

**CAPSULE SUMMARY
36 Fleet Street
AA-39**

The American-four-square-type house at 36 Fleet Street was constructed in 1931 on the site of an 18th-century dwelling. Located on a portion of the land which was surveyed and set aside for Governor Francis Nicholson in 1696, the two-story, freestanding dwelling stands out as the only 20th-century dwelling among a group of 19th-century rowhouses that line this side of Fleet Street.

Located on the north side of Fleet Street, 36 Fleet Street is a boxlike, side-passage, double-pile-plan residence covered with a gable roof. It is set upon a rock-faced concrete block foundation and has a two-bay front elevation, clad with stucco, and features a one-story porch which extends across the entire first story. An original, two-story, two-bay rear ell extends off of the main block of the house, while a hollow tile addition extends off of this ell.

The present house at 36 Fleet Street was erected in 1931 by then-owner, Edward Dennis, who purchased the property in 1930 and demolished the 18th-century house on the site. According to the 1920 U.S. Census, Edward Dennis may be one of two African-American men of this name who lived on Fleet Street at that time. This property marks the beginning of a transition of Fleet Street from white-owned and black-occupied, to black-owned and occupied.

MARYLAND HISTORICAL TRUST
MD INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY

Inventory No. AA-39

=====

1. Name of Property

=====

historic name _____

common/other name 36 Fleet Street

=====

2. Location

=====

street & number 36 Fleet Street not for publication _____

city or town Annapolis vicinity _____

state Maryland code MD county Anne Arundel code 003

zip code 21041

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3. State/Federal Agency Certification N/A

=====

4. National Park Service Certification N/A

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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
36 Fleet Street
Anne Arundel County, Maryland

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6. Function or Use
=====

Historic Functions (Enter categories from instructions)

Cat: Domestic Sub: Single Dwelling

Current Functions (Enter categories from instructions)

Cat: Domestic Sub: Single Dwelling

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

Architectural Classification (Enter categories from instructions)

Vernacular

Materials (Enter categories from instructions)

foundation Formed Concrete Blocks
roof Standing Seam Metal
walls Stucco
other _____

Narrative Description (Describe the historic and current condition of the property.)

See Continuation Sheet No. 7-1

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

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

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

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

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Areas of Significance (Enter categories from instructions)

Architecture

Period of Significance 1931

Significant Dates 1931

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation undefined

Architect/Builder unknown

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

See Continuation Sheet No. 8-1

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

Anne Arundel County Land Records. Anne Arundel County Courthouse and Maryland State Archives, Annapolis, Maryland.

Archives of Maryland, 1696.

Baltz, Shirley. *The Quays of the City, An Account of the Bustling Eighteenth Century Port of Annapolis*. Annapolis, MD: The Liberty Tree, Ltd., 1975.

McIntire, Robert Harry. *Annapolis Maryland Families*. Baltimore, MD: 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.

Warfield, J.D. *The Founders of Anne Arundel and Howard Counties, Maryland*. Westminster, MD: Family Line Publications, 1990.

Maps and Drawings

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

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10. Geographical Data
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Acreage of Property 1140 Square Feet

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

The property designated as 36 Fleet Street is located on Parcel 971 as noted on Tax Map 4-6.

Boundary Justification (Explain why the boundaries were selected.)

The property at 36 Fleet Street has been associated with Parcel 971 since the construction of the building in 1931.

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11. Form Prepared By
=====

name/title Laura Trieschmann & Kim Williams/Architectural Historians
organization Traceries date January 10, 1995
street & number 5420 Western Avenue telephone 301/656-5283
city or town Chevy Chase state MD zip code 20815
=====

12. Property Owner
=====

name Maureen T. Lamb
street & number 3 Goodrich Road telephone _____
city or town Annapolis state MD zip code 21401
=====

MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
CONTINUATION SHEET

Inventory No. AA-39

Section 7 Page 1

36 Fleet Street
name of property
Annapolis, Maryland
county and state

=====
Constructed in 1931 on the site of an 18th-century dwelling, the American-four-square-type house at 36 Fleet Street is located on the northeast side of the street. The two-story, freestanding dwelling stands among a group of older, 19th-century rowhouses that line this side of Fleet Street.

EXTERIOR

The boxlike, American-four-square-type house is a side-passage, double-pile-plan residence. It is set upon a rock-faced concrete block foundation and features a two-bay front elevation, with a porch extending across the first story. The house is clad with stuccoed wall surfaces and is covered with an asymmetrical gable roof, sheathed with standing seam metal and featuring a boxed cornice and boxed raking cornice. An original, two-story, two-bay rear ell extends off of the main block of the house, while a hollow tile addition extends off of this ell.

The facade (southwestern elevation), divided into two bays, is characterized primarily by the single-story, hipped roof porch. This porch, set upon a rock-faced concrete block foundation, is of frame construction, but is finished entirely in stucco. It is two bays wide and features three square posts supporting the half-hipped roof, sheathed with standing seam metal. A solid balustrade provides an enclosed feeling to the porch and adds to the privacy of the dwelling. The porch ceiling is of beaded board and its floor is wood. The front porch encompasses the side-passage entry and double 6/1 windows. The second story has two pairs of 6/1 windows.

The northwestern (side) elevation, separated from its neighbor by a narrow three-foot passage, has one pair of 6/1 windows and one single 6/1 window on the first story and three single 6/1 windows on the second story. The southeastern side elevation, similarly separated from its neighbor by a narrow passage, has a single three-light casement window at the rear of the dwelling on the first story and a single 6/1 window on the second story.

The northeastern rear elevation has two windows on the second story: one 6/1 window, and one, smaller, two-light casement window.

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INTERIOR

The interior of 36 Fleet Street retains its original side-passage, double-pile plan and much of its original materials and details. The side passage entry leads into a hall which opens onto the front parlor and rear dining room. A straight-flight stair leading to the second floor is built against the southern side wall of the hall, while a double door on the northern wall opens onto the front parlor. A door at the end of the hall leads into the rear dining room. The straight flight stair is original and features two square balusters per tread and a square newel post set upon a solid plinth with recessed panels above. A molded stringer runs the length of the stair. The hall floorboards are original, run the length of the hall, and measure approximately 3 inches in width. The walls and ceiling in the hall are plaster. Throughout the first floor, the rooms are finished with 8" baseboards with double astragal-molded caps and echinus-molded chair rails. All of the windows and door openings have square-edge surrounds with projecting cap moldings and fillets.

The front parlor is separated from the side passage by a wall with a large, double opening. Another large, double opening against the rear wall of the front parlor similarly provides access to the rear dining area. While the front parlor extends only two-thirds the width of the house, the rear dining area extends the full width. Although no longer accessible, stairs to the basement were originally located under the main straight-flight stair to the second floor. The modern kitchen, located in the rear ell, is reached by a single door opening at the back of the dining room. A one-story addition, containing a bath, was constructed on the northern corner of the kitchen. The backyard is accessible through a single entry door on the northeast elevation.

The second floor contains three bedrooms, a bath and a connecting hall. The master bedroom extends across the front of the house with closet space over the stair. The rooms are finished with baseboards and surrounds identical to those found on the first floor.

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The dwelling at 36 Fleet Street, constructed in 1931 on the site of a late 18th-century dwelling¹, distinguishes itself as the only 20th-century structure on Fleet Street. Furthermore, the dwelling, which was likely built by an African American in a primarily white-owned, but black-occupied, working-class neighborhood, marks the beginning of a transition of Fleet Street from white-owned and black-occupied, to black-owned and occupied.² Though the erection of the detached, American-four-square-type dwelling differs architecturally from the typical rowhouse dwelling on this side of Fleet Street, the building provides important information on the physical and cultural development of this working-class street and contributes to the historical and cultural understanding of the city's working-class environment in the late 19th and early 20th centuries.

SITE HISTORY

The land on which 36 Fleet Street stands was originally a portion of the land surveyed and set aside for Governor Francis Nicholson in 1696. Nicholson, influential in the town planning of Annapolis, directed that the newly established town of Annapolis be "surveyed and laid out in the most commodious and convenient parte of the said Towne six acres of Land intire for the erecting a Court House and other buildings as shall thought be necessary and convenient."³ The land located to the south of the State House, encompassed by

¹ According to land records and the 1928-1934 Tax Assessment Records, Edward Dennis, Jr. purchased the property including the 18th-century dwelling in May 1930. The same tax assessment records also indicate that in 1931, "Old building torn down as per Building list" and the new building erected in its place for \$1800.00.

² This transition from white-owned to black-owned is based upon informal oral histories. According to current owners of houses on Fleet Street, the street was, in the 1970s primarily black-owned and occupied. In the 1970s, the first major renovations of the old tenements took place, converting many of the properties into white-owned and occupied buildings. The racial make-up of the street between 1920 and the present, however, has not been verified using archival sources, as U.S. Census Records are only available for public review until 1920 and City Directories do not distinguish between the races. Research into the post-1920 racial history is ongoing.

³ *Archives of Maryland*, XXXVIII. (1696), pp. 23-25.

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State Circle, Main, Francis, and East Streets, was specifically set aside for Nicholson, who intended to use the property for a garden, vineyard, and site of a summer house.⁴ In 1699, Francis Nicholson left Maryland to serve as the Governor of Virginia, but retained part of his Annapolis properties until his death in 1728.

In 1704 following the destruction of all Annapolis land records, a portion of the Nicholson land was claimed by Thomas Bordley.⁵ In 1769, Charles Wallace purchased a large tract of this land, which stretched from the foot of Church Street up to State House Circle. Charles Wallace, by then a prominent member of the merchant community, was born in Annapolis in April 1727 to John and Anne Wallace.⁶ He began his career in the 1740s as a staymaker⁷, and in 1771, joined forces with Joshua Johnson and John Davidson, creating the mercantile firm of Wallace, Davidson, and Johnson. In addition to his business, Wallace involved himself in real estate and building ventures in the city. In 1771, Wallace began the construction of the third State House and provided the supplies necessary in the building's construction. Unwilling to continue to work on the building for lack of what he considered to be adequate financial compensation, Wallace resigned as principal contractor in December 1779.⁸ Wallace died in 1812, leaving personal property appraised at \$23,774.20 and extensive real estate in Anne Arundel

⁴ "Act of Keeping Good Rules and Orders in the Porte of Annapolis." *Archives of Maryland*, XIX. (1696), pp. 498-504.

⁵ At this time, the ownership of this property between Bordley's claim of it and Charles Wallace's purchase of it in 1769 has yet to be determined.

⁶ *Maryland Gazette* (August 30, 1749).

⁷From St. Anne's Parish Register, 1: 79, as quoted in Edward C. Papefuse, *In Pursuit of Profit*, (Baltimore, MD: The Johns Hopkins University Press, 1975), p. 234-5, footnote, 35.

⁸ A letter written by Charles Wallace explaining his reasons for not finishing the state house is reprinted in Morris L. Radoff, *The State House at Annapolis* (Hall of Records Commission, Department of General Services: Annapolis, MD., 1972), p.87.

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Section 8 Page 3

36 Fleet Street
name of property
Annapolis, Maryland
county and state

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County and Annapolis.⁹

PROPERTY HISTORY

Immediately following his 1769 purchase of the large tract of land between the State House and Church Street, Wallace established two streets, Fleet and Cornhill, and laid the remainder out into building lots. Upon the completion of his subdivision of Fleet and Cornhill Streets, Wallace began to sell and lease lots on his property.

The property known today as 32-34-36 Fleet Street was leased to James Maw in the early part of 1771. James Maw, a carpenter, leased the property for 99 years for L15 per year. Although Maw retained the leases, the property, "with houses" was sold by Wallace to Charles Carroll for L10 in 1772. Charles Carroll (1737-1830) was a prominent member of the Continental Congress, signer of the Declaration of Independence, state senator, and congressman.¹⁰

An inventory of Maw's estate, dating from 1777, indicates that he was in the possession of two tenements located on Lot 87, fronting on Pinkney Street; one house leased from Wallace on Cornhill Street; two tenements and one house leased from Carroll on Fleet Street. Following the death of Maw in 1777, the property was maintained by his wife, Judith Doyle, until 1784, when she sold the residue of the Carroll leases to John Crisall for L500. When Crisall died in circa 1788, Carroll conveyed the remaining 88 years of the lease to John Davidson and R.P. Davis. Eleanor Davidson, the widow of John Davidson, sold the lease back to Carroll following the death of both Davidson and Davis in 1798.

In 1830, Charles Carroll sold the lots fronting on Fleet and Pinkney Streets to Samuel Parrott for \$175. Following the death of Parrott in 1845, his widow, Eleanor married Philip Whitwright. Since the estate of Parrott contained houses on Pinkney and Fleet Streets that were out of repair with occupants unable to pay rents,

⁹ Edward C. Papenfuse. *In Pursuit of Profit*. (Baltimore, MD: The Johns Hopkins University Press, 1975), pp 234-235.

¹⁰ Robert Harry McIntire. *Annapolis Maryland Families*. (Baltimore, MD: Gateway Press, Inc., 1980), p 120.

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the property was listed as "unproductive and subject to taxes." Equity Case 11733, Whitwright versus Parrott, appointed Alexander B. Hagner trustee to devise the property by 1850.

On October 31, 1853, Hagner sold the property designated today as 36 Fleet Street to James R. White for \$385.¹¹ As noted in the equity case, a single dwelling that dated from the late 18th century existed on the site at the time of sale. In his will, James Richard White (1788-1856) had empowered Attorney James Revell to sell the property at 36 Fleet Street. It was purchased in October 1873 for \$250.00 by Wesley Howard. According to the census records for 1880, Wesley Howard was born in Maryland in 1824 and worked as a laborer. By 1900, Howard rented out the house, which was occupied by Anthony Nelson, an African American laborer.

In 1904, the property entered equity, and, according to the equity documents, contained "...a five room frame dwelling in good condition". The equity case further notes that the "price obtained by your trustee is a very good price considering the age of the dwelling."

In 1905, Charles Weiss purchased 36 Fleet Street for \$600.00 and used it as rental property.¹² Weiss, a liquor merchant and glass manufacturer¹³, owned several other properties on Fleet and Pinkney Street, including 6-8 and 10 and 12 Fleet Street, behind which he operated the Charles Weiss Boarding and Livery Stable.

In 1910, 36 Fleet Street was occupied by Thomas Borge (?), an African American and his family. Thomas Borge and his son are both listed as oysterers, while his wife worked as a servant for a private family. In 1920, another African-American family (not legible in Census Records), who worked as an oysterman and his

¹¹Liber NHG 6 Folio 23

¹² In the 1904-1910 Assessment Records Charles Weiss was assessed \$200.00 in 1905 for one lot, 20' x 80' on Fleet Street and \$400.00 for one frame house. In 1904, Weiss was assessed \$960.00 for one lot 64' x 135' on Fleet and Carroll Streets and \$1200.00 for four frame houses. The 1904 assessment is for the four dwellings at 6-8 Fleet Street, and the 1905 assessment is for 36 Fleet Street.

¹³ McIntire, p. 746.

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wife, a housekeeper, lived in the house.

In 1921, Charles Weiss sold the property to Thomas H. Diggs. At that time, the property included the lot and dwelling assessed at \$762.43.¹⁴ In the 1923-1927 Tax Assessment Records, Thomas Diggs was assessed \$1007.00 for the entire property at 36 Fleet Street. In 1930, Diggs sold the property to Edward Dennis. According to the 1920 U.S. Census, this was likely one of two Edward Dennises who lived on Fleet Street at that time. One Edward Dennis, listed as a 24-year old African American oysterer, lived two doors away at 32 Fleet Street with his mother, wife and sister. Another Edward Dennis, also African American and listed as a 52-year-old laborer in a coal yard in the 1920 Census, lived with his brother and his family at 51 Fleet Street that same year.¹⁵ If indeed, the owner of this property were African American as suggested by the above-listed census, it would mark the beginning of a transition of Fleet Street from white-owned and black-occupied, to black-owned and occupied.

In any case, shortly after purchasing the property, an Edward Dennis demolished the existing 18th-century dwelling on the site and erected the present, American-four-square-type house. In the 1928-1934 Tax Assessment Records, Dennis was assessed \$1,800.00 in 1931 for the new dwelling and credited \$791.00 for the previous assessment of the demolished building. The total assessment for the property in 1931 was \$2016.00.

The property remained in Dennis family hands until 1967 when Allen Associates purchased the property. The following year, the property was transferred from Allen Associates to Aris T. Allen. Dr. Aris T. Allen was a physician and leader in the Annapolis Civil Rights movement, and after whom, Aris T. Allen Boulevard was named. The property is currently owned by Maureen Lamb, a former local politician.

¹⁴ Tax Assessment Records, 1918-1922.

¹⁵ In 1930 at the time of the purchase of the property, these two men would have been aged 34 and 66 respectively. Based upon this information, it seems more logical that the younger of the two would have built the new house on the site.

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HISTORIC CONTEXT:

Geographic Organization: Western Shore

Chronological/Development Period (s):

Industrial/Urban Dominance, 1870-1930

Prehistoric/Historic Period Theme (s):

Architecture, Landscape Architecture and
Community Planning

Resource Type(s)

Category: Building

Historic Environment: Urban

Historic Function (s): Domestic/Single Dwelling

Known Design Source: Unknown

MARYLAND INVENTORY OF HISTORIC PROPERTIES
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Chain of Title for 36 Fleet Street:

1704: Thomas Bordley claimed property of Francis Nicholson

March 1770: Charles Wallace purchased property from State House to Market Space from John Beale Bordley
Provincial Court Deed, Liber DD 5 Folio 35

January 8, 1771: Charles Wallace leased for 99 years to James Maw
Provincial Court Deed
Liber B Folio 336

March 3, 1772: Charles Wallace sold lot to Charles Carroll
Land Records of Anne Arundel County,
Liber IB 3 Folio 235

March 4, 1772: Charles Carroll leased for 99 years to James Maw
Land Records of Anne Arundel County,
Liber IB 3 Folio 236

April 10, 1784: Judith Doyle, widow of James Maw, sold residue of lease to John Crisall
Land Records of Anne Arundel County,
Liber NH 2 Folio 7

circa 1785: John Crisall died

February 25, 1788: Charles Carroll leased for 83 years to John Davidson and R.P. Davis
Land Records of Anne Arundel County,
Liber NH 3 Folio 233

February 3, 1798: Eleanor Davidson, widow of John Davidson, sold lease back to Charles Carroll
Land Records of Anne Arundel County,
Liber NH 9 Folio 79

May 19, 1830: Charles Carroll sold to Samuel Parrott
Land Records of Anne Arundel County,
Liber WSG 15 Folio 355

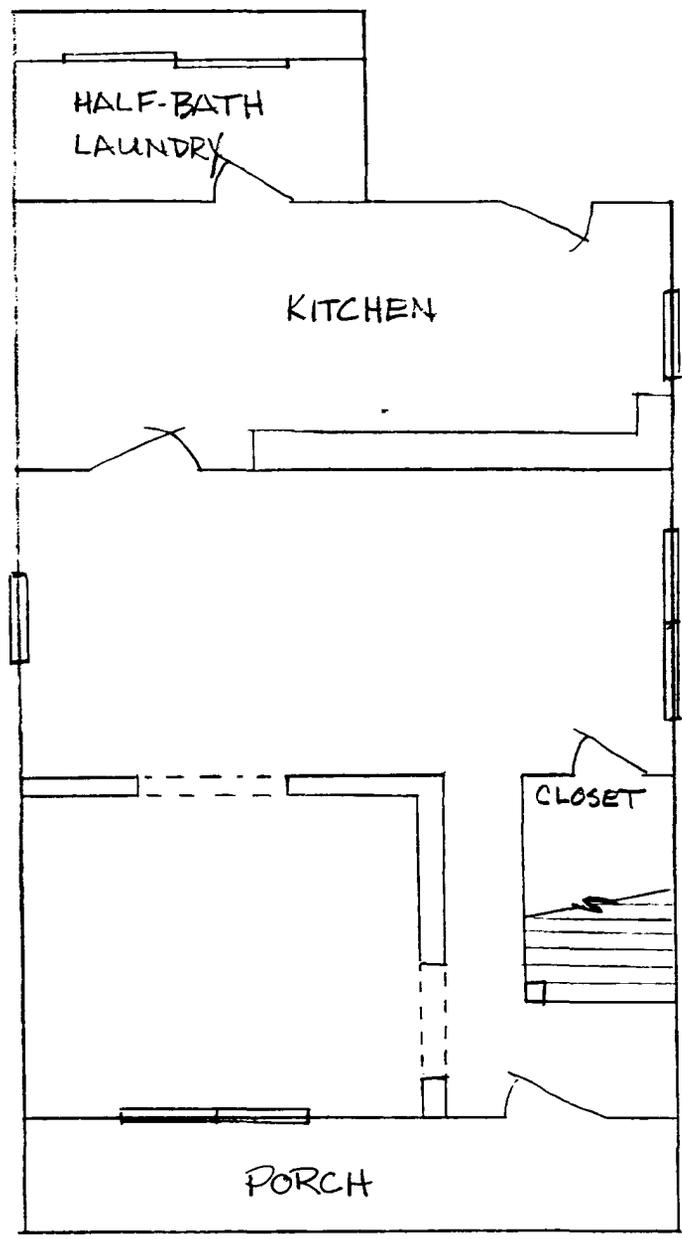
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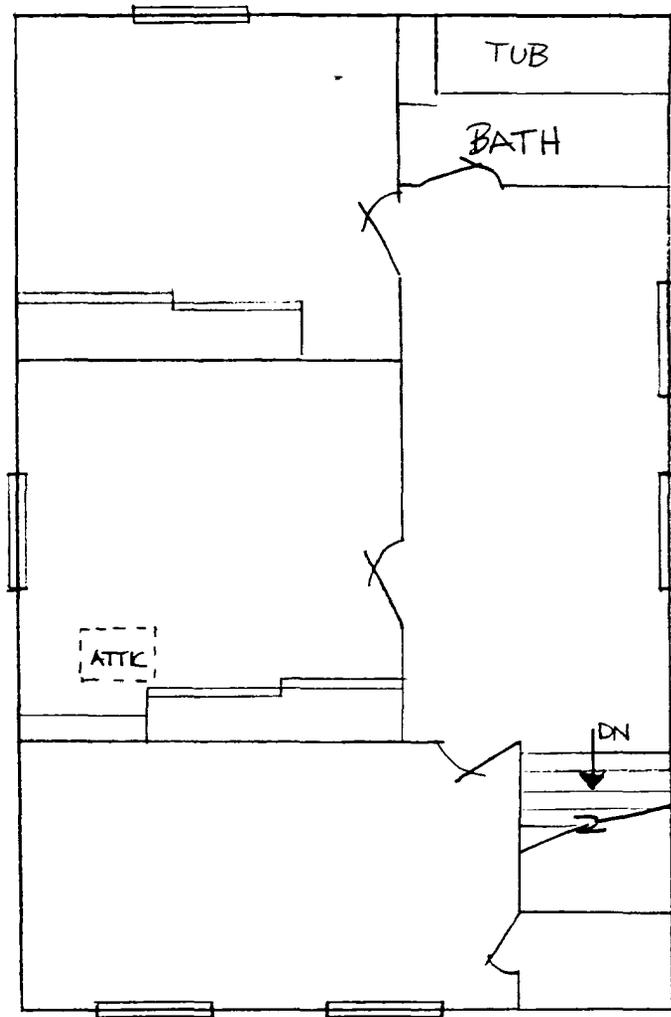
October 31, 1853:	Alexander B. Hagner, Trustee in the Equity Case 11733, Whitwright versus Parrott, to James R. White
October 11, 1873:	James Revell, Attorney for James White, deceased, to Wesley Howard Land Records of Anne Arundel County, Liber SH 8 Folio 37
July 5, 1905:	Daniel R. Randall, Trustee, to Charles Weiss Equity Case 2609: Richard Boston versus James Boston Land Records of Anne Arundel County, Liber GW 36 Folio 447
July 26, 1921:	Charles Weiss to Thomas H. Diggs Land Records of Anne Arundel County, Liber WNW 42 Folio 451
May 22, 1930:	Thomas H. Diggs to Edward Dennis Land Records of Anne Arundel County, Liber FSR 73 Folio 69
March 6, 1967:	Gilbert R. Dennis to Allen Associates Land Records of Anne Arundel County, Liber NSH 2050 Folio 198
March 5, 1968:	Allen Associates to Aris T. Allen Land Records of Anne Arundel County, Liber NSH 2168 Folio 65
December 17, 1970:	Aris T. Allen and Faye W. Allen to William and Maureen Lamb Land Records of Anne Arundel County, Liber 2382 Folio 643
May 4, 1979:	William E. Lamb conveyed one-half interest to Maureen Lamb Land Records of Anne Arundel County, Liber 3211 Folio 426



FIRST FLOOR

36 FLEET STREET

NORTH
NOT TO SCALE



SECOND FLOOR

36 FLEET STREET



NOT TO SCALE



AA-39

~~AA-1809~~

36 FLEET ST
ANNAPOLIS, MD
TRACERIES

DECEMBER 1994

MARYLAND SHPO

FACADE, VIEW LOOKING NORTH

1 OF 11



AA-39

~~AA-1809~~

36 FLEET ST
ANNAPOLIS, MD

TRACERIES

DECEMBER 1994

MARYLAND SHPO

FACADE, VIEW LOOKING EAST

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~~AA-1809~~

36 FLEET ST
ANNAPOLIS, MD

TRACERIES

DECEMBER 1994

MARYLAND SHPO

WEST CORNER, VIEW LOOKING
NORTHEAST

3 OF 11



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~~AA-1609~~

36 FLEET ST.

ANNAPOLIS, MD

TRALERIES

DECEMBER 1994

MARYLAND SHPO

EAST CORNER, VIEW LOOKING

SOUTHWEST

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~~AA-1809~~

36 FLEET ST
ANNAPOLIS, MD

TRALERIES

DECEMBER 1994

MARYLAND SHPO

NORTHEAST ELEVATION, SECOND STORY, VIEW
LOOKING WEST

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~~AA-1809~~

36 FLEET ST
ANNAPOLIS, MD

TRALERIES

DECEMBER 1994

MARYLAND SHPO

FIRST FLOOR, VIEW LOOKING SOUTHWEST

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~~AA-1809~~

36 FLEET ST
ANNAPOLIS, MD

TRALERIES

DECEMBER 1994

MARYLAND SHPO

FIRST FLOOR, NORTHEAST ROOM,
VIEW LOOKING NORTH

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AA-39

~~AA-1809~~

36 FLEET ST

ANNAPOLIS, MD

TRALERIES

DECEMBER 1994

MARYLAND SHPO

FIRST FLOOR, VIEW LOOKING NORTH

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AA-39

~~AA-1809~~

36 FLEET ST
ANNAPOLIS, MD

TRALERIES

DECEMBER 1994

MARYLAND SHPO

FIRST FLOOR, WINDOW DETAIL, VIEW LOOKING
WEST

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~~AA-1809~~

36 FLEET ST
ANNA POLIS, MD

TRALERIES

DECEMBER, 1994

MARYLAND SHPO

FIRST FLOOR STAIR, VIEW
LOOKING SOUTHWEST

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36 FLEET ST
ANNAPOLIS, MD

TRACERIES

DECEMBER 1994

MARYLAND SHPO

SECOND FLOOR HALL, VIEW
LOOKING NORTHEAST

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