

# Easement on 37 Cornhill St. AA-445

0204452104 for use needed here

Form 10-445 (5/62)

1. STATE Annapolis, Maryland COUNTY TOWN VICINITY STREET NO. 37-39 Cornhill Street	HISTORIC AMERICAN BUILDINGS SURVEY INVENTORY
ORIGINAL OWNER ORIGINAL USE residences PRESENT OWNER <del>Mr. &amp; Mrs. George Hannon</del> <del>Mr. &amp; Mrs. Wilfred R. Pease (37)</del> PRESENT USE residences WALL CONSTRUCTION brick NO. OF STORIES 2 plus attic	2. NAME Nicholas Brewer House DATE OR PERIOD c. 1745 STYLE Colonial ARCHITECT BUILDER
	3. FOR LIBRARY OF CONGRESS USE

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

The Nicholas Brewer House is an interesting double house, one half of which is a good example of period. House is set on a stone and mortar base which has some good early gelling. Brick is flemish bond, there is a belt course, and 1st storey windows have splayed brick lintels. The cornice has a row of simple modillions and a row of dentils. Doorways are presently Greek Revival or later. 37 has 6/6 windows with shutters and this is practically all 39 needs. Age make building important, however, has important location next to 41 and end wall is exposed on alley that goes to Main Street.



Exterior good

6. LOCATION MAP (Plan Optional) 7. PHOTOGRAPH

8. PUBLISHED SOURCES (Author, Title, Pages) INTERVIEWS, RECORDS, PHOTOS, ETC.	9. NAME, ADDRESS AND TITLE OF RECORDER William D. Morgan Columbia University New York City DATE OF RECORD August 15, 1967
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- Historic Annapolis, Inc. Research
1. Ridout Survey, 1957.
  2. P. Jacobson, archival research
  3. Preservation File.
  4. Historical map, 1960.

add 3-10-68  
Symonds

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



AA-445-

37-39 Cornhill Street  
Annapolis, Md.

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

HISTORIC SITES SURVEY FIELD SHEET  
 Individual Structure Survey Form

SURVEY NUMBER: <u>AA-1300</u>
NEGATIVE FILE NUMBER:
UTM REFERENCES: Zone/Easting/Northing
U.S.G.S. QUAD. MAP:
PRESENT FORMAL NAME:
ORIGINAL FORMAL NAME: Brewer's Tavern
PRESENT USE: SF Res
ORIGINAL USE: Tavern and SF Residence
ARCHITECT/ENGINEER:
BUILDER/CONTRACTOR:
PHYSICAL CONDITION OF STRUCTURE: Excellent (X) Good ( ) Fair ( ) Poor: ( )
THEME: STYLE: Georgian
DATE BUILT: c.1745 (altered)

COUNTY: <u>Anne Arundel</u>
TOWN: <u>Annapolis</u>
LOCATION: <u>37 Cornhill Street</u>
COMMON NAME:
FUNCTIONAL TYPE: <u>Res Map32 Par 357</u>
OWNER: <u>Melvin &amp; J. Alexanderwicz</u> ADDRESS: <u>37 Cornhill Street</u> <u>Annapolis, MD 21401</u>
ACCESSIBILITY TO PUBLIC: Yes (X) No ( ) Restricted ( )
LEVEL OF SIGNIFICANCE: Local ( ) State (✓) National ( ) <input checked="" type="radio"/>

**GENERAL DESCRIPTION:**  
 Structural System  
 1. Foundation: Stone (X) Brick (X) Concrete ( ) Concrete Block ( )  
 2. Wall Structure  
 A. Wood Frame: Post and Beam ( ) Balloon ( )  
 B. Wood Bearing Masonry: Brick (X) Stone ( ) Concrete ( ) Concrete Block ( )  
 C. Iron ( ) D. Steel ( ) E. Other:  
 3. Wall Covering: Clapboard ( ) Board and Batten ( ) Wood Shingle ( ) Shiplap ( )  
 Novelty ( ) Stucco ( ) Sheet Metal ( ) Aluminum ( ) Asphalt Shingle ( )  
 Brick Veneer (X) Stone Veneer ( ) Asbestos Shingle ( )  
 Bonding Pattern: Flemish 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 (X) 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 on tall basement  
 Number of Bays: 3 x 2 Entrance Location: Right  
 Approximate Dimensions: 25 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:

Excellent modillioned cornice; splayed brick arches at windows at first floor; stone basement with galleting; Greek Revival entrance later, as is stoop; good belt course and Flemish bon brickwork.

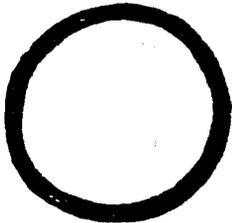
## RELATED STRUCTURES: (Describe)

## STATEMENT OF SIGNIFICANCE:

One half of a double Georgian townhouse of great importance to Cornhill Street and the city. Was part of Brewer's Tavern.

## 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:

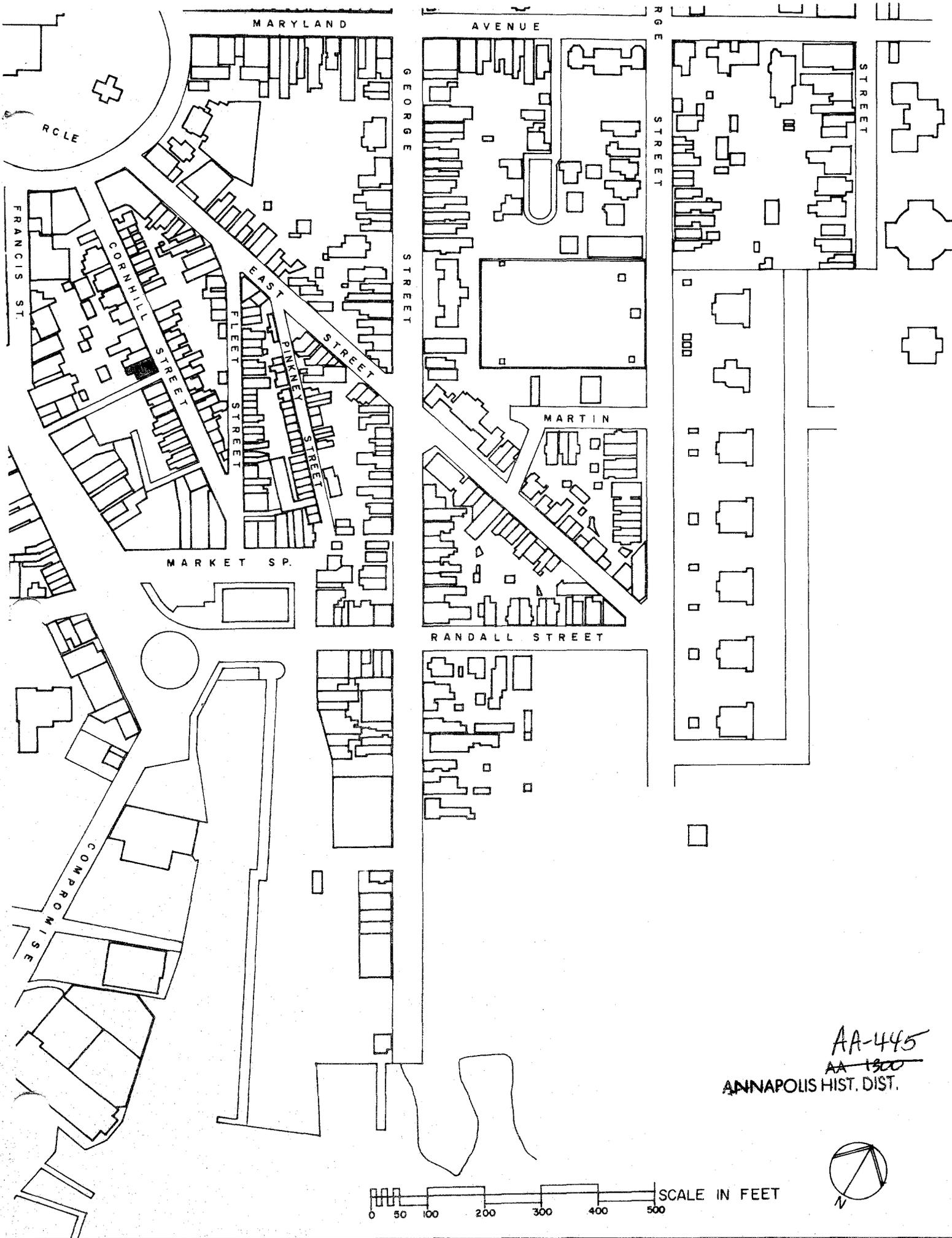
Russell Wright

## ORGANIZATION:

Historic Annapolis, Inc

## DATE RECORDED:

Aug. 1983



RCLE

MARYLAND

AVENUE

GEORGE STREET

GEORGE STREET

STREET

FRANCIS ST

CORNHILL STREET

FLEET STREET

PINKNEY STREET

EAST STREET

MARKET SP.

MARTIN

RANDALL STREET

CONPROMISE

AA-445

AA-1300

ANNAPOLIS HIST. DIST.

SCALE IN FEET  
0 50 100 200 300 400 500





AA-445

37 Cornhill

~~AA-1300~~

Annapolis, Anne Arundel County

Russell Wright July, 1982

Maryland Historical Trust,

Annapolis, Maryland

NW Elevation/camera facing SE

# Easement

## CAPSULE SUMMARY

**John Brewer Tavern**

**37 Cornhill Street**

~~AA-1300~~ AA-445

The John Brewer Tavern at 37 Cornhill Street was originally built 1772-1773 as a dwelling and tavern by John Brewer. The building was significantly enlarged by 1786 with the addition of 39 Cornhill Street, and subsequently underwent two additional phases of alterations during the mid- and late 19th century. The building served as a tavern under the direction of Susanna Brewer, John Brewer's widow, until her death in 1808. At that time, the renowned tavern was closed and the building converted into a single-family dwelling by Judge Nicholas Brewer. In 1903, it was sold out of the Brewer family to the Annapolis Land and Improvement Company, which divided the large building on the interior to form two separate single-family dwellings. The building retains a substantial quantity of original and intact detailing on the interior and provides an excellent example of 18th-century vernacular design.

Set upon a raised stone foundation with galleting, the two-story house is constructed of brick laid in Flemish bond on the facade and three-course American bond on the side and rear walls. It is covered with a gable roof and features a boxed wood cornice with modillions above a denticulated bed molding and a brick end chimney. A brick beltcourse extends across the facade of both 37 and 39 Cornhill Street. A ca. 1900 two-story ell extends across the rear of the main block of the house. The interior features original panelled walls, elegant mantels and other 18th-century details that make this a noteworthy historic resource in Annapolis.

Easement

AA-445

MARYLAND HISTORICAL TRUST  
MD INVENTORY OF HISTORIC PROPERTIES

Inventory No. ~~AA-1300~~

1. Name of Property

historic name John Brewer Tavern

common/other name \_\_\_\_\_

2. Location

street & number 37 Cornhill Street not for publication

city or town Annapolis vicinity \_\_\_\_\_ state Maryland code MD

county Anne Arundel code 003 zip code 21401

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

Is this property listed in the National Register?

Yes  Name of Listing Annapolis Historic District

No

Maryland Inventory of Historic Properties  
John Brewer Tavern  
37 Cornhill Street  
Annapolis, Maryland

AA-445  
Inventory No. ~~AA-1300~~  
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=====  
6. Function or Use  
=====

Historic Functions (Enter categories from instructions)

Cat: <u>Domestic</u>	Sub: <u>Hotel</u>
<u>Domestic</u>	<u>Single Dwelling</u>
_____	_____

Current Functions (Enter categories from instructions)

Cat: <u>Domestic</u>	Sub: <u>Single Dwelling</u>
_____	_____
_____	_____

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

Architectural Classification (Enter categories from instructions)

Vernacular  
\_\_\_\_\_  
\_\_\_\_\_

Materials (Enter categories from instructions)

foundation Stone and Brick  
roof Gable: Standing Seam Metal  
walls Brick: Flemish Bond  
other Brick: Three-course American Bond  
\_\_\_\_\_

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

See Continuation Sheet No. 7-1

Maryland Inventory of Historic Properties  
John Brewer Tavern  
37 Cornhill Street  
Annapolis, Maryland

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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  
John Brewer Tavern  
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Areas of Significance (Enter categories from instructions)

Architecture

Social History

Period of Significance 1772-1773

1786-1808

circa 1850-1904

Significant Dates 1772-1773

1786

1808

ca. 1850

1904

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  
John Brewer Tavern  
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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.

Historic Annapolis, Inc. Property Files, "Photograph of 37-39 Cornhill Street," no date.

Thomas Jefferson Account Books, November 23, 1783 through May 12, 1784. Massachusetts Historical Society, Thomas Jefferson Coolidge Collection.

*The Maryland Gazette*, 1772-1855.

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.

Maryland Inventory of Historic Properties  
John Brewer Tavern  
37 Cornhill Street  
Annapolis, Maryland

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10. Geographical Data  
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Acreeage of Property Less than one acre

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

Designated as 37 Cornhill Street, the John Brewer Tavern is located on Parcel 850 as noted on Tax Map 4-6, dated 1991.

**Boundary Justification (Explain why the boundaries were selected.)**

The building at 37 Cornhill Street has been historically associated with Parcel 850 since its construction in 1772-1773.

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11. Form Prepared By  
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name/title L. Trieschmann & K. Williams, Architectural Historians  
organization Traceries date January 27, 1996  
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 Melvin J. Alexanderwicz  
street & number 37 Cornhill Street telephone \_\_\_\_\_  
city or town Annapolis state MD zip code 21401  
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MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

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Inventory No. ~~AA-1300~~

Section 7 Page 1

John Brewer Tavern  
name of property  
Annapolis, Maryland  
county and state

=====  
The John Brewer Tavern at 37 Cornhill Street was originally built in 1772-1773 as a single dwelling and tavern which subsequently underwent three major periods of construction. Located on the south side of Cornhill Street at the intersection of Hyde Street (formerly Hyde Alley) in downtown Annapolis, the two-story, three-bay, side-passage brick house faces north and is covered with a gable roof. A small garden is located to the east of the house, separating it from Hyde Street.

The first phase of construction, Phase 1, represents the original building on the site, erected in 1772-1773 as a tavern. This building consisted of a two-story, three-bay brick structure with a central entry (now filled in with brick) and a room-behind-room plan. According to measurements taken as part of this survey, the house would have measured approximately 20 feet by 34 feet. The original exterior west end wall, laid in three-course American bond, is visible on the interior of the present structure. A recess next to the central chimney breast in the south parlor and replacement floorboards visible on the second floor indicate that an enclosed winder stair provided access to the second floor.

The second period of construction, Phase 2 was completed in 1786, as documented by the *Maryland Gazette* and confirmed by the architecture. The one-room-wide building was extended to the west, creating a substantial seven-bay, central-passage-plan structure (part of this addition is now designated 39 Cornhill Street).<sup>1</sup> The use of Flemish bond brick on the facade was continued and toothed into the existing brickwork, leaving an almost seamless division between the 1772-1773 building and the 1786 extension. The wood cornice with modillions and dentils was also extended; a seam in the soffit of the cornice reveals the end of the original building and the beginning of the extension. The original central entry to the three-bay wide tavern was infilled with a double-hung sash window with shutters. The gable roof was either extended or entirely rebuilt during this phase of construction.<sup>2</sup> According to

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<sup>1</sup> Evidence of this central entry can be seen by a large door sill in the basement of 39 Cornhill Street and by historic photographs of the building in the archives of the Historic Annapolis Foundation.

<sup>2</sup> The attic of 37 Cornhill Street is a finished space and the roofing members are not exposed making a more thorough analysis difficult. Two hand wrought shingle nails which indicate a pre-1800 date of construction were taken from a segment of a rafter partially exposed in an attic closet, behind styrofoam insulation panels.

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CONTINUATION SHEET

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Section 7 Page 2

John Brewer Tavern  
name of property  
Annapolis, Maryland  
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measurements shown on a land survey from 1960<sup>3</sup>, this enlarged structure measures approximately 48 feet wide and 34 feet deep. The 1798 Federal Direct Tax indicated that the measurements of the building were 40 feet by 34 feet. The eight-foot discrepancy cannot be explained.

The third phase of construction, Phase 3, occurred during the mid-19th century and ~~is~~ <sup>of</sup> consisted a major stylistic alteration. The central entry to the enlarged tavern was framed by a Greek Revival style door. The ca. 1858 Sachse *Bird's Eye View of the City of Annapolis* and a historic photograph of the facade of the building from the late 19th century<sup>4</sup>, shows the central-passage configuration and the Greek Revival-style door surround.

The fourth major period of construction, Phase 4, dates to the turn of the 20th century. About 1903 when the building was purchased by the Annapolis Land and Improvement Company, the John Brewer Tavern was divided into two separate buildings with side-passage entries. The large central passage with its centrally placed straight-flight stair was literally divided by an interior partition wall, making the one wide stair two narrow stairs serving separate quarters. Two side-by-side, entry doors were built in place of the central entry; thus, transforming 37 Cornhill Street into a three-bay wide, side-passage dwelling. The mid-19th century Greek Revival style door surround was copied for both doors (one of the surrounds is probably the original mid-19th century version). The window that had filled the original central entry opening of the three-bay wide tavern was removed during this Phase, and the opening infilled with brick.

**EXTERIOR DESCRIPTION**

Set upon a raised stone foundation with galleting, the two-story house in its present configuration measures approximately 26 feet by 34 feet. It is constructed of brick laid in Flemish bond on the facade and three-course American bond on the side and rear elevation walls. The structure is covered with a gable roof, clad in standing seam metal, and features a boxed wood cornice with

<sup>3</sup> Survey of 39 Cornhill Street for Dr. E.D. Horning, by J.R. McCrone, Jr., Inc., in 1960 located in the vertical files in the library at the Maryland Historical Trust.

<sup>4</sup> Historic photo from historic Annapolis files, no date.

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

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Inventory No. ~~AA-1300~~

Section 7 Page 3

John Brewer Tavern  
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modillions above a denticulated bed molding. A brick beltcourse, which extends across the facade of both 37 and 39 Cornhill Street, chimney with a relaid upper stack projects above the roofline at the east end of the roof. A two story ell, approximately 16 feet deep and built between 1903 and 1908 according to the Sanborn maps, is attached to the rear of the main block of the house.

The facade (north elevation) of the house is an irregular three bays wide. The first story consists of a side entry door and two windows to the east. The entry door is reached by a 20th century open wood porch and features a Greek Revival-style surround. This door surround mirrors the door surround of the central entry as shown in the above mentioned historic photograph (see continuation sheets). Infilled bricks between the two window openings on the first story indicate the original door opening that led into the 1772-1773 tavern. The windows on the first floor hold 9/6 replacement sash with interior beaded trim, wood sills, and relaid jack-arched lintels.

The second story, divided from the first story by a brick beltcourse, includes three irregularly spaced window openings. The windows on the second story have 6/6 replacement sash with wood sills and brick lintels laid in a rowlock header course. Basement level windows with segmental-arched openings and lintels, also laid in a rowlock header course, are recessed into the raised stone foundation and trimmed with brick--a construction technique common in 18th century Annapolis dwellings and found, most notably, at the Paca House (built 1763) and the Brice House (begun 1767).

The east elevation of the house extends three bays deep and faces a small garden. This side wall is distinguished by its shear wall surface, broken only by window openings, and rising from the raised stone foundation to the top of the chimney shaft. All of the windows on this elevation, including the trim, sash and sills, are replacements and vary in treatment from 9/6 and 6/6 double-hung to 4-light casements on either side of the central chimney. A door on center of this elevation at ground level leads into a basement apartment and, lacking the brick trim that characterizes the other ground level openings in the stone foundation, appears to have been cut into the stone at a later date.

The south elevation of the main block of the house includes one bay of the original rear wall and the two-bay wide rear ell. Like the front and side walls, this rear elevation of the main block of the house sits upon a raised stone foundation with three-course

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

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John Brewer Tavern  
name of property  
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American bond brick walls above. The walls have openings on each of the levels: the basement level has a 20th century 8/8 window opening; the first story has a door and 6/6 window, the door being reached by a contemporary wooden open porch and stair; and the second story has a single 6/6 window. All of the trim on this rear elevation is square-edged, dating to this century. Above the second story windows is the original boxed wood cornice with a molded profile similar to ones found on the pair of early Federal townhouses at 49 and 51 Fleet Street (AA-495, AA-420).

The rear ell is frame construction, clad with wood shingles. It is set upon a brick foundation, covered with a sloped roof. Window openings with 6/6 sash characterize this early 20th century addition.

**INTERIOR DESCRIPTION**

The interior of 37 Cornhill Street survives in a remarkable state of preservation, retaining much of its original 18th century materials and details. Presently, the house has a side-passage plan with the original exterior wall of the building forming the east interior wall of the stair hall; this brick wall is exposed although it has been finished with casings and baseboards. The north living room and south library of the first floor date from the original period of construction, while the stair hall dates from Phase 2 in 1786. The stair hall consists of a formerly wide stair, now bisected by a partition wall dividing 37-39 Cornhill Street, and a narrow corridor leading to the north and south rooms. The stair has a substantial square newel post (4-1/2" x 4-1/2") and square balusters (1" x 1-1/4").<sup>5</sup> The random-width floorboards measure from 4-1/2 inches to 6 inches wide and run the width of the hall, extending under the partition wall into 39 Cornhill Street. Wooden nailers on the original exterior brick wall appear to have been fitted into the wall to hold a chair rail that is no longer extant.

The north living room, which measures approximately 17 feet 8 inches wide by 16 feet deep, was originally entered directly from the exterior by a central entry door on the facade (now infilled

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<sup>5</sup> The vernacular quality of this stair makes it difficult to date; however, it does not appear to be from the late 18th century. It may be that the stair was reconstructed in the mid-19th century, which would correspond with the Greek Revival-style front entry door.

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

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John Brewer Tavern  
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with brick), but now is reached from the interior hall. The room features a <sup>plaster</sup> corner chimney breast with a Greek Revival style mantel from the second phase of construction (1786), plastered walls, two original 18th century raised panel doors with replacement HL hinges, original beaded baseboards, and random-width floorboards. The baseboards are six inches high and feature a beaded cap. The floorboards are laid flat with no joints between, but filled with dirt. All of the window casings have been replaced, although the square-edged profiles with backbanding are appropriate for the period and may have been reproduced from originals. The corner chimney breast features a reconstructed segmental-arched brick opening. The mantel has two attenuated Tuscan columns supporting a wide cushion frieze and projecting mantel shelf.

The south room (library) measures approximately 16 feet 8 inches by 14 feet 8 inches and is most noted for its well preserved late Georgian-style wall paneling.<sup>6</sup> A chimney breast is centered on the east side wall and is surrounded by elaborate 18th century wood paneling with raised panels joined by wooden pegs. The fireplace is brick with a segmental-arched opening and three square wooden panels placed over the brick between the opening and the projecting mantel shelf above. The shelf, with its square-edged ogee profiles features a raised panel overmantel and flanking side panels. Closets are built into the paneling on either side of the fireplace--the north closet original held the winder stair, as evidenced by the replacement floorboards on the second floor. The south closet retains no original features. Raised panels extend from the top of the four-paneled closet doors to the ceiling.

Twentieth century bookshelves have been built along the north partition wall between the north room and the south room, and along the west side wall between the library and hall. The plastered south wall has a single door opening, leading into the early 20th century rear ell addition, and a window looking out to the rear yard. The single entry opening to the dining room and kitchen in the rear ell possibly served as the original entry opening to the backyard. The window opening is trimmed with pilaster molded casings.

The second floor of the dwelling consists of three rooms in the

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<sup>6</sup> The fireplace mantel closely resembles the mantel originally located in the abandoned and ruinous Menokin in Richmond (completed ca. 1770), and now in the custody of the Association for the Preservation of Virginia Antiquities.

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

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John Brewer Tavern  
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original 1772-1773 section of the house, a hall and stair in the 1786 section of the house, and two rooms, including a bathroom, in the early 20th century rear ell. The three rooms in the original section are organized around a small transverse corridor, located directly in front of original location of the winder stair.

A large room with a fireplace occupies the entire rear section of the original block of the house, while two smaller rooms occupy the front section. Despite some minor re-arranging of an original 18th century partition wall and an original entry opening, as well as the addition of some 20th century paneling and closets, the second floor remains intact to its original period of construction.

The rear room is the largest of the three rooms, measuring 14 feet by 18 feet 6 inches, and like the library beneath it, is noted for its paneled east wall. A chimney breast is located on-center against this paneled wall with a recessed opening to the north and a closet to the south of it. The fireplace opening is constructed of brick with a segmental-arch opening and a simple molded wood mantel with a replacement shelf. Above the shelf are three square panels and above these, one large rectangular one. The wall paneling is similar to, but much less formal than that found in the first floor library. The rest of this east side wall has wide, vertical, beaded board paneling.

The north recess is set under a rectangular panel and shows replacement floorboards and the location of the original winder stair. The north closet has the original six-paneled wood door with replacement HL hinges.

The north partition wall, dividing this room from the transverse hall, consists of vertical beaded boards, measuring in width from 10 to 16 inches wide. The crown molding was added sometime in the mid- to late 19th century. The transverse hall between the rear and front rooms similarly has wide vertical beaded board walls. On the north wall of the hall, a door with a panel above leads into the northwest room, while ghosting of a former door opening next to it (now filled with 20th century tongue-and-groove paneling) indicates that there was a second door opening in this hall. The door led either into the northwest room, or that room was originally divided into two small narrow rooms. Though no indication of an interior partition in the northwest room is visible, it would not be inconceivable that the upstairs rooms were narrow and only wide enough for the type of beds commonly associated with taverns. The actual door which opened into the

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

AA-445

Inventory No. AA-1300

Section 7 Page 7

John Brewer Tavern  
name of property  
Annapolis, Maryland  
county and state

=====

room has been moved to its present location at the south end of the hall. It has six raised panels. An egg and dart plaster crown molding in the hall was added in the later 19th century, or even at the turn-of-the-century, during the Phase 3 (ca. 1850) period of construction.

The northwest room opens off the transverse hall and relatively modest in size and measures 14 feet by 9 feet 4 inches. The room retains the original paneled door, wide wood floorboards, and molded baseboard. The door has six raised panels identical to the other hall door; the HL hinges are not original, though the shadow and nail holes of the original hardware are visible. The built-in paneled closets to the side and top of the door date from this century, as does the chair rail. The window sash and casing are all replacements.

The northeast corner room is located on the other side of the partition wall from the winder stair and is reached from an opening off the rear room and transverse hall. This room has a 20th century built-in closet with tongue-and-groove wood paneling, but retains its original floorboards and vertical beaded board wall partitions.

The side-passage stair hall provides access to the attic and reveals the original exterior brick wall. A contemporary bath as been fitted at the base of the attic stairs. The attic is a finished space with contemporary materials obscuring the historic detailing. Only the brick end walls, the brick chimney breast, and wooden floors from the original structure are left exposed. Though a modern ceiling covers the roof structure, a segment of a hewn rafter is visible under the styrofoam insulation in the attic closet from which two wrought nails were removed. It is not clear whether this is the 1772-1773 roof or whether it was reconstructed at a later date. The original brick end wall, now the interior partition wall, has been repointed on the original exterior side and a door, leading from the attic stair into this gable room, was cut into the wall on-center. The chimney breast measures 11 feet at its base.

The basement, accessible from the exterior by a door on the east side wall, is a completely finished space that has been renovated to serve as an apartment. No original materials or details are visible.

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

AA-445  
Inventory No. AA-1300

Section 8 Page 1

John Brewer Tavern  
name of property  
Annapolis, Maryland  
county and state

=====  
The building at 37 Cornhill Street was constructed in 1772-1773 by John Brewer as a single dwelling and tavern. Brewer significantly enlarged the building in 1786 by erecting the addition designated today as 39 Cornhill Street. The enlarged building continued to function as a tavern under the direction of Susanna Brewer, John Brewer's widow, until her death in 1808. At that time, the renowned tavern was closed and the building converted into a single-family dwelling by Judge Nicholas Brewer. From 1889 to 1903, the imposing brick building was used as a boarding house by Nicholas Brewer, III. Remaining in the Brewer family for over 130 years, it was sold in 1903 to the Annapolis Land and Improvement Company, which divided the seven-bay wide building on the interior to form two separate single-family dwellings. Used as rental property, the building at 37 Cornhill Street was sold independently of 39 Cornhill Street in 1920. The building retains a substantial quantity of original and intact detailing on the interior and provides an excellent example of vernacular 18th-century design.

**SITE HISTORY**

The land presently designated as 37 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.<sup>7</sup> 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 staymaker<sup>8</sup> and, in

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<sup>7</sup> "Act for Keeping Good Rules and Order." *Archives of Maryland*, XXXVIII, 1696. It is not certain how the land was actually used.

<sup>8</sup> 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.

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

AA-445  
Inventory No. ~~AA-1300~~

Section 8 Page 2

John Brewer Tavern  
name of property  
Annapolis, Maryland  
county and state

=====

1771, joined forces with Joshua Johnson and John Davidson, creating the mercantile firm of Wallace, Davidson, and Johnson. In addition to his mercantile business, Wallace involved himself in real estate and building ventures. 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.<sup>9</sup> Wallace died in 1812, leaving personal property appraised at \$23,774.20 and extensive real estate in Annapolis and Anne Arundel County.<sup>10</sup>

**BUILDING HISTORY**

Upon the completion of his subdivision of Fleet and Cornhill streets, Wallace began to sell and lease lots on his property. On January 23, 1772, John Brewer leased the portion of property presently designated as 37-39 Cornhill Street for 99 years. Brewer, a prominent Annapolis merchant, retailer and innkeeper, purchased the property outright from Wallace on March 24, 1773. The *Maryland Gazette* announced simultaneously that "John Brewer, Sr. has moved to his corner brick house on Cornhill and Cross streets, where he keeps lodgers, and wet and dry goods."<sup>11</sup> This advertisement, coupled with the building's architectural style and detailing, indicates that Brewer erected a three-bay brick structure with a central entry and a room-behind-room plan by 1773. Additionally, in 1783, Brewer was assessed for one .50 acre lot in Annapolis, valued at 516 pounds; thus, further documenting the existence of the structure prior to 1783.<sup>12</sup>

On December 3rd and 5th, 1782, the *Maryland Gazette* published that "John Brewer has for sale a large quantity of buck-and-doe-skin breeches, gloves, etc. at prices as good as any in Baltimore-Town." The advertisement also informed "old customers and public that

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<sup>9</sup> 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.

<sup>10</sup> Papenfuse, pp 234-235.

<sup>11</sup> *The Maryland Gazette*, March 4, 1773.

<sup>12</sup> Tax List of 1783, Annapolis Hundred.

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

AA-445

Inventory No. AA-1300

Section 8 Page 3

John Brewer Tavern  
name of property  
Annapolis, Maryland  
county and state

=====

Brewer keeps tavern as well as private entertainment."<sup>13</sup> Historical accounts document that Thomas Jefferson boarded his horses at Brewer's stable during the 1783-1784 United States Congress Assembly. Further, Jefferson's accounts show that he paid the tavern account for his groom James Barrister, and purchased gloves and salt from Brewer's Tavern in 1784.<sup>14</sup> Charles Willson Peale, the famous portrait painter, was Brewer's brother-in-law<sup>15</sup> and, hence, a frequent guest at the tavern.

Possessing a prosperous business, John Brewer began to enlarge his tavern, creating a substantial seven-bay, central-passage-plan structure. The *Maryland Gazette* announced the completion of "John Brewer's house on Cornhill Street" in September 1786. By 1788, John Brewer, V, died, devising his estate to his wife Susanna (Peale) Newton. The inventory of John Brewer's estate records typical furnishing of late 18th century taverns, including over fifteen feather beds and an abundance of linens, chairs, and kitchen-ware. Additionally, the records include a harpsichord, which was probably used to entertain customers.

Despite the death of John Brewer, Susanna continued to maintain the tavern, advertising in the *Maryland Gazette* that she will "keep the boarding house on Cornhill Street and asks that all accounts of the late John Brewer be settled."<sup>16</sup> In 1789, the newspaper announced that the Brewer Tavern "offers lodging, board, and washing for ten St. John's students at 30 pounds per annum."<sup>17</sup> Apparently reducing the capacity of the tavern, Brewer held a public auction in July 1795, offering for sale "twelve to fifteen feather beds and sundry other articles of household furniture." The building itself was also offered for rent, although no documentation has been found to verify the leasing of the

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<sup>13</sup> *The Maryland Gazette*, December 3 and 5, 1782.

<sup>14</sup> Thomas Jefferson Account Books, November 23, 1783 through May 12, 1784. (Massachusetts Historical Society, Thomas Jefferson Coolidge Collection).

<sup>15</sup> Brewer married Charles Peale's sister Susanna, and Peale married Brewer's sister Rachel. The union of Charles and Rachel Peale beget Rembrandt Peale, the founder of the Peale Museum in Baltimore.

<sup>16</sup> *Maryland Gazette*, August 20, 1788.

<sup>17</sup> *Maryland Gazette*, September 24, 1789.

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

AA-445

Inventory No. ~~AA-1300~~

Section 8 Page 4

John Brewer Tavern  
name of property  
Annapolis, Maryland  
county and state

=====  
building.<sup>18</sup> This is further negated by the Annapolis Mayor's Court Proceedings of 1790, which charged "Richard Thompson, Jr. and John Keith for entering the tavern house of Mrs. Susanna Brewer in a riotous and disorderly manner."<sup>19</sup>

The 1798 Federal Direct Tax appraised \$1000 to Susanna Brewer as owner of a two-story brick dwelling house (40' by 34') on Cornhill Street and a single story brick stable (48' by 20').<sup>20</sup>

In September 1809, Susanna Brewer died and her estate was devised to Nicholas Brewer, John Brewer's second cousin. Joseph N.N. Brewer, the son of John and Susanna Brewer, had died in 1803, forcing the John Brewer estate to be bequeathed to another branch of the family in 1808. A leading equity lawyer and member of the legislature, Nicholas Brewer (1771-1839) was Judge of the Orphans Court and Registrar of the Court Chancery. Judge Brewer converted the large brick tavern into a single-family dwelling, where he resided until his death in 1839. Continuing to serve the heir of Judge Brewer, the dwelling at 37-39 Cornhill Street was inherited by the second Judge Nicholas Brewer (1795-1864) in 1839 and Nicholas Brewer, III (1828-?) in 1864.

By the latter part of the 19th century, Nicholas Brewer, III, had converted the building into a boarding house, although he continued to reside there. The 1880 census records that lawyer Nicholas Brewer and his wife Harriet lived at 37-39 Cornhill Street with their four children, mother-in-law, and boarders. During this same period, the heirs of Judge Brewer, II, were assessed with one lot on Cornhill Street (52-1/2' by 128') and one brick house with a total value of \$2847.50.<sup>21</sup>

Nicholas Brewer conveyed the property in 1903 to the Annapolis Land and Improvement Company, which quickly began to renovate the imposing brick structure to create two separate single-family dwelling. Despite the separation on the interior, the entire building was sold in 1904 to Claire Louise Martin, who, in 1902, had inherited a portion of the parcel on which the Brice House

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<sup>18</sup> Maryland Gazette, July 23, 1795.

<sup>19</sup> Annapolis Mayor's Court Proceedings (1790), Folio 17.

<sup>20</sup> Federal Direct Tax of 1798, Folio 2.

<sup>21</sup> Tax Assessment Books, Sixth District, 1876-1896.

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

AA-445

Inventory No. AA-1300

Section 8 Page 5

John Brewer Tavern  
name of property  
Annapolis, Maryland  
county and state

=====  
stood at the corner of Prince George and East streets.<sup>22</sup> According to the census records for 1910, the dwelling at 37 Cornhill Street was leased independent of 39 Cornhill Street.

In 1920, Claire Martin sold 37 Cornhill Street to David Klawansky, who immediately transferred it to Lena Klawansky. The 1920 census records show that the building was leased by English immigrant Frederick Storton and his family. After having been devised several times by the Klawansky heirs, the property was sold to Barney and Anna Berman. During the next few decades, it was owned by three separate owners before being purchased by George and Mary Jane Hannon, who began to restore the dwelling. In 1969, the Hannons conveyed the first historic easement for the State of Maryland; thus, granting control over interior and exterior alteration, restoration, and maintenance. George Hannon sold the building, including the easement, in 1980 to its present owner Melvin J. Alexanderwicz.

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<sup>22</sup> See MHT forms for 32-36 East Street (AA-1808, AA-1809).

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

AA-445  
Inventory No. ~~AA-1300~~

John Brewer Tavern  
name of property  
Annapolis, Maryland  
county and state

=====

**HISTORIC CONTEXT:**

**Geographic Organization:** Western Shore

**Chronological/Development Period (s):**

Rural Agrarian Intensification, 1680-1815  
Agricultural-Industrial Transition, 1870-1930  
Industrial/Urban Dominance, 1870-1930

**Prehistoric/Historic Period Theme (s):**

Architecture, Landscape Architecture, and  
Community Planning  
Social/Education/Cultural

**RESOURCE TYPE(S)**

**Category:** Building

**Historic Environment:** Urban

**Historic Function (s):** Domestic: Hotel  
Domestic: Single Dwelling

**Known Design Source:** Unknown

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

AA-445  
Inventory No. ~~AA-1300~~

John Brewer Tavern  
name of property  
Annapolis, Maryland  
county and state

=====  
**Chain of Title for 37 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

January 23, 1772: Charles Wallace leased to John Brewer  
Provincial County Judgement,  
Liber B Folio 352

March 24, 1773: Charles Wallace sells to John Brewer  
Provincial County Judgement,  
Liber B Folio 372

July 25, 1788: John Brewer bequeathed to wife Susanna Brewer  
Land Records of Anne Arundel County,  
Liber JG 1 Folio 34

July 27, 1808: Susanna Brewer to Judge Nicholas Brewer  
Land Records of Anne Arundel County,  
Liber NH 14 Folio 436

April 14, 1839: Judge Nicholas Brewer bequeathed to Judge Nicholas Brewer, Jr.

October 16, 1864: Judge Nicholas Brewer, Jr. bequeathed to Nicholas Brewer, III

April 16, 1903: Estate of Nicholas Brewer, III versus George Brewer in Equity  
Land Records of Anne Arundel County,  
Liber GW 30 Folio 252  
J. Wirt Randall appointed trustee, and sold to Annapolis Land and Improvement Company  
Land Records of Anne Arundel County,  
Liber GW 33 Folio 365

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

AA-445

Inventory No. AA-1300

John Brewer Tavern  
name of property  
Annapolis, Maryland  
county and state

- =====
- December 16, 1904:      Annapolis Land and Improvement Company to  
                                 Claire Louise Martin  
                                 Land Records of Anne Arundel County,  
                                 Liber GW 38    Folio 300
- January 16, 1920:      Clair Louise Martin to David Klawansky  
                                 Land Records of Anne Arundel County,  
                                 Liber WNW 21    Folio 213
- June 15, 1920:         David Klawansky to Lena Klawansky  
                                 Land Records of Anne Arundel County,  
                                 Liber WNW 27    Folio 249
- March 27, 1924:        Heirs of Lena Klawansky to Ray Klawansky  
                                 Land Records of Anne Arundel County,  
                                 Liber WNW 87    Folio 398
- July 10, 1939:         Heirs of Ray Klawansky to Barney and Anna  
                                 Berman  
                                 Land Records of Anne Arundel County,  
                                 Liber JHH 204    Folio 53
- June 27, 1949:         Barney and Anna Berman to James Madison  
                                 Doyle  
                                 Land Records of Anne Arundel County,  
                                 Liber JHH 527    Folio 287
- May 22, 1952:         James Madison Doyle and Marie Gregory  
                                 Doyle to Maud E. Rogers and daughter  
                                 Winifred A. Grow  
                                 Land Records of Anne Arundel County,  
                                 Liber JHH 684    Folio 498
- August 27, 1968:      Winifred R. Freinek and Gertrude St.  
                                 Michel Freinek, Albert J. Goodman and  
                                 John Ebersberger, Jr., esquires, to  
                                 George Joseph Hannon, Jr. and Mary Jane  
                                 Hannon  
                                 Land Records of Anne Arundel County,  
                                 Liber 221    Folio 452

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

AA-445

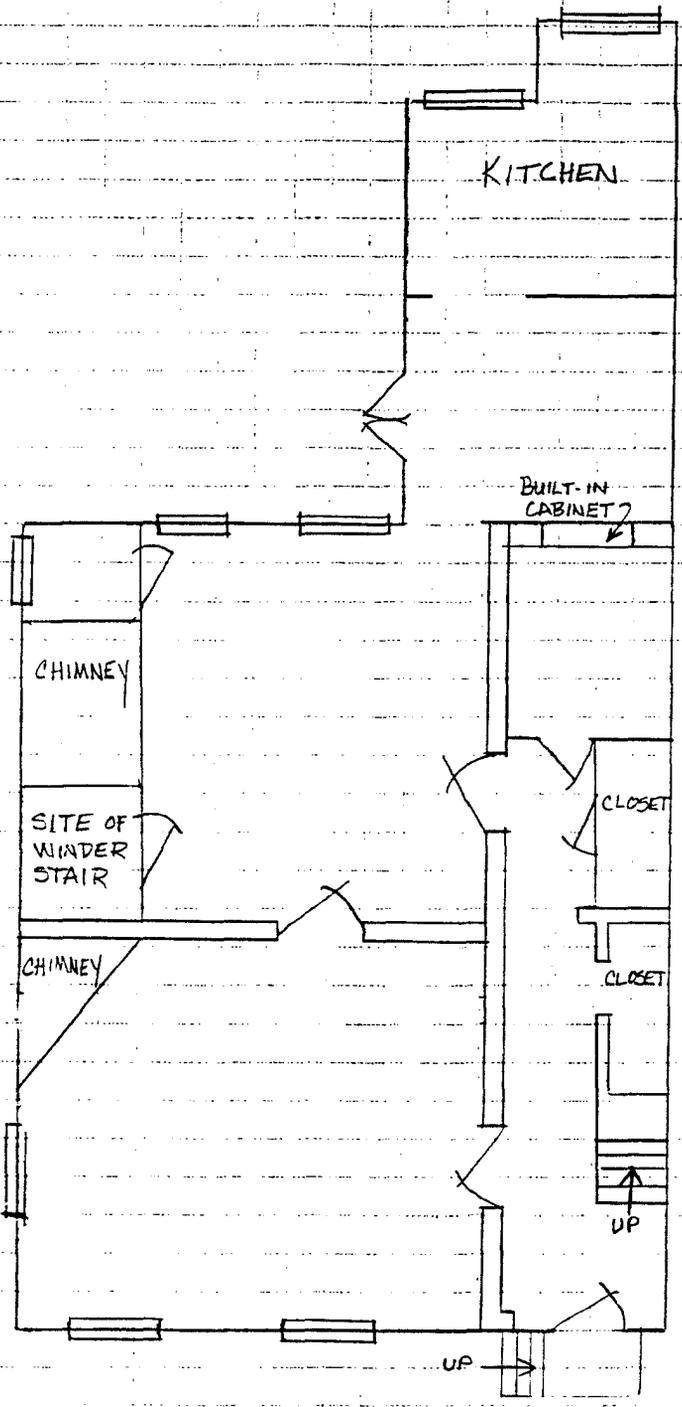
Inventory No. ~~AA-1300~~

John Brewer Tavern  
name of property  
Annapolis, Maryland  
county and state

=====  
May 1, 1975: George Joseph Hannon, Jr. and Mary Jane Ekstein (formerly Hannon) to George Joseph Hannon, Jr.  
Land Records of Anne Arundel County,  
Liber 2853 Folio 350

October 31, 1980: George Joseph Hannon, Jr. to Melvin J. Alexanderwicz  
Land Records of Anne Arundel County,  
Liber 3358 Folio 56

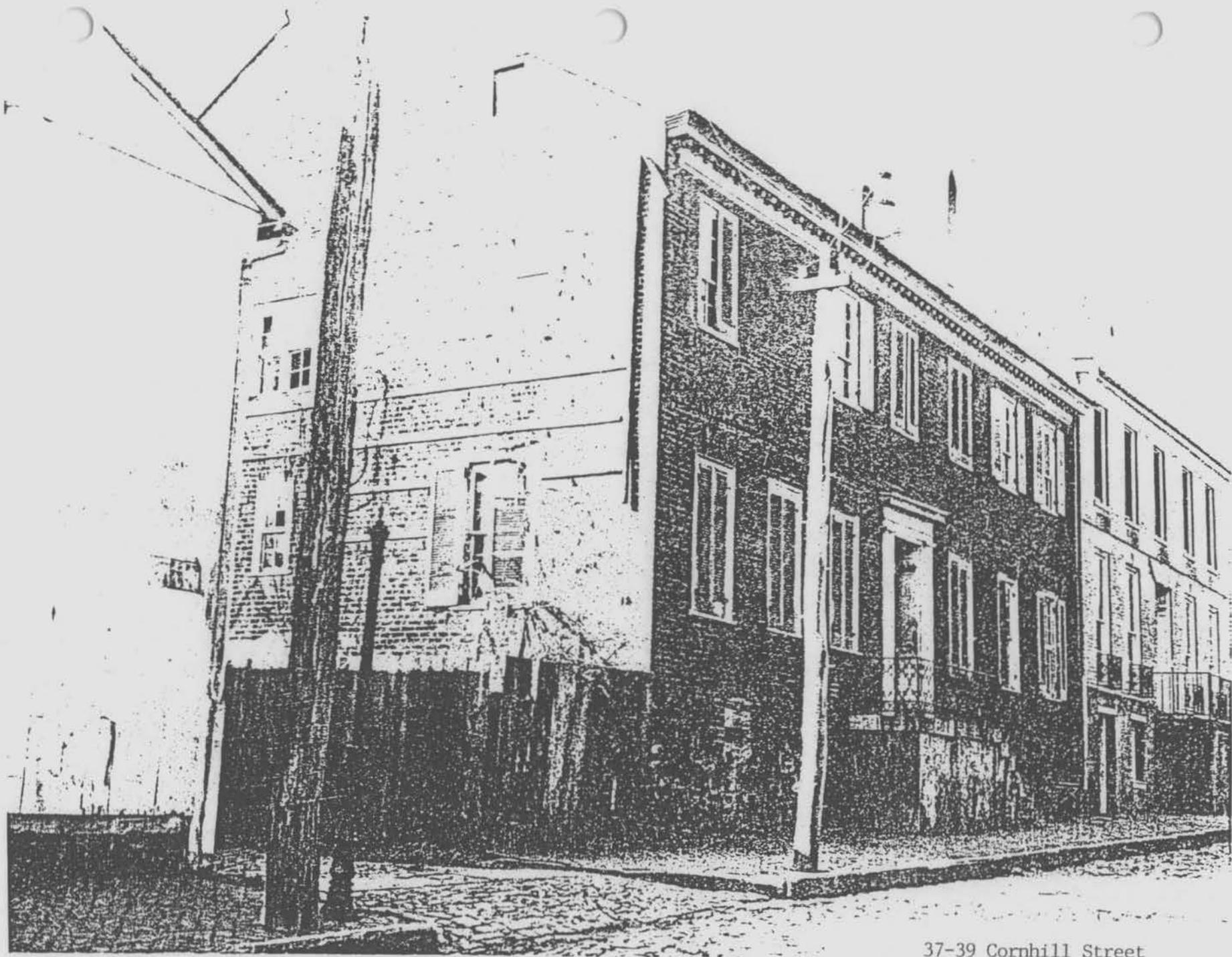
AA-445



37 CORNHILL STREET

FIRST FLOOR

NORTH  
NOT TO SCALE



37-39 Cornhill Street  
(Historic Annapolis Foundation  
Archives, No date)

AA-445





AN-8-1

AA-445

~~AA-1300~~

37 CORNHILL ST

ANNAPOLIS, MD

TRACERIES

DECEMBER 1995

MARYLAND SHPO

STREETSCAPE, LOOKING WEST

1 OF 9



AA-445

~~AA-1300~~

37 CORNHILL ST

ANNAPOLIS, MD

TRACERIES

DECEMBER 1995

MARYLAND SHPO

FACADE, LOOKING SOUTH

2 OF 9



AA-445

~~AA-1300~~

37 CORNHILL ST  
ANNAPOLIS, MD

TRACERIES

DECEMBER 1995

MARYLAND SHPO

EAST ELEVATION, LOOKING SW

3 OF 9



AA-445

~~AA-1300~~

37 CORNHILL ST  
ANNAPOLIS, MD

TRACERIES

DECEMBER 1995

MARYLAND SHPO

FIRST FLOOR, STAIR HALL,

LOOKING SOUTHEAST

4 OF 9



AA-445

~~AA-1300~~

37 CORNHILL ST  
ANNAPOLIS, MD

TRACERIES

DECEMBER 1995

MARYLAND SHPO

FIRST FLOOR, NORTH PARLOR, LOOKING EAST

5 OF 9



AN-8-2

AA-445

~~AA-1300~~

37 CORNHILL ST  
ANNAPOLIS, MD

TRACERIES

DECEMBER 1995

MARYLAND SHPO

FIRST FLOOR, SOUTH PARLOR, EAST WALL  
VIEW LOOKING EAST

6 OF 9



AA-445

~~AA-1300~~

37 CORNHILL ST  
ANNAPOLIS, MD

TRACERIES

DECEMBER 1995

MARYLAND SHPO

SECOND FLOOR, STAIR HALL,  
LOOKING NORTH

7 OF 9



AA-445

~~AA 1300~~

37 CORNHILL ST  
ANNAPOLIS, MD

TRACERIES

DECEMBER 1995

MARYLAND SHPO

SECOND FLOOR, VIEW LOOKING  
NORTH WEST

8 OF 9



AA-445

~~AA-1300~~

37 CORNHILL ST  
ANNAPOLIS, MD

TRACERIES

DECEMBER 1995

MARYLAND SHPO

SECOND FLOOR, SOUTH ROOM, EAST WALL

LOOKING EAST

9 OF 9

AA-445

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

HISTORIC SITES SURVEY FIELD SHEET  
Individual Structure Survey Form

SURVEY NUMBER: <u>AA-1301</u>
NEGATIVE FILE NUMBER:
UTM REFERENCES: Zone/Easting/Northing
U.S.G.S. QUAD. MAP:
PRESENT FORMAL NAME:

COUNTY: Anne Arundel
TOWN: Annapolis
LOCATION: 39 Cornhill Street
COMMON NAME:
FUNCTIONAL TYPE: Res Map32 Par 358
OWNER: Richard A. & Patricia M. Smith ADDRESS: 39 Cornhill Street Annapolis, MD 21401
ACCESSIBILITY TO PUBLIC: Yes (X) No ( ) Restricted ( )
LEVEL OF SIGNIFICANCE: Local ( ) State (X) National ( )

ORIGINAL FORMAL NAME: Nicholas Brewer House
PRESENT USE: SF Residence
ORIGINAL USE: Tavern-Residence
ARCHITECT/ENGINEER:
BUILDER/CONTRACTOR:
PHYSICAL CONDITION OF STRUCTURE: Excellent (X) Good ( ) Fair ( ) Poor: ( )
THEME: STYLE: Georgian
DATE BUILT: c.1745 (altered)

**GENERAL DESCRIPTION:**

Structural System

- Foundation: Stone ( ) Brick (X) Concrete ( ) Concrete Block ( )
- Wall Structure
  - Wood Frame: Post and Beam ( ) Balloon ( )
  - Wood Bearing Masonry: Brick (X) Stone ( ) Concrete ( ) Concrete Block ( )
  - Iron ( ) D. Steel ( ) E. Other:
- Wall Covering: Clapboard ( ) Board and Batten ( ) Wood Shingle ( ) Shiplap ( )  
Novelty ( ) Stucco ( ) Sheet Metal ( ) Aluminum ( ) Asphalt Shingle ( )  
Brick Veneer (X) Stone Veneer ( ) Asbestos Shingle ( )  
Bonding Pattern: Flemish 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 ( ) 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 on tall basement  
Number of Bays: 3 Entrance Location: Left  
Approximate Dimensions: 20 x 50

THREAT TO STRUCTURE: No Threat (X) Zoning ( ) Roads ( ) Development ( ) Deterioration ( ) Alteration ( ) Other:
--

LOCAL ATTITUDES: Positive ( ) Negative ( ) Mixed ( ) Other:
---

AA-445

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Excellent modillioned cornice; splayed brick arches at windows at first floor; stone basement with galleting; Greek Revival entrance later, as is stoop; good belt course and Flemish bon brickwork.

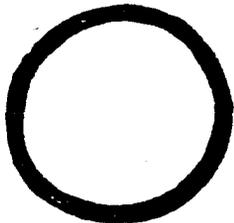
RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

One half of a double Georgian townhouse of great importance to Cornhill Street and the city. Was part of Brewer's Tavern.

REFERENCES:

MAP: (Indicate North In Circle)



SURROUNDING ENVIRONMENT:

- Open Lane( )Woodland( )Scattered Buildings( )
- Moderately Built Up( )Densely-Built Up(✓)
- Residential( )Commercial( )
- Agricultural( )Industrial( )
- Roadside Strip Development( )
- Other:

RECORDED BY:

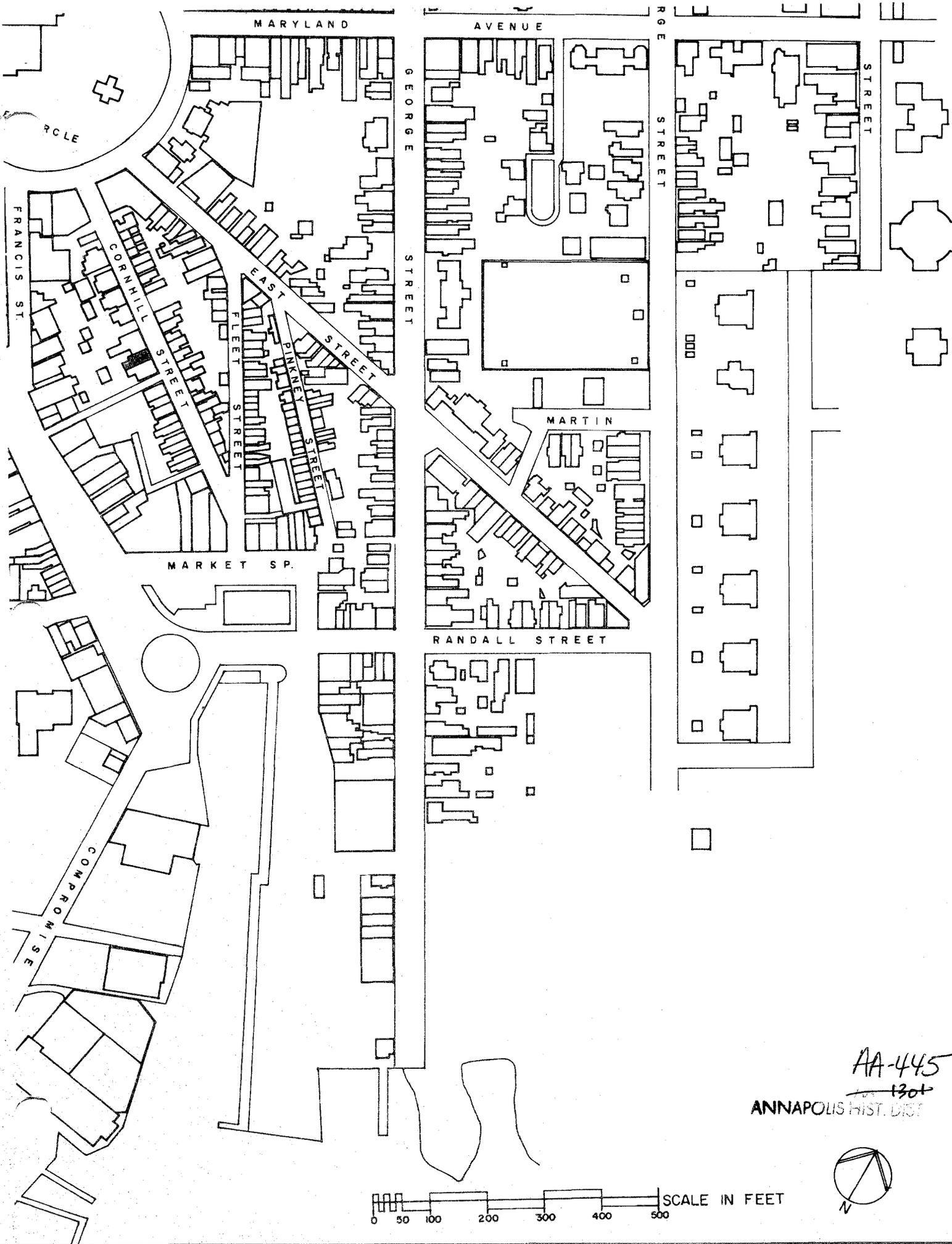
Russell Wright

ORGANIZATION:

Historic Annapolis, Inc

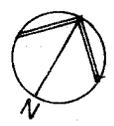
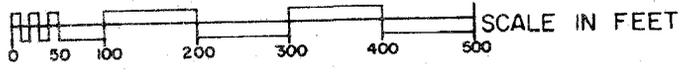
DATE RECORDED:

Aug. 1983



AA-445  
~~1304~~

ANNAPOLIS HIST. DIST





445

AA1301

39 Cornhill

Annapolis, Anne Arundel County

Russell Wright July, 1982

Maryland Historical Trust,

Annapolis, Maryland

NW Elevation/camera facing SE

**CAPSULE SUMMARY**  
**John Brewer Tavern Addition**  
**39 Cornhill Street**

~~AA-1301~~  
AA-445

The building at 39 Cornhill Street was constructed in 1786 by John Brewer as an addition to his tavern at 37 Cornhill Street (built 1772-1773, AA-1300). The building continued to serve as a tavern under the direction of Susanna Brewer, John Brewer's widow, until her death in 1808. At that time, the renowned tavern was closed and the building converted into a single-family dwelling by Judge Nicholas Brewer. In 1903, it was sold out of the Brewer family to the Annapolis Land and Improvement Company, which divided the large building on the interior to form two separate single-family dwellings.

Set upon a raised brick foundation, the two-story house is constructed of brick laid in Flemish bond on the facade and three-course American bond on the exposed rear wall. It is covered with a gable roof, clad with asphalt shingles, and features a boxed wood cornice with modillions and denticulated bed molding. A beltcourse separates the first and second stories. A two-story ell, built between 1903 and 1908 according to the Sanborn maps, is attached to the rear of the main block of the house. Despite major interior renovation, the building retains much of its 18th-century materials and details, including mantels and an iron fireback.

The building has had an illustrious history as a tavern, single-family dwelling and boarding house and survives as an excellent example of late 18th-century architecture.

MARYLAND HISTORICAL TRUST  
MD INVENTORY OF HISTORIC PROPERTIES

AA-445  
Inventory No. AA-1301

=====

1. Name of Property

=====

historic name John Brewer Tavern Addition

common/other name \_\_\_\_\_

=====

2. Location

=====

street & number 39 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

Maryland Inventory of Historic Properties  
John Brewer Tavern Addition  
39 Cornhill Street  
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=====  
6. Function or Use  
=====

Historic Functions (Enter categories from instructions)

Cat: Domestic Sub: Hotel  
Domestic Single Dwelling

Current Functions (Enter categories from instructions)

Cat: Domestic Sub: Single Dwelling

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

Architectural Classification (Enter categories from instructions)

Vernacular

Materials (Enter categories from instructions)

foundation Stone and Brick  
roof Gable: Asphalt Shingles  
walls Brick: Flemish Bond  
other Brick: Three-course American Bond

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

See Continuation Sheet No. 7-1

Maryland Inventory of Historic Properties  
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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  
Social History  
\_\_\_\_\_

Period of Significance 1786-1808  
circa 1850-1904  
\_\_\_\_\_

Significant Dates 1786  
1808  
circa 1850  
1904

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  
John Brewer Tavern Addition  
39 Cornhill Street  
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=====  
9. Major Bibliographical References  
=====

(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.

Historic Annapolis, Inc. Property Files, "Photograph of 37-39 Cornhill Street," no date.

Thomas Jefferson Account Books, November 23, 1783 through May 12, 1784. Massachusetts Historical Society, Thomas Jefferson Coolidge Collection.

*The Maryland Gazette*, 1772-1855.

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.)**

Designated as 39 Cornhill Street, the 1786 addition to the John Brewer Tavern is located on Parcel 851 as noted on Tax Map 4-6, dated 1991.

**Boundary Justification (Explain why the boundaries were selected.)**

The building at 39 Cornhill Street has been historically associated with Parcel 851 since its construction in 1786.

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11. Form Prepared By  
=====

name/title L. Trieschmann & K. Williams, Architectural Historians  
organization Traceries date January 24, 1996  
street & number 5420 Western Avenue telephone 301/656-5283  
city or town Chevy Chase state MD zip code 20815

=====  
12. Property Owner  
=====

name Roger B. and Adele B. Gransum  
street & number 39 Cornhill Street telephone \_\_\_\_\_  
city or town Annapolis state MD zip code 21401

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

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John Brewer Tavern Addition  
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=====  
The brick building at 39 Cornhill Street was built in 1786 as an extension to the John Brewer Tavern--the attached dwelling at 37 Cornhill Street (built 1772-1773; AA-1300). Since 1786, the addition at 39 Cornhill Street has seen two major periods of construction. Located on the south side of Cornhill Street at the intersection of Hyde Street (formerly Hyde Alley) in downtown Annapolis, the two-story, three-bay, side-passage brick house faces north and is covered with a gable roof. The house at 39 Cornhill is attached on its east side to 37 Cornhill Street and, on the west side to the large 18th-century brick house at 41 Cornhill Street.

The original portion of the John Brewer Tavern at 37 Cornhill Street was erected in 1772-1773 and consisted of a two-story, three-bay brick structure with a central entry and a room-behind-room plan. In 1786, according to *The Maryland Gazette* and confirmed by the building's architecture, the tavern was enlarged by the construction of four additional bays. The one-room-wide building was extended to the west, making the original small building into a substantial seven-bay, central-passage-plan structure which included what is designated today as 37-39 Cornhill Street.<sup>1</sup> The original central entry of the tavern was infilled with a window opening and a new central entry was created. The Flemish bond brick on the facade continued, being toothed into the existing brickwork and leaving an almost seamless division between the 1772-1773 building (37 Cornhill Street) and the 1786 extension (39 Cornhill Street). The wood cornice with its modillions and dentils was also extended; a seam in the soffit of the cornice reveals the end of the original building and the beginning of the extension. The gable roof of 37 Cornhill Street was either extended to 39 Cornhill Street or entirely reconstructed during this phase of construction.

During the mid-19th-century at least two major changes occurred, one structural, one stylistic. The present roof of 39 Cornhill Street was reconstructed after the mid-19th century, as attested by the presence of a ridgeboard in the attic. Additionally, the single central entry to the enlarged tavern was framed by a Greek Revival style door. The ca. 1858 Sachse *Birds Eye View of the City of Annapolis* and an historic photograph of the facade of the

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<sup>1</sup> Evidence of this central entry can be seen by a large door sill in the basement of 39 Cornhill and by historic photographs of the building in the property files at the Historic Annapolis Foundation archives.

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
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John Brewer Tavern Addition  
name of property  
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building from the late 19th century,<sup>2</sup> shows the central-passage configuration and the Greek Revival-style door surround.

Finally, about 1903 when the building was purchased by the Annapolis Land and Improvement Company, the John Brewer Tavern was divided into two separate buildings with side-passage entries. The large central passage, with its centrally placed, straight-flight stair, was literally divided by an interior partition wall, making the once wide stair into two narrow stairs serving separate quarters. Two side-by-side entry doors were built in place of the single 1786 central entry; thus, transforming 39 Cornhill Street into a three-bay wide, side-passage dwelling. The mid-19th-century Greek Revival-style door surround was copied for both doors (one of the surrounds is probably the original mid-19th century version and the other a copy--further inspection of these doors is necessary to determine if one of them is the original).

**EXTERIOR DESCRIPTION**

Set upon a raised brick foundation, the two-story house is constructed of brick laid in Flemish bond on the facade and three-course American bond on the exposed rear wall. It is covered with a gable roof, clad with asphalt shingles, and features a boxed wood cornice with modillions and denticulated bed molding. A brick beltcourse separates the first and second stories. A two-story ell, built between 1903 and 1908 according to the Sanborn maps, is attached to the rear of the main block of the house.

The facade (north elevation) of the house is divided into three bays. The first story consists of a side entry door and two window openings to the west. The entry door is reached by a 20th-century open wood porch and features a Greek Revival-style surround. The first story windows feature the original 18th-century gauged arches with rubbed bricks and fine mortar joints, as well as the original wood sills. The 9/6 wooden sashes are replacements. The second story, divided from the first by a brick beltcourse, includes three 6/6 replacement windows with original rowlock header lintels and wood sills.

The south (rear) elevation consists of one bay of the original

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<sup>2</sup> Historic photo from Historic Annapolis Foundation archives, no date. See continuation sheet for copy of photograph.

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John Brewer Tavern Addition  
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block of the house and two bays of the early 20th-century rear ell. The original rear wall is brick, laid in three-course American bond, and has one 6/6 window on each the first and second stories. The first story window has a header lintel and the original interior beaded surrounds. The square-edged surrounds on the second story window are replacements.

The two-bay rear ell, constructed of frame, is set upon a brick foundation and covered with a sloped roof. The walls are clad with German siding and have various types of contemporary window openings on both the rear and west side walls.

**INTERIOR DESCRIPTION**

Since the division of 37 and 39 Cornhill Street in the early 20th century, the interior of 39 Cornhill Street has had a side-passage plan, with the side-passage being one-half of the center hall of 37-39 Cornhill Street as it was completed in 1786. A front parlor and rear dining room open off this hall and are contemporaneous to it, while the kitchen is located in the early 20th-century ell.

The hall features the straight-flight stair with a newel post measuring 4-1/2 inches square and square balusters measuring one inch by 1-1/4 inches.<sup>3</sup> The hand rail is circular with a recessed gripper. There is no stringer ornamentation. The wood floors of the hall are original, running the width of the space into the front parlor. Ranging in width from 4-1/2 to 6-1/2 inches, some of the floorboards run up to 12 feet long. The bull's eye cornerblocks and pilaster casings around the door openings are not original, dating possibly from the turn of this century when the tavern was divided into two buildings.

The front parlor was renovated in the mid-20th century and most of the casings were introduced or replaced with reproduction moldings. A large chimney breast, located on center of the west wall, retains the original late Georgian-style mantel. The fireplace opening is segmentally arched with stone facing. Crosseted backbanding surrounds the facing, and is surmounted by a cushion frieze above which is a Greek key motif and an ogee-molded mantel shelf. The

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<sup>3</sup> The vernacular quality of this stair makes it difficult to date; however, it does not appear to be from the late 18th century. It may be that the stair was rebuilt in the mid-19th century, which would correspond with the Greek Revival-style front entry door.

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John Brewer Tavern Addition  
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sill and side panels of the front windows are original, although the casings are not.

The rear room (dining room) has a corner chimney breast located in the northwest corner of the room. The opening is segmentally arched with a square-edged wood mantel finished by an interior bead. An iron fireback has an inscription which reads: "Northampton Furnace 1785."

The kitchen, located in the rear ell, is a product of this century and is fitted with contemporary cabinets.

The second floor has two rooms and a hall in the 1786 section and a small bedroom and bath in the rear ell. In the hall, the 18th-century door casings to all but the front bedroom have been replaced with early 20th-century bull's eye cornerblocks and pilaster casings, and the floorboards have been replaced in sections. The door into the front bedroom has the original interior beaded casings with a large beaded backband and projecting lintel. The front room has a chimney breast located on the west wall with a segmental-arched brick opening and a simple, molded mantel with no shelf. Closets have been built on either side of this chimney breast. The rear room has a corner chimney breast intact.

The attic is reached by an enclosed replacement stair located above the first floor stair. The attic space reveals eleven sawn rafters that measure five inches by 3-3/4 inches with vertical saw marks. The rafters abut a ridgeboard at the roof ridge and have collar beams attached to the rafters with nails (heads appear to be hand-wrought). The ridgeboard and vertical saw marks strongly suggest that the roof was reconstructed sometime after 1860. The attic floorboards range from 12 to 13 inches in width with some replacement plywood flooring, and have hand-wrought nails. A corbelled chimney breast, located against the west wall, measures 12 feet nine inches at its base. This west wall, laid in random bond with English bond predominating, is actually the exterior wall to 41 Cornhill Street (AA-447). The wall and the 4-light casement window confirm that 39 Cornhill Street was indeed erected after 1772, when 41 Cornhill Street was erected.

A full basement, featuring a corner chimney breast, exposed hewn joists, and hewn beams (one has been replaced by brick) is reached by a narrow stair under the main stair. The chimney breast has a segmental-arched opening, filled with concrete block and surrounded

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John Brewer Tavern Addition  
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by a relatively unadorned mantel with interior beading. The existence of the working fireplace with a mantel indicates that this room was either part of the tavern and open to the public, or part of the servants/slaves quarters who worked at the tavern or for John and Susanna Brewer, the owners.

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Section 8 Page 1

John Brewer Tavern Addition  
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county and state

=====  
The building at 39 Cornhill Street was constructed in 1786 by John Brewer as an addition to his tavern at 37 Cornhill Street (built 1772-1773). The enlarged building continued to function as a tavern under the direction of Susanna Brewer, John Brewer's widow, until her death in 1808. At that time, the renowned tavern was closed and the building converted into a single-family dwelling by Judge Nicholas Brewer. From 1889 to 1903, the imposing brick building was used as a boarding house by Nicholas Brewer, III. Remaining in the Brewer family for over 130 years, it was sold in 1903 to the Annapolis Land and Improvement Company, which divided the seven-bay wide building on the interior to form two separate single-family dwellings. Used as rental property, the building at 37 Cornhill Street was sold independently of 39 Cornhill Street in 1920.

**SITE HISTORY**

The land presently designated as 39 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.<sup>4</sup> 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 staymaker<sup>5</sup> and, in 1771, joined forces with Joshua Johnson and John Davidson, creating the mercantile firm of Wallace, Davidson, and Johnson. In addition to his mercantile business, Wallace involved himself in real estate

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<sup>4</sup> "Act for Keeping Good Rules and Order." *Archives of Maryland*, XXXVIII, 1696. It is not certain how the land was actually used.

<sup>5</sup> 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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John Brewer Tavern Addition  
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and building ventures. 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.<sup>6</sup> Wallace died in 1812, leaving personal property appraised at \$23,774.20 and extensive real estate in Annapolis and Anne Arundel County.<sup>7</sup>

#### BUILDING HISTORY

Upon the completion of his subdivision of Fleet and Cornhill streets, Wallace began to sell and lease lots on his property. On January 23, 1772, John Brewer leased the portion of property presently designated as 37-39 Cornhill Street for 99 years. Brewer, a prominent Annapolis merchant, retailer and innkeeper, purchased the property outright from Wallace on March 24, 1773. The *Maryland Gazette* announced simultaneously that "John Brewer, Sr. has moved to his corner brick house on Cornhill and Cross streets, where he keeps lodgers, and wet and dry goods."<sup>8</sup> This advertisement, coupled with the building's architectural style and detailing, indicates that Brewer erected a three-bay wide brick structure with a central entry and a room-behind-room plan by 1773. Additionally, in 1783, Brewer was assessed for one .50 acre lot in Annapolis, valued at 516 pounds; thus, further documenting the existence of the structure prior to 1783.<sup>9</sup>

On December 3rd and 5th, 1782, the *Maryland Gazette* published that "John Brewer has for sale a large quantity of buck-and-doe-skin breeches, gloves, etc. at prices as good as any in Baltimore-Town." The advertisement also informed "old customers and public that Brewer keeps tavern as well as private entertainment."<sup>10</sup>

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<sup>6</sup> 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.

<sup>7</sup> Papenfuse, pp 234-235.

<sup>8</sup> *The Maryland Gazette*, March 4, 1773.

<sup>9</sup> Tax List of 1783, Annapolis Hundred.

<sup>10</sup> *The Maryland Gazette*, December 3 and 5, 1782.

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Historical accounts document that Thomas Jefferson boarded his horses at Brewer's stable during the 1783-1784 United States Congress Assembly. Further, Jefferson's accounts show that he paid the tavern account for his groom James Barrister, and purchased gloves and salt from Brewer's Tavern in 1784.<sup>11</sup> Charles Willson Peale, the famous portrait painter, was Brewer's brother-in-law<sup>12</sup> and, hence, a frequent guest at the tavern.

Possessing a prosperous business, John Brewer began to enlarge his tavern, creating a substantial seven-bay, central-passage-plan structure. The original central entry was infilled with a window opening and a new entry was created, flanked on either side by two sets of windows. The *Maryland Gazette* announced the completion of "John Brewer's house on Cornhill Street" in September 1786. By 1788, John Brewer, V, died, devising his estate to his wife Susanna (Peale) Newton. The inventory of John Brewer's estate records typical furnishing of late 18th century taverns, including over fifteen feather beds and an abundance of linens, chairs, and kitchen-ware. Additionally, the records include a harpsichord, which was probably used to entertain customers.

Despite the death of John Brewer, Susanna continued to maintain the tavern, advertising in the *Maryland Gazette* that she will "keep the boarding house on Cornhill Street and asks that all accounts of the late John Brewer be settled."<sup>13</sup> In 1789, the newspaper announced that the Brewer Tavern "offers lodging, board, and washing for ten St. John's students at 30 pounds per annum."<sup>14</sup> Apparently reducing the capacity of the tavern, Brewer held a public auction in July 1795, offering for sale "twelve to fifteen feather beds and sundry other articles of household furniture." The building itself was also offered for rent, although no documentation has been found to verify the leasing of the building.<sup>15</sup> This is further negated by the Annapolis Mayor's Court

<sup>11</sup> Thomas Jefferson Account Books, November 23, 1783 through May 12, 1784. (Massachusetts Historical Society, Thomas Jefferson Coolidge Collection).

<sup>12</sup> Brewer married Charles Peale's sister Susanna, and Peale married Brewer's sister Rachel. The union of Charles and Rachel Peale beget Rembrandt Peale, the founder of the Peale Museum in Baltimore.

<sup>13</sup> *Maryland Gazette*, August 20, 1788.

<sup>14</sup> *Maryland Gazette*, September 24, 1789.

<sup>15</sup> *Maryland Gazette*, July 23, 1795.

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John Brewer Tavern Addition  
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Proceedings of 1790, which charged "Richard Thompson, Jr. and John Keith for entering the tavern house of Mrs. Susanna Brewer in a riotous and disorderly manner."<sup>16</sup>

The 1798 Federal Direct Tax appraised \$1000 to Susanna Brewer as owner of a two-story brick dwelling house (40' by 34') on Cornhill Street and a single story brick stable (48' by 20').<sup>17</sup>

In September 1809, Susanna Brewer died and her estate was devised to Nicholas Brewer, John Brewer's second cousin. Joseph N.N. Brewer, the son of John and Susanna Brewer, had died in 1803, forcing the John Brewer estate to be bequeathed to another branch of the family in 1808. A leading equity lawyer and member of the legislature, Nicholas Brewer (1771-1839) was Judge of the Orphans Court and Registrar of the Court Chancery. Judge Brewer converted the large brick tavern into a single-family dwelling, where he resided until his death in 1839. Continuing to serve the heir of Judge Brewer, the dwelling at 37-39 Cornhill Street was inherited by the second Judge Nicholas Brewer (1795-1864) in 1839 and Nicholas Brewer, III (1828-?) in 1864.

By the latter part of the 19th century, Nicholas Brewer, III, had converted the building into a boarding house, although he continued to reside there. The 1880 census records that lawyer Nicholas Brewer and his wife Harriet lived at 37-39 Cornhill Street with their four children, mother-in-law, and boarders. During this same period, the heirs of Judge Brewer, II, were assessed with one lot on Cornhill Street (52-1/2' by 128') and one brick house with a total value of \$2847.50.<sup>18</sup>

Nicholas Brewer conveyed the property in 1903 to the Annapolis Land and Improvement Company, which quickly began to renovate the imposing brick structure to create two separate single-family dwelling. Despite the separation on the interior, the entire building was sold in 1904 to Claire Louise Martin, who, in 1902, had inherited a portion of the parcel on which the Brice House stood at the corner of Prince George and East streets.<sup>19</sup> According

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<sup>16</sup> Annapolis Mayor's Court Proceedings (1790), Folio 17.

<sup>17</sup> Federal Direct Tax of 1798, Folio 2.

<sup>18</sup> Tax Assessment Books, Sixth District, 1876-1896.

<sup>19</sup> See MHT forms for 32-36 East Street (AA-1808, AA-1809).

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to the census records for 1910, the dwelling at 39 Cornhill Street was leased independently to Mary and Edward Lee.

In 1920, Claire Martin sold 39 Cornhill Street to Louis Stern, who retained ownership for five years. Sam and Ida Hyatt purchased the dwelling in 1925 and continued to reside there until 1966, when it was sold to Dr. E. Douglas Horning. Recognizing the architectural and historical significance of the building, Dr. Horning bequeathed it to Historic Annapolis, Inc. (HA). HA obtained ownership on June 30, 1976, and quickly began to document the original architectural detailing on the interior and exterior of the building. Guided by HA, which retained an easement on the exterior, then owners Richard and Patricia Smith began to renovate the building in 1977, retaining much of the original architectural elements. The 1786 addition to John Brewer's Tavern was purchased in 1983 by its current owners Roger B. and Adele B. Granum.

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**HISTORIC CONTEXT:**

**Geographic Organization:** Western Shore

**Chronological/Development Period (s):**

Rural Agrarian Intensification, 1680-1815  
Agricultural-Industrial Transition, 1870-1930  
Industrial/Urban Dominance, 1870-1930

**Prehistoric/Historic Period Theme (s):**

Architecture, Landscape Architecture, and  
Community Planning  
Social/Education/Cultural

**RESOURCE TYPE(S)**

**Category:** Building

**Historic Environment:** Urban

**Historic Function (s):** Domestic: Hotel  
Domestic: Single Dwelling

**Known Design Source:** Unknown

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**Chain of Title for 39 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

January 23, 1772: Charles Wallace leased to John Brewer  
Provincial County Judgement,  
Liber B Folio 352

March 24, 1773: Charles Wallace sells to John Brewer  
Provincial County Judgement,  
Liber B Folio 372

July 25, 1788: John Brewer bequeathed to wife Susanna Brewer  
Land Records of Anne Arundel County,  
Liber JG 1 Folio 34

July 27, 1808: Susanna Brewer to Judge Nicholas Brewer  
Land Records of Anne Arundel County,  
Liber NH 14 Folio 436

April 14, 1839: Judge Nicholas Brewer bequeathed to Judge Nicholas Brewer, Jr.

October 16, 1864: Judge Nicholas Brewer, Jr. bequeathed to Nicholas Brewer, III

April 16, 1903: Estate of Nicholas Brewer, III versus George Brewer in Equity  
Land Records of Anne Arundel County,  
Liber GW 30 Folio 252  
J. Wirt Randall appointed trustee, and sold to Annapolis Land and Improvement Company  
Land Records of Anne Arundel County,  
Liber GW 33 Folio 365

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Inventory No. ~~AA-1301~~

John Brewer Tavern Addition  
name of property  
Annapolis, Maryland  
county and state

=====

December 16, 1904:      Annapolis Land and Improvement Company to  
                         Claire Louise Martin  
                         Land Records of Anne Arundel County,  
                         Liber GW 38 Folio 300

January 16, 1920:      Clair Louise Martin to Louis Stern  
                         Land Records of Anne Arundel County,  
                         Liber WNW 21 Folio 320

July 13, 1925:         Louis and Rachel Stern to Sam and Ida  
                         Hyatt  
                         Land Records of Anne Arundel County,  
                         Liber WMB 8 Folio 251

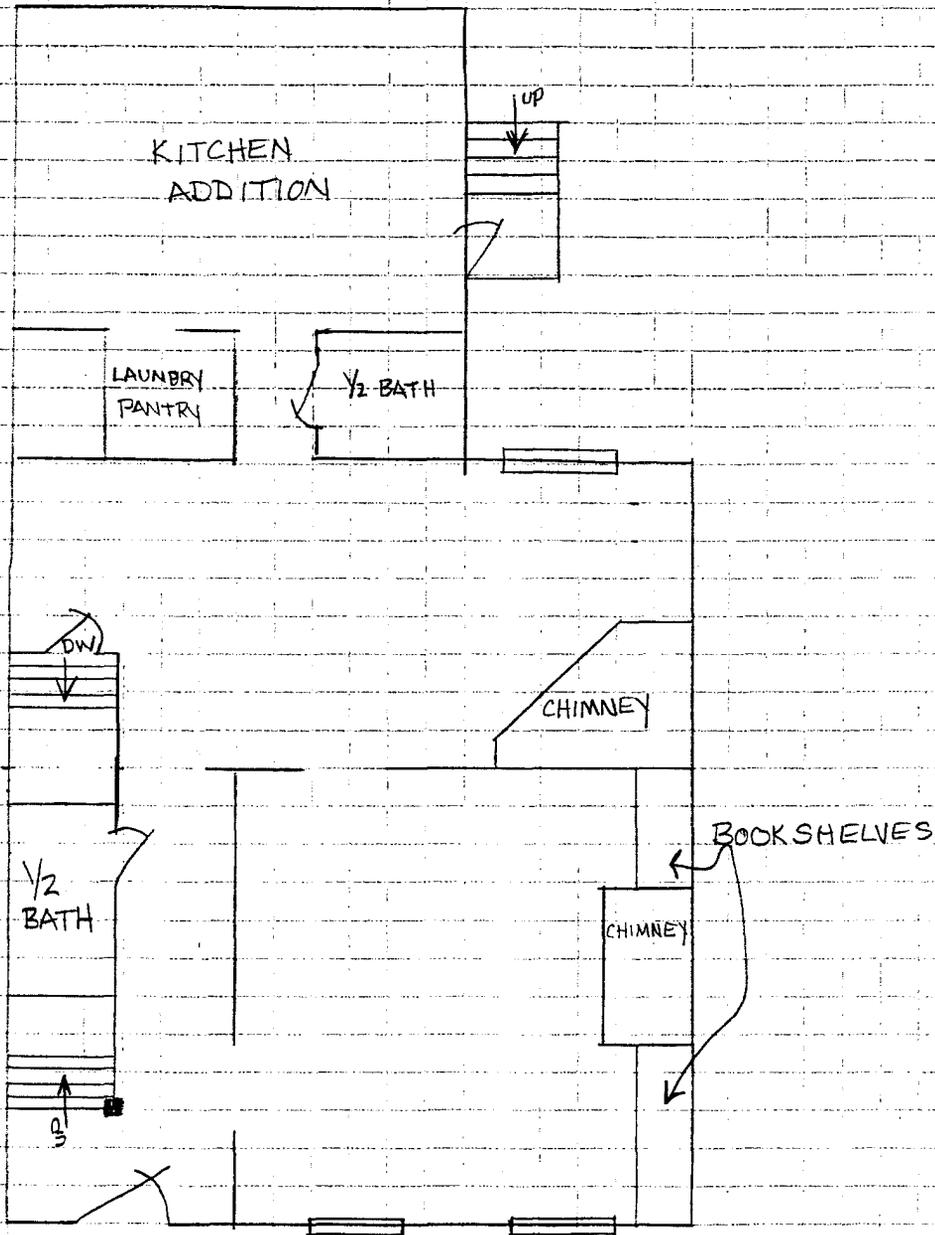
August 30, 1966:      Sam and Ida Hyatt to Dr. E. Douglas  
                         Horning  
                         Land Records of Anne Arundel County,  
                         Liber GTC 1428 Folio 282

June 30, 1976:         Charles C. Hartman, Jr., personal  
                         representative for the estate of Dr.  
                         Edward Douglas Horning, to Historic  
                         Annapolis, Inc.  
                         Land Records of Anne Arundel County,  
                         Liber 2866 Folio 42

July 18, 1977:         Historic Annapolis, Inc. to Richard W.  
                         and Patricia M. Smith  
                         Easement included (Liber 2980, Folio 675)  
                         Land Records of Anne Arundel County,  
                         Liber 2980 Folio 672

August 25, 1983:      Richard W. and Patricia M. Smith to Roger  
                         B. and Adele B. Granum  
                         Land Records of Anne Arundel County,  
                         Liber 3630 Folio 717

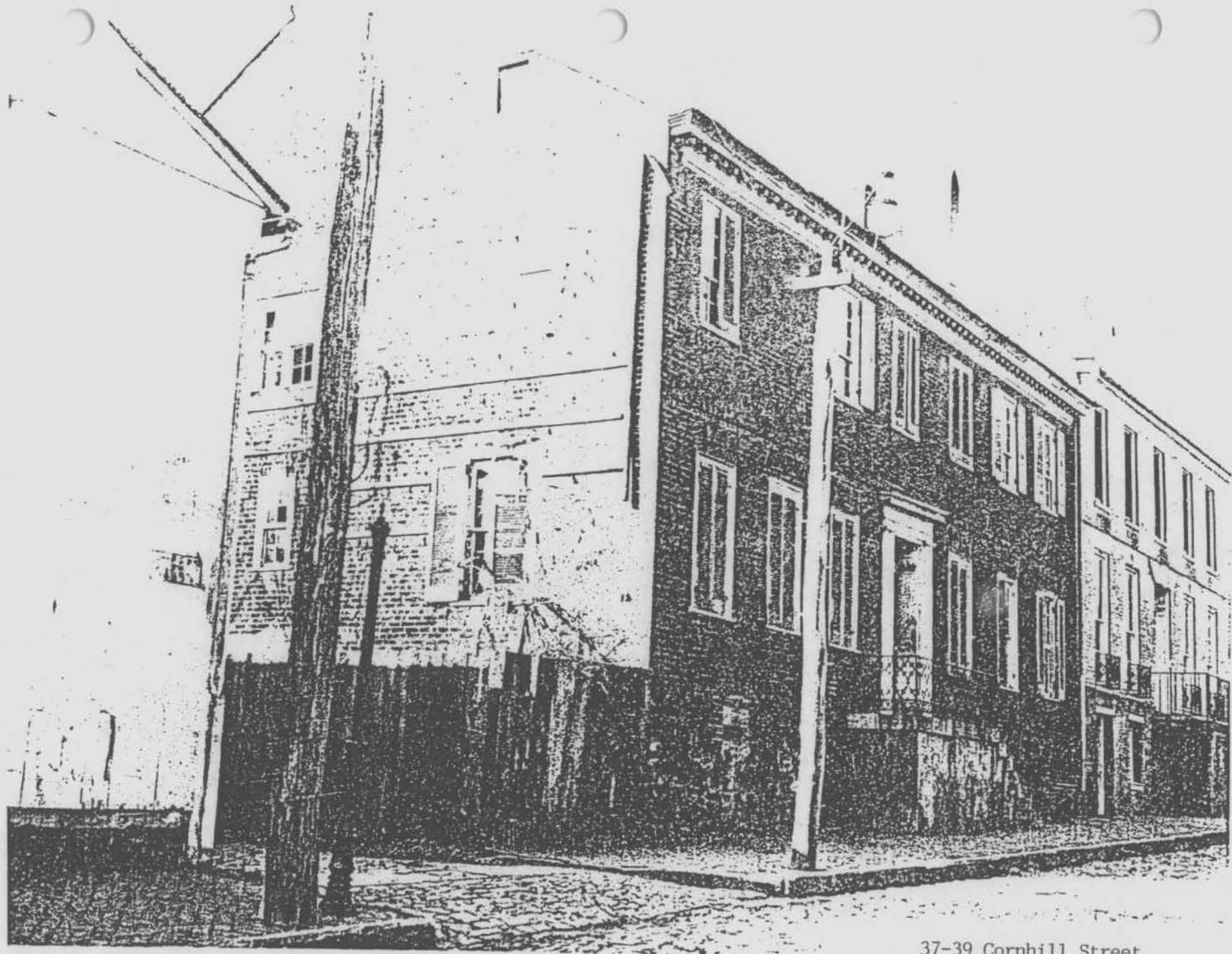
AA-445



39 CORNHILL STREET

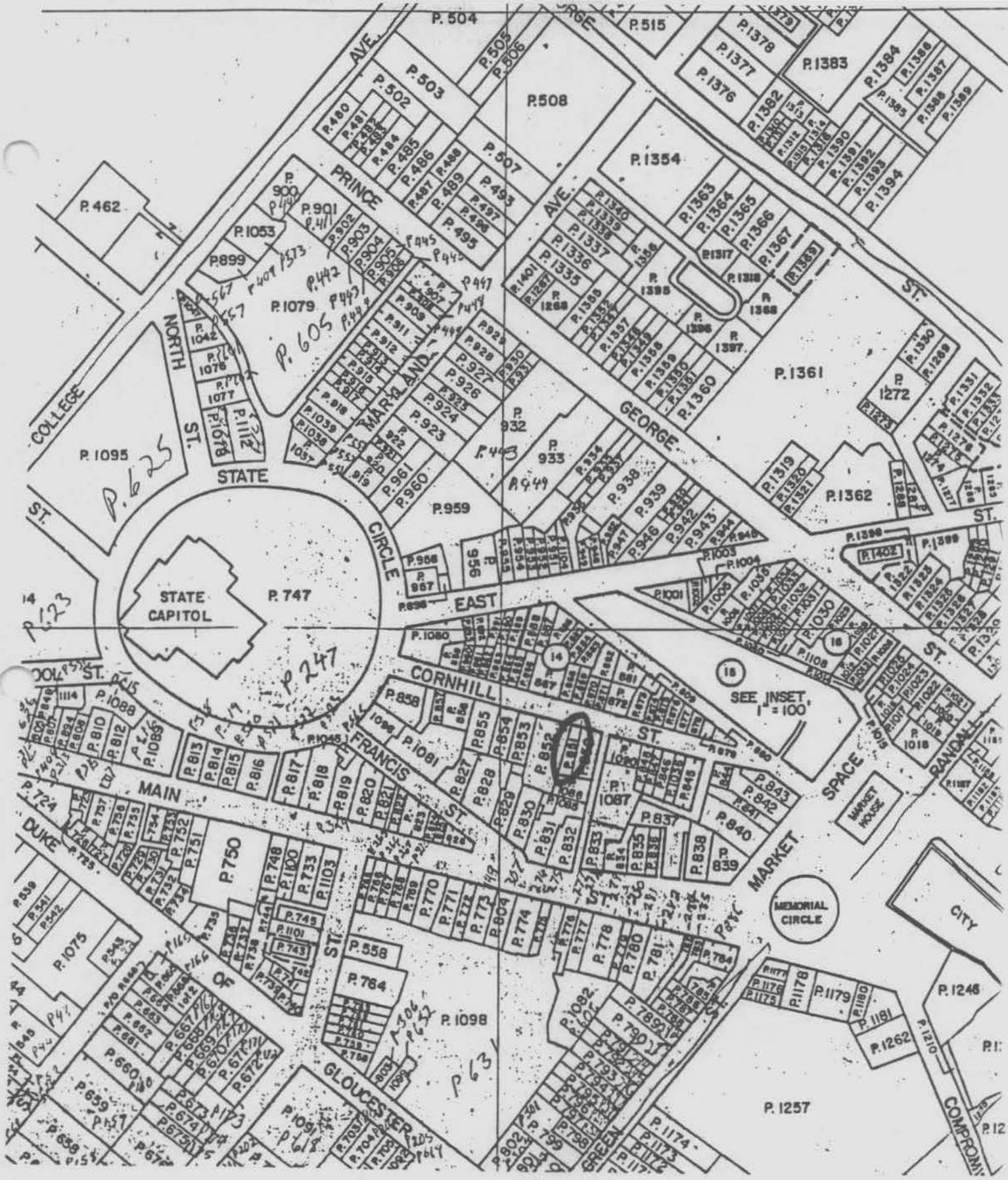
FIRST FLOOR

NORTH  
NOT TO SCALE



37-39 Cornhill Street  
(Historic Annapolis Foundation  
Archives, No date)

AA-445



AA-445  
 MAP OF ANNAPOLIS, No. 4-6  
 Maryland Department of Assessments and Taxation  
 1967; Revised 1991  
 Scale 1' = 200'



AA-445

~~AA-1301~~

39 CORNHILL ST  
ANNAPOLIS, MD

TRACERIES

DECEMBER 1995

MARYLAND SHPO

STREETSCAPE, LOOKING SOUTHWEST

1 OF 7



AA-445

~~AA-1301~~

39 CORNHILL ST

ANNAPOLIS, MD

TRACERIES

DECEMBER 1995

MARYLAND SHPO

FACADE, LOOKING SOUTH

2 OF 7



AA-445

~~AA-130T~~

39 CORNHILL ST

ANNAPOLIS, MD

TRACERIES

DECEMBER 1995

MARYLAND SHPO

REAR ELL ON SOUTH ELEVATION OF

MAIN BLOCK, LOOKING NORTH

3 OF 7



AA-445

~~AA-130T~~

39 CORNHILL ST  
ANNAPOLIS, MD

TRACERIES

DECEMBER 1995

MARYLAND SHPO

STAIR HALL, FIRST FLOOR,

LOOKING SOUTH

4 OF 7



AA-445

~~AA-1301~~

39 CORNHILL ST

ANNAPOLIS, MD

TRACERIES

DECEMBER 1995

MARYLAND SHPO

FIRST FLOOR, NORTH PARLOR

CHIMNEY BREAST ON NORTH WALL

LOOKING NORTH WEST

5 OF 7



AA-445

~~AA-130T~~

39 CORNHILL ST  
ANNAPOLIS, MD

TRACERIES

DECEMBER 1995

MARYLAND SHPO

SECOND FLOOR, NORTH ROOM, LOOKING WEST

6 OF 7



AA-445

~~AA-1301~~

39 CORNHILL ST  
ANNAPOLIS, MD

TRACERIES

DECEMBER 1995

MARYLAND SHPO

ATTIC, VIEW LOOKING SOUTHWEST

7 OF 7