

**Capsule Summary for 37-39 Maryland Avenue**  
**AA-25**

Located on the south side of Maryland Avenue, approximately 70-feet east of Prince George Street, the building at 37-39 Maryland Avenue was constructed by Charles G. Zimmerman. Built between the years 1858 and 1877, the three-story frame building was constructed originally as a two-story dwelling. The property was originally part of the large tract of land associated with the Hammond-Harwood house. In the late 19th century, this tract of land was subdivided and built upon with both residential and commercial buildings. The building located at 37-39 Maryland Avenue was one of the first residential structures constructed on the southwest side of Maryland Avenue and is a good illustration of the development of a residential neighborhood to a commercial/residential neighborhood.

Built in the vernacular mode, 37-39 Maryland Avenue is a three-story, three-bay frame building with a first floor storefront and a false mansard roof addition with dormer windows (forming the third story). Originally rectangular in plan, the building is set upon a brick foundation and its frame structure is now clad with asbestos shingles on the walls and decorative square and fishscale wood shingles on the roof. The western side addition, also of wood frame construction, is recessed from the original building on the upper floors, but features a first floor store front at street level which is flush with the storefront of the original structure. A series of two-and one-story shed-roof additions extend from the original rear elevation of the building.

MARYLAND HISTORICAL TRUST  
MD INVENTORY OF HISTORIC PROPERTIES  
ANNAPOLIS SURVEY

Inventory No. AA-25

=====

1. Name of Property

=====

historic name \_\_\_\_\_

other names 37-39 Maryland Avenue

=====

2. Location

=====

street & number 37-39 Maryland Avenue not for publication \_\_\_\_\_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  
37-39 Maryland Avenue  
Anne Arundel County, Maryland

Inventory No. AA-25  
(Page 2)

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

Historic Functions (Enter categories from instructions)

Cat: Residential Sub: Dwelling  
Commercial/Residential Store/apartment

Current Functions (Enter categories from instructions)

Cat: Commercial/Residential Sub: Store/Apartment

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

Architectural Classification (Enter categories from instructions)

Vernacular

Materials (Enter categories from instructions)

foundation Brick  
roof Standing Seam Metal  
walls Asbestos Shingles/Wood Shingles  
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  
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=====  
Areas of Significance (Enter categories from instructions)

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

Period of Significance 1858-1877  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates 1858-1877  
\_\_\_\_\_  
\_\_\_\_\_

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

Maryland Inventory of Historic Properties  
Annapolis Survey  
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Anne Arundel County, Maryland

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(Page 5)

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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.)

**Articles, Books, Published and Unpublished Resources**

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

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.

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

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

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." 1900, 1910  
and 1920 Census; Anne Arundel County, Maryland.

**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, 1878.

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.

**Photographs**

Hayman Collection, 1920ca-1930ca. Record Group SC1406. Annapolis,  
Maryland: Maryland State Archives.

Mame Warren Collection, 1859-1910. Record Group SC985. Annapolis,  
Maryland: Maryland State Archives.

Maryland Inventory of Historic Properties  
Annapolis Survey  
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**City Directories**

Mullin-Kille and Capital-Gazette City Directories of Annapolis, MD.  
Ohio: Mullin-Kille; Evening Capital; and the Maryland  
Gazette, 1949.

Polk's City Directories of Annapolis, MD. New York: R.L. Polk and  
Co., 1928, 1954.

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10. Geographical Data  
=====

Acreege of Property less than 1 acre

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

The property designated 37-39 Maryland Avenue occupies the entire  
Parcel 1335 on Tax Map 4-6.

Boundary Justification (Explain why the boundaries were selected.)

This parcel was originally part of a larger tract of land belonging  
to Jeremiah T. Chase, and his family, and has been associated with  
the property since the construction of the of the building between  
1858 and 1877.

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

name/title Laura Trieschmann & Kim Williams  
organization Traceries date Dec. 19, 1993  
street & number 5420 Western Avenue telephone (301) 656-5283  
city or town Chevy Chase state MD zip code 20815  
=====

12. Property Owner  
=====

name Mary L. Kopicki  
street & number 388 Grinstead Road telephone \_\_\_\_\_  
city or town Severna Park state MD zip code 21146  
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MARYLAND INVENTORY OF HISTORIC PROPERTIES  
ANNAPOLIS SURVEY  
CONTINUATION SHEET

Inventory No. AA-25

Section 7 Page 1

37-39 Maryland Avenue  
name of property  
Anne Arundel County, MD  
county and state

=====  
Constructed between 1858 and 1877, 37-39 Maryland Avenue was originally constructed as a two-story dwelling. Between 1908 and 1913, the dwelling was enlarged to three stories and by 1924 it had been converted into a combination store/apartment. At the same time that the building was raised to three stories, a single-story shed-roof addition was made to the building. In subsequent phases throughout the mid-20th century, several further shed additions were made, giving the building its additive plan today. As a result of these myriad additions, the building actually presents two storefronts to Maryland Avenue, one with the address 37 Maryland Avenue, the other 39 Maryland Avenue. The building is attached on the eastern side to 33-35 Maryland Avenue, and separated on the western side by approximately eight inches from the Maryland Avenue Methodist Episcopal Church at the corner of Prince George Street and Maryland Avenue.

Built in the vernacular mode, 37-39 Maryland Avenue is a three-story, three-bay frame building with a first floor storefront and a false mansard roof addition with dormer windows (forming the third story). Originally rectangular in plan, the building is set upon a brick foundation and its frame structure is now clad with asbestos shingles on the walls and decorative square and fishscale wood shingles on the roof. The western side addition, also of wood frame construction, is recessed from the original building on the upper floors, but features a first floor store front at street level which is flush with the storefront of the original structure. A series of two-and one-story shed-roof additions extend from the original rear elevation of the building.

The front elevation consists of the original, three-bay facade of 37 Maryland Avenue, as well as the western side addition now designated 39 Maryland Avenue. The original elevation is characterized, on the first floor, by a plate-glass show window on the eastern half of the facade and two doors, recessed from the window and located next to one another on the western half. One door leads to the first floor store, the other to the second floor apartment. The front of the show window features a single-pane plate glass window on the front, and another narrower pane on the side. The door leading into the store is a wood and glass replacement door. A wood and glass replacement door also leads to the apartment. A narrow shed roof, covered with asphalt shingles projects from the facade of the building immediately above the storefront. The second floor is defined by the regularly-spaced group of three windows (although regularly spaced, the windows are not exactly equidistant from one another or the end of the facade).

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37-39 Maryland Avenue

name of property

Anne Arundel County, MD

county and state

=====  
These windows, all 1/1, are surrounded by plain wooden architraves with a projecting flat cornice. Projecting from the top of the original building is a boxed wood cornice with a gutter above. Placed atop the original flat (or sloped) roof is the 1908-1913 false mansard roof addition. This rooftop addition, with its two dormer windows, provides for a full third story. The 1/1 dormer windows have pedimented surrounds and project from the nearly vertical mansard roof. The front elevation of the roof is clad with wood shingles in alternating patterns of square and fishscale shapes.

Abutting the original three-bay building to the west, is the three-story frame side addition covered with asbestos shingles. The addition first appears as a one-story, one-bay shed addition on the 1913 Sanborn map. Between 1921 and 1930, another bay is added to it, filling in the narrow open space between the original building and the church. These two, long and narrow additions are identified as separate stores on the 1930 Sanborn map. Sometime after 1954, the second and third floors were added to this side addition, and the current storefront was built. Today, this side addition is characterized by a storefront on the first floor and a wrought iron porch covered with a metal awning-like roof on the second floor.

The first floor storefront of the side addition consists of a central entry door flanked by polygonal plateglass show windows raised upon wood panels. The central door is a wood and glass door with a large central glass pane surrounded by the wood architrave. Above the first floor storefront is an awning with the name of the store, La Petite Galerie, printed on its front. Above the awning and set upon the flat roof of the original single-story side addition, is a wrought iron porch. The metal porch roof is supported by wrought iron columns. The two-story addition atop the single-story side wing is recessed from the roof of the porch; its frame walls, covered with asbestos shingles, have a pair of 2/2 windows with molded architrave surrounds.

The rear of the building is a complex series of additions to the original two-story building. The first addition to be made to the building was a single-story rear shed, appended to the rear corner of the building around the turn of the century. Between 1908 and 1913, at the same time the side addition was made, the rear shed was raised to two stories. Between 1921 and 1930, when the second side addition was made, another single-story rear addition was

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
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Section 7 Page 3

37-39 Maryland Avenue  
name of property  
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county and state

=====

built around the already existing two-story rear shed. After 1954, the one-story side addition (built in two campaigns) was partially raised to three stories. From the rear of the building, parts of all of these frame additions are visible, and all are clad with asbestos shingles. The rear of the original three-bay elevation has three 6/6 windows on the second floor and two 1/1 windows on the first floor. The third floor of the side addition has one 6/6 window and one 1/1 window on this upper level. No windows are located on the first floor, as this side wing was built to abut the pre-existing two-story rear shed-roof addition. The rear elevation of this two-story rear wing has two 6/6 windows; the first floor windows were covered by the final addition, the wrap-around single-story rear addition. The rear wall of this one-story addition features three doors, each one approached by a set of concrete steps. Both end doors have 1/1 windows next to them, while the center door has a transom light above it and no window next to it.

The interior of the building contains two separate commercial spaces. The space located at 37 Maryland Avenue was renovated in the 1980s to include an acoustical tile ceiling with track lighting, square edged baseboards with a quadrant bead, and interior dividing walls creating private cubicles. The space located at 39 Maryland Avenue consists of one large narrow room, presently used for display purposes. The room consists of a drywall ceiling, square edged trim, and an ogee crown molding. Two large pilasters are located at the rear of the room, surrounding an arched opening that leads to the kitchen and a smaller display room. An exterior door is located at the southern corner of the kitchen, leading to the backyard.

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Section 8 Page 1

37-39 Maryland Avenue  
name of property  
Anne Arundel County, MD  
county and state

=====  
Located on the south side of Maryland Avenue, approximately 70-feet east of Prince George Street, the building at 37-39 Maryland Avenue was constructed by Charles G. Zimmerman. Built between the years 1858 and 1877, the three-story frame building was constructed originally as a two-story dwelling. The property was originally part of the large tract of land associated with the Hammond-Harwood house. In the late 19th century, this tract of land was subdivided and built upon with both residential and commercial buildings. The building located at 37-39 Maryland Avenue was one of the first residential structures constructed on the southwest side of Maryland Avenue and is a good illustration of the development of a commercial/residential neighborhood from its 18th century origins as a large prominent estate.

Designated as Lot 91 on the Stoddert Map of 1718, the property located at 37-39 Maryland Avenue was one of the first parcels of the Hammond-Harwood estate to be subdivided. Historically the estate belonged to Mathias Hammond, who in 1774 began to construct a large house at what is now 19 Maryland Avenue. Hammond's Square, stretching from King George Street to Prince George Street and down to William Paca's wall on the east, was one of the largest single holdings in town. Mathias Hammond never lived in the house, which was completed in 1776. Upon his death the property was willed to his nephews, who sold it in 1810 to Ninan Pinkney, Sr. Pinkney in turn sold the house and land to Judge Jeremiah Townley Chase in 1811.<sup>1</sup>

Judge Chase gave the house to his daughter Frances Townley Chase Loockerman, who lived there with her family until her death in 1857. It was inherited by her son, Townley Chase Loockerman. According to an Equity Case dated 1863, as well as a 1865 deed of conveyance, Townley C. Loockerman was declared a "lunatic" and therefore, unable to handle his own affairs.<sup>2</sup> Acting as trustees, Hester Anne Loockerman and her husband, William Harwood, began to subdivide and sell the property in the early 1860s. In 1865, the Harwoods conveyed the lot at a public sale to Charles G. Zimmerman, who constructed the two-story frame dwelling located at 37 Maryland

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<sup>1</sup>Liber WSG 1 Folio 141

<sup>2</sup>Equity GEG 1 Folio 853; Liber NHG 13 Folio 446

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county and state

=====

Avenue.<sup>3</sup>

Charles G. Zimmerman was born in 1831 in Hesse-Cassel, Germany, to Charles and Augusta Zimmerman. He married Herminia Zimmerman following the death of his first wife Elizabeth Gesner in 1880. Zimmerman was a musician in the band of the United States Naval Academy. Charles A. Zimmerman, the son of Charles G. Zimmerman, was the band leader for the United States Navy Academy and arranged the march "Anchors Away."<sup>4</sup>

Upon the death of Charles G. Zimmerman, Herminia and her son John, inherited the two-story dwelling located at 37 Maryland Avenue.<sup>5</sup> Herminia remained in the dwelling until her death in 1911, at which time her son John received full ownership of the property.<sup>6</sup> John S. M. Zimmerman, and his wife Emma, lived in the District of Columbia at the time of Herminia's death, and immediately conveyed it to Emily and James Murdock.<sup>7</sup> James Murdock, who owned numerous properties on Maryland Avenue, was born in 1845 and worked as a merchant. During the ownership of the Murdocks, the two-story dwelling was renovated to include a third-story within a mansard roof. A one-story side porch was constructed on the west elevation and a second-story was added to the rear ell.

In 1924, Emily Murdock, now a widow, sold the dwelling to Harry Koolage.<sup>8</sup> According to the Sanborn Maps of 1921 and 1930, renovations were conducted that altered the use from a dwelling to a commercial/residential building. The building now contained a one-story addition on the west elevation, at 39 Maryland Avenue, and an addition on the rear elevation. According to the City

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<sup>3</sup>The deed of conveyance from Harwood to Zimmerman does not mention a building, Liber NHG 13 Folio 466. The building does not appear on the 1858 Sachse Map of Annapolis, but does appear on the 1877 Southern Map.

<sup>4</sup>Robert Harry McIntire. Annapolis Maryland Families. (Baltimore: gateway Press, Inc., 1979), p. 792.

<sup>5</sup>Will Liber JWB 1 Folio 19

<sup>6</sup>Will Liber BRD 1 Folio 340

<sup>7</sup>Liber GW 86 Folio 43

<sup>8</sup>Liber WNW 92 Folio 381

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Directories of 1928-1929, the building was occupied by Harry Koolage and H.S. Maus, tailors, Meade Studio photographs, and Scala and Co. Grocery. Mrs. Minnie Moore, a confectioner, lived in the apartment on the upper floors. By 1935, Harry N. Koolage defaulted on his mortgage to the Annapolis Banking and Trust Company. William J. McWilliams was assigned as trustee to sell the property.<sup>9</sup> It was finally conveyed in 1943 to Schamyl and Isabella M. Cochran for \$8050.00.<sup>10</sup> The 1949 City Directories stated that 37 Maryland Avenue was vacant, while the Powder Puff Beauty Salon and the Eulalias Swedish Massage Salon occupied 39 Maryland Avenue. In 1954, the building was occupied by the Maryland Avenue Shop, women's clothing, and the Swap Shop Antiques.

In 1966, the Last Will and Testament of Isabella M. Cochran, now a widow, stated that the property was to be sold by the Maryland National Bank and Ina Walker Hubard. The Co-trustees conveyed the building in 1982 to Warren Offutt.<sup>11</sup> Over the next four years, 37-39 Maryland Avenue was conveyed numerous times, until it was finally sold in 1986 to Mary Louise Kopicki by Henry and Ann Dewitt and Ann Burroughs.<sup>12</sup> Mary Louise Kopicki currently owns the property and maintains an art gallery at 39 Maryland Avenue. A beauty salon is currently leasing the commercial space located at 37 Maryland Avenue, while the upper floors contains two private apartments.

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<sup>9</sup>Liber FAM 143 Folio 142

<sup>10</sup>Liber JHH 276 Folio 158

<sup>11</sup>Liber 3522 Folio 273

<sup>12</sup>Liber 4324 Folio 537

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37-39 Maryland Avenue  
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county and state

=====

**Historic Period Theme:** Architecture, Landscape  
Architecture and Community  
Planning

**Geographic Organization:** Western Shore

**Chronological/Developmental Period:** Agricultural-Industrial  
Transition, 1815-1870  
Industrial/Urban Dominance,  
1870-1930

**Resource Type(s):** Standing Structure

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37-39 Maryland Avenue  
name of property  
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county and state

=====  
**Chain of Title for 37-39 Maryland Avenue:**

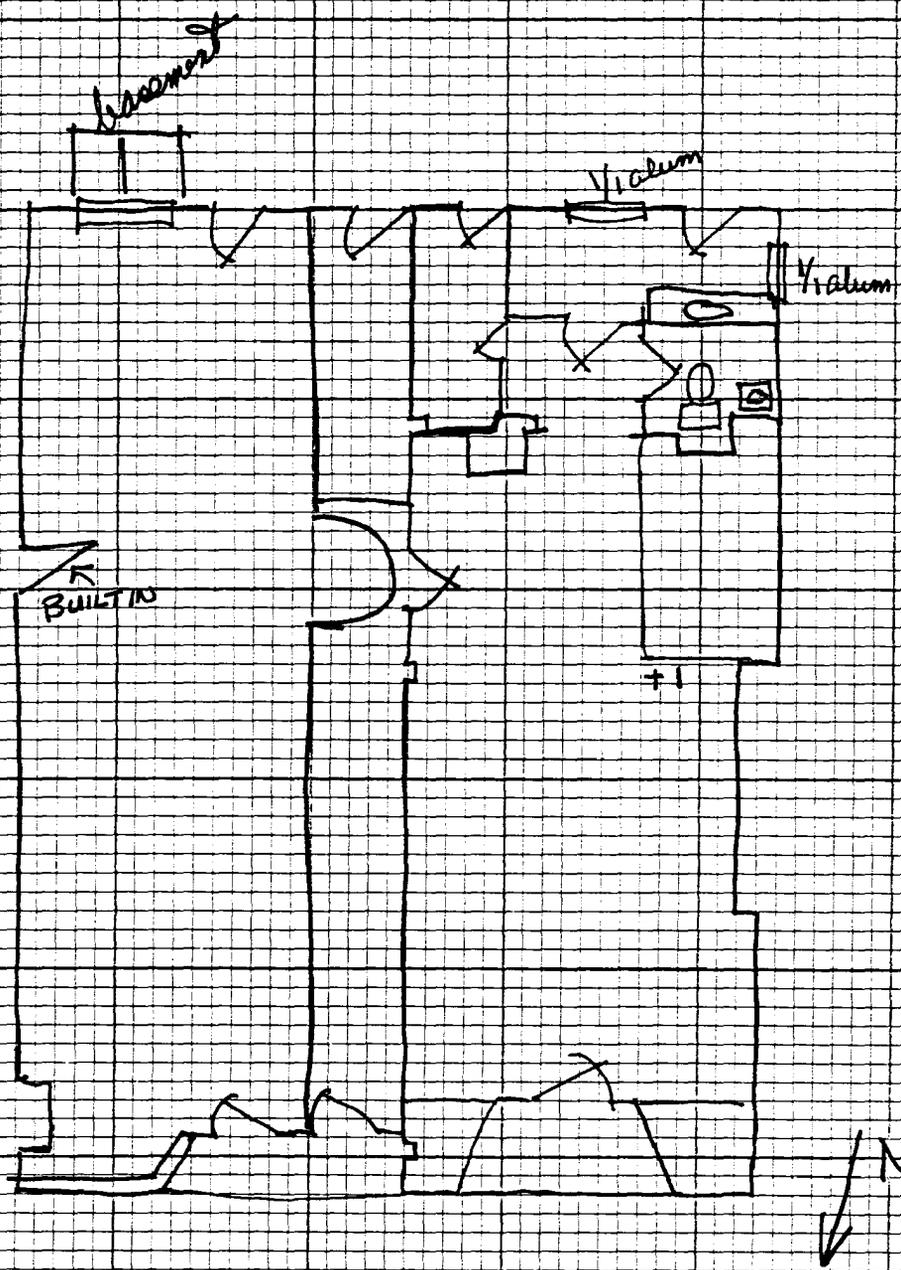
- Pre 1774: The property designated at Lot 91 was owned by Mathias Hammond.
- 1783: Lease to James Nourse by Hammond
- 1786: Will of Mathias Hammond conveyed property to nephews, John and Philip Hammond
- 1789: John Hammond conveyed half share to brother, Philip Hammond  
Liber NH 5 Folio 122
- 1810: Philip Hammond to Ninan Pinkney  
Liber NH 15 Folio 619
- 1811: Ninan Pinkney to Judge Jeremiah Townley Chase  
Liber WSG 1 Folio 141
- 1853: Chase to Townley C. Loockerman
- 1865: William and Hester Anne Loockerman Harwood, Trustees for Townley C. Loockerman, a lunatic, to Charles G. Zimmerman  
Equity GEG 1 Folio 853  
Liber NHG 13 Folio 446
- 1885: Charles G. Zimmerman to Herminia H. C. Zimmerman and son, John Zimmerman.  
Will Liber JWB 1 Folio 19
- 1911: Herminia H. C. Zimmerman, her half share to son, John Zimmerman  
Will Liber BRD 1 Folio 340

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
ANNAPOLIS SURVEY  
CONTINUATION SHEET

Inventory No. AA-25

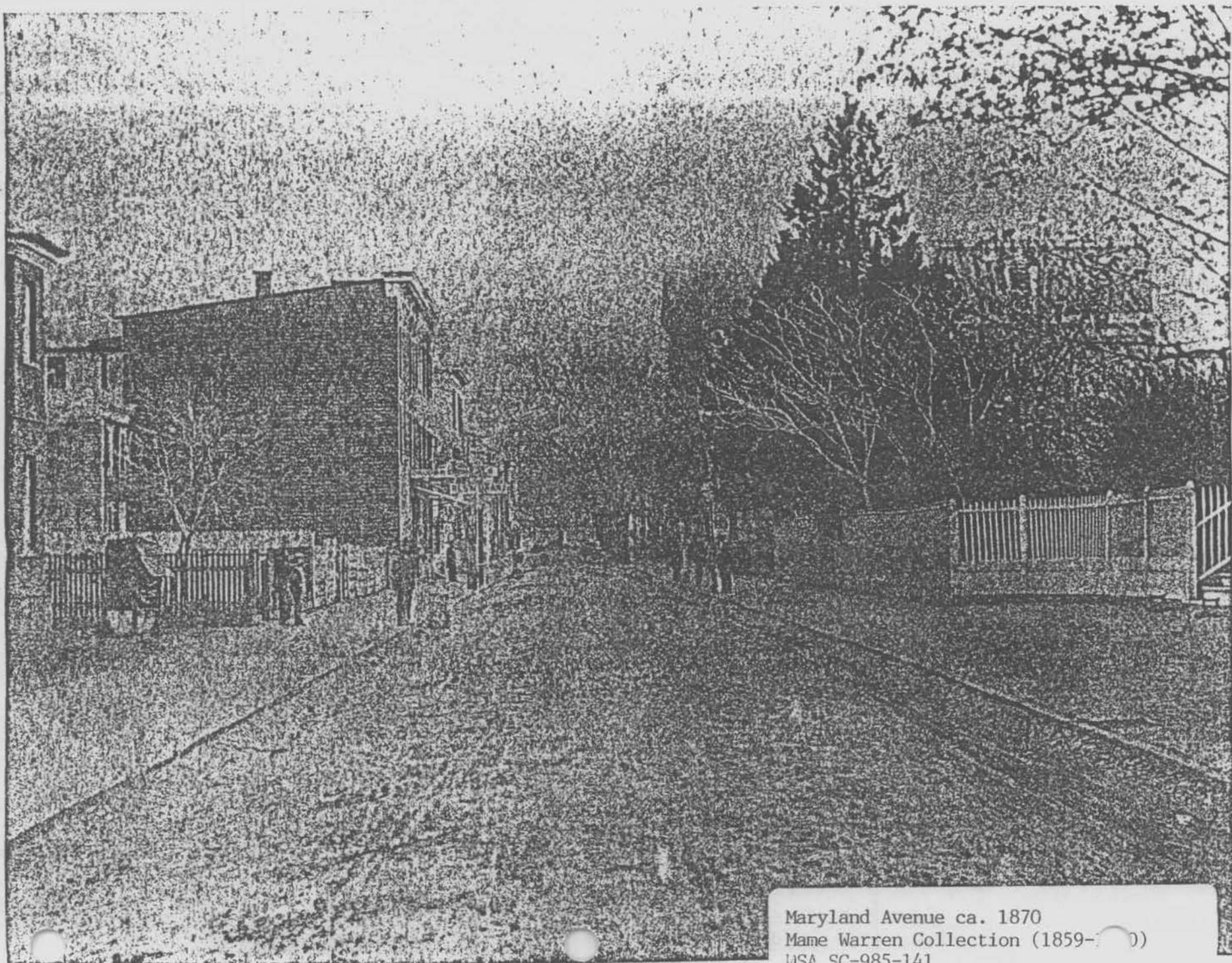
37-39 Maryland Avenue  
name of property  
Anne Arundel County, MD  
county and state

- =====
- 1911: John S. M. and Emma W. Zimmerman, of the District of Columbia, to Emily and James Murdock  
Liber GW 86 Folio 43
- 1924: Emily Murdock, widow to Harry Koolage  
Liber WNW 92 Folio 381
- 1935: Harry N. and Dorothy C. Koolage default on mortgage. William J. McWilliams assignee for Annapolis Banking and Trust Company.  
Liber FAM 143 Folio 142
- 1943: William J. McWilliams assignee for Annapolis Banking and Trust Company, to Schamyl and Isabella M. Cochran.  
Liber JHH 276 Folio 158
- 1966: Last Will and Testament of Isabella M. Cochran, widow, stated property to be sold by Maryland National Bank and Ina Walker Hubard  
Estate Number 12,715
- 1982: Ina Walker Hubard and the Maryland National Bank to Warren Offutt  
Liber 3522 Folio 273
- 1983: Warren L. and Carol Offut to John J. Taylor and Nicholas Kallie  
Liber 3617 Folio 682
- 1984: John J. Taylor to Nicholas J. and Jody L. Kallie
- 1985: Nicholas J. and Jody L. Kallie to Henry and Ann DeWitt and Ann Burroughs  
Liber 4209 Folio 609
- 1986: Henry and Ann DeWitt and Ann Burroughs to Mary Louise Kopicki  
Liber 4324 Folio 537

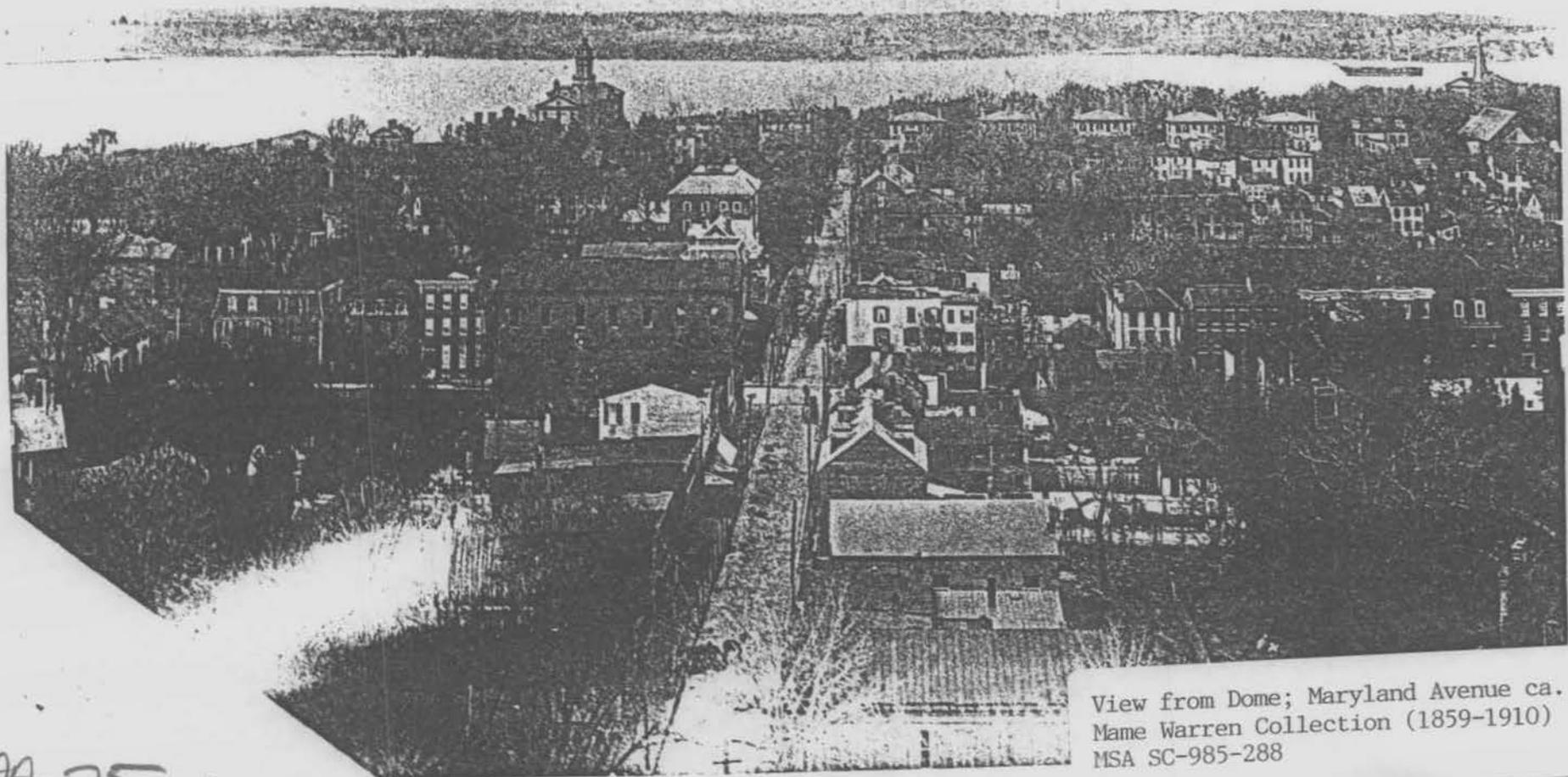


39 MARYLAND AV  
1ST FLOOR

AA-25

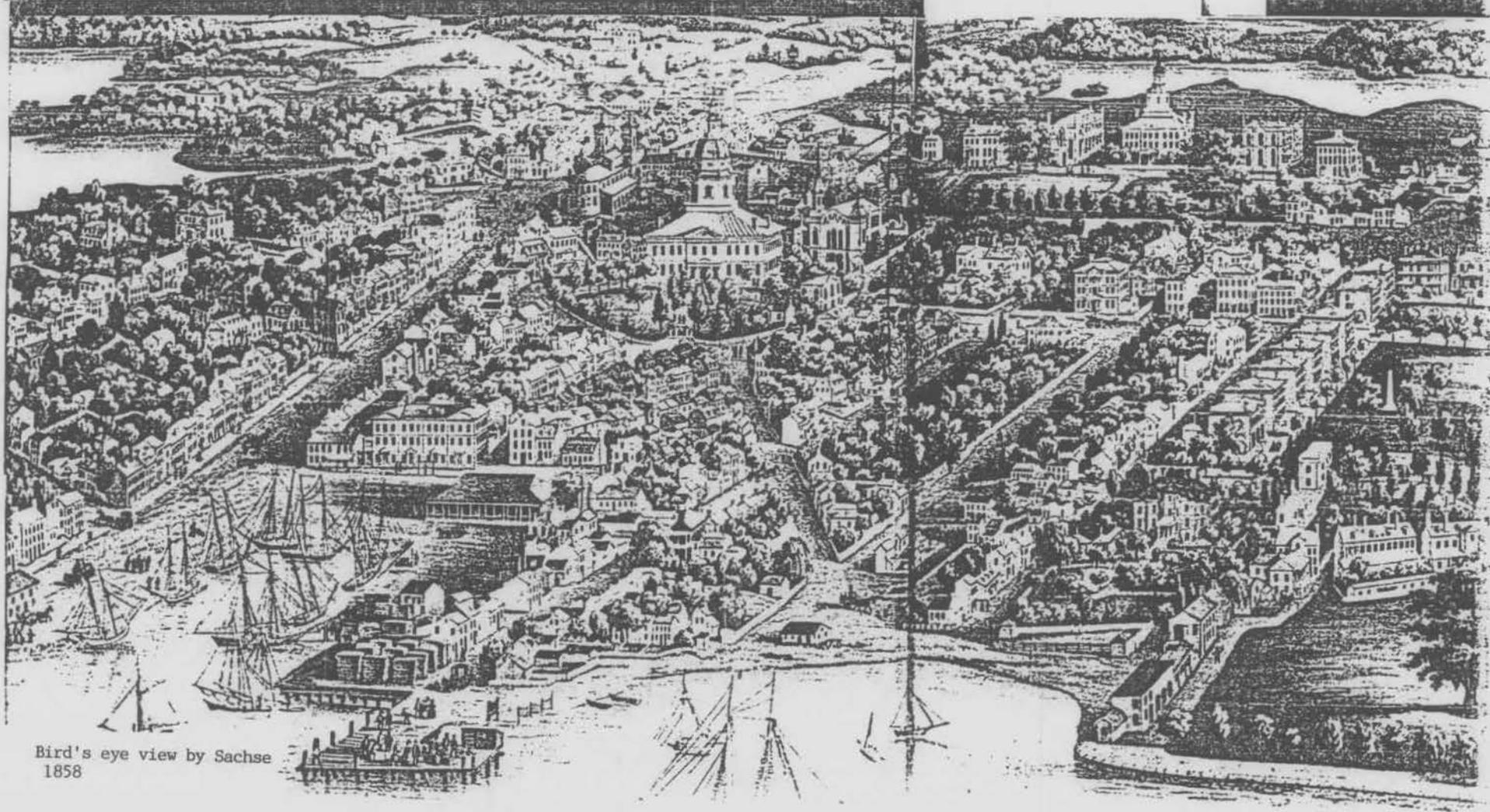


Maryland Avenue ca. 1870  
Mame Warren Collection (1859- )  
MSA SC-985-141



View from Dome; Maryland Avenue ca. 1890  
Mame Warren Collection (1859-1910)  
MSA SC-985-288

AA-25



Bird's eye view by Sachse  
1858

AA-25

# GRAY'S NEW MAP

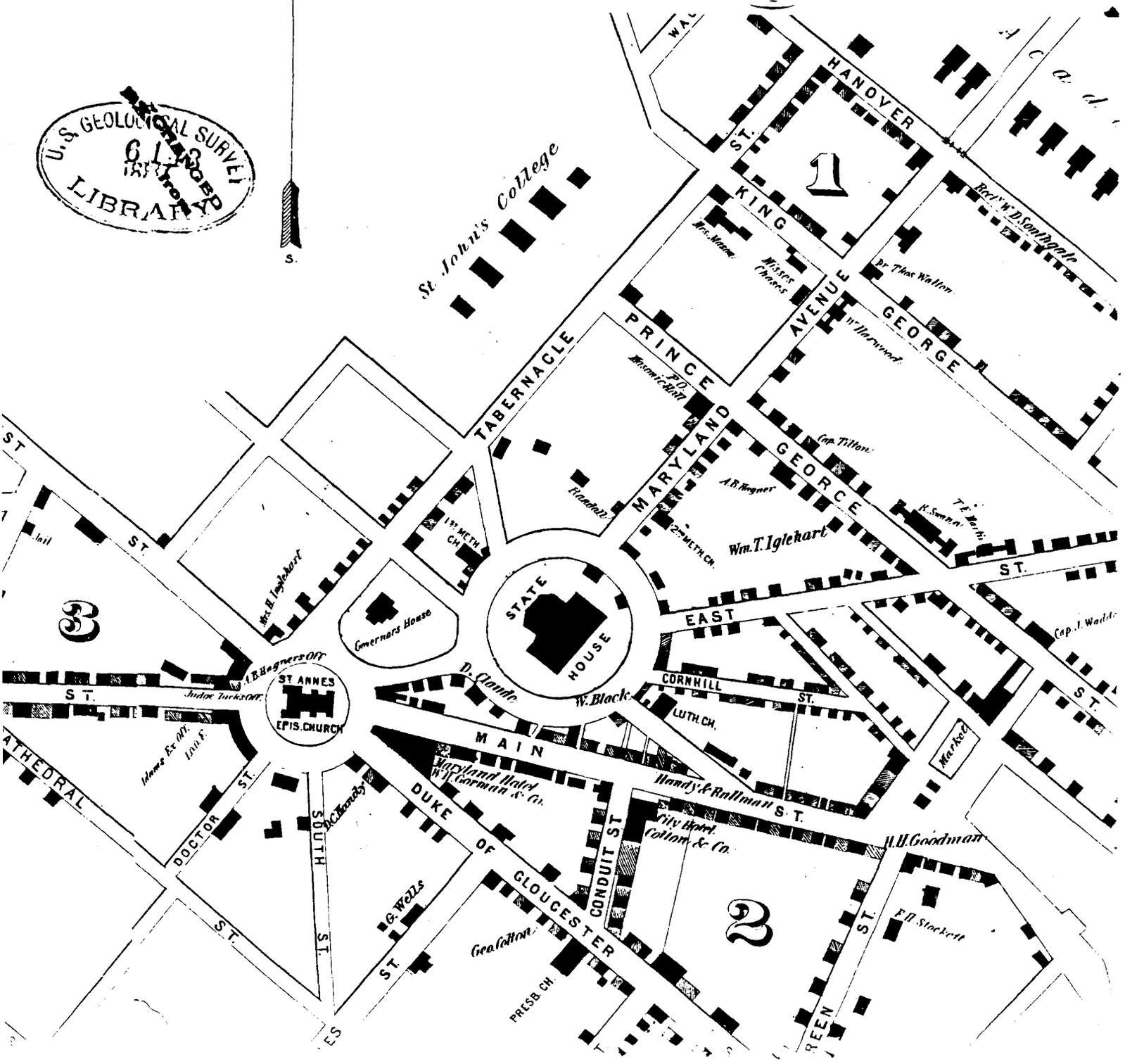
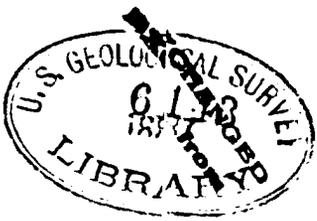
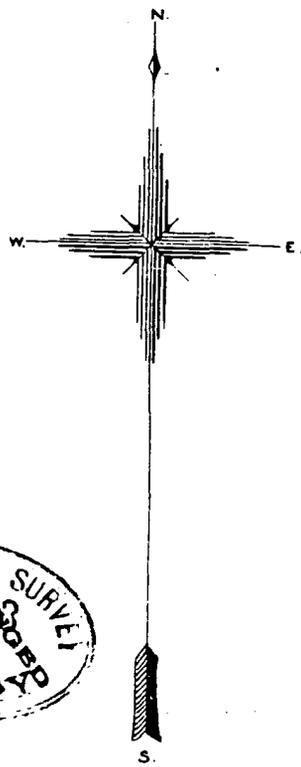
OF

# ANNAPOLIS

ANNE ARUNDEL COUNTY, MD

Drawn from Special Surveys

1877.



1

2

STATE HOUSE

ST. ANNES EPIS. CHURCH

St. John's College

TABERNACLE

PRINCE GEORGE

MARYLAND

AVENUE

GEORGE

HANOVER

KING

GEORGE

EAST

CORN HILL

MAIN

DUKE OF GLOUCESTER

CONDUIT ST

ST.

H. H. Goodman

GREEN

DOCTOR ST.

SOUTH ST.

W. WALLS ST.

PRESB. CH.

ST.

Cap. J. Wadde

Te. K. B. B.

R. Swann

Cap. Tilton

W. Harwood

Dr. Thos. Walton

Redd. W. D. San Diego

Wm. T. Iglehart

A. R. Wagner

Mount St. Hill

Wm. Moore

Mrs. Moore

Mrs. Moore

W. C. Wall

Governors House

D. Clomb

W. Black

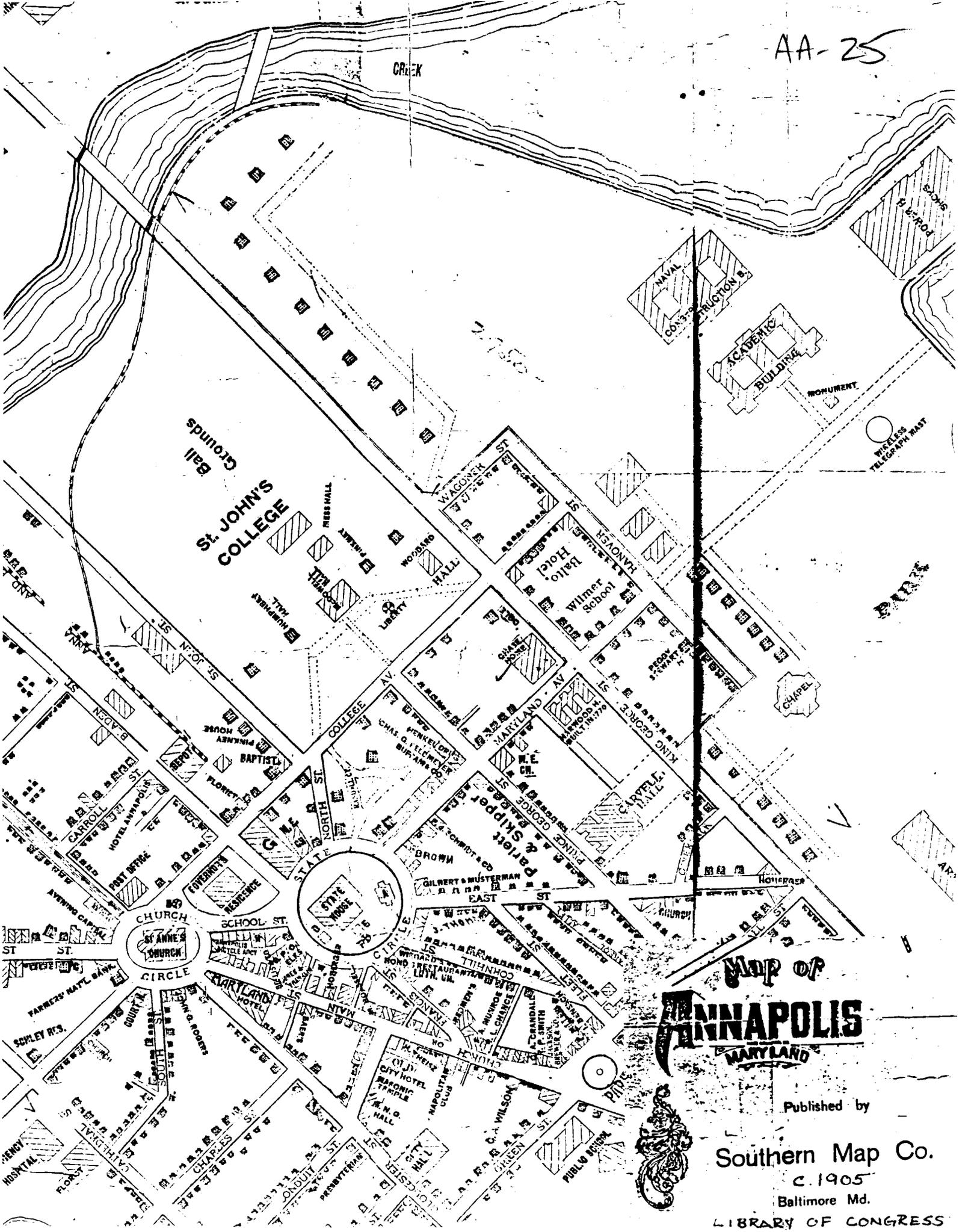
LUTH. CH.

ST.

W. G. Wells

ST.





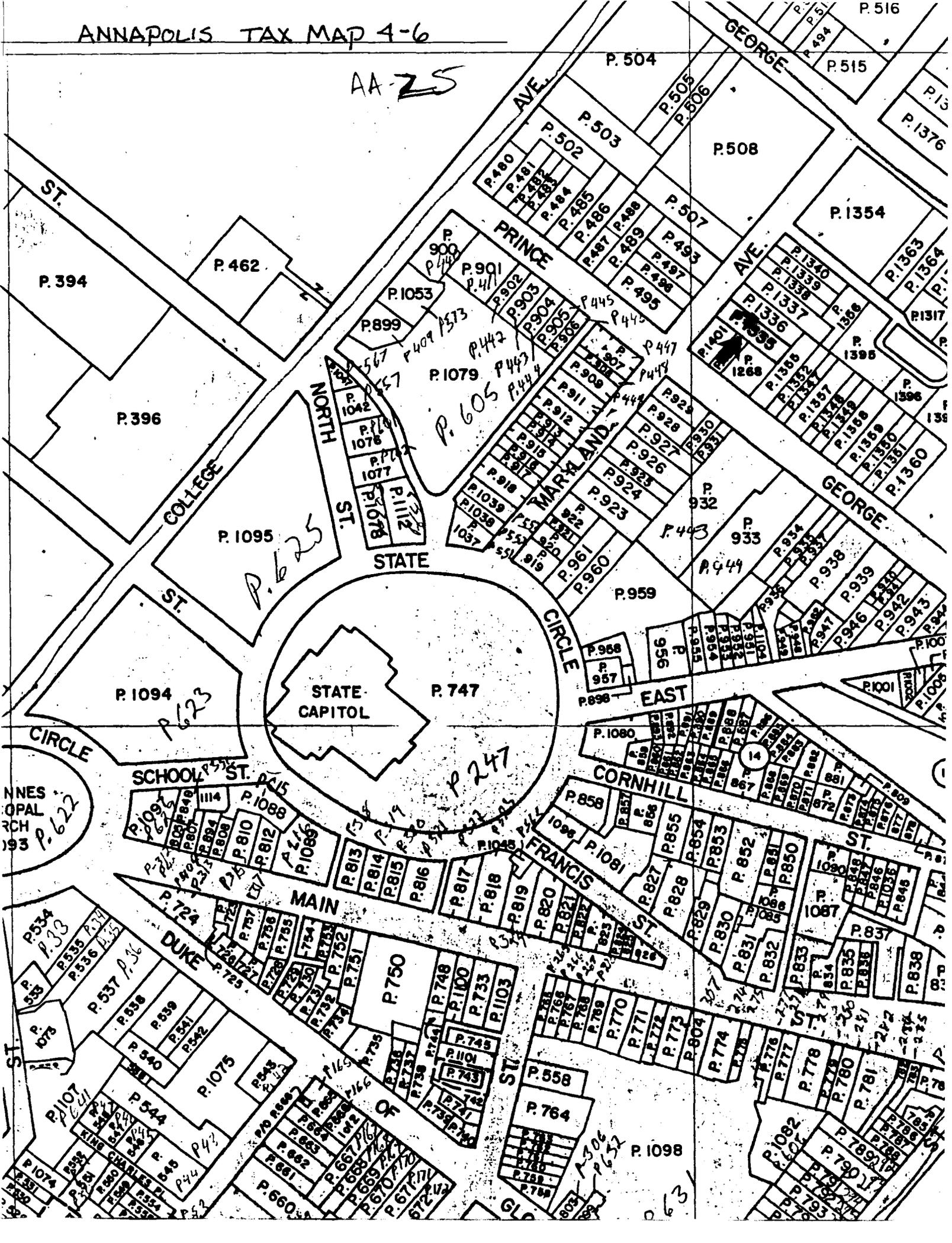
MAP OF  
**ANNAPOLIS**  
 MARYLAND



Published by  
**Southern Map Co.**  
 C. 1905  
 Baltimore Md.  
 LIBRARY OF CONGRESS

ANNAPOLIS TAX MAP 4-6

AA-25



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P. 1095

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