

CAPSULE SUMMARY

AA-379

Vachel Sevier Twin Dwelling

123-125 Cathedral Street

Annapolis, Anne Arundel County

Circa 1843

Private

The twin brick dwelling at 123-125 Cathedral Street was constructed circa 1843 during the ownership of Hester Jane Mackubin and initially occupied by Vachel Sevier. The entire building continued to be maintained by a sole owner until 1857, when Edwin W. Duvall conveyed 123 Cathedral Street separately. The Federal-style twin dwellings were generally owned and occupied for a number of decades by the same families, many of whom were merchants with shops nearby on West Street. Railroad engineer Thomas Franklin Myers and his family owned 123 Cathedral Street from 1889 until 1947, when it was sold to Rose Levy, who lived in the dwelling for the next twenty-two years. Max Snyder, a shoe merchant, and his family owned and occupied 125 Cathedral Street from 1908 until 1971. By the latter part of the 20th century, both dwellings had been converted to office space.

The two-and-a-half-story brick pair of former dwellings is set upon a raised brick foundation, has walls laid in five-course bond, and is covered with a continuous standing seam metal side gable roof with central dormers defining the individual dwellings. The dwelling at 123 Cathedral Street has greater integrity of the two resources, retaining its original massing and most of its original details. The building at 125 Cathedral Street has been altered, including, most notably, enlarged window openings, the accommodation of an English basement, and repointing of the facade brick. A long, canted rear ell addition extends 125 Cathedral Street towards*the rear of its lot. A two-story rear addition at 123 Cathedral Street, constructed of wood frame, and covered with a sloped, standing seam metal roof, was built between 1897 and 1903, according to the *Sanborn Fire Insurance* maps.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. AA-379

1. Name of Property (indicate preferred name)

historic Vachel Sevier Twin Dwellings

other _____

2. Location

street and number 123-125 Cathedral Street not for publication

city, town Annapolis vicinity

county Anne Arundel County

3. Owner of Property (give names and mailing addresses of all owners)

name L. Vernon Miller, Jr. and Margaret H. Miller (123 Cathedral Street)

street and number 123 Cathedral Street telephone 410/268-5570

city, town Annapolis state Maryland zip code 21401-2723

4. Location of Legal Description

courthouse, registry of deeds, etc. Anne Arundel County Courthouse liber 4761 folio 782

city, town Annapolis tax map 4Z tax parcel 99 tax ID number 03187036

5. Primary Location of Additional Data

- Contributing Resource in National Register District
 Contributing Resource in Local Historic District
 Determined Eligible for the National Register/Maryland Register
 Determined Ineligible for the National Register/Maryland Register
 Recorded by HABS/HAER
 Historic Structure Report or Research Report at MHT
 Other: _____

6. Classification

Category	Ownership	Current Function		Resource Count	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	<input type="checkbox"/> landscape	Contributing	Noncontributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> commerce/trade	<input type="checkbox"/> recreation/culture	<u>1</u>	<u> </u> buildings
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/> religion	<u> </u>	<u> </u> sites
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic	<input type="checkbox"/> social	<u> </u>	<u> </u> structures
<input type="checkbox"/> object		<input type="checkbox"/> education	<input type="checkbox"/> transportation	<u> </u>	<u> </u> objects
		<input type="checkbox"/> funerary	<input type="checkbox"/> work in progress	<u>1</u>	<u>0</u> Total
		<input type="checkbox"/> government	<input type="checkbox"/> unknown		
		<input type="checkbox"/> health care	<input type="checkbox"/> vacant/not in use		
		<input type="checkbox"/> industry	<input type="checkbox"/> other:		
				Number of Contributing Resources previously listed in the Inventory	
				<u>1</u>	

7. Description

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Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

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

The property at 123-125 Cathedral Street in western downtown Annapolis has been improved by a pair of attached, side-entry dwellings located near the intersection of West Street. The two-and-a-half-story brick pair of former dwellings is set upon a raised brick foundation, has walls laid in five-course bond, and is covered with a continuous standing seam metal side gable roof with central dormers defining the individual dwellings. The dwelling at 123 Cathedral Street has greater integrity of the two resources, retaining its original massing and most of its original details. The building at 125 Cathedral Street has been altered, including, most notably, enlarged window openings, the accommodation of an English basement, and repointing of the facade brick. A long, canted rear ell addition extends 125 Cathedral Street towards the rear of its lot. A two-story rear addition at 123 Cathedral Street, constructed of wood frame, and covered with a sloped, standing seam metal roof, was built between 1897 and 1903, according to the *Sanborn Fire Insurance maps*.

Exterior Description:

The east elevation of the dwelling is four bays wide and consists of two single entry doors framed by window openings on the first story. The second story has four symmetrically placed windows. The entries, raised above street level and reached by a wooden stoop, have six-paneled wood doors. The transom at 123 Cathedral Street is composed of four lights, while the replacement transom at 125 Cathedral Street has two lights. The entry at 123 Cathedral Street is recessed into the thick brick walls and has a jack-arch lintel above the opening. Next to the side entry is a single 9/6 window with a wood sill, jack-arched brick lintel, and louvered shutters. The second story at 123 Cathedral Street has two 6/6 windows with wood sills, jack-arched lintels, and louvered shutters. The first story window opening at 125 Cathedral Street has been enlarged, now holding an 8/8 replacement window with a wood sill, jack-arched brick lintel, and louvered shutters. The second story at 125 Cathedral Street has two enlarged openings holding 6/6 replacement windows with wood sills, jack-arched lintels and louvered shutters.

A corbelled brick cornice with a metal gutter separates the second story from the attic. Two dormers light the attic. Each dormer has a 6/6 window, set within a segmentally arched, broken pedimented surround. The basement level has been altered to accommodate an English basement entry under the main entrance. Two 3/3 windows at ground level light the basement level of the dwelling at 123 Cathedral Street, while the dwelling at 125 Cathedral Street retains one of its two original window openings. This opening has a 3/3 window with a storm window and jack-arched lintel. The former opening, set directly under the main entry on the first story, has been infilled with bricks.

The north elevation at 125 Cathedral Street consists of the two-bay-deep main block and the canted rear ell addition. The main block is defined by single openings in each bay, and on both stories. All of the segmental-arched openings have 2/2 windows, and appear to have been modified from the original with re-worked brick to match those of the rear ell. A single-light replacement window is located in the gable end of the elevation on the main block.

The two-story rear ell abuts the rear elevation of the main block, and is canted to follow the irregular shape of the lot line. The ell is constructed of brick, laid in six-course American bond, and extends seven bays deep. The typical bay is defined by 2/2 windows set in segmental-arched openings with rowlock brick lintels. However, a four-paneled wood door with transom is located on the first story at the third bay from the main block. Further, the sixth bay has a wood-and-glass door with a shed roof above it and vinyl wall cladding to either side. The seventh bay has a 2/1 window set in a smaller than typical opening. The second story above the sixth and seventh bays was originally an open porch, but has been partially filled in and clad with weatherboard. The roof of the porch over these two end bays is sloped and is supported by wooden posts.

The west (end) wall of the rear ell at 125 Cathedral Street has a five-paneled wooden door and a 6-light window opening to the second story porch. A single segmental-arched window is located on center of the first story. A wooden stair leads from the rear of the lot to the second-story porch.

The west (rear) elevation of 123 Cathedral Street consists of one exposed bay of the main block, and the two-story rear wing addition. The exposed bay of the main block has a single 9/6 window on the first story and a single 6/6 window on the second story. A gable

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dormer with a 6/6 window is located on center of the rear slope of the gable roof. The two-story, wood frame rear wing, added between 1897 and 1903, is covered with a half-hipped roof with standing seam metal, and has weatherboard walls.

The south elevation of 123 Cathedral Street has a brick chimney flush with, and on center of the gable end wall rising above the ridgeline. A single, small window is located in the gable end (set between the two connecting chimney stacks), and is the only window on this side wall.

Interior Description:

The interior of 123 Cathedral Street features a side-entry, room-behind-room plan. A room at the rear of this original two-room block is located in the rear addition. The front room, entered directly from the six-paneled side-entry door with an historic brass lock box, has original wide wood floor boards, an original 9/6 window on the front wall, and an original fireplace opening located on center of the end wall with a built-in cabinet next to it. The fireplace features a brick hearth and a wood surround with interior bead, and pilasters supporting a wide frieze board and a mantel shelf. A built-in cabinet next to the fireplace appears to be an original feature of the room. The 9/1 window on the front wall of the room has square-edged wood trim with an interior bead, a backband and square corner blocks.

The rear room is separated from the front room by a contemporary wood partition wall with wide tongue-and-groove boards, probably based upon the historic partition. The room features original wide floor boards, a fireplace on center of one end wall, and a winder stair opposite it. The fireplace has a brick hearth and wood surround. The mantel is a relatively unadorned wood surround with raised trim surrounding the beaded opening, a raised panel within the frieze board, and a projecting mantel shelf. A small closet to the right of the fireplace is an original feature, as indicated by the wide vertical tongue-and-groove doors, wrought nails, and interior shelves set upon ledges built into the plaster walls. The shelving to the other side is a contemporary addition. The winder stairs originally led to the now closed off second floor. A closet under the stairs retains its original vertical board tongue-and-groove door with battens and wrought nails.

The rear room on the first story is built in the rear addition, and reached through the original exterior door opening of the building. This opening no longer has a door, but retains its four-lite transom. From this room, a three-paneled, four-lite exterior door opens onto the rear of the lot.

The basement is reached from the exterior of the building and, based upon the presence of an open fireplace, appears originally to have been built as useable space. It was finished at a latter date as office space, but is currently vacant. The room has a concrete slab foundation and exposes the original brick walls that have since been reinforced by metal I-beams and steel columns. A false ceiling with recessed lighting has been inserted and modern 3/3 replacement windows have been placed in the original openings on the front wall. A fireplace on one end wall has a segmental-arched brick opening with a brick hearth and brick fire back.

The second floor and attic of the building, now an apartment, is no longer accessible from the blocked-up interior stairs, but is instead reached through an exterior door, at the second story via a long flight of wooden stairs. The apartment that occupies the main, original block of the house and the one-room rear addition, consists of a large room, a rear kitchen and bath on the second floor, and a bedroom in the attic. The entrance, through the rear wing, opens into the present kitchen. This room reveals a portion of the original exterior wall of the main block and a portion of the original gable roof, including the corbelled brick cornice and wood shingles. The relatively new appearance of the wood shingles suggests that the rear addition was added shortly after the construction of the main block. An original exterior door opening with a straight soldier-course lintel opens between the kitchen and the main block of the house.

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The main block of the house on this level was originally divided into two rooms. Though the partition between the rooms has been removed, two fireplaces survive intact, each occupying the center of the end walls. The front fireplace has a wood mantel with a wide frieze having a raised, diamond-shaped pattern. The rear fireplace has the identical mantel as found in the rear room of the first story. The wide wood floor boards are original, though the 6/6 windows on the front wall are replacements.

A winder stair leads to the attic level, finished as a bedroom. The end wall of the room reveals where the two fireplace flues converge, with a four-lite casement window between them.

The interior of 125 Cathedral Street was not accessible at the time of the survey.

8. Significance

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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 checked="" 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 circa 1843-1857; 1857-1969/1971 **Architect/Builder** Unknown

Construction dates circa 1843

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 twin brick dwelling at 123-125 Cathedral Street was constructed circa 1843 during the ownership of Hester Jane Mackubin and initially occupied by Vachel Sevier. The entire building continued to be maintained by a sole owner until 1857, when Edwin W. Duvall conveyed 123 Cathedral Street separately. The Federal-style twin dwellings were generally owned and occupied for a number of decades by the same families, many of whom were merchants with shops nearby on West Street. Railroad engineer Thomas Franklin Myers and his family owned 123 Cathedral Street from 1889 until 1947, when it was sold to Rose Levy, who lived in the dwelling for the next twenty-two years. Max Snyder, a shoe merchant, and his family owned and occupied 125 Cathedral Street from 1908 until 1971. By the latter part of the 20th century, both dwellings had been converted to office space.

Property History

The property on which the building at 123-125 Cathedral Street now stands was originally a portion of the 256-acre tract patented by Richard Acton in 1658. By 1730, planter, merchant, and prominent landowner Phillip Hammond had obtained title to the property. When Hammond died in 1760, his holdings were devised among his six sons, Charles, John, Rezin, Denton, Matthias, and Philip. In 1768 and 1772, John Hammond gained the interests of his siblings to the estate. Hammond was responsible for having the fashionable Georgian style Acton Hall constructed circa 1775. Located at 1 Acton Place, the prominent dwelling is just south of Franklin Street, overlooking Spa Creek.

The property also included the City Gates, located at the corner of Cathedral and West Streets. The gates, also referred to as the Town Gates, marked the western boundary of the city of Annapolis. The provision for gates was part of the 1696 legislation that granted Governor Francis Nicholson Block 13, located just south of the State House. Known as the act for “keeping good rules and order,” the law empowered the people to create a common. The law also required “that an handsome pair of gates be made at ye coming in of the towne, and two triangular houses built for ye rangers.”¹ The act stated that “the way from the gate to go directly to the top of ye hill without the towne, and to be ditched on each side and sett with quick setts or some such thing.”² Work on the gate house with “a gate and good lock and key” began in 1697. John Hammond and Edward Dorsey were allotted 8,000 pounds of tobacco to have the jobs done.³

The property remained in the Hammond family until 1793, when William King, the brother-in-law of William Hammond, sold Lot 66 with improvements to Peter Casanave for 600 pounds. Lot 66 was triangular in shape, as noted on James Stoddert’s 1719 *Plat of Annapolis*. It was bounded by Cathedral Avenue to the east, Calvert Street to the west, and abutted Lot 65 to the south. West Street

¹ Elihu S. Riley. *The Ancient City: A History of Annapolis, in Maryland 1649-1887*. (Baltimore, MD: Genealogical Publishing Company, Inc., 1995), p. 64.

² Riley, p. 64; also see Ridgely’s *Annals of Annapolis*, p. 90.

³ Anthony D. Lindauer. *From Paths to Plats: the Development of Annapolis, 1651 to 1718*. (The Maryland State Archives and the Maryland Historical Trust, 1997). pp. 15-16.

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was located to the north, with only the tip of the triangular lot fronting this primary thoroughfare. Based on the shape of the lot and the approximate location of the town gates, it appears that the gates were located at the tip of the triangle along Sobieski Street, which once joined the intersection of Calvert, Cathedral, and West Streets. The property is now designated as 63 West Street (AA-709).

Within a month, Peter Casanave began to subdivide Lot 66 into four separate parcels. The property denoted as A in the "Lot History" prepared by Edward Papenfuse and Jane McWilliams, fronted West Street and ran eastward along Cathedral Street. The lots marked B, C, and D fronted Cathedral Street. Lots A-C extended southward and would have terminated at Sobieski Street.⁴

Within a matter of days, Casanave conveyed all four subdivided lots separately. Lot A, where the buildings now designated as 61-63 West Street and 123-125 Cathedral Street stand, was purchased by Philip Schwarzer (also seen as Schwer). It was sold on July 1, 1796 for 150 pounds currency. The 1798 Federal Direct Tax notes that Schwarzer was taxed for a one-story wood frame house occupied by Henry Williams. Although the change of title is not clear, it has been determined through deed records for adjacent lots that the property at 123-125 Cathedral Street and 61-63 West Street was owned by either Thomas Anderson, Peter Shorter, and/or John Miller.

Building History

By 1832, according to a later deed of conveyance, Vachel Sevier (also seen as Seviere and Stevens) owned the property, having purchased it from Hester Jane Mackubin.⁵ Sevier also owned two improved lots and one unimproved lot, collectively valued at \$975 in 1831. Sevier was charged \$3,950 in 1845 and again in 1848 for four improved lots, in addition to three slaves and \$317 worth of furniture. Sevier's trustee, Alexander Randall, subdivided the triangular-shaped lot. The property fronting West Street was conveyed in March 1849 to Peter Saussar.

Immediately upon obtaining the property from Hester Jane Mackubin, Sevier was granted a \$5,000 mortgage by Richard Mackubin. The property addressed in the mortgage was known as "Griffin's Land Resurveyed," and had been improved by one two-story brick house on West Street and two two-story brick houses on Cathedral Street.⁶ Within a year, Sevier was forced to transfer ownership of the property to Mackubin for failure to repay the mortgage loan. The resulting Chancery Court Case describes the building at 123-125 Cathedral Street as new, containing a "parlor, chambers, and basements" in each dwelling and supplemented by yards with "the necessary outbuildings."⁷ With Alexander Randall acting a trustee, the property at 123-125 Cathedral Street was sold in June 1857 to Edwin W. and Elizabeth Duvall for \$550.

Edwin Welch Duvall and his first wife, Elizabeth Parkinson Duvall, immediately conveyed the dwelling at 123 Cathedral Street to Franklin Steigleman, while retaining the dwelling at 125 Cathedral Street for their own use.

123 Cathedral Street

The 1860 Real and Personal Property Assessments charged Steigleman with the dwelling at 123 Cathedral Street. In 1876, he was charged for a brick house and lot valued collectively at \$1,190. Sometime prior to 1885, as noted by the Sanborn Maps, the brick house had been enlarged by the construction of an open one-story addition of wood frame that extended across the rear elevation of

⁴ Edward Papenfuse 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, p. 19.

⁵ The deed of conveyance between Mackubin and Stevens was not located at the Anne Arundel County Courthouse or the Maryland State Archives. Mackubin is also seen as Maccubbin and Mackubbin.

⁶ Land Records of Anne Arundel County, Liber WSG 26, Folio 336.

⁷ Chancery Court. Liber B 170, Folio 198.

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the entire building. Franklin Steigleman, who occupied the house with his family, died intestate. The property was devised to his heirs, the majority of whom had relocated to Baltimore City. Eventually, the Steigleman family conveyed the dwelling for \$600 in 1889 to Thomas Franklin Myers. Myers, born in 1855, was employed as a railroad engineer. Between 1897 and 1903, Myers replaced the one-story rear addition with an enclosed two-story ell that did not extend to the southern corner of the main block as the open addition previously had. Consequently, ghosting of the open additions, supporting post can be discerned on the first story of the rear elevation. The Sanborn Maps show that, by 1921, a portion of the addition was construction of brick, while the southern corner remained wood frame. By the middle part of the 20th century, the addition was constructed entirely of brick.

The United States Census Records for 1900 appear to have incorrectly indicated that Thomas Franklin, rather than Thomas Franklin Myers, occupied the dwelling. This inaccuracy was corrected on the 1910 and 1920 census, which document that Myers lived in the dwelling with his second wife Mary Estelle Scible, son Thomas, daughter Lillian, and son-in-law John C. Flood. As no member of the Myers family was employed at the time of the 1920 census, it appears that Flood supported them by working as a bookkeeper at the commissary of the United States Naval Academy. Interestingly, Thomas F. Myers' first son was named Edwin Duvall Myers (born October 4, 1876). Yet, no genealogical connection has been made between the Myers family and Edwin W. Duvall, who had formerly owned 123 Cathedral Street and resided at 125 Cathedral Street until his death on April 2, 1876.

Thomas Myers continued to reside in the dwelling until his death in November 1933. The many heirs contested ownership of the property on Cathedral Street, resulting in an equity case (Edward Myers, et al versus Earl Franklin Myers, et al). The widowed Mary E. Myers eventually received title of the property for a cost of \$11,000. The sale of the property to Mary Myers was finalized on September 17, 1935. Twelve years later, in August of 1947, Myers sold the property to Rose Levy.

Rose Goldberg Levy and her husband Joseph Levy lived in the dwelling on Cathedral Street in the middle part of the 20th century. Joseph Levy, born about 1888, operated a dress shop at nearby 127 Cathedral Street. Two years after the 1967 death of her husband, Rose Levy sold the property at 123 Cathedral Street to the Nicholson Corporation, which utilized it as rental housing. One year later, in July 1970, William F. Grovermann purchased the two-story brick dwelling. Grovermann and his wife, Norma, were pioneers in the restoration and rehabilitation of historic houses, like the brick dwelling at 123-125 Cathedral Street. After thirteen years of working on the preservation of the building, the Grovermanns sold it to A. Carl Maier for \$150,000. Maier conveyed life rights to the property to Stefan A. and Kimberlie L. Maier, although he sold it in February 1984 to Isabel and Peter Pelham. It was during this period that the building was renovated for use as office space on the first story. L. Vernon Miller, Jr. and his wife purchased the building in 1988. Miller uses the first floor and basement as a law office and storage space, while the second floor and finished attic are leased as a single apartment.

125 Cathedral Street

Although Duvall had sold the dwelling at 123 Cathedral Street in 1857, he retained ownership of the twin dwelling at 125 Cathedral Street for his family. The 1860 Real and Personal Property Assessments charged Duvall with the dwelling at 125 Cathedral Street, an unimproved lot on Calvert Street, and a stable on Calvert Street. By August 1870, Frank H. Stockett was appointed by the court to sell the property as a result of an equity (James Gray versus Edwin Duvall). It was sold nine years later, in November 1879, to James Revell.

Sometime prior to 1885, as noted previously, the Sanborn Maps indicate the brick house had been enlarged by the construction of an open one-story addition of wood frame that extended across the rear elevation of the entire building. Additionally, at 125 Cathedral Street, an open wood frame ell extended southward from the previous addition to abut the two-story wood frame dwelling to the south of the property. The one-story ell was constructed at an angle to the main block, siting north to south on the triangular-shaped lot.

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James Revell, born in 1831, was a prominent resident of Annapolis, serving the community as a teacher, lawyer, state's attorney (1859-1887), associate judge, and finally as president of the Annapolis Savings Institution. In 1876, Revell was charged for a brick dwelling and frame back building on Cathedral Street, collectively valued at \$1,530. Additionally, the tax assessment indicates Revell maintained vast land holdings throughout Annapolis, including Washington Street, Bladen Street, West Street, Calvert Street, Fleet Street, Clay Street, Green Street, and Conduit Street.

The 1880 census indicates that James Revell did not live in the dwelling on Cathedral Street, which was instead occupied by his younger brother, Martin Revell, Jr. and his family. Martin Revell, Jr., born in 1840, worked as a grocer and later as an agent for the Tolchester Steamboat Company. James Revell maintained ownership of 125 Cathedral Street until January 1907, one year prior to his death at the age of 77. The property had been sold to C. Ashby and Rose Brady, who conveyed it a year-and-a-half later, in July 1908, to Max and Mollie Snyder for \$1,500.

Max Snyder was born in Russia in 1881, immigrating to the United States with his wife, who was born in Poland, and eldest daughter in 1906. Snyder supported his family, which had grown to include seven children by 1920, as owner of a shoe store that was conveniently located at 57 West Street. During Snyder's ownership, the one-story wood frame additions on the rear of the building at 125 Cathedral Street were razed and replaced by a two-story brick ell that followed the same north-south footprint of the previous wood frame ell. At the rear of this flat-roofed brick ell, which was constructed between 1908 and 1913, was a two-story wood frame porch that was open on three sides. By 1921, Snyder had enclosed the first story of this porch in brick.

In 1930, the property at 125 Cathedral Street was placed in a trust, with James M. Munroe acting as trustee. By August 1936, the property was transferred to Aaron Lee Goodman, a prominent merchant working on Main Street. Noah Joffe and Mary S. Joffe of Prince George's County were listed as the substitute purchasers for Goodman in the deed of sale. Mary Snyder Joffe was the eldest daughter of Max and Mollie Snyder. Despite having transferred title to the property, Max and Mollie Snyder continued to live in the dwelling. The Snyders regained ownership in March 1943, one year prior to the death of Mollie Snyder in Baltimore. In 1946, the widowed Max Snyder conveyed one-half interest in the property on Cathedral Street to his daughter, Rosalie. After the 1951 death of Max Snyder, his daughter received full title to the property. Rosalie Snyder, who had married Myer Leace in 1950, conveyed one-half interest to her sister, Irene Snyder Walder. The sisters, who both lived in Baltimore, leased the property. The city directory for 1954 indicates Leonard Lieberman occupied the dwelling, with Charles Albert Snyder maintaining a real estate office across the street at 126 Cathedral Street. Alex Petridis lived in the building in 1961. In 1971, Rosalie Snyder Leach and Irene Snyder Walder sold the dwelling at 125 Cathedral Street to Ronald Hollander. The owner of numerous properties throughout Annapolis, Hollander leases the building as office space.

Chain of Title

- 1760: Philip Hammond devised to six sons
Will Records Box H Folder 20
- 1768: Denton Hammond partial interest to John Hammond
Provincial Court Records
Liber BB 3 Folio 804
- 1772: Matthias and Rezin Hammond partial interest to John Hammond
Provincial Court Records
Liber IB 3 Folio 270

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- 1784: John Hammond devised to son William Hammond
Will Records of Anne Arundel County
Box H Folder 22
- 1785: William Hammond to brother-in-law William King
Land Records of Anne Arundel County
Liber NH 2 Folio 334
- 1789: William King to William Hammond
Mortgage
Land Records of Anne Arundel County
Liber NH 4 Folio 252
- 1792: William Hammond to William King
Land Records of Anne Arundel County
Liber NH 6 Folio 237
- May 21, 1793: William King to Peter Casanave
Land Records of Anne Arundel County
Liber JG 3 Folio 321
- July 1, 1793: Peter Casanave to Philip Schwarer
Land Records of Anne Arundel County
Liber NH 7 Folio 402
- 1820s: Hester Jane Mackubin owns property
- May 17, 1843: Hester Jane Mackubin to Vachel Stevens
Land Records of Anne Arundel County
Liber WSG 26 Folio 331
- June 25, 1855: Alexander Randall, Trustee for Vachel Stevens, to Edwin W. and Elizabeth Duvall
Land Records of Anne Arundel County
Liber NHG 4 Folio 542

123 Cathedral Street

- June 20, 1857: Edwin W. and Elizabeth Duvall to Franklin Steigleman
Land Records of Anne Arundel County
Liber NHG 6 Folio 366

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- August 15, 1889: Franklin Steigleman, Elizabeth B. Steigleman, Jefferson L. Steigleman, Ida V. Steigleman, Mary E. Rier, and John R. Rier to Thomas Franklin Myers
Land Records of Anne Arundel County
Liber SH 35 Folio 413
- April 9, 1903: Juliet O. Myers to Thomas Franklin Myers
Four Foot Alley
Land Records of Anne Arundel County
Liber GW 30 Folio 288
- September 17, 1935: George B. Woelfel and Emanuel Klawans, Trustees assigned in Equity 6804 (Edward Myers versus Earl Franklin Myers), to Mary E. Myers
Land Records of Anne Arundel County
Liber FAM 143 Folio 350
- August 6, 1947: Mary E. Myers, widow, to Rose Levy
Land Records of Anne Arundel County
Liber JHH 423 Folio 241
- July 11, 1969: Rose Levy, widow, to The Nicholson Corporation
Land Records of Anne Arundel County
Liber MSH 2286 Folio 410
- July 8, 1970: The Nicholson Corporation to William F. Grovermann
Land Records of Anne Arundel County
Liber 2351 Folio 669
- February 17, 1983: William F. Grovermann to A. Carl Maier
Land Records of Anne Arundel County
Liber 3564 Folio 29
- February 17, 1983: A. Carl Maier to A. Carl Maier, with powers for life to Stefan A. and Kimberlie L. Maier
Land Records of Anne Arundel County
Liber 3564 Folio 31
- February 16, 1984: A. Carl Maier to Peter and Isabel Pelham
Land Records of Anne Arundel County
Liber 3704 Folio 141
- December 28, 1988: Peter and Isabel Pelham to L. Vernon Miller Jr. and Margaret H. Miller
Land Records of Anne Arundel County
Liber 4761 Folio 782

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. AA-379

Name Vachel Sevier Twin Dwellings, 123-125 Cathedral Street, Annapolis, Maryland
Continuation Sheet

Number 8 Page 7

125 Cathedral Street

- November 29, 1879: Frank H. Stockett, Trustee (James Gray versus Edwin Duvall), to William Bryan on May 18, 1876 then transferred to James Revell
Land Records of Anne Arundel County
Liber SH 15 Folio 49
- January 11, 1907: James Revell to C. Ashby Brady and Rose Brady
Land Records of Anne Arundel County
Liber GW 51 Folio 319
- July 3, 1908: C. Ashby Brady and Rose Brady to Max and Mollie Snyder
Land Records of Anne Arundel County
Liber FAM 169 Folio 188
- August 17, 1936: R. Tilghman Brice, III, M. Clare M. Green, substitute Trustee for estate of Max and Mollie Snyder (Equity Case 7425), to Aaron Lee Goodman with Noah Joffe and Mary S. Joffe as substitute purchaser
Land Records of Anne Arundel County
Liber FAM 169 Folio 188
- March 2, 1943: Noah Joffe and Mary S. Joffe to Max Snyder and Mollie Snyder
Land Records of Anne Arundel County
Liber JHH 277 Folio 51
- August 2, 1946: Max Snyder to Albert J. Goodman, Trustee
Land Records of Anne Arundel County
Liber JHH 385 Folio 327
- October 30, 1946: Albert J. Goodman, Trustee, to Max and Roselie Snyder
Land Records of Anne Arundel County
Liber JHH 385 Folio 329
- August 18, 1951: Roselie Snyder Leace and Myer Leace to Louis M. Strauss, Trustee
Land Records of Anne Arundel County
Liber JHH 638 Folio 487
- August 18, 1951: Louis M. Strauss, Trustee, to Roselie Snyder Leace and Irene Snyder Walder
Land Records of Anne Arundel County
Liber JHH 638 Folio 489
- October 13, 1971: Roselie Snyder Leace and Irene Snyder Walder to Ronald B. Hollander
Land Records of Anne Arundel County
Liber 2442 Folio 182

9. Major Bibliographical References

Inventory No. AA-379

10. Geographical Data

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

Quadrangle scale: 1:24,000

Verbal boundary description and justification

The property at 123-125 Cathedral Street is located on parcels 99 and 173, respectively, as noted on Map 4Z, Grid 15. The property, which historically was one large parcel of land, was subdivided with the sale of 123 Cathedral Street in 1857. The building has been associated with this property since its construction circa 1843.

11. Form Prepared by

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

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. AA-379

Name Vachel Sevier Twin Dwellings, 123-125 Cathedral Street, Annapolis, Maryland
Continuation Sheet

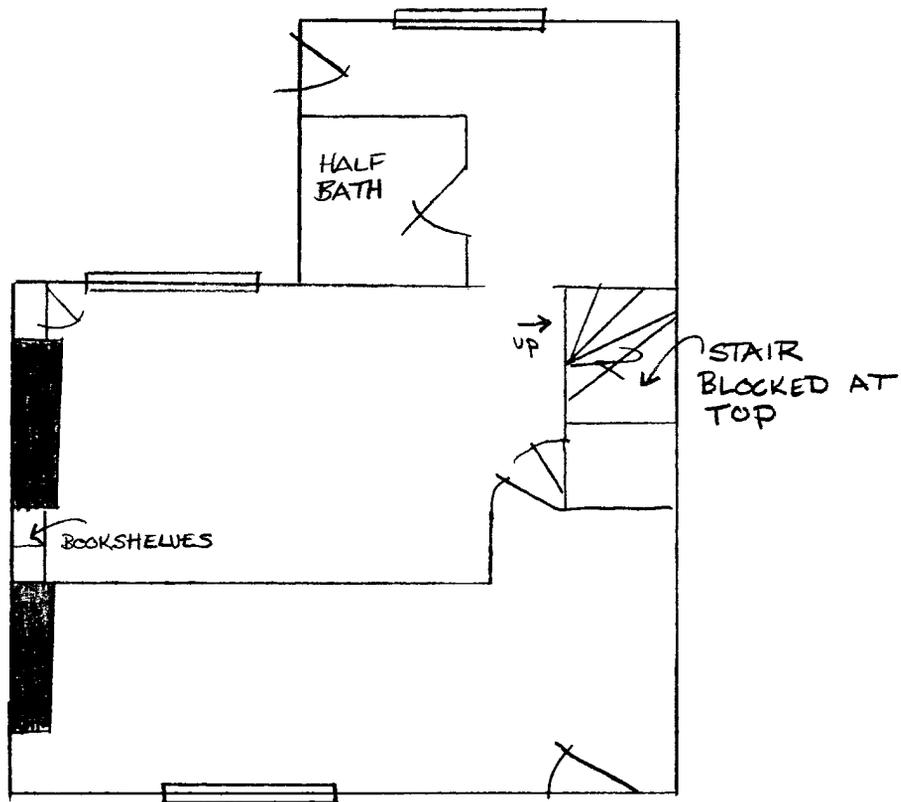
Number 9 Page 1

3. Owner of Property (give names and mailing addresses of all owners)

name	Ronald B. Hollander (125 Cathedral Street)			
street and number	163 King George Street	telephone		
city, town	Annapolis	state	Maryland	zip code 21401-2723

4. Location of Legal Description

courthouse, registry of deeds, etc.	Anne Arundel County Courthouse	liber	2442 folio	182	
city, town	Annapolis	tax map	4Z	tax parcel 173	tax ID number 03628080



123 CATHEDRAL STREET
ANNAPOLIS, MARYLAND
ANNE ARUNDEL COUNTY

RESOURCE FLOOR PLAN
FIRST FLOOR

NORTH
↓
NOT TO
SCALE



AA-379

123-125 CATHEDRAL AVENUE

ANNAPOLIS, MARYLAND

TRACERIES

4/2001

NO SHPO

NORTH ELEVATION LOOKING WEST

1 OF 14



FOR SALE
COMMERCIAL
(OR RESIDENTIAL)
88-278-20-274

AA-379

123-125 CATHEDRAL AVENUE

ANNAPOLIS, MARYLAND

TRACERIES

4/2001

MD SHPO

NORTH ELEVATION LOOKING SOUTH

2 OF 14



AA-379

123 CATHEDRAL AVENUE

ANNAPOLIS, MARYLAND

TRACERIES

4/2001

MD SHPO

NORTH ELEVATION LOOKING SW

3 OF 14



FOR SALE
COMMERCIAL
OFFICE RESIDENTIAL
355-9730 247-2784

1203

AA-379

125 CATHEDRAL AVENUE
ANNAPOLIS, MARYLAND

TRACERIES

4/2001

MD SHPO

NORTH ELEVATION LOOKING SOUT.

A OF 14



FOR SALE
COMMERCIAL
PRICE REDUCED
BY THE 30-000

AA-379

125 CATHEDRAL AVENUE
ANNAPOLIS, MARYLAND

TRACERIES

4/2001

MD SHPO

WEST ELEVATION LOOKING EAST

5 OF 14



AA-379

125 CATHEDRAL AVENUE
ANNAPOLIS, MARYLAND
TRACERIES

4/2001

MD SHPO

SW CORNER, LOOKING NORTH

6 OF 14



AA-379

123-125 CATHEDRAL AVENUE
ANNAPOLIS, MARYLAND

TRACERIES

4/2001

MD SHPO

SOUTH ELEVATION LOOKING NORTH

7 OF 14



AA-379

123 CATHEDRAL ST. ANNAPOLIS, MD

TRACERIES

5/2001

MD SAPO

2ND FLOOR, LOOKING FROM ELL TO MAIN BLOCK

LOOKING NE

8 OF 14



AA-379

123 CATHEDRAL ST., ANNAPOLIS, MD

TRACERIES

5/2001

MD SHPO

2ND FLOOR, LOOKING FROM ELL TO MAIN BLOCK,
LOOKING NE

9 OF 14



AA-379

123 CATHEDRAL ST., ANNAPOLIS, MD

TRACERIES

5/2001

MD SHPO

1ST FLOOR, LOOKING NE

10 OF 14



AA-379

123 CATHEDRAL ST., ANNAPOLIS, MD

TRACERIES

5/2001

MD SHPO

1ST FLOOR, REAR PARLOR, LOOKING WEST

11 OF 14



AA-3797

123 CATHEDRAL STREET
ANNAPOLIS, MARYLAND
TRACERIES

5/2001

MD SHPO

FIRST FLOOR, SW PARLOR LOOKING SOUTH

12 OF 14



AA-379

123 CATHEDRAL ST. ANNAPOLIS, MD

TRACERIES

5/2001

MD SHPO

2ND FLOOR LOOKING SE

13 OF 14



AA-379

123 CATHEDRAL ST., ANNAPOLIS, MD

TRACERIES

5/2001

MD SHPO

BASEMENT LOOKING SOUTH

14 OF 14

AA-379

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

HISTORIC SITES SURVEY FIELD SHEET
Individual Structure Survey Form

SURVEY NUMBER: <u>AA 1400</u>
NEGATIVE FILE NUMBER:
UTM REFERENCES: Zone/Easting/Northing
U.S.G.S. QUAD. MAP:
PRESENT FORMAL NAME:
ORIGINAL FORMAL NAME:
PRESENT USE: Offices
ORIGINAL USE: SF Res
ARCHITECT/ENGINEER:
BUILDER/CONTRACTOR:
PHYSICAL CONDITION OF STRUCTURE: Excellent () Good (X) Fair () Poor: ()
THEME:
STYLE: Federal/GR
DATE BUILT: c.1842

COUNTY: Anne Arundel
TOWN: Annapolis
LOCATION: 123 Cathedral Street
COMMON NAME:
FUNCTIONAL TYPE: Res Map 30 Par 255
OWNER: Wm. F. Grovermann
ADDRESS: 9 Cathedral 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 ()
 - Wood Bearing Masonry: Brick (X) 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 (X) Stone Veneer () Asbestos Shingle ()
Bonding Pattern: Common 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 (X) Chimneys (X) Sheds () Ells (X)
Wings () Other: Stoop

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: 2 x 3
Approximate Dimensions: 18 x 45

Entrance Location: Right

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

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

elliptical
Good roof dormer (rare in Annapolis) corbeled brick cornice; splayed brick lintels and door; transom lit entrance; porch later but well designed.

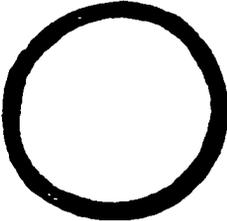
RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

Good example of early 29thC Federal townhouse, one of a pair. Contributes to architectural melange of this part of Cathedral street.

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

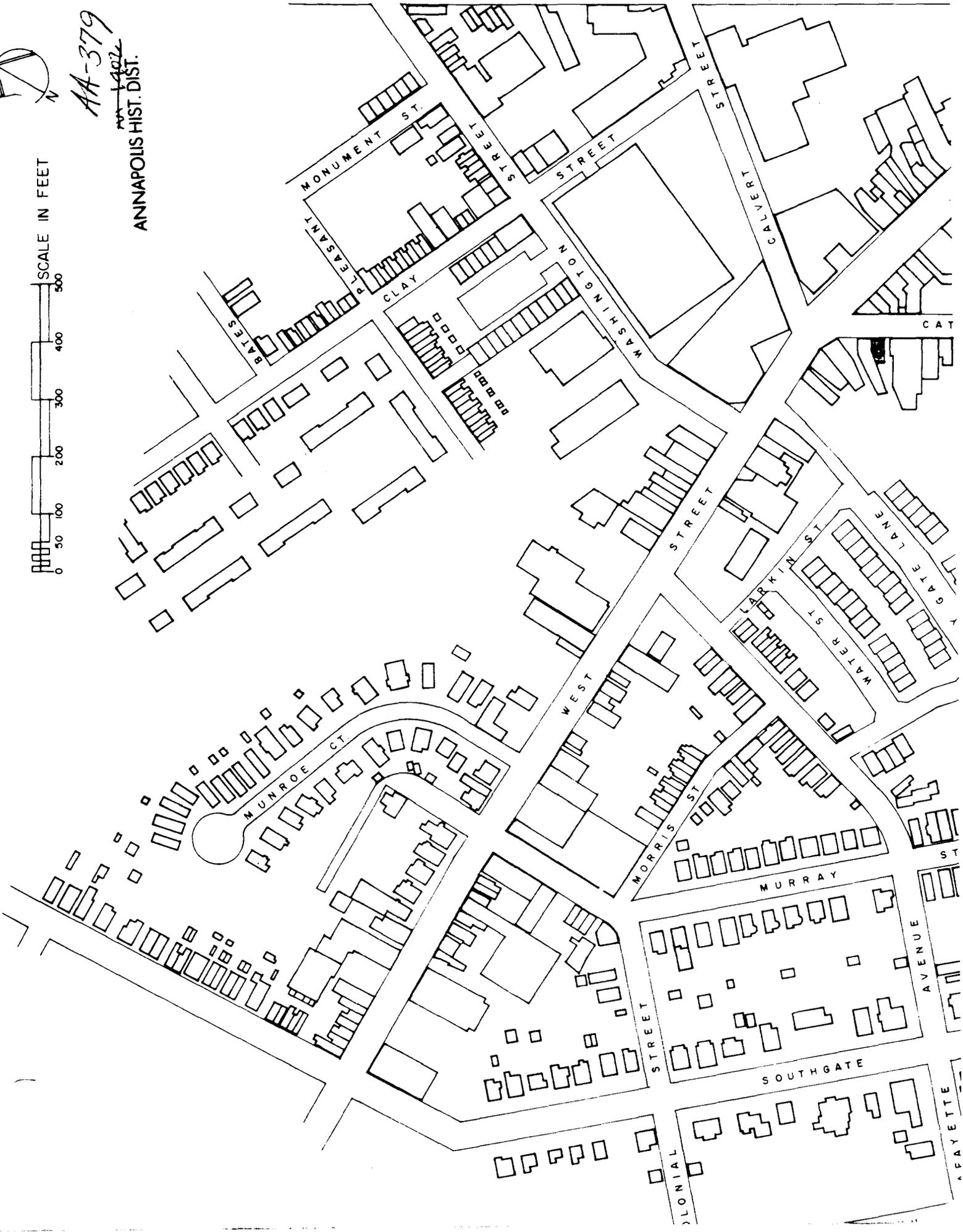
ORGANIZATION: Historic Annapolis, Inc

DATE RECORDED: Aug. 1983



AA-379

ANNAPOLIS HIST. DIST.





123 Cathedral

Annapolis, Anne Arundel County

Russell Wright July, 1982

Maryland Historical Trust,

Annapolis, Maryland

NW Elevation/camera facing SE

AA-379
~~AA-1402~~

J1 21

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

HISTORIC SITES SURVEY FIELD SHEET
 Individual Structure Survey Form

SURVEY NUMBER: AA 379
NEGATIVE FILE NUMBER:
UTM REFERENCES: Zone/Easting/Northing
U.S.G.S. QUAD. MAP:
PRESENT FORMAL NAME:
ORIGINAL FORMAL NAME:
PRESENT USE: Office/Apartments
ORIGINAL USE: SF Res
ARCHITECT/ENGINEER:
BUILDER/CONTRACTOR:
PHYSICAL CONDITION OF STRUCTURE: Excellent (X) Good () Fair () Poor: ()
THEME:
STYLE: Federal/BR
DATE BUILT: c.1842

COUNTY: Anne Arundel
TOWN: Annapolis
LOCATION: 125 Cathedral Street
COMMON NAME:
FUNCTIONAL TYPE: Res Map 30 Par 339
OWNER: Hollander Ronald B. ADDRESS: 163 King George St. Annapolis, MD 21401
ACCESSIBILITY TO PUBLIC: Yes (X) No () Restricted ()
LEVEL OF SIGNIFICANCE: Local (✓) State () National ()

GENERAL DESCRIPTION:

Structural System

- Foundation: Stone() Brick(X) Concrete() Concrete Block()
- Wall Structure
 - Wood Frame: Post and Beam() Balloon()
 - Wood Bearing Masonry: Brick(X) 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(X) Stone Veneer() Asbestos Shingle()
 Bonding Pattern: Common 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(X) Chimneys() Sheds() Ells(X)
 Wings (X) Other: Stoop

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: 2 Entrance Location: Left
 Approximate Dimensions: 18 x 30 +
rear 18 x 50

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

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

AA-379

Good elliptical roof dormer (rare in Annapolis) corbeled brick cornice; splayed brick lintels and door; transom lit entrance; porch la but well designed. Windows enlarged mid 19thC.

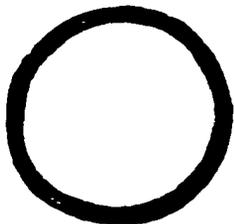
RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

Good example of early 19thC Federal townhouse, one of a pair. Contributes to architectural melange of this part of Cathedral street.

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:

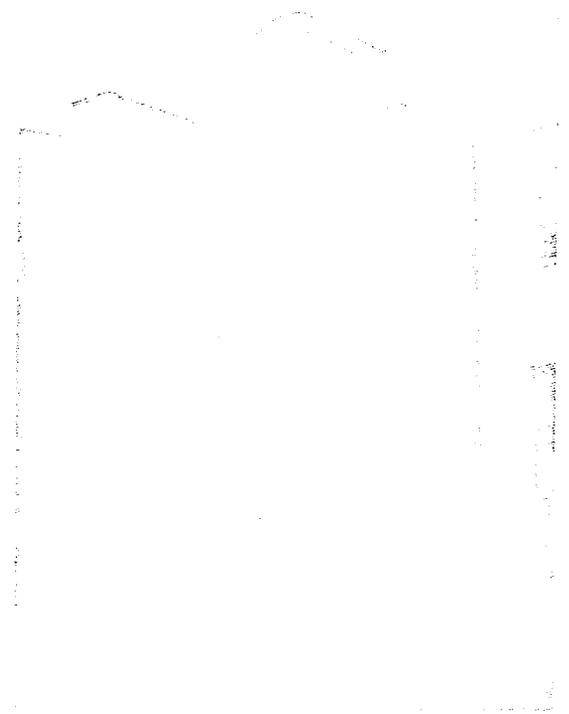
Historic Annapolis, Inc

DATE RECORDED:

Aug. 1983

0203792204

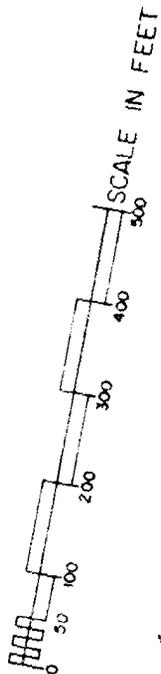
Form 10-445
(5/62)

1. STATE Annapolis, Maryland COUNTY TOWN VICINITY STREET NO. 123-125 Cathedral Street ORIGINAL OWNER ORIGINAL USE Residence PRESENT OWNER J.J. Levy/Alex Petrides PRESENT USE Residence WALL CONSTRUCTION brick NO. OF STORIES 2 plus dormer attic	HISTORIC AMERICAN BUILDINGS SURVEY INVENTORY 2. NAME DATE OR PERIOD late Georgian (1700-90?) STYLE ARCHITECT BUILDER 3. FOR LIBRARY OF CONGRESS USE
4. NOTABLE FEATURES, HISTORICAL SIGNIFICANCE AND DESCRIPTION OPEN TO PUBLIC NO' <p>123-125 are two houses, almost identical, sharing a party wall. Both are common bond brick with header course every 5th course. Both have original dormers, elliptical with returns, brick cornices, and splayed brick lintels. Windows in 125 modified (2/2) and enlarged - both doorways are later. 123 has shutters and may-be original sash. A very handsome pair, they are good representatives of Georgian row houses. Original end chimney on 123. Sidewalk in front of 123 is cobble.</p> 	
5. PHYSICAL CONDITION OF STRUCTURE good	
6. LOCATION MAP (Plan Optional)	7. PHOTOGRAPH 8. PUBLISHED SOURCES (Author, Title, Pages) INTERVIEWS, RECORDS, PHOTOS, ETC. 9. NAME, ADDRESS AND TITLE OF RECORDER William D. Morgan Columbia University New York City DATE OF RECORD June 21, 1967

SUPPLEMENTAL INFORMATION AND PHOTOGRAPHS MAY BE ADDED ON SHEET OF SAME SIZE



AA 1402-
ANNAPOLIS HIST. DIST.





125 Cathedral AA 379
Annapolis, Anne Arundel County
Russell Wright July, 1982
Maryland Historical Trust,
Annapolis, Maryland
NW Elevation/camera facing SE

J1 20



450

AA-379

PHOTOGRAPH BY
WILLIAM D. MORGAN

123-125 Cathedral St.
VI/21/67, WDM