Elevation/camera facing NE

96 EAST