

## **CAPSULE SUMMARY**

**AA-2099**

**Margaret and Blanche Martin House**

**77 Franklin Street**

**Annapolis, Anne Arundel County**

**1910**

**Private**

The modest single-family dwelling at 77 Franklin Street was constructed in 1910 for property owners, Margaret Ann and Blanche Martin. This wood frame building is located on the Glebe Lands of St. Anne's Parish, property subsequently owned by the Farmers Bank of Maryland, the first banking institutions chartered in Annapolis. The bank retained ownership of the property, which remained undeveloped, until the turn of the 20<sup>th</sup> century. Throughout its history, the dwelling has often been used as rental property. By the middle part of the 20<sup>th</sup> century, it was rehabilitated to serve as office space with rental housing on the second floor. In order to provide more office space on the first story, the open porch on the façade was enclosed and faced with brick.

The single-family dwelling-cum-office was built in 1910 in a vernacular interpretation of the Shingle style of architecture. The two-story house, clad entirely in wood shingles, is set upon a slightly raised brick foundation and features a wide side gable roof, now clad with asphalt shingles. The side gable roof extends over splayed front and rear walls, giving the dwelling the effect of having a gambrel roof. Two, two-story projecting bays add architectural exuberance to one of the side walls, while the front, originally endowed by a full-width single-story integrated porch, has since been enclosed by an unsympathetic brick addition. The former residence, set back from the street, no longer retains a green lawn, but is instead fully paved with brick and partially enclosed by a modern wrought-iron railing. A drive between 77 and 79 Franklin Street leads to a rear parking area.



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## 7. Description

Inventory No. AA-2099

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### Condition

excellent       deteriorated  
 good             ruins  
 fair               altered

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Prepare both a one-paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

The single-family dwelling-cum-office at 77 Franklin Street was built in 1910 in a vernacular interpretation of the Shingle style of architecture. The two-story house, clad entirely in wood shingles, is set upon a slightly raised brick foundation and features a wide side gable roof, now clad with asphalt shingles. The side gable roof extends over splayed front and rear walls, giving the dwelling the effect of having a gambrel roof. Two, two-story projecting bays add architectural exuberance to one of the side walls, while the front, originally endowed by a full-width single-story integrated porch, has since been enclosed by an unsympathetic brick addition. The former residence, set back from the street, no longer retains a green lawn, but is instead fully paved with brick and partially enclosed by a modern wrought-iron railing. A drive between 77 and 79 Franklin Street leads to a rear parking area.

### Exterior Description:

The front elevation facing Franklin Street is divided into three bays on both the altered first story and intact second story. The first story, formerly an integrated porch, is clad with brick and features a double entry door next to which are two paired 1/1 windows. The entry, reached by a modern brick stair and wrought-iron railing, features re-used wood-and-glass doors that appear to be original. The second story has three 1/1 aluminum replacement windows set into the splayed second-story wall, and tucked under the overhanging eave of the gable roof, almost like shed dormers. The windows have square-edged wood casings.

The northeast side elevation facing the driveway is essentially three bays deep defined by the two polygonal projecting bays and the enclosed front porch. The projecting bays, both three-sided and fully clad with shingles, feature 1/1 replacement windows in each of the wall surfaces at both the first and second stories. The enclosed porch has a pair of 1/1 windows set into the brick-clad wall. On the second story a single 1/1 window is located in the front bay, above the former porch. At the attic level, a door is located on center, opening onto a wrought-iron balcony.

The northwest rear elevation, clearly divided into two stories by a cornice separating the first story from the splayed second, is fully clad with wood shingles. The first story has a single door and single window in it, while the second story features two 1/1 windows set under the eave of the gable roof and into the splayed wall surface, again like a shed dormer. A particular oddity of this elevation is the paired doors, with glazed oval panels, that forms an exterior wall to an open vestibule in front of the rear door. These doors appear original to the house, and may have been moved from the front when the porch was enclosed.

### Interior Description:

The interior of the 77 Franklin Street, originally a side-passage, room-behind-room dwelling, is presently divided into two separate spaces, including a law office, basement office, and apartment. The law offices are located in the original first floor rooms of the former single-family dwelling, while the apartment retains the original stair hall, and the upper floors of the house. The original front porch, since bricked in, now serves as an interior vestibule providing access, via two single doors, to either the offices or the residence. The vestibule (enclosed porch) has been modified, but retains the original shingled wall of the porch, and the original paired casement windows on one side wall, as well as the original beaded ceiling.

The law offices are entered through a door on the right that leads into what was originally part of the stair hall. A modern partition closes the stair hall from the stair. A double-wide opening, altered from an original single door opening, leads from this passage into the front parlor. This room retains its three-sided projecting bay with 1/1 replacement windows, its corner fireplace, and its narrow wood floors. The fireplace is quite unique, consisting of a ¾-engaged brick columns to either side of the opening, a brick surround and a wood mantel shelf.

The rear parlor, behind the front parlor is similarly enhanced by a projecting bay with 1/1 windows. Again, the floors window and door trim is original. A temporary partition wall was added to provide closet space.

At the end of the stair hall, a modern partition wall with a door cut into it leads through a small passage, providing access to the basement stair, and into a small room, square in plan. Probably originally the kitchen, this room is now used as a conference room. The side wall has two windows, while the end wall has two five-paneled wood doors. One of the doors leads to a bathroom, while the

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Name Margaret and Blanche Martin House, 77 Franklin Street, Annapolis, Maryland  
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other leads to a rear, transverse corridor, half-bath and exterior door.

The residential component of the house is reached by the original quarter-turn stair, now disconnected from the office area by a contemporary partition wall. This stair features square newels with square caps. The second floor of the apartment was not accessible at the time of the survey. Similarly, the basement office was not accessible at the time of the survey.

# 8. Significance

Inventory No. AA-2099

Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other:

**Specific dates** 1910-1962 **Architect/Builder** Unknown

**Construction dates** 1910

Evaluation for:

National Register  Maryland Register  not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

The modest single-family dwelling at 77 Franklin Street was constructed in 1910 for property owners, Margaret Ann and Blanche Martin. This wood frame building is located on the Glebe Lands of St. Anne’s Parish, property subsequently owned by the Farmers Bank of Maryland, the first banking institutions chartered in Annapolis. The bank retained ownership of the property, which remained undeveloped, until the turn of the 20<sup>th</sup> century. Throughout its history, the dwelling has often been used as rental property. By the middle part of the 20<sup>th</sup> century, it was rehabilitated to serve as office space with rental housing on the second floor. In order to provide more office space on the first story, the open porch on the façade was enclosed and faced with brick.

### Property History

James Stoddert surveyed the property on which the building at 77 Franklin Street stands in 1718. Stoddert’s map indicates St. Anne’s Parish owned the three lots (59, 60, and 61) were owned by, and remained unimproved under their custody. According to a 1742 act of Assembly, the Parish was given permission to lease the lots for twenty-one years to “such persons as might be willing and desirous to receive such Lease of the Lots aforesaid, or some of them, and to Build on and otherwise improve the same.”<sup>1</sup> A second act of Assembly was granted in 1747 that extended the period of the lease to sixty-three years with an annual fee of four pounds sterling. This second act was needed, as the Parish had been unable to lease the property, because the twenty-one year lease was not considered profitable by prospective investors. With the provisions of the new act, the Parish successfully leased all three lots within months.

Daniel Dulany leased lot 59, while lot 60 and part of lot 61 in Parcel 5 were leased to William Reynolds. The westernmost portion of lot 61, “whereon is standing a stone house, formerly the prison,” was subleased to Thomas King.<sup>2</sup> Prior to leasing the property from the Parish, Reynolds maintained a shop in Annapolis where he sold “sundry European and India goods, spices, confections, spirits, and other miscellaneous merchandise.”<sup>3</sup> In 1747, Reynolds’ was noted in the *Gazette* as a hatter, and later as a public house keeper. Reynolds did not advertise that he maintained a tavern in his home on Church Circle; however, Mary Fonnereau appears to have placed a public notice announcing that she operated an ordinary on the property leased previously to Reynolds. Fonnereau was granted a license “to keep an Inn or Ordinary in the Dwelling House of William Reynolds” on November 11, 1755.<sup>4</sup> This license and advertisement, coupled with the lease granted to Reynolds by the Parish, indicates that the building presently standing at 6 Church Circle (AA-402) was constructed between 1747 and 1755. The sublease between Reynolds and Fonnereau was renewed in 1756. When Fonnereau’s lease expired in 1757, William Reynolds applied for a license to keep a tavern in “his dwelling house.”<sup>5</sup> Reynolds

<sup>1</sup> Bernard Christian Steiner, ed. *Archives of Maryland, Volume XLII: Proceedings and Acts of the General Assembly of Maryland, Volume 20, 1740 to 1744.* (Baltimore, MD: Maryland Historical Society, 1923), p. 432.

<sup>2</sup> Vestry Minutes of St. Anne’s Parish, vol. 1, folio 295.

<sup>3</sup> Advertisements in *Maryland Gazette*, 1745-1751.

<sup>4</sup> Anne Arundel County Court Judgments, ISB #3, folios 335-336.

<sup>5</sup> Historic American Buildings Survey, “Addendum to Reynolds Tavern,” MD-248. Edited by Eleni Silverman, July 1975.

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appears to have renewed the tavern lease each year until 1767. An advertisement in the *Maryland Gazette* documents that Reynold's named his tavern the *Beaver and Lac'd Hat*.<sup>6</sup> His will was probated in 1777, and after monetary bequests, "all the rest and residue of [his] present estate both real and Personal" were devised to his second wife, Mary, and daughter Margaret. Reynolds' estate was valued at 2,440 pounds, with the house and leased lot valued at 1,200 pounds. Following the death of Mary Reynolds sometime before 1783, the property was conveyed to her daughter, Margaret Reynolds, and her husband, Alexander Trueman.

In 1789, Trueman leased the property to Deborah Reynolds, granddaughter of William Reynolds. Simultaneously, he deeded the residue of his real property to Gabriel Duvall in trust. A prominent lawyer and statesman, Duvall was charged with selling the land and paying Trueman's many debts. In 1794, two years after Indians killed Trueman while in the Ohio Valley, a Chancery Court case was brought against Duvall and William Dent Beall (a creditor of Trueman) by the Corporation of the City of Annapolis. The case was related to Trueman's many debts, which included the satisfaction of William Reynolds' legacies, payment of debt to the State of Maryland, payment of debts due to William Dent Beall, and payment of debts to the City Corporation. The Corporation was distressed because the property was not sold, yet the "interest on the debt [was] daily increasing and the property and improvements [were] decaying and becoming less valuable...."<sup>7</sup> Duvall testified that he had endeavored a number of times to execute the trust by selling the property, but had "never been offered for any of the said property...any price which was in his opinion nearly equal to the value of the property and therefore he deemed it most advantageous to the creditors to delay the sale...."<sup>8</sup> Duvall stated that "the said house and lot [had] been occupied by Mrs. Reynolds and her two daughters by direction of said Trueman until late in the year 1791 and when they left it, it was rented out by [Duvall] until the present time and the improvements were much out of repair when the same was rented."<sup>9</sup> After 1791, the property was leased to William Goldsmith, city councilman and sheriff of Annapolis in the 1780s. John Davidson bought the lease for 1,020 pounds several months after the Chancery Court case commenced. Davidson was a prominent member of Annapolis society, serving as collector of the port in the early 1790s, register of the free School, purveyor of arms for the Revolutionary Army, and city councilman. Upon his death in 1794, Eleanor Davidson received title to the lease, and appears to have lived in the dwelling sometime after 1794 until 1812. Title of the property was confirmed in 1798.

On February 3, 1812, Eleanor Davidson sold the lease and brick dwelling to the President, Directors, and Company of the Farmers Bank of Maryland for \$3,600. Six years later, St. Anne's Parish sold lot 60 to the bank for \$350. The Farmers Bank of Maryland, incorporated in 1804, was one of the first four banking institutions chartered in the state, and the first in Annapolis. As documented in *Architecture in Annapolis: A Field Guide*, the bank was formed specifically for the purpose of supporting agricultural production, complementing the Baltimore banks that primarily were involved with commercial and industrial activities. "Recognizing that farmers often had few assets besides land, Farmers Bank was the first in the state to accept real property as security for loans. The bank also was the first in the nation to pay interest on deposits."<sup>10</sup>

The Farmers National Bank retained ownership of Lot 60 throughout the 19<sup>th</sup> century, selling only the rectangular parcel at the intersection of Doctor Street (now Franklin Street) and Cathedral Street in September 1869. Consequently, the bank property remained undivided throughout the 19<sup>th</sup> century, and the lot ultimately to be denoted as 77 Franklin Street was unimproved. At the turn of the 20<sup>th</sup> century, however, the Farmers National Bank had the large parcel subdivided and began conveying the narrow building lots separately. The third lot fronting Franklin Street between Church Circle and Cathedral Street to be sold by the Bank was 77 Franklin Street. Margaret A. Martin and her sister, Blanche Martin, purchased the property on October 2, 1909.

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<sup>6</sup> *Maryland Gazette*, August 29, 1765.

<sup>7</sup> Historic American Buildings Survey, "Addendum to Reynolds Tavern," MD-248. Edited by Eleni Silverman, July 1975.

<sup>8</sup> Chancery Court Record, Liber 29, Folio 14.

<sup>9</sup> Historic American Buildings Survey, "Addendum to Reynolds Tavern," MD-248. Edited by Eleni Silverman, July 1975.

<sup>10</sup> Marcia M. Miller and Orlando Ridout V, editors, *Architecture in Annapolis: A Field Guide*. (Crownsville, MD: Maryland Historical Trust, 1998), p. 72.

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### Building History

Margaret Ann Martin, born in 1864, was the eldest daughter of Charles Martin, an oyster packer. Blanche Martin, the youngest child of Martin and his wife Ann Priscilla Branzell, was born about 1881. The sisters oversaw the construction of the modest single-family dwelling in 1910. Rectangular in form, the two-and-a-half-story structure was built of wood frame with two projecting bays rising the full height of the northeast elevation. The façade, facing Franklin Street, was sheltered on the first story by an open porch, while additional living space was provided on the second story under the side gable roof of the main block. The tax assessments for 1910 indicate the "new dwelling" was valued at \$3,000 on a lot valued at \$1,162.50.

The dwelling appears to have been occupied by Margaret Martin, Blanche Martin, and her husband, George Wallace Struble. Struble was born in Oregon in 1886 and graduated from the United States Naval Academy in 1908. Following his retirement from the Navy in October 1914, Struble moved his family to Pennsylvania when he became vice president of Bethlehem Steel. The property at 77 Franklin Street was either occupied by just Margaret Martin, or used as rental property. The property is not listed in the 1920 census records, suggesting it was vacant at the time the census was taken.

In 1923, Martin and the Strubles sold the property to Walter H. Hart, but it was not listed in the 1928 city directory. Thus, it is not known if Hart occupied the single-family dwelling or used it as rental property. Between 1921 and 1930, while Hart owned the property, a one-story wood frame garage was erected at the western corner of the property. Following Hart's death in the early 1940s, the property was conveyed by the Mercantile Trust Company of Baltimore, the executor of Hart's estate, to Edward D. and Elise B. Johnson. The sale, which totaled just \$5,200, took place on April 2, 1941.

The city directories for the 1940s and 1950s indicate that the Johnsons occupied the modest wood frame dwelling at 77 Franklin Street. With the subsequent deaths of both Edward and Elise Johnson by the mid-1950s, the property was bequeathed to Elizabeth Johnson Curry and Catherine D. Johnson Terry. On December 26, 1958, Richard F. and Ruth C. Popham purchased the single-family dwelling for use as their home. Within four years, however, the property was conveyed to Marvin I. and Marvin H. Anderson. It was during the Andersons' tenure that the building was extensively renovated for use as office space. This work program included enclosing the front porch, removing the first floor kitchen and creating a second floor apartment. Further, the basement was renovated to provide a second office with a private entry. The garage at the rear of the property was razed, and parking for occupants and visitors provided. The 1968 city directory indicates the building was used as office space, which was occupied then by attorney C. Osborne Duvall, Dr. Theo G. Osius, and the Bartlett Tree Expert Company. By 1970, the tree company had been replaced by resident Robert M. Muir. The 1975 city directory noted that Duvall no longer occupied the building and that Dr. Raymond G. Hersinger had moved in. By the early 1980s, attorney Dale Burgmeier occupied the first floor offices. In January 1987, Marvin I. Anderson passed away, leaving his one-half interest to Richard Anderson. Ten days after receiving title to the modest building, Richard Anderson, who was living in Rockbridge County, Virginia, sold his one-half interest to Marvin H. Anderson. As the sole owner, Marvin H. Anderson leases the second floor as an apartment, while the first floor and basement are used as two offices.

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### Chain of Title

- 1694: Lot 61 surveyed for Vestry of St. Anne's Parish  
Archives of Maryland XIX, Folio 110
- July 16, 1818: St. Anne's Parish sold property to Farmers Bank of Maryland  
Land Records of Anne Arundel County  
Liber WSG 6 Folio 31
- October 2, 1909: Farmers National Bank to Margaret A. Martin and Blanche Martin  
Land Records of Anne Arundel County  
Liber GW 68 Folio 486
- October 1, 1923: Margaret A. Martin and Blanche M. and George Struble to Walter H. Hart  
Land Records of Anne Arundel County  
Liber WNW 80 Folio 440
- April 2, 1941: Mercantile Trust Company of Baltimore, under will of Walter H. Hart, to Edward D. and Elise B. Johnson  
Will Records of Anne Arundel County  
Liber WMB 1 Folio 192  
Land Records of Anne Arundel County  
Liber JHH 235 Folio 199
- Elise B. Johnson (estate number 9768) bequeathed to Elizabeth J. and John E. Curry and Catherine D. and  
Lawrence Terry  
Will Records of Anne Arundel County  
Liber HSC 2 Folio 99
- December 26, 1958: Elizabeth J. and John E. Curry and Catherine D. and Lawrence Terry to Richard R. and Ruth C. Popham  
Land Records of Anne Arundel County  
Liber GTC 1264 Folio 510
- March 22, 1962: Richard R. and Ruth C. Popham to Marvin I. and Marin H. Anderson  
Land Records of Anne Arundel County  
Liber GTC 1550 Folio 593
- October 1, 1987: Geneva H. Anderson as representative for the estate of Marvin I. Anderson (estate number 23155),  
conveyed one-half interest to Richard Anderson  
Land Records of Anne Arundel County  
Liber HES 4468 Folio 640
- October 13, 1987: Richard Anderson conveyed one-half interest to Marvin H. Anderson  
Land Records of Anne Arundel County  
Liber 4482 Folio 104

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## 9. Major Bibliographical References

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Inventory No. AA-2099

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## 10. Geographical Data

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Acreage of surveyed property 1 Acre  
Acreage of historical setting 1 Acre  
Quadrangle name Annapolis

Quadrangle scale: 1:24,000

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### Verbal boundary description and justification

The building at 77 Franklin Street in the City of Annapolis has been historically associated with the property denoted as Parcel 406 on Map 4Z, Grid 15 since its construction in 1910.

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## 11. Form Prepared by

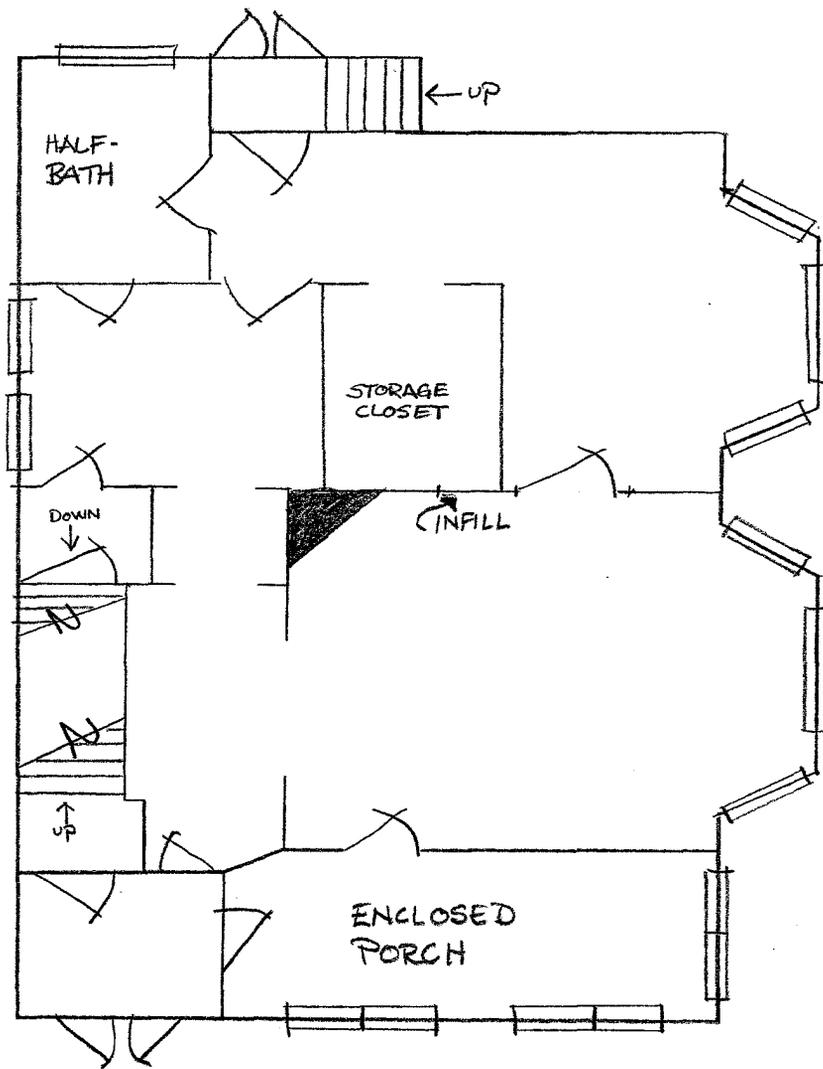
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name/title	Laura Trieschmann and Kim Williams, Architectural Historians		
organization	EHT Traceries, Incorporated	date	April 28, 2001
street & number	1121 5th Street NW	telephone	202.393.1199
city or town	Washington	state	DC

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust  
DHCD/DHCP  
100 Community Place  
Crownsville, MD 21032-2023  
410-514-7600

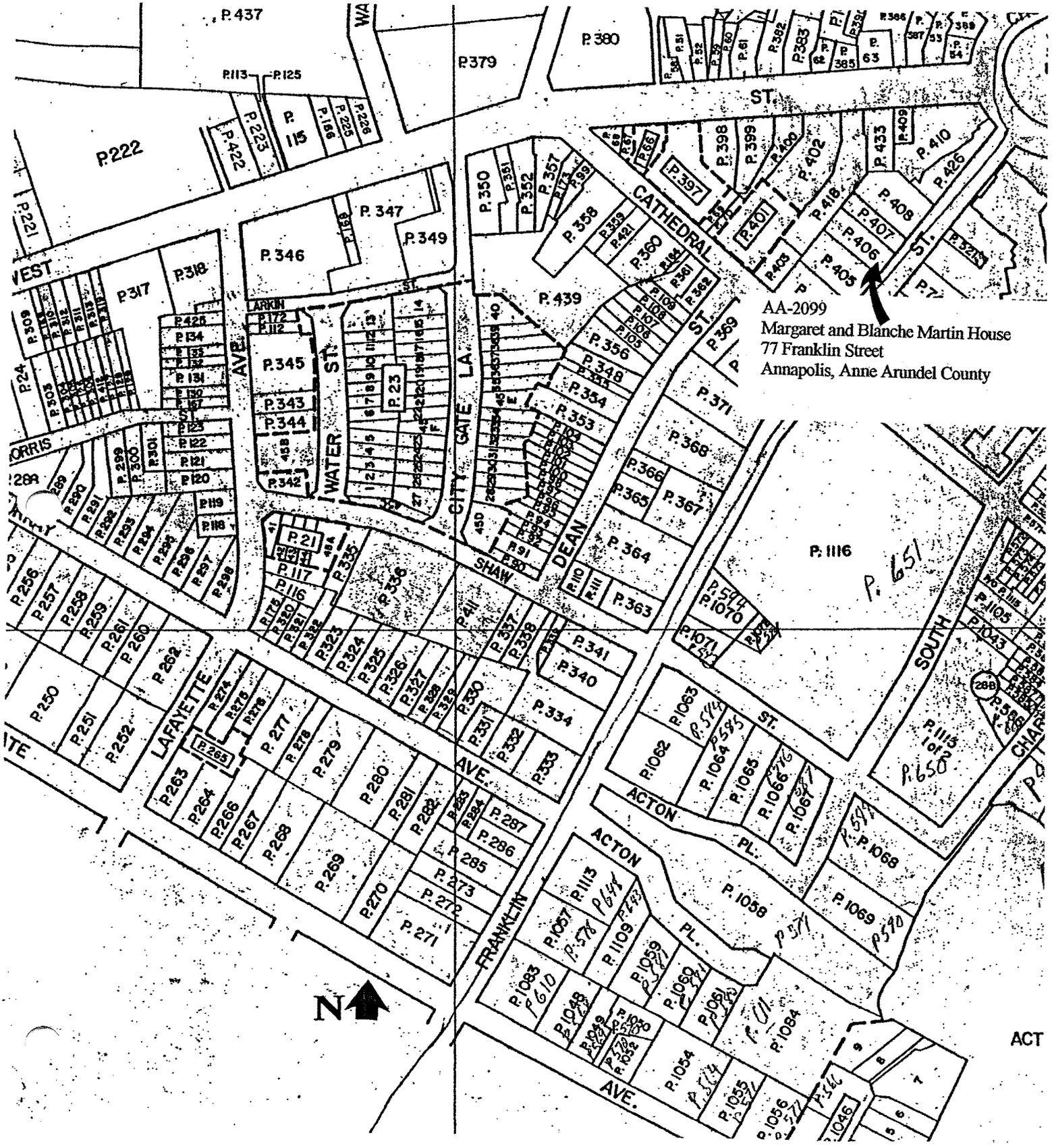


77 FRANKLIN STREET AA-2099  
ANNAPOLIS, MARYLAND  
ANNE ARUNDEL COUNTY

RESOURCE FLOOR PLAN  
FIRST FLOOR

↑  
NORTH  
NOT TO SCALE

MAP OF ANNAPOLIS, No.4-6  
Maryland Department of Assessments and Taxation  
1967; Revised 1991  
Scale 1' = 200'



AA-2099  
Margaret and Blanche Martin House  
77 Franklin Street  
Annapolis, Anne Arundel County



ACT



A black and white photograph of a two-story brick building. The building has a prominent white door with a decorative pediment and a small window above it. To the left of the door is a large window. To the right of the door are two more windows. The second floor has three windows. A sign is mounted on a small brick structure in front of the door. The sign reads: "VALUABLE OFFICE SPACE FOR RENT 410-265-4483". The building is surrounded by a white picket fence and a black metal fence. A car is parked on the street to the right. The sky is overcast.

VALUABLE  
OFFICE SPACE  
FOR RENT  
410-265-4483

AA-2099

77 FRANKLIN STREET  
ANNAPOLIS, MARYLAND

TRACERIES

4/2001

MD SHPO

SE ELEVATION LOOKING NORTH

1 OF 7



PRIVATE  
PARKING  
VIOLATORS WILL  
BE TOWED

FOR RENT  
Call  
MAYNARD  
8-28-12

AA-2099

77 FRANKLIN STREET

ANNAPOLIS, MARYLAND

TRACERIES

4/2001

MD SHPO

NE ELEVATION, LOOKING WEST

2 OF 7



AA-2099

17 FRANKLIN STREET  
ANNAPOLIS, MARYLAND  
TRACERIES

4/2001

MD SHPO

NORTH CORNER LOOKING SOUTH

3 OF 7



AA-2099  
77 FRANKLIN ST  
ANNAPOLIS, MD  
TRACERIES

5/2001

MD SHPO

1ST FLOOR ENCLOSED PORCH LOOKING SOUTH

4 OF 7



AA-2099  
77 FRANKLIN ST  
ANNAPOLIS, MD  
TRACERIES  
5/2001  
MD SHPO  
1ST FLOOR LOOKING NW  
5 OF 7



AA-2099

17 FRANKLIN ST  
ANNAPOLIS, MD

TRACERIES

5/2001

MD SHPO

1ST FLOOR FRONT PARLOR LOOKING WEST

6 OF 7



AA-2099

77 FRANKLIN ST  
ANNAPOLIS, MD

TRACERIES

5/2001

MD SHPB

1ST FLOOR STAIR LOOKING NW

7 OF 7