

CAPSULE SUMMARY
Samuel Hutton House
30 Cornhill Street
(AA-443)

The building at 30 Cornhill Street, which was under construction in 1798 at the time of the Federal Direct Tax, was built by Samuel Hutton who had owned the property since 1783. The imposing dwelling stood on one of two lots that were continuously owned by the same individuals. By the latter part of the 19th century, the smaller of the two lots, designated as 28 Cornhill Street, was improved by a modest two-story frame dwelling used as rental property. After 1954, the buildings were renovated to create one single-family dwelling. Although Hutton sold the property, he continued to live at the house, which was eventually repurchased by the Hutton family. The house is an excellent, intact example of a late 18th-century dwelling and a good, representative example of the type of house that was erected at that time for middle-class Annapolitans.

Rectangular in plan and measuring approximately 20 feet by 30 feet, the two-story, three-bay frame dwelling is set upon a solid stone foundation with walls clad in wide beaded weatherboards. The steeply pitched gable roof is sheathed with standing seam metal and features a boxed wood cornice with bed molding. The interior of the original main block of 30 Cornhill Street consists of a side-passage, double-pile plan; however, the addition of 28 Cornhill Street has converted the interior into a central-passage, three-room plan with a kitchen located in the rear wing. A quarter-flight stair, located against the northwest interior wall of the hall, is accessible from the eastern end of the hall. The interior includes both original 18th-century detailing and period replacement detailing from the 1980s renovation.

MARYLAND HISTORICAL TRUST
MD INVENTORY OF HISTORIC PROPERTIES

Inventory No. AA-443

=====

1. Name of Property

=====

historic name Samuel Hutton House
common/other name _____

=====

2. Location

=====

street & number 30 Cornhill Street not for publication
city or town Annapolis vicinity state Maryland code MD
county Anne Arundel code 003 zip code 21401

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3. State/Federal Agency Certification N/A

=====

4. National Park Service Certification N/A

=====

5. Classification

=====

Ownership of Property (Check all that apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing Noncontributing

<u>1</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u>0</u>	Total

Is this property listed in the National Register?

Yes Name of Listing Annapolis Historic District
No

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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)

Federal

Materials (Enter categories from instructions)

foundation Stone
roof Gable: Standing Seam Metal
walls Wood: Beaded Weatherboard
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
=====

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 1798
circa 1885
pre 1954

Significant Dates 1798
circa 1885
pre 1954

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.

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.

Smith, Richard W., Research Prepared on Cornhill Street. Not published: December 20, 1995.

Maps and Drawings

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)

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 Less than one acre

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

The building at 30 Cornhill Street is located on Parcel 872 as designated on Tax Map 4-6.

Boundary Justification (Explain why the boundaries were selected.)

The building has been historically associated with Parcel 872 since it's construction in 1798.

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

name/title L. Trieschmann & K. Williams, Architectural Historians
organization Traceries date March 25, 1996
street & number 5420 Western Avenue telephone 301/656-5283
city or town Chevy Chase state MD zip code 20815
=====

12. Property Owner
=====

name Jan Davisson
street & number 30 Cornhill Street telephone _____
city or town Annapolis state MD zip code 21401
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MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. AA-443

Section 7 Page 1

Samuel Hutton House
name of property
Annapolis, Maryland
county and state

=====
The two-story frame dwelling at 30 Cornhill Street was erected as a freestanding single-family dwelling in 1798. By 1954, the building had been enlarged when the attached frame building at 28 Cornhill Street, erected in the latter half of the 19th century, was renovated to create the large single-family dwelling seen presently at 30 Cornhill Street. Rectangular in plan and measuring approximately 20 feet by 30 feet, it is set upon a solid stone foundation with walls clad with wide beaded weatherboards. The steeply pitched gable roof is sheathed with standing seam metal and features a boxed wood cornice with bed molding. A large reconstructed brick chimney, laid in stretcher bond, projects from on-center of the rear slope of the gable roof. A two-story rear ell of brick and frame construction, covered with a shed roof, stood on the site as early as 1885. The interior retains its original side-passage plan and much of its 18th-century detailing. The enlarged house was renovated on both the interior and exterior in the 1980s.

The facade (south elevation) of the main block of the dwelling fronts directly onto Cornhill Street and is divided into three bays, the eastern end bay being narrower than the other two. This facade is clad with wide random-width, beaded weatherboards ranging in width from ten to thirteen inches. The first story consists of a side entry door located in the east end bay and two 9/6 windows, while the second story has three 6/6 windows. All of the windows, molded wood surrounds, and wood sills are contemporary period reproductions. The side entry has a six-panelled wood replacement door with a narrow three-light transom.

The facade of the building at 28 Cornhill Street to the east also fronts directly on Cornhill Street. It is two bays wide, clad with weatherboard walls. A parapet wall rises above the shed roof of this addition to reach the cornice line of the main block; the boxed wood cornice of the main block is thus extended across to the addition, unifying the two structures. The shed roof of the addition is sheathed with standing seam metal. The first and second stories are lit by two 2/2 windows with molded surrounds and wood sills. A narrow cornerboard covers the seam between the main block of the building and this two-bay addition.

The west elevation of the main block of the house opens onto a narrow passage located between 30 and 32 Cornhill Street. This side wall has been re-clad in reproduction beaded siding. A single 6/6 window is located in the first story and two 4/4 windows are located in the attic level; no openings are found on the second story. The west elevation of the rear ell is not clearly visible

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from the public street, but appears to be a brick wall surface with no openings.

The east elevation includes the east wall of the two-bay house at 28 Cornhill Street and the attic level of the gable end of the main block which rises above it. This gable end is lit with two 6/6 windows. The east wall is clad with weatherboard walls and lit by three 6/6 windows on the first and second stories and one plate glass window in the rear bay of the second story.

The north (rear) elevation includes an exposed bay on the main block of the house, the two-story rear wing, and the north wall of the two-bay building at 28 Cornhill Street. The exposed bay of the main block is clad with beaded board siding and has a single 6/6 window in the second story. The two-story rear wing is connected to the main block of the house by a narrow two-story hyphen covered with a flat roof. The east side wall of this hyphen is also clad with beaded board siding.

The rear wing has brick walls laid in five-course American bond and one wall clad with weatherboard siding. A one-story screened-in porch extends across the east wall of the wing. In general, the windows in the wing have 6/6 sash with a large interior bead and jack-arched lintel; however, a large contemporary opening with a plate glass window has been cut into the brick end wall of the ell.

INTERIOR DESCRIPTION:

The interior of the original main block of 30 Cornhill Street consists of a side-passage, double-pile plan; however, the two-story frame addition of the building at 28 Cornhill Street on the east side of the house has converted the interior into a central-passage, three-room plan with a kitchen located in the rear wing. A quarter-flight stair, located against the northwest interior wall of the hall, is accessible from the eastern end of the hall. The interior includes both original 18th-century detailing and period replacement detailing from the 1980s renovation.

The hall is a narrow space and extends eastward along the depth of the house to a rear door that leads to the exterior porch. This door is an original raised panel door; the top two of the six panels have been removed and replaced with glass. The hall retains its original random-width wood floorboards, but has period replacement baseboards, based upon the original ones, and a

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contemporary chair rail. The stair wall of the hall consists of wide beaded boards with their original 18th-century verdi-gris paint color exposed as part of the 1980s renovation. The stairs lead from the back of the hall up to the second floor. While the substructure of the stair has been reconstructed, the original stair rail and side wall remain. The stair rail consists of a square newel post with an acorn cap and three square balusters per tread. The interior stair wall consists of wide boards with a beaded cap. A door under the front of the stairs leads to the cellar via a ladder stair. This door appears to be an original exterior door that was cut down to size to fit the smaller cellar entry opening (originally eight-panelled, the top panels have been cut down).

The front parlor is entered directly from the hall through a single door opening with beaded casings. The room retains its original wide floorboards with some 1980s patching, original wide board wainscoting, and beaded casings. A chimney breast, located against the north wall, has a wood crossetted mantel framing a contemporary brick face. According to the present owners, the fireplace opening was made during the 1980s renovation, as the original opening was located above floor level.¹ A closet with beaded casings around the door is located next to the mantel; based upon the casings, and the owner's recollection, this was historically a passage between this front parlor and the rear dining room. The chair rail is a product of the renovation.

The rear dining room has an oblong plan, which is the result of the hyphen extension which connected the main block of the house to the rear wing or dependency building. The room has wide board wainscoting, some of which appears original, beaded window casings with molded backband, and some original beaded baseboard. The chimney breast, located against the south wall, has no mantel and consists strictly of a wood surround with an interior bead. It is a product of the 1980s renovation. The north wall of the room leading into the kitchen wing is brick with a large arched opening. The hyphen space between this wall and the dining room shows altered floorboards and a change in window casings. This space also corresponds on the exterior with a flat-roofed hyphen and in the basement level with an original exterior brick wall that has

¹ According to the present owner who renovated the house in 1980, every fireplace in the house was configured this way. She also has photographs of the fireplaces before they were altered and has offered to share them with us. In order to have openings at floor level, it was necessary to rebuild the central chimney.

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been removed. The original rear wall of the main block of the house was removed and pushed back, and a hyphen built to connect the main house to either an existing kitchen dependency or to a contemporaneous rear ell.

The living room in the two-bay building at 28 Cornhill Street on the east side of the house is reached from the hall, directly across from the door under the stairs and leading to the cellar. This room is set at a lower level than the main house, and is reached by two steps. The room has tongue-and-groove wainscoting on the walls, narrow floorboards and bull's eye cornerblocks.

The second floor of the main block of the house consists of two rooms and the hall, though originally it appears to have been one large room. The second floor has been altered by the addition of closets, new bathrooms, reproduction casings, and new mantels. Some of the floorboards are original, but much has been replaced. The second floor of the addition consists of one bedroom and a bath. In general, the wood floors and the bull's eye cornerblocks of the windows and doors survive intact.

The attic of the house reveals the original roof structure with some make-shift changes. Hewn rafters extend across the building with half-lapped collar beams providing additional support. The initials H.A. are finger-painted into the stain or varnish on one of the collar beams. A make-shift ridgeboard obscures the original joints of the rafters (probably lapped and pegged with wooden pegs). The central chimney stack is rebuilt, while the wide floorboards are original.

The basement of the house is reached under the main stair by a steep ladder stair, whose treads are joined to sides with wooden pegs. The basement has a brick lined floor and shows the rebuilt chimney stack on center with a fireplace facing the front of the building. Plastered remains on walls and lath marks on the joists indicate that this front area of the basement was once a finished space. Also visible in the basement is where the original exterior brick wall on the north end of the house was removed and connected to the basement of the rear wing or kitchen dependency. The present owner, responsible for the 1980s renovation, has stored some of the original baseboard and other casings which were removed and reproduced during the renovation process.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
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Section 8 Page 1

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=====
The building at 30 Cornhill Street, which was under construction in 1798 at the time of the Federal Direct Tax, was built by Samuel Hutton who had owned the property since 1783. The imposing dwelling stood on one of two lots that were continuously owned by the same individuals. By the latter part of the 19th century, the smaller of the two lots, designated as 28 Cornhill Street, was improved by a modest two-story frame dwelling used as rental property. After 1954, the buildings were renovated to create one single-family dwelling. Although Hutton sold the property, he continued to live at the house, which was eventually repurchased by the Hutton family. The house is an excellent intact example of a late 18th-century dwelling and a good representative example of the type of house that was erected at that time for middle-class Annapolitans.

SITE HISTORY

The land presently designated as 28-30 Cornhill Street 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 land located to the south of the State House, encompassed by State Circle, Main, Francis, and East streets be specifically set aside for use as a garden, vineyard, and site of a summer house.² 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, the portion of Nicholson's land that extended from the State House to the Market Space was claimed by Thomas Bordley. The Bordley family retained ownership of the entire tract of land until 1770, when it was sold to Charles Wallace (1717-1812).

Charles Wallace, by then a prominent member of the merchant community, began his career in the 1740s as a staymaker³ and, in 1771, joined forces with Joshua Johnson and John Davidson, creating the mercantile firm of Wallace, Davidson, and Johnson. Wallace died in 1812, leaving personal property appraised at \$23,774.20 and

² "Act for Keeping Good Rules and Order." *Archives of Maryland*, XXXVIII, 1696. It is not certain how the land was actually used.

³ 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.

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Samuel Hutton House
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extensive real estate in Annapolis and Anne Arundel County.⁴

PROPERTY HISTORY

Upon the completion of his subdivision of Fleet and Cornhill streets, Wallace began to sell and lease lots on his property. Many of the lots were improved by the construction of single dwellings, taverns, and stables by the lessees. In June 1770, Wallace leased all of Lot 11 to John Unsworth. Within one year, Unsworth transferred the lease for the unimproved lot to tavern keeper Isaac McHard.

By 1783, Samuel Hutton of Talbot County had obtained the rights to the property. According to the 1783 Tax List, Samuel and Henry Hutton owned a half acre lot valued at 99 pounds. Hutton had mortgaged the property, which contained a single house, in 1795 to Captain James West. The 1798 Federal Direct Tax documents the construction of "one unfinished two-story frame 30' by 20' dwelling house;" thus indicating that the single house mentioned in the 1795 mortgage had been replaced by 1798. Having repaid the mortgage to West by 1803, Hutton received full title to the property that was improved by "one house now in occupation of Hutton."⁵ This house is presently designated as 30 Cornhill Street.

By the early 1820s, deed records show Thomas Anderson as the owner of the property at 28-30 Cornhill Street. And by 1829, Adam and John Miller had received title from Anderson, although the Hutton family continued to reside in the building. Despite the fact that the Millers technically owned the property, the 1832 and 1837 Tax Assessments charged Jonathan Hutton for two improved lots at \$1,800. By 1841, Adam and John Miller returned title for the property to Richard Hutton. One year later, Jonathan Hutton transferred the remainder of the lease on Lot 11 to Richard Hutton.

Richard Hutton died by 1850 and the estate was referred to the Chancery Courts. Frank H. Stockett was appointed trustee to sell "a very fine two-story frame dwelling in good repair" in 1851. Thus, all of Lot 11 and its improvements were conveyed to John

⁴ Papenfuse, pp 234-235.

⁵ Land Records of Anne Arundel County, Liber NH 11, Folio 27.

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Brady. Brady, originally from Washington, D.C., worked as a baker. Continuing to live in the dwelling at 30 Cornhill Street, Brady transferred ownership of Lots 11 and 12 to his wife Annie Maria (Revell) Brady in 1875.

The census records for 1880 indicate that John Brady lived in the dwelling with his wife, ten children, father, niece, and brother (15 people in all). In 1900, the census records show that widow Anna Brady continued to live with a number of her children and grandchildren in the dwelling at 30 Cornhill Street following the death of John Brady in 1893. Anna Brady defaulted in 1901 on the mortgage held by the Workingman's Building and Loan Association, forcing the property to be sold to attorney Albert T. Brady and clerk William M. Brady, the sons of John and Anna Brady. Within three years of the default, the lots had been conveyed to Elizabeth W. Randall, the youngest child of Maryland State Senator John Wirt Randall. The 1910 census documents that Randall leased the building to carpenter Louis E. Lewis, who utilized the large house by taking in numerous boarders. By 1920, the building was leased and occupied by Frederick L. Stove and his family.

Elizabeth Randall conveyed the property in 1924 to Max Snyder, a Russian immigrant shoe salesman whose family continues to operate a shoe store at 170 Main Street (AA-566). By 1937, Snyder defaulted on the mortgage and title of the property was transferred to R. Tilghman Brice, III and M. Clare Green, who then conveyed it to the Farmers National Bank. The bank retained ownership for five years before selling the building at 30 Cornhill Street to Archibald and Claudelle Coates. It was during the Coates' ownership that the two separate dwellings were altered to serve as one single-family dwelling.

The Coates continued to maintain ownership of the property for over thirty-six years. In 1977, Travola C. Broxton, guardian for the estate of the deceased Claudella Coates, sold 30 Cornhill Street to Lee D. Davisson and Jan B. Davisson. As the current owners, the Davissons have owned and subsequently leased the building for almost twenty years.

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HISTORIC CONTEXT:

Geographic Organization: Western Shore

Chronological/Development Period (s):

Rural Agrarian Intensification, 1680-1815
Industrial/Urban Dominance, 1870-1930
Modern Period, 1930-present

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

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CONTINUATION SHEET

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Samuel Hutton House
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Chain of Title for 28-30 Cornhill 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 Judgement,
Liber DD 5 Folio 35

June 26, 1770: Charles Wallace leased Lot 11 to John Unsworth
Provincial Courts Judgement,
Liber B Folio 305

August 5, 1771: John Unsworth transferred lease to Isaac McHard
Land Records of Anne Arundel County,
Liber B Folio 341

February 15, 1783: Isaac McHard to Samuel Hutton
Land Records of Anne Arundel County,
Liber B Folio 416

1795: Samuel Hutton mortgaged to Captain James West
Land Records of Anne Arundel County,
Liber Nh 7 Folio 666

Circa 1820: Thomas Anderson owns property

October 14, 1829: Thomas Anderson to Adam and John Miller
Land Records of Anne Arundel County,
Liber WSG 14 Folio 589

October 13, 1841: Adam and John Miller to Richard Hutton
Land Records of Anne Arundel County,
Liber WSG 26 Folio 5

January 13, 1842: Jonathan Hutton to Richard Hutton
Remainder of Lot 11
Land Records of Anne Arundel County,
Liber WSG 26 Folio 264

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

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Samuel Hutton House

name of property

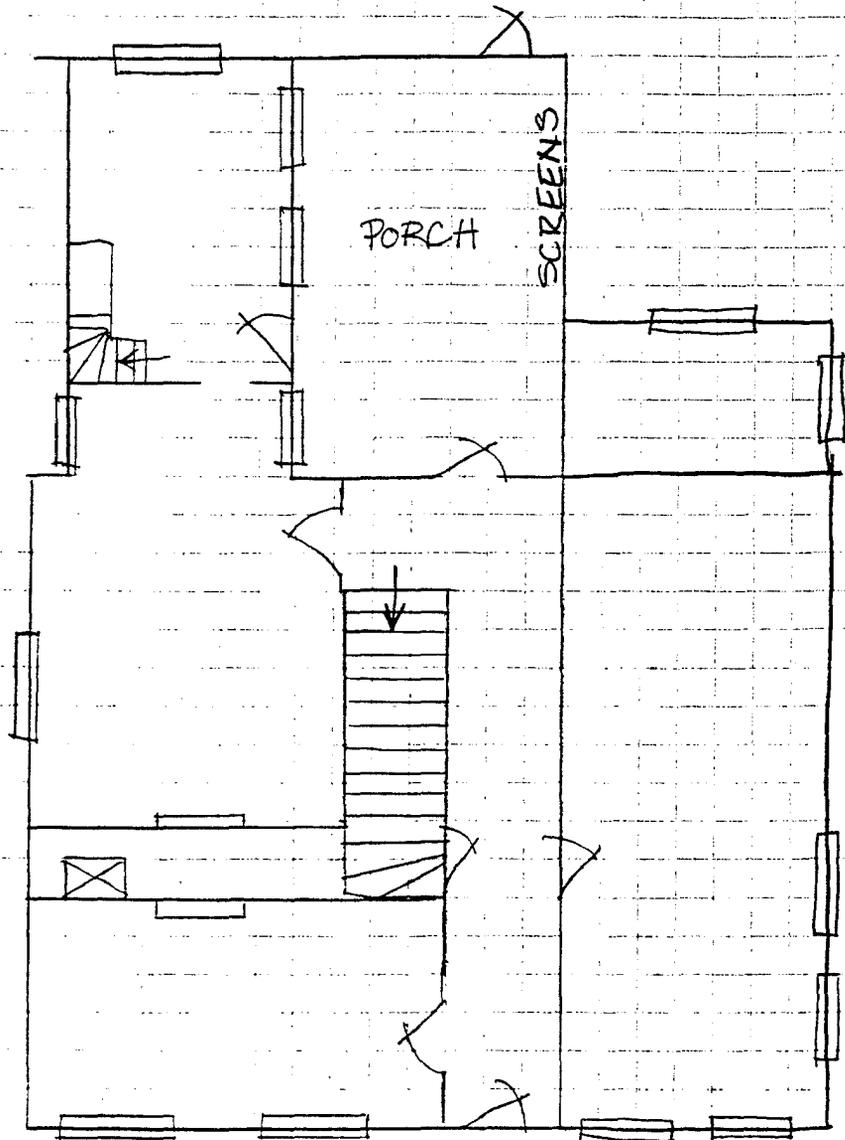
Annapolis, Maryland

county and state

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November 28, 1977:

Travola C. Broxton, guardian of the
property of Claudella Coates, to Lee D.
Davisson and Jan B. Davisson
Land Records of Anne Arundel County,
Liber 3161 Folio 478



AA-443
30 CORNHILL ST

FIRST FLOOR

↑ N
NOT TO SCALE



AA-443

30 CORNHILL ST
ANNAPOLIS, MD

TRACERIES

MARCH 1996

MD SHPO

SOUTH ELEVATION

1 OF 8



AA-443
30 CORNHILL STREET
ANNAPOLIS, MD
TRACERIES
MARCH 1996
MD SHPD
WEST ELEVATION
2 OF 8



AA-443

30 CORNHILL ST
ANNAPOLIS, MD

TRACERIES

MARCH 1996

MD SHPO

EAST ELEVATION

3 OF 8



AA-443

30 CORNHILL ST
ANNAPOLIS, MD

TRACERIES

MARCH 1996

MD SHPD

NORTH ELEVATION

4 OF 8



AA-443

30 CORNHILL ST

ANNAPOLIS, MD

TRACERIES

JUNE 1996

MD SHPO

ENTRY HALL LOOKING NORTH

5 OF 8



AA-443

30 CORNAILL ST
ANNAPOLIS, MD

TRACERIES

JUNE 1996

MD SHPO

STAIR DETAIL, MAIN NEWEL

6 OF 8



AA-443

30 CORNHILL ST
ANNAPOLIS, MD
TRACERIES

JUNE 1996

MD SHPO

MANTEL, FRONT PARLOR

7 OF 8



AA-443

30 CORNHILL ST
ANNAPOLIS, MD
TRACERIES

JUNE 1996

MD SHPO

LADDER STAIR TO CELLAR

8 OF 8

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

HISTORIC SITES SURVEY FIELD SHEET
 Individual Structure Survey Form

SURVEY NUMBER: AA 443
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 (X) Good () Fair () Poor: ()
THEME:
STYLE: Federal
DATE BUILT: c.1790; 1978

COUNTY: Anne Arundel
TOWN: Annapolis
LOCATION: 30 Cornhill Street
COMMON NAME:
FUNCTIONAL TYPE: Res Map 32 Par 381
OWNER: Lee D. & Jan B. Davisson ADDRESS: 1712 S. Harbor Lane Annapolis, MD 21401
ACCESSIBILITY TO PUBLIC: Yes (X) No () Restricted ()
LEVEL OF SIGNIFICANCE: Local (✓) State () National ()

GENERAL DESCRIPTION:
 Structural System
 1. Foundation: Stone() Brick(X) Concrete() Concrete Block()
 2. Wall Structure
 A. Wood Frame: Post and Beam(X) Balloon()
 B. Wood Bearing Masonry: Brick() Stone() Concrete() Concrete Block()
 C. Iron() D. Steel() E. Other:
 3. Wall Covering: Clapboard(X) Board and Batten() Wood Shingle() Shiplap()
 Novelty() Stucco() Sheet Metal() Aluminum() Asphalt Shingle()
 Brick Veneer() Stone Veneer() Asbestos Shingle()
 Bonding Pattern: Other:
 4. Roof Structure
 A. Truss: Wood(X) Iron() Steel() Concrete()
 B. Other:
 5. Roof Covering: Slate() Wood Shingle() Asphalt Shingle() Sheet Metal(X)
 Built Up() Rolled() Tile() Other:
 6. Engineering Structure:
 7. Other:
 Appendages: Porches() Towers() Cupolas() Dormers() Chimneys(X) Sheds() Ells(X)
 Wings () Other:
 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
 Number of Bays: 3 Entrance Location: Right
 Approximate Dimensions: 18 x 50

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

AA-443

Boxed cornice, original beaded weatherboards, architrave trim at windows and transom lit door, central chimney to rear of ridge.

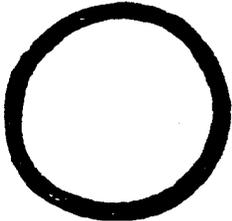
RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

Good Federal structure recently restored, important as a type and critical to the streetscape, relating to row and to important structures across Cornhill St.

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



HISTORIC PRESERVATION CERTIFICATION APPLICATION — PART 1 (Pursuant to the Tax Reform Act of 1976)

Instructions: Applicant should read the instructions carefully before completing application. No Certification may be made unless a completed application form has been received (P.L. 94-455). Use typewriter or print clearly in dark ink to complete the application form. If additional space is needed to complete Part 1, use the reverse side or a separate plain sheet of paper clearly indicating the owner's name and mailing address. Part 1 of this application may be completed and sent to the appropriate State Historic Preservation Officer at any time during the year, and may be sent separately or with Part 2.

PART 1 EVALUATION OF SIGNIFICANCE

1. NAME OF PROPERTY: 30 Cornhill Street
Address of property, Street 30 Cornhill Street
City Annapolis County Anne Arundel State Maryland Zip Code 21401
Name of historic district in which property is located: Annapolis Historic District

2. DESCRIPTION OF PHYSICAL APPEARANCE:
(see instructions for map and photograph requirements—use reverse side if necessary)
See attached architect's report

3. STATEMENT OF SIGNIFICANCE:
(use reverse side if necessary)
See attached architect's report
Date of construction (if known) See attached architect's report Original site Moved Date of alterations (if known) See attached architect's report

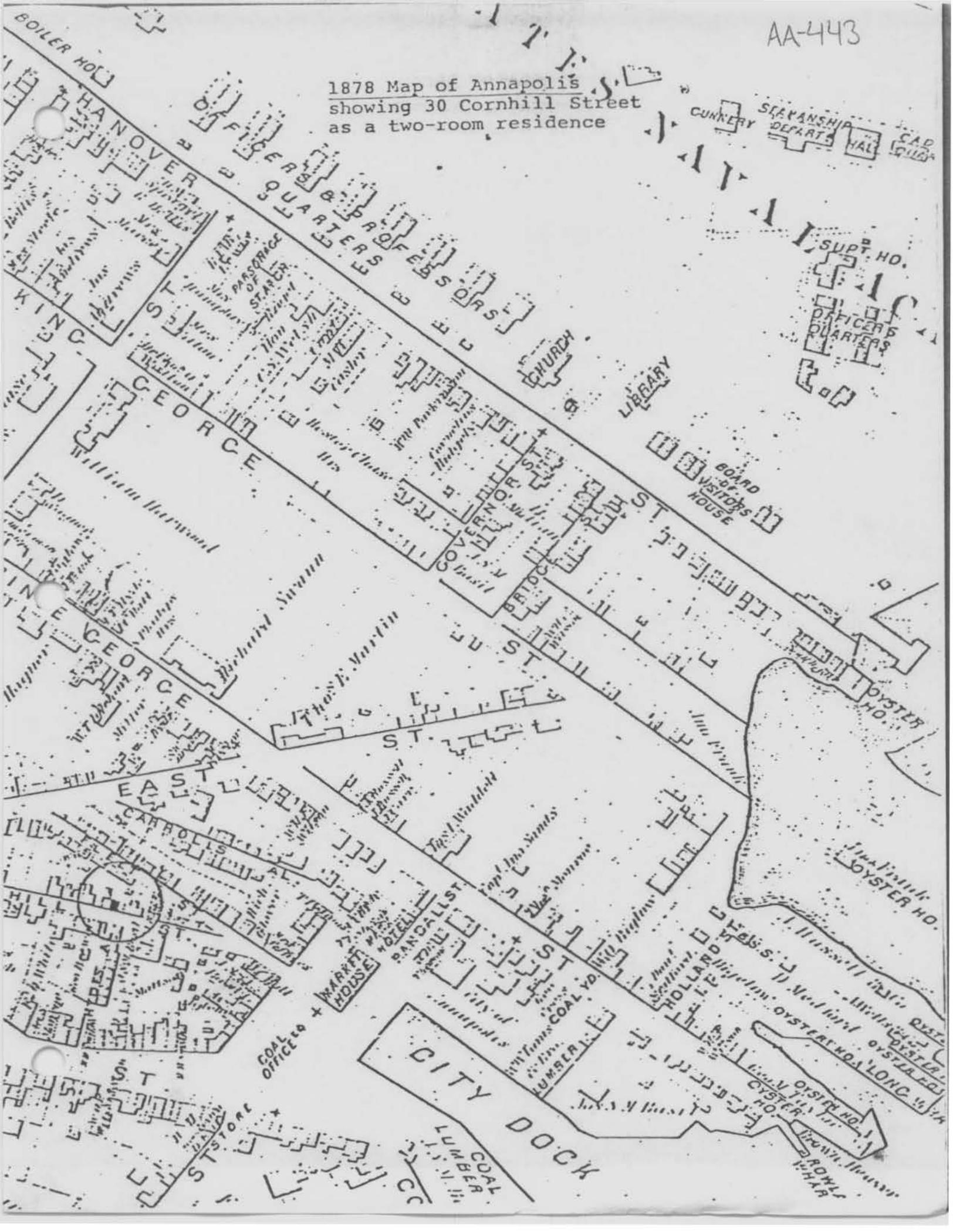
4. NAME AND MAILING ADDRESS OF OWNER:
Name Dr. and Mrs. Lee D. Davisson
Street 1712 South Harbor Lane
City Annapolis State Maryland Zip Code 21401
Telephone Number (during day): Area Code (301)-454-4171 Evening (Home) - 899-8252

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I am owner of the property described above.
Signature Lee D. Davisson Jan D. Davisson Date Nov. 18, 1981

For office use only
The structure described above is included within the boundaries of the National Register historic district and contributes does not contribute to the character of the district.
The structure appears does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and will likely will not be nominated to the National Register in accord with the Department of the Interior procedures (36 CFR 60).
The structure is located in a district which appears does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6). will likely will not be nominated to the National Register in accord with Department of the Interior procedures (36 CFR 60), and appears does not appear to contribute to the character of said district.
Signature [Signature] Date 11-25-81
State Historic Preservation Officer

This property has been evaluated according to the criteria and procedures set forth by the Department of the Interior (36 CFR 67) and, if subject to depreciation under section 167 of the Internal Revenue Code of 1954
 is hereby certified a historic structure
 does not contribute to the character of the historic district and does not merit certification as a historic structure. Reasons given on the attached sheet:
Signature _____ Date _____
Keeper of the National Register

1878 Map of Annapolis showing 30 Cornhill Street as a two-room residence



28-30 CORNHILL STREET, ANNAPOLIS, MARYLAND

The following is a preliminary architectural analysis of the two residences situated at 28-30 Cornhill Street, Annapolis. The analysis is based on visual inspections and limited historic research. No part of the existing building fabric, with the exception of the removal of small areas of paint to permit the accurate recording of important L-18th C molding profiles, was removed or otherwise made available for intensive architectural study. It is thought that if and when restoration begins, other facts regarding the original design, finish and date of construction will come to light. These preliminary findings should then be amended.

General - Based on the existing molding profiles and other architectural evidence, the front, two-room deep part of 30 Cornhill Street was built in the middle to the third quarter of the 18th century. The rear section, a two story shed roof structure, constructed of brick as opposed to the frame earlier part, was built between 1878 and 1885 (the Sanborn Insurance Atlas of 1878 shows only the front part of the house, while the 1885 Atlas shows the kitchen wing in place). The kitchen at some time between 1885 and 1908 had an additional two story part across its full width, now missing, and not in evidence in the 1908 Sanborn. The two story frame addition at 28 Cornhill was built between 1878 and 1885, based on an analysis of the Atlases of those dates. At some later date, probably in the early part of the 20th century, the two houses were connected by letting in through doors in both levels in the common wall. The interior of 28 Cornhill has undergone substantial change, probably during the period when it was tied to number 30 Cornhill, and again in the late 1920's-early 1930's. The results of these changes to 28 Cornhill are readily apparent, and there is little if anything of architectural significance remaining in this part of the double house. The interior of 30 Cornhill, however is of considerable importance, as described below.

Exterior - The front facade of 30 Cornhill has been covered with plaster stucco, but the original, or at least very early, weatherboards remain beneath this 20th century application. None of the five windows in the facade are original, but the window above the double entrance door is earlier than the others. It appears that the four windows were altered when the building was stuccoed, as is often the case, since the added thickness of the new material would project beyond the early casings, creating a water problem. The remaining window appears to date from the L 19th C, and is probably of the same period as the entrance in the front facade. This entrance itself, while probably enlarged between 1878 and 1885 when 28 Cornhill Street was built, has had the doors replaced. Ghostings of earlier butt hinges in the jambs indicate that the L 19th C entrance also had double doors but the present doors are mid 20th century, as is the hardware. The existing transom light, with the molded transom bar, dates from the L 19th century change. The Classic Revival pedimented entrance is of recent vintage, c. 1930, but probably replaced a L 19th C version.

Part of the original cornice remains, recessed in from the end wall at the left, and matched during the construction of 28 Cornhill—the jointing of this patchwork is clear. The existing roof appears to be c. 1860-1870, but may date from the side addition. The original roof was probably wood shingles.

Interior

Cellar - The cellar under 30 Cornhill Street was constructed in at least three phases, that part under the parlor the earliest, and possible original to the house. The floor in this section is compacted earth, the walls fieldstone laid in a lime mortar, and finished with brick in the upper section, common to this period to provide level foundations for the timber sills. The large brick relieving arch supporting the fireplaces above has a built-in cooking device which may be as early as mid 19th century. This part of the cellar was, probably until 28 Cornhill was built, entered from the exterior, through a door in the south wall, still visible, opposite the arch.

The central part of the cellar, under the present dining room, was built next, possibly as late as mid 19th C. The floor and foundation walls are brick. The rear section, under the kitchen wing, was built along with that addition, 1878-1885.

The stairs to the cellar from the passage above are L 19th C, and were put in when 28 Cornhill was constructed.

First Floor

Passage (Hall)—The hall remains much as it was built, with the exception of the 20th century vestibule door and the L 19th C door to the cellar.

Floor: Mid 20th C, with the original random width pine floor remaining under the later hardwood floor.

Basemolding: Original beaded panel, with an additional quarter round shoe mold added to hide the seam of the later floor. This base extends to the original floor. It is also continuous to the exterior wall at the front facade, with the casing of the interior door butted to it. The front part of the hall, between the two doors, was lowered to eliminate the flight of stairs at the sidewalk, in all probability when the side addition of number 28 was constructed.

Chair rail: Original molded chair rail of great distinction for a house of this period. Note that the chair rail continues to the front double entrance, similar to the base mold, and that the casing of the 20th C vestibule door is butted to it.

Cornice: None, although there may have been a simple wood cornice. This can be ascertained with the removal of the wall-paper and some plaster to check for nailing blocks or nail holes.

Walls: The south, east and west walls are plaster on lath. The north wall is a board wall, laid horizontal, an important design and construction feature of this period.

Ceiling: Plaster on lath.

Doors: The double doors in the front facade, as mentioned, are 20th C. The vestibule door and casing is also 20th C, the door having two panels in the bottom half and six glass panels above. and is hung on modern five-part butts, with a modern lockset. The

door to the parlor is an excellent raised six panel door, with the panels facing the passage, which is normal. The door has been added to at the outer stile, indicating its reuse in this location, but it is of L 18th century design and construction (see Drawing 3). It has been rehung on 19th C butts, with a L 19th C cast iron box lock which has replacement knobs, but ghosts of the original H-L wrought hinges and an early box lock remain. The molded architrave trim (see Drawing 1) is L 18th C. As mentioned, the doorway to the cellar is of late 19th century construction, but the exceptional and rare for Annapolis eight raised panel door is L 18th century. Unfortunately, it has been cut down on all four sides, including removing half of the upper panel, when it was reused in this location. The door is now hung upside down, so that the original smaller top panels are at the bottom here, and retains a wrought H hinge and a later strap hinge. The ghosting of a box lock, with the keyhole crudely plugged, is visible. The architrave trim to the passage side is either a copy of the original used at the door to the parlor, or is itself reused. The casing to the cellar side is simple flat trim, with cut nails, indicating L 19th C construction. The door to the dining room is missing, but the architrave trim is similar to that at the parlor door, and is L 18th C. The door at the rear of the passage, to what is now a porch, is original, except for the replacement of the upper two raised wood panels with glass. The door has its original wrought H-L hinges and a ghost of the large box lock. The architrave trim is different than that used at the interior doors, but is also original. (The porch was built when the rear kitchen wing was added, c. 1878-1885). A door was cut into the original south wall of 30 Cornhill when the two houses were joined. It has flat casings (E 20th C) and is presently blocked in with composition board.

Stairs: The stairs to the second floor are recent, possibly as late as the E. 20th century, but the skirtboard appears to be of L 18th C construction, indicating that the stairs were always in this location, but were altered when the second floor bathroom was built, c. 1900. The cellar stairs, as mentioned, were added after 28 Cornhill Street was built, to replace the original exterior stairs.

Parlor (Living Room)- The front room of 30 Cornhill Street is the most important room of this house, and while it has undergone some changes over the past 200 years, it retains much of its original character.

Floor: Modern hardwood flooring over the original random width pine, which runs in an east-west direction.

Basemolding: Original beaded panel at all walls except the fireplace wall (see below) and part of the north wall, near the east wall corner. The base has an added quarter round shoe over the later floor.

Chairrail: The chair rail is now missing, but the original plaster grounds remain. The chair rail was continued by the windows to form a continuous sill and apron. This was replaced when the chair rail was removed, probably in the early 20th century when the windows were altered to work with the plaster stucco facade.

Cornice: While there is no cornice visible, the wall paper is covering a projection in the right size and proportions at the ceiling line. This splayed projection occurs at the north, south and west walls.

Walls: The fireplace wall has been changed, in that it

originally was approximately two feet east of the present location, which is now flush with the front edge of the fireplace. This creates a small closet like passage to the dining room in the northeast corner, and is probably L 19th-E 20th century in construction, As mentioned, neither the base nor the supposed cornice continues across this wall. There are no nailers or plaster grounds for a chair rail, and the wall has a vertical crack to either side of the fireplace. The earlier partition is visible behind the later cellar door, and this wall was of board construction, similar to the south wall of this room. The three remaining walls have horizontal wainscoting below the chair rail grounds, of great importance to residential architecture of this scale in Annapolis. The upper parts of the walls are the traditional plaster on split lath.

Ceiling: Plaster on split lath, with a modern hanging light fixture of no significance.

Windows: There are two windows in the front, or west wall, with L 19th C-E 20th C 1/1 sash. As mentioned the sills and aprons have been replaced when the chair rail was removed. The architrave trim was also altered when the sash was changed, but the early back band molding was retained. The beaded edge of the casing was removed to change the sash, and replaced with staff beads of similar design but larger in scale to the bead.

Doors: The door connecting the parlor to the passage has been described above. There is no door to the later passage at the north-east corner of the room.

Mantel: There is an exceptional dog-ear mantel with shelf surrounding the original fireplace. The fireplace itself has been blocked with composition board, making the size of the opening an unknown, and the brick hearth has been removed when the modern floor was added. The original hearth box frame is partially visible in the cellar. (See drawing 2 for details of this mantel).

NOTE: It appears that a window or possibly a door existed in the north wall, with a change in the base mold and plaster locating it approximately in the eastern third of the wall. Additional research during any construction work can confirm this and identify whether it was a door or a window.

Dining Room - Floor: Modern hard wood floor over original random width pine.

Basemolding: Original beaded panel, with later quarter round shoe over later floor.

Cornice: None.

Chair rail: Narrow board with heavy bead top and bottom, probably original. The chair rail continues by the windows as the sill and apron. There is no chair rail along the west (fireplace) wall.

Walls: Plaster on split lath. Further architectural investigations are required to determine if this room also originally had wainscoting.

Ceiling: Plaster on split lath.

Mantel: There is no mantel or surround at present. Based on other examples of houses of this period, this room should have been provided with a fireplace to heat and light it. It is assumed that the fireplace was blocked up when central heating was

installed, c. 1900-1910, and that the mantel, chair rail and basemold were removed. The normal location for this fireplace, given the center chimney plan of the house, is in the west wall, backing up to the fireplace in the parlor. Further architectural investigation is needed to locate the fireplace opening, hearth size and the existence of a mantel or surround.

Windows: The window in the west part of the north wall is later, probably L 19th century, but has an early nine lite top sash unit. It is possible that the sash comes from the window corresponding to the eastern window in the north wall that was removed from the north wall of the parlor. The eastern window in the north wall is original, with original architrave trim consisting of the back band mold found at the parlor door applied to the edge of the jamb, a fairly common occurrence in L 18th century construction. The upper sash has nine lights, but the lower sash, like that in the west window is a single pane, c. L 19th C-E 20th century. A third window is located in the south wall east of the doorway to the passage. The architrave trim is original, similar to that used in the door next to it, and the upper sash is the original nine lite. The six lite bottom sash is early but not original, c. L 19th C.

Doors: The door at the passage to the parlor is a good raised six panel design, hung on later three part butts, but with the ghosting of the original box lock and H-L hinges visible. The architrave trim is original, and judging from the thickness of the jamb, it is possible that this west wall is also of board construction. (The framing of the house runs east-west, and there is no need for a bearing wall at this location). The door to the kitchen is later. This door has two panels in the lower half, with nine lites above, similar to the vestibule door in the passage. The door was obviously added when the kitchen was added, c. 1878-1885, and this door itself is a still later design. Since the east wall of this room was originally the exterior wall of the original house, it is probable that the doorway replaces a window.

Kitchen- As mentioned, the kitchen wing is a two story brick, shed roof addition built between 1878 and 1885. The floor is now covered with modern linoleum, the walls and ceiling are plaster, and all trim at the windows and the door to the porch are of the correct period, the L 19th century. There is a new plywood door to the stairway leading to the bedroom above, and a board and batten door to the lavatory, in the north-west corner of the kitchen. The lavatory is E 20th century. The door to the porch has two vertical panels in the lower half, with nine lites above, and dates from the 1878-1885 period.

Second Floor

The second floor has undergone considerable change during the early 20th century, with the introduction of a bathroom over the rear hall door, and the mentioned change to the stair.

Front Bedroom - This room has been divided into separate rooms, the larger area occupying the two northern bays of the house. The two windows have original architrave trim, different from that used in the parlor, but the 1/1 sash is a replacement. The chair rail runs along the north, east and west walls, continuing as the sill and apron of the windows. The partition between the two rooms appears to be of E 20th C or L 19th C vintage - there is no chair rail here. The base is original

except the later partition, and has the quarter round shoe over the later hard wood floor. There is a later closet built into the north-east corner of the room, next to the fireplace. The door to the closet and the door to the hall are L 19th century, hung on three part butts. Both doors have cast iron box locks. c. L 19th C. The mantel is also of the late 19th century, indicating that the second floor was altered when the house was combined with 28 Cornhill Street. However, enough of the original fabric remains to permit an accurate restoration to the L 18th century appearance. There is no cornice.

The smaller bedroom set off from the original master bedroom has the same basemolding and chair rail of the larger room, with a L 19th C four panel door hung on three part butts, secured by a cast iron box lock, c. 1885. The window and its casing were also changed c. L 19th C. There is no cornice.

The hall has the original base and chair rail at the south wall, with a later door cut into this wall to connect with 28 Cornhill Street. As mentioned, the stairs and landing are of L 19th- E 20th century construction. There is no cornice.

The rear bedroom repeats the L 19th century detailing found throughout this floor, including the mantel, door and its casing. The two windows, with L 19th C sash retain the L 18th century architraves, and the basemold and chair rail are holdovers from the earlier period. The bath at the rear of this floor was cut out of this bedroom. There is nothing left of architectural significance.

The hall includes a door with ship's ladder to the attic.

The bedroom over the c. 1878-1885 kitchen addition is unchanged from its original appearance, and should be restored to represent this period in the evolution of the house.



AA-443

AA-443



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Form 10-445
(5/62)

1. STATE Annapolis, Maryland COUNTY TOWN VICINITY STREET NO. 30 Cornhill Street ORIGINAL OWNER ORIGINAL USE residence PRESENT OWNER Archibald Coater PRESENT USE residence WALL CONSTRUCTION stucco NO. OF STORIES two plus attic	HISTORIC AMERICAN BUILDINGS SURVEY INVENTORY 2. NAME DATE OR PERIOD c. 1790 STYLE Federal ARCHITECT BUILDER 3. FOR LIBRARY OF CONGRESS USE
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4. NOTABLE FEATURES, HISTORICAL SIGNIFICANCE AND DESCRIPTION	OPEN TO PUBLIC NO
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Age and proximity to other period structures warrant this building's preservation, however, with some restoration it could be more important in its own right. Stucco should be removed and 6/6 shuttered windows replaced; present Federal-Greek doorway is rather nice. Building important as focal point of alley that leads from Main Street.

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



5. PHYSICAL CONDITION OF STRUCTURE

good

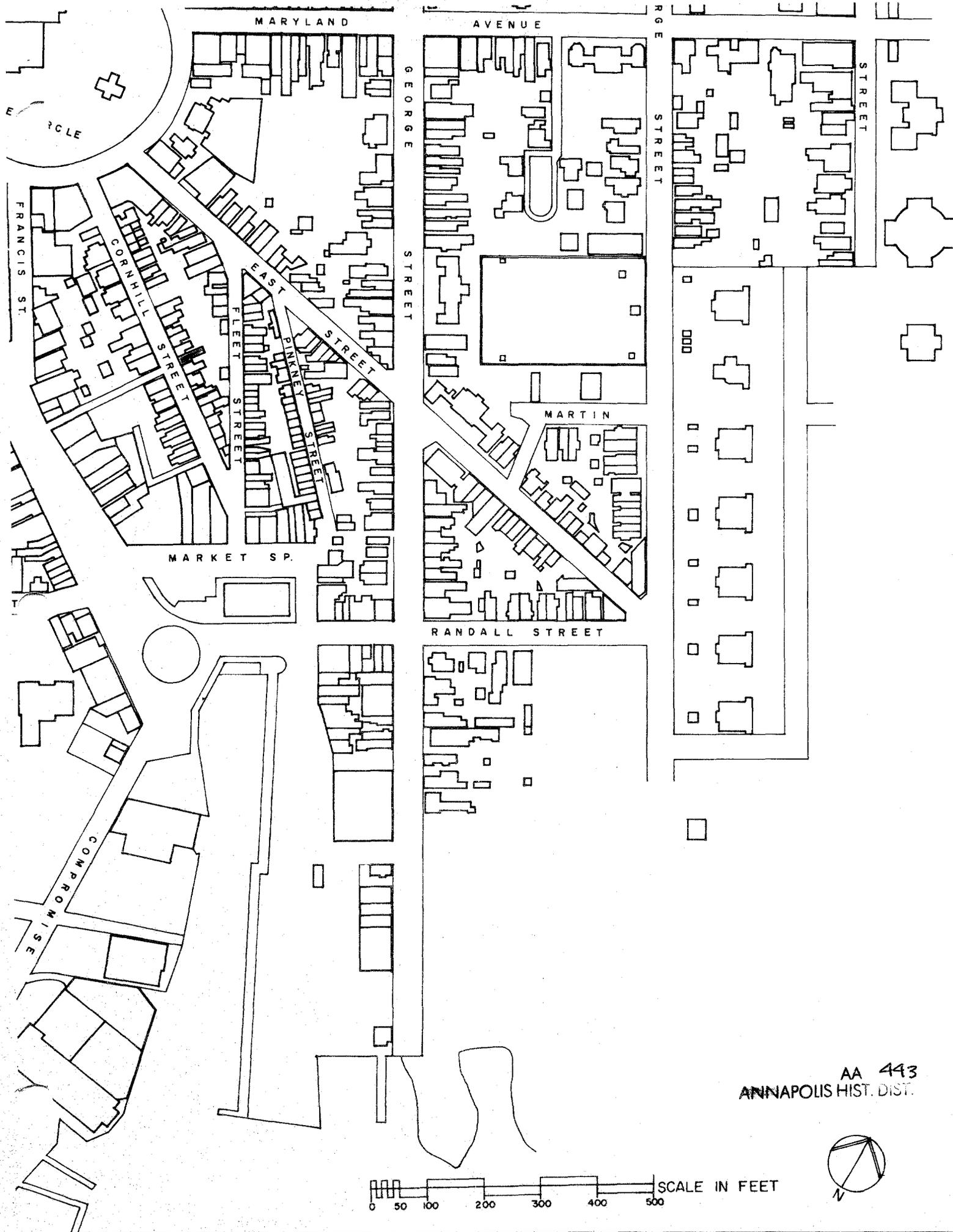


6. LOCATION MAP (Plan Optional)

7. PHOTOGRAPH

8. PUBLISHED SOURCES (Author, Title, Pages) INTERVIEWS, RECORDS, PHOTOS, ETC. Ridout Survey

9. NAME, ADDRESS AND TITLE OF RECORDER William D. Morgan Columbia University New York City DATE OF RECORD August 14, 1967



AA 443
ANNAPOLIS HIST. DIST.



30 Cornhill

AA 443

Annapolis, Anne Arundel County

Russell Wright July, 1982

Maryland Historical Trust,

Annapolis, Maryland

SW Elevation/camera facing NE



PHOTOGRAPH BY
WILLIAM D. MORGAN

30 Canhill St.
8/14/67

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