

CAPSULE SUMMARY
AA-418
105 Conduit Street
Annapolis, Anne Arundel County
Between 1878-1881
Private

The single-family dwelling at 105 Conduit Street in Annapolis, Maryland was constructed between 1878 and 1881 for the Tunis family. The Jonas Green family owned the property, which was a part of Stoddert Lot 41, in the late 18th and early 19th centuries. In 1845, George Wells purchased Lot 41, but was forced to subdivide and sell it in 1878 to pay his creditors. The property was eventually purchased in 1905 by merchant John B. Flood and has continued to be owned and occupied by members of his family since that time. The Queen Anne-style house, with two primary facades, represents the development of Conduit and Cathedral streets following the extension of the roads in the late 1870s and the subdivision of George Wells' property in Parcel 31 in response to the rapid late-19th-century growth of Annapolis.

Designed in the Queen Anne style, the freestanding wood-frame dwelling rises two-and-a-half stories in height and is covered with a cross-gabled roof. The main block of the structure has an L-shaped form that presents facades along both Conduit Street and Cathedral Street. A two-story rear ell projected from the northwest elevation and is visible from Cathedral Street. The building is set on a low brick foundation and is clad with square-butt wood shingles and cornerboards. The cross-gabled roof is covered with standing-seam metal. The highly ornate entablature that encircles the entire main block is composed of narrow bed molding, plain frieze, scrolled modillions, a boxed ogee-molded cornice, and returns. Two corbel-capped, brick chimneys rise from the main block. The dwelling features a one-story corner porch, an original two-story rear ell, and two one-story, canted bay windows.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. AA-418

1. Name of Property (indicate preferred name)

historic Tunis House

other

2. Location

street and number 105 Conduit Street not for publication

city, town Annapolis vicinity

county Anne Arundel

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

name Nancy M. Ruddell

street and number 105 Conduit Street telephone Unknown

city, town Annapolis state MD zip code 21401

4. Location of Legal Description

courthouse, registry of deeds, etc. Anne Arundel County Courthouse tax map and parcel: 4Z/687

city, town Annapolis liber 9658 folio 508

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
- Other

6. Classification

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

7. Description

Inventory No. AA-418

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 single-family dwelling at 105 Conduit Street in Annapolis, Maryland was constructed between 1878 and 1881. Designed in the Queen Anne style, the freestanding wood-frame dwelling rises two-and-a-half stories in height and is covered with a cross-gabled roof. The main block of the structure has an L-shaped form that presents facades along both Conduit Street and Cathedral Street. A two-story rear ell projected from the northwest elevation and is visible from Cathedral Street. The building is set on a low brick foundation and is clad with square-butt wood shingles and cornerboards. The cross-gabled roof is covered with standing-seam metal. The highly ornate entablature that encircles the entire main block is composed of narrow bed molding, plain frieze, scrolled modillions, a boxed ogee-molded cornice, and returns. Two corbel-capped, brick chimneys rise from the main block. The dwelling features a one-story corner porch, an original two-story rear ell, and two one-story, canted bay windows.

The form of the dwelling at 105 Conduit Street has not changed since its construction in the latter part of the 19th century, as documented by the Sanborn Fire Insurance Maps. A freestanding, one-story kitchen also improved the property. This building appears for the first time on the April 1903 map, located along the northeast property line to the northwest of the dwelling. The kitchen was razed by December 1913, when the rear of the property was subdivided to create building lots fronting Cathedral Street.

The property consists of 3,240 square feet with a rear yard stretching along Cathedral Street. A stone retaining wall with stone posts and metal gates runs along the edges of the raised site, with a poured concrete walk and steps (concrete and brick) leading to the entry on Conduit Street. Stone posts mark the primary walkways to the entries on Cathedral Street.

EXTERIOR

The freestanding dwelling at 105 Conduit Street is L-shaped, presenting two primary elevations along Conduit Street and Cathedral Street. The front-gabled ends of the building are one bay wide and nearly identical in fenestration. The Conduit Street façade, facing southeast, has a single-leaf entry in the easternmost side of the elevation. The unpretentious entry holds a six-light and two-paneled wood door sheltered by a metal storm door. The opening is surrounded by narrow square-edged casing and covered by a metal awning. The center of the first story is pierced by a one-story, canted bay window. The three-sided bay window has three narrow and elongated 4/4 windows. The original wood-sash windows have wide vertical muntins. The bay is ornamented with paneled base, ogee molding, wide square-edged mullions, plain head casing, and ogee-molded architrave. The entablature is finished by a slightly overhanging boxed ogee-molded cornice with petite scrolled brackets. The half-hipped roof of the bay is clad with asphalt shingles. The second story of the Conduit Street façade has a standard-sized 4/4 window with square-edged surrounds, a narrow wood sill, plain head casing, and ogee-molded lintel cap that is largely obscured by the overhanging metal awning. Symmetrically placed in the gable end is a small semi-circular arched window with a 2/2 wood sash. The opening has a wide square-edged casing and narrow wood sill.

The Cathedral Street façade is more highly visible than the Conduit Street façade because of the placement of the building on the lot. The inset corner of the L-shaped building is symmetrically fenestrated and adorned by a corner porch. The porch, which was original to the building, is set on a low brick pier foundation. The porch reads as a two-story structure, although it stands one story in height with a roof balustrade. The addition of a metal awning, which extends from under the entablature of the building's roof, presents the false impression of a two-story porch. Covered by a metal awning, wooden steps at the south corner of the porch provided entry. The wood-frame structure has chamfered Tuscan posts on the first story with scrolled brackets. The balustrade on the first story, as well as that on the roof of the porch, is made of thin, square balusters with a squared rail. The balustrade on the roof has square posts with thin metal supports extending up to provide additional support for the metal awning. The entablature of the porch mirrors that of the main block, with petite scrolled brackets and a boxed ogee-molded cornice.

The southwest elevation of the main block, which is sheltered by the porch, is symmetrically fenestrated on the first and second

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stories. The northern bay of the first story is marked by a wide single-leaf entry opening, which holds an Italianate-style door. The wooden door has two raised, semi-circular arched panels set over two square panels. A two-light transom is set above the entry. A narrow, elongated window opening is located in the southern bay of the first story. This opening has a 4/4 wood-sash window with wide vertical muntins. The second story of the southwest elevation has a multi-light and paneled wood door in the northern bay and a 4/4 window in the southern bay. The openings all have square-edged surrounds, a narrow wood sill, plain head casing, and ogee-molded lintel cap.

The southeast elevation of the main block created by the L-shaped form has window openings on each of the two stories. The first-story opening is narrow and elongated, holding a 4/4 wood-sash. The second story has a standard-sized 4/4 window. The openings all have square-edged surrounds, a narrow wood sill, plain head casing, ogee-molded lintel cap, and wide vertical muntins.

The front-gabled southwest elevation of the main block, to the northwest of the corner porch, is similar to the gabled end fronting Conduit Street. The first story is pierced by a one-story, canted bay window. The three-sided bay window has three narrow and elongated 4/4 windows. The original wood-sash windows have wide vertical muntins. The bay is ornamented with paneled base, ogee molding, wide square-edged mullions, plain head casing, and ogee-molded architrave. The entablature is finished by a slightly overhanging boxed ogee-molded cornice with petite scrolled brackets. The half-hipped roof of the bay is clad with asphalt shingles. The second story of the Conduit Street façade has a standard-sized 4/4 window with square-edged surrounds, a narrow wood sill, plain head casing, and ogee-molded lintel cap that is largely obscured by the overhanging metal awning. Symmetrically placed in the gable end is a small semi-circular arched window with a 2/2 wood sash. The opening has a wide square-edged casing and narrow wood sill.

The northwest elevation of the main block is dominated by the original two-story ell. The western bay of the elevation is exposed, however. It has a narrow, elongated 4/4 window on the first story and a standard-sized 4/4 window on the second story. The openings all have square-edged surrounds, a narrow wood sill, plain head casing, ogee-molded lintel cap, and wide vertical muntins.

The two-story rear ell is set on a low brick foundation, clad in square-butt wood shingles and covered by a sloping roof. The southwest elevation of the ell, which is three bays deep, has a single-leaf entry in the southern bay of the first story. A louvered door shelters the opening, which is reached by wooden steps. The two western bays have wide 6/6 windows. The second story has three symmetrically placed 6/6 windows. Metal awnings largely obscure the openings, which are framed by narrow wood sills and square-edged casings.

The northwest elevation of the ell, which is one bay wide, is pierced by single 6/6 window openings on the first and second story. Like those on the southwest elevation, the northwest openings have narrow wood sills, square-edged casings, and obtrusive metal awnings. The northeast elevation of the ell, as well as the northern bay of the main block's northwest elevation, was not visible at the time of the survey.

The northeast elevation of the main block fronts a very narrow walkway between 105 and 107 Conduit Streets. The elevation, adorned with the modillioned cornice, has a single window opening at the northern end. The sash of the opening was not visible at the time of the survey. It was framed by square-edged surrounds with a narrow wood sill.

The interior of the building 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 industry	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other:

Specific dates	1878-1881	Architect/Builder	Unknown
Construction dates	1878-1881		

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 reports, complete evaluation on a DOE Form - see manual.)

SUMMARY STATEMENT

The single-family dwelling at 105 Conduit Street in Annapolis, Maryland was constructed between 1878 and 1881 for the Tunis family. The Jonas Green family owned the property, which was a part of Stoddert Lot 41, in the late 18th and early 19th centuries. In 1845, George Wells purchased Lot 41, but was forced to subdivide and sell it in 1878 to pay his creditors. The property was eventually purchased in 1905 by merchant John B. Flood and has continued to be owned and occupied by members of his family since that time. The Queen Anne-style house, with two primary facades, represents the development of Conduit and Cathedral streets following the extension of the roads in the late 1870s and the subdivision of George Wells' property in Parcel 31 in response to the rapid late-19th-century growth of Annapolis.

HISTORY

PARCEL 31

The property on which the building at 105 Conduit Street stands was historically a portion of the much larger Lot 41 in what later became Parcel 31. Lot 41 fronted Charles Street, midway between Duke of Gloucester Street and Spa Creek. Conduit Street, which was extended in 1877, would eventually serve as the southeastern boundary. Cathedral Street was extended by 1878 and served as the southwestern border of Lot 41. Documented in James Stoddert's survey notebook, Lot 41 was resurveyed in 1718 for Colonel Samuel Young. Young died in 1736, devising his property to his son, Richard Young. Young's last will and testament described the property fronting Charles Street as "my lott No 41 lying by a lott of Dr. Carroll (Lot 42), Mr. Dulany (Lot 40), and Mrs. Gresham (Lots 52-53) in Annapolis."

By 1760, the heirs of Richard Young sold the property to Thomas Johnson, Jr. for 40 pounds currency. It was conveyed just three years later to Benjamin Beall for 50 pounds currency. The purchase price for the lot, which now included improvements, increased drastically by 1771 to 120 pounds currency when John Clapham bought it. Eight years later, in 1779, Clapham received just 67 pounds currency for the property when he agreed to convey it to Frederick Green. The reduction in price for the property had little to do with real estate value, but was a tactic used by Clapham and his brother-in-law, Frederick Green, to protect the land from confiscation by the newly formed government. Despite this, the property belonging to Clapham, an employee of the Provincial government and loyalist, was eventually confiscated. However, the seizure did not include the Charles Street property (Lot 41) and title was officially conveyed to Green in 1784 for the agreed price of 67 pounds currency.

Frederick Green was the eldest surviving son of printer Jonas Green. By 1738, Jonas Green had moved to Annapolis to become the public printer and produce the Maryland Gazette. According to the register of St. Anne's Parish, Green had fourteen children, the

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first born in Annapolis on October 18, 1738. Of the six surviving children, the three sons continued the family tradition of printing, begun in 1630 with Green's great grandfather, Samuel Green of Cambridge. The Green family lived in the Georgian style dwelling at 124 Charles Street (AA, 392) in Lot 42. This significant dwelling was erected in the second quarter of the 18th century as rental property for Jonas Green.

After the 1767 death of Jonas Green, Anne Green continued the printing business and published the "Maryland Gazette" until her own death in March 1775. During her tenure at the printing shop, Green was assisted by her son Frederick, although the public printing contract was always in her name alone. By 1783, Frederick Green gained full title to Lots 41 and 42, the printing presses and the all associated equipment. Three years later, in 1786, Frederick and Samuel Green relocated the printing business to Francis Street.

In February of 1786, Green advertised the property on Charles Street, "with or without the three acre lots adjoining," for sale in the "Maryland Gazette." The sale included Lots 40, 41, 42, and 54. The property, however, remained under the ownership of Frederick Green until 1810. Previously, in 1805, Green had obtained a mortgage on the property for 250 pounds currency from William and John Sanders. The Sanders appear to have been Green's brothers-in-law, as Green had married Anne Sanders in 1775. By January 1806, the mortgage was released. In 1810, Frederick Green conveyed Lots 40, 41, 42, and 54 with buildings, houses, edifices, and gardens to Richard H. Harwood for \$1,000. Although title of the property was not maintained by a Green, it did remain in the Green family. William Sanders Green, son of Frederick and Anne Green, had married Mary Harwood in 1808. The printing business was taken over by Jonas Green, II, the youngest son of Frederick and Anne Green.

Title of the property on Charles Street was conveyed to William S. Green in 1815 by his father-in-law. Dr. William Green, who also was court clerk, married his second wife, Matilda Bowie, in 1832. The couple obtained a mortgage in 1839 from the Farmers Bank of Maryland. By February 1845, with the mortgage in default, the property was presented for sale at public auction. George Wells, Jr., purchased it on July 23, 1845.

Born in 1800, George Wells, Jr. was a prominent citizen of Annapolis, serving as president of the Farmers National Bank and in the Maryland Senate, as well as manager of the Annapolis & Elk Ridge Railroad. Wells had begun purchasing property, both improved and undeveloped, throughout Annapolis in the 1820s. By the 1840s, Wells had accumulated all of the parcels fronting Charles Street, which included the Adams-Kilty House at 131-133 Charles Street (AA-393) where Wells resided.

By the third quarter of the 19th century, Wells had overextended himself financially. Consequently, he mortgaged his landholdings to the Farmers Bank of Maryland in 1877. Wells immediately defaulted on the loans and was forced to sell his property on Charles Street, Duke of Gloucester Street, Market Street, South Street, Cathedral Street, Carroll Street, North West Street, and Bladens Street. Alexander Randall was appointed trustee of the estate, and charged with overseeing the subdivision and sale of the land. The property along Charles Street, which included Parcels 28, 30, 31, and 32, was subdivided to create 25 individual lots to be sold at public auction. The sale, completed by 1881, yielded \$16,563 for Wells to pay his creditors.

In the latter part of the 19th century, the City of Annapolis was undergoing a notable population increase that was directly related to the expansion of the United States Naval Academy and the state and local governments. Improved mass transportation services and local amenities such as paved streets, electricity, and water systems, also brought new residents to the city. The need for housing prompted the subdivision of several 18th-century estates such as the William Paca House on Prince George's Street and the Chase-Lloyd House on Maryland Avenue. The twelve original lots surveyed in 1716 by James Stoddert between Duke of Gloucester Street, Charles Street, and Market Street were not historically joined as a single property under the ownership of any one resident. Rather, the land, which was largely unimproved, was owned by a number of citizens, who recognized the development potential during this period of growth in Annapolis. Consequently, the residents petitioned the City of Annapolis to have new streets created that divided the large parcel into four smaller, individual blocks. On July 1st and August 1st of 1877, the residents with property

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extending northward from Market Street deeded a portion of their property to the City of Annapolis for the extension of Conduit Street. The property was conveyed by George Wells, the Brewer family, the Duvalls, the Magruders, Mary Stinchcomb, Thomas Tydings, John and Mary Marshall, and the Kilman heirs (also seen as Killman). The new street was referred to as Conduit Street Extended in the deed and traveled southwest from Duke of Gloucester Street to Spa Creek. Soon thereafter, property owners deeded land between Charles Street and Conduit Street to the City for the extension of Cathedral Street. To generate development of the area and enable easier vehicular movement, Union Street was laid in 1890 on property conveyed to the City of Annapolis by Brice Beale Brewer, Jr. and Richard H. Brewer, among others.

105 CONDUIT STREET

In May 1878, Alexander Randall, acting as trustee, conveyed the south corner of Lot 41 to William Tunis for \$421. The property fronted Conduit Street, which had been extended westward to Spa Creek the previous year. The single-family dwelling constructed by Tunis and his brother Theophilus Tunis, between 1878 and 1881, was prominently located at the northern corner of Conduit Street and Cathedral Street. The Queen Anne-style building was designed to present two façades, one on each street. In November 1881, the Tunis family sold the corner property for \$2,500 to Louis J. M. Boyd.

Born in Queen Anne's County, Maryland in 1840, Louis James Massey Boyd worked as a machinist at the United States Naval Academy for fifty years. Boyd retained ownership of the dwelling at 105 Conduit Street for less than one year, sell it in August 1882 to Annie P. Gantt for \$2,500. The wife of attorney Edward Chandler Gantt, Annie Pettibone Gantt was born about 1863. The Gantt family, which included two children, resided in the Conduit Street dwelling. Annie Gantt died in 1885 and her interest in the property was devised between her two children, Edward C. Gantt and Nannie P. Gantt. They retained ownership until March 1905.

John B. Flood, who immediately transferred ownership to his wife, purchased it at that time for \$3,650. John Bernard Flood was born in Brooklyn, New York, about 1855 and worked as an ice, coal and wood merchant. In 1899, Flood married his second wife, Frances (Fannie) Robeck, who was born in 1858. In 1899, the Floods purchased 135 Conduit Street (AA-431), where they lived until their deaths. Flood died in 1909 and his wife died in 1910. The property at 105 Conduit Street was bequeathed to their son, John Clement Flood, who was a clerk at the United States Naval Academy. Despite the sale of the property to the Floods in 1905, the Gantt family continued to reside in the dwelling, leasing the property for several decades. According to the 1910 census, Alice Gantt, the second wife of Edward Gantt, was the head of the household, living with her two daughters and four boarders. John C. Flood was a boarder at 138 Conduit Street (AA-433), which was owned by Charles Zimmerman.

According to the city directory, the house had been renovated to serve as two apartments, one of which was occupied by John C. Flood and his second wife, Lillian E. Myers. With the death of Flood in July 1955, Lillian Flood obtained full title to the property, which she devised to her mother, Mary Scible Myers. Ultimately, Lillian's brother, Thomas D. Myers, obtained ownership. Thomas Diffenderfer Myers, born in 1902, was an automobile salesman, police officer, and also a postal clerk. The city directory notes that Myers lived in the dwelling, which was still being used as two apartments. In 1961, Michael S. Littleton occupied the second apartment. Clarence M. White leased the second apartment in 1965 and Anne Brewer lived there in the 1970s. Toni Shumate rented the apartment in 1980, while Thomas D. Myers and his family continued to reside in the main block of the house. The 1986 city directory documents that the two-unit apartment building was returned to its original use as a single-family dwelling, which was occupied by Mildred S. Myers.

In March 2000, Nancy D. Myers Ruddell received title to the property from her mother. The deed of transfer, which had Ruddell as the personal representative for Mildred Myer's estate, stated that the property would be conveyed to Colleen M. Adair upon the death of Nancy Ruddell. The property is currently owned and occupied by Nancy M. Ruddell and her family, thus remaining in the same family since 1905.

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CHAIN OF TITLE

Lot 41

1718:

Resurveyed for Colonial Samuel Young
Stoddert Notebook, Folio 44

1736:

Samuel Young devised to son, Richard Young
Provincial Court Will Records
Liber 21, Folio 707

1760:

Henry Woodward and Mary Young Woodward, to Thomas Johnson, Jr.
Provincial Court Deeds
Liber BT 4, Folio 184

1763:

Thomas Johnson, Jr. to Benjamin Beall
Provincial Court Deeds
Liber BB 3, Folio 44

1765:

Benjamin Beall devised to son, John Beall, wife Ann Beall, and brother Basil Beall
Provincial Court Will Records
Liber 33, Folio 268

1771:

Anne Beall and Basil Beall to John Clapham
Land Records of Anne Arundel County
Liber IB 3, Folio 146

1779-1784:

John Clapham to brother-in-law, Frederick Green
Sale Agreement and Confirmatory Deed
Land Records of Anne Arundel County
Liber NH 2, Folio 81

Lots 41 and 42

December 10, 1810:

Frederick Green to Richard H. Harwood
Land Records of Anne Arundel County
Liber NH 16, Folio 565

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August 19, 1815:

Richard H. Harwood to William S. Green

Land Records of Anne Arundel County

Liber WSG 3, Folio 628

August 3, 1839:

William S. and Matilda Green mortgage to Farmers Bank of Maryland

Land Records of Anne Arundel County

Liber WSG 24, Folio 26

February 8, 1845:

Decree by Theodorick Bland, Chancellor, in Josiah Bayley, Attorney General of Maryland versus Nicholas I. Watkins, James Iglehart, William S. and Matilda Green, Farmers Bank of Maryland, Thomas Franklin and William S. Green's estate. James Boyle and Alexander Randall appointed to sell property

Chancery Court Papers 6685

July 23, 1845:

James Boyle to George Wells

Land Records of Anne Arundel County

Liber JHN 1, Folio 314

Lots 41, 42, 43 and 44

January 10, 1877:

George Wells to Farmers Bank of Maryland

Mortgage

Land Records of Anne Arundel County

Liber SH 10, Folio 488

February 9, 1877:

George Wells to Alexander Randall, land in trust to sell for creditors

Land Records of Anne Arundel County

Liber SH 10, Folio 544

105 Conduit Street

May 11, 1878:

Alexander Randall, Trustee, to William Tunis and Theophilus Tunis

Land Records of Anne Arundel County

Liber SH 13, Folio 30

November 7, 1881:

William Tunis and Sallie M. Tunis, and Theophilus Tunis, to Louis J.M. Boyd

Land Records of Anne Arundel County

Liber SH 18, Folio 461

9. Major Bibliographical References

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See continuation sheet.

10. Geographical Data

Acreage of surveyed property 0.07 acre

Acreage of historical setting 0.07 acre

Quadrangle name Annapolis

Quadrangle scale 1:24,000

Verbal boundary description and justification

The dwelling at 105 Conduit Street has been historically associated with Parcel 687 as noted on Tax Map 4Z since its construction between 1878-1881.

11. Form Prepared By

name/title Laura V. Trieschmann, Architectural Historian

organization EHT Traceries

dat 8/1/03

street and number 1121 Fifth Street, N.W.

telephone 202/393-1199

city or town Washington

stat DC zip code 20001

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
410-514-7600

Maryland Historical Trust Maryland Inventory of Historic Properties Form

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Name Tunis House

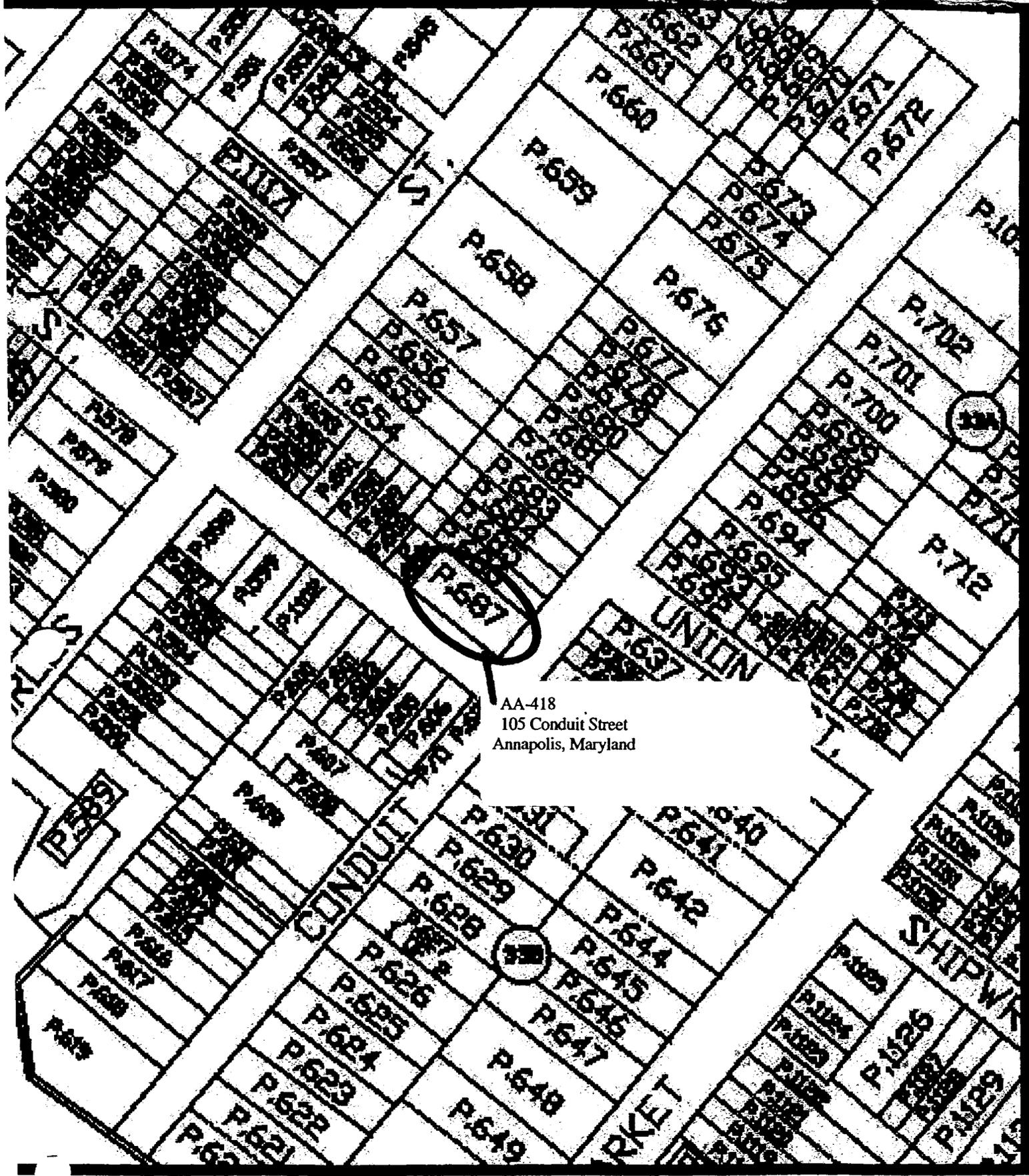
Continuation Sheet

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Federal Direct Tax of 1798, Folder 20. Archived at the Maryland State Archives, Annapolis, Maryland.
Maryland Gazette, July 12, 1781.

McIntire, Robert Harry. "Annapolis Maryland Families." Baltimore, MD: Gateway Press, Inc., 1980.

Warren, Mame. "Then Again...Annapolis, 1900-1965." Annapolis, MD: Time Exposures Limited, 1990.



AA-418
105 Conduit Street
Annapolis, Maryland

ANNAPOLIS SURVEY, PHASE 9
ANNE ARUNDEL COUNTY
TAX MAP 4Z

NORTH ↑

5662 11 SE
(ROUND BAY)

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

AA-418



ANNAPOLIS SURVEY, PHASE 9
ANNE ARUNDEL COUNTY
ANNAPOLIS USGS MAP

NORTH ↑



AA-418

105 CONDUIT STREET
ANNAPOLIS, MARYLAND
TRACERIES

6/2003

MARYLAND SHPO

SOUTH CORNER LOOKING NORTH

Photo 1 of 3



AA-418

105 CONDUIT STREET
ANNAPOLIS, MARYLAND
TRACERIES

6/2003

MARYLAND SHRO

WEST CORNER LOOKING EAST

Photo 2 of 3



AA-418
105 CONDUIT STREET
ANNAPOLIS, MARYLAND
TRACERIES

6/2003

MARYLAND SHPO

EAST CORNER LOOKING WEST

Photo 3 of 3

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

HISTORIC SITES SURVEY FIELD SHEET
 Individual Structure Survey Form

SURVEY NUMBER: <u>AA 418</u>
NEGATIVE FILE NUMBER:
UTM REFERENCES: Zone/Easting/Northing
U.S.G.S. QUAD. MAP:
PRESENT FORMAL NAME:
ORIGINAL FORMAL NAME:
PRESENT USE: SF Res
ORIGINAL USE: SF Res
ARCHITECT/ENGINEER:
BUILDER/CONTRACTOR:
PHYSICAL CONDITION OF STRUCTURE: Excellent () Good (X) Fair () Poor: ()
THEME:
STYLE: Vernacular
DATE BUILT: 1885-1891

COUNTY: Anne Arundel
TOWN: Annapolis
LOCATION: 105 Conduit Street
COMMON NAME:
FUNCTIONAL TYPE: Res Map 32 Par 187
OWNER: Myers Thos D & M S ADDRESS: 105 Conduit 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 (X)
 - Wood Bearing Masonry: Brick () Stone () Concrete () Concrete Block ()
 - Iron () D. Steel () E. Other:
- Wall Covering: Clapboard () Board and Batten () Wood Shingle (X) Shiplap ()
 Novelty () Stucco () Sheet Metal () Aluminum () Asphalt Shingle ()
 Brick Veneer () Stone Veneer () Asbestos Shingle ()
 Bonding Pattern: 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 (X) Towers () Cupolas () Dormers () Chimneys (X) Sheds () Ells (X)
 Wings (X) Other: Bay windows at front and west side

Roof Style: Gable () Hip () Shed () Flat () Mansard () Gambrel () Jerkinhead ()
 Saw Tooth () With Monitor () With Bellcast () With Parapet () With False Front ()
 Other: Cross Gable

Number of Stories: 2

Number of Bays: 2 x 4 Entrance Location: Right

Approximate Dimensions: 25 x 50

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

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

AA-418

Cross gable with raking cornice and returns, heavily bracketed; round headed windows in gables; octagonal bays at first floor of both gable ends; "L" shaped porch with chamfered columns and sawn braces, turned balusters, and full balustrade at second level of porch.

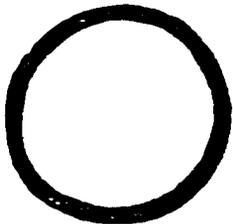
RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

Exceptional example of simple Homestead style richly decorated with Italianate trim. Essential to streetscape.

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. 1963

0204192604

Form 10-445 (5/62)

1. STATE Annapolis, Maryland COUNTY TOWN VICINITY STREET NO. 105 Conduit Street ORIGINAL OWNER ORIGINAL USE residence PRESENT OWNER PRESENT USE residence WALL CONSTRUCTION wood shingle NO. OF STORIES three	HISTORIC AMERICAN BUILDINGS SURVEY INVENTORY
	2. NAME DATE OR PERIOD c.1870s. STYLE Italianate Victorian ARCHITECT BUILDER
3. FOR LIBRARY OF CONGRESS USE	

4. NOTABLE FEATURES, HISTORICAL SIGNIFICANCE AND DESCRIPTION OPEN TO PUBLIC NO

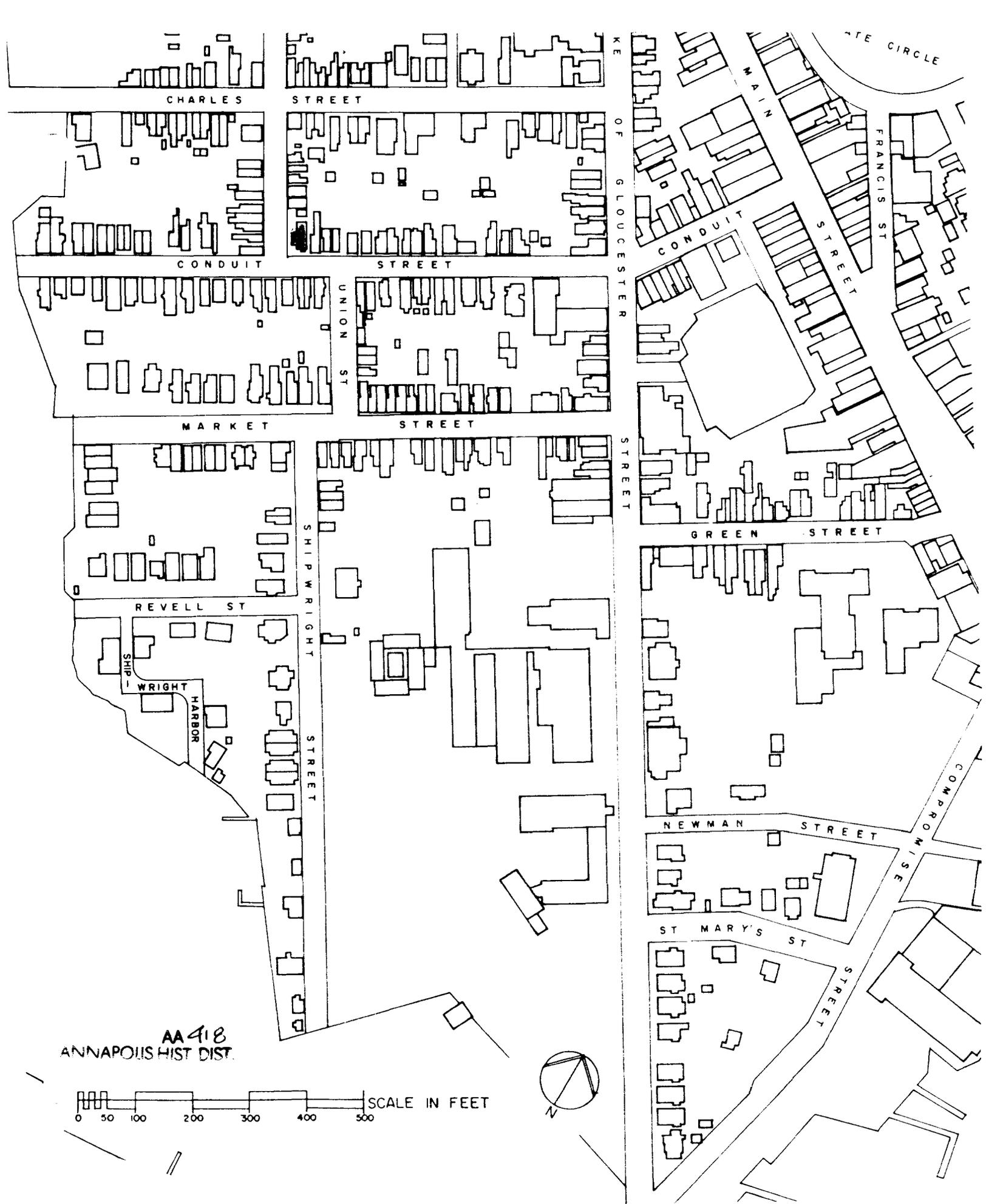
105 Conduit Street is a corner house built in an "L" shape and faces both Conduit and Cathedral Street. Each shank of the "L" mirrors the other and gable ends face the street sides. Under the gable roof is a Venetian window (2/2) and a modillion cornice which follows the roof line. Also on gable ends is 1st storey projecting pavillion with 3 very narrow 4/4 windows; smaller modillions adorn these pavillions. A porch spans the "crux" of the "L" from one wing to the other; has tiny modillions and very fine jig saw column supports. Brown shingle is handsome; too little Italianate Victorian to let this go.



Exterior good

4. LOCATION MAP (Plan Optional)	7. PHOTOGRAPH
5. 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 July 25, 1967

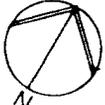
SUPPLEMENTAL INFORMATION AND PHOTOGRAPHS MAY BE ADDED ON SHEET OF SAME SIZE



AA 418

ANNAPOLIS HIST DIST.

0 50 100 200 300 400 500 SCALE IN FEET





105 Conduit

AA 418

Annapolis, Anne Arundel County

Russell Wright

July, 1982

Maryland Historical Trust,

Annapolis, Maryland

se Elevation/camera facing NW



AA-418

✓ PHOTOGRAPH BY
WILLIAM D. MORGAN
105 Conduit St.
VII/25/67

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