

CAPSULE SUMMARY
53 Fleet Street
AA-41

Built 1928-1930, the building at 53 Fleet Street was erected on the site of a ca. 1860 carpenters shop and undertaker business. The property is located on a small portion of land that was originally set aside for Governor Nicholson and later, in 1770, purchased by prominent merchant and businessman Charles Wallace, who began laying out and developing Cornhill and Fleet streets. Despite the building's undistinguished physical appearance, it's location on the site of a carpenter shop and undertakers make it a contributing resource to the cultural understanding of Fleet Street and Annapolis.

Located on the south side of Fleet Street, where it converges with East Street, the building was erected as a garage and storage warehouse. It is a flat-fronted, two-story building constructed of hollow tile, clad with a stucco finish, and covered with a sloped metal roof. The facade has two large garage doors and a side entry door on the first story with two windows above.

In 1835, Thomas Terry purchased the property and, by 1860, constructed a carpenter's shop on the site. In 1873, the property was purchased by Daniel Caulk, an undertaker, and the building was used as undertaker's and coffin shop throughout the late 19th and early 20th centuries. Between 1928 and 1930 George L. Sams, a grocer who owned the store and dwelling across the street at 83-87 East Street, purchased the property and replaced the 19th-century building with the present building on the site for use as a garage and storage warehouse.

MARYLAND HISTORICAL TRUST
MD INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY

Inventory No. AA-41

=====

1. Name of Property

=====

historic name Thomas Terry Carpenter Shop; Caulk's Coffin Shop;
J.S. Taylor & Sons, Undertakers; George L. Sams
Garage and Storage Warehouse

common/other name _____

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2. Location

=====

street & number 53 Fleet Street not for publication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

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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>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u> </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
53 Fleet Street
Anne Arundel County, Maryland

Inventory No. AA-41
Page 2

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6. Function or Use
=====

Historic Functions (Enter categories from instructions)

Cat: Commerce/Trade Sub: Specialty Store

Current Functions (Enter categories from instructions)

Cat: Domestic Sub: Multiple Dwelling
_____ Garage

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7. Description
=====

Architectural Classification (Enter categories from instructions)

Vernacular

Materials (Enter categories from instructions)

foundation Not Visible
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.

Maryland Inventory of Historic Properties
Annapolis Survey
53 Fleet Street
Anne Arundel County, Maryland

Inventory No. AA-41
Page 4

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Areas of Significance (Enter categories from instructions)

Architecture

Period of Significance 1928-1930

Significant Dates 1928-1930

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

Maryland Inventory of Historic Properties
Annapolis Survey
53 Fleet Street
Anne Arundel County, Maryland

Inventory No. AA-41
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.)

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

Archives of Maryland, 1696.

Papenfuse, Edward. *In Pursuit of Profit, The Annapolis Merchants in the Era of the American Revolution, 1763-1805*. Baltimore, MD: The Johns Hopkins University Press, 1975.

Papenfuse, Edward 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.

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

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

Maps and Drawings

Atlas of Anne Arundel County, G.M. Hopkins, 1878, Plate showing the City of Annapolis.

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

Bird's Eye View of the City of Annapolis, Edward Sachse, ca. 1858. (Maryland Hall of Records, MdHR G 1213-349)

Gray's Map of the City of Annapolis, 1877.

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

Maryland Inventory of Historic Properties
Annapolis Survey
53 Fleet Street
Anne Arundel County, Maryland

Inventory No. AA-41
Page 6

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10. Geographical Data
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Acreage of Property 1210 Square Feet

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

The property known as 53 Fleet Street stands on Parcel 886 as noted on Tax Map 4-6.

Boundary Justification (Explain why the boundaries were selected.)

The resource located at 53 Fleet Street has been associated with Parcel 886 since its construction in 1928-1930.

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11. Form Prepared By
=====

name/title Laura Trieschmann & Kim Williams/Architectural Historians
organization Traceries date February 2, 1995
street & number 5420 Western Avenue telephone 301/656-5283
city or town Chevy Chase state MD zip code 20815
=====

12. Property Owner
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name Salvatore J. and Marion A. Visconti
street & number 53 Fleet Street telephone _____
city or town Annapolis state MD zip code 21401
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MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
CONTINUATION SHEET

Inventory No. AA-41

Section 7 Page 1

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

=====
Constructed 1928-1930¹, the building at 53 Fleet Street was erected on the site of a ca. 1860's carpenters shop.² Located on the south side of Fleet Street, at the bend in the street where it converges with East Street, the building is a utilitarian, flat-fronted, two-story structure with large garage doors defining the principal elevation.

EXTERIOR

The cube-like, flat-fronted building, located at the intersection of East and Fleet streets is located between two freestanding dwellings, and appears visually to be a garage associated with one of them, rather than a dwelling/garage in its own right. The utilitarian building fronts directly on Fleet Street. Constructed of hollow tile, or "breeze block" and covered with a sloped roof, the building has two large garage doors and a side entry door on the first story and two windows on the second story. The side entry is located in the southeast end bay of this front elevation and holds a three-panelled, four-light wood replacement door. The garage doors are hanging trolley doors, probably of wood, but sheathed with sheets of metal. The second story window openings have 6/6 sash with single-beaded surrounds, shutters (the window in the southeast end bay is missing one of its two shutters), and wood window boxes. Above the second-story windows rises a boxed wood cornice and plain frieze board. When viewed from the front of the building, this cornice obscures the sloped roofline behind it.

The southeast side elevation includes two 2/2 windows on the second story on the front half of the building and a single 6/6 window towards the rear. The windows are all set within the stuccoed wall

¹ The 1928-1930 date of construction is based upon archival and physical evidence; in 1928 the property was sold and in 1930 the building, which formerly appeared as a frame structure on the Sanborn maps, is noted as a hollow-tile garage. The hollow-tile structure conforms with a ca. 1930 date of construction.

² The date of construction for the carpenter's shop is based upon archival evidence. Lot 7, which corresponds with 53 Fleet Street is indicated in the Last Will and Testament of Thomas Terry, dated 1860 containing "a carpenters shop recently erected on the premises" (Will Liber BEG Folio 450). It is not clear whether or not the building appears on the 1858 Sachse Bird's Eye View of Annapolis. A one-story building is located next to 51 Fleet Street, but is attached to 91 East Street, while 53 East Street is a free-standing building currently located between 51 Fleet Street and 89 East Street.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
CONTINUATION SHEET

Inventory No. AA-41

Section 7 Page 2

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

=====

surface and have narrow, square-edged trim. The 2/2 windows are located towards the front, and in front of the second-story bathroom addition to 51 Fleet Street which abuts the second story of 53 Fleet Street. The 6/6 window is located behind this addition, and is not visible from Fleet Street.

The northwest side elevation is a sheer, stuccoed wall surface with a single 2/2 window with narrow, square-edged trim. The southwest rear elevation consists on the first story of a single 6/6 window and a wood and glass replacement door. The second story of this rear wall has two 6/6 windows and a 6-light casement.

The interior of the building consists of a first floor garage area with the exposed breeze block walls. The second floor, which houses an apartment, has exposed framing with standard sized millwork and wire nails. Some salvage material was used for interior framing, and some 19th century siding provided the stucco.³

³ The interior information was provided by Donna Hole, who visited the interior of the building in April 1995.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
CONTINUATION SHEET

Inventory No. AA-41

Section 8 Page 1

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

=====
Constructed 1928-1930 as a garage and storage warehouse by George L. Sams, the building at 53 Fleet Street was erected on the site of a ca. 1860 carpenter's shop. The property forms a small portion of land that was originally set aside for Governor Nicholson and later, in 1770, purchased by prominent merchant and businessman Charles Wallace, who began laying out and developing Cornhill and Fleet streets. In 1835, Thomas Terry purchased the property and constructed a carpenter's shop by 1860. Used as an undertaker's and coffin shop throughout the late 19th and early 20th centuries, the building was replaced between 1928 and 1930 by George L. Sams, then-owner of the George L. Sams Store and Dwelling (AA-1798), located across the street at 83-87 East Street. The new building was built as an automobile garage and storage warehouse.

SITE HISTORY

The land on which 53 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."⁴ The land located to the south of the State House, encompassed by 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.⁵ 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. In 1770, Charles Wallace purchased from the Bordley family a large tract of this land, which stretched from the foot of Church Street to State Circle. Charles Wallace, by then a prominent member of the merchant community, was born in Annapolis in April 1727 to John

⁴ *Archives of Maryland*, XXXVIII. (1696), pp 23-25.

⁵ "Act or Keeping Good Rules and Orders in the Porte of Annapolis." *Archives of Maryland*, XIX. (1696), pp 498-504. Though intended to be used as a vineyard, it is not certain how the land was actually used.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
CONTINUATION SHEET

Inventory No. AA-41

Section 8 Page 2

53 East Street
name of property
Annapolis, Maryland
county and state

=====
and Anne Wallace.⁶ He began his career in the 1740 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 Annapolis and Anne Arundel County.⁹

PROPERTY HISTORY

Upon the completion of his subdivision of Fleet and Cornhill streets, Wallace began to sell and lease lots on his property. In 1779, Wallace leased land on Fleet and Cornhill streets, including the section known as Lot 7 and corresponding today to 53 Fleet Street to William Currie. Two years later, in 1791, Wallace leased Lot 7 to Absalom Ridgely.¹⁰ Ridgely also leased Lot 8, which corresponds to the land on which 51 Fleet Street stands.

Absalom Ridgely, born in 1747, was a wealthy merchant who resided on State Circle (the present lot occupied by the Governor's

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

⁷ From St. Anne's Parish Register, 1: 79, as quoted in Edward C. Papenfuse, *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.

⁹ Papenfuse, pp 234-235.

¹⁰ Liber NH 5 Folio 453

MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
CONTINUATION SHEET

Inventory No. AA-41

Section 8 Page 3

53 East Street
name of property
Annapolis, Maryland
county and state

=====
Mansion.)¹¹ The Federal Direct Tax of 1798 listed Ridgely as the owner of "...one brick dwelling, two story, 16 by 24, on Fleet Street, with John Barber, tenant." Although Ridgely leased both Lots 7 and 8, the description from the Federal Direct Tax clearly refers to the brick dwelling at 51 Fleet Street, indicating that the building was certainly on the site by 1798. It follows, then, that the present building at 53 Fleet Street was not on the site at that time.

Absalom Ridgely died in 1818, naming his sons as executors of his estate. Ridgely's will ordered that the executors "...release, sell, or convey any portion of his real estate necessary to keep the houses repaired."¹² On December 16, 1826, Richard Ridgely conveyed both Lots 7 and 8 to Charles Hanshaw. As noted in Liber WSG 12 Folio 283, the sale consisted of the property "beginning at the east corner of the brick house now in possession of James Medford (91 East St.), and formerly the property of James West, thence running down and bounding on the south side of Fleet Street 66 feet to the east corner of a brick house (51 Fleet Street) erected on said lot...."

BUILDING HISTORY

In 1835, Hanshaw and his wife sold the large tract to Thomas Terry.¹³ By 1857, Thomas Terry petitioned the courts for a divorce from his wife Mary, who admitted to having had a conjugal relationship before marrying Terry. As noted in the Equity case, Mary Terry relocated to Baltimore in 1853. According to the Last Will and Testament of Thomas Terry, who died in 1860, the divorce was not granted and his wife, Mary Terry was appointed executor of the estate. She renounced her rights to the estate in 1861. Terry bequeathed all of his property to his daughter, Martha A. Terry and his son, Thomas A. Terry, who were his illegitimate children by Mary Ann Hubbard. The Terry estate included "a house and lot together with a frame carpenters shop recently erected on the

¹¹ J.D. Warfield. *The Founders of Anne Arundel and Howard Counties, Maryland.* (Baltimore, MD: Family Line Publications, 1990), p 215.

¹² Will Liber JG 3 Folio 221

¹³ Liber WGS 20 Folio 642

MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
CONTINUATION SHEET

Inventory No. AA-41

Section 8 Page 4

53 East Street
name of property
Annapolis, Maryland
county and state

=====
premises at the intersection of East and Fleet streets."¹⁴ Based upon this deed description, it is clear that Thomas Terry erected the frame carpenter's shop at 53 Fleet Street. There is little known about the original appearance of this ca. 1860 building.¹⁵

Due to the substantial debt incurred by Thomas Terry, Alexander Hagner was appointed trustee to subdivide and sell the tract of land in 1863. The "frame carpenter shop" was purchased by George Taylor, who had in 1855, purchased the property at 89 East Street and built the transitional Federal/Greek Revival-style single-family dwelling on the lot.¹⁶

In 1876, the property on which 53 Fleet Street stands went into equity. William H. Tuck and Somerville Pinkney, trustees in the case of Mary E. Taylor et al versus George Taylor et al sold 53 Fleet Street to Daniel Caulk. According to the census records for 1880, Daniel Caulk (1812-1891), a carpenter and undertaker, resided in the fashionable Greek Revival-style dwelling at 213-215 Main Street (AA-582) with his wife. This property on Main Street had been purchased by the Caulk family in 1859.¹⁷

In 1894, following Caulk's death and the death of his son, George W. Caulk, the property was inherited by Daniel Caulk's grandchildren. The 1885, 1891 and 1897 Sanborn Maps show the building as a coffin shop, while the 1903, 1908, 1913 and 1921 Sanborn Maps note "undertakers." According to the Tariff of Rates for Anne Arundel County in 1909, the building was occupied by J.S. Taylor & Son, Undertakers.¹⁸ The 1920 U.S. Census shows 32-year-

¹⁴ Will Liber BEG Folio 450

¹⁵ No historic photograph of this end of Fleet Street has been found; the building's appearance is based on deed descriptions and historic maps.

¹⁶ Liber NHG 11 Folio 346

¹⁷ See the MHT Form on 213-215 Main Street (AA-582).

¹⁸ According to Don Taylor, current owner of the John M. Taylor Funeral Home on Duke of Gloucester Street, his grandfather, James S. Taylor was related to Daniel Caulk. He claims that although the Caulk's owned the property on Fleet Street, the Taylors actually ran the undertaking business (from telephone interview between Donna Hole and Mr. Don Taylor, March 23, 1995.)

MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
CONTINUATION SHEET

Inventory No. AA-41

Section 8 Page 5

53 East Street
name of property
Annapolis, Maryland
county and state

=====
old Daniel C. Taylor, listed as an undertaker with the State of Maryland, Anne Arundel County, as living at 53 Fleet Street with his wife and children. According to Don Taylor, current owner of the John M. Taylor Funeral Home on Duke of Gloucester Street, James and then his son, John, operated the business at Fleet Street until 1924 when John moved it to Duke of Gloucester Street. At that time, the building housed the shop on the ground floor and had an apartment above.

In 1928, George L. Sams, owner of the Sams Store and Dwelling across the street, purchased the property from the Caulk family. The 1928-1929 Polk's City Directory indicates that Sams used the property as a storage warehouse. By 1930, according to the Sanborn Maps, Sams constructed a new, hollow tile building on the site of the undertakers to be used as a garage and storage warehouse.

Following Sams' death in 1986, John Goettee, Edwin L. Talbot, and A. Katherine Trott were appointed personal representatives for his estate. They sold the property to Patrick J. Pennucci. In 1992, Pennucci sold it to Salvatore J. and Marion A. Visconti. The building is currently owned by the Viscontis who lease the second story apartment along with the first-story garage.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
CONTINUATION SHEET

Inventory No. AA-41

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

=====
HISTORIC CONTEXT:

Geographic Organization: Western Shore

Chronological/Development Period (s):

Rural Agrarian Intensification, 1680-1815
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): Commerce-Trade/Specialty Store
Domestic/Single Dwelling-Garage

Known Design Source: unknown

MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
CONTINUATION SHEET

Inventory No. AA-41

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

=====
Chain of Title for 53 Fleet Street:

1704: Thomas Bordley claimed property of Francis Nicholson

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

Charles Wallace leased Lot 8 to Jacob Sampson

Jacob Sampson conveyed his rights to the lease of Lot 8 to James Freeland and Absalom Ridgely

August 16, 1779: James Freeland transferred one-half interest in Lot 8 to Absalom Ridgely
Liber NH 1 Folio 15

March 26, 1784: Charles Wallace confirmed Absalom Ridgely's lease of Lot 8
Liber NH 2 Folio 12

January 25, 1791: Charles Wallace leased Lot 7 to Absalom Ridgely
Liber NH 5 Folio 453

1818: Absalom Ridgely bequeathed Lots 7 and 8 to sons, John and David
Will Liber JG 3 Folio 221

December 16, 1826: Richard Ridgely to Charles Hanshaw
Lots 7 and 8
Liber WSG 12 Folio 283

June 17, 1835: Charles Hanshaw and wife to Thomas Terry
Liber WSG 20 Folio 642

December 18, 1860: Thomas Terry bequeathed to Thomas A. Terry and Martha A. Terry
Will Liber BEG Folio 450

MARYLAND INVENTORY OF HISTORIC PROPERTIES
ANNAPOLIS SURVEY
CONTINUATION SHEET

Inventory No. AA-41

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

=====

June 11, 1863: Alexander Hagner, trustee for Terry estate, to George Taylor
Liber NHG 11 folio 346

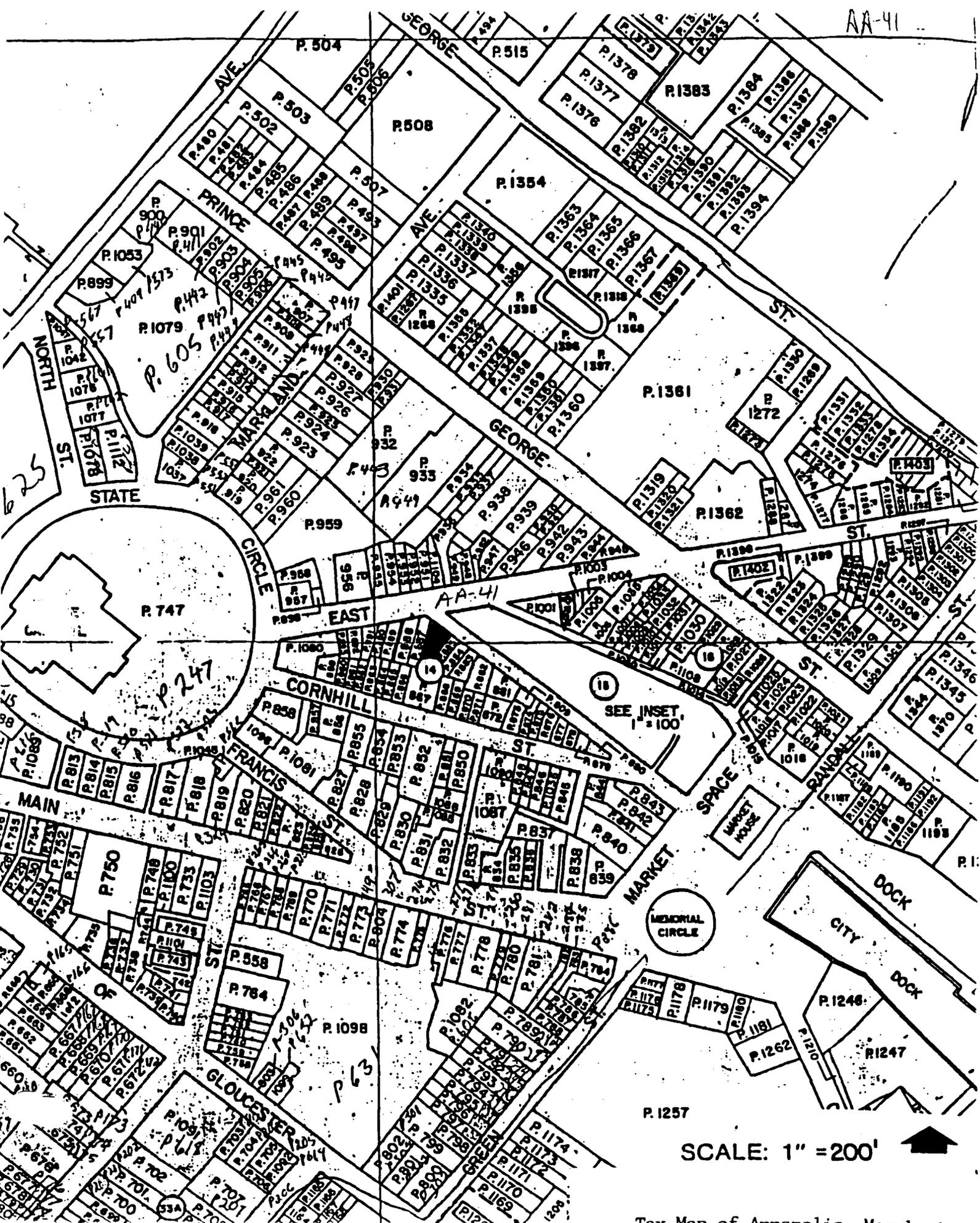
July 21, 1876: William H. Tuck and Somerville pinkney, trustees for George Taylor, to Daniel Caulk
Equity Case: Mary E. Taylor versus George Taylor
Liber SH 47 Folio 258

June 21, 1894: Mary E. Caulk, et al, to Frances A. Nichols, Blanche H. Caulk, and Nannie Caulk
Liber SH 47 Folio 311

May 2, 1928: Blanche H. Caulk, Nannie N. Caulk, and David H. Nichols to George L. Sams
Liber FSR 33 Folio 287

December 29, 1986: John Goettee, Edwin L. Talbot, A. Katherine Trott, personal representatives for the estate of George Leonard Sam, deceased, to Patrick J. Pennucci
Liber 4252 Folio 780

December 19, 1992: Patrick J. Pennucci to Salvatore J. and Marion A. Visconti
Liber 4758 Folio 773



SCALE: 1" = 200'



AA-41
53 FLEET ST
ANNAPOLIS, MD
TRACERIES
APRIL 1995
MARYLAND SHPO
FACADE, LOOKING SW
1 OF 3



AA-41
53 FLEET ST
ANNAPOLIS, MD
TRALERIES
APRIL 1995
MARYLAND SHPO
SE ELEVATION, LOOKING WEST
2 OF 3



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AA-41
53 FLEET ST.
ANNAPOLIS, MD
TRACERIES
APRIL 1995
MARYLAND SHPO
NW ELEVATION, LOOKING SOUTH
3 OF 3